CONDOMINIUM OFFERING PLAN

LOFT 21 CONDOMINIUM

Property Located at:
11-50 45th Road
Long Island City, NY 11101
Queens County

THE OFFERING PRICE OF:

SIXTY-SEVEN (67) RESIDENTIAL UNITS	$99,078,000
TWENTY-SEVEN (27) PARKING UNITS	$4,050,000
ONE (1) NON-RESIDENTIAL UNIT	$15,000,000
FOR A TOTAL INITIAL OFFERING PRICE OF	$118,128,000

The Condominium will consist of Sixty-seven (67) Residential Units, Twenty-seven (27) Parking Units, and One (1) Non-Residential Unit which are being offered for sale pursuant to this offering.

SPONSOR	SELLING AGENT
21 ST VENTURES, LLC	SERHANT
3366 FARRINGTON STREET, SUITE 200	372 WEST BROADWAY
FLUSHING, NY, 11354	NEW YORK, NY 10012

The Date of Acceptance for Filing is March 23, 2026.
This Offering Plan may not be used after March 22, 2027, unless extended by amendment.

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

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

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

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

TABLE OF CONTENTS

PART I 1
SPECIAL RISKS 1
INTRODUCTION 34
DEFINITIONS 40
DESCRIPTION OF PROPERTY AND IMPROVEMENTS 46
LOCATION AND AREA INFORMATION 53
SCHEDULE A 55
NOTES TO SCHEDULE A 58
SCHEDULE B 64
FOOTNOTES TO SCHEDULE B 65
SCHEDULE B-1 72
COMPLIANCE WITH REAL PROPERTY LAW §339-i 73
NON-RESIDENTIAL UNITS 75
CHANGES IN PRICES AND UNITS 78
INTERIM LEASES 80
PROCEDURE TO PURCHASE 82
ASSIGNMENT OF PURCHASE AGREEMENTS 95
EFFECTIVE DATE 96
TERMS OF SALE 98
UNIT CLOSING COSTS AND ADJUSTMENTS 105
RIGHTS AND OBLIGATIONS OF THE SPONSOR 111
CONTROL BY THE SPONSOR 128
BOARD OF MANAGERS 130
RIGHTS AND OBLIGATIONS OF UNIT OWNERS 134
REAL ESTATE TAXES 152
PROPERTY TAX PROJECTION LETTER 156
COUNSEL'S TAX OPINION 165
WORKING CAPITAL FUND 169
RESERVE FUND 170
MANAGEMENT AGREEMENT, CONTRACTS AND LICENSES 171
IDENTITY OF PARTIES 172
REPORTS TO UNIT OWNERS 175

DOCUMENTS ON FILE 176
GENERAL 177
RESERVATION OF AIR AND DEVELOPMENT RIGHTS 178
SPONSOR'S STATEMENT OF BUILDING CONDITION 179
PART II 180
FORM OF PURCHASE AGREEMENT 181
FORM OF POWER OF ATTORNEY 209
FORM OF UNIT DEED 212
FORM OF INTERIM LEASE AGREEMENT 217
TAX ESCROW AGREEMENT 220
DESCRIPTION OF PROPERTY AND SPECIFICATIONS AND BUILDING CONDITION 223
DECLARATION OF LOFT 21 CONDOMINIUM 326
SCHEDULE A TO THE DECLARATION OF THE CONDOMINIUM 357
SCHEDULE B TO THE DECLARATION OF THE CONDOMINIUM 358
SCHEDULE B-1 TO THE DECLARATION OF THE CONDOMINIUM 359
SCHEDULE C TO THE DECLARATION OF THE CONDOMINIUM 360
SCHEDULE D TO THE DECLARATION OF THE CONDOMINIUM 400
CERTIFICATIONS 401
CERTIFICATION BY SPONSOR AND PRINCIPALS 402
CERTIFICATION BY SPONSOR'S ARCHITECT 405
CERTIFICATION BY SPONSOR'S EXPERT CONCERNING ADEQUACY OF BUDGET 408
CERTIFICATION BY SPONSOR'S EXPERT CONCERNING ADEQUACY OF COMMON CHARGES PAYABLE BY THE COMMERCIAL UNIT OWNERS 411

PART I
SPECIAL RISKS

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

1. Sponsor reserves the right to designate all Residential members of the Board of Managers for a period of time until the earlier to occur of (a) thirty (30) days after the date by which one hundred percent (100%) of the Units have been conveyed to Purchasers; or (b) five (5) years after the First Closing (the "Sponsor Control Period"). Sponsor reserves the right to relinquish control of the Board of Managers prior to the expiration of the Sponsor Control Period. A meeting will be held to elect new members of the Board of Managers not designated by Sponsor within thirty 30 days of the expiration of the Sponsor Control Period. However, as long as Sponsor owns a Unit, Sponsor will be entitled to appoint one (1) Residential member of the Board of Managers and shall be entitled to cast one vote for each .0001% of Common Interest attributable to their Unit(s), but in no event can Sponsor use its voting power to elect more than 50% of the Board of Managers after the expiration of the Sponsor Control Period; in the event that there is a Successor Sponsor and Sponsor still owns a Unit, only Sponsor may appoint one (1) Residential member of the Board of Managers. See the section "Control by The Sponsor" set forth in Part I of the Offering Plan.

2. Sponsor is retaining the unconditional right to rent Units in the Building after consummation of the Offering Plan that are being offered herein. Unless this Offering Plan is abandoned, Sponsor will endeavor in good faith to sell Units in a reasonably timely manner, rather than rent, after the Offering Plan has been consummated but makes no representation that it will execute Purchase Agreements to sell more than fifteen percent (15%) of the Units. Eleven (11) Residential Units satisfy the fifteen percent (15%) threshold. As Sponsor's right to rent Units is unconditional, this Offering Plan may not result in the creation of a condominium in which a majority of the Units are owned by occupants or investors unrelated to Sponsor; Sponsor could effectively exercise voting control indefinitely. Rental tenants of Units owned by Sponsor or any other Unit Owner will receive the same Building services and will have the same use of the facilities as Unit Owners, however they will have no investment in their Units and therefore do not share the same economic interests as a Unit Owner that occupies their Unit in the maintenance and care of the Building's facilities. In the event Sponsor has rented a Unit after consummation of the Offering Plan, and subsequently sells the Unit pursuant to this Offering Plan, such sale of the Unit will provide that it will be sold in "as is" condition, except for any applicable warranties expressly provided in this Offering Plan.

   The By-Laws do not require that a majority of the Board of Managers be owner-occupants who

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

3. Sponsor has obtained financing from Signature Bank, 68 South Service Road, Melville, NY 11747. Each Unit being conveyed at a Closing and such Unit's appurtenant Common Interest will be released from the mortgage held by Sponsor's Mortgagee upon tender of the relevant payment as agreed to between Sponsor and Sponsor's Mortgagee. Sponsor's Mortgagee has not imposed any restrictions on marketing or renting Units. See the section "Terms of Sale" set forth in Part I of the Offering Plan.

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

   Each Unit Owner of a Unit to which a Limited Common Element is appurtenant shall be responsible for the cost and performance of all painting, decorating and non-structural ordinary maintenance, repairs, cleaning and replacements to such Limited Common Element, including pipes, wires, and conduits exclusively servicing the Unit. However, any structural or non-ordinary repairs or replacements to a Limited Common Element shall be made by the Board of Managers, and the cost and expense thereof shall be charged to all Unit Owners as a Common Expense unless the need for such repair or replacement was caused by the wrongful or negligent act or omission of a Unit Owner or their tenants, guests, or invitees whereby the cost shall be charged to such Unit Owner.

   No structures of any kind may be erected on Limited Common Elements without the express written permission of the Board of Managers, except for temporary structures. Regardless of anything herein to the contrary, a Unit Owner who wishes to paint, decorate or make an Alteration to a Limited Common Element appurtenant to their Unit must first obtain express written permission from the Board of Managers.

   Limited Common Elements and any cellar spaces are considered uninhabitable space and may not be legally used as a bedroom or living room or rented independently and to do so may result in a building code violation being issued for the Building. Any cellar space has less light and air than ordinary living space and is more susceptible to dampness. Units 2I, 2J, 2K, PHA, PHB, PHC, PHD, PHE, PHF, and PHJ have a terrace appurtenant to the Unit allocated as a Limited Common Element; Units 4M, 4N, 4O, 5M, 5N, 5O, PHG, PHH, and PHI have a balcony appurtenant to the Unit allocated as a Limited Common Element; refer to Schedule A for the amount of Limited Common Elements available to each Unit Owner.

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

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

5. Each Residential Unit will have a refrigerator/freezer, dishwasher, washer and dryer, and cooktop or range with oven and hood. Sponsor anticipates providing appliances in each of the Units manufactured by the manufacturers set forth in the Description of Property and Specifications and Building Condition. Sponsor reserves the right to provide fixtures and appliances from a variety of manufacturers of Equal or Better Quality than those set forth in the Description of Property and Specifications and Building Condition. All fixtures and equipment described in this Offering Plan are included in the offering prices listed in Schedule A. In no event shall the presence of any furniture, furnishings, finishes, equipment, decorations, wall coverings, window treatments, or carpeting ("FFE") in any portion of the Building or Units set forth in any advertisements, marketing materials, renderings, or websites used in connection with the sales and marketing of the Units, or displayed in any model Unit, imply or represent that any such FFE will be located within any portion of the Building or Units. The presence of FFE in such marketing materials is for illustrative purposes only. In addition, marketing materials may use designations, labels or nomenclature to describe certain areas or rooms within Units that differ from the designations utilized on the Floor Plans of the Units set forth in Part II of the Plan, including, without limitation, closets, hallways, dens/media rooms and powder rooms. In no event, however, shall any designations, labels or nomenclature used in marketing materials conflict with the legally permitted uses of such areas or rooms. The use of such designations, labels or nomenclature is for marketing purposes only and does not obligate Sponsor to deliver such areas or rooms designed or fitted out in the manner depicted or implied in the marketing materials. See the section "Description of Property and Improvements" set forth in Part I of the Offering Plan.

6. New York City's Façade Inspection Safety Program ("FISP"), also known as Local Law 11/98 applies to this Building. FISP requires that owners of buildings, with greater than six stories above grade, have their exterior walls and appurtenances inspected periodically. FISP reports are due once in five-year cycles. Once a new building is issued the first temporary Certificate of Occupancy, the five-year "grace period" begins. After this five-year period is over, the building must file during the next applicable cycle. The report will deem the façade Safe, SWARMP, or Unsafe; SWARMP stands for Safe With a Repair and Maintenance Program, Unsafe indicates problems that threaten public safety and requires protection (sheds or fences) be immediately installed. The obligation to comply with FISP shall be solely on the Board of Managers. Sponsor shall have no responsibility or obligation to organize such inspections. The cost of retaining a Qualified Exterior Wall Inspector to perform the inspection and file the report, as well as making any necessary repairs, will be a Common Expense in the future; this item is not budgeted for the First year of Operations and may be funded from the Reserve Fund, Working Capital Fund, a future line item in the budget, or by special assessment. The cost of retaining a Qualified Exterior Wall Inspector is currently approximately $15,000; Sponsor makes no warranty or representation that the law will not change or what the actual cost of compliance will be. In the same fashion, the Board of Managers will be responsible for maintaining the sidewalk(s) in accordance with the requirements of the Department of Transportation. See the section "Description of Property and Improvements" set forth in Part I of the Offering Plan.

7. New York City Local Law 97 of 2019 requires most buildings over 25,000 square feet to meet new greenhouse gas emissions limits beginning in 2024, with stricter limits coming into effect

in 2030 with the goal to reduce the emissions produced by the New York City's largest buildings 40 percent by 2030 and to net zero by 2050. Local Law 97 applies to the Building. Sponsor anticipates the Building complies with Local Law 97 requirements, including stricter limits in effect in 2030 and 2050. Buildings that fail to meet compliance standards may be subject to steep fines and penalties, which may increase Common Charges; Purchasers should discuss this with their attorneys prior to executing the Purchase Agreement. The Board of Managers, or the Managing Agent, will be required to make annual filings reporting energy consumption on the Property; excessive consumption by Unit Owners may result in steep fines and penalties. See the section "Description of Property and Improvements" set forth in Part I of the Offering Plan.

8. The Property is located within Flood Zone Shaded X which is a moderate flood hazard zone with 0.2% annual chance flood or areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile. The Property is not in a special flood hazard zone and is not required to carry flood insurance by FEMA regulations or purchasers' lenders. See the section "Description of Property and Improvements" set forth in Part I of the Offering Plan.

9. The roof shall have a 1 year warranty, issued by the manufacturer, for materials, commencing from the completion of installation. See the section "Description of Property and Improvements" set forth in Part I of the Offering Plan.

10. Parking Facilities

    The Twenty-seven (27) Parking Units are deeded parking spaces located in the Building on the first floor level. Parking Units will be offered primarily to Unit Owners, excess parking spaces will be offered to the public, including non-occupants of the Building. Purchasers should note MDL §60 and ZR25-412 provide restrictions on use. As such, a Parking Unit can be rented by Sponsor or by Purchasers of a Parking Unit to persons other than an occupant of the Building. However, in the event a Parking Unit is being rented by a non-occupant and an occupant makes a written request to rent the Parking Unit, the Parking Unit must be offered to the occupant making such request. Purchasers are advised to refer to MDL §60 and ZR25-412 for further information.

    N.Y. Mult. Dwell Law § 60
    A space may be provided and maintained in any multiple dwelling or upon the premises thereof, or a structure may be erected and maintained at the rear or side thereof, for the storage of passenger motor vehicles, but only with a written permit therefor when required by local law and in accordance with every applicable local law, ordinance, resolution, code provision or regulation and with the following provisions:

    Such space or structure shall be used solely for the storage of passenger motor vehicles of the occupants of the multiple dwelling or of multiple dwellings under common ownership, except that, in the event such space or structure or part thereof is not used by such occupants, it may be rented by the owner or owners of such dwelling or dwellings to persons other than the occupants thereof. The space which has thus been rented shall be made available to an occupant within thirty days after written request therefor. However, such space may be used also for the storage of any type of mechanical or motor-driven equipment or other accessory device or

passenger bus required for the proper maintenance of the site and of the dwellings thereon.

Zoning Resolution of the City of New York 25-412
R3 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, such spaces shall be designed and operated primarily for the long-term storage of the private passenger motor vehicles used by the occupants of such residences.

However, such spaces may be:

(a) rented for periods of not less than one week and not more than one month to persons who are not occupants of the residences to which such spaces are accessory for the accommodation of the private passenger motor vehicles used by such non-residents, provided that such spaces are operated in accordance with the regulations promulgated by the Commissioner of Buildings, in a manner which will not adversely affect the residential character of the neighborhood; or

(b) occupied by car sharing vehicles, provided that:

(1) in R3-2 and R4 Districts, except R4-1, R4A and R4B Districts, the number of spaces occupied by car sharing vehicles shall not exceed 10 percent of all spaces in a group parking facility that contains 20 or more spaces; and

(2) in R5, R6, R7, R8, R9 and R10 Districts, except R5A Districts, the number of spaces occupied by car sharing vehicles shall not exceed five spaces or 20 percent of all accessory off-street parking spaces, whichever is greater.

Such spaces provided pursuant to paragraphs (a) and (b) of this Section shall be made available to the occupants of the residences to which they are accessory within 30 days after written request is made to the landlord.

Handicapped Parking Spaces

P1 has been designated as a handicapped parking space. The purchase of the handicapped parking space and any subsequent sale or transfer of it is subject to the following covenants and restrictions:

In the event the present or future owner of a Residential Unit in the Condominium, or a member of their family residing in the Residential Unit, becomes handicapped and acquires handicapped plates for their vehicle, and said Residential Unit Owner is the owner of a Parking Unit, said Unit Owner has the right to demand that the owner of P1 trade P1 with said handicapped Unit Owner unless the owner of P1, or an occupant residing in their Residential Unit, is handicapped or has handicapped plates for their vehicle.

In the event the present or future owner of a Residential Unit in the Condominium, or member of their family residing in the Residential Unit, becomes handicapped and acquires handicapped plates for their vehicle, and said Residential Unit Owner does not own a Parking Unit, said Unit Owner has the right to demand that the owner of P1 sell the handicapped

parking space at then current fair market value to said handicapped Unit Owner, unless the owner of P1, or an occupant residing in their Residential Unit, is handicapped or has handicapped plates for their vehicle.

All costs and expenses entailed in the transfer or trading of the handicapped parking space, including without limitation, title abstracts, title insurance, transfer taxes and recording fees and reasonable attorney fees shall be borne by the party requesting the transfer.

The owner of P1 must comply with the aforementioned demand upon thirty (30) days written notice. Notice shall be delivered by hand delivery, certified mail, return receipt requested, or overnight delivery service. Alternative means may be used where written acknowledgement of such delivery is delivered by the party receiving such notice.

If the parties cannot agree on the fair market value of the handicapped parking space then the parties agree to submit the matter to binding arbitration in accordance with the By-Laws of the Condominium.

See the section "Description of Property and Improvements" set forth in Part I of the Offering Plan.

11. No representation is made that future construction in the neighborhood surrounding the Property will not result in obstruction of the views from any window, portion of the façade or curtain wall, and/or terrace in the Building. The principal of Sponsor has a project immediately next door that is a condominium; the project is approximately the same height as the Building and is substantially complete. If any material change in the immediate vicinity occurs that affects the use or enjoyment of the property while sales are ongoing, an amendment will be filed within 30 days after the information becomes known to the Sponsor disclosing the material change. See the section "Location and Area Information" set forth in Part I of the Offering Plan.

12. Floor Plans depicting layouts of Units in this Schedule A appear in Part II of the Offering Plan. Purchasers should note that the square footage of each Unit, as reflected in Schedule A, the Floor Plans set forth in Part II of the Offering Plan, and in Exhibit B to the Declaration set forth in Part II of this Offering Plan are approximate and are subject to immaterial construction tolerances and variances. Each Residential Unit is measured horizontally from the exterior side of exterior walls (perimeter columns and mechanical pipes, ducts and shafts are not deducted) to the midpoint of the interior walls and partitions separating one Unit from another Unit, or separating a Unit from public corridors, and other mechanical equipment spaces or any Common Elements or Limited Common Elements. Notwithstanding the foregoing, any Common Elements located within this described form of measurement shall not be considered part of such Unit. Each Unit will be measured vertically from the top of the floor slab below (located under the finished flooring and sub-floor materials) to the underside of the floor slab above. Dimensions listed on Schedule A are based on this method of measurement; since the area calculations are not based upon measurements from interior surfaces of interior walls, the usable floor area of each Unit is significantly less than the area listed in Schedule A. Floor area may include columns, mechanical pipes shafts, shaftways chases, chaseways and conduits which may be incorporated behind protruding walls or may be separately enclosed as

freestanding columns thereby reducing the available floor area. Each Unit also includes the interior doors and walls and all plumbing, gas and electrical fixtures, lines, conduits and equipment such as refrigerators, dishwashers, panel boxes, ranges and other appliances, as may be affixed, attached or appurtenant to said Unit, not including the Building heating equipment and system, plumbing, gas and electrical fixtures and equipment as used in the preceding sentence include exposed and unexposed (to the extent solely serving or benefiting the Unit) gas and water pipes attached to the fixtures, appliances and equipment fixtures, appliances and equipment, and appliances and any special equipment, fixtures or facilities affixed, attached, or appurtenant to the Unit. See the section "Schedule A" set forth in Part I of the Offering Plan.

13. The estimated insurance expense is based upon a quote that projects rates for the First Year of Operations. However, because conditions in the insurance marketplace are volatile, it is not possible to predict exactly what the premiums will be during this time. Purchasers should be aware of the possibility of rate increases. In addition, if a partial TCO is obtained, as opposed to a TCO for the whole Building, the estimated cost of insurance for the same coverage proposed is estimated to be four times higher. See the section "Schedule B" set forth in Part I of the Offering Plan.

14. No separate counsel has been appointed by Sponsor for the Condominium, it is not anticipated that any legal expense shall be required by the Condominium during the First Year of Operations. Therefore, $0 has been allocated to this expense. However, in the event that legal services are required by the Condominium, then such services would be billed on an hourly rate or monthly retainer rate to be determined and negotiated by the Board of Managers with the attorney to be retained. See the section "Schedule B" set forth in Part I of the Offering Plan.

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

    A Non-Residential Unit Owner has certain special rights under the Declaration; it is not anticipated that such differences in rights and obligations will have a materially adverse impact upon the Condominium. Except to the extent inconsistent with the By-Laws or prohibited by law, and unless there shall be a material adverse effect on the Residential Unit Owners, a Non-Residential Unit Owner shall have the right, without the vote or consent of the Board of Managers to: (1) make alterations, additions or improvements, whether structural or non-structural, interior or exterior, ordinary or extraordinary, in, to and upon their Non-Residential Unit; (2) change the layout or number of rooms in the Non-Residential Unit from time to time; (3) change the Non-Residential Unit, by subdividing the same, into any desired number of Units, combining any Units resulting from a subdivision, altering the boundary walls between the Non-Residential Unit, or otherwise; (4) designate all or part of a Non-Residential Unit as a newly created Non-Residential Common Element; (5) reapportion among the newly created Non-Residential Units resulting from any subdivision, combination or otherwise their percentage interests in the Common Elements which shall be based upon floor space, subject

to the location of such space and the additional factors of relative value to other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared use, and the overall dimensions of the particular Unit; provided that in no case may such reapportionment result in a greater percentage of Common Interest for the total of the new Non-Residential Unit(s) than existed for the original Non-Residential Unit; and (6) amend the Certificate of Occupancy with respect to the Non-Residential Unit (any such amendment to be at the sole cost and expense of the Non-Residential Unit Owner) to provide that such Non-Residential Unit may be used for any purpose which is lawful at the time that such amendment is made.

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

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

16. In the event a Purchaser takes possession of a Unit prior to Closing pursuant to an Interim Lease, upon an uncured default by Purchaser under the terms of the Interim Lease which is not cured within 30 days after written notice thereof, or within 30 days after Purchaser exercises any right of rescission with respect to the Purchase Agreement, Purchaser's right to occupy the Unit will terminate, and Purchaser must vacate the Unit. Purchaser shall pay to Sponsor $500.00 per day for each day Purchaser remains in possession following the periods set forth above; this amount will be due in addition to any liquidated damages due pursuant to the Purchase Agreement and will not be released from escrowed funds. Nothing contained herein shall be construed so as to limit Sponsor's ability to have Purchaser evicted from the premises and to pursue any other legal remedy available to Sponsor, nor shall anything herein be construed as a waiver by the Sponsor of their right to retain, as liquidated damages, the Deposit deposited upon execution of the Purchase Agreement. Sponsor may utilize a default under the Interim Lease to declare a default under the Purchase Agreement, however, Sponsor must first either obtain an order of eviction or other judgment or order from a court or agency of competent jurisdiction against the Purchaser, unless the Purchaser has vacated the unit. Nevertheless, Sponsor may utilize a default under the Purchase Agreement to declare a default

under the Interim Lease without a judgment or order from a court or agency of competent jurisdiction against the Purchaser and then commence eviction proceedings. See the section "Interim Leases" set forth in Part I of the Offering Plan.

17. At the Closing, Purchaser shall be required to sign and deliver a Power of Attorney covering the Unit in the form contained in Part II of the Offering Plan and pay certain closing fees, costs and adjustments (see the section "Unit Closing Costs and Adjustments"). Failure to sign and deliver a Power of Attorney will be a default by Purchaser. See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

18. In the Purchase Agreement, Purchaser acknowledges that Purchaser has not relied upon any sales plans, selling brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by Sponsor, Selling Agent or otherwise, including, but not limited to, any relating to the description or physical condition of the Property, the Building or the Unit, or the size or the dimensions of the Unit or the rooms therein contained or any other physical characteristics thereof, the services to be provided to Unit Owners, the estimated Common Charges allocable to the Unit, the estimated real estate taxes of the Unit, the ability to rent the Unit and/or the rental income therefore, the right to any income tax deduction for any real estate taxes or mortgage interest paid by Purchaser, or any other data, except as specifically represented in the Offering Plan or Purchase Agreement; as such, Purchasers are urged to ensure material representations are incorporated into the negotiated Purchase Agreement. Purchaser acknowledges it has relied solely on their own judgment and investigation in deciding to enter into the Purchase Agreement and purchase the Unit. No person has been authorized to make any representations on behalf of Sponsor. No oral representations or statements shall be considered a part of the Purchase Agreement. Purchaser shall not be relieved of any of Purchaser's obligations under the Purchase Agreement, and Purchaser agrees to purchase the Unit, without offset or any claim against, or liability of, Sponsor, by reason of any immaterial inaccuracy or error, including but not limited to immaterial inaccuracy or error in the layout or dimension of the Unit or any part thereof, or of the Common Elements, except as provided under applicable law or as set forth in this Offering Plan. A decrease in a Unit's area of 5% or less will not affect a Purchaser's obligations unless such decrease is determined to be a material change. There is a rebuttable presumption that an area that is diminished by 5% or less is not material and shall not be considered a material adverse change that would trigger a right of rescission. Notwithstanding the foregoing, representations that are inconsistent with this Offering Plan or the Purchase Agreement will not affect Sponsor's liability under the Martin Act. The provisions of this paragraph shall survive the closing of title or the termination of the Purchase Agreement. See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

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

General strongly urges you to consult with an attorney before signing a Purchase Agreement. See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

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

21. Purchasers are advised that all Deposits will be held in the escrow account maintained by Marans Newman Tsolis & Nazinitsky LLC, as escrow agent at Capital One Bank, N.A., 299 Park Avenue, New York, NY 10171. The escrow account is titled The Marans Newman Tsolis Nazinitsky Attorney Escrow Account for Loft 21 Condominium ("Escrow Account"). The Escrow Account is not an IOLA account. The Escrow Account is federally insured by the FDIC at the maximum amount of $250,000 per deposit. Purchasers making Deposits in excess of $250,000 are advised that FDIC deposit insurance does not cover deposited monies in excess of this amount. Purchasers are also advised that if Purchasers have an account at the escrow bank, then the Purchaser's account balance factors into the $250,000 FDIC insurance limit. Additionally, until such time as Purchaser delivers either an executed W-9 Form or W-8 Form to Sponsor, duly completed and executed, the Deposit shall remain in a non-interest-bearing account. No representation is made with respect to any further changes in law concerning such accounts. Purchasers should consult with their accountants or financial advisors for further information. See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

22. Sponsor anticipates that the First Closing will occur by January 1, 2027. Purchasers will be offered a right of rescission if: (i) the actual date of the First Closing; or (ii) the projected date of the First Closing occurs later than December 31, 2027, twelve (12) months after the projected date for the First Closing. If the Offering Plan is amended to provide for a later projected date for the First Closing, Purchasers who sign after the presentation date of such an amendment will be entitled to an offer of rescission due to a delay in the occurrence of the First Closing only if the First Closing occurs more than twelve (12) months beyond that amended, later date. If a Purchaser is offered rescission due to the First Closing not occurring twelve (12) months after the projected date in the Offering Plan, and such Purchaser does not exercise its right to rescind pursuant to the terms of the Offering Plan, then the Purchaser shall similarly be entitled to an offer of rescission due to a delay in the occurrence of the First Closing only if the First Closing occurs more than twelve (12) months beyond that amended, later date.

    However, if the First Closing occurs before January 1, 2027 (or such other date projected as the date of commencement of the operation at the time the purchase agreement was entered into) or within the twelve (12) month period thereafter, Sponsor may schedule the closing of title to other Units significantly later than such date. Unless a Purchase Agreement contains an outside closing date, Sponsor is not obligated to schedule a Closing within any specified time frame or to ensure that closing of title to a Unit will occur by any date certain. Provided that Sponsor is otherwise in compliance with its obligations under the Offering Plan, Purchaser will

not be entitled to a right of rescission or to make claims against Sponsor for damages or losses as a result of delays and will not be excused from paying the full Purchase Price for the Unit. PROSPECTIVE PURCHASERS SHOULD THEREFORE CAREFULLY CONSIDER SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT. See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

23. The First Year of Operations is estimated to commence January 1, 2027. It is difficult to predict with precision the date Sponsor will first be able to close title to the Residential Units. Accordingly, it is a special risk of this Offering Plan that the First Closing may occur sooner or later than the projected First Year of Operations, and closing to certain Residential Units may occur substantially before or after closing for other Residential Units. In the event the actual or anticipated commencement date of the First Year of Operations is to be delayed by six (6) months or more, Sponsor will amend the Offering Plan to include a revised budget with current projections. If the amended budget exceeds this projected budget by twenty-five percent (25%) or more, Sponsor will offer all Purchasers (other than Purchasers who are then in default beyond any applicable grace period, if the Offering Plan has been declared effective) the right to rescind their Purchase Agreements within not less than fifteen (15) days after the presentation date of the amendment containing such revised budget, and any Purchasers electing rescission pursuant to such offer will have their Deposits returned, together with interest earned thereon. See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

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

    NEITHER SPONSOR NOR PURCHASER SHALL CHALLENGE THE VALIDITY OF THE LIQUIDATED DAMAGES PROVISIONS OF THE PURCHASE AGREEMENT OR THE OFFERING PLAN WITH RESPECT TO LIQUIDATED DAMAGES OR ANY RIGHT OF SPONSOR SET FORTH HEREIN OR THEREIN TO RETAIN THE DEPOSIT AS LIQUIDATED DAMAGES AS A REMEDY IN THE EVENT OF A PURCHASER DEFAULT. SUCH LIQUIDATED DAMAGES PROVISIONS HAVE BEEN AGREED TO VOLUNTARILY, AFTER NEGOTIATION, WITHOUT DURESS OR COERCION BY

ANY PARTY UPON ANY OTHER PARTY, AND WITH EACH PARTY HAVING BEEN (OR HAVING HAD FULL AND ADEQUATE OPPORTUNITY TO BE) REPRESENTED AND ADVISED BY COUNSEL, ACCOUNTANTS, BROKERS, APPRAISERS AND OTHER EXPERTS AND ADVISORS OF ITS OWN CHOOSING. NOTHING IN THE FOREGOING SHALL ABROGATE A PURCHASER'S RIGHT UNDER APPLICABLE LAW TO CONTEST WHETHER PURCHASER WAS IN DEFAULT. See the section "Procedure to Purchase" set forth in Part I of the Offering Plan and "Form of Purchase Agreement" set forth in Part II for a statement of all applicable time limitations.

25. The terms and provisions of the Purchase Agreement and Purchaser's obligations thereunder are not contingent upon Purchaser securing financing of the Purchase Price (or any portion thereof). Purchaser's failure to obtain such financing will not relieve Purchaser of Purchaser's obligations under the Purchase Agreement. A Purchaser who does not obtain financing may lose the Deposit if they are unable to otherwise raise the monies for the Balance. A Purchaser who requires financing is advised to consult with a lending institution before execution of the Purchase Agreement. Sponsor makes no representation whatsoever as to the terms, cost, or availability of any mortgage or other financing. Purchaser further understands and agrees that if Purchaser chooses to finance Purchaser's purchase of the Unit through a lending institution and obtain a commitment therefrom, neither a subsequent change in the terms of such commitment, the expiration or other termination of such commitment, nor any change in Purchaser's financial status or condition shall release or relieve Purchaser of Purchaser's obligations pursuant to this Agreement.

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

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

    In the event of damage or destruction of the Unit, due to fire or other casualty, prior to the closing of title, and the election by Sponsor to repair or restore the Unit to its original condition immediately prior to the fire or other casualty, the Purchase Agreement shall continue in full

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

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

27. The Financial Crimes Enforcement Network (FinCEN), a bureau of the U.S. Department of the Treasury, has adopted the Residential Real Estate Rule (the "RRE Rule") requiring the reporting of certain transfers of residential real property to legal entities and trusts occurring on or after March 1, 2026 that are not financed by a lender subject to anti-money laundering program and suspicious activity report filing requirements (a "Real Estate Report"). The Real Estate Report must include certain information for each of the grantor and grantee, including the name, date of birth, residential address, citizenship, and taxpayer identification number of each party, or the beneficial owner(s) if such party is an entity or trust. A beneficial owner of an entity is any individual who directly or indirectly exercises substantial control over the entity, or owns or controls at least 25% of the entity's ownership interests; a beneficial owner of a trust is any individual who serves as trustee or otherwise has authority to dispose of trust assets, or are sole permissible recipients of income and principal, or have the right to withdraw substantially all trust assets, or have the power to revoke the trust or withdraw its assets (such as certain grantors or settlors), or exercise control through ownership of an entity or trust occupying one of the foregoing roles. The report must also disclose the total consideration paid and certain payment details. The Real Estate Report must be filed simultaneously with, or prior to the closing of title. More information about the RRE Rule can be found on the FinCEN website: https://www.fincen.gov/rre-faqs#A_1.

Notwithstanding the "reporting cascade" that is set forth in the RRE Rule to determine who is responsible for filing, neither Sponsor nor Sponsor's agents, including Sponsor's attorney and Selling Agent, shall be responsible for filing of the Real Estate Report. Purchaser's title company or Purchaser's attorney shall be the designated reporting professional under the RRE Rule, and at the request of Sponsor or Sponsor's attorney, Purchaser shall cause such parties to execute a written designation agreement stating the same.

Compliance with the RRE Rule is a material obligation of Purchaser in connection with the Closing. Purchaser shall be obligated to complete the report required by the RRE Rule with all relevant information by the Closing. Purchaser shall have no right to adjourn the Closing for the purpose of allowing Purchaser's Designated Parties to complete any report required by the RRE Rule. In the event Purchaser fails to complete any required report by the scheduled Closing date, and such failure prevents or delays the Closing, Purchaser shall be deemed to have failed to close in accordance with the terms of the Purchase Agreement, which failure shall constitute an Event of Default by Purchaser as defined in the Purchase Agreement, entitling Sponsor to exercise any and all remedies available to Sponsor upon a Purchaser default, including, without limitation, the right to retain the Deposit as liquidated damages, except to the extent otherwise expressly provided in the Purchase Agreement.
See the section "Procedure to Purchase" set forth in Part I of the Offering Plan.

28. Purchaser may not assign the Purchase Agreement without first obtaining the prior written consent of Sponsor, which consent may be granted or withheld in Sponsor's sole and absolute discretion. Sponsor and its agents will not discriminate against any person on the basis of race, creed, color, national origin, sex, age, disability, marital status or other grounds prohibited by law. If Purchaser desires to assign its rights under this Agreement or to take title in a name that differs from that reflected in the Purchase Agreement, or to add, delete or substitute the name of a member of the Purchaser's family, then, if such assignment, alteration, addition, deletion or substitution is consented to by Sponsor, Purchaser will be required to pay to Sponsor's attorneys a fee in the amount of $1,000.00 for each assignment or change permitted by Sponsor. See the section "Assignment of Purchase Agreements" set forth in Part I of the Offering Plan.

29. The Offering Plan will not be declared effective until bona fide Purchasers, including investors, have signed Purchase Agreements for at least fifteen percent (15%) of the Residential Units offered under the Offering Plan. Eleven (11) Residential Units satisfy the fifteen percent (15%) threshold. It is still possible for Sponsor to convert the Property with fewer than the minimum number of Residential Units if Purchasers counted toward effectiveness do not ultimately purchase their Units; Sponsor will re-declare the Offering Plan effective if ***all*** Purchasers rescind or otherwise terminated their Purchase Agreements prior to the date of the First Closing, regardless of whether the Declaration has been recorded. See the section "Effective Date" set forth in Part I of the Offering Plan.

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

The Offering Plan may be abandoned by Sponsor, at its sole option, at any time before it is

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

31. Each Purchaser will be required to pay certain fees to Sponsor's attorneys including, but not limited to, a fee of $2,350.00 and ACRIS preparation fee of $250.00 for the Purchaser's Unit which will cover the legal and other fees and expenses of processing the sale of the Unit. In the event the Closing does not take place on the Closing Date, through no fault of Sponsor and provided further that Sponsor is ready, willing, and able to close on the Closing Date, (i) the apportionment of those items set forth in the Purchase Agreement shall be made as of the originally established Closing Date rather than as of the date the Closing actually occurs, (ii) Purchaser will be required to pay to Sponsor an amount equal to 0.0438% of the Purchase Price per day commencing with the originally scheduled Closing Date to (and including) the day before the actual Closing Date, as a reimbursement of Sponsor's increased carrying costs for the Unit by virtue of the delay, and in addition to the other payments to be made to Sponsor under the Purchase Agreement and the Offering Plan. The following additional charges may apply:

    i. $500.00 to Sponsor's attorney if the Closing is not held at Sponsor's attorneys' offices at the request of Purchaser or Purchaser's lender.
    ii. $500.00 to Sponsor for each adjournment of the Closing requested or caused by Purchaser or Purchaser's lender.
    iii. $500.00 to Sponsor's attorney if the Closing is held outside New York City at the request of Purchaser or Purchaser's lender.
    iv. $1,000.00 to Sponsor's attorney for the preparation of a letter of default.
    v. $350.00 to Sponsor's attorney if a Purchaser shall obtain mortgage financing through a lender to defray the additional costs associated therewith.
    vi. $1,000.00 to Sponsor's attorney for an assignment agreement, if requested by Purchaser and provided Sponsor has consented thereto.
    vii. $3,000.00 to Sponsor's attorney for preparation of Interim Lease Agreement.

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

32. Transfer taxes are not payable, directly or indirectly, by a purchaser except when explicitly provided for under a purchase agreement; the Purchase Agreement explicitly provides that Sponsor is transferring its statutory obligation, to pay New York City Real Property Transfer Taxes and New York State Real Estate Transfer Taxes, to Purchaser. Purchasers will be

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

Purchasers shall be responsible for the payment at Closing of all New York City Real Property Transfer Tax and New York State Real Estate Transfer Tax. Transfer taxes are computed using the purchase price for units purchased and any taxes (RPT only) or fees paid by Purchaser for Sponsor, including fees for Sponsor's attorney (the "Consideration"). The New York City Real Property Transfer Tax (the "RPT") for the purchase of a single residential condominium unit is currently 1% of the Consideration if such Consideration is $500,000.00 or less and 1.425% if such Consideration is over $500,000.00. The New York State Real Estate Transfer Tax (the "NYS Tax") for the purchase of a single residential condominium unit is currently .4% of the Consideration if such Consideration is $3,000,000.00 or less and .65% of the Consideration if such Consideration is over $3,000,000.00. Purchases of more than one Unit are considered commercial transactions and subject to different tax rates. The RPT for the purchase of multiple residential condominium units is currently 1.425% of the Consideration if such Consideration is $500,000.00 or less and 2.625% if such Consideration is over $500,000.00. The NYS Tax for the purchase of multiple residential condominium units is currently .4% of the Consideration if such Consideration is under $2,000,000, and .65% of the Consideration if such Consideration is over $2,000,000. For purposes of calculating the RPT taxes payable, the amounts of such taxes will be included in the Consideration subject to such tax. In order to compute the RPT transfer taxes payable, divide Consideration by 1 minus the RPT rate. The result will be "Total Consideration". To compute RPT due, multiply Total Consideration by the RPT rate.

Purchasers are advised that New York State imposes an additional transfer tax upon Purchasers where the consideration for the Unit is $1,000,000 or more and a new supplemental tax where consideration is $2,000,000 or more (collectively, the "Mansion Tax"). Purchasers of Units where the consideration (including the purchase price itself plus the aggregate Transfer Taxes payable by Purchaser) is $1,000,000 or more thus will be obligated to pay the Mansion Tax at Closing. Sponsor makes no representation regarding the calculation of the Mansion Tax or of the "consideration" upon which the New York State taxing authorities may base the Mansion Tax and shall have no liability with respect thereto. Purchasers should consult with their own counsel and/or tax advisors. The rates for the Mansion Tax are as follows:

$1,000,000 - $1,999,999	1.00%
$2,000,000 - $2,999,999	1.25%
$3,000,000 - $4,999,999	1.50%
$5,000,000 - $9,999,999	2.25%
$10,000,000 - $14,999,999	3.25%
$15,000,000 - $19,999,999	3.50%

$20,000,000 - $24,999,999	3.75%
$25,000,000 or more	3.90%

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

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

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

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

    For properties in New York City, the mortgage tax is currently 2.05% less $30.00 of any mortgage obtained by the Purchaser of less than $500,000.00 and 2.175% less $30.00 for mortgages of $500,000.00 or more. Of this amount the lender pays a portion of the mortgage tax equal to 0.25% of the mortgage amount. In no event will the amount payable by Purchaser

to Sponsor exceed the amount of mortgage tax which would have been payable by the Purchaser if such mortgage tax credit or exemption had not been available to Purchaser. See the section "Unit Closing Costs and Adjustments" set forth in Part I of the Offering Plan.

35. No bond or other security has been furnished to secure Sponsor's obligations under the Offering Plan, including, but not limited to, Sponsor's obligations to obtain a final Certificate of Occupancy; Sponsor currently has sufficient funds to fulfill its obligations. Sponsor has the financial resources to complete its obligations under the Offering Plan. See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan.

36. Sponsor is reserving the right to delay the collection of Common Charges. During any such period of delay, the Sponsor will timely pay all expenses of the Condominium, including, but not limited to, insurance premiums and any reserve fund payments. Such expenses shall not include individual Unit Owner expenses such as real estate taxes, utility charges, etc. Upon commencement of collection of Common Charges, there will not be an assessment for any item in the approved budget for the Condominium. Regardless of the delay in collection of Common Charges, Sponsor shall remain obligated to update the budget for the Condominium, and, if Sponsor controls the Board of Managers, to provide certified financial statements for the Condominium, as required by Department of Law governing regulations. In the event Sponsor elects to delay the collection of Common Charges, Sponsor shall disclose such fact in the closing notice or statement to Purchasers. Thereafter, Sponsor shall also disclose such fact in the post-closing amendment to the Offering Plan as a benefit to subsequent purchasers. Such amendment shall also disclose the anticipated period of delay. Prior to commencing the collection of Common Charges, Sponsor will notify all unit owners by written notice of the expiration of the delay period. Notice shall be given to owners in writing at least thirty (30) days prior to the commencement of collection of Common Charges. Thereafter, Sponsor will disclose such fact in the next substantive amendment to the Offering Plan as a benefit to subsequent purchasers. See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan.

37. Prior to the closing of title to the first Residential Unit, Sponsor shall have obtained a temporary or final Certificate of Occupancy for the Unit. Sponsor anticipates on being able to obtain a final Certificate of Occupancy ("FCO") and all necessary permits for all elements of the Condominium within two (2) years of closing of title to the first Unit and, prior to the issuance of a FCO will cause any expiring temporary Certificate of Occupancy ("TCO") to be extended. Purchasers are advised that in New York City, newly constructed and newly renovated buildings are sometimes offered as condominium projects without a final Certificate of Occupancy covering the entire building but with only a TCO, and sometimes with several successive TCOs. Certificates of occupancy are generally governed by Section 301 of the New York State Multiple Dwelling Law and local building codes and rules. Both TCOs and FCOs are issued by the New York City Department of Buildings ("DOB"). A TCO is intended to indicate that the property conforms substantially to the DOB approved plans and specifications, and to the requirements of all applicable laws, rules, and regulations for the uses and occupancies specified in the TCO. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. All TCOs have an expiration date. A TCO typically expires ninety (90) days after the date of issuance. When a TCO expires and is not renewed, it may be difficult or impossible to buy insurance, refinance, or sell units. In New York City, it is common for Sponsors to commence unit closings when some or all units are covered by a TCO

rather than a FCO. Sponsor anticipates this scenario may occur. Sponsor and its principals will undertake the responsibility for extending each TCO received prior to the expiration thereof, and ultimately for obtaining a FCO covering the entire Building within two (2) years from the date of the issuance of the first TCO. However, Sponsor and its principals make no representation or guarantee that DOB will issue the FCO within such two (2) year period. NOTWITHSTANDING THE FOREGOING, SPONSOR AND ITS PRINCIPALS ARE OBLIGATED TO PROCURE THE FINAL CERTIFICATE OF OCCUPANCY FOR THE ENTIRE BUILDING, AND SHALL EXERCISE BEST EFFORTS TO OBTAIN THE FCO WITHIN SUCH TWO YEAR PERIOD WHILE KEEPING THE TCO CURRENT. Unit Owners and the Board of Managers shall be obligated to cooperate with and refrain from obstructing Sponsor in these undertakings. Buyers are advised to visit the DOB website for further recommendations when purchasing a unit in a building that does not have a FCO. For more information, visit the DOB website at
https://www1.nyc.gov/site/buildings/homeowner/certificate-of-occupancy.page
See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan.

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

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

    Notwithstanding the foregoing, if a refund is contemplated for the First Year of Operations or any subsequent year of condominium operation, such refund may only be effectuated if an independent certified public accountant, as part of its preparation of the yearly annual statement for the condominium has determined that a refund is warranted based on an excess payment of Common Charges by Unit Owners over actual expenses for the Condominium and has determined the amount of such refund as part of its annual review. For purposes of this Offering Plan, an "excess payment of Common Charges" shall mean the actual expenses of the Condominium were less than the projected expenses set forth in the Budget of the

Condominium. No refund may be given unless all expenses of the Condominium are paid, including but not limited to, insurance premiums and reserve funds. During the budget year following a year for which a refund was effectuated, no special assessment or increase in Common Charges shall be instituted to pay for any item which was set forth in the previous year's budget and which was refunded to Unit Owners as per the foregoing. Sponsor shall remain obligated to update the budget for the Condominium as required by Department of Law governing regulations. See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan.

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

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

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

    Sponsor's obligations, regardless of any limitations in any warranty or in the Offering Plan, cannot go below the duty to construct the Building in accordance with all applicable laws, the Plans and Specifications, and terms of the Offering Plan and any conflict between any such disclosures and Sponsor's obligation to construct the Building in accordance with all applicable laws, the Plans and Specifications, and terms of the Offering Plan shall be resolved in favor of the latter.

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

forth in Part I of the Offering Plan.

40. In the event of a patent or latent defect, which is defined as not being designed and built in accordance with applicable law, codes, regulations, filed plans and specifications, and locally accepted building practices for items which are not covered by codes, Sponsor must be notified of the defect in writing (i) by the Unit Owner to whom Sponsor sold a Unit, within six (6) months following the closing of the sale of the Unit to the Unit Owner if a patent defect concerns that Unit (or if Sponsor permits occupancy of the Unit by a Purchaser under an interim lease, then within six (6) months after the commencement date of the interim lease), within twelve (12) months following the closing of the sale of the Unit to the Unit Owner if a latent defect concerns that Unit (or if Sponsor permits occupancy of the Unit by a Purchaser under an interim lease, then within twelve (12) months after the commencement date of the interim lease), or (ii) by the Board of Managers, within the later of twelve (12) months from (a) the issuance of a FCO covering the entire Building, or (b) the first Unit Closing if the defect concerns the Common Elements. If Sponsor is not notified within these time periods, Sponsor shall not have any obligation to consider causing remediation of the problem. If properly notified, Sponsor shall cause the defect to be remediated in accordance with all applicable laws and the Plans and Specifications. See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan. See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan.

41. Neither Sponsor nor its principals, managers, members, agents, designees, employees or affiliates assumes any responsibility and will not be liable to repair or replace any of the following immaterial conditions:

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

- non-material deviations in the floors' levelness, buckling, gapping or sinking due to expansion and/ or shrinkage and/ or movement;
- slight misalignment of bathroom finishes and minor variation in grouting or tile thickness;
- minor noise, vibrations or odors from normal plumbing, heating, ventilation, air-conditioning and elevator operation, including boilers, condensing units, exhaust fans, elevator machine rooms and equipment;
- potential bathroom vents and ducts on the mechanical terraces, regardless of height, and any noise emanating from such vents and ducts shall be in accordance with permissible decibel levels pursuant to any rules and/or regulations governing noise levels in New York City;
- noises emanating within Units, from adjacent Units, and from Common Elements shall be in accordance with permissible decibel levels pursuant to any rules and/or regulations governing noise levels in New York City;
- negligible floor noises and creaking;
- minor carpet or floor discoloring or stretching;
- non-material variations in width, length, thickness, finish, gaps or color range of wood flooring;
- minor chips, scratches, mars, breaks, dents, cracks, imperfections, or other immaterial conditions in each of the following: windows, window glass, glass (ASTM C1036 defines industry standards for acceptable linear blemishes for glass which in some instances permits scratches up to 6 inches long visible 132 inches away), frames and hardware; sliding glass doors, frames, door glass and hardware; louvers; shower doors; lighting fixtures, lenses, baffles and globes; all painted surfaces; all sinks, tubs, basins, water closets; kitchen cabinets, backsplashes and countertops; vanity tops and cabinets; all tile, stone or marble floors; saddles, all appliances; woodwork, millwork and doors; mirrors; all hardware; appliance cabinets; ceilings and flooring;
- after the closing of title to a unit, paint touch ups, repair dented appliances or replace light bulbs;
- non-material variations in tone or color of marble or stone or floors; saddles, all appliances; woodwork, millwork and doors; mirrors; all hardware appliance; appliance cabinets; ceilings and flooring;
- changes and variations in tone, texture, or color of natural products such as wood or stone, or changes and variations in tone, texture, or color caused by the absorption of liquids or humidity in a natural or porous material;
- leaching or minor color variation in exterior color mortar and colored stone or brick, slight dimensional variations in brick joints, and mortar dropping on bricks and window surfaces;
- minor ponding and/or controlled drainage on terraces or balcony surfaces;

- television, radio or other telecommunications reception;
- slight discoloration to hardware or plumbing finishes;
- minor stains, runs, lumps, shags or imperfections in weave and fabric panels;
- terrace tile or pavers not laid flat, or slight color variation in tiles, pavers or mortar, or stained tiles or pavers;
- non-material scratches on window frames or glass;
- any other minor imperfection or immaterial condition, except as expressly warranted pursuant to this Offering Plan, provided it is indicated on written inspection statement and delivered to and acknowledge by Sponsor.

Purchasers are advised (a) that, to prevent wood flooring in a Unit from being subject to expansion, contraction, cupping, crowning, changes in width, thickness and length, checking, and/or splitting, it is the responsibility of each Unit Owner to maintain room temperature within a range of 60-80F, with relative humidity in a range of 30-50%, (b) that it is the responsibility of each Unit Owner to take precautionary steps to prevent wood flooring from being subject to slight discoloration or unevenness of color due to excessive sunlight or intense lighting.

Purchasers are advised that it is the responsibility of each Unit Owner to take precautionary steps to prevent natural stone or porous material from being subject to discoloration by following manufacturers' guidelines such as performing regular maintenance in sealing the material, refraining from using cleaning agents that may deteriorate the sealing agents or material, and quickly removing liquids or oily substances in contact with the material.

Purchasers are advised that repairing or replacing natural material, such as wood or stone, or artificial materials with unique properties such as colors, patterns, or textures, may not match the original installation even if sourced from the original source due to the unique properties in the material. See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan.

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

43. THERE IS NO WARRANTY AS TO VIEW OR LIGHT QUALITY. THE SPONSOR'S OBLIGATION IS TO CONSTRUCT THE PREMISES IN ACCORDANCE WITH ALL APPLICABLE CODES AND FILED PLANS AND SPECIFICATIONS, AND ANY CONFLICT BETWEEN THE DISCLOSURES AND THE SPONSOR'S OBLIGATION TO CONSTRUCT THE PREMISES IN ACCORDANCE WITH APPLICABLE CODES AND FILED PLANS AND SPECIFICATIONS SHALL BE RESOLVED IN FAVOR OF THE LATTER. SPONSOR HAS NOT GIVEN AND THE BOARD OF MANAGERS HAS NOT RELIED ON OR BARGAINED FOR ANY SUCH WARRANTIES. IN NO EVENT WILL SPONSOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES

(WHETHER BASED ON NEGLIGENCE, BREACH OF CONTRACT, WARRANTY, OR OTHERWISE).

NOTHING CONTAINED HEREIN SHALL OBLIGATE SPONSOR TO PAY OR BE LIABLE FOR ANY HOUSING, HOTEL, RELOCATION, OR STORAGE COSTS OR EXPENSES DURING ANY PERIOD OF TIME REQUIRED FOR SPONSOR OR THE GENERAL CONTRACTOR TO FULFILL ANY OBLIGATION UNDER THE OFFERING PLAN OR UNDER ANY GUARANTY OR WARRANTY GIVEN TO SPONSOR BY THE GENERAL CONTRACTOR TO REPAIR OR REPLACE ANY DEFECTIVE ITEM OF CONSTRUCTION.

NOTWITHSTANDING ANYTHING CONTAINED HEREIN, (A) UPON SATISFACTORY COMPLETION OF ANY REPAIR OR REPLACEMENT OF ANY DEFECTIVE ITEM OF CONSTRUCTION THAT SPONSOR OR THE GENERAL CONTRACTOR MAY PROVIDE UNDER THE OFFERING PLAN OR UNDER ANY GUARANTY OR WARRANTY GIVEN TO SPONSOR BY THE GENERAL CONTRACTOR, SPONSOR SHALL BE ENTITLED TO OBTAIN A WRITTEN EXECUTED GENERAL RELEASE THAT ACKNOWLEDGES THE COMPLETION OF THE REPAIR AND/OR REPLACEMENT WORK PERFORMED BY THE SPONSOR OR THE GENERAL CONTRACTOR AND THAT RELEASES SPONSOR FROM ANY FURTHER OBLIGATION IN CONNECTION THEREWITH, AND (B) SPONSOR SHALL NOT BE OBLIGED TO COMMENCE SAID WORK, UNLESS, PRIOR TO SPONSOR OR THE GENERAL CONTRACTOR PERFORMING SAID REPAIR AND/OR REPLACEMENT WORK, EITHER THE PURCHASER AND/OR BOARD OF MANAGERS THAT HAS REQUESTED SPONSOR TO PERFORM THE REPAIR OR REPLACEMENT WORK, SHALL FIRST PROVIDE SPONSOR WITH A WRITTEN ACKNOWLEDGEMENT OF THE PURCHASER'S OR BOARD OF MANAGERS' OBLIGATION TO PROVIDE SAID GENERAL RELEASE TO SPONSOR UPON SATISFACTORY COMPLETION OF THE WORK. PURCHASERS SHOULD NOTE THAT WARRANTIES TO BE PROVIDED TO UNIT OWNERS OR THE BOARD OF MANAGERS MAY HAVE EXPIRED AS OF THE FIRST CLOSING OR THE UNIT CLOSING DATE.

NOTWITHSTANDING ANYTHING CONTAINED HEREIN, (A) IN THE EVENT THAT SPONSOR, AS A GESTURE OF GOODWILL, OFFERS TO PERFORM CORRECTIVE WORK THAT SPONSOR IS NOT OTHERWISE OBLIGED TO PERFORM UNDER THE OFFERING PLAN ("GOODWILL WORK"), SAID OFFER OR PERFORMANCE OF SUCH GOODWILL WORK SHALL NOT BE DEEMED TO BE OR CONSTITUTE A WAIVER OF SPONSOR'S RIGHTS AS SET FORTH HEREIN ABOVE, AND (B) PRIOR TO PERFORMING SAID GOODWILL WORK, SPONSOR SHALL BE ENTITLED TO A WRITTEN ACKNOWLEDGEMENT FROM THE PURCHASER OR BOARD OF MANAGERS, FOR WHOM THE GOODWILL WORK IS TO BE PERFORMED, (i) SPECIFYING THE SCOPE OF THE GOODWILL WORK, (ii) ACKNOWLEDGING THAT THE OFFERING PLAN DOES NOT OBLIGE SPONSOR TO PERFORM SAID WORK, AND (iii) THAT THE PURCHASER OR BOARD OF MANAGERS DISCLAIMS ANY RIGHT OR ENTITLEMENT TO THE PERFORMANCE OF SAID WORK. See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan.

44. Sponsor shall be excused from performing any obligation or undertaking provided for in the

Offering Plan or Purchase Agreement for so long as such performance is prevented, delayed or hindered by an act of God, fire, flood, explosion, war, riot, sabotage, inability to procure or general shortage of energy, labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strike, lockout, action of labor unions, or any other cause (whether similar or dissimilar to the foregoing) not within the reasonable control of Sponsor. Sponsor's time to perform such obligation or undertaking shall be tolled for the length of the period during which such performance was excused if Sponsor's time to perform such obligation or undertaking is tolled pursuant to this provision, Purchaser's time to perform shall be equally tolled. Sponsor cannot limit any rights which the Purchaser may have pursuant to Art. 23A of the GBL, NYCRR, and the Offering Plan, except as determined in a final decision or order by a court of competent jurisdiction or any governmental agency or by executive order to which Purchasers may be entitled. **Purchasers are specifically advised that the timing of the closing of title to the Unit may be significantly delayed in the event that Sponsor exercises its tolling rights under the foregoing Force Majeure provision. The Attorney General recommends that Purchasers consult with their attorneys as to: (i) whether there exists a final decision or order by a court of competent jurisdiction or any governmental agency, or executive order that impacts the timing of Purchaser's obligations under the Purchase Agreement; and (ii) any risks associated with executing a Purchase Agreement containing the foregoing Force Majeure provision prior to executing the Purchase Agreement.** See the section "Rights and Obligations of the Sponsor" set forth in Part I of the Offering Plan.

45. Purchasers should be aware that Sponsor is not responsible under any circumstances for:
    - Loss or damage caused by defective workmanship performed by any person other than (i) Sponsor (ii) Sponsor's agent or employee, or (iii) Sponsor's subcontractor.
    - Loss or damage caused by defective materials supplied by any person other than (i) Sponsor, (ii) Sponsor's agent or employee, or (iii) Sponsor's subcontractor.
    - Loss or damage caused by defective design provided by any person other than a design professional retained exclusively by Sponsor.
    - Any damage to the extent that it is caused or made worse by:
        - Negligence, improper maintenance, or improper operation by anyone other than Sponsor, its employees, agents or subcontractors; or
        - Failure by Purchaser or anyone other than Sponsor, its employees, agents or subcontractors, to comply with the warranty requirements of manufacturers or suppliers of appliances, fixtures, plumbing, heating, cooling and ventilation systems of the Unit, if any, or items of equipment; or
        - Failure of Purchaser to give notice to Sponsor of any defects or damage within a reasonable time; or
        - Changes in the grading of the ground by anyone other than Sponsor, its employees, agents or subcontractors; or
        - Changes, alterations, or additions made to the Unit; or
        - Dampness or condensation due to failure of Purchaser to maintain adequate ventilation.
    - Loss or damage caused by or resulting from accidents, riot and civil commotion, fire, explosions, smoke, water escape, falling objects, aircraft, vehicles, acts of God, lightning, windstorm, excessive rain or snow, hail, flood, mudslide, earthquake, volcanic eruption, wind-driven water, and not reasonably foreseeable change in the underground water table.
    - Loss or damage caused by the failure or inadequacy of public utilities, including the city's storm and sewer system.

- Loss or damage caused by seepage of water unless such loss or damage is the direct result of a construction defect.
- Any damage caused by soil movement for which compensation is provided by legislation or which is covered by other insurance.
- Any damages which Purchaser had not taken timely and reasonable action to minimize.
- Insect damage.
- Damage to personal property.
- Loss or damage which arises while a Residential Unit is being used primarily for nonresidential purposes.
- Loss or damage due to abnormal loading floors by Purchaser which exceeds design loads as mandated by the Building Code.
- Costs of shelter, transportation, food, moving, storage or other incidental expenses related to relocation during repairs.
- Consequential or incidental damages (except where required by law).
- Defects in construction, installation or operation of mechanical equipment, appliances and/or other items covered by warranties assigned to Purchaser.
- Damage caused by the misuse, abuse, or interference by Purchaser or anyone other than Sponsor, its employees, agents or subcontractors with Sponsor's original construction and installations.

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

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

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

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

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

comply with applicable law, to remedy any notice of violation, to comply with any work order of an insurer, or for any matter affecting the health or safety of the occupants of the Building. While Sponsor has voting control of the Board of Managers, Sponsor will not reduce or eliminate the services to be provided to the Condominium as set forth in this Offering Plan. See the section "Control by The Sponsor" set forth in Part I of the Offering Plan.

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

49. Unit Owners must obtain supplemental or additional insurance at the time of Closing for their personal effects and the interior of the Unit itself for fire and liability. Such insurance commonly referred to as an "HO-6 Policy," will be paid for by the Purchaser. Unit Owners shall not be prohibited from carrying other insurance for their own benefit provided such policies contain waivers of subrogation and further provided that the liability of the carriers issuing insurance procured by the Board of Managers shall not be affected or diminished by reason of any Unit Owner's other insurance. The Board of Managers shall not be responsible for ensuring that Unit Owners are insured and shall have no liability for the failure of a Unit Owner to have insurance. To the extent either party is insured for loss or damage to property, each party will look to their own insurance policies for recovery. In the event a Unit Owner fails to obtain the requisite insurance or deliver evidence of same to the Board of Managers, as required, the Board of Managers may, in its sole and absolute discretion, (i) obtain such insurance on behalf of said defaulting Unit Owner or (ii) impose such fines and penalties as the Board of Managers may determine in its sole discretion, including without limitation, a per diem penalty for each day that the Unit Owner does not provide evidence of coverage and in either event such sums shall, for all purposes, constitute Common Charges payable by such Unit Owner. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

50. The Board of Managers, and/or any agent of the Board of Managers, shall have, and each Unit shall be subject to, an easement and a right of access to alter, inspect, install, maintain, operate, rebuild, repair, prevent or minimize damage to, and cause to be in compliance with any applicable laws or insurance requirements, the Common Elements or Limited Common Elements whether located in, over, through, under, or upon any Unit or elsewhere on the Property; to remedy any condition which would result in damage to any other Unit or which would violate the provisions of any mortgage covering another Unit; to cure defaults or remove violations by Unit Owners; to comply with any laws, orders, rules, or regulations of any governmental body having jurisdiction thereof; and to maintain any encroachment on any Unit, resulting from the Alteration, repair, or rebuilding of the Common Elements. Access to any

Common Elements, Limited Common Elements, or Unit in furtherance of such easement shall be exercised in such a manner as will not unreasonably interfere with the normal conduct of business of the tenants and occupants of Units for their permitted purposes. Such entry shall be permitted on not less than two (2) days' notice, except that no notice will be necessary in the case of an emergency. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

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

52. There are no window guards on the windows. It is the responsibility of each Residential Unit Owner to notify the Board of Managers in writing when a child or children under the age of 11 lives or resides in any Residential Unit. It is the responsibility of each Residential Unit Owner to install, at such Residential Unit Owner's expense, the required window guards in all windows of the Residential Unit that are otherwise non-compliant. The Residential Unit Owner shall maintain all window guards installed in the Residential Unit and shall not remove, disable, remove, or tamper with window guards or window stops unless permitted by applicable law and with written notice to the Board of Managers. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

53. The public areas of the Condominium and those residential areas exposed to public view or other Unit Owners shall be kept in good appearance, in conformity with the dignity and character of the Building, as determined by the Board of Managers in its sole discretion, by (i) the Board of Managers, with respect to such parts of the Building required to be maintained by the Board of Managers, and (ii) each Unit Owner with respect to interior surfaces of windows and shades, venetian or other blinds, drapes, curtains, or other window decorations in or appurtenant to such Unit Owner's Unit. Except for temporary structures, the Board of Managers' prior written approval, which shall be given in the Board of Managers' sole discretion, shall be required to enclose, erect a greenhouse, or paint, decorate, or make any other Alteration to a terrace or balcony appurtenant to a Unit. The Board of Managers may issue regulations concerning the size, type, and color of window treatments to be installed on the windows of Units in other to provide a visually harmonious appearance. The Board of Managers may limit the types of personal items, furnishings, and plantings that may be placed on terraces or balconies appurtenant to a Unit. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

54. Purchasers are advised that the prevention of the growth of mold in a Unit is the responsibility of each Unit Owner. Construction is not, and cannot be, designed to exclude mold spores. Whether a Unit Owner experiences mold growth depends largely on how such Unit Owner manages and maintains their Unit. Unit Owners will need to take actions to prevent conditions which cause the mold or mildew, and it is the responsibility of each Unit Owner to ensure that they take the necessary precautions to prevent mold from becoming a problem in such Unit Owner's Unit. Unless the existence of mold occurs within one (1) month or earlier of Closing

(unless there is a latent defect due to faulty construction by Sponsor so that mold could not be discovered within one (1) month of Closing), and is caused by faulty construction by Sponsor, Sponsor will not be liable to Purchaser with respect to the presence and/or existence of molds, mildew and/or microscopic spores. This provision shall survive closing of title. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

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

56. No birds, animals or reptiles, except dogs or cats, shall be permitted in any Unit unless the same shall have been expressly permitted in writing by the Board of Managers or the Managing Agent, and such permission shall be revocable at any time by the Board of Managers or Managing Agent in their sole discretion unless such animal is a service, therapy, or emotional support animals. In no event shall more than two (2) animals be permitted in any Unit. No pet shall be permitted in the Common Elements, including dogs and cats, unless carried or on a leash. The Board of Managers will recognize the status of service, therapy, or emotional support animals where a Unit Owner submits a written request for such acknowledgment and advises the Board of Managers as follows:

    a) That the Unit Owner/resident suffers from a disability as defined in and/or subject to protection under the Americans with Disabilities Act, the Fair Housing Act, the New York State Civil Rights Law, New York City Administrative Code, New York State Human Rights Law, New York City Human Rights Law, and all applicable laws;

    b) That the Unit Owner/resident requires a service animal, therapy animal, or emotional support animal to support or assist the physical and/or emotional needs of the Unit Owner in the Common Elements and/or within a Unit of the Building;

    c) That a physician, psychiatrist, psychologist, or clinical social worker attests in writing (to the Board of Managers) to the physical or emotional need of the applicant or Unit Owner/resident for a service, therapy, or emotional support animal in the circumstances relative to the Unit Owner's/resident's particular disability condition.

    See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

57. Smoking and using electronic cigarettes is prohibited at all times in all Common Elements, Limited Common Elements, and Units. This policy applies to any person on the premises. Complaints about violations shall be made promptly to the Board of Managers. Complaints

should be made in writing and should be as specific as possible, including the date, approximate time, location where smoke was observed, description of incident, and apparent source of smoke. Unit Owners shall provide to prospective buyers or renters of their Units a copy of this Smoking Policy including by annexing it to any contract of sale or lease of their Unit. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

58. Any statements regarding property taxes as it relates to this Building has been ascertained from the Property Tax Projection Letter set forth subsequently in Part I of this Offering Plan supplied by Highpoint Incentive Inc., 715 Virginia Street, Far Rockaway, NY 11691 ("Property Tax Professional"). Post-construction real estate tax estimates were made by Property Tax Professional. Sponsor and Sponsor's counsel have relied wholly on the Property Tax Projection Letter by Property Tax Professional to provide prospective purchasers the information related to the property taxes for the Building set forth herein; Sponsor and Sponsor's counsel are not property tax experts, have not independently verified the Property Tax Projection Letter, and make no judgment as to its accuracy. Therefore, Purchasers are strongly urged to review the Property Tax Projection Letter provided by Property Tax Professional thoroughly and to consult with their own tax counsel or expert regarding same. See the Property Tax Projection Letter dated October 27, 2025, set forth at the end of the section "Real Estate Taxes". The projected real estate taxes for the First Year of Operation contained on Schedule A are based on an assessment of the Building after construction is complete. Purchasers are advised that real estate taxes may increase materially when the Building is reassessed after construction is complete. If Sponsor completes construction earlier than anticipated, or if the Department of Finance assesses the Building as complete earlier than anticipated by the Property Tax Professional, then projections for post-construction assessments may be in effect sooner than projected. See the section "Real Estate Taxes" set forth in Part I of the Offering Plan.

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

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

If the actual taxes due are lower than the amount collected and held in escrow, then the Board of Managers shall pay the Unit Owners their proportionate share of any excess. At such time that the individual Units have been separately assessed, Unit Owners shall make a payment directly to the New York City Department of Finance no later than the due date for such real estate tax payment. Unit Owners shall notify the Board of Managers that the individual Units have been separately assessed and any sum collected and held in escrow not paid toward real estate taxes shall be reimbursed to the Unit Owner or Sponsor who advanced same. See the section "Real Estate Taxes" set forth in Part I of the Offering Plan.

60. Unit Owners will not receive the Cooperative and Condominium Tax Abatement. During the Sponsor Control Period, the Board of Managers does not intend to apply for the Cooperative and Condominium Tax Abatement.

    In order for the Condominium to qualify for the Cooperative and Condominium Tax Abatement, the Condominium must be Tax Class 2, cannot receive tax benefits such as J-51, 420c, 421a, 421b, or 421g, the Managing Agent or Board of Managers must apply by February 15 on behalf of all Unit Owners, the Managing Agent or Board of Managers must obtain a certification from Unit Owners regarding the Unit being such Unit Owner's primary residence, and if the Condominium (i) has 30 or more residential dwelling units and an average unit assessed value of more than $60,000 or (ii) has less than 30 residential dwelling units and an average assed value of more than $100,000, then the Condominium is required to pay prevailing wage and the Managing Agent or Board of Managers must submit a prevailing wage affidavit.

    In order for Unit Owners to qualify for the Cooperative and Condominium Tax Abatement, the Unit must have been purchased before January 5 to qualify for the upcoming tax year, the Unit must be the Unit Owner's primary residence, the Unit Owner cannot own more than three Residential Units in the Condominium, transfer tax forms or a deed must be filed with the City Register's Office, the Unit Owner cannot be receiving a clergy property tax exemption, the Unit cannot be owned by a business, the Unit cannot be owned by Sponsor or Successor Sponsor, and if the Unit is owned by a trust then the Unit must be the primary residence of all beneficiaries of the trust, or trustee, or life estate holder. See the section "Real Estate Taxes" set forth in Part I of the Offering Plan.

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

A non-corporate Residential Unit Owner who itemizes their deductions will be entitled to a deduction in computing their taxable income for Federal income tax purposes for bona fide mortgage interest incurred with respect to their Unit in the year paid provided that (a) the indebtedness is incurred in acquiring, constructing or improving the Unit, (b) the indebtedness is secured by the Unit, (c) the indebtedness does not exceed $750,000.00, or $375,000 in the case of a married individual filing a separate return, and (d) the Unit is a "qualified residence." The Federal limitation on the deduction for real estate taxes applies in the aggregate to, and is inclusive of, state and local income taxes paid as well. Thus, the maximum amount a Residential Unit Owner may deduct for real estate taxes and state and local taxes combined is $40,000 ($20,000 in the case of a married individual filing a separate return) in 2025, and will increase 1% per year until 2030; in 2030, the maximum amount a Residential Unit Owner may deduct for real estate taxes and state and local taxes combined is $10,000 ($5,000 in the case of a married individual filing a separate return). The amount of any available deductions may vary due to changes in the interest rate, the allocation of constant debt service payments to interest, and state and local taxes. For some taxpayers, the foregoing deductions may also be impacted by the alternative minimum tax. The foregoing deductions are subject to a phasedown once a taxpayer's modified adjusted gross income exceeds $500,000 in 2025(subject to an increase of 1% for each subsequent year). No opinion is expressed as to the taxation of Unit Owners who are not New York State residents or not individuals. Purchasers are strongly encouraged to consult with their own tax professionals to ascertain the tax costs and benefits, if any, of ownership of a Unit. See the section "Income Tax Deductions to Unit Owners" set forth in Part I of the Offering Plan.

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

63. No party, other than a Purchaser, shall have any right or benefit derived from the Offering Plan, including without limitation, the right to insist upon or enforce against Sponsor the performance of all or any of Sponsor's obligations under the Offering Plan and no such third party (including without limitation, parties purchasing from Purchasers) shall be deemed to have received any benefit as a result of any of the provisions of the Offering Plan. See the section "General" set forth in Part I of the Offering Plan.

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

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

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

When Sponsor and all Affiliates, designees, and assignees of Sponsor no longer own a Unit, any remaining Development Rights associated with the Property that have not otherwise been conveyed or utilized shall become a Common Element and no longer owned by Sponsor. See the section "Reservation of Air and Development Rights" set forth in Part I of the Offering Plan.

INTRODUCTION

Sponsor and Offer of Sale

21 ST VENTURES, LLC (the "Sponsor"), a limited liability company organized under the laws of the state of New York, presents this offering plan (the "Offering Plan") for the establishment of condominium ownership of the land (the "Land") consisting of approximately 4,050 square feet in the City and State of New York, located at 11-50 45th Road, Long Island City, NY 11101 and upon presentation of this Offering Plan known as Block 54, Lots 45, 5, 4, and 1, as shown in the Queens County Tax Map, and a building (the "Building") existing on the Land to be called Loft 21 Condominium (the "Condominium"). Sponsor acquired the Property on March 28, 2022 by deed recorded in the City Register's Office on April 18, 2022 as CRFN 2022000161536 and 2022000161474 and on October 5, 2023 by deed recorded in the City Register's Office on October 23, 2023 as CRFN 2023000272921.

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

The Building is under construction at the time of presentation of this Offering Plan; the structure is vacant. Sponsor is constructing one new building with two towers pursuant to New York City Department of Building NB approved permits. A Certificate of Occupancy will be issued for the Building reflecting the planned construction. The Building will be constructed by Sponsor in accordance with all applicable law. The Sponsor expects that construction will be complete on or about January 1, 2027. On completion of construction, the Condominium will consist of one building with a cellar and seven (7) floors. The Condominium will be divided into Sixty-seven (67) Residential Units, Twenty-seven (27) Parking Units, and One (1) Non-Residential Unit.

Sponsor will be offering for sale, pursuant to this Offering Plan, the Sixty-seven (67) Residential Units, Twenty-seven (27) Parking Units, and One (1) Non-Residential Unit., in accordance with the schedule of sales prices (Schedule A) set forth in Part I. These prices have

been set by Sponsor and are not subject to approval by the Department of Law or any other governmental agency.

Each Residential Unit will have a refrigerator/freezer, dishwasher, washer and dryer, and cooktop or range with oven and hood. Sponsor anticipates providing appliances in each of the Units manufactured by the manufacturers set forth in the Description of Property and Specifications and Building Condition. The Sponsor reserves the right to provide fixtures and appliances from a variety of manufacturers of Equal or Better Quality than those set forth in the Description of Property and Specifications and Building Condition. All fixtures and equipment described in this Offering Plan are included in the offering prices listed in Schedule A. Sponsor reserves the right to provide fixtures and appliances from a variety of manufacturers of Equal or Better Quality than those set forth in the Description of Property and Specifications and Building Condition. All fixtures and equipment described in this Offering Plan are included in the offering prices listed in Schedule A. In no event shall the presence of any furniture, furnishings, finishes, equipment, decorations, wall coverings, window treatments, or carpeting ("FFE") in any portion of the Building or Units set forth in any advertisements, marketing materials, renderings, or websites used in connection with the sales and marketing of the Units, or displayed in any model Unit, imply or represent that any such FFE will be located within any portion of the Building or Units. The presence of FFE in such marketing materials is for illustrative purposes only. In addition, marketing materials may use designations, labels or nomenclature to describe certain areas or rooms within Units that differ from the designations utilized on the Floor Plans of the Units set forth in Part II of the Plan, including, without limitation, closets, hallways, dens/media rooms and powder rooms. In no event, however, shall any designations, labels or nomenclature used in marketing materials conflict with the legally permitted uses of such areas or rooms. The use of such designations, labels or nomenclature is for marketing purposes only and does not obligate Sponsor to deliver such areas or rooms designed or fitted out in the manner depicted or implied in the marketing materials.

Sponsor has obtained financing from Signature Bank, 68 South Service Road, Melville, NY 11747. Each Unit being conveyed at a Closing and such Unit's appurtenant Common Interest will be released from the mortgage held by Sponsor's Mortgagee upon tender of the relevant payment as agreed to between Sponsor and Sponsor's Mortgagee. Sponsor's Mortgagee has not imposed any restrictions on marketing or renting Units.

Sponsor is retaining the unconditional right to rent Units in the Building after consummation of the Offering Plan that are being offered herein. Unless this Offering Plan is abandoned, Sponsor will endeavor in good faith to sell Units in a reasonably timely manner, rather than rent, after the Offering Plan has been consummated but makes no representation that it will execute Purchase Agreements to sell more than fifteen percent (15%) of the Units. Eleven (11) Residential Units satisfy the fifteen percent (15%) threshold. As Sponsor's right to rent Units is unconditional, this Offering Plan may not result in the creation of a condominium in which a majority of the Units are owned by occupants or investors unrelated to Sponsor; Sponsor could effectively exercise voting control indefinitely. Rental tenants of Units owned by Sponsor or any other Unit Owner will receive the same Building services and will have the same use of the facilities as Unit Owners, however they will have no investment in their Units and therefore do not share the same economic interests as a Unit Owner that occupies their Unit in the maintenance and care of the Building's facilities. In the event Sponsor has rented a Unit after consummation of the Offering Plan, and subsequently sells the Unit pursuant to this Offering Plan, such sale of the Unit

will provide that it will be sold in "as is" condition, except for any applicable warranties expressly provided in this Offering Plan.

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

If Sponsor sells 10 Units or 20 percent of the total number of Units in the condominium, whichever is less, which are not purchased for occupancy by the owner or one or more members of their immediate family, such purchaser will be deemed a Successor Sponsor pursuant to 13 NYCRR Section 20.1 (c)(1). Affiliates of Sponsor, a designee of Sponsor, or assignee of Sponsor may also qualify as a Successor Sponsor under applicable regulations. A Successor Sponsor has the same rights and obligations of a Sponsor, but only in relationship to the Units' appurtenant Common Interest which such Successor Sponsor owns. Successor Sponsors have the same right to assign or designate a person or entity, whether related or unrelated to Sponsor, to succeed to their rights and obligations and any such assignee or designee shall also be deemed a Successor Sponsor.

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

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

Development Rights

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

Unit Owners to increase Development Rights.

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

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

When Sponsor and all Affiliates, designees, and assignees of Sponsor no longer own a Unit, any remaining Development Rights associated with the Property that have not otherwise been conveyed or utilized shall become a Common Element and no longer owned by Sponsor.

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

Features of Condominium Ownership

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

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

the Declaration and By-Laws, including, but not limited to, the Board of Managers' right of first refusal. The Board of Managers does not have the right to approve or disapprove purchasers or lessees.

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

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

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

Sponsor reserves the right to designate all Residential members of the Board of Managers for a period of time until the earlier to occur of (a) thirty (30) days after the date by which one hundred percent (100%) of the Units have been conveyed to Purchasers; or (b) five (5) years after the First Closing (the "Sponsor Control Period"). Sponsor reserves the right to relinquish control of the Board of Managers prior to the expiration of the Sponsor Control Period. A meeting will be held to elect new members of the Board of Managers not designated by Sponsor within thirty 30 days of the expiration of the Sponsor Control Period. However, as long as Sponsor owns a Unit, Sponsor will be entitled to appoint one (1) Residential member of the Board of Managers and shall be entitled to cast one vote for each .0001% of Common Interest attributable to their Unit(s), but in no event can Sponsor use its voting power to elect more than 50% of the Board of Managers after the expiration of the Sponsor Control Period; in the event that there is a Successor Sponsor and Sponsor still owns a Unit, only Sponsor may appoint one (1) Residential member of the Board of Managers.

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

The Board of Managers will make most decisions concerning the manner in which the Condominium will be maintained. This will include making decisions regarding hiring of a

management company to manage the day-to-day operations of the Condominium, preparing budgets, entering into service contracts, and the making of repairs and improvements, all of which may impact the amount of the Common Charges. The Board of Managers has a fiduciary duty to act in the best interest of the Condominium.

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

Unit Owners must obtain, at the time of Closing, supplemental or additional insurance for their personal effects and the interior of the Unit itself for fire and liability. Such insurance commonly referred to as an "HO-6 Policy," will be paid for by the Purchaser. Unit Owners shall not be prohibited from carrying other insurance for their own benefit provided such policies contain waivers of subrogation and further provided that the liability of the carriers issuing insurance procured by the Board of Managers shall not be affected or diminished by reason of any Unit Owner's other insurance. The Board of Managers shall not be responsible for ensuring that Unit Owners are insured and shall have no liability for the failure of a Unit Owner to have insurance. To the extent either party is insured for loss or damage to property, each party will look to their own insurance policies for recovery. In the event a Unit Owner fails to obtain the requisite insurance or deliver evidence of same to the Board of Managers, as required, the Board of Managers may, in its sole and absolute discretion, (i) obtain such insurance on behalf of said defaulting Unit Owner or (ii) impose such fines and penalties as the Board of Managers may determine in its sole discretion, including without limitation, a per diem penalty for each day that the Unit Owner does not provide evidence of coverage and in either event such sums shall, for all purposes, constitute Common Charges payable by such Unit Owner. See the section "Rights and Obligations of Unit Owners and the Board of Managers" set forth in Part I of the Offering Plan.

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

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

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

DEFINITIONS

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

Alteration: Any alteration, addition, change, improvement, or repair to a Common Element, Limited Common Element, or a Unit.

Balance: The amount payable at the Closing after deducting the Deposit from the Purchase Price and any amount for upgrades, extras, or custom work.

Board of Managers: The governing body of the Condominium.

Building: The structure containing the Units and the Common Elements of the Condominium (other than the land under the Building).

By-Laws: One of the documents governing the operation of the Condominium, the form of which is set forth in Part II of the Offering Plan.

Cause: (i) conviction of a felony, (ii) conviction of any lesser crime or offense involving the property of the Condominium, or (iii) willful misconduct or gross negligence in the performance of their duties as a member of the Board of Managers.

City Register's Office: The Office of the City Register of The City of New York.

Closing: Including words of similar import are used synonymously and mean the payment of the Purchase Price, and the transfer of legal ownership of a Unit pursuant to this Offering Plan and the Purchase Agreement.

Closing Date: The date scheduled for the closing of title to a Unit by Sponsor as same may be adjourned in accordance with the terms of the Purchase Agreement.

Commercial Unit: Any space designated as a Commercial Unit in the Floor Plans.

Commercial Unit Owner: The owner of a Commercial Unit.

Common Charges: Assessments payable to the Board of Managers by each Unit Owner for the purpose of meeting Common Expenses.

Common Elements: Those areas intended to be devoted to the common use and enjoyment of all Unit Owners as set forth in the Declaration.

Common Expenses: The costs and expenses in connection with the repair, maintenance, replacement, restoration and operation of, and any alteration, addition or improvement to, the Common Elements, including any reserve established in anticipation of the aforesaid costs and expenses.

Common Interest: The proportionate, undivided interest in fee simple absolute in the Common

Elements pertaining to each Unit set forth in the Declaration. Such interest is expressed as a numerical percentage. The total of all Common Interest percentages pertaining to all Units equals 100%. The Common Interest of the Unit is the basis for determining, among other things, a Unit Owner's (a) proportionate share of the Common Expenses and (b) proportionate share of any distributions upon termination of the Condominium.

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

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

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

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

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

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

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

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

Escrow Agent: Marans Newman Tsolis & Nazinitsky LLC

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

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

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

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

Floor Plans: Floor plans prepared by Sponsor's architect showing the division of the Property into the Units and Common Elements and to be filed with the Declaration, also referred to as "Tax Lot Drawings".

Goodwill Work: Corrective work that Sponsor is not otherwise obliged to perform under the Offering Plan but does so as a gesture of goodwill. This may include, but is not limited to, corrective work for immaterial conditions or conditions not caused by Sponsor such as a Unit Owner, the Board of Managers, or a third party.

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

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

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

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

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

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

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

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

Parking Unit: Any space designated as a Parking Unit in the Floor Plans.

Parking Unit Owner: The owner of a Parking Unit.

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

Permitted Mortgage: A mortgage of a Unit or Units permitted to be placed thereon pursuant to the provisions of the By-Laws, and any loan provided to Sponsor including any mezzanine finance loan or preferred equity loan.

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

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

Power of Attorney: At the time of acquiring title to a Unit and as a condition thereof, a new Unit Owner shall duly execute, acknowledge and make arrangements for recording in the City Register's Office, the Power of Attorney required under the Declaration.

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

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

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

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

Purchase Price: The purchase price for a Unit.

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

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

Residential Unit: Any areas of the Building designated as such on the Floor Plans, and intended to be used for residential purposes, together with its percentage of Common Interest. For the purposes of voting and budgeting, Parking Units shall be treated as Residential Units.

Residential Unit Owner: The owner of a Residential Unit. For the purposes of voting and budgeting, a Parking Unit Owner shall be treated as Residential Unit Owner.

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

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

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

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

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

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

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

Sponsor's Mortgagee: Any Permitted Mortgagee holding a Permitted Mortgage encumbering Units owned by Sponsor and/or any other lender that has provided mezzanine financing or preferred equity financing to the Sponsor and/or Declarant. For the avoidance of doubt, the construction lender shall be deemed to be Sponsor's Mortgagee. The current Sponsor's Mortgagee includes Signature Bank, 68 South Service Road, Melville, NY 11747, together with their successors and/or assigns.

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

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

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

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

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

Working Capital Fund: A fund held and used for working capital, closing costs and adjustments,

unanticipated increases in budgeted or additional Common Expenses, capital repairs or replacement or for such other appropriate purposes as will be determined by the Board of Managers.

ZLDA: A zoning lot development agreement.

DESCRIPTION OF PROPERTY AND IMPROVEMENTS

The Property has a land area of approximately 4,050 square feet. The site will contain one new building with two towers(the "Building") when construction is completed. The street address of the Property is 11-50 45th Road in the Borough of Queens, NY. The Building is located on 45th Road and 46th Avenue on 21 Street. The entrance to the Non-Residential Unit is located on 45th Road and 46th Avenue. The entrance to the Parking Units is located on 46th Avenue. There is an entrance to the residential lobby at both 45th Road and 46th Avenue. The main residential entrance is 11-50 45th Road, the secondary residential entrance is 11-53 46th Avenue, and the non-residential entrance is 45-22 21st Street.

The Condominium shall consist of Sixty-seven (67) Residential Units, Twenty-seven (27) Parking Units, and One (1) Non-Residential Unit in a building that will contain a cellar and seven (7) floors. The Building will be constructed in accordance with the plans and specifications identified in the Offering Plan and all applicable zoning and building laws which include the Zoning Resolution of the City of New York and New York City Construction Codes. A schedule of approved New York City Department of Buildings (DOB) plans for the work, including DOB applications, is specified in the Description of Property and Specifications and Building Condition set forth in Part II of this Offering Plan.

The Property was previously used as the Science of the Soul Study Center; there are no known environmental issues. A new Certificate of Occupancy will be issued reflecting the planned construction. The property is currently vacant and will remain unoccupied throughout construction, which is expected to be substantially completed on or about January 1, 2027. A Closing will take place only after the issuance of a temporary or final Certificate of Occupancy for the entire project or, issuance of a partial, temporary or final Certificate of Occupancy for the Unit closed or the building in which the Unit is located.

The first floor contains a 530 square foot bicycle storage space with room for 35 bicycles allocated as a Common Element. The second floor contains an 1124 square foot recreation room and 745 square foot recreation space allocated as a Common Element that will be unfurnished. These Common Elements will be first-come-first serve; the Board of Managers has the authority to set rules and regulations pertaining the operation of these Common Elements.

Each Residential Unit will have a refrigerator/freezer, dishwasher, washer and dryer, and cooktop or range with oven and hood. Sponsor anticipates providing appliances in each of the Units manufactured by the manufacturers set forth in the Description of Property and Specifications and Building Condition. Sponsor reserves the right to provide fixtures and appliances from a variety of manufacturers of Equal or Better Quality than those set forth in the Description of Property and Specifications and Building Condition. All fixtures and equipment described in this Offering Plan are included in the offering prices listed in Schedule A. In no event shall the presence of any furniture, furnishings, finishes, equipment, decorations, wall coverings, window treatments, or carpeting ("FFE") in any portion of the Building or Units set forth in any advertisements, marketing materials, renderings, or websites used in connection with the sales and marketing of the Units, or displayed in any model Unit, imply or represent that any such FFE will be located within any portion of the Building or Units. The presence of FFE in such marketing materials is for illustrative purposes only. In addition, marketing materials may use designations, labels or nomenclature to describe certain areas or rooms within Units that differ from the

designations utilized on the Floor Plans of the Units set forth in Part II of the Plan, including, without limitation, closets, hallways, dens/media rooms and powder rooms. In no event, however, shall any designations, labels or nomenclature used in marketing materials conflict with the legally permitted uses of such areas or rooms. The use of such designations, labels or nomenclature is for marketing purposes only and does not obligate Sponsor to deliver such areas or rooms designed or fitted out in the manner depicted or implied in the marketing materials.

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

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

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

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

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

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

Plan any refund or credit to be issued to Unit Owners in the event the projected operating expenses exceed the actual operating expenses.

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

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

Each Unit Owner of a Unit to which a Limited Common Element is appurtenant shall be responsible for the cost and performance of all painting, decorating and non-structural ordinary maintenance, repairs, cleaning and replacements to such Limited Common Element, including pipes, wires, and conduits exclusively servicing the Unit. However, any structural or non-ordinary repairs or replacements to a Limited Common Element shall be made by the Board of Managers, and the cost and expense thereof shall be charged to all Unit Owners as a Common Expense unless the need for such repair or replacement was caused by the wrongful or negligent act or omission of a Unit Owner or their tenants, guests, or invitees whereby the cost shall be charged to such Unit Owner.

No structures of any kind may be erected on Limited Common Elements without the express written permission of the Board of Managers, except for temporary structures. Regardless of anything herein to the contrary, a Unit Owner who wishes to paint, decorate or make an Alteration to a Limited Common Element appurtenant to their Unit must first obtain express written permission from the Board of Managers.

Limited Common Elements and any cellar spaces are considered uninhabitable space and may not be legally used as a bedroom or living room or rented independently and to do so may result in a building code violation being issued for the Building. Any cellar space has less light and air than ordinary living space and is more susceptible to dampness. Units 2I, 2J, 2K, PHA, PHB, PHC, PHD, PHE, PHF, and PHJ have a terrace appurtenant to the Unit allocated as a Limited Common Element; Units 4M, 4N, 4O, 5M, 5N, 5O, PHG, PHH, and PHI have a balcony appurtenant to the Unit allocated as a Limited Common Element; refer to Schedule A for the

amount of Limited Common Elements available to each Unit Owner.

New York City's Façade Inspection Safety Program ("FISP"), also known as Local Law 11/98 applies to this Building. FISP requires that owners of buildings, with greater than six stories above grade, have their exterior walls and appurtenances inspected periodically. FISP reports are due once in five-year cycles. Once a new building is issued the first temporary Certificate of Occupancy, the five-year "grace period" begins. After this five-year period is over, the building must file during the next applicable cycle. The report will deem the façade Safe, SWARMP, or Unsafe; SWARMP stands for Safe With a Repair and Maintenance Program, Unsafe indicates problems that threaten public safety and requires protection (sheds or fences) be immediately installed. The obligation to comply with FISP shall be solely on the Board of Managers. Sponsor shall have no responsibility or obligation to organize such inspections. The cost of retaining a Qualified Exterior Wall Inspector to perform the inspection and file the report, as well as making any necessary repairs, will be a Common Expense in the future; this item is not budgeted for the First year of Operations and may be funded from the Reserve Fund, Working Capital Fund, a future line item in the budget, or by special assessment. The cost of retaining a Qualified Exterior Wall Inspector is currently approximately $15,000; Sponsor makes no warranty or representation that the law will not change or what the actual cost of compliance will be. In the same fashion, the Board of Managers will be responsible for maintaining the sidewalk(s) in accordance with the requirements of the Department of Transportation.

There are no lot line windows in the Building.

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

New York City Local Law 97 of 2019 requires most buildings over 25,000 square feet to meet new greenhouse gas emissions limits beginning in 2024, with stricter limits coming into effect in 2030 with the goal to reduce the emissions produced by the New York City's largest buildings 40 percent by 2030 and to net zero by 2050. Local Law 97 applies to the Building. Sponsor anticipates the Building complies with Local Law 97 requirements, including stricter limits in effect in 2030 and 2050. Buildings that fail to meet compliance standards may be subject to steep fines and penalties, which may increase Common Charges; Purchasers should discuss this with their attorneys prior to executing the Purchase Agreement. The Board of Managers, or the Managing Agent, will be required to make annual filings reporting energy consumption on the Property; excessive consumption by Unit Owners may result in steep fines and penalties.

The Property is located within Flood Zone Shaded X which is a moderate flood hazard zone with 0.2% annual chance flood or areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile. The Property is not in a special flood hazard zone and is not required to carry flood insurance by FEMA regulations or purchasers' lenders.

The roof shall have a 1 year warranty, issued by the manufacturer, for materials, commencing from the completion of installation.

Sponsor has taken precautions to minimize Unit-to-Unit odor and noise transmission, however, the transmission of a certain amount of odor or noise is common in multiple dwellings and such transmission is not, and shall not be construed as, a construction defect. Purchasers are advised that all multiple dwellings may be subject to noise, fumes, odors, and vibration from

normal plumbing, heating, air-conditioning, ventilating, and other equipment and floor noises, creaking, and/or the transmission of sound from one Unit to another Unit in the Building, as it is generally recognized by the courts (a) that "apartment-house living in a metropolitan area is attended with certain well-known inconveniences and discomforts and one cannot expect a noise-free environment," [Mariani v. Rogers, 25 Misc.3d 1206A 901 NYS2d 907 (City Ct. 2009) (Quoting Smalkowski v. Vernon, 2001 WL 914248 (NY Civil Ct., Kings Cty.., 2001)] and (b) that "if one lives in the city one must expect to suffer the dirt, smoke, noise, odors and confusion incident to city life." [Nussbaum v. Lacopo, 27 NY2d 311, 315 (1970)](Quoting Campbell v. Seaman, 63 NY 568 (1876)]

Sponsor is obligated to build and complete the Condominium in accordance with the Building Plans and Specifications identified in the Offering Plan, subject to Sponsor's right to substitute equipment or materials of Equal or Better Quality for construction and design and make modifications in layout or design; provided however, that Sponsor may not:

(i) Substitute equipment or materials of lesser quality or design; or

(ii) change the size, location of Buildings or Units other improvements or Common Elements if such changes affect the percentage of Common Interests or adversely affect the value of any Unit to which title has closed or for which a Purchase Agreement has been executed and is in effect unless all affected Unit Owners and contract vendees consent in writing to such change.

Parking Facilities

The Twenty-seven (27) Parking Units are deeded parking spaces located in the Building on the first floor level. Parking Units will be offered primarily to Unit Owners, excess parking spaces will be offered to the public, including non-occupants of the Building. Purchasers should note MDL §60 and ZR25-412 provide restrictions on use. As such, a Parking Unit can be rented by Sponsor or by Purchasers of a Parking Unit to persons other than an occupant of the Building. However, in the event a Parking Unit is being rented by a non-occupant and an occupant makes a written request to rent the Parking Unit, the Parking Unit must be offered to the occupant making such request. Purchasers are advised to refer to MDL §60 and ZR25-412 for further information.

N.Y. Mult. Dwell Law § 60

A space may be provided and maintained in any multiple dwelling or upon the premises thereof, or a structure may be erected and maintained at the rear or side thereof, for the storage of passenger motor vehicles, but only with a written permit therefor when required by local law and in accordance with every applicable local law, ordinance, resolution, code provision or regulation and with the following provisions:

Such space or structure shall be used solely for the storage of passenger motor vehicles of the occupants of the multiple dwelling or of multiple dwellings under common ownership, except that, in the event such space or structure or part thereof is not used by such occupants, it may be rented by the owner or owners of such dwelling or dwellings to persons other than the occupants thereof. The space which has thus been rented shall be made available to an occupant within thirty days after written request therefor. However, such space may be used also for the storage of any type of mechanical or motor-driven equipment or other accessory device or

passenger bus required for the proper maintenance of the site and of the dwellings thereon.

Zoning Resolution of the City of New York 25-412
R3 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, such spaces shall be designed and operated primarily for the long-term storage of the private passenger motor vehicles used by the occupants of such residences.

However, such spaces may be:

(a) rented for periods of not less than one week and not more than one month to persons who are not occupants of the residences to which such spaces are accessory for the accommodation of the private passenger motor vehicles used by such non-residents, provided that such spaces are operated in accordance with the regulations promulgated by the Commissioner of Buildings, in a manner which will not adversely affect the residential character of the neighborhood; or

(b) occupied by car sharing vehicles, provided that:

(1) in R3-2 and R4 Districts, except R4-1, R4A and R4B Districts, the number of spaces occupied by car sharing vehicles shall not exceed 10 percent of all spaces in a group parking facility that contains 20 or more spaces; and

(2) in R5, R6, R7, R8, R9 and R10 Districts, except R5A Districts, the number of spaces occupied by car sharing vehicles shall not exceed five spaces or 20 percent of all accessory off-street parking spaces, whichever is greater.

Such spaces provided pursuant to paragraphs (a) and (b) of this Section shall be made available to the occupants of the residences to which they are accessory within 30 days after written request is made to the landlord.

Handicapped Parking Spaces

P1 has been designated as a handicapped parking space. The purchase of the handicapped parking space and any subsequent sale or transfer of it is subject to the following covenants and restrictions:

In the event the present or future owner of a Residential Unit in the Condominium, or a member of their family residing in the Residential Unit, becomes handicapped and acquires handicapped plates for their vehicle, and said Residential Unit Owner is the owner of a Parking Unit, said Unit Owner has the right to demand that the owner of P1 trade P1 with said handicapped Unit Owner unless the owner of P1, or an occupant residing in their Residential Unit, is handicapped or has handicapped plates for their vehicle.

In the event the present or future owner of a Residential Unit in the Condominium, or member of their family residing in the Residential Unit, becomes handicapped and acquires handicapped plates for their vehicle, and said Residential Unit Owner does not own a Parking Unit, said Unit Owner has the right to demand that the owner of P1 sell the handicapped

parking space at then current fair market value to said handicapped Unit Owner, unless the owner of P1, or an occupant residing in their Residential Unit, is handicapped or has handicapped plates for their vehicle.

All costs and expenses entailed in the transfer or trading of the handicapped parking space, including without limitation, title abstracts, title insurance, transfer taxes and recording fees and reasonable attorney fees shall be borne by the party requesting the transfer.

The owner of P1 must comply with the aforementioned demand upon thirty (30) days written notice. Notice shall be delivered by hand delivery, certified or registered mail, return receipt requested, or overnight delivery service. Alternative means may be used where written acknowledgement of such delivery is delivered by the party receiving such notice.

If the parties cannot agree on the fair market value of the handicapped parking space then the parties agree to submit the matter to binding arbitration in accordance with the By-Laws of the Condominium.

LOCATION AND AREA INFORMATION

Location

The street address of the Property is 11-50 45th Road in the Borough of Queens, NY. The Building is located on 45th Road and 46th Avenue on 21 Street. The entrance to the Non-Residential Unit is located on 45th Road and 46th Avenue. The entrance to the Parking Units is located on 46th Avenue. There is an entrance to the Residential lobby at both 45th Road and 46th Avenue. The neighborhood known as Long Island City. Long Island City is bordered on the south by the Newtown Creek, on the east by 39th Street, on the north by 36th Avenue, and on the west by the East River. The neighborhood is part of Queens Community Board District 2.

No representation is made that future construction in the neighborhood surrounding the Property will not result in obstruction of the views from any window, portion of the façade or curtain wall, and/or terrace in the Building. The principal of Sponsor has a project immediately next door that is a condominium; the project is approximately the same height as the Building and is substantially complete. If any material change in the immediate vicinity occurs that affects the use or enjoyment of the property while sales are ongoing, an amendment will be filed within 30 days after the information becomes known to the Sponsor disclosing the material change.

Surrounding Area, Shopping, Culture, and Recreation

Located within twenty miles of the Property are museums, art galleries, hotels, parks, and commercial establishments including supermarkets, drugstores, dry cleaners, and banks.

Educational Institutions

Residents of the Building can avail themselves to charter and district schools part of the New York City Department of Education school system. There are many colleges, universities, and other educational centers available in the New York City area. **However, Sponsor makes no guarantee or representation as to which school a child residing at the Building may be able to actually attend**.

Zoning and Use

The Building is located in Zoning District M1-4/R6A. R6A is a contextual district where the Quality Housing bulk regulations are mandatory. These regulations produce high lot coverage, six- to eight-story apartment buildings set at or near the street line. Designed to be compatible with older buildings found in medium-density neighborhoods, R6A districts are mapped in the Bronx, Brooklyn and Queens. Parts of Kingsbridge in the Bronx and Williamsburg in Brooklyn are typical R6A areas.

Religious Institutions

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

Municipal Services

Transportation:

The nearest subway lines to the Property is the G line stopping at the 21 Street station, E/M lines stopping at the Court Square – 23 Street Station, and 7 line stopping at the Court Square station. Some of the bus routes in the vicinity of the Building include the Q67, Q69, B32, and B62.

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

These services are provided by the City of New York and all charges (except water) are incorporated into City taxes. The Property is located in the 108th Police Precinct. The Property is served by Fire Battalion 45, Fire Company 115.

Public Library:

The Queens Public Library branch serving the area is the Hunters Point Branch located at 47-40 Center Boulevard, Hunters Point, NY 11109.

Mailing Address and Postal Services:

The mailing address of the Property will be "11-50 45th Road, Long Island City, NY 11101." The post office servicing the Property is the Long Island City Station located at 4602 21st Street, Long Island City, NY 11101.

Medical Facilities

The nearest hospital to the Property is New York Presbyterian Hospital at 525 east 68 Street, New York, NY 10065

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

SCHEDULE A

LOFT 21 CONDOMINIUM

SCHEDULE OF PURCHASE PRICES AND OTHER FINANCIAL DETAILS

FOR FIRST FULL YEAR OF OPERATION

JANUARY 1, 2027 - DECEMBER 31, 2027

Unit	Unit Square Footage (1)	Limited Common Element (1)	Limited Common Element Square Footage (1)	BR	Bath	Offering Price (2)	Percentage of Common Interest (3)	Percentage of Residential Common Interest (3)	Estimated Common Charges Monthly (4)	Estimated Common Charges Annually (4)	Estimated Real Estate Taxes Monthly (5)	Estimated Real Estate Taxes Annually (5)	Total of Estimated Common Charges and Real Estate Taxes Monthly (6)	Total of Estimated Common Charges and Real Estate Taxes Annually (6)
2A	943			2	2	$1,641,000	1.2420%	1.5721%	$632.75	$7,593.03	$1,156.06	$13,872.75	$1,788.81	$21,465.78
2B	655			1	1	$1,118,000	0.8627%	1.0920%	$439.52	$5,274.21	$803.02	$9,636.18	$1,242.54	$14,910.40
2C	659			1	1	$1,121,000	0.8679%	1.0987%	$442.21	$5,306.57	$807.94	$9,695.31	$1,250.15	$15,001.88
2D	658			1	1	$1,120,000	0.8666%	1.0970%	$441.53	$5,298.36	$806.69	$9,680.31	$1,248.22	$14,978.67
2E	655			1	1	$1,118,000	0.8627%	1.0920%	$439.52	$5,274.21	$803.02	$9,636.18	$1,242.54	$14,910.40
2F	655			1	1	$1,118,000	0.8627%	1.0920%	$439.52	$5,274.21	$803.02	$9,636.18	$1,242.54	$14,910.40
2G	884			2	2	$1,578,000	1.1643%	1.4738%	$593.19	$7,118.25	$1,083.78	$13,005.32	$1,676.97	$20,123.57
2H	833			2	2	$1,515,000	1.0971%	1.3887%	$558.94	$6,707.23	$1,021.20	$12,254.37	$1,580.14	$18,961.60
2I	1,068	Terrace	320	3	2	$1,940,000	1.5120%	1.9139%	$770.32	$9,243.88	$1,407.41	$16,888.91	$2,177.73	$26,132.79
2J	1,135	Terrace	469	3	2	$2,015,000	1.6493%	2.0877%	$840.28	$10,083.31	$1,535.22	$18,422.58	$2,375.50	$28,505.89
2K	603	Terrace	394	1	1	$1,140,000	0.9239%	1.1695%	$470.71	$5,648.53	$860.01	$10,320.07	$1,330.72	$15,968.60
3A	968			2	2	$1,685,000	1.2749%	1.6138%	$649.54	$7,794.44	$1,186.73	$14,240.73	$1,836.27	$22,035.16
3B	1,030			2	2	$1,775,000	1.3566%	1.7172%	$691.15	$8,293.84	$1,262.76	$15,153.16	$1,953.91	$23,447.01
3C	1,004			2	2	$1,767,000	1.3223%	1.6738%	$673.69	$8,084.23	$1,230.85	$14,770.19	$1,904.54	$22,854.42
3D	681			1	1	$1,173,000	0.8969%	1.1353%	$456.95	$5,483.35	$834.86	$10,018.28	$1,291.81	$15,501.62
3E	681			1	1	$1,173,000	0.8969%	1.1353%	$456.95	$5,483.35	$834.86	$10,018.28	$1,291.81	$15,501.62
3F	681			1	1	$1,173,000	0.8969%	1.1353%	$456.95	$5,483.35	$834.86	$10,018.28	$1,291.81	$15,501.62
3G	681			1	1	$1,173,000	0.8969%	1.1353%	$456.95	$5,483.35	$834.86	$10,018.28	$1,291.81	$15,501.62
3H	680			1	1	$1,171,000	0.8956%	1.1337%	$456.30	$5,475.62	$833.68	$10,004.16	$1,289.98	$15,479.78
3I	921			2	2	$1,650,000	1.2130%	1.5355%	$618.02	$7,416.26	$1,129.15	$13,549.78	$1,747.17	$20,966.04
3J	836			2	2	$1,535,000	1.1011%	1.3937%	$560.95	$6,731.38	$1,024.87	$12,298.49	$1,585.82	$19,029.87
3K	904			2	2	$1,615,000	1.1906%	1.5071%	$606.59	$7,279.09	$1,108.26	$13,299.17	$1,714.85	$20,578.26
3L	559			1	1	$1,047,000	0.7362%	0.9319%	$375.08	$4,500.95	$685.28	$8,223.41	$1,060.36	$12,724.36
3M	600			1	1	$1,078,000	0.7902%	1.0003%	$402.61	$4,831.31	$735.58	$8,826.99	$1,138.19	$13,658.31
3N	600			1	1	$1,078,000	0.7902%	1.0003%	$402.61	$4,831.31	$735.58	$8,826.99	$1,138.19	$13,658.31
3O	600			1	1	$1,078,000	0.7902%	1.0003%	$402.61	$4,831.31	$735.58	$8,826.99	$1,138.19	$13,658.31
3P	605			1	1	$1,083,000	0.7968%	1.0086%	$405.95	$4,871.40	$741.69	$8,900.23	$1,147.64	$13,771.64
4A	969			2	2	$1,740,000	1.2762%	1.6155%	$650.22	$7,802.65	$1,187.98	$14,255.73	$1,838.20	$22,058.38
4B	1,029			2	2	$1,820,000	1.3552%	1.7155%	$690.47	$8,285.63	$1,261.51	$15,138.16	$1,951.98	$23,423.80
4C	1,002			2	2	$1,810,000	1.3197%	1.6705%	$672.36	$8,068.29	$1,228.42	$14,741.07	$1,900.78	$22,809.36
4D	682			1	1	$1,185,000	0.8982%	1.1370%	$457.63	$5,491.56	$836.11	$10,033.28	$1,293.74	$15,524.84
4E	681			1	1	$1,185,000	0.8969%	1.1353%	$456.95	$5,483.35	$834.86	$10,018.28	$1,291.81	$15,501.62
4F	681			1	1	$1,185,000	0.8969%	1.1353%	$456.95	$5,483.35	$834.86	$10,018.28	$1,291.81	$15,501.62
4G	681			1	1	$1,185,000	0.8969%	1.1353%	$456.95	$5,483.35	$834.86	$10,018.28	$1,291.81	$15,501.62
4H	680			1	1	$1,185,000	0.8956%	1.1337%	$456.30	$5,475.62	$833.68	$10,004.16	$1,289.98	$15,479.78
4I	921			2	2	$1,675,000	1.2130%	1.5355%	$618.02	$7,416.26	$1,129.15	$13,549.78	$1,747.17	$20,966.04
4J	833			2	2	$1,555,000	1.0971%	1.3887%	$558.94	$6,707.23	$1,021.20	$12,254.37	$1,580.14	$18,961.60
4K	904			2	2	$1,640,000	1.1906%	1.5071%	$606.59	$7,279.09	$1,108.26	$13,299.17	$1,714.85	$20,578.26
4L	557			1	1	$1,060,000	0.7336%	0.9286%	$373.75	$4,485.01	$682.86	$8,194.29	$1,056.61	$12,679.30
4M	899	Balcony	62	2	2	$1,685,000	1.2044%	1.5246%	$613.63	$7,363.61	$1,121.13	$13,453.60	$1,734.76	$20,817.21
4N	899	Balcony	62	2	2	$1,685,000	1.2044%	1.5246%	$613.63	$7,363.61	$1,121.13	$13,453.60	$1,734.76	$20,817.21
4O	604	Balcony	62	1	1	$1,155,000	0.8159%	1.0328%	$415.69	$4,988.28	$759.48	$9,113.78	$1,175.17	$14,102.07

SCHEDULE A

LOFT 21 CONDOMINIUM

SCHEDULE OF PURCHASE PRICES AND OTHER FINANCIAL DETAILS

FOR FIRST FULL YEAR OF OPERATION

JANUARY 1, 2027 - DECEMBER 31, 2027

Unit	Unit Square Footage (1)	Limited Common Element (1)	Limited Common Element Square Footage (1)	BR	Bath	Offering Price (2)	Percentage of Common Interest (3)	Percentage of Residential Common Interest (3)	Estimated Common Charges Monthly (4)	Estimated Common Charges Annually (4)	Estimated Real Estate Taxes Monthly (5)	Estimated Real Estate Taxes Annually (5)	Total of Estimated Common Charges and Real Estate Taxes Monthly (6)	Total of Estimated Common Charges and Real Estate Taxes Annually (6)
5A	952			2	2	$1,760,000	1.2538%	1.5871%	$638.79	$7,665.48	$1,167.09	$14,005.12	$1,805.88	$21,670.60
5B	988			2	2	$1,820,000	1.3012%	1.6472%	$662.98	$7,955.75	$1,211.29	$14,535.46	$1,874.27	$22,491.21
5C	943			2	2	$1,750,000	1.2420%	1.5721%	$632.75	$7,593.03	$1,156.06	$13,872.75	$1,788.81	$21,465.78
5D	655			1	1	$1,175,000	0.8627%	1.0920%	$439.52	$5,274.21	$803.02	$9,636.18	$1,242.54	$14,910.40
5E	655			1	1	$1,175,000	0.8627%	1.0920%	$439.52	$5,274.21	$803.02	$9,636.18	$1,242.54	$14,910.40
5F	655			1	1	$1,175,000	0.8627%	1.0920%	$439.52	$5,274.21	$803.02	$9,636.18	$1,242.54	$14,910.40
5G	655			1	1	$1,175,000	0.8627%	1.0920%	$439.52	$5,274.21	$803.02	$9,636.18	$1,242.54	$14,910.40
5H	655			1	1	$1,175,000	0.8627%	1.0920%	$439.52	$5,274.21	$803.02	$9,636.18	$1,242.54	$14,910.40
5I	886			2	2	$1,675,000	1.1669%	1.4771%	$594.52	$7,134.19	$1,086.20	$13,034.44	$1,680.72	$20,168.63
5J	833			2	2	$1,575,000	1.0971%	1.3887%	$558.94	$6,707.23	$1,021.20	$12,254.37	$1,580.14	$18,961.60
5K	904			2	2	$1,660,000	1.1906%	1.5071%	$606.59	$7,279.09	$1,108.26	$13,299.17	$1,714.85	$20,578.26
5L	556			1	1	$1,085,000	0.7323%	0.9269%	$373.07	$4,476.80	$681.61	$8,179.28	$1,054.68	$12,656.09
5M	899	Balcony	62	2	1	$1,700,000	1.2044%	1.5246%	$613.63	$7,363.61	$1,121.13	$13,453.60	$1,734.76	$20,817.21
5N	899	Balcony	62	2	2	$1,700,000	1.2044%	1.5246%	$613.63	$7,363.61	$1,121.13	$13,453.60	$1,734.76	$20,817.21
5O	604	Balcony	62	1	1	$1,175,000	0.8159%	1.0328%	$415.69	$4,988.28	$759.48	$9,113.78	$1,175.17	$14,102.07
PHA	860	Terrace	677	2	2	$1,765,000	1.3556%	1.7159%	$690.63	$8,287.57	$1,261.81	$15,141.69	$1,952.44	$23,429.26
PHB	1,253	Terrace	273	2	2	$2,180,000	1.7402%	2.2027%	$886.56	$10,638.74	$1,619.78	$19,437.38	$2,506.34	$30,076.13
PHC	1,089	Terrace	284	2	2	$1,920,000	1.5278%	1.9339%	$778.37	$9,340.48	$1,422.12	$17,065.40	$2,200.49	$26,405.88
PHD	1,209	Terrace	251	2	2	$2,095,000	1.6750%	2.1202%	$853.36	$10,240.28	$1,559.11	$18,709.37	$2,412.47	$28,949.65
PHE	1,007	Terrace	501	2	2	$1,890,000	1.4912%	1.8874%	$759.66	$9,115.89	$1,387.92	$16,655.07	$2,147.58	$25,770.95
PHF	1,115	Terrace	290	2	1	$1,950,000	1.5640%	1.9798%	$796.85	$9,562.17	$1,455.87	$17,470.44	$2,252.72	$27,032.60
PHG	903	Balcony	62	2	2	$1,735,000	1.2097%	1.5313%	$616.33	$7,395.97	$1,126.06	$13,512.72	$1,742.39	$20,908.69
PHH	903	Balcony	62	2	2	$1,735,000	1.2097%	1.5313%	$616.33	$7,395.97	$1,126.06	$13,512.72	$1,742.39	$20,908.69
PHI	903	Balcony	62	2	2	$1,735,000	1.2097%	1.5313%	$616.33	$7,395.97	$1,126.06	$13,512.72	$1,742.39	$20,908.69
PHJ	991	Terrace	296	2	2	$1,870,000	1.4027%	1.7755%	$714.62	$8,575.43	$1,305.64	$15,667.62	$2,020.26	$24,243.05
P1 (ADA)	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P2	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P3	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P4	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P5	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P6	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P7	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P8	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P9	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P10	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P11	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P12	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P13	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P14	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P15	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P16	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P17	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60

SCHEDULE A

LOFT 21 CONDOMINIUM

SCHEDULE OF PURCHASE PRICES AND OTHER FINANCIAL DETAILS

FOR FIRST FULL YEAR OF OPERATION

JANUARY 1, 2027 - DECEMBER 31, 2027

Unit	Unit Square Footage (1)	Limited Common Element (1)	Limited Common Element Square Footage (1)	BR	Bath	Offering Price (2)	Percentage of Common Interest (3)	Percentage of Residential Common Interest (3)	Estimated Common Charges Monthly (4)	Estimated Common Charges Annually (4)	Estimated Real Estate Taxes Monthly (5)	Estimated Real Estate Taxes Annually (5)	Total of Estimated Common Charges and Real Estate Taxes Monthly (6)	Total of Estimated Common Charges and Real Estate Taxes Annually (6)
P18	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P19	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P20	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P21	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P22	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P23	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P24	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P25	204					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P26	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
P27	153					$150,000	0.2015%	0.2551%	$102.67	$1,232.10	$133.88	$1,606.50	$236.55	$2,838.60
Residential Units Subtotal	**58,955**		**4,313**			**$103,128,000**	**78.9993%**	**100.0000%**	**$40,248.79**	**$482,986.50**	**$72,086.05**	**$865,030.50**	**$112,334.84**	**$1,348,017.00**
Commercial	15,945		0			$15,000,000	21.0007%		$4,750.38	$57,004.50	$18,876.67	$226,520.00	$23,627.05	$283,524.50
Non-Residential Unit Subtotal	**15,945**		**0**			**$15,000,000**	**21.0007%**		**$4,750.38**	**$57,004.50**	**$18,876.67**	**$226,520.00**	**$23,627.05**	**$283,524.50**
TOTAL	**74,900**		**4,313**			**$118,128,000**	**100.0000%**		**$44,999.17**	**$539,991.00**	**$90,962.72**	**$1,091,550.50**	**$135,961.89**	**$1,631,541.50**

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

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

NOTES TO SCHEDULE A

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

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

Each Unit Owner of a Unit to which a Limited Common Element is appurtenant shall be responsible for the cost and performance of all painting, decorating and non-structural ordinary maintenance, repairs, cleaning and replacements to such Limited Common Element, including pipes, wires, and conduits exclusively servicing the Unit. However, any structural or non-ordinary repairs or replacements to a Limited Common Element shall be made by the Board of Managers, and the cost and expense thereof shall be charged to all Unit Owners as a Common Expense unless the need for such repair or replacement was caused by the wrongful or negligent act or omission of a Unit Owner or their tenants, guests, or invitees whereby the cost shall be charged to such Unit Owner.

No structures of any kind may be erected on Limited Common Elements without the express written permission of the Board of Managers, except for temporary structures. Regardless of anything herein to the contrary, a Unit Owner who wishes to paint, decorate or make an Alteration to a Limited Common Element appurtenant to their Unit must first obtain express written permission from the Board of Managers.

Limited Common Elements and any cellar spaces are considered uninhabitable space and may not be legally used as a bedroom or living room or rented independently and to do so may result in a building code violation being issued for the Building. Any cellar space has less light and air than ordinary living space and is more susceptible to dampness. Units 2I, 2J, 2K, PHA, PHB, PHC, PHD, PHE, PHF, and PHJ have a terrace appurtenant to the Unit allocated as a Limited Common Element; Units 4M, 4N, 4O, 5M, 5N, 5O, PHG, PHH, and PHI have a balcony appurtenant to the Unit allocated as a Limited Common Element; refer to Schedule A for the amount of Limited Common Elements available to each Unit Owner.

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

Transfer taxes are not payable, directly or indirectly, by a purchaser except when explicitly provided for under a purchase agreement; the Purchase Agreement explicitly provides that Sponsor is transferring its statutory obligation, to pay New York City Real Property Transfer Taxes and New York State Real Estate Transfer Taxes, to Purchaser. Purchasers will be required to pay all transfer taxes due at Closing and comply with the requirements of the New York State Department of Taxation and Finance. Purchaser shall pay the Real Estate Transfer Tax due to the State of New York (the so-called "deed stamps" and, if applicable, the so-called "mansion tax"), the Real Property Transfer Tax due to the City of New York and any other real property transfer tax due to the City or State of New York. Purchaser agrees to indemnify and hold Sponsor harmless from and against any and all liabilities and expenses (including, without limitation, reasonable legal fees and disbursements) incurred by Sponsor by reason of the non-payment by Purchaser of any of the taxes Purchaser is obligated to pay hereunder in connection with the purchase of the Unit. Purchaser's obligations to pay the taxes and to indemnify Sponsor as shall survive the closing of title.

Purchasers shall be responsible for the payment at Closing of all New York City Real Property Transfer Tax and New York State Real Estate Transfer Tax. Transfer taxes are computed using the purchase price for units purchased and any taxes (RPT only) or fees paid by Purchaser for Sponsor, including fees for Sponsor's attorney (the "Consideration"). The New York City Real Property Transfer Tax (the "RPT") for the purchase of a single residential condominium unit is currently 1% of the Consideration if such Consideration is $500,000.00 or less and 1.425% if such Consideration is over $500,000.00. The New York State Real Estate Transfer Tax (the "NYS Tax") for the purchase of a single residential condominium unit is currently .4% of the Consideration if

such Consideration is $3,000,000.00 or less and .65% of the Consideration if such Consideration is over $3,000,000.00. Purchases of more than one Unit are considered commercial transactions and subject to different tax rates. The RPT for the purchase of multiple residential condominium units is currently 1.425% of the Consideration if such Consideration is $500,000.00 or less and 2.625% if such Consideration is over $500,000.00. The NYS Tax for the purchase of multiple residential condominium units is currently .4% of the Consideration if such Consideration is under $2,000,000, and .65% of the Consideration if such Consideration is over $2,000,000. For purposes of calculating the RPT taxes payable, the amounts of such taxes will be included in the Consideration subject to such tax. In order to compute the RPT transfer taxes payable, divide Consideration by 1 minus the RPT rate. The result will be "Total Consideration". To compute RPT due, multiply Total Consideration by the RPT rate.

Purchasers are advised that New York State imposes an additional transfer tax upon Purchasers where the consideration for the Unit is $1,000,000 or more and a new supplemental tax where consideration is $2,000,000 or more (collectively, the "Mansion Tax"). Purchasers of Units where the consideration (including the purchase price itself plus the aggregate Transfer Taxes payable by Purchaser) is $1,000,000 or more thus will be obligated to pay the Mansion Tax at Closing. Sponsor makes no representation regarding the calculation of the Mansion Tax or of the "consideration" upon which the New York State taxing authorities may base the Mansion Tax and shall have no liability with respect thereto. Purchasers should consult with their own counsel and/or tax advisors. The rates for the Mansion Tax are as follows:

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

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

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

(i) mortgage debt payments under any loan or loans obtained to finance the acquisition of a Unit;

(ii) each Unit Owner shall be responsible for paying for the costs of separately metered or sub-metered utilities for their Unit. Commonly metered utilities will be paid by

the Board of Managers as a Common Expense, and the costs allocated among the Unit Owners as Common Charges; See "Schedule B-1" in Part I of the Offering Plan for a more detailed description of the utilities each Unit Owner shall be responsible for paying for their Unit.

(iii) the cost of interior repairs to, and the maintenance, painting and decoration of, the Unit (including, without limitation, the equipment and appliances contained therein); and

(iv) the cost of insurance that the Unit Owner covering (a) furniture, belongings, equipment and other personal property and (b) The Unit Owner's liability to others for personal injury or property damage as a result of occurrences in the Unit. Common Expenses are allocated only among the Unit Owners in accordance with their Common Interest.

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

Any statements regarding property taxes as it relates to this Building has been ascertained from the Property Tax Projection Letter set forth subsequently in Part I of this Offering Plan supplied by Highpoint Incentive Inc., 715 Virginia Street, Far Rockaway, NY 11691 ("Property Tax Professional"). Post-construction real estate tax estimates were made by Property Tax Professional. Sponsor and Sponsor's counsel have relied wholly on the Property Tax Projection Letter by Property Tax Professional to provide prospective purchasers the information related to the property taxes for the Building set forth herein; Sponsor and Sponsor's counsel are not property tax experts, have not independently verified the Property Tax Projection Letter, and make no judgment as to its accuracy. Therefore, Purchasers are strongly urged to review the Property Tax Projection Letter provided by Property Tax Professional thoroughly and to consult with their own tax counsel or expert regarding same. See the Property Tax Projection Letter dated October 27, 2025, set forth at the end of the section "Real Estate Taxes". The projected real estate taxes for the First Year of Operation contained on Schedule A are based on an assessment of the Building after construction is complete. Purchasers are advised that real estate taxes may increase materially when the Building is reassessed after construction is complete. If Sponsor completes construction earlier than anticipated, or if the Department of Finance assesses the Building as complete earlier than anticipated by the Property Tax Professional, then projections for post-construction assessments may be in effect sooner than projected.

The Property Tax Projection Letter provides, in part, that upon conversion to a condominium, the Residential Units will be designated Tax Class 2 and Non-Residential Units will be designated Tax Class 4. Property Tax Professional assumed a Tax Class 2 tax rate of 12.500% and Tax Class 4 tax rate of 10.762%.

Estimated Residential Assessed Value 2027/2028 tax year:	$6,463,686
Estimated Residential Tax Liability 2027/2028 tax year:	$821,655
Estimated Parking Assessed Value 2027/2028 tax year:	$403,043
Estimated Parking Tax Liability 2027/2028 tax year:	$43,375
Estimated Commercial Assessed Value 2027/2028 tax year:	$2,104,813
Estimated Commercial Tax Liability 2027/2028 tax year:	$226,520

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

No warranty, guarantee or assurance is given that:

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

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

6. The total monthly carrying charges do not reflect the after tax cost of the carrying charges. A non-corporate Residential Unit Owner who itemizes their deductions will be entitled to a deduction in computing their taxable income for Federal income tax purposes for bona fide mortgage interest incurred with respect to their Unit in the year paid provided that (a) the indebtedness is incurred in acquiring, constructing or improving the Unit, (b) the indebtedness is secured by the Unit, (c) the indebtedness does not exceed $750,000.00, or $375,000 in the case of a married individual filing a separate return, and (d) the Unit is a "qualified residence." The Federal limitation on the deduction for real estate taxes applies in the aggregate to, and is inclusive of, state

and local income taxes paid as well. Thus, the maximum amount a Residential Unit Owner may deduct for real estate taxes and state and local taxes combined is $40,000 ($20,000 in the case of a married individual filing a separate return) in 2025, and will increase 1% per year until 2030; in 2030, the maximum amount a Residential Unit Owner may deduct for real estate taxes and state and local taxes combined is $10,000 ($5,000 in the case of a married individual filing a separate return). The amount of any available deductions may vary due to changes in the interest rate, the allocation of constant debt service payments to interest, and state and local taxes. For some taxpayers, the foregoing deductions may also be impacted by the alternative minimum tax. The foregoing deductions are subject to a phasedown once a taxpayer's modified adjusted gross income exceeds $500,000 in 2025(subject to an increase of 1% for each subsequent year). No opinion is expressed as to the taxation of Unit Owners who are not New York State residents or not individuals. Please consult Counsel's Income Tax Opinion in Part I of this Offering Plan for all conditions of deductibility. Purchasers are strongly encouraged to consult with their own tax professionals to ascertain the tax costs and benefits, if any, of ownership of a Unit.

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

SCHEDULE B

LOFT 21 CONDOMINIUM
SCHEDULE OF ESTIMATED INCOME AND EXPENSES
FOR FIRST FULL YEAR OF OPERATION
JANUARY 1, 2027 - DECEMBER 31, 2027

PROJECTED INCOME		
COMMON CHARGES - RESIDENTIAL UNITS	(1)	482,986.50
COMMON CHARGES - COMMERCIAL UNIT	(1)	57,004.50
		539,991.00

PROJECTED EXPENSES		Total	Residential	Commercial
LABOR	(2)	$ 101,920.00	$ 88,269.55	$ 13,650.46
ELECTRICITY	(3)	$ 39,600.00	$ 38,808.00	$ 792.00
GAS	(4)	$ -	$ -	$ -
WATER CHARGES & SEWER RENTS	(5)	$ 68,400.00	$ 68,400.00	$ -
REPAIRS, MAINTENANCE & SUPPLIES	(6)	$ 24,400.00	$ 24,400.00	$ -
SERVICE CONTRACTS	(7)	$ 108,168.00	$ 95,682.54	$ 12,485.46
INSURANCE	(8)	$ 75,000.00	$ 59,249.48	$ 15,750.53
MANAGEMENT FEE	(9)	$ 60,000.00	$ 58,800.00	$ 1,200.00
LEGAL AND AUDIT FEES	(10)	$ 8,500.00	$ 6,714.94	$ 1,785.06
RESERVE FUND	(11)	$ 54,003.00	$ 42,661.99	$ 11,341.01
TOTAL OPERATING EXPENSES		$ 539,991.00	$ 482,986.50	$ 57,004.50

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

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

FOOTNOTES TO SCHEDULE B

1. Income

These amounts represent the total Common Charges to be levied against and collected from the Unit Owners during the projected First Year of Operations. The Common Charges will be utilized by the Board of Managers to defray the operational expenses of the Condominium. Common Expenses are allocated among the Units on the basis of percentage of Common Interest.

No warranty is made with respect to the amount of any budget item. The projected budget has been reviewed by the Sponsor's budget expert, FiDY Management, Inc, 227 Sea Breeze Avenue, Unit C-404, Brooklyn, NY 11224. Based upon the consumption and related Building maintenance information that the Sponsor has provided to FiDY Management, Inc, the budget is believed to be reasonable.

Expenses will be allocated in compliance with §339-m of the Real Property Law based on special or exclusive use or availability or exclusive control of particular units or common areas by particular unit owners. §339-m of the Real Property Law permits the Board of Managers of a Condominium to specially allocate and apportion common expenses among Residential and Non-Residential Units "based on special or exclusive use or availability or exclusive control of particular units or common areas by particular unit owners", if so authorized by the Declaration and By-Laws. Article 14 of the Declaration and Article 10 of the By-Laws, set forth in Part II of this Offering Plan, authorizes the Board of Managers to allocate the costs of operating the Condominium among the Residential and Non-Residential Unit Owners pursuant to the allocations set forth in the Budget for the Condominium's First Year of Operation.

2. Labor

The Condominium association will not employ any staff on payroll as an association, all staff to be provided by a third-party service provider. The Condominium will contract for a full-time doorman ($68,290.56) and two full time porters (each $65,000) who will be responsible for cleaning and maintaining the sidewalks in front of the Building, cleaning and maintaining the Common Elements, and bag and put out refuse on curb side for pick up in accordance with the schedule provided by the Department of Sanitation.

Such level of staffing complies with all applicable housing and labor laws. The Administrative Code of the City of New York, § 27-2052, *et seq.,* requires one of the following when a building has nine or more rental units: (1) that the owner performs the janitorial services; or (2) that there be a full time superintendent who resides in the building or within 200 feet of the building; or (3) that there be a janitorial service approved by the Department of Buildings available 24 hours per day; condominium unit owners are considered resident owners and are responsible for providing for adequate janitorial services in their multiple dwelling buildings; at the Board of Managers and Unit Owners' discretion, this may include providing the services themselves and hiring a competent janitor or superintendent to assist them (see Hatcher v. Bd. of Managers of 420 W. 23rd St. Condo., 2007 NY Slip Op 3750, 39 A.D.3d 436, 835 N.Y.S.2d 112 (App. Div.) and Hatcher v. Bd. of Managers, 12 Misc.3d 78 at 80, 819 N.Y.S.2d 374 [2006]).

This expense will be allocated in compliance with §339-m of the Real Property Law based on special or exclusive use or availability or exclusive control of particular units or common areas by

particular unit owners; the expense associated with the doorman and one porter has been allocated 100% to the Residential Units; the expense of one porter has been allocated based on Common Interest.

3. Electricity

The amount set forth is the estimate for the electricity consumed only by the Common Elements, since the electricity for Units is individually metered by Consolidated Edison of New York. Electricity will be used to operate any water pumps, miscellaneous building equipment such as fans and lighting throughout the interior and exterior of the Common Elements areas of the Building. Allocation of the electricity consumed with respect to the Common Elements is based on a master meter from Consolidated Edison explicitly for the Common Elements.

The projected Common Element electricity cost is based on a consumption of 217,324 kWh/year of electricity at an average cost of $0.2682 per kWh.

The foregoing estimate is based upon the opinion letter dated April 12, 2024, from Safari Engineering, 3436 Union Street, Suite 205, Flushing, NY 11354; their opinion is based on their professional expertise and industry standards. It is impossible to predict whether the budgeted figure will reflect the actual cost of electricity during the First Year of Operations. This cost will vary with both the level of consumption and the rate charged by the utility company.

See Schedule B-1 for the projected costs associated with individual Unit consumption.

This expense will be allocated in compliance with §339-m of the Real Property Law based on special or exclusive use or availability or exclusive control of particular units or common areas by particular unit owners; this expense has been allocated 98% to the Residential Units and 2% to the Commercial Unit.

4. Gas

Gas to the Units will be commonly metered. The amount set forth is the estimate for hot water and cooking. The budget amount is for the First Year of Operation and is based on estimated total annual consumption: (100MBH/therm) of 45,417 therms at $1.94 per therm

The foregoing estimate is based upon the opinion letter dated April 12, 2024, from Safari Engineering, 3436 Union Street, Suite 205, Flushing, NY 11354; their opinion is based on their professional expertise and industry standards. It is impossible to predict whether the budgeted figure will reflect the actual cost of electricity during the First Year of Operations. This cost will vary with both the level of consumption and the rate charged by the utility company.

This expense will be allocated in compliance with §339-m of the Real Property Law based on special or exclusive use or availability or exclusive control of particular units or common areas by particular unit owners; this expense has been allocated 99% to the Residential Units and 1% to the Commercial Unit.

5. Water Charges and Sewer Rent

Water and sewer charges for the Building are assessed by the City of New York based on the actual amount of usage. There will be one meter servicing the entire Building, and the charges for same will be apportioned amongst all Units based on each Unit's Common Interest. The City of New York charges per hundred cubic feet of water and sewer use (approximately 748 gallons). It is estimated that the annual water consumption will be 1,336,944 cubic feet at an estimate cost of $11.63 per HCF.

The foregoing estimate is based upon the opinion letter dated April 12, 2024, from Safari Engineering, 3436 Union Street, Suite 205, Flushing, NY 11354; their opinion is based on their professional expertise and industry standards. It is impossible to predict whether the budgeted figure will reflect the actual cost of water during the First Year of Operations. This cost will vary with both the level of consumption and the rate charged by the City of New York.

This expense will be allocated in compliance with §339-m of the Real Property Law based on special or exclusive use or availability or exclusive control of particular units or common areas by particular unit owners; this expense has been allocated 100% to the Residential Units; the Commercial Unit will be sub-metered and pay for its individual use.

6. Repairs, Maintenance and Supplies

This figure represents the estimated cost for ordinary maintenance and repairs of the Common Elements, including periodic painting, and supplies such as cleaning supplies, light bulbs, fixtures, hardware, garbage bags, etc. used in connection with the operation of the Common Elements. The foregoing estimate is based upon the opinion of Sponsor's budget expert, FiDY Management, Inc.

This expense will be allocated in compliance with §339-m of the Real Property Law based on special or exclusive use or availability or exclusive control of particular units or common areas by particular unit owners; this expense has been allocated 100% to the Residential Units.

7. Service Contracts

Amounts indicated below are estimates made by the FiDY Management, Inc based upon the Managing Agent's experience of managing similar properties and certain written proposals set forth below. No maintenance or service contracts have been entered into as of the filing date of the Offering Plan.

Elevator Compliance	$36,000.00
Compactor Cleaning	$2,000.00
Virtual Doorman	$45,000.00
Exterminator	$2,028.00
Fire Extinguishers	$2,000.00
Fire Alarm Monitoring	$11,140.00
Sprinkler Compliance	$4,000.00
Telecommunications	$6,000.00

a) This expense will be allocated in compliance with §339-m of the Real Property Law

based on special or exclusive use or availability or exclusive control of particular units or common areas by particular unit owners; there are five elevators, one of which serves only the Commercial Unit, the Commercial Unit will be responsible for any repairs or maintenance for their elevator just as the Residential Units will be responsible for any repairs or maintenance for the four elevators, however compliance and inspections will be performed on all five elevators at the same time and the Commercial Unit will be responsible for 20% of this expense; compactor cleaning and the virtual doorman expense has been allocated 100% to the Residential Units; the exterminator, extinguishers, fire alarm, sprinkler compliance and telecommunications will be allocated by Common Interest.

8. Insurance

The projected insurance premium is based on the letter dated January 27, 2024 from Oakmont Insurance Services LLC, 30-50 Whitestone Expressway, Suite 302, Flushing, NY 11354.

Property	
Building:	$55,000,000
Business Income:	$800,000
Deductible:	$25,000
General Liability	
Limits of liability insurance:	
Per Occurrence:	$1,000,000
General Aggregate:	$2,000,000
Personal and Advertising Injury:	$1,000,000
Damages to Premises Rented to You:	$50,000
Med-Pay:	$5,000
Hired & Non-owned Auto:	$1,000,000
Commercial Excess Liability	
Limits of liability insurance:	
Per Occurrence:	$5,000,000
General Aggregate:	$5,000,000
Deductible/SIR:	$10,000
Directors & Officers	
Liability Limits:	$1,000,000
Premium including taxes & fees:	$5,000.00
Fidelity / Crime	
Liability Limits:	$1,000,000
Premium including taxes & fees:	$10,000.00

In the opinion of Oakmont Insurance Services LLC, the foregoing coverage is sufficient to replace the Building in the event of a total or partial loss so that the insured shall not be a co-insurer during the First Year of Operations.

The estimated insurance expense is based upon a quote that projects rates for the First Year of

Operations. However, because conditions in the insurance marketplace are volatile, it is not possible to predict exactly what the premiums will be during this time. Purchasers should be aware of the possibility of rate increases. In addition, if a partial TCO is obtained, as opposed to a TCO for the whole Building, the estimated cost of insurance for the same coverage proposed is estimated to be four times higher.

Sponsor will procure on behalf of the Board, on or before the date of the First Closing, the fire, casualty, and general liability insurance required to be carried by the Condominium. The insurance budget provides that the Condominium will have public liability insurance at Closing. The insurance coverage meets the requirements of Sponsor's lender. The fire, casualty and general liability insurance carried by the Condominium will provide that each Unit Owner is an additional insured party; that there will be no cancellation without notice to the Board of Managers; a waiver of subrogation; a waiver of invalidity because of the acts of the insured and Unit Owners; and a waiver of pro-rata reduction if Unit Owners obtain additional coverage.

In addition to the insurance set forth herein, Unit Owners must obtain, at the time of Closing, supplemental or additional insurance for their personal effects and the interior of the Unit itself for fire and liability. Such insurance commonly referred to as an "HO-6 Policy," will be paid for by the Purchaser. Unit Owners shall not be prohibited from carrying other insurance for their own benefit provided such policies contain waivers of subrogation and further provided that the liability of the carriers issuing insurance procured by the Board of Managers shall not be affected or diminished by reason of any Unit Owner's other insurance. The Board of Managers shall not be responsible for ensuring that Unit Owners are insured and shall have no liability for the failure of a Unit Owner to have insurance. To the extent either party is insured for loss or damage to property, each party will look to their own insurance policies for recovery. In the event a Unit Owner fails to obtain the requisite insurance or deliver evidence of same to the Board of Managers, as required, the Board of Managers may, in its sole and absolute discretion, (i) obtain such insurance on behalf of said defaulting Unit Owner or (ii) impose such fines and penalties as the Board of Managers may determine in its sole discretion, including without limitation, a per diem penalty for each day that the Unit Owner does not provide evidence of coverage and in either event such sums shall, for all purposes, constitute Common Charges payable by such Unit Owner.

This expense will be allocated in compliance with §339-m of the Real Property Law based on special or exclusive use or availability or exclusive control of particular units or common areas by particular unit owners; this expense has been allocated by Common Interest.

9. Management Fees

Based on the management agreement to be entered into with FiDY Management, Inc at or before the First Unit Closing, it is expected that the Managing Agent will receive an annual fee of $60,000 for the First Year of Operations. The management fees are at prevailing rates. Reference should be made to the section "Management Agreement" in Part I of the Offering Plan for further discussion of the terms of the Management Agreement. The Managing Agent is not an affiliated entity of Sponsor.

This expense will be allocated in compliance with §339-m of the Real Property Law based on special or exclusive use or availability or exclusive control of particular units or common areas by particular unit owners; this expense has been allocated 98% to the Residential Units and 2% to the

Commercial Unit.

10. Legal and Audit Fees

The estimate of legal expense is based upon any anticipated consultation with an attorney to be retained by the Condominium Board. Such consultation would include, but not be limited to, issues raised by the Board of Managers in connection with the operation of the Property. No separate counsel has been appointed by Sponsor for the Condominium, it is not anticipated that any legal expense shall be required by the Condominium during the First Year of Operations. Therefore, $0 has been allocated to this expense. However, in the event that legal services are required by the Condominium, then such services would be billed on an hourly rate or monthly retainer rate to be determined and negotiated by the Board of Managers with the attorney to be retained; such expenses would be funded by any surplus funds in the Working Capital account or a special assessment may be required. In future years, the legal expense will be allocated in compliance with 339-m of the Real Property Law based on special or exclusive use or availability or exclusive control of particular units or common areas by particular Unit Owners. For example, if future legal expenses are attributable to solely to Residential Units, then legal expenses will be allocated to the Residential Units.

A certified public accountant will be responsible for auditing the Condominium's books and records and preparing the requisite audited financial statements. In addition, the accountant will be responsible for filing federal, state and city income tax returns. The amount set aside for this service is $6,500. This projection is based on an estimate received from Licata Papadopoulos & Simonetti CPAs, 510 Broadhollow Road, Suite 110, Melville NY, 11747. This expense has been allocated based on Common Interest. In future years, this expense will be allocated in compliance with 339-m of the Real Property Law based on special or exclusive use or availability or exclusive control of particular units or common areas by particular Unit Owners. For example, if a tax certiorari is performed to reduce the taxes of Residential Units, the expenses related to the tax certiorari will be allocated to the Residential Units.

11. Reserve

A reserve fund is being established for the Condominium for major capital expenditures such as the renewal or replacement of building components or systems or the remedy of major building defects (the "Reserve Fund"). The Reserve Fund is budgeted at 10% of the budget, including the Reserve Fund resulting in 11.112% of the expenses being budgeted for the Reserve Fund. Purchasers shall make a contribution at Closing to the Working Capital Fund and Reserve Fund of the Condominium, payable to the Board of Managers, each in the sum of one months' common charges then in effect for the Unit, as the same may be amended from time to time. Except for the initial contribution by Purchasers, the Working Capital Fund and Reserve Fund is funded through Common Charges. The budgeted figure does not include these initial contributions. The Board of Managers, in its discretion, and subject to certain restrictions contained in the By-Laws, may, in its discretion, decide in future years to increase or decrease the Reserve Fund line item in the Condominium's annual budget. It is anticipated that the reserve fund as it accumulates will be sufficient to pay for the replacement of any capital items likely to be needed within the first five (5) years of Condominium operation. No representation or warranty is made that the Reserve Fund will be, or is intended to be, adequate to cover current or future expenses, for the first or any subsequent year of Condominium Operation.

This expense will be allocated in compliance with §339-m of the Real Property Law based on special or exclusive use or availability or exclusive control of particular units or common areas by particular unit owners; this expense has been allocated based on Common Interest.

IN THE OPINION OF FIDY MANAGEMENT, INC, THE PROJECTED INCOME IS ADEQUATE TO MEET THE ESTIMATED EXPENSES FOR THE FIRST YEAR OF OPERATIONS. THE BUDGET, HOWEVER, IS NOT INTENDED AND SHOULD NOT BE TAKEN AS A GUARANTEE OR WARRANTY BY ANYONE THAT THE ANNUAL COMMON CHARGES OR COMMON EXPENSES FOR THE FIRST OR ANY SUBSEQUENT YEAR OF OPERATION OF THE PROPERTY BY THE BOARD OF MANAGERS WILL BE AS SET FORTH IN THE BUDGET. IN FACT, IT IS LIKELY THAT THE ACTUAL INCOME AND EXPENSES FOR THE CONDOMINIUM OPERATION WILL VARY FROM THE AMOUNTS SHOWN IN THE BUDGET.

SCHEDULE B-1

LOFT 21 CONDOMINIUM
ESTIMATED UTILITY EXPENSES FOR INDIVIDUAL UNITS
FOR FIRST FULL YEAR OF OPERATION
JANUARY 1, 2027– DECEMBER 31, 2027

The following chart sets forth the estimated annual electric costs for lighting and operating typical electrical appliances in each Unit.

Unit	Estimated Annual Electricity Consumption (kWh)	Estimated Annual Electricity Cost	Estimated Monthly Electricity Cost
Studio	02,587	$923	$77
1 Bedroom	02,943	$1,050	$88
2 Bedroom	03,931	$1,403	$117
3 Bedroom	04,742	$1,692	$141

The electric estimate for Residential Unit Owners is based on an average cost of $0.3568 per kWh. The foregoing estimate is based upon the opinion letter dated April 12, 2024, from Safari Engineering, 3436 Union Street, Suite 205, Flushing, NY 11354; their opinion is based on their professional expertise and industry standards.

The projected rates are not guaranteed and it must be expected that these rates will increase with the passage of time and may be affected by many factors which are beyond the control of the Sponsor. Purchasers are advised that the projections are only estimates and actual consumption will be metered and will vary based on the personal needs of occupants.

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

MARANS NEWMAN TSOLIS & NAZINITSKY LLC
29 BROADWAY · SUITE 2400 · NEW YORK, NY 10006 · 212 968-0244

COMPLIANCE WITH REAL PROPERTY LAW §339-i

August 2, 2024

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

Re: Loft 21 Condominium
11-50 45th Road, Long Island City, NY 11101

To Whom It May Concern:

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

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

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

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

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

This opinion is confined to the matters addressed herein with respect to §339-i and is not intended, nor should it be construed, as an opinion on any other aspects of the Condominium.

Further, we assume no obligation to update or supplement this opinion to reflect any changes in statutory law or judicial precedent, or any changes in fact or circumstances that may hereafter come to our attention pertaining to the subject matter hereof. This opinion, while based upon existing rules of law applied to the facts and documents referred to above, is not a guarantee to Purchasers. In no event will Sponsor, Marans Newman Tsolis & Nazinitsky LLC, Selling Agent, Managing Agent or the Board of Managers be liable if there are changes in the facts on which we have relied in issuing this opinion or if there are changes in §339-i or other applicable Law

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

MARANS NEWMAN TSOLIS & NAZINITSKY LLC



By: _____
Richard Marans, Member

NON-RESIDENTIAL UNITS

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

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

- an office, clinic, or other facility for drug rehabilitation or treatment center
- a homeless shelter, soup kitchen, or similar use
- the use or storage of flammable liquids, chemicals, or other incendiary or explosive items, unless incidental to a permitted use and commonly used for cleaning, operating or the like

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

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

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

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

CHANGES IN PRICES AND UNITS

Changes in Prices

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

Changes in Units

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

In order to meet the possible varying demand for number and type of Units, or to meet the particular requirements of prospective purchasers, or for any other reason, Sponsor reserves the right at any time, both before and after recording the Declaration and without the consent of Purchasers, Unit Owners or the Board of Managers, with respect to Unsold Units, to (i) change or reverse the layout of any Unsold Unit and make adjustments in interior dimensions of Unsold Units, (ii) change the number of rooms in any Unsold Unit, (iii) change the size and/or number of Unsold Units by subdividing one or more such Unsold Units into two or more separate Unsold Units, combining separate Unsold Units into one or more Unsold Units, altering boundary walls of Unsold Units, or otherwise, including, without limitation, incorporating any wall, hallway or portion thereof, space, or other area abutting Unsold Units into one or more Unsold Units or otherwise, and (iv) if appropriate, reapportion the Common Interest among the Unsold Units affected by such change.

In the event Sponsor changes the size and/or number of Units, Sponsor shall increase or decrease the Common Interests appurtenant to such affected Units accordingly; the aggregate amount of the Common Interests of all of the Units shall remain at 100%. As a result of such a

reapportionment of Common Interests of affected Units, the amount of the Common Charges and the real estate taxes and assessments payable by the Owners of such affected Units will be increased or decreased in direct proportion to changes made to Common Interests. However, the amount of the Common Charges and real estate taxes and assessments payable by the Owners of Units unaffected by these changes and for whom there has been no change in Common Interest will not be varied. Common Interest need not be reapportioned if a portion of the public hallway is incorporated into a Unit or Units as described above.

No change will be made in the size or number of Units and/or their respective percentages of Common Interest, and no material change will be made in the size or quality of Common Elements, except by amendment to the Offering Plan and, when applicable, to the Declaration. Unless an affected Purchaser consents, no material change will be made in Unit size, layout, or percentage of Common Interest if a Purchase Agreement has been executed and delivered to the Sponsor for that Unit and the Purchaser is not in default. Unless all Purchasers consent, no material change will be made in the size and no material adverse change will be made in the quality of Common Elements.

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

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

INTERIM LEASES

Unsold Units may be leased to Purchasers who have executed a Purchase Agreement for such Unit at any time, both before and after the First Closing. Once a Purchase Agreement is accepted for a vacant Unit, however, and for so long as such Purchase Agreement is in effect, such Unit may only be leased to the Purchaser thereof pursuant to a lease (an "Interim Lease") on the terms set forth in this Section. The form of the Interim Lease is located in Part II of the Offering Plan. Purchasers will be responsible for a $3,000.00 fee for the preparation of Interim Lease Agreement if Purchaser requests an Interim Lease.

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

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

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

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

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

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

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

Any Interim Lease shall be subordinate to the mortgage held by Sponsor's Mortgagee.

Smoking and using electronic cigarettes is prohibited at all times in all Common Elements, Limited Common Elements, and Units. This policy applies to any person on the premises. Complaints about violations shall be made promptly to the Board of Managers. Complaints should be made in writing and should be as specific as possible, including the date, approximate time, location where smoke was observed, description of incident, and apparent source of smoke. Unit Owners shall provide to prospective buyers or renters of their Units a copy of this Smoking Policy including by annexing it to any contract of sale or lease of their Unit.

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

PROCEDURE TO PURCHASE

Offering Plan

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

Purchase Agreement

A person desiring to purchase a Unit will be required to execute in duplicate a Purchase Agreement, substantially in the form set forth in Part II of this Offering Plan, and deliver the Purchase Agreement to Sponsor together with a check equal to the sum of ten percent (10%) of the Purchase Price. Said check shall be drawn to the order of "Marans Newman Tsolis & Nazinitsky LLC, as Escrow Agent." All funds received from Purchasers, whether in the form of checks, drafts, money orders, wire transfers, or other instruments which identify the payor, shall be made payable to or endorsed by Purchaser to the order of Marans Newman Tsolis & Nazinitsky LLC as Escrow Agent.

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

If the Sponsor elects to accept the Purchase Agreement, one counterpart thereof signed by the Sponsor or a pdf version of the Purchase Agreement signed by Sponsor if the Agreement allows for same, will be returned to the Purchaser or Purchaser's counsel within thirty (30) days of delivery of the same to the Sponsor. If the Purchase Agreement is not accepted by Sponsor by the end of such period it will be deemed rejected. Sponsor may reject any Purchase Agreement,

without cause or explanation, so long as such rejection is not based upon race, creed, color, sex, national origin, ancestry, or any other ground proscribed by law. In the event of such rejection, the Purchaser's Deposit will be promptly refunded. The Purchase Agreement will not be binding upon Sponsor until a copy executed by or on behalf of the Sponsor is delivered to the Purchaser or Purchaser's counsel.

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

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

Non-Residential Units will be sold pursuant to an individually negotiated purchase agreements; the terms and conditions provided in this section of the Offering Plan apply only to Residential Units unless otherwise applicable pursuant to law or the terms of the individually negotiated purchase agreement.

Purchase Agreement is Not a Lien

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

Conflicts between Offering Plan and Purchase Agreement

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

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

Purchaser Financing

The terms and provisions of the Purchase Agreement and Purchaser's obligations thereunder are not contingent upon Purchaser securing financing of the Purchase Price (or any portion thereof). Purchaser's failure to obtain such financing will not relieve Purchaser of Purchaser's obligations under the Purchase Agreement. A Purchaser who does not obtain financing may lose the Deposit if they are unable to otherwise raise the monies for the Balance. A Purchaser

who requires financing is advised to consult with a lending institution before execution of the Purchase Agreement. Sponsor makes no representation whatsoever as to the terms, cost, or availability of any mortgage or other financing. Purchaser further understands and agrees that if Purchaser chooses to finance Purchaser's purchase of the Unit through a lending institution and obtain a commitment therefrom, neither a subsequent change in the terms of such commitment, the expiration or other termination of such commitment, nor any change in Purchaser's financial status or condition shall release or relieve Purchaser of Purchaser's obligations pursuant to this Agreement.

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

Balance of Purchase Price and Closing Documents

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

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

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

Each Purchaser will be required to pay certain fees to Sponsor's attorneys including, but not limited to, a fee of $2,350.00 and ACRIS preparation fee of $250.00 for the Purchaser's Unit which will cover the legal and other fees and expenses of processing the sale of the Unit. In the event the Closing does not take place on the Closing Date, through no fault of Sponsor and provided further that Sponsor is ready, willing, and able to close on the Closing Date, (i) the apportionment of those items set forth in the Purchase Agreement shall be made as of the originally established Closing Date rather than as of the date the Closing actually occurs, (ii) Purchaser will be required to pay to Sponsor an amount equal to 0.0438% of the Purchase Price per day commencing with the originally scheduled Closing Date to (and including) the day before the actual Closing Date, as a reimbursement of Sponsor's increased carrying costs for the Unit by virtue of the delay, and in addition to the other payments to be made to Sponsor under the Purchase Agreement and the Offering Plan. The following additional charges may apply:

i. $500.00 to Sponsor's attorney if the Closing is not held at Sponsor's attorneys' offices at the request of Purchaser or Purchaser's lender.
ii. $500.00 to Sponsor for each adjournment of the Closing requested or caused by Purchaser or Purchaser's lender.
iii. $500.00 to Sponsor's attorney if the Closing is held outside New York City at the request of Purchaser or Purchaser's lender.
iv. $1,000.00 to Sponsor's attorney for the preparation of a letter of default.
v. $350.00 to Sponsor's attorney if a Purchaser shall obtain mortgage financing through a lender to defray the additional costs associated therewith.
vi. $1,000.00 to Sponsor's attorney for an assignment agreement, if requested by Purchaser and provided Sponsor has consented thereto.
vii. $3,000.00 to Sponsor's attorney for preparation of Interim Lease Agreement.

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

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

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

Default by Purchaser

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

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

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

No Representations

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

Costs of Enforcing and Defending Agreement.

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

Waiver of Jury Trial

Except as prohibited by law, Purchasers expressly waive trial by jury in any litigation arising out of, connected with, or relating to the Purchase Agreement or the relationship created in the Offering Plan. With respect to any matter for which a jury trial cannot be waived, the parties agree not to assert any such claim as a counterclaim in, nor move to consolidate such claim with,

any action or proceeding in which a jury trial is waived. Any lawsuit arising out of the Purchase Agreement shall be governed by the laws of the State of New York and shall be brought in the county in which the Building is located. The provisions of this paragraph shall survive closing of title or the termination of the Purchase Agreement.

Waiver of Diplomatic or Sovereign Immunity.

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

The Escrow Agent

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

The Escrow Account

The Escrow Agent has established the escrow account at Capital One Bank, N.A., 299 Park Avenue, New York, NY 10171, in the State of New York, a bank authorized to do business in the State of New York. The escrow account is titled The Marans Newman Tsolis Nazinitsky Attorney Escrow Account for Loft 21 Condominium ("Escrow Account"). The Escrow Account is not an IOLA account. The Escrow Account is federally insured by the FDIC at the maximum amount of $250,000 per deposit. Purchasers making Deposits in excess of $250,000 are advised that FDIC deposit insurance does not cover deposited monies in excess of this amount. Purchasers are also advised that if Purchasers have an account at the escrow bank, then the Purchaser's account balance factors into the $250,000 FDIC insurance limit. Additionally, until such time as Purchaser delivers either an executed W-9 Form or W-8 Form to Sponsor, duly completed and executed, the Deposit shall remain in a non-interest-bearing account and may not be federally insured even if the Deposit does not exceed $250,000. No representation is made with respect to any further changes in law concerning such accounts. Purchasers should consult with their accountants or financial advisors for further information.

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

All Deposits received from Purchaser shall be in the form of checks, money orders, wire

transfers, or other instruments, and shall be made payable to or endorsed by the Purchaser to the order of Marans Newman Tsolis & Nazinitsky LLC, as Escrow Agent.

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

The interest rate for all Deposits made into the Escrow Account shall be the prevailing rate for such accounts. Currently, the rate is approximately 4.00% but is subject to change and may be volatile. Interest shall begin to accrue upon placing the Deposit into the Escrow Account. All interest earned thereon shall be paid to or credited to the Purchaser at Closing. No fees of any kind may be deducted from the Escrow Account, and the Sponsor shall bear all costs associated with the maintenance of the Escrow Account.

Prior to release of the Deposit, Escrow Agent's fees and disbursements shall neither be paid by Sponsor from the Deposit nor deducted from the Deposit by any financial institution under any circumstance.

Sponsor agrees to defend, indemnify, and hold Escrow Agent harmless from and against all costs, claims, expenses and damages incurred in connection with or arising out of Escrow Agent's responsibilities arising in connection with 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.

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

Notification to Purchaser

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

The Escrow Agent is obligated to send notice to the Purchaser once the Deposit is placed

in the Escrow Account. If the Purchaser does not receive notice of such deposit within fifteen (15) business days after tender of the Deposit, Purchaser may cancel the Purchase Agreement within ninety (90) days after tender of the Purchase Agreement and Deposit to Escrow Agent. Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 28 Liberty Street, 21st Floor, New York, NY 10005. Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Deposit was timely placed in the Escrow Account in accordance with the New York State Department of Law's regulations concerning Deposits and requisite notice was timely mailed to the Purchaser.

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

Release of Funds

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

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

The Escrow Agent shall release the Deposit if so directed:

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

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

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

If the Escrow Agent is not directed to release the Deposit pursuant to paragraphs (a) through (c) above, and the Escrow Agent receives a request by either party to release the Deposit, then the Escrow Agent must give both the Purchaser and Sponsor prior written notice of not fewer than thirty (30) days before releasing the Deposit. If the Escrow Agent has not received notice of objection to the release of the Deposit prior to the expiration of the thirty (30) day period, the Deposit shall be released, and the Escrow Agent shall provide further written notice to both parties informing them of said release. If the Escrow Agent receives a written notice from either party

objecting to the release of the Deposit within said thirty (30) day period, the Escrow Agent shall continue to hold the Deposit until otherwise directed pursuant to paragraphs (a) through (c) above. Notwithstanding the foregoing, the Escrow Agent shall have the right at any time to deposit the Deposit contained in the Escrow Account with the Clerk of the County where the Unit is located and shall give written notice to both parties of such deposit.

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

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

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

The Department of Law may perform random reviews and audits of any records involving the Escrow Account to determine compliance with all applicable statutes and regulations. The Escrow Agent shall maintain all records concerning any escrow account for seven years after release of the funds. Upon the dissolution of any law firm which was the Escrow Agent, the former partners or members of the firm shall make appropriate arrangements for the maintenance of these records by one of them or by the successor firm and shall notify the Department of Law of such transfer.

Waiver Void

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

Trust Obligation of Sponsor

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

Lawsuits

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

Risk of Loss and Restoration after Casualty

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

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

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

Lien Law

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

in this Procedure to Purchase section, and therefore be in compliance with Section 71a(3) of the Lien Law and any other provision of law applicable to Purchasers' Deposits.

Delay in First Closing

Sponsor anticipates that the first closing of a Unit will occur by January 1, 2027. Purchasers will be offered a right of rescission if: (i) the actual date of closing of title to the first Unit; or (ii) the projected date of closing of title to the first Unit occurs later than December 31, 2027, twelve (12) months after the projected date for the First Closing. If the Offering Plan is amended to provide for a later projected date for the First Closing, Purchasers who sign after the presentation date of such an amendment will be entitled to an offer of rescission due to a delay in the occurrence of the First Closing only if the First Closing occurs more than twelve (12) months beyond that amended, later date. If a Purchaser is offered rescission due to the First Closing not occurring twelve (12) months after the projected date in the Offering Plan, and such Purchaser does not exercise its right to rescind pursuant to the terms of the Offering Plan, then the Purchaser shall similarly be entitled to an offer of rescission due to a delay in the occurrence of the First Closing only if the First Closing occurs more than twelve (12) months beyond that amended, later date.

However, if the First Closing occurs before January 1, 2027 (or such other date projected as the date of commencement of the operation at the time the purchase agreement was entered into) or within the twelve (12) month period thereafter, Sponsor may schedule the closing of title to other Units significantly later than such date. Unless a Purchase Agreement contains an outside closing date, Sponsor is not obligated to schedule a Closing within any specified time frame or to ensure that closing of title to a Unit will occur by any date certain. Provided that Sponsor is otherwise in compliance with its obligations under the Offering Plan, Purchaser will not be entitled to a right of rescission or to make claims against Sponsor for damages or losses as a result of delays and will not be excused from paying the full Purchase Price for the Unit. PROSPECTIVE PURCHASERS SHOULD THEREFORE CAREFULLY CONSIDER SUCH RISKS IN THEIR DETERMINATION AS TO WHETHER TO PURCHASE A UNIT.

The First Year of Operations is estimated to be January 1, 2027 through December 31, 2027. It is difficult to predict with precision the date Sponsor will first be able to close title to the Residential Units. Accordingly, it is a special risk of this Offering Plan that the First Closing may occur sooner or later than the projected First Year of Operations and closings to certain Residential Units may occur substantially before or after closing for other Residential Units. In the event the actual or anticipated commencement date of the First Year of Operations is to be delayed by six (6) months or more, Sponsor will amend the Offering Plan to include a revised budget with current projections. If the amended budget exceeds this projected budget by twenty-five percent (25%) or more, Sponsor will offer all Purchasers (other than Purchasers who are then in default beyond any applicable grace period, if the Offering Plan has been declared effective) the right to rescind their Purchase Agreements within not less than fifteen (15) days after the presentation date of the amendment containing such revised budget, and any Purchasers electing rescission pursuant to such offer will have their Deposits returned, together with interest earned thereon.

FinCEN Reporting Requirements

The Financial Crimes Enforcement Network (FinCEN), a bureau of the U.S. Department of the Treasury, has adopted the Residential Real Estate Rule (the "RRE Rule") requiring the

reporting of certain transfers of residential real property to legal entities and trusts occurring on or after March 1, 2026 that are not financed by a lender subject to anti-money laundering program and suspicious activity report filing requirements (a "Real Estate Report"). The Real Estate Report must include certain information for each of the grantor and grantee, including the name, date of birth, residential address, citizenship, and taxpayer identification number of each party, or the beneficial owner(s) if such party is an entity or trust. A beneficial owner of an entity is any individual who directly or indirectly exercises substantial control over the entity, or owns or controls at least 25% of the entity's ownership interests; a beneficial owner of a trust is any individual who serves as trustee or otherwise has authority to dispose of trust assets, or are sole permissible recipients of income and principal, or have the right to withdraw substantially all trust assets, or have the power to revoke the trust or withdraw its assets (such as certain grantors or settlors), or exercise control through ownership of an entity or trust occupying one of the foregoing roles. The report must also disclose the total consideration paid and certain payment details. The Real Estate Report must be filed simultaneously with, or prior to the closing of title. More information about the RRE Rule can be found on the FinCEN website: https://www.fincen.gov/rre-faqs#A_1.

Notwithstanding the "reporting cascade" that is set forth in the RRE Rule to determine who is responsible for filing, neither Sponsor nor Sponsor's agents, including Sponsor's attorney and Selling Agent, shall be responsible for filing of the Real Estate Report. Purchaser's title company or Purchaser's attorney shall be the designated reporting professional under the RRE Rule, and at the request of Sponsor or Sponsor's attorney, Purchaser shall cause such parties to execute a written designation agreement stating the same.

Compliance with the RRE Rule is a material obligation of Purchaser in connection with the Closing. Purchaser shall be obligated to complete the report required by the RRE Rule with all relevant information by the Closing. Purchaser shall have no right to adjourn the Closing for the purpose of allowing Purchaser's Designated Parties to complete any report required by the RRE Rule. In the event Purchaser fails to complete any required report by the scheduled Closing date, and such failure prevents or delays the Closing, Purchaser shall be deemed to have failed to close in accordance with the terms of the Purchase Agreement, which failure shall constitute an Event of Default by Purchaser as defined in the Purchase Agreement, entitling Sponsor to exercise any and all remedies available to Sponsor upon a Purchaser default, including, without limitation, the right to retain the Deposit as liquidated damages, except to the extent otherwise expressly provided in the Purchase Agreement.

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

ASSIGNMENT OF PURCHASE AGREEMENTS

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

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

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

EFFECTIVE DATE

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

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

The Offering Plan will not be declared effective until bona fide Purchasers, including investors, have signed Purchase Agreements for at least fifteen percent (15%) of the Residential Units offered under the Offering Plan. Eleven (11) Residential Units satisfy the fifteen percent (15%) threshold. It is still possible for Sponsor to convert the Property with fewer than the minimum number of Residential Units if Purchasers counted toward effectiveness do not ultimately purchase their Units; Sponsor will re-declare the Offering Plan effective if *all* Purchasers rescind or otherwise terminated their Purchase Agreements prior to the date of the First Closing, regardless of whether the Declaration has been recorded.

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

The Offering Plan must be declared effective when Purchase Agreements are executed and accepted by Sponsor for eighty percent (80%) or more of the Units offered under the Offering Plan. Fifty-four (54) Residential Units meets or exceeds the eighty percent (80%) threshold.

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

The Offering Plan may be abandoned by Sponsor, at its sole option, at any time before it

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

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

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

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

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

TERMS OF SALE

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

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

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

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

Permitted Exceptions

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

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

2. Standard exceptions contained in the title report;

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

4. The following form title exceptions:

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

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

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

A. None.

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

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

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

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

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

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

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

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

- any condition resulting from normal wear and tear or natural deterioration or from the normal movement, settlement and shrinkage or expansion of the Residential

Units or the Building generally and/or building materials;

- partial or total death of any trees, shrubs, bushes or other landscape improvements, protruding dry wall fastenings, ridging on gypsum board, lumber or minor floor shrinkage or gapping, door or window sticking due to weather, door warpage including, without limitation, warpage of any doors, minor scratches or chips in plastic, glass, metal, wood, vitreous china, stainless steel, tile porcelain or stone surfaces, bathroom finish, cracked grouting, adjustment or bi-fold door, walls not square, electrical plates or signs not straight, slight discoloration, expansion or shrinkage, slight separation between base and floor or differing coloration of any and all concrete, ceramic or stone tiles in gardens or kitchens;
- normal settlement and deflection or any minor consequential damage resulting therefrom including, without limitation, cracks in roof ballast or concrete cracks which do not reduce the structural integrity of the building generally;
- non-material deviations in the level of ceilings and non-material imperfections in ceiling finishes;
- non-material imperfections in painting finishes including, but not limited to, variances in color or texture;
- non-material deviations in the floors' levelness, buckling, gapping or sinking due to expansion and/ or shrinkage and/ or movement;
- slight misalignment of bathroom finishes and minor variation in grouting or tile thickness;
- minor noise, vibrations or odors from normal plumbing, heating, ventilation, air-conditioning and elevator operation, including boilers, condensing units, exhaust fans, elevator machine rooms and equipment;
- potential bathroom vents and ducts on the mechanical terraces, regardless of height, and any noise emanating from such vents and ducts shall be in accordance with permissible decibel levels pursuant to any rules and/or regulations governing noise levels in New York City;
- noises emanating within Units, from adjacent Units, and from Common Elements shall be in accordance with permissible decibel levels pursuant to any rules and/or regulations governing noise levels in New York City;
- negligible floor noises and creaking;
- minor carpet or floor discoloring or stretching;
- non-material variations in width, length, thickness, finish, gaps or color range of wood flooring;
- minor chips, scratches, mars, breaks, dents, cracks, imperfections, or other immaterial conditions in each of the following: windows, window glass, glass (ASTM C1036 defines industry standards for acceptable linear blemishes for glass which in some instances permits scratches up to 6 inches long visible 132 inches away), frames and hardware; sliding glass doors, frames, door glass and hardware;

louvers; shower doors; lighting fixtures, lenses, baffles and globes; all painted surfaces; all sinks, tubs, basins, water closets; kitchen cabinets, backsplashes and countertops; vanity tops and cabinets; all tile, stone or marble floors; saddles, all appliances; woodwork, millwork and doors; mirrors; all hardware; appliance cabinets; ceilings and flooring;

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

Purchasers are advised (a) that, to prevent wood flooring in a Unit from being subject to expansion, contraction, cupping, crowning, changes in width, thickness and length, checking, and/or splitting, it is the responsibility of each Unit Owner to maintain room temperature within a range of 60-80F, with relative humidity in a range of 30-50%, (b) that it is the responsibility of each Unit Owner to take precautionary steps to prevent wood flooring from being subject to slight discoloration or unevenness of color due to excessive sunlight or intense lighting.

Purchasers are advised that it is the responsibility of each Unit Owner to take precautionary steps to prevent natural stone or porous material from being subject to discoloration by following manufacturers' guidelines such as performing regular maintenance in sealing the material, refraining from using cleaning agents that may deteriorate the sealing agents or material, and quickly removing liquids or oily substances in contact with the material.

Notwithstanding the foregoing, in the event that Purchaser or Unit Owner, as the case may

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

All personal property located within the Unit on the date the Purchase Agreement is signed or located within the Common Elements on the date the Declaration is filed that is owned by Sponsor is included in the conveyance unless specifically excepted in the Offering Plan.

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

In the event the Closing does not take place on the Closing Date, through no fault of Sponsor and provided further that Sponsor is ready, willing, and able to close on the Closing Date, (i) the apportionment of those items set forth in the Purchase Agreement shall be made as of the originally established Closing Date rather than as of the date the Closing actually occurs, (ii) Purchaser will be required to pay to Sponsor an amount equal to 0.0438% of the Purchase Price per day commencing with the originally scheduled Closing Date to (and including) the day before the actual Closing Date, as a reimbursement of Sponsor's increased carrying costs for the Unit by virtue of the delay, and in addition to the other payments to be made to Sponsor under the Purchase Agreement and the Offering Plan; and (iii) Purchaser shall pay Sponsor's counsel $500.00 for each adjournment requested or caused by Purchaser or Purchaser's lender. Nothing herein shall be construed to mean that the Sponsor must grant an adjournment of the Closing when requested to do so. If at a Purchaser's request Sponsor grants an adjournment or adjournments of their closing of title in excess of five (5) days in the aggregate, the Sponsor has the option of collecting an additional five percent (5%) of the Purchase Price of the Unit as an additional Deposit.

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

Transfer taxes are not payable, directly or indirectly, by a purchaser except unless the same is explicitly provided for under a purchase agreement; the Purchase Agreement explicitly provides that Sponsor is transferring its statutory obligation, to pay New York City Real Property Transfer Taxes and New York State Real Estate Transfer Taxes, to Purchaser. Purchasers will be required to pay all transfer taxes due at Closing and comply with the requirements of the New York State Department of Taxation and Finance. Purchaser shall pay the Real Estate Transfer Tax due to the State of New York (the so-called "deed stamps" and, if applicable, the so-called "mansion tax"), the Real Property Transfer Tax due to the City of New York and any other real property transfer tax due to the City or State of New York. Purchaser agrees to indemnify and hold Sponsor harmless from and against any and all liabilities and expenses (including, without limitation, reasonable legal fees and disbursements) incurred by Sponsor by reason of the non-payment by Purchaser of any of the taxes Purchaser is obligated to pay hereunder in connection with the purchase of the Unit. Purchaser's obligations to pay the taxes and to indemnify Sponsor as shall survive the closing

of title.

Purchasers shall be responsible for the payment at Closing of all New York City Real Property Transfer Tax and New York State Real Estate Transfer Tax. Transfer taxes are computed using the purchase price for units purchased and any taxes (RPT only) or fees paid by Purchaser for Sponsor, including fees for Sponsor's attorney (the "Consideration"). The New York City Real Property Transfer Tax (the "RPT") for the purchase of a single residential unit is currently 1% of the Consideration if such Consideration is $500,000.00 or less and 1.425% if such Consideration is over $500,000.00. The New York State Real Estate Transfer Tax (the "NYS Tax") for the purchase of a single residential unit is currently .4% of the Consideration if such Consideration is $3,000,000.00 or less and .65% of the Consideration if such Consideration is over $3,000,000.00. Purchases of more than one Unit are considered commercial transactions and subject to different tax rates. The RPT for the purchase of multiple residential units is currently 1.425% of the Consideration if such Consideration is $500,000.00 or less and 2.625% if such Consideration is over $500,000.00. The NYS Tax for the purchase of multiple residential units is currently .4% of the Consideration if such Consideration is under $2,000,000, and .65% of the Consideration if such Consideration is over $2,000,000. For purposes of calculating the RPT taxes payable, the amounts of such taxes will be included in the Consideration subject to such tax. In order to compute the RPT transfer taxes payable, divide Consideration by 1 minus the RPT rate. The result will be "Total Consideration". To compute RPT due, multiply Total Consideration by the RPT rate.

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

Sponsor has obtained financing from Signature Bank, 68 South Service Road, Melville, NY 11747. Each Unit being conveyed at a Closing and such Unit's appurtenant Common Interest will be released from the mortgage held by Sponsor's Mortgagee upon tender of the relevant payment as agreed to between Sponsor and Sponsor's Mortgagee. Sponsor's Mortgagee has not imposed any restrictions on marketing or renting Units.

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

Risk of Loss and Restoration after Casualty

The risk of loss to the Unit by fire or other casualty, until the earlier of closing of title or

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

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

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

UNIT CLOSING COSTS AND ADJUSTMENTS

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

Title Insurance

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

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

The Owner's Policy Basic Rate is $382.00 for the first $35,000.00 of fee insurance and $327 for the first $35,000.00 of the loan policy. Premiums then increase as follows:

Fee Amount	Owners Premium	Loan Premium
$35,001 – $50,000	$6.34/$1,000	$5.27/$1,000
$50,001 – $100,000	$5.16/$1,000	$4.31/$1,000
$100,001 – $500,000	$4.14/$1,000	$3.46/$1,000
$500,001 – $1,000,000	$3.78/$1,000	$3.14/$1,000
$1,000,001 – $5,000,000	$3.48/$1,000	$2.90/$1,000
$5,000,001 – $10,000,001	$3.09/$1,000	$2.57/$1,000
$10,000,001 – $15,000,000	$2.92/$1,000	$2.42/$1,000
$15,000,001 – up	$2.62/$1,000	$2.19/$1,000

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

Purchasers are free to use the title company of their choice at no additional cost. Federal Standard Abstract, Inc., 36-36 Main Street, Flushing, NY 11354, has updated the title search and submitted the title report to the Attorney General of the State of New York with respect to this Offering Plan. There is no relation between the principals of Federal Standard Abstract, Inc. and the Sponsor or Attorney for the Sponsor.

Transfer Taxes and Recording Fees

Fees for recording the Unit Deed, the Power of Attorney, and any mortgage the Purchaser obtains to finance the purchase of their Unit are stated in this section. The current recording fees of $42.00 for each instrument including the first page, plus $5.00 per each additional page including cover sheets, a filing fee of $125.00 for the accompanying RP5217NYC form, and any

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

Transfer taxes are not payable, directly or indirectly, by a purchaser except unless the same is explicitly provided for under a purchase agreement; the Purchase Agreement explicitly provides that Sponsor is transferring its statutory obligation, to pay New York City Real Property Transfer Taxes and New York State Real Estate Transfer Taxes, to Purchaser. Purchasers will be required to pay all transfer taxes due at Closing and comply with the requirements of the New York State Department of Taxation and Finance. Purchaser shall pay the Real Estate Transfer Tax due to the State of New York (the so-called "deed stamps" and, if applicable, the so-called "mansion tax", the Real Property Transfer Tax due to the City of New York and any other real property transfer tax due to the City or State of New York. Purchaser agrees to indemnify and hold Sponsor harmless from and against any and all liabilities and expenses (including, without limitation, reasonable legal fees and disbursements) incurred by Sponsor by reason of the non-payment by Purchaser of any of the taxes Purchaser is obligated to pay hereunder in connection with the purchase of the Unit. Purchaser's obligations to pay the taxes and to indemnify Sponsor as shall survive the closing of title.

Purchasers shall be responsible for the payment at Closing of all New York City Real Property Transfer Tax and New York State Real Estate Transfer Tax. Transfer taxes are computed using the purchase price for units purchased and any taxes (RPT only) or fees paid by Purchaser for Sponsor, including fees for Sponsor's attorney (the "Consideration"). The New York City Real Property Transfer Tax (the "RPT") for the purchase of a single residential unit is currently 1% of the Consideration if such Consideration is $500,000.00 or less and 1.425% if such Consideration is over $500,000.00. The New York State Real Estate Transfer Tax (the "NYS Tax") for the purchase of a single residential unit is currently .4% of the Consideration if such Consideration is $3,000,000.00 or less and .65% of the Consideration if such Consideration is over $3,000,000.00. Purchases of more than one Unit are considered commercial transactions and subject to different tax rates. The RPT for the purchase of multiple residential units is currently 1.425% of the Consideration if such Consideration is $500,000.00 or less and 2.625% if such Consideration is over $500,000.00. The NYS Tax for the purchase of multiple residential units is currently .4% of the Consideration if such Consideration is under $2,000,000, and .65% of the Consideration if such Consideration is over $2,000,000. For purposes of calculating the RPT taxes payable, the amounts of such taxes will be included in the Consideration subject to such tax. In order to compute the RPT transfer taxes payable, divide Consideration by 1 minus the RPT rate. The result will be "Total Consideration". To compute RPT due, multiply Total Consideration by the RPT rate.

Mansion Tax

Purchasers are advised that New York State imposes an additional transfer tax upon Purchasers where the consideration for the Unit is $1,000,000 or more and a new supplemental tax where consideration is $2,000,000 or more (collectively, the "Mansion Tax"). Purchasers of Units where the consideration (including the purchase price itself plus the aggregate Transfer Taxes payable by Purchaser) is $1,000,000 or more thus will be obligated to pay the Mansion Tax at Closing. Sponsor makes no representation regarding the calculation of the Mansion Tax or of the "consideration" upon which the New York State taxing authorities may base the Mansion Tax and shall have no liability with respect thereto. Purchasers should consult with their own counsel and/or tax advisors. The rates for the Mansion Tax are as follows:

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

Mortgage Related Costs

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

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

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

shall not cause Purchaser to lose financing.

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

Common Charge and Real Estate Tax Adjustments

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

It is possible the Unit will not be separately assessed for real estate taxes for the tax year by that Unit's closing date. In such event, the adjustment for real estate taxes will be based on the Unit's proportionate share of the real estate taxes for the Property, which shall be obtained by multiplying the taxes payable on account of the Property for that year by the Common Interest attributable to the Unit.

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

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

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

If the actual taxes due are lower than the amount collected and held in escrow, then the Board of Managers shall pay the Unit Owners their proportionate share of any excess. At such time that the individual Units have been separately assessed, Unit Owners shall make a payment directly to the New York City Department of Finance no later than the due date for such real estate tax payment. Unit Owners shall notify the Board of Managers that the individual Units have been separately assessed and any sum collected and held in escrow not paid toward real estate taxes shall be reimbursed to the Unit Owner or Sponsor who advanced same.

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

Closing Counsel Fees

Each Purchaser will be required to pay certain fees to Sponsor's attorneys including, but not limited to, a fee of $2,350.00 and ACRIS preparation fee of $250.00 for the Purchaser's Unit which will cover the legal and other fees and expenses of processing the sale of the Unit. In the event the Closing does not take place on the Closing Date, through no fault of Sponsor and provided further that Sponsor is ready, willing, and able to close on the Closing Date, (i) the apportionment of those items set forth in the Purchase Agreement shall be made as of the originally established Closing Date rather than as of the date the Closing actually occurs, (ii) Purchaser will be required to pay to Sponsor an amount equal to 0.0438% of the Purchase Price per day commencing with the originally scheduled Closing Date to (and including) the day before the actual Closing Date, as a reimbursement of Sponsor's increased carrying costs for the Unit by virtue of the delay, and in addition to the other payments to be made to Sponsor under the Purchase Agreement and the Offering Plan. The following additional charges may apply:

i. $500.00 to Sponsor's attorney if the Closing is not held at Sponsor's attorneys' offices at the request of Purchaser or Purchaser's lender.
ii. $500.00 to Sponsor for each adjournment of the Closing requested or caused by Purchaser or Purchaser's lender.
iii. $500.00 to Sponsor's attorney if the Closing is held outside New York City at the request of Purchaser or Purchaser's lender.
iv. $1,000.00 to Sponsor's attorney for the preparation of a letter of default.
v. $350.00 to Sponsor's attorney if a Purchaser shall obtain mortgage financing through a lender to defray the additional costs associated therewith.
vi. $1,000.00 to Sponsor's attorney for an assignment agreement, if requested by Purchaser and provided Sponsor has consented thereto.
vii. $3,000.00 to Sponsor's attorney for preparation of Interim Lease Agreement.

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

additional Deposit.

Professional Fees

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

Working Capital and Reserve Fund Contribution

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

Example of Typical Closing Costs

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

Assuming that a Purchaser closes timely and incurs no penalties under the Purchase Agreement, the closing costs for a Unit with a Purchase Price of $1,750,000.00 and assuming a mortgage of $1,400,000.00 will be approximately:

Title Insurance Fee:	$	6,891.00
Loan Premium:	$	1,421.00
Endorsements	$	150.00
Transfer Taxes - New York State:	$	7,128.00
Transfer Taxes - New York City:	$	25,392.61
Mansion Tax:	$	17,819.38
Mortgage Recording Tax:	$	26,920.00
Recording Fees:	$	550.00
Search Fees:	$	520.00
Subtotal	$	86,791.99
Working Capital Fund	$	635.07
Reserve Fund	$	635.07
First Month's Common Charges:	$	635.07
Sponsor's Attorney's Closing Fee:	$	2,350.00
Sponsor's Attorney's Purchaser Financing Fee:	$	350.00
ACRIS Preparation Fee:	$	250.00
Total Estimated Closing Costs:	$	91,647.20

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

RIGHTS AND OBLIGATIONS OF THE SPONSOR

Sponsor is retaining the unconditional right to rent Units in the Building after consummation of the Offering Plan that are being offered herein. Unless this Offering Plan is abandoned, Sponsor will endeavor in good faith to sell Units in a reasonably timely manner, rather than rent, after the Offering Plan has been consummated but makes no representation that it will execute Purchase Agreements to sell more than fifteen percent (15%) of the Units. Eleven (11) Residential Units satisfy the fifteen percent (15%) threshold. As Sponsor's right to rent Units is unconditional, this Offering Plan may not result in the creation of a condominium in which a majority of the Units are owned by occupants or investors unrelated to Sponsor; Sponsor could effectively exercise voting control indefinitely. Rental tenants of Units owned by Sponsor or any other Unit Owner will receive the same Building services and will have the same use of the facilities as Unit Owners, however they will have no investment in their Units and therefore do not share the same economic interests as a Unit Owner that occupies their Unit in the maintenance and care of the Building's facilities. In the event Sponsor has rented a Unit after consummation of the Offering Plan, and subsequently sells the Unit pursuant to this Offering Plan, such sale of the Unit will provide that it will be sold in "as is" condition, except for any applicable warranties expressly provided in this Offering Plan.

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

Indemnification

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

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

Sponsor's Obligations Survive

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

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

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

Operating Expenses

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

Sponsor is reserving the right to delay the collection of Common Charges. During any such

period of delay, the Sponsor will timely pay all expenses of the Condominium, including, but not limited to, insurance premiums and any reserve fund payments. Such expenses shall not include individual Unit Owner expenses such as real estate taxes, utility charges, etc. Upon commencement of collection of Common Charges, there will not be an assessment for any item in the approved budget for the Condominium. Regardless of the delay in collection of Common Charges, Sponsor shall remain obligated to update the budget for the Condominium, and, if Sponsor controls the Board of Managers, to provide certified financial statements for the Condominium, as required by Department of Law governing regulations. In the event Sponsor elects to delay the collection of Common Charges, Sponsor shall disclose such fact in the closing notice or statement to Purchasers. Thereafter, Sponsor shall also disclose such fact in the post-closing amendment to the Offering Plan as a benefit to subsequent purchasers. Such amendment shall also disclose the anticipated period of delay. Prior to commencing the collection of Common Charges, Sponsor will notify all unit owners by written notice of the expiration of the delay period. Notice shall be given to owners in writing at least thirty (30) days prior to the commencement of collection of Common Charges. Thereafter, Sponsor will disclose such fact in the next substantive amendment to the Offering Plan as a benefit to subsequent purchasers.

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

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

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

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

Casualty Insurance

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

Risk of Loss and Restoration after Casualty

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

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

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

Dissolution of Sponsor

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

Construction Financing

Sponsor has obtained financing from Signature Bank, 68 South Service Road, Melville, NY 11747. Each Unit being conveyed at a Closing and such Unit's appurtenant Common Interest will be released from the mortgage held by Sponsor's Mortgagee upon tender of the relevant payment as agreed to between Sponsor and Sponsor's Mortgagee. Sponsor's Mortgagee has not imposed any restrictions on marketing or renting Units.

Completion of Construction

Sponsor is obligated to build and complete the Condominium in accordance with the Building Plans and Specifications identified in the Offering Plan, subject to Sponsor's right to substitute equipment or materials of Equal or Better Quality for construction and design and make modifications in layout or design; provided however, that Sponsor may not:

(i) Substitute equipment or materials of lesser quality or design; or

(ii) change the size, location of Buildings or Units other improvements or Common Elements if such changes affect the percentage of Common Interests or adversely affect the value of any Unit to which title has closed or for which a Purchase Agreement has been executed and is in effect unless all affected Unit Owners and contract vendees consent in writing to such change.

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

Certificate of Occupancy

Prior to the closing of title to the first Residential Unit, Sponsor shall have obtained a temporary or final Certificate of Occupancy for the Unit. Sponsor anticipates on being able to obtain a final Certificate of Occupancy ("FCO") and all necessary permits for all elements of the Condominium within two (2) years of closing of title to the first Unit and, prior to the issuance of a FCO will cause any expiring temporary Certificate of Occupancy ("TCO") to be extended. Purchasers are advised that in New York City, newly constructed and newly renovated buildings are sometimes offered as condominium projects without a final Certificate of Occupancy covering the entire building but with only a TCO, and sometimes with several successive TCOs. Certificates of occupancy are generally governed by Section 301 of the New York State Multiple Dwelling Law and local building codes and rules. Both TCOs and FCOs are issued by the New York City Department of Buildings ("DOB"). A TCO is intended to indicate that the property conforms substantially to the DOB approved plans and specifications, and to the requirements of all applicable laws, rules, and regulations for the uses and occupancies specified in the TCO. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. All TCOs have an expiration date. A TCO typically expires ninety (90) days after the date of issuance. When a TCO expires and is not renewed, it may be difficult or impossible to buy insurance, refinance, or sell units. In New York City, it is common for Sponsors to commence unit closings when some or all units are covered by a TCO rather than a FCO. Sponsor anticipates this scenario may occur. Sponsor and its principals will undertake the responsibility for extending each TCO received prior to the expiration thereof, and ultimately for obtaining a FCO covering the entire Building within two (2) years from the date of the issuance of the first TCO. However, Sponsor and its principals make no representation or guarantee that DOB will issue the FCO within such two (2) year period. NOTWITHSTANDING THE FOREGOING, SPONSOR AND ITS PRINCIPALS ARE OBLIGATED TO PROCURE THE FINAL CERTIFICATE OF OCCUPANCY FOR THE ENTIRE BUILDING, AND SHALL EXERCISE BEST EFFORTS TO OBTAIN THE FCO WITHIN SUCH TWO YEAR PERIOD WHILE KEEPING THE TCO CURRENT. Unit Owners and the Board of Managers shall be obligated to cooperate with and refrain from obstructing Sponsor in these undertakings. Buyers are advised to visit the DOB website for further recommendations when purchasing a unit in a building that does not have a FCO. For more information, visit the DOB website at:

https://www1.nyc.gov/site/buildings/homeowner/certificate-of-occupancy.page

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

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

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

Warranties of Construction

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

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

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

Sponsor's obligations, regardless of any limitations in any warranty or in the Offering Plan, cannot go below the duty to construct the Building in accordance with all applicable laws, the Plans and Specifications, and terms of the Offering Plan, and any conflict between any such disclosures and Sponsor's obligation to construct the Building in accordance with all applicable laws and the Plans and Specifications shall be resolved in favor of the latter.

Purchasers may have a claim under a breach of contract theory in the event Sponsor does not fulfill their obligation to have the building designed and built in accordance with applicable law, codes, regulations, filed plans and specifications, and locally accepted building practices for items which are not covered by codes or otherwise fails to fulfill its obligations under the Offering

Plan or Purchase Agreement. In addition, Purchasers may utilize any applicable warranties provided by a manufacturer or contractor for the defective materials or workmanship; Sponsor is obligated to assign any warranties provided by manufacturers and contractors. Notwithstanding the foregoing, in the event that Purchaser or Unit Owner, as the case may be, makes any alterations to the Unit after taking possession, then the warranties provided in accordance with the terms of the Offering Plan or any repairs Sponsor has agreed to make in accordance with the terms of a signed inspection statement shall be void and of no further force or effect if the alteration directly or indirectly affected or damaged the subject matter of the warranty or repair.

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

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

Notwithstanding anything to the contrary in the foregoing discussion, both Unit Owners and the Board of Managers shall be obligated to permit Sponsor and its contractors and agent's access to Units and the Common Elements at the request of, and after reasonable notice from, Sponsor and/or its contractors and agents, in order for Sponsor to complete construction in

accordance with this Offering Plan.

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

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

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

The foregoing sets forth the entire obligation of Sponsor to correct any defects and none other shall be implied. Sponsor shall have no obligation to repair or replace any defect resulting from the failure by the appropriate Unit Owner or the Board of Managers to properly service or maintain a particular item or items. Additionally, Sponsor shall have no obligation to repair or replace any defect resulting directly or indirectly from work done by any individual or entity retained by the Board of Managers or any Unit Owner(s).

UNLESS CAUSED BY A CODE VIOLATION, SPONSOR DISCLAIMS ANY WARRANTY WITH RESPECT TO MOLD, MILDEW, SPORES, FUNGI OR OTHER TOXINS WITHIN THE BUILDING, INCLUDING WITHOUT LIMITATION, THE COMMON ELEMENTS, THE LIMITED COMMON ELEMENTS OR ANY UNIT OF THE CONDOMINIUM. THERE IS NO WARRANTY AS TO VIEW OR LIGHT QUALITY. THE SPONSOR'S OBLIGATION IS TO CONSTRUCT THE PREMISES IN ACCORDANCE WITH ALL APPLICABLE CODES AND FILED PLANS AND SPECIFICATIONS, AND ANY CONFLICT BETWEEN THE DISCLOSURES AND THE SPONSOR'S OBLIGATION TO CONSTRUCT THE PREMISES IN ACCORDANCE WITH APPLICABLE CODES AND FILED PLANS AND SPECIFICATIONS SHALL BE RESOLVED IN FAVOR OF THE LATTER. SPONSOR HAS NOT GIVEN AND THE BOARD OF MANAGERS HAS NOT RELIED ON OR BARGAINED FOR ANY SUCH WARRANTIES. IN NO EVENT WILL SPONSOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES (WHETHER BASED ON NEGLIGENCE, BREACH OF CONTRACT, WARRANTY, OR OTHERWISE).

NOTHING CONTAINED HEREIN SHALL OBLIGATE SPONSOR TO PAY OR BE LIABLE FOR ANY HOUSING, HOTEL, RELOCATION, OR STORAGE COSTS OR EXPENSES DURING ANY PERIOD OF TIME REQUIRED FOR SPONSOR OR THE GENERAL CONTRACTOR TO FULFILL ANY OBLIGATION UNDER THE OFFERING PLAN OR UNDER ANY GUARANTY OR WARRANTY GIVEN TO SPONSOR BY THE GENERAL CONTRACTOR TO REPAIR OR REPLACE ANY DEFECTIVE ITEM OF CONSTRUCTION.

NOTWITHSTANDING ANYTHING CONTAINED HEREIN, (A) UPON SATISFACTORY COMPLETION OF ANY REPAIR OR REPLACEMENT OF ANY DEFECTIVE ITEM OF

CONSTRUCTION THAT SPONSOR OR THE GENERAL CONTRACTOR MAY PROVIDE UNDER THE OFFERING PLAN OR UNDER ANY GUARANTY OR WARRANTY GIVEN TO SPONSOR BY THE GENERAL CONTRACTOR, SPONSOR SHALL BE ENTITLED TO OBTAIN A WRITTEN EXECUTED GENERAL RELEASE THAT ACKNOWLEDGES THE COMPLETION OF THE REPAIR AND/OR REPLACEMENT WORK PERFORMED BY THE SPONSOR OR THE GENERAL CONTRACTOR AND THAT RELEASES SPONSOR FROM ANY FURTHER OBLIGATION IN CONNECTION THEREWITH, AND (B) SPONSOR SHALL NOT BE OBLIGED TO COMMENCE SAID WORK, UNLESS, PRIOR TO SPONSOR OR THE GENERAL CONTRACTOR PERFORMING SAID REPAIR AND/OR REPLACEMENT WORK, EITHER THE PURCHASER AND/OR BOARD OF MANAGERS THAT HAS REQUESTED SPONSOR TO PERFORM THE REPAIR OR REPLACEMENT WORK, SHALL FIRST PROVIDE SPONSOR WITH A WRITTEN ACKNOWLEDGEMENT OF THE PURCHASER'S OR BOARD OF MANAGERS' OBLIGATION TO PROVIDE SAID GENERAL RELEASE TO SPONSOR UPON SATISFACTORY COMPLETION OF THE WORK. PURCHASERS SHOULD NOTE THAT WARRANTIES TO BE PROVIDED TO UNIT OWNERS OR THE BOARD OF MANAGERS MAY HAVE EXPIRED AS OF THE FIRST CLOSING OR THE UNIT CLOSING DATE.

NOTWITHSTANDING ANYTHING CONTAINED HEREIN, (A) IN THE EVENT THAT SPONSOR, AS A GESTURE OF GOODWILL, OFFERS TO PERFORM CORRECTIVE WORK THAT SPONSOR IS NOT OTHERWISE OBLIGED TO PERFORM UNDER THE OFFERING PLAN ("GOODWILL WORK"), SAID OFFER OR PERFORMANCE OF SUCH GOODWILL WORK SHALL NOT BE DEEMED TO BE OR CONSTITUTE A WAIVER OF SPONSOR'S RIGHTS AS SET FORTH HEREIN ABOVE, AND (B) PRIOR TO PERFORMING SAID GOODWILL WORK, SPONSOR SHALL BE ENTITLED TO A WRITTEN ACKNOWLEDGEMENT FROM THE PURCHASER OR BOARD OF MANAGERS, FOR WHOM THE GOODWILL WORK IS TO BE PERFORMED, (i) SPECIFYING THE SCOPE OF THE GOODWILL WORK, (ii) ACKNOWLEDGING THAT THE OFFERING PLAN DOES NOT OBLIGE SPONSOR TO PERFORM SAID WORK, AND (iii) THAT THE PURCHASER OR BOARD OF MANAGERS DISCLAIMS ANY RIGHT OR ENTITLEMENT TO THE PERFORMANCE OF SAID WORK.

Inspection Statements

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

Plan or Purchase Agreement.

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

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

- any condition resulting from normal wear and tear or natural deterioration or from the normal movement, settlement and shrinkage or expansion of the Residential Units or the Building generally and/or building materials;
- partial or total death of any trees, shrubs, bushes or other landscape improvements, protruding dry wall fastenings, ridging on gypsum board, lumber or minor floor shrinkage or gapping, door or window sticking due to weather, door warpage including, without limitation, warpage of any doors, minor scratches or chips in plastic, glass, metal, wood, vitreous china, stainless steel, tile porcelain or stone surfaces, bathroom finish, cracked grouting, adjustment or bi-fold door, walls not square, electrical plates or signs not straight, slight discoloration, expansion or shrinkage, slight separation between base and floor or differing coloration of any and all concrete, ceramic or stone tiles in gardens or kitchens;
- normal settlement and deflection or any minor consequential damage resulting therefrom including, without limitation, cracks in roof ballast or concrete cracks which do not reduce the structural integrity of the building generally;
- non-material deviations in the level of ceilings and non-material imperfections in ceiling finishes;
- non-material imperfections in painting finishes including, but not limited to, variances in color or texture;
- non-material deviations in the floors' levelness, buckling, gapping or sinking due to expansion and/ or shrinkage and/ or movement;
- slight misalignment of bathroom finishes and minor variation in grouting or tile thickness;
- minor noise, vibrations or odors from normal plumbing, heating, ventilation, air-conditioning and elevator operation, including boilers, condensing units, exhaust fans, elevator machine rooms and equipment;
- potential bathroom vents and ducts on the mechanical terraces, regardless of height,

and any noise emanating from such vents and ducts shall be in accordance with permissible decibel levels pursuant to any rules and/or regulations governing noise levels in New York City;

- noises emanating within Units, from adjacent Units, and from Common Elements shall be in accordance with permissible decibel levels pursuant to any rules and/or regulations governing noise levels in New York City;
- negligible floor noises and creaking;
- minor carpet or floor discoloring or stretching;
- non-material variations in width, length, thickness, finish, gaps or color range of wood flooring;
- minor chips, scratches, mars, breaks, dents, cracks, imperfections, or other immaterial conditions in each of the following: windows, window glass, glass (ASTM C1036 defines industry standards for acceptable linear blemishes for glass which in some instances permits scratches up to 6 inches long visible 132 inches away), frames and hardware; sliding glass doors, frames, door glass and hardware; louvers; shower doors; lighting fixtures, lenses, baffles and globes; all painted surfaces; all sinks, tubs, basins, water closets; kitchen cabinets, backsplashes and countertops; vanity tops and cabinets; all tile, stone or marble floors; saddles, all appliances; woodwork, millwork and doors; mirrors; all hardware; appliance cabinets; ceilings and flooring;
- after the closing of title to a unit, paint touch ups, repair dented appliances or replace light bulbs;
- non-material variations in tone or color of marble or stone or floors; saddles, all appliances; woodwork, millwork and doors; mirrors; all hardware appliance; appliance cabinets; ceilings and flooring;
- changes and variations in tone, texture, or color of natural products such as wood or stone, or changes and variations in tone, texture, or color caused by the absorption of liquids or humidity in a natural or porous material;
- leaching or minor color variation in exterior color mortar and colored stone or brick, slight dimensional variations in brick joints, and mortar dropping on bricks and window surfaces;
- minor ponding and/or controlled drainage on terraces or balcony surfaces;
- television, radio or other telecommunications reception;
- slight discoloration to hardware or plumbing finishes;
- minor stains, runs, lumps, shags or imperfections in weave and fabric panels;
- terrace tile or pavers not laid flat, or slight color variation in tiles, pavers or mortar, or stained tiles or pavers;
- non-material scratches on window frames or glass;
- any other minor imperfection or immaterial condition, except as expressly warranted pursuant to this Offering Plan, provided it is indicated on written

inspection statement and delivered to and acknowledge by Sponsor.

Purchasers are advised (a) that, to prevent wood flooring in a Unit from being subject to expansion, contraction, cupping, crowning, changes in width, thickness and length, checking, and/or splitting, it is the responsibility of each Unit Owner to maintain room temperature within a range of 60-80F, with relative humidity in a range of 30-50%, (b) that it is the responsibility of each Unit Owner to take precautionary steps to prevent wood flooring from being subject to slight discoloration or unevenness of color due to excessive sunlight or intense lighting.

Purchasers are advised that it is the responsibility of each Unit Owner to take precautionary steps to prevent natural stone or porous material from being subject to discoloration by following manufacturers' guidelines such as performing regular maintenance in sealing the material, refraining from using cleaning agents that may deteriorate the sealing agents or material, and quickly removing liquids or oily substances in contact with the material.

Completion Free of Liens

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

Sponsor Documents to be delivered to the Board of Managers:

Sponsor shall provide to the Board of Managers as of the earlier of First Closing or the date of availability final as-built drawings.

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

Plan, Exhibits, Documents

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

Sponsor's Rights of Access; Alterations

Sponsor reserves to itself, its successors, assigns, designees, invitees, contractors, agents, employees and tenants, any and all easements and rights of access, in and to Units and Common Elements, to complete construction in a manner consistent with the purposes of this Offering Plan and to ensure Sponsor's rights and obligations hereunder. Sponsor shall provide three days' notice

except under exigent circumstances where Sponsor shall provide reasonable notice. Sponsor is obligated to repair any damages caused as the result of the foregoing work. Sponsor will not interfere with a Unit Owner's reasonable use of their Unit during any work period. However, there may be a temporary limitation as to use of the public areas. Sponsor's reservation and rights shall include, but not be limited to:

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

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

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

Condominium and Sales Costs and Expenses

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

Interim Leasing, Renting and Use of Unsold Units by Sponsor

Sponsor reserves the right, prior to the closing of title to any Unit, to lease such Unit to a Purchaser who has executed a Purchase Agreement and paid the requisite Deposit, pursuant to an Interim Lease between Sponsor and Purchaser. Any such Interim Lease will provide that an uncured default by the Purchaser under the Purchase Agreement with respect to the Unit which is

the subject of the Interim Lease will constitute a default under the license entitling Sponsor, at its sole option, to immediately terminate the license. In addition, each Purchase Agreement may provide that an uncured default by the Purchaser under any Interim Lease with respect to the Unit which is the subject of the Purchase Agreement will constitute a default under the Purchase Agreement entitling Sponsor, at its sole option, to immediately terminate such Purchase Agreement and exercise any remedies provided therein. See the section "Interim Leases" set forth in Part I of the Offering Plan.

Sponsor is retaining the unconditional right to rent Units in the Building after consummation of the Offering Plan that are being offered herein. Unless this Offering Plan is abandoned, Sponsor will endeavor in good faith to sell Units in a reasonably timely manner, rather than rent, after the Offering Plan has been consummated but makes no representation that it will execute Purchase Agreements to sell more than fifteen percent (15%) of the Units. Eleven (11) Residential Units satisfy the fifteen percent (15%) threshold. As Sponsor's right to rent Units is unconditional, this Offering Plan may not result in the creation of a condominium in which a majority of the Units are owned by occupants or investors unrelated to Sponsor; Sponsor could effectively exercise voting control indefinitely. Rental tenants of Units owned by Sponsor or any other Unit Owner will receive the same Building services and will have the same use of the facilities as Unit Owners, however they will have no investment in their Units and therefore do not share the same economic interests as a Unit Owner that occupies their Unit in the maintenance and care of the Building's facilities. In the event Sponsor has rented a Unit after consummation of the Offering Plan, and subsequently sells the Unit pursuant to this Offering Plan, such sale of the Unit will provide that it will be sold in "as is" condition, except for any applicable warranties expressly provided in this Offering Plan.

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

Sponsor or Successor Sponsor may use or occupy for itself or its agents, or (after the First Closing) to rent or license to a tenant who is not a Purchaser for such fee and upon such terms as are agreed to between the parties, any Unit not conveyed or with respect to which a Purchase Agreement is not then outstanding. Sponsor will notify Purchasers of Units that have been previously occupied or that are then occupied, of such occupancy, prior to the execution of a Purchase Agreement. Such Unit will be delivered at the Closing, free and clear of any occupants and licenses, unless the tenant or occupant is the Purchaser or unless the Purchase Agreement indicates that the Unit shall be sold subject to a license, a copy of which shall be annexed to the Purchase Agreement. There shall be no obligation of Sponsor or Successor Sponsor to decorate, refurbish or in any way repair such Unit.

Easement

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

Liability of Sponsor

Sponsor shall be excused from performing any obligation or undertaking provided for in the Offering Plan or Purchase Agreement for so long as such performance is prevented, delayed or hindered by an act of God, fire, flood, explosion, war, riot, sabotage, inability to procure or general shortage of energy, labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strike, lockout, action of labor unions, or any other cause (whether similar or dissimilar to the foregoing) not within the reasonable control of Sponsor. Sponsor's time to perform such obligation or undertaking shall be tolled for the length of the period during which such performance was excused if Sponsor's time to perform such obligation or undertaking is tolled pursuant to this provision, Purchaser's time to perform shall be equally tolled. Sponsor cannot limit any rights which the Purchaser may have pursuant to Art. 23A of the GBL, NYCRR, and the Offering Plan, except as determined in a final decision or order by a court of competent jurisdiction or any governmental agency or by executive order to which Purchasers may be entitled. **Purchasers are specifically advised that the timing of the closing of title to the Unit may be significantly delayed in the event that Sponsor exercises its tolling rights under the foregoing Force Majeure provision. The Attorney General recommends that Purchasers consult with their attorneys as to: (i) whether there exists a final decision or order by a court of competent jurisdiction or any governmental agency, or executive order that impacts the timing of Purchaser's obligations under the Purchase Agreement; and (ii) any risks associated with executing a Purchase Agreement containing the foregoing Force Majeure provision prior to executing the Purchase Agreement.**

Purchasers should be aware that Sponsor is not responsible under any circumstances for:

- Loss or damage caused by defective workmanship performed by any person other than (i) Sponsor (ii) Sponsor's agent or employee, or (iii) Sponsor's subcontractor.
- Loss or damage caused by defective materials supplied by any person other than (i) Sponsor, (ii) Sponsor's agent or employee, or (iii) Sponsor's subcontractor.
- Loss or damage caused by defective design provided by any person other than a design professional retained exclusively by Sponsor.
- Any damage to the extent that it is caused or made worse by:
    - Negligence, improper maintenance, or improper operation by anyone other than Sponsor, its employees, agents or subcontractors; or
    - Failure by Purchaser or anyone other than Sponsor, its employees, agents or subcontractors, to comply with the warranty requirements of manufacturers or suppliers of appliances, fixtures, plumbing, heating, cooling and ventilation systems of the Unit, if any, or items of equipment; or
    - Failure of Purchaser to give notice to Sponsor of any defects or damage within a reasonable time; or
    - Changes in the grading of the ground by anyone other than Sponsor, its employees, agents or subcontractors; or
    - Changes, alterations, or additions made to the Unit; or
    - Dampness or condensation due to failure of Purchaser to maintain adequate ventilation.
- Loss or damage caused by or resulting from accidents, riot and civil commotion, fire, explosions, smoke, water escape, falling objects, aircraft, vehicles, acts of God, lightning, windstorm, excessive rain or snow, hail, flood, mudslide, earthquake, volcanic eruption, wind-driven water, and not reasonably foreseeable change in the underground water table.
- Loss or damage caused by the failure or inadequacy of public utilities, including the city's

storm and sewer system.

- Loss or damage caused by seepage of water unless such loss or damage is the direct result of a construction defect.
- Any damage caused by soil movement for which compensation is provided by legislation or which is covered by other insurance.
- Any damages which Purchaser had not taken timely and reasonable action to minimize.
- Insect damage.
- Damage to personal property.
- Loss or damage which arises while a Residential Unit is being used primarily for nonresidential purposes.
- Loss or damage due to abnormal loading floors by Purchaser which exceeds design loads as mandated by the Building Code.
- Costs of shelter, transportation, food, moving, storage or other incidental expenses related to relocation during repairs.
- Consequential or incidental damages (except where required by law).
- Defects in construction, installation or operation of mechanical equipment, appliances and/or other items covered by warranties assigned to Purchaser.
- Damage caused by the misuse, abuse, or interference by Purchaser or anyone other than Sponsor, its employees, agents or subcontractors with Sponsor's original construction and installations.

CONTROL BY THE SPONSOR

Sponsor reserves the right to designate all Residential members of the Board of Managers for a period of time until the earlier to occur of (a) thirty (30) days after the date by which one hundred percent (100%) of the Units have been conveyed to Purchasers; or (b) five (5) years after the First Closing (the "Sponsor Control Period"). Sponsor reserves the right to relinquish control of the Board of Managers prior to the expiration of the Sponsor Control Period. A meeting will be held to elect new members of the Board of Managers not designated by Sponsor within thirty (30) days of the expiration of the Sponsor Control Period. However, as long as Sponsor owns a Unit, Sponsor will be entitled to appoint one (1) Residential member of the Board of Managers and shall be entitled to cast one vote for each .0001% of Common Interest attributable to their Unit(s), but in no event can Sponsor use its voting power to elect more than 50% of the Board of Managers after the expiration of the Sponsor Control Period. In the event that there is a Successor Sponsor and Sponsor still owns a Unit, only Sponsor may appoint one (1) Residential member of the Board of Managers.

Sponsor is retaining the unconditional right to rent Units in the Building after consummation of the Offering Plan that are being offered herein. Unless this Offering Plan is abandoned, Sponsor will endeavor in good faith to sell Units in a reasonably timely manner, rather than rent, after the Offering Plan has been consummated but makes no representation that it will execute Purchase Agreements to sell more than fifteen percent (15%) of the Units. Eleven (11) Residential Units satisfy the fifteen percent (15%) threshold. As Sponsor's right to rent Units is unconditional, this Offering Plan may not result in the creation of a condominium in which a majority of the Units are owned by occupants or investors unrelated to Sponsor; Sponsor could effectively exercise voting control indefinitely. Rental tenants of Units owned by Sponsor or any other Unit Owner will receive the same Building services and will have the same use of the facilities as Unit Owners, however they will have no investment in their Units and therefore do not share the same economic interests as a Unit Owner that occupies their Unit in the maintenance and care of the Building's facilities. In the event Sponsor has rented a Unit after consummation of the Offering Plan, and subsequently sells the Unit pursuant to this Offering Plan, such sale of the Unit will provide that it will be sold in "as is" condition, except for any applicable warranties expressly provided in this Offering Plan.

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

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

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

Sponsor may exercise veto power over expenses other than those described above for a period ending not more than five (5) years after the closing of the first Unit or whenever the Unsold Units constitute less than twenty-five percent (25%) of the common interest, whichever is sooner.

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

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

BOARD OF MANAGERS

Under the By-Laws of the Condominium, the affairs of the Condominium will be managed by a Board of Managers consisting of seven (7) people. However, the Board of Managers will initially consist of three (3) persons designated by Sponsor. The initial members of the Board of Managers will be George Xu, who is the principal of the Sponsor, David Pan and James Ho, associates of the principal of Sponsor.

The first annual meeting of the Unit Owners shall be called for a date which is no more than one year after the First Closing. At the end of the Sponsor Control Period, the initial members designated by the Sponsor shall resign and the Board of Managers will consist of one (1) person designated by the Non-Residential Unit Owner and six (6) people elected by the Unit Owners. However, as long as Sponsor owns a Unit, Sponsor will be entitled to appoint one (1) Residential member of the Board of Managers and shall be entitled to cast one vote for each .0001% of Common Interest attributable to their Unit(s), but in no event can Sponsor use its voting power to elect more than 50% of the Board of Managers after the expiration of the Sponsor Control Period. In the event that there is a Successor Sponsor and Sponsor still owns a Unit, only Sponsor may appoint one (1) Residential member of the Board of Managers. Each Unit Owner, including the Sponsor or Successor Sponsor, shall be entitled to cast one vote for each .0001% of Common Interest attributable to their Unit(s) on all matters put to a vote at all meetings of the Unit Owners.

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

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

With the exception of those members elected or designated by the Sponsor or Non-Residential Unit Owners, only a Unit Owner not in arrears, with regards to Common Charges, the spouse, principal, officer, trustee, or beneficiary of such Unit Owner are eligible for election to the Board of Managers. If the Board of Managers perfects a lien against a Unit where the Unit Owner, the principal or officer of a Unit Owner, or the spouse of a Unit Owner is a member of the Board of Managers, the member shall be removed and replaced as set forth in the By-Laws.

At any regular or special meeting of Unit Owners at which a quorum is established, (i) any member appointed or elected by Residential Unit Owners or Declarant may be removed for "Cause" (as hereinafter defined) by a Non-Residential Unit Owner, (ii) any member appointed or

elected by Declarant may be removed for "Cause" by the Residential Unit Owners and Non-Residential Unit Owners, and (iii) any member appointed by a Non-Residential Unit Owner may be removed for Cause by the Residential Unit Owners or Declarant. Any member whose removal for Cause has been proposed shall be given an opportunity to be heard at the meeting. As used herein, "Cause" shall mean (i) conviction of a felony, (ii) conviction of any lesser crime or offense involving the property of the Condominium, or (iii) willful misconduct or gross negligence in the performance of their duties as a member of the Board of Managers. In the event of such removal, only a Non-Residential Unit Owner shall have the right to appoint a Non-Residential Board Member so removed, only the Residential Unit Owners may replace an elected Residential Board Member so removed, and only Declarant may replace a Declarant appointed Residential Board Member so removed.

A Non-Residential Unit Owner and Declarant shall have the right to remove their appointed member at any time with or without Cause. At any regular or special meeting of Unit Owners at which a quorum is established, any elected Residential Board Member may be removed and replaced by a vote of the Residential Unit Owners with or without Cause, pursuant to the terms of the By-Laws, at any regular or special meeting.

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

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

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

commitment (except as Unit Owners), and that the liability of any Unit Owner on any such contract or commitment will be limited to such proportionate share of the total liability thereunder as the Common Interest such Unit Owner bears to the aggregate Common Interest of all Unit Owners. Each member of the Board of Managers shall exercise powers and perform duties in good faith and in the best interests of the Condominium and shall comply with Section 727 of the New York Business Corporation Law, as may be amended from time to time.

Any provisions that give Sponsor control of the enforcement of the sponsor's obligations are not lawful. If there are non-Sponsor members of the Board of Managers, and there is a vote on whether to sue Sponsor, Sponsor's board representatives cannot lawfully vote on that issue. See Park River Owners Corp. v. Bangser Klein Rocca & Blum, 269 A.D.2d 313, 703 N.Y.S.2d 465 (1st Dept. 2000); McKinney's Consolidated Laws of the State of New York, General Business Law, Volume 19, pocket part, page 193; and BCL § 713(a)(1). Also of interest is Board of Managers of Fairways at North Hills v. Fairways at North Hills, 193 A.D.2d 322, 603 N.Y.S.2d 867 (2d Dept. 1993), discussed in McKinney's Consolidated Laws of the State of New York, General Business Law, Volume 19, page 160.

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

Officers

The principal officers of the Condominium shall be a President, Vice President, Secretary and Treasurer, all of whom shall be elected by the Board of Managers. Two or more offices may be held by the same person so long as there are at least three (3) officers; the President and Vice President cannot be held by the same person.

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

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

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

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

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

Amendments to Declaration and By-Laws; Termination of Condominium

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

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

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

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

RIGHTS AND OBLIGATIONS OF UNIT OWNERS AND THE BOARD OF MANAGERS

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

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

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

Any contract to sell a Unit, together with the Appurtenant Interests, and any lease of any Unit ("Sale Agreement" or "Lease Agreement") shall contain the following language: "THIS AGREEMENT AND THE RIGHTS AND OBLIGATIONS OF THE PARTIES HEREUNDER ARE HEREBY MADE EXPRESSLY SUBJECT TO THE RIGHTS IF ANY, OF THE BOARD OF MANAGERS OF THE CONDOMINIUM WITH RESPECT TO THE TRANSACTION EMBODIED HEREIN PURSUANT TO THE TERMS OF THE BY-LAWS OF THE CONDOMINIUM, AS THE SAME MAY HAVE BEEN AMENDED." Promptly after such bona fide Sale Agreement or Lease Agreement shall be fully executed, the Unit Owner executing the same ("Offeree Unit Owner") shall send written notice thereof to the Board of Managers by certified or registered mail, or overnight mail, which notice shall be accompanied by a copy of the fully executed Sale Agreement or Lease Agreement, as the case may be, containing all of the terms offered in good faith by the prospective purchaser or tenant ("Outside Offeror"). The sending of this notice shall constitute an offer by the Offeree Unit Owner to sell the Unit together with its appurtenant interests, or to lease the Unit, as the case may be, to the Board of Managers or to its designee, corporate or otherwise, on behalf of all Unit Owners. The giving of such notice shall further constitute a representation and warranty by the Offeree Unit Owner to the Board of Managers, on behalf of all Unit Owners, that such Offeree Unit Owner believes the Sale Agreement or Lease Agreement to be bona fide in all respects. Thereafter, upon the written demand, the Offeree Unit Owner shall submit to the Board of Managers, in writing, such further information with respect to the Outside Offeror and the Sale Agreement or Lease Agreement as the Board of Managers may reasonably request; such requests must be made within fifteen (15) days of receiving notice from the Offeree Unit Owner.

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

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

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

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

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

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

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

All leases of Residential Units must be for a minimum period of one (1) year (with each such lease being to a specific named tenant and with no right to substitute any other tenant during the term of the lease). All such leases shall be consistent with the By-Laws and shall contain such reasonable conditions as the Board of Managers may impose in order to protect the physical and financial security and continuity of the Condominium, including (but not limited to) the following provisions:

(a) the lease may not be modified, amended, extended or assigned, without the prior written consent of the Board of Managers;

(b) the tenant may not sublet the demised premises, or any part thereof, without the prior written consent of the Board of Managers;
(c) the Board of Managers shall have the right to terminate the lease on not less than thirty (30) days prior written notice upon foreclosure of the lien granted by §339-z of the New York State Real Property Law; and
(d) the lease must contain an attornment provision that conforms with the provisions §339-kk of the Real Property Law.

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

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

Prohibition Against Advertising.

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

Mortgaging of Units by Unit Owners

A Unit Owner may mortgage their Unit with any lender provided that (i) the Board of Managers is notified in writing of the making of the mortgage and receives a conformed copy of the mortgage and note and (ii) the Unit Owner making such mortgage first pays all assessments and Common Charges previously assessed by the Board of Managers against the Unit, and satisfies all unpaid liens against the Unit, except for the lien of a Permitted Mortgage. The Unit Owner will be responsible for interest and amortization payments on the mortgage encumbering such Unit

Owner's Unit. A Unit will not be subject to the lien of any mortgage placed by other Unit Owners on their Units.

Common Charges and Assessments

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

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

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

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

balance shall be charged to all Unit Owners as a Common Expense. If there is any surplus remaining from the proceeds of a foreclosure sale after payment of the indebtedness and all the expenses of the sale, the surplus shall be paid to the Unit Owner.

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

Pursuant to §339-kk of the Condominium Act, if a non-occupying owner rents any Unit to a rental tenant and then fails to make payments due for Common Charges, assessments or late fees for such Unit within sixty (60) days of the expiration of any grace period after they are due, upon notice in writing, all rental payments from the tenant shall be directly payable to the Condominium Association.

If the Common Charges, assessments or late fees due for any Unit have not been paid in full, within sixty (60) days after the expiration of any grace period of the earliest due date, the Board of Managers shall provide a timely written notice to the tenants, the non-occupying owner, and the Permitted Mortgagee, providing that, commencing immediately and until such time as all payments for common charges, assessments or late fees are made current, all rental payments due subsequent to the issuance of such notice are to be made payable to the condominium association at the address listed on the notice. Where a majority of the Board of Managers has been elected by and from among the Unit Owners who are in occupancy, the Board of Managers may elect not to require that rental payments be made payable to the Condominium. At such time as payments for common charges, assessments and late fees from the non-occupying owner are once again current, notice of such fact shall be given within three (3) business days to the rental tenant and non-occupying owner. Thereafter all rental payments shall be made payable to the non-occupying owner or a designated agent. A non-occupying owner who disputes the Condominium's claim to rental payments pursuant to this section shall be entitled to present facts supporting such owner's position at the next scheduled meeting of the Board of Managers, which must be held within thirty (30) days of the date that such Board of Managers receives notice that such owner seeks to dispute such claim. Nothing in this section shall limit any rights of Unit Owners or of the Board of Managers existing under any other law or agreement. Payment by a rental tenant to the Condominium Association made in connection with this section shall relieve that rental tenant from the obligation to pay such rent to the non-occupying owner and shall be an absolute defense

in any non-payment proceeding commenced by such non-occupying owner against such tenant for such rent.

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

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

Additions, Alterations, Improvements, and Repairs

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

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

No Unit Owner shall make any addition, alteration, repair or improvement in their Unit, Limited Common Elements, or to the Common Elements appurtenant to their Unit, without the prior written approval of the Board of Managers, which approval will not be unreasonably withheld, provided that the addition, alteration, repair or improvement may be made while retaining the structural integrity of the Building. Notwithstanding anything to the contrary contained herein, Sponsor shall be permitted to make any lawful alterations to Unsold Units without the consent of the Board of Managers except for structural alterations that would have a material effect on the structural integrity of the Building. In addition, no such additions, alterations or Unit Owner's improvements may be made unless the consent of the Unit mortgagee (if any) is

obtained, if such consent is required under the terms of the Unit Owner's mortgage. Except as otherwise provided with respect to alterations by the Sponsor or Successor Sponsor, no application shall be filed with the New York City Buildings Department or with any other governmental authority for a permit covering an addition, alteration or improvement to be made in a Unit unless approved in writing executed by the Board of Managers. Such execution shall not subject the Board of Managers or any of its members to any liability to any contractor, subcontractor, material man, architect or engineer, by reason of such addition, alteration or improvement or to any person having any claim for injury to person or damage to Property arising therefrom. If requested by the Board of Managers, a Unit Owner shall indemnify the Board of Managers for loss, damage or liability resulting in any way from execution of any such documents executed by the Board of Managers or any of its Members.

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

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

All maintenance, repairs and replacement of the Common Elements of the Property, including, but not limited to, exterior walls, roof and roof members as well as all maintenance, repairs and replacements to any pipes, wires, conduits and public utility lines, any portion of which is located in one Unit and services another Unit or more than one Unit or so much of any pipes, wires, conduits and public utility lines as are located in the Common Elements but serve one or more Units shall be made by the Board of Managers and the cost thereof shall be a Common Expense, except where such repair or replacement is necessitated by the negligence, misuse or neglect of a Unit Owner, in which event the cost and expense shall be assessed to and paid for by such Unit Owner, together with an administrative expense equal to 20% of all costs in connection therewith. All repairs, replacements, painting or maintenance, whether made by the Unit Owner or by the Board of Managers to the doors, windows, or the exterior surface of any Building,

including roofs, or to portions of the Building exposed to public view or other Unit Owners shall be carried out in such a manner so as to conform to the materials, style and color initially provided by the Sponsor.

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

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

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

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

microscopic spores. This provision shall survive closing of title.

Window Guards

There are no window guards on the windows. It is the responsibility of each Residential Unit Owner to notify the Board of Managers in writing when a child or children under the age of 11 lives or resides in any Residential Unit. It is the responsibility of each Residential Unit Owner to install, at such Residential Unit Owner's expense, the required window guards in all windows of the Residential Unit that are otherwise non-compliant. The Residential Unit Owner shall maintain all window guards installed in the Residential Unit and shall not remove, disable, remove, or tamper with window guards or window stops unless permitted by applicable law and with written notice to the Board of Managers.

Insurance

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

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

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

The proceeds of all policies of physical damage insurance carried by the Board of Managers shall be payable to the Board of Managers in the event of a casualty loss amounting to $100,000 or less, and to the "Insurance Trustee" if the loss shall amount to more than $100,000 to be applied

for the purpose of repairing, restoring or rebuilding the Building unless otherwise determined by the Unit Owners, as hereinafter set forth. The Insurance Trustee shall be designated by the Board of Managers and shall be a bank or trust company located in the State of New York. Until such time that the mortgage lien held by the Sponsor's remains outstanding, Sponsor's Mortgagee shall act as Insurance Trustee.

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

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

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

In addition to the insurance set forth herein, Unit Owners must obtain, at the time of Closing, supplemental or additional insurance for their personal effects and the interior of the Unit itself for fire and liability. Such insurance commonly referred to as an "HO-6 Policy," will be paid for by the Purchaser. Unit Owners shall not be prohibited from carrying other insurance for their own benefit provided such policies contain waivers of subrogation and further provided that the liability of the carriers issuing insurance procured by the Board of Managers shall not be affected or diminished by reason of any Unit Owner's other insurance. The Board of Managers shall not be responsible for ensuring that Unit Owners are insured and shall have no liability for the failure of a Unit Owner to have insurance. To the extent either party is insured for loss or damage to property, each party will look to their own insurance policies for recovery. In the event a Unit Owner fails to obtain the requisite insurance or deliver evidence of same to the Board of Managers, as required, the Board of Managers may, in its sole and absolute discretion, (i) obtain such insurance on behalf of said defaulting Unit Owner or (ii) impose such fines and penalties as the Board of Managers may determine in its sole discretion, including without limitation, a per diem penalty for each day that the Unit Owner does not provide evidence of coverage and in either event such sums shall, for all purposes, constitute Common Charges payable by such Unit Owner.

The Board of Managers is not required to obtain or maintain any insurance with respect to any personal property contained in a Unit. A Unit Owner shall, at the Unit Owner's own cost and expense, obtain and keep in full force and effect (a) comprehensive personal liability insurance against any and all claims for personal injury, death, or property damage (including, but not limited to, loss due to water damage) occurring in, upon, or from the Unit or any part thereof, with minimum coverage as established by the Board of Managers from time to time and (b) owner's "all-risk" property insurance in respect of property damage occurring in, upon, or from the Unit or any part thereof (including, but not limited to appropriate coverage for additions, alterations, improvements, and betterments and loss due to water damage). The insurance required above shall be written in form reasonably satisfactory to the Board of Managers by good and solvent insurance companies of recognized standing, admitted to do business in the State of New York. Upon ten (10) day's written notice from the Board of Managers or the Managing Agent, the Unit Owner shall deliver to the Board of Managers a duplicate original of the aforesaid policies, certificates evidencing such insurance or such other confirmation satisfactory to the Board of Managers. The Board of Managers shall not be responsible for ensuring that Unit Owners are insured and shall have no liability for the failure of a Unit Owner to have insurance. To the extent either party is insured for loss or damage to property, each party will look to their own insurance policies for recovery. In the event a Unit Owner fails to obtain the requisite insurance or deliver evidence of same to the Board of Managers, as required, the Board of Managers may, in its sole and absolute discretion, (i) obtain such insurance on behalf of said defaulting Unit Owner or (ii) impose such fines and penalties as the Board of Managers may determine in its sole discretion, including without limitation, a per diem penalty for each day that the Unit Owner does not provide evidence of coverage and in either event such sums shall, for all purposes, constitute Common Charges payable by such Unit Owner. Sponsor will maintain commercially reasonable insurance coverage for each of the Units owned by Sponsor after closing.

Restrictions on Occupancy and Use

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

The following uses are prohibited for any Unit; any use that in the reasonable judgment of the Board of Managers would impair or threaten the structural integrity of the Building or the life, health, safety, protection, or security of Unit Owners, tenants, or occupants of Units; any use that violates applicable laws; any use that results in, or in the reasonable judgment of the Board of Managers would result in, the cancellation or notice of cancellation of insurance maintained by the Board of Managers; any use that increases, or in the reasonable judgment of the Board of Managers would increase, the rate of insurance for the Property above the rate in effect at the date of recording the Declaration, unless the Unit Owner responsible for such increase pays the additional premium therefor as a specially allocated expense; any use inconsistent with or in violation of its permitted use or in the reasonable judgment of the Board of Managers is an unreasonable and substantial annoyance or nuisance to a Unit Owner or tenant of a Unit or an unreasonable, substantial, and repeated interference with the peaceful possession or proper use and enjoyment of another Unit or the Common Elements for their intended or permitted purposes as

stated in the Declaration and By-Laws; any use of the Common Elements causing or comprising waste; any use involving the storage, purchase, sale, disposal, or release or other disposition of any hazardous, toxic, or radioactive material, matter, substance, or waste that is or becomes regulated under applicable law (unless the products are properly used and stored in accordance with applicable law); any use of a Unit or any portion thereof by any international organization, unless such international organization waives its sovereign or diplomatic immunity in conformity with the terms of the Declaration; any change in use that would require a new or amended Certificate of Occupancy that would affect the permitted use of another Unit; or any of the following uses:

- an office, clinic, or other facility for drug rehabilitation or treatment center
- a homeless shelter, soup kitchen, or similar use
- the use or storage of flammable liquids, chemicals, or other incendiary or explosive items, unless incidental to a permitted use and commonly used for cleaning, operating or the like

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

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

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

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

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

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

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

No birds, animals or reptiles, except dogs or cats, shall be permitted in any Unit unless the same shall have been expressly permitted in writing by the Board of Managers or the Managing Agent, and such permission shall be revocable at any time by the Board of Managers or Managing Agent in their sole discretion unless such animal is a service, therapy, or emotional support

animals. In no event shall more than two (2) animals be permitted in any Unit. No pet shall be permitted in the Common Elements, including dogs and cats, unless carried or on a leash. The Board of Managers will recognize the status of service, therapy, or emotional support animals where a Unit Owner submits a written request for such acknowledgment and advises the Board of Managers as follows:

a) That the Unit Owner/resident suffers from a disability as defined in and/or subject to protection under the Americans with Disabilities Act, the Fair Housing Act, the New York State Civil Rights Law, New York City Administrative Code, New York State Human Rights Law, New York City Human Rights Law, and all applicable laws;

b) That the Unit Owner/resident requires a service animal, therapy animal, or emotional support animal to support or assist the physical and/or emotional needs of the Unit Owner in the Common Elements and/or within a Unit of the Building;

c) That a physician, psychiatrist, psychologist, or clinical social worker attests in writing (to the Board of Managers) to the physical or emotional need of the applicant or Unit Owner/resident for a service, therapy, or emotional support animal in the circumstances relative to the Unit Owner's/resident's particular disability condition.

Smoking and using electronic cigarettes is prohibited at all times in all Common Elements, Limited Common Elements, and Units. This policy applies to any person on the premises. Complaints about violations shall be made promptly to the Board of Managers. Complaints should be made in writing and should be as specific as possible, including the date, approximate time, location where smoke was observed, description of incident, and apparent source of smoke. Unit Owners shall provide to prospective buyers or renters of their Units a copy of this Smoking Policy including by annexing it to any contract of sale or lease of their Unit.

Only the Unit Owner, permanent resident of the Unit, or any of their family members, agents, servants, employees, licensees, or guests may stay overnight in a Unit at no financial benefit to the Unit Owner or permanent resident. In addition, unless express written permission is given by the Board of Managers, (a) no Unit Owner, nor any tenant of a Unit Owner, shall lease or sublet Unit premises, or any part thereof, by offering the premises for short stays to members of the general public, through print or online advertising, private solicitation, or participation in any rental service promoted to the general public as a substitute for hotel lodging, and (b) neither the Unit Owner nor any permanent resident of the Unit shall advertise the Unit in any publication, medium, or format whatsoever (including, but not limited to advertisements placed via the internet) as being available for occupancy by any person other than the Unit Owner or the permanent resident, or any of their family members, agents, servants, employees, licensees, or guests.

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

Limited Common Elements are Common Elements existing for the sole use and enjoyment of certain Unit Owners to the exclusion of all other Unit Owners. Limited Common Elements include but are not limited to any facilities (pipes, shut-off valves, wires, lines, conduits) that

exclusively serve a Unit that are located behind its boundary walls or within its boundary walls but not readily accessible without damage to such boundary walls, balconies, terraces, or yards that are allocated for the exclusive use of an appurtenant Unit, as set forth in the Floor Plans.

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

Limited Common Elements and any cellar spaces are considered uninhabitable space and may not be legally used as a bedroom or living room or rented independently and to do so may result in a building code violation being issued for the Building. Any cellar space has less light and air than ordinary living space and is more susceptible to dampness. Units 2I, 2J, 2K, PHA, PHB, PHC, PHD, PHE, PHF, and PHJ have a terrace appurtenant to the Unit allocated as a Limited Common Element; Units 4M, 4N, 4O, 5M, 5N, 5O, PHG, PHH, and PHI have a balcony appurtenant to the Unit allocated as a Limited Common Element; refer to Schedule A for the amount of Limited Common Elements available to each Unit Owner.

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

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

repair or otherwise in connection with the building and maintenance of the Building.

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

Compliance with By-Laws and Rules and Regulations

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

Each Unit Owner must comply strictly with the Declaration, By-Laws, and the rules, regulations, resolutions and decisions adopted pursuant thereto. Failure to comply with any of the same shall be grounds for the imposition of fines, which fines shall constitute additional Common Charges and for an action to recover sums due, for damages or injunctive relief, or both, by the Board of Managers or in a proper case, an aggrieved Unit Owner. In the case of flagrant or repeated violation, the Board of Managers may ask the offending Unit Owner for sufficient surety for future compliance. Any Unit Owner who fails to comply with the Declaration, By-Laws, and the rules, regulations, resolutions an decisions adopted pursuant thereto shall be liable for all costs and expenses incurred by the Board of Managers in enforcing the Declaration, By-Laws, and/or the rules, regulations, resolutions an decisions adopted pursuant thereto, including reasonable attorneys' fees, which costs and expenses shall constitute additional Common Charges.

At any regular or special meeting of Unit Owners at which a quorum is established, (i) any member appointed or elected by Residential Unit Owners or Declarant may be removed for "Cause" (as hereinafter defined) by a Non-Residential Unit Owner, (ii) any member appointed or elected by Declarant may be removed for "Cause" by the Residential Unit Owners and Non-Residential Unit Owners, and (iii) any member appointed by a Non-Residential Unit Owner may be removed for Cause by the Residential Unit Owners or Declarant. Any member whose removal for Cause has been proposed shall be given an opportunity to be heard at the meeting. As used herein, "Cause" shall mean (i) conviction of a felony, (ii) conviction of any lesser crime or offense involving the property of the Condominium, or (iii) willful misconduct or gross negligence in the performance of their duties as a member of the Board of Managers. In the event of such removal, only a Non-Residential Unit Owner shall have the right to appoint a Non-Residential Board Member so removed, only the Residential Unit Owners may replace an elected Residential Board Member so removed, and only Declarant may replace a Declarant appointed Residential Board Member so removed.

The powers of the Board of Managers are set forth in Article 2 of the By-Laws. Among those powers and duties necessary for administration of the affairs, which generally include all powers and duties relating to the Property and business affairs of the Condominium other than that

specifically directed or required to be done by the Unit Owners personally, including, without limitation, the following:

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

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

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

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

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

(vi) To maintain Condominium bank accounts.

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

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

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

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

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

business hours.

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

Right of Action

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

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

Enforcement of Sponsor's Obligations

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

discussed in McKinney's Consolidated Laws of the State of New York, General Business Law, Volume 19, page 160.

Voting

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

Notices to Permitted Mortgagees

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

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

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

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

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

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

REAL ESTATE TAXES

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

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

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

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

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

Assessment and Tax Certiorari Proceedings

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

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

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

Real Estate Tax Projection

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

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

Any statements regarding property taxes as it relates to this Building has been ascertained from the Property Tax Projection Letter set forth subsequently in Part I of this Offering Plan supplied by Highpoint Incentive Inc., 715 Virginia Street, Far Rockaway, NY 11691 ("Property Tax Professional"). Post-construction real estate tax estimates were made by Property Tax Professional. Sponsor and Sponsor's counsel have relied wholly on the Property Tax Projection Letter by Property Tax Professional to provide prospective purchasers the information related to the property taxes for the Building set forth herein; Sponsor and Sponsor's counsel are not property tax experts, have not independently verified the Property Tax Projection Letter, and make no judgment as to its accuracy. Therefore, Purchasers are strongly urged to review the Property Tax Projection Letter provided by Property Tax Professional thoroughly and to consult with their own tax counsel or expert regarding same. See the Property Tax Projection Letter dated October 27, 2025, set forth at the end of the section "Real Estate Taxes". The projected real estate taxes for the First Year of Operation contained on Schedule A are based on an assessment of the Building after construction is complete. Purchasers are advised that real estate taxes may increase materially when the Building is reassessed after construction is complete. If Sponsor completes construction earlier than anticipated, or if the Department of Finance assesses the Building as complete earlier than anticipated by the Property Tax Professional, then projections for post-construction assessments may be in effect sooner than projected.

The Property Tax Projection Letter provides, in part, that upon conversion to a condominium, the Residential Units will be designated Tax Class 2 and Non-Residential Units will be designated Tax Class 4. Property Tax Professional assumed a Tax Class 2 tax rate of 12.500% and Tax Class 4 tax rate of 10.762%.

Estimated Residential Assessed Value 2027/2028 tax year:	$6,463,686
Estimated Residential Tax Liability 2027/2028 tax year:	$821,655
Estimated Parking Assessed Value 2027/2028 tax year:	$403,043
Estimated Parking Tax Liability 2027/2028 tax year:	$43,375
Estimated Commercial Assessed Value 2027/2028 tax year:	$2,104,813
Estimated Commercial Tax Liability 2027/2028 tax year:	$226,520

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

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

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

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

If separate tax assessments have not been made for individual Units prior to the closing of title to a Unit, Sponsor, on behalf of the Board of Managers, will collect from each Purchaser at Closing, and will place in escrow in a separate account established for that purpose, an amount equal to the Unit's estimated proportionate share of the real estate taxes projected to be due for the entire Property for the half of the tax year next commencing after the Closing of said Unit (i.e., for either the first half or second half, depending on when the Unit closes). If the tax assessor indicates

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

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

If the actual taxes due are lower than the amount collected and held in escrow, then the Board of Managers shall pay the Unit Owners their proportionate share of any excess. At such time that the individual Units have been separately assessed, Unit Owners shall make a payment directly to the New York City Department of Finance no later than the due date for such real estate tax payment. Unit Owners shall notify the Board of Managers that the individual Units have been separately assessed and any sum collected and held in escrow not paid toward real estate taxes shall be reimbursed to the Unit Owner or Sponsor who advanced same.

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

Highpoint Incentive Inc
715 Virginia Street
Far Rockaway, NY 11691
(718)327-5779
Yehuda_moseson@hotmail.com

21st St Ventures LLC
3366 Farrington Street, Ste#200
Flushing, NY, 11354

October 27, 2025

Re: 11-50 45th Road
LIC, Queens, NY 11101
Block: 54 Lot: 4

Opinion Letter regarding Real Estate Taxes plus Tax Abatement Benefits Industrial Commercial Apartment Program (ICAP) Tax Abatement Liabilities for One (1) Commercial unit. Plus Sixty-seven (67) Residential Condominium units, and Twenty-seven (27) Parking units

Project Details: One (1) Commercial Unit and Sixty-seven (67) Residential Condominium Units, and Twenty-seven (27) Parking units

To Whom It May Concern,

You have requested us to advise you with an opinion regarding real estate tax liabilities and the eligibility and extent of real estate tax abatement benefits available to the above captioned commercial premises (the 'site'), pursuant to the city of New York (ICAP) Industrial Commercial Abatement Program.

To obtain Industrial Commercial Abatement Program benefits sponsor must have spent on construction cost a minimum of 30% of the prior tax assessed value of the property for the tax year prior to the start of construction. Sponsor says that they did.

The sponsor must file a Preliminary Application with the Finance Department to obtain a building permit for added value work. Sponsor says that they did.

The sponsor must file a Final Application with the Finance Department within 12 months of obtaining a building permit of added value work. Sponsor says that they did.

The sponsor must comply with all requirements put forth by NYC Small Business Services/Division of Labor Services. Sponsor says that they did comply.

Sponsor must obtain a Certificate of Occupancy as well as proof of compliance that the construction costs met the 30% threshold. Sponsor states that is accurate.

To obtain full benefits, developer must complete construction within 48 months from receiving the first permit of added capital improvment value. Sponsor confirms that they will be able to comply. Upon submission of application and all necessary documents to NYC Department of Finance ('DoF') a Certificate of Confirmation of Benefits will be issued from DoF and ICAP benefits may commence.

Tax Liabilities

The real property tax liabilities will be divided based on net percentages of common interest for each condominium unit. As per Rules and Regulations set by the DoF, commercial units would be categorized as a Tax Class (4) with a tax rate of 10.762% (i.e., 10.762 per $100 of assessed value), And multi unit residential Tax Class (2) with a tax rate of 12.50% per $100 of assessed value the final 2025/2026 tax rate. [although it is unlikely that the tax rate will remain as it is currently]). The total assessed value and real estate tax liabilities will be approximately as follows.

Conclusion Commercial Unit

Based solely on these representations, and if the building is constructed in accordance with the plans and specifications approved by the New York City Department of Buildings and complies with the requirements of NYC DoF and the Regulations for ICAP Benefits.

Assuming the foregoing estimate of assessed value upon completion of the building residential and commercial being approximately 70,950 square feet and the Commercial unit area being approximately 16,180 square feet,(which is approximately 22.80% of the building) and assuming completion to be on or before July 1/2027 through June 30, 2028 the 2027/2028 tax year, which will begin the first (1st) year of condominium operation, assuming the final assessment rate for the 2027/2028 for Tax Class (4) for the 2027/2028 tax year the same as the 2025/2026 @ 45% of value, the assessment rate for the first year of condominium operation, the 2027/2028 tax year is estimated to be $2,104,813.

Assuming the final tax rate for Tax Class (4) for the 2027/2028 tax year @ 10.762% of assessed value, the 2025/2026 tax rate, then the tax for the First (1st) year of condominium operation, the 2027/2028 tax year, and assuming completion of construction no later than July 1,2027 through June 30, 2028 is estimated to be $226,520. This estimate is with out ICAP abatement benefits.

There will be NO ICAP benefits granted for the 2026/2027 tax year. Note that the ICAP abatement will only become effective after the Certificate of Occupancy is issued.

Assuming that the foregoing estimate of assessed value and the assessment rate remain the same as the 2025/2026 tax year for the 2027/2028 tax year @ 45% of estimated value for Tax Class (4) properties. Upon completion, with the Commercial area being approximately 16,180 square feet, the estimated assessment for the first (1st) full year of condominium operation beginning July 1, 2027 through June 30, 2028, of the 2027/2028 tax year, the first (1st) full year of condominium operation.

And assuming the tax rate for Tax Class (4) properties remains the same for the 2027/2028 tax year as the 2025/2026 tax year @ 10.762% during the 15 year exemption period and upon the beginning of the first (1st) full year of condominium operation using the pro-rated pre-construction assessed value of the property of $204,480 for the 2024/2025 tax year multiplied by

115% equals $235,152 multiplied by 22.80% equals $53,614 which represents the estimated assessed value for the commercial portion of the building which will then be the new estimated new base assessed value. Therefore, the estimated Real Estate taxes with ICAP abatement in place is estimated to be $5770.

If for any reason the ICAP abatement is not granted, then the real estate assessment beginning July 1, 2027 through June 30, 2028 is estimated to be $2,104,813. The estimated tax for the first (1st) full year of condominium operation will be $226,520 (i.e., Tax Class (4) @ 10.762% per $100 of assessed value). Please note that ICAP abatement will cover the first (1st) year increase in assessed value of the capital improvement above the new base assessed value only, The first (1st) year through and including the eleventh (11th) year, 100% of first(1st) year increase. Every year after the abatement will be reduced by 20% increments. Please see schedule as follows:

Without ICAP:

Tax Year	# taxable months	Assessed Value	Tax Rate	Total without ICAP
2027/2028	12	$2,104,813	10,762%	$226,520

With ICAP:

Tax Year	# taxable months	Assessed Value	Tax Rate	Total with ICAP
2027/2028	12	$53,164	10.762%	$5770

Conclusion Residential Units

Assuming the assessment rate for Tax Class (2) properties remains @ 45% of estimated value, the 2025/2026 tax year assessment rate, the total residential estimated assessment for the first (1st) year of condominium operation beginning in and around July 1, 2027 through June 30, 2028 of the 2027/2028 tax year, (i.e., aggregate assessment of all residential units, residential net square footage being approximately 54,777 square feet, the assessment is estimated at $6,463,686. Using the assessment for the 2027/2028 tax year and assuming the final tax rate for the 2027/2028 tax year remains the same as the 2025/2026 tax year, and assuming it stays @ 12.50% per $100 of assessed value, then the estimated tax will be $821,655. Please see schedule as follows:

Estimated Residential Units Tax 2027/2028
July 1, 2027 – June 30, 2028

Unit	Square footage	Estimated Assessment	Tax Rate	Estimated Tax
2A	943	$111,274	12.50%	$13,909.25
2B	655	$ 77,290	12.50%	$ 9661.25
2C	659	$ 77,762	12.50%	$ 9720.25
2D	658	$ 77,644	12.50%	$ 9705.50
2E	655	$ 71,290	12.50%	$ 9661.25
2F	655	$ 71,290	12.50%	$ 9661.25
2G	884	$ 104,321	12.50%	$13,039.00
2H	833	$ 98,288	12.50%	$12,286.75

2I	1068	$ 126,024	12.50%	$15,753.00
2J	1135	$ 133,930	12.50%	$16,741.25
2K	603	$ 71,154	12.50%	$ 8,894.25

Unit	Square footage	Estimated Assessment	Tax Rate	Estimated Tax
3A	968	$114,224	12.50%	$14,278.00
3B	1030	$121,540	12.50%	$15,192.50
3C	1004	$118,472	12.50%	$14,809.00
3D	681	$ 80,358	12.50%	$ 10,044.75
3E	681	$ 80,358	12.50%	$ 10,044.75
3F	681	$ 80,358	12.50%	$ 10,044.75
3G	681	$ 80,358	12.50%	$ 10,044.75
3H	680	$ 80,240	12.50%	$ 10,030.00
3I	921	$108,672	12.50%	$13,584.75
3J	836	$ 98,648	12.50%	$12,331.00
3K	904	$106,672	12.50%	$13,334.00
3L	559	$ 65,962	12.50%	$ 8245.25
3M	600	$ 70,800	12.50%	$ 8850.00
3N	600	$ 70,800	12.50%	$ 8850.00
3O	600	$ 70,800	12.50%	$ 8850.00
3P	605	$ 71,390	12.50%	$ 8923.75

Unit	Square footage	Estimated Assessment	Tax Rate	Estimated Tax
4A	969	$114,342	12.50%	$14,292.75
4B	1029	$121,422	12.50%	$15,177.75
4C	1002	$118,236	12.50%	$14,779.50
4D	682	$ 80,476	12.50%	$ 10,059.50
4E	681	$ 80,358	12.50%	$ 10,044.75
4F	681	$ 80,358	12.50%	$ 10,044.75
4G	681	$ 80,358	12.50%	$ 10,044.75
4H	680	$ 80,240	12.50%	$ 10,030.00
4I	921	$108,672	12.50%	$13,584.75
4J	833	$ 98,288	12.50%	$12,286.75
4K	904	$106,672	12.50%	$13,334.00
4L	557	$ 65,726	12.50%	$ 8215.75
4M	899	$104,284	12.50%	$ 13,035.50
4N	899	$104,284	12.50%	$ 13,035.50
4O	604	$ 71,272	12.50%	$ 8909.00

Unit	Square footage	Estimated Assessment	Tax Rate	Estimated Tax
5A	969	$114,342	12.50%	$14,292.75
5B	1029	$121,422	12.50%	$15,177.75
5C	943	$111,274	12.50%	$13,909.25
5D	655	$ 77,290	12.50%	$ 9,720.25
5E	655	$ 77,290	12.50%	$ 9,720.25
5F	655	$ 77,290	12.50%	$ 9,720.25
5G	655	$ 77,290	12.50%	$ 9,720.25
5H	655	$ 77,290	12.50%	$ 9,720.25
5I	886	$104,548	12.50%	$13,068.50
5J	833	$ 98,288	12.50%	$12,286.75
5K	904	$106,672	12.50%	$13,334.00
5L	556	$ 65,608	12.50%	$ 8201.00
5M	899	$104,284	12.50%	$ 13,035.50
5N	899	$104,284	12.50%	$ 13,035.50
5O	604	$ 71,272	12.50%	$ 8,909.00

Unit	Square footage	Estimated Assessment	Tax Rate	Estimated Tax
6A	860	$101,480	12.50%	$12,685.00
6B	1253	$147,854	12.50%	$18,481.75
6C	1089	$128,502	12.50%	$16,062.75
6D	1209	$142,662	12.50%	$ 17,832.75
6E	1007	$118,826	12.50%	$ 14,853.25
6F	1115	$131,570	12.50%	$ 16,446.25
6G	903	$106,554	12.50%	$ 13,319.25
6H	903	$106,554	12.50%	$ 13,319.25
6I	903	$106,554	12.50%	$ 13,319.25
6J	991	$116,938	12.50%	$ 14,617.25

Conclusion Parking Units

Assuming the assessment rate of 45% of estimate value remains the same for the 2027/2028 tax year as the 2025/2026 tax year, the total estimated assessment for Parking units for the first (1st) full year of condominium operation beginning July 1, 2027 through June 30, 2028, the first (1st) full tax year (i.e., the aggregate assessment of all Parking units, with net square footage being approximately 4131 square feet), the assessment is estimated at $403,043.

Assuming the tax rate for Tax Class (4) properties remains the same for the 2027/2028 tax year as the 2025/2026 tax year @ 10.762% per $100 of estimated assessed value, then the estimated tax for the 2027/2028 tax year, the first (1st) full year of condominium operation, will be $43,375. Please see Schedule as follows:

Estimated Parking Units Tax 2027/2028
July 1, 2027 – June 30, 2028

Unit	Square Feet	Estimated Assessment	Tax Rate	Estimated Tax
P1	153	$14,972.52	10.762%	$1606.50
P2	153	$14,972.52	10.762%	$1606.50
P3	153	$14,972.52	10.762%	$1606.50
P4	153	$14,972.52	10.762%	$1606.50
P5	153	$14,972.52	10.762%	$1606.50
P6	153	$14,972.52	10.762%	$1606.50
P7	153	$14,972.52	10.762%	$1606.50
P8	153	$14,972.52	10.762%	$1606.50
P9	153	$14,972.52	10.762%	$1606.50
P10	153	$14,972.52	10.762%	$1606.50
P11	153	$14,972.52	10.762%	$1606.50
P12	153	$14,972.52	10.762%	$1606.50
P13	153	$14,972.52	10.762%	$1606.50
P14	153	$14,972.52	10.762%	$1606.50
P15	153	$14,972.52	10.762%	$1606.50
P16	153	$14,972.52	10.762%	$1606.50
P17	153	$14,972.52	10.762%	$1606.50
P18	153	$14,972.52	10.762%	$1606.50
P19	153	$14,972.52	10.762%	$1606.50
P20	153	$14,972.52	10.762%	$1606.50
P21	153	$14,972.52	10.762%	$1606.50
P22	153	$14,972.52	10.762%	$1606.50
P23	153	$14,972.52	10.762%	$1606.50
P24	153	$14,972.52	10.762%	$1606.50
P25	153	$14,972.52	10.762%	$1606.50
P26	153	$14,972.52	10.762%	$1606.50
P27	153	$14,972.52	10.762%	$1606.50

This estimate from July 1,2027 through June 30, 2028 represents real estate tax estimate for the first (1st) full year of condominium operation.

The estimate is based on the net amount of zoning square footage in the building being approximately 75,088 square feet; however, the actual taxes will be prorated to the percent of common interest and the percent each unit occupies. You are advised that this projection is an estimate as it is unlikely that the post-construction assessed value or tax for each residential and/ or non-residential unit's proportionate share of the total assessment and tax amount shown.

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

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

Sincerely,



Highpoint Incentive Inc
Yehuda Moseson

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

Deductibility of Mortgage Interest and Real Estate Taxes

A Unit Owner will own their Unit in fee simple and each Unit will be a separate tax lot for real estate tax purposes. Therefore, each Unit Owner may mortgage their Unit with an institutional lender and will be liable for payment of mortgage interest and principal and any real estate taxes assessed against the Unit.

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

A non-corporate Residential Unit Owner who itemizes their deductions will be entitled to a deduction in computing their taxable income for Federal income tax purposes for bona fide mortgage interest incurred with respect to their Unit in the year paid provided that (a) the indebtedness is incurred in acquiring, constructing or improving the Unit, (b) the indebtedness is secured by the Unit, (c) the indebtedness does not exceed $750,000.00, or $375,000 in the case of a married individual filing a separate return, and (d) the Unit is a "qualified residence." The Federal limitation on the deduction for real estate taxes applies in the aggregate to, and is inclusive of, state and local income taxes paid as well. Thus, the maximum amount a Residential Unit Owner may deduct for real estate taxes and state and local taxes combined is $40,000 ($20,000 in the case of a married individual filing a separate return) in 2025, and will increase 1% per year until 2030; in 2030, the maximum amount a Residential Unit Owner may deduct for real estate taxes and state and local taxes combined is $10,000 ($5,000 in the case of a married individual filing a separate return). The amount of any available deductions may vary due to changes in the interest rate, the allocation of constant debt service payments to interest, and state and local taxes. For some taxpayers, the foregoing deductions may also be impacted by the alternative minimum tax. The foregoing deductions are subject to a phasedown once a taxpayer's modified adjusted gross income exceeds $500,000 in 2025(subject to an increase of 1% for each subsequent year). No opinion is expressed as to the taxation of Unit Owners who are not New York State residents or not individuals. Purchasers are strongly encouraged to consult with their own tax professionals to ascertain the tax costs and benefits, if any, of ownership of a Unit.

A Unit Owner who uses a Unit for professional or business use or for the production of income, should be entitled, under present law, to a deduction for Federal and New York State income tax purposes for the real estate taxes paid on the Unit and for the interest paid on any mortgage covering the Unit.

Tax Status of Condominium

The Condominium will be managed by the Board of Managers, which shall collect the Common Charges on behalf of the Condominium. Although it is not clear whether the Condominium would be treated as an association taxable as a corporation for Federal tax purposes, there is substantial authority for such treatment. Assuming that it is a taxable entity, the Condominium will file tax returns and be subject to the regular corporate income tax on its taxable

income, and its taxable income would be computed as the excess of its gross income over its deductible expenses. However, any portion of the Common Charges that is segregated and used to finance specified capital expenditures should not be included in gross income.

Notwithstanding the foregoing, the Condominium should qualify under Section 528 of the Internal Revenue Code to be exempt from tax on certain income. If the Condominium meets all applicable requirements and properly makes the election, it may be exempt from tax on membership fees, dues and assessments from the Condominium Unit Owners.

No warranty is or can be made by Sponsor or any other person that the United States Treasury Department or the New York State Department of Taxation will allow the aforementioned deductions and no representation or warranty is or can be made that the tax law or the regulations or rulings issued thereunder, or any judicial interpretation thereof, may not change so as to disallow the deductions in whole or in part. Neither Sponsor nor its counsel shall be liable if it is held that the Unit Owners are not entitled to such income tax deductions or to special exemptions as aforesaid due to changes in applicable law, regulation or decisional law.

MARANS NEWMAN TSOLIS & NAZINITSKY, LLC
29 BROADWAY · SUITE 2400 · NEW YORK, NY 10006 · 212 968-0244

COUNSEL'S TAX OPINION

February 9, 2026

21 ST VENTURES, LLC
3366 Farrington Street, Suite 200
Flushing, NY, 11354

Re: Offering Plan for: Loft 21 Condominium
Premises: 11-50 45th Road, Long Island City, NY 11101

To Whom It May Concern:

You have requested our opinion with regard to certain income tax matters relating to the Offering Plan (the "Offering Plan") for Loft 21 Condominium (the "Condominium") including specifically the availability of certain deductions for federal, New York State and New York City income tax purposes with respect to payments of mortgage interest and real estate taxes by individual Unit Owners and the tax treatment to be received by the Condominium.

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

You have advised us that the Sponsor will apply to the Department of Law of the State of New York to convert the premises located at 11-50 45th Road, Long Island City, NY 11101 to condominium ownership pursuant to the provisions of Article 9-B of the Real Property Law of the State of New York. The Condominium shall consist of Sixty-seven (67) Residential Units, Twenty-seven (27) Parking Units, and One (1) Non-Residential Unit. Each Unit Owner will hold title to their Unit in fee simple plus an undivided interest in the Common Elements. Each Unit and its interest in the Common Elements will be taxed as a separate parcel for real estate tax purposes. Each Unit Owner may place a separate mortgage in accordance with the By-laws and the Offering Plan, on their Unit and, by doing so incur direct liability for the interest payable on such mortgage. The Condominium will be operated by a Board of Managers which, pursuant to the By-Laws, will act as the agent of the Unit Owners. The primary function of the Board of Managers will be to collect the Common Charges and use such funds to supervise the maintenance and operation of the Common Elements.

In connection with this opinion, we have reviewed various documents included in the Offering Plan, or as exhibits to the Offering Plan, relating to the Condominium including the

Declaration and By-Laws.

Each unit under this Offering Plan is consistent with Real Property Law§339-(i)(1)(iv). The percentage of Common Interest allocated to each Unit is based upon floor space, subject to the location of such space and additional factors of relative value to other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared use, and the overall dimensions of the particular Unit.

A non-corporate Residential Unit Owner who itemizes their deductions will be entitled to a deduction in computing their taxable income for Federal income tax purposes for bona fide mortgage interest incurred with respect to their Unit in the year paid provided that (a) the indebtedness is incurred in acquiring, constructing or improving the Unit, (b) the indebtedness is secured by the Unit, (c) the indebtedness does not exceed $750,000.00, or $375,000 in the case of a married individual filing a separate return, and (d) the Unit is a "qualified residence." The Federal limitation on the deduction for real estate taxes applies in the aggregate to, and is inclusive of, state and local income taxes paid as well. Thus, the maximum amount a Residential Unit Owner may deduct for real estate taxes and state and local taxes combined is $40,000 ($20,000 in the case of a married individual filing a separate return) in 2025, and will increase 1% per year until 2030; in 2030, the maximum amount a Residential Unit Owner may deduct for real estate taxes and state and local taxes combined is $10,000 ($5,000 in the case of a married individual filing a separate return). The amount of any available deductions may vary due to changes in the interest rate, the allocation of constant debt service payments to interest, and state and local taxes. For some taxpayers, the foregoing deductions may also be impacted by the alternative minimum tax. The foregoing deductions are subject to a phasedown once a taxpayer's modified adjusted gross income exceeds $500,000 in 2025(subject to an increase of 1% for each subsequent year). No opinion is expressed as to the taxation of Unit Owners who are not New York State residents or not individuals. Purchasers are strongly encouraged to consult with their own tax professionals to ascertain the tax costs and benefits, if any, of ownership of a Unit.

A Condominium under New York State law is generally an unincorporated association ("Association"). Absent the application of Section 528, federal law is unclear as to the tax status of a condominium; there is no authority addressing the entity classification of an unincorporated association. If the Association does not elect to be treated as a corporation for the purposes of federal income tax, the Association would be treated as a partnership where income and expenses of the Association pass through to Unit Owners.

We have been requested to opine as to whether the Association will be eligible to qualify as a tax-exempt organization for federal income tax purposes. In order for the Association to qualify as an exempt organization for federal income tax purposes under Section 528 of the Internal Code, it must meet the following six (6) conditions:

(1) The Association must be organized and operated to provide for the acquisition, construction, management, maintenance and care of the Association's property.

(2) Sixty percent (60%) or more of the Association's gross income must be derived from the payment of dues or fees from the Unit Owners in their capacity as owner-members rather than in the capacity as customers for services.

(3) Ninety percent (90%) or more of the expenditures of the Association for the taxable year must be used for the acquisition, construction, management, maintenance and care of the Association's property.

(4) No part of the net earnings of such organization inures (other than by acquiring, constructing, or providing management, maintenance, and care of association property, and other than by a rebate of excess membership dues, fees, or assessments) to the benefit of any private shareholder or individual.

(5) The Association must qualify as a "Condominium management association," which is an organization meeting the requirements of condition (1) above with respect to a Condominium substantially all of which units are used by individuals as residences.

(6) The Association must properly and timely elect to have Section 528 of the Internal Revenue Code apply for the taxable year.

A Condominium management association is defined as an organization organized and operated to provide for the acquisition, construction, management, maintenance and care of a Condominium, provided substantially all of the Units are used by individuals for residences. "Substantially all" the Units will be considered used by individuals for residences if at least eighty-five percent (85%) of total square footage of all units within the project is used, or is intended to be used, by individuals for residential purposes or purposes auxiliary to residential use, such as storage rooms, laundry and areas used by maintenance personnel.

An effective election under Section 528 will exempt from federal income taxation all amounts received by the Condominium management association as exempt function income. Exempt function income is defined as money received as membership dues, fees, or assessments from owners of condominium housing units. Income which is not exempt function income to the extent such income exceeds expenses properly allocable to such income is taxable. Examples of income which is not exempt function income are common charges paid by owners of commercial units, interest earned on reserve funds, amounts received from persons who are not members of the Condominium management association, amounts received for work done on privately owned property which is not Condominium management association property, and amounts received from members for special use of the Condominium management association's facilities, the use of which is not available to all members as a result of having paid the dues, fees, or assessments required to be paid by all members. If the Condominium management association fails to qualify for or properly elect treatment under Code Section 528 for a taxable year, it may be subject to federal income taxation.

You have advised me that you anticipate that greater than eighty-five percent (85%) of the square footage of the project will be used for residential purposes. Our review of the documents referred to above indicates that the Association does meet all the organizational tests described above to qualify for exemption. Therefore, it is our opinion that the Association will not be subject to federal income tax for the taxable years in which such election is in effect, except as noted below.

This opinion only relates to the specific tax matters discussed above which do not necessarily comprise all tax matters that may be of significance to the Purchasers of the Units. We express no view as to any federal, New York State or New York City tax consequences other than as explicitly discussed in the opinion or as to the tax status or tax consequences of the Offering Plan under the laws of the United States or any foreign jurisdiction. Therefore, it is strongly recommended that each prospective Purchaser of a Unit consult with their own tax advisor concerning the federal, New York State and New York City tax consequences of the purchase and ownership of a Unit in the Condominium. In no event will the Sponsor, Sponsor's counsel, the Board of Managers, counsel to the Board of Managers or any other person be liable if by reason of changes in fact or applicable law, regulations decisional law or Internal Revenue Service rulings, the tax consequences described above should change. No warranties are made that the tax laws upon which counsel bases this opinion will not change and no one else has been authorized to make any representations other than those contained herein.

This opinion has been prepared with the knowledge that it will be incorporated into the Offering Plan.

Very truly yours,



By: Richard Marans
Marans Newman Tsolis & Nazinitsky LLC

WORKING CAPITAL FUND

The Purchaser of each Unit shall be required to make a contribution at the Closing to the working capital fund of the Condominium (the "Working Capital Fund") in an amount equal to one (1) times the monthly Common Charges due with respect to such Unit as of the Closing. Sponsor will not be obligated to make any contributions to the Working Capital Fund, except to the extent it is funded by payment of Common Charges. The Working Capital Fund will be held and used for working capital, closing costs and adjustments, unanticipated increases in budgeted or additional Common Expenses, capital repairs or replacement or for such other appropriate purposes as will be determined by the Board of Managers. While Sponsor controls the Board of Managers, the Working Capital Fund will not be used to reduce estimated Common Charges. The Board of Managers will be able to utilize the money in the Working Capital Fund at any time and accordingly, no representation or warranty can be made and no assurance can be given as to the exact amount of funds available at any specific time and no minimum amount is represented or guaranteed. In no event shall any portion of the Working Capital Fund be used to pay any Common Charges attributable to Unsold Units. Substantial credits from the Working Capital Fund are not anticipated. Net adjustments for prepaid expenses, in favor of the Sponsor, will be paid for insurance premiums, water charges, and any prepaid service contracts.

Immediately prior to the First Closing, Sponsor shall apportion any of the applicable following items with the Board of Managers as of the day immediately preceding such closing:

- Staff wages and payments or obligations relative to employees of the Condominium
- Fees for assignable permits and licenses, if any
- Charges for electricity and gas for the Common Elements
- Water and sewer charges
- Payments under service and maintenance contracts
- Real estate taxes
- Cost of maintenance supplies
- Premiums for transferable insurance policies

If any of the foregoing items to be apportioned cannot be adjusted at the First Closing because they are not fully ascertainable, they shall be apportioned and adjusted to the extent reasonably possible at First Closing, and final adjustment will be made as soon thereafter as the amounts are ascertained. The amount of the net credit shall be paid to Sponsor at the time of the First Closing, and each succeeding closing, out of the Working Capital Fund, to the extent available. If insufficient funds are available from the Working Capital Fund and a balance remains at the end of the First Year of Operation, the unpaid balance shall be paid in monthly installments, without interest, in twelve equal consecutive monthly installments pursuant to the terms of a negotiable promissory note to be executed by the Board of Managers.

Neither the Department of Law nor any government agency has passed upon the adequacy of the Working Capital Fund. No representation or warranty is made that the Working Capital Fund will be, or is intended to be, adequate to cover current or future expenses, for the first or any subsequent year of Condominium Operation.

RESERVE FUND

A reserve fund is being established for the Condominium for major capital expenditures such as the renewal or replacement of building components or systems or the remedy of major building defects (the "Reserve Fund"). The Purchaser of each Unit shall be required to make a contribution at the Closing to the Reserve Fund in an amount equal to one (1) times the monthly Common Charges due with respect to such Unit as of the Closing. The Reserve Fund is funded through Common Charges; the exact amount of the Reserve Fund cannot be determined as it depends on the timing of when each Unit closes, however $54,003 is budgeted to accrue by the end of the First Year of Operation. The Board of Managers, in its discretion, may decide in future years to increase or decrease the reserve fund line item in the Condominium's annual budget or issue special assessments to finance needed capital expenditures. While the Sponsor is in control of the Board of Managers, Sponsor will not use Reserve Fund monies to reduce common charges. Since the Building is being newly constructed, it is anticipated that the reserve fund as it accumulates will be sufficient to pay for the replacement of any capital items likely to be needed within the first five (5) years of Condominium operation.

Neither the Department of Law nor any government agency has passed upon the adequacy of the Reserve Fund. No representation or warranty is made that the Reserve Fund will be, or is intended to be, adequate to cover current or future expenses, for the first or any subsequent year of Condominium Operation.

MANAGEMENT AGREEMENT, CONTRACTS AND LICENSES

There are presently no contracts or licenses binding on the Condominium; the Offering Plan will be amended to disclose any.

The Condominium will enter into a one-year management agreement with FiDY Management, Inc, 227 Sea Breeze Avenue, Unit C-404, Brooklyn, NY 11224, effective as of the first Unit closing and shall continue in force until one (1) year from such date. The Managing Agent is not an affiliated entity of Sponsor. The annual fee due the Managing Agent under the management agreement is $60,000.00 to be paid in monthly installments. In the event of a sale, lease or demolition of the Property, the Board of Managers may terminate the management agreement at the end of any calendar month on not less than thirty (30) days previous notice in writing to the Managing Agent. Additionally, the Board of Managers may terminate the Management Agreement at any time upon at least thirty (30) days prior written notice to the Managing Agent, after the initial one-year term expires. During the Sponsor Control Period, Sponsor's designated Board of Managers will determine whether or not to renew the contract.

The Managing Agents duties include maintenance, decorations, repairs, cure violations, oversee service and maintenance contracts, purchase supplies, obtain insurance, pay bills, facilitate the Building's sales and leases, arrange moving in and out of units, billing and collections, attend to complaints, maintain accounting records, provide monthly statements, maintain books and records, assist in an annual audit and report, prepare a proposed budget, prepare Board or Unit Owner notices, assist in correcting the assessed valuation of units, and assist in financing. The Managing Agent will be reimbursed for costs and expenses. The Board of Managers will not be personally liable for the agreement. Each Unit Owner's liability under the agreement is limited to their Common Interest. The Managing Agent is an independent contractor and does not have an agency relationship; its employees are to continue and remain its employees. Neither party may assign the contract.

IDENTITY OF PARTIES

Sponsor

The Sponsor of the Offering Plan is 21 ST VENTURES, LLC, a limited liability company organized under the laws of the state of New York. Sponsor's office address is 3366 Farrington Street, Suite 200, Flushing, NY, 11354. Sponsor or its affiliates have not been the sponsor of any other cooperatives, condominiums, planned unit development homes, or time shares which were first offered within the past five years except for where principal of Sponsor has been the principal of the offering. The principal of the Sponsor is George Xu. Mr. Xu has been a principal of a sponsor for the following properties:

A.	LINDEN PLAZA CONDOMINIUM 32-05 LINDEN PLACE FLUSHING, NY 11354	File No. CD020140 Accepted for Filing 11/6/2002
B.	CORONA EAST CONDOMINIUM 111-18 37TH AVENUE CORONA, NY 11368	File No. CD020177 Accepted for Filing 1/8/2003
C.	LINDEN ESTATE CONDOMINIUM 136-20 31ST ROAD FLUSHING, NY 11354	File No. CD050350 Accepted for Filing 4/26/2006
D.	112 39 AVENUE HOA 112-32/34 39TH AVENUE CORONA, NY 11368	File No. HO060113 Accepted for Filing 12/7/2006
E.	LEAVITT MANOR CONDOMINIUM 35-06 LEAVITT STREET FLUSHING, NY 11354	File No. CD060737 Accepted for Filing 4/10/2007
F.	STATE MANOR CONDOMINIUM 139-39 35TH AVENUE FLUSHING, NY 11354	File No. CD070739 Accepted for Filing 5/27/2008
G.	WHITESTONE TOWER CONDOMINIUM 137-08 31ST ROAD FLUSHING, NY 11354	File No. CD080613 Accepted for Filing 4/24/2009
H.	LIV @ MURRAY PARK NORTH 11-35 45TH AVENUE LONG ISLAND CITY, NY 11101	File No. CD140165 Accepted for Filing 9/19/2014
I.	LIV @ MURRAY PARK SOUTH 11-30 45TH ROAD LONG ISLAND CITY, NY 11101	File No. CD160337 Accepted for Filing 2/17/2017

J.	THE FARRINGTON 134-37 35TH AVENUE FLUSHING, NY 11354	File No. CD170123 Accepted for Filing 10/12/2018
K.	LIV @ HART 557 HART STREET / 82 SUDYAM STREET BROOKLYN, NY 11221	File No. CD170294 Accepted for Filing 8/15/2018
L.	JAMAICA TOWERS 148-37 88TH AVENUE JAMAICA, NY 11435	File No. CD190304 Accepted for Filing Pending
M.	NORTHERN RESIDENCES CONDOMINIUM 35-32 LEAVITT STREET FLUSHING, NY 11354	File No. CD220215 Accepted for Filing 6/13/2023
N.	LUCENT 33 CONDOMINIUM 37-34 33RD STREET ASTORIA, NY 11101	File No. CD230074 Accepted for Filing 10/18/2023
O.	VESTA CONDOMINIUM 11-36 45th ROAD LONG ISLAND CITY, NY 11101	File No. CD240131 Accepted for Filing 10/18/2024

Mr. Xu is current on their financial obligations to the above listed public offerings. There are no other cooperative, condominium, or homeowners association where the Sponsor, general partner, or principal of the Sponsor or holder of unsold shares, owns ten percent (10%) or more of the unsold shares or units as an individual, general partner, or principal.

There have been no prior felony convictions against the Sponsor, and/or the principals of the Sponsor. There have been no prior bankruptcies, convictions, injunctions or judgments against the Sponsor, the principals of the Sponsor, entities in which the principals of the Sponsor were principals, and/or any individuals who own or control a ten percent (10%) or more equity interest in the Sponsor that would be material to the Offering Plan, or to an offering of securities generally and that occurred within the fifteen (15) years prior to the submission of this Offering Plan.

Attorney for Sponsor

Sponsor has retained the law firm of Marans Newman Tsolis & Nazinitsky LLC, 29 Broadway, Suite 2400, New York, New York 10006 (212-968-0244) to represent it in the preparation and consummation of the Offering Plan. The attorney who prepared the Offering Plan is Jonathan Pivovarov, Esq. This firm drafted the Declaration, the By-laws, this Offering Plan, the form of Purchase Agreement, the form of Unit Deed and all other documents necessary in connection with the formation of the Condominium, and is advising the Sponsor in connection with all legal matters incidental thereto. No separate counsel has been retained to represent the

Condominium. Marans Newman Tsolis & Nazinitsky LLC has no financial relationship, past or present, in the Property or to the Sponsor, except that it is being paid a fee for its services. The law firm of Marans Newman Tsolis & Nazinitsky LLC shall serve as escrow agent for Sponsor and Purchaser.

Architect

Lu Ning Architecture, PLLC, 136-20 38th Avenue, Suite 9F, Flushing, NY 11354, prepared the Description of Property and Specifications and the Unit Floor Plans set forth in Part II of the Offering Plan. Ms. Ning Lu experience in New York includes over eighteen (18) years designing mixed-use, residential and commercial buildings. Lu Ning Architecture, PLLC has no financial relationship with the Sponsor or principals of Sponsor, except in its capacity as architect, other than that they will be paid a fee for their services. Lu Ning Architecture, PLLC 's work include: Flushing Point Plaza, Sunset Park Sixth Avenue Hub, Long Island City 21st Street, Northern Blvd Pavilion, and Dongan Street.

Selling Agent

Serhant LLC, with offices at 372 West Broadway, New York, NY 10012, is the Selling Agent retained by the Sponsor in connection with the offering of Units. The Selling Agent is engaged in the brokerage and sale of residential properties in the New York metropolitan area. Selling Agent has no beneficial interest in the Sponsor and no interest in the profits of this offering plan other than the fee received as Selling Agent of the Condominium. Serhant LLC and its principals have no prior felony convictions. During the past fifteen (15) years, there were no prior convictions, injunctions or judgments against Serhant LLC or any of its principals that may be material to this Offering Plan or to an offering of securities generally.

Managing Agent

Sponsor intends to retain FiDY Management, Inc., with offices at 227 Sea Breeze Avenue, C-404, Brooklyn, NY 11224, to manage the Building. The Managing Agent has extensive experience in the management of real estate properties in the New York City area. They currently more than eight condominiums, comprising residential and commercial units such as the following properties: The Wave Condominium, The Jade Condominium, The Homecrest Condominium, The H7O Condominium, The Edge Condominium, and The Arthouse Condominium. There are no prior convictions, injunctions or judgments against the managing agent or any principal thereof that would be material to this offering. The Managing Agent and its principals have no beneficial interest in the Sponsor and no interest in the profits of this offering plan other than the fee received for its services.

REPORTS TO UNIT OWNERS

The Board of Managers shall furnish to all Unit Owners, their mortgagees and the Department of Law of the State of New York (if and when required by law) and shall present annually (at the annual meeting) and when called for by a vote of the Unit Owners at any special meeting of the Unit Owners, a full and clear statement of the business conditions and affairs of the Condominium, including a balance sheet and profit and loss statement verified by an independent public accountant and a statement regarding any taxable income attributable to the Unit Owners. The Board of Managers, at least annually, shall fix and determine the annual budget and send a copy of the budget and any supplement to every Unit Owner and mortgagee. The total annual requirement shall be assessed as a single sum against all Units and prorated against each of the Unit according to the respective Common Interest apportioned to each Unit.

It is the obligation of the Board of Managers of the Condominium to give all Unit Owners annually:

(i) a financial statement of the Condominium prepared by a certified public accountant or public accountant within four (4) months from the end of such fiscal year; such statement shall be certified while the Sponsor is in control of the Board of Managers;

(ii) at least ten (10) but no more than twenty (20) days prior notice of the annual Unit Owners' meeting; and,

(iii) a copy of the proposed annual budget of the Condominium within ten (10) days prior to the date set for adoption thereof by the Board of Managers. Such statement shall be certified while the Sponsor is in control of the Board of Managers.

DOCUMENTS ON FILE

Copies of this Offering Plan and all exhibits or documents submitted to the Department of Law in connection with the filing of the Offering Plan shall be made available for inspection by prospective Purchasers and by any person who shall have purchased a Unit offered under this Offering Plan, or shall have participated in the offering of such Unit, at the office of Sponsor during convenient weekday hours, and shall remain available without charge and copying at reasonable charge for a period of six (6) years from the date of the First Closing. Sponsor shall deliver to the Board of Managers a copy of all documents filed with the appropriate recording officer at the time of the First Closing.

GENERAL

This Offering Plan does not knowingly omit any material fact or knowingly contain any untrue statement of a material fact. This Offering Plan does not contain a full summary of all of the provisions of the various documents referred to herein. Statements made as to the provisions of such documents are qualified in all respects by the contents of such documents.

There are no lawsuits or administrative or other proceedings, the outcome of which may materially affect this offering, the Property, the Condominium, the operation of the Condominium or Sponsor's capacity to perform its obligations under the Offering Plan, which have not been disclosed herein.

In accordance with the provisions of the laws of the United States and the State of New York, Sponsor represents that Sponsor and its agents will not discriminate against any person on the basis of race, creed, color, national origin, sex, age, disability, marital status, or other grounds prohibited by law in the sale of the Units offered by Sponsor pursuant to this Offering Plan.

The property was not the subject of any prior cooperative or condominium offerings; a CPS-1 filing (CP230094) was accepted for this Property. No contracts or agreements have been entered into, and no deposits or advances of funds have been accepted, for any Unit offered pursuant to this Offering Plan as of the date this Offering Plan is accepted for filing by the Department of Law.

All Units offered pursuant to this Offering Plan are vacant as of the date this Offering Plan is accepted for filing by the Department of Law.

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

Sponsor reserves the right, from time to time prior to the Closing Date, without obtaining the consent of Purchasers, to revise the terms and conditions on which the Units offered hereby are sold, including changes affecting the rights, obligations, and liabilities of Purchasers. All material revisions will be contained in a duly filed amendment to this Offering Plan. If a material revision adversely affects the rights, obligations, or liabilities of the existing Purchasers, Purchasers will be given the right to rescind their Purchase Agreements and to receive a refund of their Deposit (with interest, if any earned thereon) within fifteen (15) days after the presentation of the amendment.

RESERVATION OF AIR AND DEVELOPMENT RIGHTS

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

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

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

When Sponsor and all Affiliates, designees, and assignees of Sponsor no longer own a Unit, any remaining Development Rights associated with the Property that have not otherwise been conveyed or utilized shall become a Common Element and no longer owned by Sponsor.

SPONSOR'S STATEMENT OF BUILDING CONDITION

Sponsor adopts the Architect's Description of Property and Specifications set forth in Part II of this Offering Plan. Sponsor represents that, to the best of its knowledge, Sponsor's Architect accurately states the description of the Property and its specifications, as it will be built, upon the plans that it has examined and Sponsor has no knowledge of any material defects or need for major repairs to the Property except as set forth in the Description of Property and Building Condition. See the sections "Description of Property and Improvements" and "Schedule A" set forth in Part I of the Offering Plan and see the "Description of Property and Building Condition," "Floor Plans," and "Declaration" set forth in Part II of the Offering Plan.

LOFT 21 CONDOMINIUM

OFFERING PLAN

PART II

FORM OF PURCHASE AGREEMENT

Purchaser(s)

With

21 ST VENTURES, LLC

Sponsor/Seller

Unit ___

Loft 21 Condominium
11-50 45th Road
Long Island City, NY 11101

PURCHASE AGREEMENT

Unit ___
Loft 21 Condominium
11-50 45th Road
Long Island City, NY 11101

(to be executed in duplicate)

THIS PURCHASE AGREEMENT (this "Agreement"), made as of the day of , 20___, between 21 ST VENTURES, LLC, a limited liability company organized under the laws of the state of New York, having an office at 3366 Farrington Street, Suite 200, Flushing, NY, 11354 (hereinafter, "Sponsor"), and _____, having an address at _____(hereinafter, "Purchaser").

W I T N E S S E T H:

1. Definitions. Terms used in this Agreement and not otherwise defined herein shall have the meanings set forth in the Offering Plan for Loft 21 Condominium (the "Condominium") (such plan, together with any amendments thereto filed prior to the date hereof, is hereinafter referred to as the "Offering Plan").

2. The Residential Unit. Sponsor hereby agrees to sell to Purchaser and Purchaser hereby agrees to acquire from Sponsor Condominium Unit ____ (the "Unit") at the Condominium (as designated in the Declaration), together with the undivided percentage of common interest in the Common Elements as set forth in the Schedule B to the Declaration and as set forth in the Offering Plan, upon and subject to the terms and conditions set forth herein.

3. Purchase Price.

3.1 The purchase price for the Residential Unit is $_____ (the "Purchase Price") payable as follows:

(a) $_____ (the "Deposit"), due upon the signing and submitting of this Agreement, receipt of which (subject to collection) is hereby acknowledged; and

(b) $_____ (the "Balance"), constituting the balance of the Purchase Price, payable at the closing as hereinafter provided.

3.2 All checks shall represent United States currency, be drawn on or issued by a New York bank that is a member of the New York Clearing House Association and shall be unendorsed. Checks for the Deposit shall be Purchaser's good check(s) or, at Sponsor's option, Purchaser's certified check(s) or an official bank check(s), made payable to the direct order of "Marans Newman Tsolis & Nazinitsky LLC, as escrow agent". Unless Sponsor elects for the Balance be paid by wire transfer, the check or checks for the Balance and all other sums due

Sponsor pursuant to this Agreement shall be good certified check of Purchaser or official bank or cashier's check, made payable to the direct order of "21 ST VENTURES, LLC" (or such other party as Sponsor directs to Purchaser, in writing, prior to the date of closing of title). If any check is returned, dishonored or fails collection for insufficient funds or for any other reason, the Escrow Agent (as defined in Article 4) is authorized to deliver such check to Sponsor and Sponsor will have the choice of remedies set forth in the Offering Plan and in this Agreement with respect to an Event of Default (including without limitation, suing on such dishonored check or (at Sponsor's option) canceling this Agreement and returning the instrument to Purchaser without affording Purchaser a grace period to cure such default). Notwithstanding anything to the contrary stated herein, Sponsor shall have the right to have Purchaser pay the Balance in the form of wire transfer, certified check, bank check or any other form of payment in Sponsor's sole and absolute discretion.

4. Deposit.

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

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

4.3 The Escrow Agent has established the escrow account at Capital One Bank, N.A., 299 Park Avenue, New York, NY 10171, in the State of New York, a bank authorized to do business in the State of New York. The escrow account is titled The Marans Newman Tsolis Nazinitsky Attorney Escrow Account for Loft 21 Condominium ("Escrow Account"). The Escrow Account is not an IOLA account. The Escrow Account is federally insured by the FDIC at the maximum amount of $250,000 per deposit; if Purchaser has an account at the escrow bank, then the Purchaser's account balance factors into the $250,000 FDIC insurance limit. Additionally, until such time as Purchaser delivers either an executed W-9 Form or W-8 Form to Sponsor, duly completed and executed, the Deposit shall remain in a non-interest-bearing account and may not be federally insured even if the Deposit does not exceed $250,000. Within five (5) business days after this Purchase Agreement has been executed by Purchaser, Seller, and Escrow Agent, Escrow Agent shall place the Deposit into the Escrow Account. Within ten (10) business days after the Deposit has been placed into the Escrow Account, Escrow Agent shall send written notice to the Purchaser and Seller. The notice shall provide the account number and the initial interest rate to be earned by the Deposit.

4.4 All Deposits received from Purchaser shall be in the form of checks, money orders, wire transfers, or other instruments, and shall be made payable to or endorsed by the Purchaser to the order of Marans Newman Tsolis & Nazinitsky LLC, as Escrow Agent.

4.5 The interest rate for all Deposits made into the Escrow Account shall be the prevailing rate for such accounts. Interest shall begin to accrue upon placing the Deposit into the

Escrow Account. All interest earned thereon shall be paid to or credited to the Purchaser at Closing. No fees of any kind may be deducted from the Escrow Account, and the Sponsor shall bear all costs associated with the maintenance of the Escrow Account.

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

4.7 The Escrow Agent is obligated to send notice to the Purchaser once the Deposit is placed in the Escrow Account. If the Purchaser does not receive notice of such deposit within fifteen (15) business days after tender of the Deposit, Purchaser may cancel the Purchase Agreement within ninety (90) days after tender of the Purchase Agreement and Deposit to Escrow Agent. Complaints concerning the failure to honor such cancellation requests may be referred to the New York State Department of Law, Real Estate Finance Bureau, 28 Liberty Street, 21st Floor, New York, NY 10005. Rescission shall not be afforded where proof satisfactory to the Attorney General is submitted establishing that the Deposit was timely placed in the Escrow Account in accordance with the New York State Department of Law's regulations concerning Deposits and requisite notice was timely mailed to the Purchaser.

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

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

4.10 The Escrow Agent shall release the Deposit if so directed:

(a) Pursuant to terms and conditions set forth in the Purchase Agreement in Section 4 upon closing of title to the Unit; or

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

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

If the Escrow Agent is not directed to release the Deposit pursuant to paragraphs 4.10 (a-c) above, and the Escrow Agent receives a request by either party to release the Deposit, then the Escrow Agent must give both the Purchaser and Sponsor prior written notice of not fewer than thirty (30) days before releasing the Deposit. If the Escrow Agent has not received notice of objection to the release of the Deposit prior to the expiration of the thirty (30) day period, the Deposit shall be released and the Escrow Agent shall provide further written notice to both parties informing them of said release. If the Escrow Agent receives a written notice from either party objecting to the release of the Deposit within said thirty (30) day period, the Escrow Agent shall continue to hold the Deposit until otherwise directed pursuant to paragraphs 4.10 (a) through 4.10 (c) above. Notwithstanding the foregoing, the Escrow Agent shall have the right at any time to deposit the Deposit contained in the Escrow Account with the clerk of the county where the Unit is located and shall give written notice to both parties of such deposit.

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

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

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

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

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

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

4.14. A fiduciary relationship shall exist between Escrow Agent and Purchaser, and Escrow Agent acknowledges its fiduciary and statutory obligations pursuant to GBL §§ 352-e(2-b) and 352(h).

4.15 Escrow Agent may rely upon any paper or document which may be submitted to it in connection with its duties under this Purchase Agreement and which is believed by Escrow Agent to be genuine and to have been signed or presented by the proper party or parties and shall have no liability or responsibility with respect to the form, execution, or validity thereof.

4.16 Sponsor agrees that it shall not interfere with Escrow Agent's performance of its fiduciary duties and statutory obligations as set forth in GBL §§ 352-e(2-b) and 352-(h) and the New York State Department of Law's regulations.

4.17 Sponsor shall obtain or cause the selling agent under the Offering Plan to obtain a completed and signed Form W-9 or W-8, as applicable, from Purchaser and deliver such form to Escrow Agent together with the Deposit and this Purchase Agreement.

4.18 Prior to release of the Deposit, Escrow Agent's fees and disbursements shall neither be paid by Sponsor from the Deposit nor deducted from the Deposit by any financial institution under any circumstance.

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

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

5. Closing Date and Place.

5.1 The closing of title shall be held at the offices of Marans Newman Tsolis & Nazinitsky LLC, 29 Broadway, Suite 2400, New York, New York 10006 (or such other place in the City and State of New York as Sponsor may designate to Purchaser, including alternatives to a sit-down closing) and on such date and hour as Sponsor may designate to Purchaser on not less than thirty (30) days' prior notice. Sponsor may, from time to time, adjourn such date and hour upon reasonable prior notice to Purchaser, which notice shall fix a new date (and/or hour and/or place, if appropriate) for the closing of title (but in no event may Sponsor adjourn the date originally set for a closing, once set, for more than twelve (12) months in the aggregate without the consent of Purchaser).

5.2 Whenever used herein, the terms "Closing Date" or "closing of title" or words of similar import shall mean the date on which the deed to the Unit is delivered to Purchaser.

6. Delivery of Deed and Power of Attorney.

6.1 At the closing of title, Sponsor shall deliver to Purchaser a bargain and sale deed with covenants against grantor's acts conveying fee simple title to the Unit to Purchaser,

which deed shall be in substantially the form contained in Part II of the Offering Plan, and Sponsor and Purchaser shall execute the deed and have the same acknowledged, in form for recording.

6.2 At the closing of title, Purchaser shall execute and acknowledge a power of attorney to the Board of Managers and Sponsor, prepared by Sponsor and in substantially the form contained in Part II of the Offering Plan.

6.3 The executed deed and power of attorney shall be delivered to the representative of the title company insuring Purchaser's title (or if no such representative is present, then to Sponsor's attorney) for recording in the City Register's Office, which recording shall be at Purchaser's expense. After being recorded: (i) the deed shall be returned to Purchaser; and (ii) the power of attorney in favor of the Board of Managers shall be returned to the Board (or as the Board of Managers shall direct).

6.4 Sponsor shall deliver to Purchaser a certification stating that Sponsor is not a foreign person in the form then required by the Internal Revenue Service and each party shall execute, acknowledge and deliver to the other party such instruments, and take such other actions, as such other party may reasonably request in order to comply with Internal Revenue Code §6045(e), as amended, or any successor provision or any regulations promulgated pursuant thereto, insofar as the same requires reporting of information in respect of real estate transactions.

7. State of Title.

7.1 At the closing of title, Sponsor shall convey to Purchaser fee simple title to the Unit, free and clear of all encumbrances, subject only to the Permitted Exceptions contained in the Offering Plan. Any lien, encumbrance or condition to which title is not to be subject shall not be an objection to title if: (a) the instrument required to remove it of record is delivered at or prior to the closing of title to the proper party or to Purchaser's title insurance company, together with the recording or filing fee; or (b) Purchaser's title insurance company or any other reputable title company licensed to do business in the State of New York will insure Purchaser, at the company's regular rates and without additional premium, that it will not be collected out of, or enforced against, the Unit; or (c) Purchaser's title insurance company is unwilling to issue the affirmative insurance described in subsection (b) at its regular rates and without additional premium, and the title insurance company referenced in Part I of the Offering Plan would be willing to do so at its regular rates and without additional premium.

7.2 Sponsor shall be entitled to adjourn the closing to remove or correct any defect in title which is not set forth in the Permitted Exceptions. However, if such defect existed at least ten (10) days prior to the closing and Purchaser, or Purchaser's attorney, failed to send Sponsor's attorney written notice of such defect in title at least ten (10) days prior to the closing, then, for purposes of Article 12 below, Purchaser shall be deemed at fault for not having sent timely notice, and the closing adjournment to allow Sponsor to correct or remove such title defect shall be considered as being at the request of Purchaser.

7.3 The covenants in the deed will be solely for the personal benefit of Purchaser and will not inure to the benefit of Purchaser's successors or subrogees. In the event of a claimed breach of any covenant of the grantor contained in the deed, Purchaser must first seek recovery against Purchaser's title insurance company before proceeding against Sponsor, it being agreed that the liability of Sponsor will be limited to any loss or damage not covered by such title

insurance. In the event that Purchaser elects not to purchase title insurance, then the liability of Sponsor shall be limited to any loss or damage that would not have been covered by the title insurance that was available to Purchaser at the closing. The terms of any marked-up title binder of any title insurance company authorized to do business in New York State issued in connection with any Unit shall be conclusive evidence of the title insurance coverage that was available to Purchaser. The provisions of this Article 7.3 shall survive the closing of title.

8. Closing Adjustments.

8.1 The following costs with respect to the Unit shall be apportioned between Sponsor and Purchaser as of the Closing Date:

(a) Real estate taxes and assessments, if any (including water charges and sewer rents, if separately assessed), on the basis of the period for which assessed;

(b) Common Charges for the month in which title closes; and

(c) Accrued fees and any other charges pursuant to an Interim Lease, if any, covering the Unit.

8.2 If the Unit has been separately assessed but the closing of title occurs before the tax rate is fixed, adjustment of taxes shall be based upon the latest tax rate applied to the most recent applicable assessed valuation. Installments for tax assessments due after the delivery of the deed, if any, shall be paid by Purchaser and shall not be considered a defect in title; however, the installment for the then current period shall be apportioned appropriately. If the Unit has not been separately assessed as of the Closing Date for the then current tax period, the adjustment hereof shall be based upon the Property's actual taxes and assessment for such period prorated to the Unit in the manner set forth in the By-Laws and in Part I of the Offering Plan. In addition, if separate assessments have not been made prior to the closing of title, the Board of Managers will collect from Purchaser at Closing and will place in escrow an amount equal to the Unit Owner's estimated proportionate share of the real estate taxes, if any, projected to be due for the entire Property for the half of the tax year next commencing after the Closing of said Unit (i.e., for either the first half or second half, depending on when the Unit closes).

8.3 Sponsor shall remit or cause to be remitted to Purchaser an amount equal to interest, if any, earned on the Deposit, on or promptly after the Closing Date.

8.4 In the event that Purchaser fails to close title to the Unit on the date originally scheduled for the closing of title, postpones the closing for any reason, or is deemed at fault for not timely sending notice of a title defect as provided in Article 7 above, and title thereafter closes, then:

(a) the closing apportionments shall be made as of the originally scheduled closing date regardless of when the actual closing of title occurs; and

(b) the apportionment of those items set forth in this Article 8 shall be: (i) made as of the originally established closing date rather than as of the date the closing actually occurs, (ii) Purchaser will be required to pay to Sponsor an amount equal to 0.0438% of the Purchase Price per day commencing with the originally scheduled Closing Date to (and including)

the day before the actual Closing Date, as a reimbursement of Sponsor's increased carrying costs for the Unit by virtue of the delay, and in addition to the other payments to be made to Sponsor under the Purchase Agreement and the Offering Plan; and (iii) Purchaser shall pay Sponsor's counsel $500.00 for each adjournment. Nothing herein shall be construed to mean that the Sponsor must grant an adjournment of the Closing when requested to do so. If, through no fault of Purchaser, Sponsor postpones the originally scheduled Closing Date, these provisions shall apply to the rescheduled Closing Date if Purchaser fails for any reason to close title to the Unit on the rescheduled Closing Date.

8.5 If at a Purchaser's request Sponsor grants an adjournment or adjournments of their closing of title in excess of five (5) days in the aggregate, the Sponsor has the option of collecting an additional five percent (5%) of the Purchase Price of the Unit as an additional Deposit.

8.6 Adjustments and apportionments shall be calculated on the basis of the actual number of days in the period for which payments were made or are due, as the case may be. The "Customs in Respect to Title Closings" recommended by The Real Estate Board of New York, Inc., as amended to date, shall apply to the adjustments and other matters therein mentioned, except as aforesaid and as otherwise provided herein or in the Offering Plan.

8.7 Any errors or omissions in calculating apportionments or fees at Closing shall be corrected, and payment shall be made to the proper party, promptly after discovery. This provision shall survive the closing.

9. Closing Costs.

Purchaser shall be required to pay certain costs in connection with the purchase of the Unit, in addition to any net credit in favor of Sponsor that may result from the closing adjustments and any interest or late closing charge described in Article 8. Other than any such net credit in favor of Sponsor that may result from the closing adjustments (or certain other fees which may be payable prior to the closing, as described below), all such closing costs shall be paid by Purchaser, at Closing, by Purchaser's unendorsed, personal certified check or by official bank check, in either event drawn only upon a bank that is a member of the New York Clearing House Association. Such closing costs will include the following, the amounts of which (where applicable) are based on rates in effect on the date hereof and are subject to change without prior notice:

9.1 If Purchaser elects to obtain fee title insurance, Purchaser will pay a premium to the title company for such insurance, which will vary depending upon the amount of insurance purchased.

9.2 Purchaser will pay a fee to the City Register for recording the deed and the power of attorney, and will pay a filing fee for the RP-5217 form. In addition, Purchaser's title insurance company may charge various fees and service charges in connection with such recordings and filings, all of which shall be payable by Purchaser.

9.3 If Purchaser obtains a mortgage loan, Purchaser shall pay all closing costs associated with such loan, which may include, but need not be limited to, the following:

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

(b) a mortgage recording tax in the amount provided for by law;

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

(d) the premium for mortgage title insurance, if required by Purchaser's lender;

(e) such other costs and expenses in connection with such loan as determined by Purchaser's lender.

9.4 Purchaser will be required to pay the amount of $2,350.00 to Marans Newman Tsolis & Nazinitsky LLC, Sponsor's counsel, for each Unit purchased hereunder, an ACRIS preparation fee of $250.00, and $350.00 if a Purchaser shall obtain mortgage financing through a lender in order to defray Sponsor's legal fees for services in connection with preparing closing documents and for coordinating and attending the closing. If Purchaser obtains financing and the lender is unwilling to close at the offices of Sponsor's counsel or if Purchaser otherwise requests that the Closing occur other than at the office of Sponsor's counsel (or such other place as Sponsor may designate in its closing notice, including alternatives to a sit-down closing) and Sponsor in its sole discretion consents to such request, the closing may be held elsewhere in New York City, provided that Purchaser shall pay Sponsor's counsel a travel fee of $500.00 and an additional $500.00 if the Closing is held outside New York City. In addition, if Sponsor, in its sole discretion, consents to a Purchaser's request for an assignment of this Agreement, or for the

addition, deletion or substitution of names on this Agreement (or Purchaser otherwise exercises its limited right with respect to an assignment as provided in Section 23.4 hereof), a fee of $1000.00, shall be payable by Purchaser to Sponsor's counsel, for preparation of an assignment agreement. Purchaser may be required to pay more than one fee pursuant to the preceding sentence and forgoing provisions with respect to a single Unit. At Sponsor's option in its sole discretion, any one or more of the foregoing fees to be paid to Sponsor's counsel shall be paid by Purchaser in advance, prior to closing, upon notice to Purchaser. In the event Purchaser is in default hereunder and Sponsor requests its counsel to send a default letter, Purchaser shall be obligated to pay $1,000.00 to attorneys for Sponsor for the preparation of a letter of default. Notwithstanding the foregoing, Purchaser is responsible for all fees described herein and in the Closing Costs and Adjustments section of the Offering Plan, whether or not such costs are set forth in this Agreement.

9.5 Purchaser shall make a contribution at Closing to the Working Capital Fund and Reserve Fund of the Condominium, payable to the Board of Managers, each in the sum of one months' common charges then in effect for the Unit, as the same may be amended from time to time.

9.6 Purchaser shall pay to the Board of Managers the Common Charges for the Unit for the first full month following the month in which title closes.

9.7 Purchaser shall pay the Real Estate Transfer Tax due to the State of New York (the so-called "deed stamps" and, if applicable, the so-called "mansion tax"), the Real Property Transfer Tax due to the City of New York and any other real property transfer tax due to the City or State of New York. Purchaser agrees to indemnify and hold Sponsor harmless from and against any and all liabilities and expenses (including, without limitation, reasonable legal fees and disbursements) incurred by Sponsor by reason of the non-payment by Purchaser of any of the taxes Purchaser is obligated to pay hereunder in connection with the purchase of the Unit. Purchaser's obligations to pay the taxes described in this Article 9.7 and to indemnify Sponsor as herein provided shall survive the closing of title.

10. Transfer Tax Returns. At the closing, Purchaser shall duly complete and sign before a notary public the real property transfer tax return required to be filed with The City of New York ("RPT Form") and Purchaser shall duly complete and sign the Combined Real Estate Transfer Tax Return and Credit Line Mortgage Certificate ("Combined Tax Form") required to be filed with the Department of Taxation and Finance of the State of New York (the "Tax Department"), or such other forms as may then be required by law. The RPT Form and Combined Tax Form shall be delivered at Closing to the representative of Purchaser's title insurance company (or, if none, to Sponsor's attorney) for filing with the proper governmental officer. Sponsor will similarly execute all of such forms and other documents required in connection with recording of the deed including, without limitation, smoke detector and multiple-dwelling affidavits.

11. The Offering Plan.

11.1 Purchaser acknowledges having received and read a copy of the Offering Plan, including all amendments thereto, if any, filed prior to the date hereof with the Department of Law of the State of New York, at least three (3) business days before submitting this Agreement. If, however, Purchaser did not receive a copy of the Offering Plan at least three (3) business days before submitting this Agreement, Purchaser may rescind this Agreement, by sending written notice of same to Sponsor by certified or registered mail, return receipt requested, reputable

overnight courier or by personal delivery, in either case within seven (7) days of Purchaser's submission of this Agreement.

11.2 The Offering Plan is incorporated herein by reference and made a part hereof with the same force and effect as if set forth herein at length. In the event of any inconsistency between the provisions of this Agreement and the Offering Plan, the Offering Plan shall govern, except with respect to individually negotiated terms of sale that are express modifications to the terms of the Offering Plan included in this Agreement and agreed to by Sponsor and Purchaser, in which case such modifications will govern. The Purchase Agreement may not contain, or be modified to contain, a provision waiving Purchaser's rights or abrogating Sponsor's obligations under article 23-A of the General Business Law and the regulations promulgated pursuant thereto and such other rights and obligations pursuant to applicable law.

11.3 Purchaser hereby adopts, accepts and approves the Offering Plan (including, without limitation, the Declaration, By-Laws and Rules and Regulations contained therein) and agrees to abide and be bound by the terms and conditions thereof, as well as all amendments to the Offering Plan duly filed by Sponsor.

12. Default by Purchaser. (a) Any of the following shall constitute an "Event of Default" hereunder:

(i) Purchaser's failure to pay the Balance or any closing apportionment or closing cost required to be paid by Purchaser as stated herein on the Closing Date designated by Sponsor or the dishonor of any check given by Purchaser to Sponsor; or

(ii) the failure to pay, perform or observe any of Purchaser's other obligations hereunder; or

(iii) if Purchaser is or becomes the tenant of record of the Unit, Purchaser's failure to pay rent or to otherwise comply with Purchaser's lease or tenancy obligations; or

(iv) if Purchaser is or becomes the tenant of record of the Unit and Purchaser vacates or abandons the Unit; or

(v) Purchaser's assignment of any of Purchaser's property for the benefit of creditors, or Purchaser's filing a voluntary petition in bankruptcy; or

(vi) if a non-bankruptcy trustee or receiver is appointed over Purchaser or Purchaser's property, or an involuntary petition in bankruptcy is filed against Purchaser; or

(vii) if a judgment or tax lien is filed against Purchaser and Purchaser does not pay or bond the same within thirty (30) days.

(b) TIME IS OF THE ESSENCE with respect to Purchaser's obligations to pay the Balance and to pay, perform or observe Purchaser's other obligations under this Agreement. Upon the occurrence of an Event of Default, Purchaser shall have thirty (30) days from the giving of written notice of such default to cure the specified default. If the default is not cured within such thirty (30) days, TIME BEING OF THE ESSENCE, then Sponsor, in its sole discretion, may thereupon terminate this Agreement or bring an action against Purchaser for specific performance, in which event Purchaser could be compelled to complete the transaction. If Sponsor so elects to terminate, this Agreement shall be deemed terminated, and Sponsor shall have the right to retain, as and for liquidated damages, the Deposit (and any interest earned of the Deposit, if any) plus the costs incurred by Sponsor for any special work, if any, in the Unit ordered by the Purchaser. Upon the termination of this Agreement, Purchaser and Sponsor will be released and discharged of all

further liability and obligations hereunder and under the Offering Plan, and the Unit may be sold to another as though this Agreement had never been made, and without accounting to Purchaser for any of the proceeds for such sale.

(c) Sponsor and Purchaser each hereby agree and acknowledge that it would be impractical and/or extremely difficult to fix or establish the actual damage sustained by Sponsor as a result of a default by a Purchaser hereunder, and that, subject to the provision of Section 12(d) below, the Deposit (including all interest, if any) shall constitute and be deemed to be the reasonable and agreed upon liquidated damages of Sponsor in respect of the possible loss of a timely closing, the possible fluctuation of values, additional carrying costs of the Unit and other expenses that may be incurred, including, without limitation, attorneys' fees, and shall be paid by Purchaser to Sponsor. The payment of the Deposit (including all interest, if any) as liquidated damages is not intended to be a forfeiture or penalty, but is intended to constitute liquidated damages to Sponsor.

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

13. Agreement Subject to Lien of Mortgage. No lien or encumbrance shall arise against the Property or the Unit as a result of this Agreement or any money deposited hereunder, except as hereinafter set forth. In furtherance and not in limitation of the provisions of the preceding sentence, Purchaser agrees that the provisions of this Agreement are and shall continue to be subject and subordinate to the lien of any mortgage heretofore or hereafter made and any payments or expenses already made or incurred or which hereafter may be made or incurred, pursuant to the terms thereof, or incidental thereto, or to protect the security thereof, to the fullest extent thereof, without the execution of any further legal documents by Purchaser. Sponsor shall, at its option, either satisfy such mortgages or obtain a release of the Unit and its undivided interest in the Common Elements from the lien of such mortgages on or prior to the Closing Date, unless, if Purchaser is obtaining financing on the Unit, Purchaser assumes such mortgages (at Sponsor's discretion). The existence of any mortgage or mortgages encumbering the Property, or portions thereof, other than the Unit and its undivided interest in the Common Elements, shall not constitute an objection to title or excuse Purchaser from completing payment of the Purchase Price or performing all of Purchaser's other obligations hereunder or be the basis of any claim against, or liability of, Sponsor, provided that any such mortgage is subordinated to the Declaration, or the Unit is released from, or not subject to, the lien of such mortgage at Closing (unless Purchaser has assumed the continuation of a mortgage lien encumbering such Unit as hereinabove described).

14. Agreement Subject to Plan Being Effective. The performance by Sponsor of its

obligations under this Agreement is contingent upon the Offering Plan having been declared effective in accordance with the terms and provisions of the Offering Plan (as the same may be amended from time to time). The Offering Plan may be withdrawn or abandoned by Sponsor only under certain conditions and at certain times, as set forth in the Offering Plan. If the Offering Plan is abandoned or if, after being declared effective, the Offering Plan is not consummated for any reason and Purchaser is not in default under this Agreement beyond any applicable grace period, this Agreement shall be deemed cancelled and the Deposit, together with interest, if any, earned thereon, shall be returned to Purchaser. Upon such return, neither party shall have any further rights, obligations or liability to or against the other and the parties shall be released and discharged from all obligations and liability under this Agreement and the Offering Plan.

15. Sponsor's Inability to Convey the Unit. If Sponsor is unable to deliver title to the Unit to Purchaser in accordance with the provisions of this Agreement and the Offering Plan by reason of a defect in title, substantial damage or destruction of the Building by fire or other casualty, or the taking of any material portion of the Property by condemnation or eminent domain, Sponsor shall not be obligated to bring any action or proceeding or otherwise incur any cost or expense of any nature whatsoever in excess of its obligations set forth in the Offering Plan in order to cure such inability. If Sponsor is not so obligated under the Offering Plan and notifies Purchaser of its election not to cure such inability, and Purchaser is not in default hereunder, Purchaser's sole remedy shall be to either (a) take title to the Unit subject to such inability (without any abatement in or credit against the Purchase Price, or any claim or right of action against Sponsor for damages or otherwise) or (b) terminate this Agreement. If Purchaser so elects to terminate this Agreement, Sponsor shall, within thirty (30) days after receipt of notice of termination from Purchaser, return the Deposit to Purchaser, together with interest, if any, earned thereon. Upon making such payment, this Agreement shall be terminated and neither party shall have any further rights, obligations or liability to or against the other and the parties shall be released and discharged from all obligations and liability under this Agreement and the Offering Plan. The foregoing remedy must be exercised by written notice sent by Purchaser to Sponsor within ten days after the giving of Sponsor's notice of election not to cure such inability, failing which it shall be conclusively deemed that Purchaser elected the first remedy described in clause (a) above, i.e., to acquire title subject to such inability.

16. Fixtures, Appliances and Personal Property. Only those fixtures, appliances and items of personal property that are described in the Offering Plan as being included in the Unit are included in the sale of the Unit pursuant to this Agreement. No portion of the Purchase Price shall be attributable to such items.

17. Construction.

17.1 The construction of the Building and the Unit, including the materials, equipment and fixtures to be installed therein, shall be in accordance with the Offering Plan and the Plans and Specifications (as defined in the Offering Plan), subject to the right of Sponsor to amend the Offering Plan and the Plans and Specifications in order to substitute materials, equipment or fixtures of Equal or Better Quality, provided that the approval of any governmental authorities having jurisdiction is first obtained (if required). The issuance of a temporary or final Certificate of Occupancy for the Building shall be deemed presumptive evidence that the Building and the Unit have been fully completed in accordance with the Offering Plan and the Plans and Specifications. However, nothing herein contained shall excuse Sponsor from its obligation to correct any defects in construction in accordance with the conditions set forth in the section "Rights

and Obligations of Sponsor" in the Offering Plan.

17.2 The construction of the Building and the Unit and the correction of any defects in the construction thereof to the extent required under the Offering Plan are the sole responsibility of Sponsor. Purchaser acknowledges and agrees that Sponsor will not be liable for, and will have no obligation to correct, certain immaterial variations from the Offering Plan and Plans and Specifications as indicated in the section of "Rights and Obligations of Sponsor" and will only be responsible to correct any construction defects to the extent, and on the terms and conditions, set forth in such Section or as otherwise required under applicable law.

17.3 The closing of title shall occur only after, or concurrently with, compliance with the following prerequisites: (i) the Offering Plan has been declared effective in accordance with its terms and the amendment to the Offering Plan disclosing same has been accepted for filing by the Department of Law, (ii) a TCO or FCO for the Residential Unit is in effect and issuance of a TCO or FCO for the Residential Unit shall be deemed presumptive evidence of substantial completion of the Residential Unit and is the only construction related prerequisite that must occur before Sponsor may require the closing of title, (iii) the recording or filing of the Declaration, By-Laws, Floor Plans and architect and tax authority certifications required by §339-pp of the New York Condominium Act or other applicable law and such other documents as may be required by law, and (iv) the release of the Unit and its appurtenant Common Interest from the lien of all mortgages, if any, or the severance and assignment of any mortgage, if applicable. Purchaser shall be obligated to close and complete payment of the full Purchase Price without any credit against or abatement in the Purchase Price and without any provision for escrow regardless of any construction items noted on Purchaser's Inspection Statement (as hereinafter defined) remaining for Sponsor to complete and/or correct in accordance with its obligations under the Offering Plan, and regardless of the incomplete construction and/or decoration of any other portions of the Building not preventing Purchaser's occupancy of the Residential Unit.

17.4 Sponsor has projected that, based upon currently anticipated schedules, construction of the Building will be sufficiently completed to permit closings of Units to begin pursuant to the Offering Plan; see the section "Procedure to Purchase". Purchaser will be offered a right of rescission if: (i) the actual date of closing of title to the first unit; or (ii) the projected date of closing of title to the first unit occurs later than twelve (12) months after the projected date for the first closing. If the Offering Plan is amended to provide for a later projected date for the first closing, purchasers will be entitled to an offer of rescission if the first closing occurs more than twelve (12) months beyond that amended, later date. However, if the first closing occurs before twelve (12) months after the projected date for the first closing, Sponsor may schedule the closings of title to other Units significantly later than such date. Sponsor is not obligated to schedule your closing within any specified time frame or to ensure that closing of title to your Unit will occur by any date certain. The actual date for the First Closing is only an estimate and is not guaranteed or warranted, and may be earlier or later depending on the progress of construction and compliance with the other prerequisites described in the Offering Plan. Purchaser acknowledges that construction may be delayed by weather, casualty, labor difficulties (including work stoppages and strikes), late delivery or inability to obtain on a timely basis or otherwise materials or equipment, governmental restrictions, or other events beyond Sponsor's reasonable control. Purchaser further acknowledges that the units in the Building will be completed at varying times over a period that could extend well beyond the First Closing. The order in which these units will be completed is in the discretion of Sponsor. Purchaser acknowledges that except as otherwise

expressly provided in the Offering Plan, Purchaser shall not be excused from paying the full Purchase Price, without credit or set-off, and shall have no claim against Sponsor for damages or losses, in the event that the First Closing occurs substantially earlier or later than the projected date or the time to complete or to close title to the Unit is accelerated, delayed or is postponed by Sponsor.

17.5 Sponsor is obligated to construct the Building in accordance with all applicable codes, and filed building plans and specifications, as well as the provisions of the Offering Plan.

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

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

Sponsor does not warrant the materials or workmanship of construction in Units, Limited Common Elements, or Common Elements. Sponsor does not warrant the materials, workmanship, installation or operation of any appliances, equipment or fixtures. Nevertheless, Sponsor has the absolute obligation to design and build the Building in accordance with applicable law, codes, regulations, filed plans and specifications, and locally accepted building practices for items which are not covered by codes. Sponsor's obligations, regardless of any limitations in any warranty or in the Offering Plan, cannot go below the duty to construct the Building in accordance with all applicable laws, the Plans and Specifications, and terms of the Offering Plan, and any conflict between any such disclosures and Sponsor's obligation to construct the Building in accordance with all applicable laws and the Plans and Specifications shall be resolved in favor of the latter.

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

19. Inspection of Unit. At least one week (but not more than one month) prior to the Closing Date, at Sponsor's direction, Selling Agent if applicable or Sponsor shall notify Purchaser

that the Unit is ready for inspection. Upon receipt of the notice, Purchaser shall promptly arrange an appointment with Selling Agent to inspect the Unit within the week prior to the Closing Date. Sponsor shall have the right to limit the attendees permitted at inspections to the Purchaser(s) listed under this Agreement. Purchaser shall carefully inspect the Unit and shall complete, date, and sign the Inspection Statement (in the form set forth as Schedule A to this Agreement) and deliver same to Selling Agent if applicable or Sponsor at the conclusion of the inspection. Failure of Purchaser either to arrange such appointment or to inspect the Unit within the week prior to the Closing Date or to so sign and deliver the completed Inspection Statement shall not excuse Purchaser from paying the Balance when due and shall constitute Purchaser's full acceptance of the Unit as is. However, nothing herein shall relieve Sponsor of its obligations as set forth in "Rights and Obligations of Sponsor" in the Offering Plan.

20. Damage to the Unit. If between the date of this Agreement and the closing of title, the Unit is damaged by fire or other casualty, the following shall apply:

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

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

20.3 In the event of damage to or destruction of the Unit by fire or other casualty prior to the closing of title and the election by Sponsor not to repair or restore the Unit, or, if the Declaration has been recorded prior thereto, then if the Unit Owners do not resolve to make such repairs or restoration pursuant to the By-Laws, the Purchase Agreement shall be deemed cancelled and of no further force or effect and Sponsor shall return to Purchaser all sums deposited by Purchaser hereunder within thirty (30) days of making the election, together with interest, if any,

earned thereon, and neither party shall have any further rights, obligations or liability to or against the other and the parties shall be released and discharged from all obligations and liability hereunder and under the Offering Plan, except that if Purchaser is then in default hereunder (beyond the applicable grace period, if any), Sponsor shall retain all such sums deposited by Purchaser hereunder and any interest earned thereon, as and for liquidated damages. Sponsor shall provide written notice to the Purchaser within sixty (60) days of the damage to the Unit whether or not Sponsor shall elect to repair or restore the Unit.

21. Prohibition Against Advertising. Until the earlier of i) the conveyance of the last Unsold Unit and ii) one (1) year after the closing of title, Purchaser covenants and agrees that it shall not list the Unit for sale, resale or lease with any broker or otherwise advertise, promote, or publicize the availability of the Unit for sale, resale or lease. Any such listing of the Unit or form of advertising, promotion or publicizing of the Unit by Purchaser or its agents or representatives prior to the closing of title shall be an Event of Default hereunder, entitling Sponsor to the remedies set forth in Article 12 hereof. The provisions of this Article 21 shall survive the closing of title.

22. Broker. Purchaser represents to Sponsor that _____ (collectively the "Broker") are the only broker(s) or sales agent(s) with whom Purchaser has dealt in connection with this transaction, and Sponsor agrees to pay the commission earned by the Broker pursuant to a separate agreement. Purchaser agrees that should any claim be made against Sponsor for commissions by any broker, other than the Broker, on account of any acts of Purchaser or Purchaser's representatives, Purchaser will indemnify and hold Sponsor free and harmless from and against any and all liabilities and expenses in connection therewith, but not limited to, reasonable legal fees and disbursements. The provisions of this Article 22 shall survive the closing of title and are not made for the benefit of any third parties.

23. Agreement May Not Be Assigned.

23.1 This Agreement, or any interest of Purchaser herein, shall not inure to the benefit of any successors or assigns of Purchaser and may not be assigned by Purchaser, without the prior written consent of Sponsor, which consent may be given or denied by Sponsor in its sole discretion. Sponsor and its agents will not discriminate against any person on the basis of race, creed, color, national origin, sex, age, disability, marital status. Or other grounds prohibited by law. Any purported assignment by Purchaser in violation of this Agreement shall be an event of default by Purchaser entitling Sponsor to all remedies available at law, in equity or otherwise, including, without limitation, the remedies set forth above, and shall be voidable at the option of Sponsor.

23.2 If Purchaser is a corporation, any sale, assignment, transfer, pledge, encumbrance or other disposition of any of the stock of Purchaser, or if Purchaser is a partnership, limited liability company or other entity, any sale, assignment, transfer, pledge, encumbrance or other disposition of any interest in such partnership, limited liability company or other entity shall, for purposes of this Agreement, be considered an assignment and shall be subject to the provisions, prohibitions and terms of this Article concerning assignment of this Agreement, except that a sale of less than fifty percent (50%) of the stock, or in the case of a partnership, limited liability company or other entity, less than fifty percent (50%) of the ownership interests, of Purchaser which does not result in a change in control of Purchaser shall not be considered an assignment. For purposes of the preceding sentence only, "control" shall mean the ownership of fifty-one percent (51%) or more of the interests in such entity or possession of the power to direct the

management and policies of such entity and the distribution of its profits.

23.3 If Purchaser desires to assign its rights under this Agreement or to take title in a name that differs from that reflected in this Agreement, or to add, delete or substitute the name of a member of the Purchaser's family, then, if such assignment, alteration, addition, deletion or substitution is consented to by Sponsor (in Sponsor's sole discretion), Purchaser shall deliver to Selling Agent or Sponsor's counsel, four (4) signed forms of assignment of this Agreement (to be prepared by Sponsor's counsel at Purchaser's expense and in form and content acceptable to Sponsor, in its sole discretion), as well as three (3) completed and signed copies of either Form W-9 (Request for Taxpayer Identification Number and Certification) or Form W-8BEN (Certificate of Foreign Status of Beneficial Owner for United States Tax Withholding), as applicable, in the form required by law. Upon each assignment or other change consented to by Sponsor (it its sole discretion), the assignments and Form W-8 or Form W-9, as applicable, must be delivered to Selling Agent or Sponsor's counsel, together with a personal certified check, or an official bank or cashier's check, in the amount of $1,000.00 ("Assignment Fee") made payable to Marans Newman Tsolis & Nazinitsky LLC (for services rendered in connection with the assignment), not less than twenty (20) days prior to the date scheduled for the Purchaser's closing. In no event shall Purchaser or its assignee (or any added or substituted party) have any right to adjourn or postpone the closing as a result of any such change or assignment. Sponsor is not obligated to consent to any such change or assignment and, Sponsor's refusal to consent to an assignment or change in name will not entitle Purchaser to terminate this Agreement or excuse Purchaser from any of its obligations hereunder or give rise to any claim for damages against Sponsor; and the prohibition against advertising or publicizing the availability of Purchaser's Unit as set forth in Article 21 above and in the Offering Plan will remain in effect.

23.4. Notwithstanding the provisions of Article 23.1 above, Sponsor will not unreasonably withhold its consent to the assignment by Purchaser, on one (1) occasion only, of all of Purchaser's rights under this Agreement to a Purchaser Affiliate or to member(s) of Purchaser's Immediate Family, provided that any such assignment is made without consideration and otherwise in accordance with the provisions and procedures set forth in Article 23.3 above, including without limitation the provisions relating to the Assignment Fee. For purposes of this Article 23.4 only: (i) "Purchaser Affiliate" means an entity, as of the date of the assignment and at all times thereafter through and including the Closing, controlled by or under common control with Purchaser; (ii) "Immediate Family Members" means Purchaser's spouse, domestic partner, children, grandchildren, parents, grandparents, brothers or sisters, stepchildren and stepparents; and (iii) "control" means the ownership of fifty-one percent (51%) or more of the interests in such entity and possession of the power to direct the management and policies of such entity and the distribution of its profits.

23.5 Notwithstanding any consent by Sponsor pursuant to the terms of this Article to any such change of name or assignment, in no event shall Purchaser, as assignor, be released or relieved from any obligations, promises, covenants and liabilities under or in respect of this Agreement.

24. Binding Effect. The submission of this Agreement to Purchaser does not create a binding obligation on the part of Sponsor. This Agreement shall not be binding on Purchaser or Sponsor until Purchaser has signed this Agreement and delivered the signed Agreement and the Deposit to Sponsor, and a counterpart hereof executed by Sponsor has been delivered to Purchaser. Prior to Sponsor's countersigning and returning this Agreement to Purchaser, and at any time

thereafter, Purchaser agrees upon request to provide Sponsor with written reasonable information about Purchaser's employment, financial and rental/ownership history. Such information obtained prior to countersignature may be used to determine Purchaser's qualification to purchase and own the Unit, but does not constitute a reservation or binding obligation on either the applicant or Sponsor. Sponsor's right to collect such information shall terminate upon the earlier of the closing of title to the Unit or termination of the Agreement. Sponsor has the right, without incurring any liability, to reject this Agreement without cause or explanation to Purchaser. This Agreement may not be rejected due to Purchaser's sex, sexual orientation, race, creed, color, national origin, ancestry, disability, marital status, or other grounds proscribed by law.

25. Notices.

25.1 Any notice, election, demand, consent, request or other communication hereunder or under the Offering Plan shall be in writing and either delivered in person or sent, postage prepaid, by registered or certified mail, return receipt requested or by Federal Express or other reputable overnight courier, with receipt confirmed: to Purchaser at the address given at the beginning of this Agreement with a copy to Purchaser's Attorney; and to Sponsor, at: 21 ST VENTURES, LLC, 3366 Farrington Street, Suite 200, Flushing, NY, 11354 with a copy sent simultaneously and in like manner to Marans Newman Tsolis & Nazinitsky LLC, 29 Broadway, Suite 2400, New York, New York 10006. Either party may hereafter designate to the other in writing a change in the address to which notices are to be sent. Notwithstanding the foregoing, any mailing of an amendment to the Offering Plan shall be delivered via regular mail. Except as otherwise expressly provided herein, a notice shall be deemed given when personal delivery or delivery by overnight courier is effected or, in the case of mailing, three (3) days after the date of mailing, except that the date of actual receipt shall be deemed to be the date of the giving of any notice of change of address.

25.2 Sponsor hereby designates and empowers both Selling Agent and Sponsor's counsel Marans Newman Tsolis & Nazinitsky LLC as Sponsor's agents to give any notice to Purchaser under this Agreement (including, without limitation, a notice of default) in Sponsor's name, which notice so given shall have the same force and effect as if given by Sponsor itself. Purchaser hereby designates Purchaser's Attorney as Purchaser's agent to give any notice to Sponsor hereunder in Purchaser's name.

26. Joint Purchasers. The term "Purchaser" shall be read as "Purchasers" if the Unit is being purchased by more than one person, in which case their obligations shall be joint and several.

27. Liability of Sponsor. Sponsor shall be excused from performing any obligation or undertaking provided for in this Agreement for so long as such performance is prevented, delayed or hindered by an act of God, fire, flood, explosion, war, riot, sabotage, inability to procure or general shortage of energy, labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strike, lockout, action of labor unions, or any other cause (whether similar or dissimilar to the foregoing) not within the reasonable control of Sponsor. Sponsor's time to perform such obligation or undertaking shall be tolled for the length of the period during which such performance was excused; if Sponsor's time to perform such obligation or undertaking is tolled pursuant to this provision, Purchaser's time to perform shall be equally tolled. Sponsor cannot limit any rights which the Purchaser may have pursuant to Art. 23A of the GBL, NYCRR, and the Offering Plan, except as determined in a final decision or order by a court of competent jurisdiction or any governmental agency or by executive order to which Purchasers may be

entitled. **Purchasers are specifically advised that the timing of the closing of title to the Unit may be significantly delayed in the event that Sponsor exercises its tolling rights under the foregoing Force Majeure provision. The Attorney General recommends that Purchasers consult with their attorneys as to: (i) whether there exists a final decision or order by a court of competent jurisdiction or any governmental agency, or executive order that impacts the timing of Purchaser's obligations under the Purchase Agreement; and (ii) any risks associated with executing a Purchase Agreement containing the foregoing Force Majeure provision prior to executing the Purchase Agreement.**

28. Further Assurances. Either party shall execute, acknowledge and deliver to the other party such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as such other party may reasonably request in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction. Additionally, either party shall execute, acknowledge and deliver to the other party such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as such other party may reasonably request in order correct any error and or omissions that may have occurred at Closing of Title. The Provisions of this Article shall survive Closing of Title and delivery of the deed.

29. Severability. If any provision of this Agreement or the Offering Plan is invalid or unenforceable as against any person or under certain circumstances, the remainder of this Agreement or the Offering Plan and the applicability of such provision to other persons or circumstances shall not be affected thereby. Each provision of this Agreement or the Offering Plan, except as otherwise herein or therein provided, shall be valid and enforced to the fullest extent permitted by law.

30. Strict Compliance. Any failure by either party hereto to insist upon the strict performance by the other party of any of the provisions of this Agreement shall not be deemed a waiver of any of the provisions hereof, and each party, notwithstanding any such failure, shall have the right thereafter to insist upon the strict performance by the other party of any and all of the provisions of this Agreement to be performed by such other party.

31. No Lien. Neither this Agreement nor any monies deposited hereunder or expended by Purchaser in connection herewith shall constitute a lien against the Unit, any other Units, or any other portion of the Building or the Land upon which it is situated.

32. Governing Law. The provisions of this Agreement shall be governed by, and construed and enforced in accordance with, the internal laws of the State of New York applicable to contracts made and to be performed wholly in the State of New York, without regard to principles of conflicts of law.

33. Purchaser's Representations.

33.1 Purchaser represents that Purchaser has full right and authority to execute this Agreement and perform Purchaser's obligations hereunder. If Purchaser is not a natural person, Purchaser agrees to deliver at Closing, such documents evidencing Purchaser's authority as may be required by Purchaser's title company. Purchaser further represents that the Deposit represents Purchaser's own funds and that no other party (other than Purchaser or Seller, as provided herein)

has any right or claim to all or any portion of the Deposit.

33.2 Purchaser is not now, nor shall it be at any time prior to or at the closing of title, an individual, corporation, partnership, joint venture, trust, trustee, limited liability company, unincorporated organization, real estate investment trust or any other form of entity (collectively, a "Person") with whom a United States citizen, entity organized under the laws of the United States or its territories or entity having its principal place of business within the United States or any of its territories (collectively, a "U.S. Person"), is prohibited from transacting business of the type contemplated by this Agreement, whether such prohibition arises under United States law, regulation, executive orders and lists published by the Office of Foreign Assets Control, Department of the Treasury ("OFAC") (including those executive orders and lists published by OFAC with respect to Persons that have been designated by executive order or by the sanction regulations of OFAC as Persons with whom U.S. Persons may not transact business or must limit their interactions to types approved by OFAC or otherwise). Neither Purchaser nor any Person who owns an interest in Purchaser is now nor shall be at any time prior to or at the closing of title a Person with whom a U.S. Person, including a "financial institution" as defined in 31 U.S.C. 5312 (a)(z), as periodically amended, is prohibited from transacting business of the type contemplated by this Agreement, whether such prohibition arises under United States law, regulation, executive orders and lists published by the OFAC or otherwise.

33.3 Purchaser has taken, and shall continue to take until the closing of title, such measures as are required by applicable law to assure that the funds used to pay to Seller the Purchase Price are derived: (i) from transactions that do not violate United States law nor, to the extent such funds originate outside the United States, do not violate the laws of the jurisdiction in which they originated; and (ii) from permissible sources under United States law and to the extent such funds originate outside the United States, under the laws of the jurisdiction in which they originated. Purchaser is, and will at Closing be, in compliance with any and all applicable provisions of the USA PATRIOT Act of 2001, Pub. L. No. 107-56, the Bank Secrecy Act of 1970, as amended, 31 U.S.C. Section 5311 et. seq., the Trading with the Enemy Act, 50 U.S.C. App. Section 1 et. seq., the International Emergency Economic Powers Act, 50 U.S.C. Section 1701 et. seq., and the sanction regulations promulgated pursuant thereto by the OFAC, as well as laws relating to prevention and detection of money laundering in 18 U.S.C. Sections 1956 and 1957.

33.4. The provisions of this Article shall survive the closing of title to the Unit or termination of this Agreement.

34. Agreement Not Contingent Upon Financing. The terms and provisions of this Agreement and Purchaser's obligations hereunder are not contingent upon Purchaser securing financing of the Purchase Price (or any portion thereof), and Purchaser understands and agrees that Purchaser's failure to obtain such financing will not relieve Purchaser of Purchaser's obligations hereunder. A Purchaser who does not obtain financing may lose the Deposit if Purchaser is unable to otherwise raise the monies for the Balance of the Purchase Price. A Purchaser who requires financing is advised to consult with a lending institution before execution of this Purchase Agreement. Sponsor makes no representation whatsoever as to the terms, cost, or availability of any mortgage or other financing. Purchaser further understands and agrees that if Purchaser chooses to finance Purchaser's purchase of the Unit through a lending institution and obtain a commitment therefrom, neither a subsequent change in the terms of such commitment, the expiration or other termination of such commitment, nor any change in Purchaser's financial status or condition shall release or relieve Purchaser of Purchaser's obligations pursuant to this Agreement.

35. Costs of Enforcing and Defending Agreement. If Sponsor prevails, Purchaser shall be obligated to reimburse Sponsor for any reasonable legal fees and disbursements incurred by Sponsor, as determined by a court of law, in successfully defending Sponsor's rights under the Purchase Agreement or, in the event Purchaser defaults under the Purchase Agreement, in canceling the Purchase Agreement or otherwise enforcing Purchaser's obligations thereunder. If Purchaser prevails, Purchaser will not be reimbursed for any legal fees or disbursements incurred by Purchaser in successfully defending Purchaser's rights under the Purchase Agreement or otherwise enforcing Sponsor's obligations thereunder. Purchaser is contractually waiving recovery of legal fees and disbursements. The provisions of this Article shall survive closing of title or the termination of this Agreement.

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

37. Waiver of Diplomatic or Sovereign Immunity.

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

37.2. As of the execution of this Agreement, Purchaser acknowledges and agrees that all disputes arising, directly or indirectly, out of or relating to this Agreement may be dealt with and adjudicated in the state courts of New York or the federal courts sitting in New York, and hereby expressly and irrevocably submits the person of Purchaser to the jurisdiction of such courts in any suit, action or proceeding arising, directly or indirectly, out of or relating to this Agreement. So far as is permitted under the applicable law, this consent to personal jurisdiction shall be self-operative and no further instrument or action shall be necessary in order to confer jurisdiction upon the person of Purchaser in any such court.

37.3. Purchaser irrevocably waives, to the fullest extent permitted by law, and agrees not to assert, by way of motion, as a defense or otherwise in any suit, action or proceeding arising, directly or indirectly, out of relating to this Agreement, brought in the state courts in New York, or the federal courts sitting in New York: (i) any objection which it may have or may hereafter have to the laying of the venue of any such suit, action or proceeding in any such court; (ii) any claim that any such suit, action or proceeding brought in any such court has been brought in an inconvenient forum; or (iii) any claim that it is not personally subject to the jurisdiction of such courts. Purchaser agrees that final judgment from which Purchaser has not or may not appeal or further appeal in any such suit, action or proceeding brought in such a court shall be conclusive and binding upon Purchaser and, may so far as is permitted under the applicable law, be enforced in the courts of any state or any federal court and in any other courts to the jurisdiction of which

Purchaser is subject, by a suit upon such judgment and that Purchaser will not assert any defense, counterclaim, or set off in any such suit upon such judgment.

37.4. Purchaser agrees to execute, deliver and file all such further instruments as may be necessary under the laws of the State of New York, in order to make effective the consent of Purchaser to jurisdiction of the state courts of New York and the federal courts sitting in New York and any other provisions of this Article 37.

37.5. Nothing in this Article 37 shall affect the right of Sponsor to bring proceedings against Purchaser in the courts of any jurisdiction or jurisdictions.

37.6. The provisions of this Article 37 shall survive the closing of title or the termination of this Agreement for the purpose of any suit, action, or proceeding arising directly or indirectly, out of or relating to this Agreement.

37.7. In the event Purchaser is a foreign government, a resident representative of a foreign government or such other person or entity otherwise entitled to the immunities from suit enjoyed by a foreign government (i.e., diplomatic or sovereign immunity), such Purchaser hereby designates a duly authorized and lawful agent to receive process for and on behalf of the Purchaser in any state or federal suit, action or proceeding in the State of New York based on, arising out of or connected with this Agreement.

37.8. If Purchaser is a foreign mission, as such term is defined under the Foreign Missions Act, 22 U.S.C. 4303, Purchaser shall notify the United States Department of State prior to purchasing a Unit and provide a copy of such notice to Sponsor. Sponsor shall not be bound under this Agreement unless and until the earlier to occur of: (i) a notification of approval is received from the Department of State; or (ii) sixty (60) days after Purchaser's notice is received by the Department of State.

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

39. No Representations. Purchaser acknowledges that Purchaser has not relied upon any sales plans, selling brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by Sponsor, Selling Agent or otherwise, including, but not limited to, any relating to the description or physical condition of the Property, the Building or the Unit, or the size or the dimensions of the Unit or the rooms therein contained or any other physical characteristics thereof, the services to be provided to Unit Owners, the estimated Common Charges allocable to the Unit, the estimated real estate taxes of the Unit, the ability to rent the Unit and/or the rental income therefore, the right to any income tax deduction

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

40. Certain References. A reference in this Agreement to any one gender, masculine, feminine or neuter, includes the other two, and the singular includes the plural, and vice versa, unless the context otherwise requires. The term "herein," "hereof" or "hereunder," or similar terms used in this Agreement, refer to this entire Agreement and not to the particular provision in which the term is used. Unless otherwise stated, all references herein to Articles, Sections or other provisions are references to Articles, Sections or other provisions of this Agreement.

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

42. Successors and Assigns. Subject to the provisions of Article 23 hereof, the provisions of this Agreement shall bind and inure to the benefit of Purchaser and Purchaser's heirs, legal representatives, successors and permitted assigns and shall bind and inure to the benefit of Sponsor and its successors and assigns.

43. No Oral Changes. This Agreement or any provision hereof, cannot be orally changed, terminated or waived. ANY CHANGES OR ADDITIONAL PROVISIONS MUST BE SET FORTH IN A RIDER ATTACHED HERETO OR IN A SEPARATE WRITTEN AGREEMENT SIGNED BY THE PARTIES AND WHICH REFERS TO THIS AGREEMENT.

44. Counterparts. This Agreement (or any such Rider(s)) may be executed in any number of counterparts, including but not limited to any signature conveyed through electronic mail transmission ("PDF") and/ or facsimile transmission, any one of which shall be deemed to be an original and all of which shall constitute one and the same document. When counterparts have been executed by all parties, they shall have the same effect as if the signatures to each counterpart were upon the same documents and shall be deemed valid as originals. A PDF or facsimile signature on this Agreement (or any such Rider(s)) shall be acceptable and be deemed binding.

45. Rule of Construction. There shall be no presumption against the drafter of this Agreement or the Offering Plan.

46. Smoking Policy. Smoking and using electronic cigarettes is prohibited at all times in all Common Elements, Limited Common Elements, and Units. This policy applies to any person on the premises. Complaints about violations shall be made promptly to the Board of Managers. Complaints should be made in writing and should be as specific as possible, including the date, approximate time, location where smoke was observed, description of incident, and apparent source of smoke. Unit Owners shall provide to prospective buyers or renters of their Units a copy of this Smoking Policy including by annexing it to any contract of sale or lease of their Unit.

<Signature Page Follows>

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth hereinabove.

SPONSOR:

21 ST VENTURES, LLC

By: _____
Name:
Title:

PURCHASER:

By: _____

By: _____

WITH RESPECT TO PARAGRAPH 4:

ESCROW AGENT:

By: _____

SCHEDULE A

INSPECTION STATEMENT

21 ST VENTURES, LLC
3366 Farrington Street, Suite 200
Flushing, NY, 11354

Re: Unit
Loft 21 Condominium

Gentlemen:

As a result of my/our final inspection, please be advised that except as otherwise noted, I/we found all items in good condition, free of chips, mars, breaks or other defects:

Exceptions

I/we understand that to prevent pilferage, certain items such as medicine cabinet doors, shower heads, toilet seats, kitchen cabinets, vanity knobs and mechanical chimes will be installed just prior to my/our date of moving. I/we agree and I/we will sign off each item requiring adjustment or repairs as it is completed.

_____
Purchaser's Signature

_____
Sponsor's Representative

FORM OF POWER OF ATTORNEY

The undersigned, _____, the Owner of Unit ____ in the building complex known as Loft 21 Condominium, 11-50 45th Road, Long Island City, NY 11101 as designated and described in the Declaration establishing Loft 21 Condominium, dated _____, 20___ and recorded in the Office of the City Register of the City of New York on _____20___, in CRFN# _____ on the floor plans filed in the Real Property Assessment Department of the City of New York as Condominium Plan No. _____ (the "Condominium") do hereby irrevocably nominate, constitute and appoint the Board of Managers of the Condominium, and their successors, jointly, true and lawful attorneys-in-fact of the undersigned, with a power coupled with an interest, with power of substitution (1) to acquire, in their own names as members of the Board of Managers or in the name of their designee, corporate or otherwise by deed, on behalf of all owners of Condominium Units in said Condominium property, in accordance with their respective Common Interests, (a) any Unit whose owner desires to sell the same, the undivided interest in the Common Elements appurtenant thereto, the interest of such Unit theretofore acquired by the Board of Managers, or its designee, on behalf of all Unit Owners, or in the proceeds of sale or lease thereof, if any, and the interest of such Unit Owner in all other assets of the Condominium or (b) any Unit which shall be the subject of a foreclosure or other judicial sale or whose owner desires to surrender or abandon same in accordance with the By-Laws, or (2) to lease any Unit whose Owner desires to rent the same, at such prices or at such rental, as the case may be, and on such other terms, and conditions as said attorneys-in-fact shall, in their sole discretion deem proper, and (3) thereafter to convey, sell, lease, sublease, mortgage, vote, or otherwise deal with any such Unit so acquired by them, on such terms and conditions as said attorneys-in-fact in their sole discretion determine, granting to said attorneys-in-fact the power to do all things in the said premises which the undersigned could do if the undersigned were personally present, and (4) to execute, acknowledge and deliver (a) any declaration or other instrument affecting the Condominium which the Board of Managers of the Condominium deems necessary or appropriate to comply with the Declaration of Condominium, or any law, ordinance or regulation, zoning resolution or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals or any other public authority, applicable to maintenance, demolition, construction, alteration, repair or restoration of the Condominium or (b) any consent, covenant, restriction, easement or declaration or any amendment thereto affecting the Condominium or the Common Elements that the Board of Managers deems necessary or appropriate, provided such change is consistent with the Condominium Act.

The acts of a majority of such persons shall constitute the acts of said attorneys-in-fact.

I (We) do hereby further irrevocably nominate, constitute and appoint 21 ST VENTURES, LLC (“Sponsor”), having an address 3366 Farrington Street, Suite 200, Flushing, NY, 11354, as attorney-in-fact for the undersigned, coupled with an interest, with power of substitution, to amend from time to time such Declaration, By-Laws and the Rules and Regulations of such Condominium, or any of such documents, when such amendment will be required to reflect any

changes in Unsold Units and/or the reapportionment of the Common Interests of the affected Unsold Units resulting therefrom made by Sponsor or its designee in accordance with the Declaration, or otherwise to evidence or enforce a right granted to Sponsor or its designee under the Offering Plan, Declaration, and By-Laws. The terms, covenants and conditions contained in, and the powers granted pursuant to, this paragraph will remain in full force and effect until such time as the Sponsor or its designees cease to own any Unit in Loft 21 Condominium. Each and any principal of Sponsor may act singly as such attorney-in-fact.

IN WITNESS WHEREOF I have hereunto signed my name on the . day of _____, 20__.

PURCHASER:

By: _____

By: _____

STATE OF NEW YORK)
) ss.:
COUNTY OF _____)

On the ____ day of _____ in the year 20___ before me, the undersigned _____, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacit(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
(Notary)

STATE OF NEW YORK)
) ss.:
COUNTY OF _____)

On the ____ day of _____ in the year 20___ before me, the undersigned _____, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacit(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
(Notary)

FORM OF UNIT DEED

THIS INDENTURE, made as of the ____ day of _____, 20___, between 21 ST VENTURES, LLC, a limited liability company organized under the laws of the state of New York, having an office at 3366 Farrington Street, Suite 200, Flushing, NY, 11354 (hereinafter referred to as the "Grantor"), and _____, having an address_____ (hereinafter referred to as the "Grantee").

W I T N E S S ET H:

That the Grantor, in consideration of Ten ($10.00) Dollars and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, and the heirs or successors and assigns of the Grantee, forever:

The Condominium Unit known as Unit ___ together with a _____% undivided interest in the common elements of Loft 21 Condominium, also known by the street number 11-50 45th Road, Queens County, City and State of New York, said Unit being designated and described by the above unit number in the Declaration establishing a plan for Condominium ownership of the Condominium property under the Condominium Act of the State of New York, as amended (Article 9-B of the Real Property Law of the State of New York) dated _____ and recorded in the Office of the City Register of the City of New York on _____ under CRFN _____, (such declaration and any amendments thereto being referred to hereinafter, collectively, as the "Declaration"). The land on which the building containing the Unit is located is bounded and described as on schedule "A" annexed hereto, said Unit also being designated as Tax Lot _____ in Block 54 on the Tax Map of the Real Property Assessment Department of the City of New York for the Borough of Queens and on the floor plans of the Building (the "Floor Plans"), certified by _____, on the _____ day of _____, 20___, and filed in with the Real Property Assessment Department of the City of New York on the _____ day of _____, 20___, as Condominium Plan No. _____ and also filed in the Office of the City Register of the City of New York as Condominium Map No. _____ under CRFN _____.

Together with an undivided _____% interest in the Common Elements (as such term is defined in the Declaration);

Together with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the By-Laws of Loft 21 Condominium, as the same may be amended from time to time (hereinafter referred to as the "By-Laws"), all of which shall constitute covenants running with the Land and shall bind the person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein;

Subject also to such other liens, agreements, covenants, easements, restrictions, consents and other matters of record as pertain to the Unit, to the Land and/or to the Building (which Land and Building are hereinafter collectively referred to as the "Property");

To have and to hold the same unto the Grantee, and the heirs or successors and assigns of the Grantee, forever.

If any provision of the Declaration or the By-Laws is invalid under, or would cause the Declaration or the By-Laws to be insufficient to submit the Property to the provisions of the Condominium Act, or if any provision that is necessary to cause the Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the By-Laws, or if the Declaration and the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of Article 21 of the Declaration shall control.

Except as otherwise specifically permitted by the Condominium's Board of Managers (as such term is defined in the Declaration) a Residential Unit is intended for residential purposes only.

The Grantor covenants that the Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatever, except as set forth in the Declaration and the By-Laws (any Rules and Regulations adopted under the By-Laws).

The Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund for the purpose of paying the cost of the improvements at the Property and will apply the same first to the payment of the cost of such improvements before using any part of the same for any other purposes.

The Grantee accepts and ratifies the provisions of the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws) and agrees to comply with all the terms and provisions thereof.

This conveyance is made in the regular course of business actually conducted by the Grantor.

The term "Grantee" shall be read as "Grantees" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the Grantor and the Grantee have duly executed this indenture as of the day and year first above written.

Grantor:

21 ST VENTURES, LLC

By: _____
Name:
Title:

Grantee:

_____
(Print Name)

STATE OF NEW YORK)
)ss.:
COUNTY OF _____)

On the ____ day of _____ in the year 20__ before me, the undersigned _____, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
(Notary Public)

STATE OF NEW YORK)
)ss.:
COUNTY OF _____)

On the ____ day of _____ in the year 20__ before me, the undersigned _____, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
(Notary Public)

SCHEDULE A

PROPERTY DESCRIPTION

FORM OF INTERIM LEASE AGREEMENT

AGREEMENT made this ___ day of _____, between 21 ST VENTURES, LLC, having an office 3366 Farrington Street, Suite 200, Flushing, NY, 11354 (hereinafter Sponsor) and _____ whose address is 11-50 45th Road, Unit # ____, Long Island City, NY 11101 (hereinafter Purchaser),

WITNESSETH,

WHEREAS, Sponsor is the Sponsor of a condominium conversion of premises located at 11-50 45th Road, Long Island City, NY 11101 and;

WHEREAS, Purchaser has executed a Purchase Agreement for Unit ___ (the "Apartment") at said premises, and;

WHEREAS, Purchaser wishes to occupy said Apartment prior to the closing of title;

NOW, THEREFORE, in conformity with the terms and conditions of the Offering Plan filed with the Attorney General of the State of New York, the parties agree as follows:

1) Commencing on _____, 20___, and terminating as hereinafter specified, Purchaser shall have the right to use and occupy the aforementioned Apartment.

2) After a free _____ grace period, Purchaser shall pay a fee for use and occupancy of the Apartment of $_____ per month. It is understood that this use and occupancy fee is not rent, and that no landlord-tenant relationship has been created between the parties, and that this Agreement is not governed or subject to any rent regulatory laws. Purchaser has deposited with Sponsor, and Sponsor recognizes that Purchaser has deposited the sum of $_____ representing a deposit under the Purchase Agreement. Purchaser's deposit of $_____ shall be applied against the Purchase Price of the Unit at Closing and is subject to forfeiture by Purchaser in event of their default under the Purchase Agreement. In the event of Purchaser's default under the terms of the Interim Lease, Sponsor may direct the Escrow Agent to pay any use and occupancy fees due by Purchaser from such deposit.

3) The use and occupancy fee for the month in which closing occurs shall be adjusted at Closing. No portion of the use and occupancy fee will be applied to the Purchase Price of the apartment. Any unapplied use and occupancy fee shall be refundable to Purchaser at Closing.

4) The terms of the Offering Plan and all related documents in effect as of the date hereof are incorporated in and made a part of this Agreement. To the extent that there are any inconsistencies between this Agreement and the Offering Plan, the provisions of the Offering Plan shall control.

5) As of the date of this Agreement, risk of loss to the Apartment and its contents by fire of other hazard shall be determined pursuant to the terms of the Purchase Agreement for such Apartment, as contained in the Offering Plan for the premises in effect as of the date hereof, as if Purchaser were the owner of such Apartment.

6) Purchaser shall pay all utility costs and make any repairs to the apartment for which he would be obligated as owner subject to the terms and provisions of Paragraph 12. Sponsor will not be responsible for ordinary wear and tear to the Apartment during the Purchaser's occupancy.

7) Purchaser may not make any alterations to the Apartment without Sponsor's written consent.

8) This lease will terminate on the happening of the earliest of the following:

a. Closing
b. Rescission ("Rescission") of the Purchase Agreement by Purchaser under the Offering Plan
c. Default by Purchaser

9) Upon an uncured default by Purchaser under the terms of the Interim Lease which is not cured within 30 days after written notice thereof, or within 30 days after Purchaser exercises any right of rescission with respect to the Purchase Agreement, Purchaser's right to occupy the apartment will terminate, and Purchaser must vacate the Apartment. Purchaser shall pay to Sponsor $500.00 per day for each day Purchaser remains in possession following the periods set forth above; this amount will be due in addition to any liquidated damages due pursuant to the Purchase Agreement and will not be released from escrowed funds. Nothing contained herein shall be construed so as to limit Sponsor's ability to have Purchaser evicted from the premises and to pursue any other legal remedy available to Sponsor, nor shall anything herein be construed as a waiver by the Sponsor of their right to retain, as liquidated damages, the Deposit deposited upon execution of the Purchase Agreement.

10) Sponsor may utilize a default under the Interim Lease to declare a default under the Purchase Agreement, however, Sponsor must first either obtain an order of eviction or other judgment or order from a court or agency of competent jurisdiction against the Purchaser, unless the Purchaser has vacated the unit. Nevertheless, Sponsor may utilize a default under the Purchase Agreement to declare a default under the Interim Lease without a judgment or order from a court or agency of competent jurisdiction against the Purchaser and then commence eviction proceedings. Any such default will terminate Purchaser's right to use and occupy, and will also terminate Purchaser's right to purchase the Apartment, and shall result in loss of the Deposit.

11) This Agreement may not be assigned, and may not be changed, except by signed, written instrument. This Agreement is the entire agreement between the parties as regards use and occupancy of the Apartment pending closing.

12) As of the date hereof, Purchaser confirms that all work required to be done in or about the subject apartment has been completed, that the condition of title as set forth in the Purchaser's title report is acceptable, and that in all respects Purchaser agrees to accept the Apartment in "as is" condition except for the aforementioned items. As of the date hereof, Purchaser waives any right whatsoever to cancel the Purchase Agreement, except for a material change in the Offering Plan.

13) Failure to appear for closing within 30 days after delivery to Purchaser of notice by fax or mail that Sponsor is prepared to close shall be deemed a default both in this Occupancy Agreement and in the Purchase Agreement entitling Sponsor to cancel the Purchase Agreement, retain all sums previously paid and remove Purchaser from the subject apartment, and collect the increased use

and occupancy fee set forth in Clause 9 above.

14) Purchaser agrees that as a term of this Occupancy Agreement to pay a lease preparation fee in the amount of $3,000.00 to Sponsor's attorney.

15) Any Interim Lease shall be subordinate to the mortgage held by Sponsor's Mortgagee.

16) Smoking and using electronic cigarettes is prohibited at all times in all Common Elements, Limited Common Elements, and Units. This policy applies to any person on the premises. Complaints about violations shall be made promptly to the Board of Managers. Complaints should be made in writing and should be as specific as possible, including the date, approximate time, location where smoke was observed, description of incident, and apparent source of smoke. Unit Owners shall provide to prospective buyers or renters of their Units a copy of this Smoking Policy including by annexing it to any contract of sale or lease of their Unit.

IN WITNESS WHEREOF, the parties hereunto set their hands this ____ day of _____, 20___.

SPONSOR:

21 ST VENTURES, LLC

By:_____

PURCHASER:

_____

TAX ESCROW AGREEMENT

AGREEMENT made this ____ day of _____, 20__ by and among 21 ST VENTURES, LLC (hereinafter referred to as "Sponsor"), the Board of Managers of Loft 21 Condominium (hereinafter referred to as "Board of Managers") and _____, (hereinafter referred to as "Purchaser")

W I T N E S S E T H:

WHEREAS, Sponsor is the Sponsor of Loft 21 Condominium located at 11-50 45th Road, Long Island City, NY 11101; and,

WHEREAS, the Board of Managers is charged with governing the operation of said Condominium; and,

WHEREAS, as of the date hereof, Sponsor controls the Board of Managers; and

WHEREAS, the Purchaser is acquiring title to Unit ___ (the "Unit") on the date hereof; and,

WHEREAS, the individual Condominium Units located at the aforementioned property have not been separately assessed for real estate tax purposes prior to the closing of the first Unit located thereat; and,

WHEREAS, the Board of Managers desires to secure the Purchaser's obligation to pay Purchaser's proportionate share of the taxes due for the Unit for the _____ of the _____ tax year in the event that property has not been separately assessed by _____; and,

NOW, THEREFORE, the parties agree as follows:

1. At Closing, the Purchaser shall escrow funds with Sponsor, on behalf of the Board of Managers for Purchaser's proportionate share, based on the Unit's percentage of Common Interest, of Sponsor's real estate tax obligation for the _____ of the _____ tax year (the "Tax Obligation") in the amount of $_____.

2. The Board of Managers is irrevocably authorized to pay, and hereby agrees to so pay, Purchaser's proportionate share of such real estate taxes as are assessed against the premises from the escrow account when such taxes are due and payable.

3. In the event that the Purchaser's escrow of the Tax Obligation shall be insufficient to meet the Purchaser's proportionate share of the actual assessed real estate taxes, the Board of Managers shall assess the Purchaser for such shortfall. Purchaser hereby agrees to pay such assessment in accordance with the terms of the Declaration and By-Laws but in no event later then the due date for such real estate tax payment.

4. Upon each subsequent closing of the remaining Units, Sponsor, on behalf of the Board

of Managers, shall collect the estimated amount of taxes attributable to such Unit for the _____ of the _____ tax year from the purchaser thereof.

5. The escrow shall be kept in a non-interest bearing account.

6. The escrow account shall be maintained in accord with all laws, rules, and regulations of the State of New York, specifically including, but not limited to, the General Business Law; and, shall be deemed held for the benefit of the condominium.

7. In the event that any sum paid to the Board of Managers hereunder shall not be paid toward real estate taxes for any reason, such sum shall be reimbursed to the Purchaser or Sponsor who advanced same.

8. Purchaser shall be entitled to receive any retroactive credit for real estate taxes actually paid by Purchaser (either directly or via payment from the escrow account) from the date of closing until the individual tax lot for the Unit is separately assessed which credit is properly allocated to the Unit. In the event that such retroactive credit is given to the Sponsor, Sponsor shall promptly reimburse the Purchaser in the amount of said credit.

9. Sponsor shall be entitled to receive any retroactive credit for real estate taxes actually paid by Sponsor for any period prior to closing which credit is properly allocated to the Unit. In the event that such retroactive credit is given to the Purchaser, Purchaser shall promptly reimburse the Sponsor in the amount of said credit.

10. In the event that the individual Condominium Units have not been separately assessed for real estate tax purposes on or before _____, the Board of Managers will collect an additional escrow from each Unit Owner for the Unit Owner's proportionate share of the amount determined by the Board of Managers to be sufficient to pay the outstanding real estate taxes. In such event the Board of Managers shall be authorized to pay all outstanding real estate taxes directly to the New York City Department of Finance.

11. The Unit Owner indicated below has executed this Agreement for the purpose of consenting to the terms hereof and to agree to advance to the Board of Managers any sums that represent the proportionate share of real estate taxes for their Unit until the time when the City of New York actually apportions the tax lots for the individual condominium units.

12. At such time that the individual Condominium Units have been separately assessed, Purchaser shall make a payment directly to the New York City Department of Finance no later than the due date for such real estate tax payment. Purchaser shall notify the Board of Managers that the individual Condominium Units have been separately assessed and any sum paid to the Board of Managers hereunder not paid toward real estate taxes shall be reimbursed to the Purchaser or Sponsor who advanced same.

13. This Agreement may be signed in counterparts and facsimile or other electronic copies of signatures shall be deemed originals for purposes of this Agreement.

[Signature page follows]

IN WITNESS WHEREOF, the parties set their hands the date above first written.

21 ST VENTURES, LLC
SPONSOR

By: _____
Name:
Title:

21 ST VENTURES, LLC
SPONSOR

FOR THE BOARD OF MANAGERS OF
LOFT 21 CONDOMINIUM

By: _____
Name:
Title:

CONSENT:

_____
Purchaser

02-27-2026

Outline for Description of Property Report
11-50 45th Road, Queens, New York 11101

(a) LOCATION AND USE OF PROPERTY: The subject property is in the borough of Queens, New York, and shall be used for vacant retail space on cellar floor, parking garage for 27 self-parking parking spaces on 1st floor and sixty-seven condominium residential units from 2nd floor to PH floor (Penthouse). The proposed uses shall comply with all zoning requirements as approved by the New York City Department of Buildings.

(1) Address: 11-50 45th Road, Queens, NY 11101
(2) Block and lot number: The property is known as Tax Block 54, Tax Lot 4.
(3) Zoning: The Zoning District is R6A, C1-5 and is located in the Special Long Island City Mixed Use District, which permits a maximum base height of 65 feet and a maximum building height of 75 feet (23-662(b)). The site allows a maximum Floor Area Ratio of 3.00.
(4) Permissible use is multi-family residential units, community facilities, and commercial units.
(5) Quality Housing Program Elements:

The Quality Housing Program consists of four components: Building Interior (28-10), Recreation Space and Planting (28-20), Safety and Security (28-30), and Parking Requirements (28-40).
The building interior component sets forth special refuse storage and disposal systems, and encourages laundry facilities and daylight in corridors.
The recreation and planting component establishes minimum space standards for indoor and outdoor recreation space and requires planting of open areas between the front building wall and the street.
The safety and security component encourages fewer dwelling units per corridor.
The parking component screens accessory parking spaces from the public realm.

Below is a summary of compliance with the applicable program elements and non-applicable elements that do not comply.

28-10 Building Interior:

28-11 Elevated Ground Floor Units – N/A. (Voluntary, Zoning Floor Area Deduction) No elevated ground floor units are provided.

28-12 Refuse Storage and Disposal (Mandatory) – Complies

28-13 Laundry Facilities – N/A. (Voluntary, Zoning Floor Area Deduction) No laundry facility is provided.

28-14 Daylight in Corridors (Voluntary) – Complies

28-20 Recreation Space and Planting Areas:

28-21 Required Recreation Space (Mandatory) - Complies

28-22 Standards for Recreation Space (Mandatory) -Complies

28-23 Planting Areas –Complies

28-30 Safety and Security:

28-31 Density per Corridor (Voluntary) - Complies

28-40 Parking for Quality Housing:

28-41 Screening – N/A. (Mandatory if open accessory off-street parking is provided.) No open accessory off-street parking is provided. All accessory off-street parking is enclosed in the building.

28-42 Special Regulations for Off-site Accessory Parking – N/A. (Mandatory if off-site accessory parking is provided.)No off-site accessory parking spaces are provided.

28-43 Location of Accessory Parking (Mandatory) – Complies. No parking is provided between the street line and the street wall of the building or its prolongation. All parking is enclosed in the building's cellar.

(b) STATUS OF CONSTRUCTION: Building is currently under construction. Foundation work and super-structure have been completed.

(1) Year built: Construction started in October 30th, 2024. The estimate completion time shall be January, 2027, as planned with 2027 being the year built, unless delayed by weather, strikes, lockouts, acts of God, shortages of, or inability to obtain materials, equipment, or labor, governmental restrictions, or preemption, damage by fire or the elements or any other cause over which the sponsor has no control.
(2) Class of construction: I-B (Non-Combustible). It typically has 2-hour rating fire protection for bearing walls and primary structural frame. There is a 2-hour rating for the floor construction.
(3) Certificate of Occupancy: Certificate of Occupancy has not been issued yet as the project is still under construction. All requirements set forth by building codes, rules, regulations, and applicable laws shall be resolved in order to obtain the Certificate of Occupancy.
(4) Department of Buildings filing number: Building plans were approved by the Building Department of the City of New York on January 11th 2023, under New Building application # Q00793435. Applicable building code is 2014 NYC Construction Codes.

DOBNOW Job Number	Type of Permit	Job Description	1st Permit Issue Date	Job Status	Permit Expiration Date	Filing Review Type	PAA Job Number	PAA Description
Q00793435-I1	General Construction	6-Story New Building	10/30/2024	Permit Entire	05/01/2026	Standard	Q00793435-P1 Q00793435-P3	Amendment to Plans
Q00793435-S1	Foundation Earth Work	Foundation Works for a New 6-Story Building and Cellar	01/10/2025	Work Completed	01/10/2026	Standard	N/A	N/A
Q00793435-S2	Structural	Super Structure Works in Conjunction with GC Application	02/05/2025	Work Completed	02/05/2026	Standard	N/A	N/A
Q00793435-S3	Support of Excavation	SOE Work Including, Excavation, Installing Soldier Piles, Wood Legging and Bracings	09/25/2024	Work Completed	10/15/2025	Standard	N/A	N/A
Q00793435-S4	Mechanical	Install New HVAC System for a New 6-Story Building and Cellar	Pending	Not Started	Pending	Standard	N/A	N/A

Q00793435-S6 Q00793435-Z3	Curb Cut	Curb Cut in Conjunction with NB Filing	Approved	Not Started	Pending	Professional Certification	N/A	N/A
Q00793435-S7	Plumbing	Installation of Plumbing System for the New 6-Story Building and Cellar	10/24/2025	Permit Entire	04/17/2026	Standard	N/A	N/A
Q00793435-Z1	Construction Fence	Erect Construction Fence	10/24/2024	Permit Issued	05/01/2026	Professional Certification	N/A	N/A
Q00793435-Z2	Plumbing	Installation of Underground Plumbing System only for the New 6-Story Building and Cellar	02/27/2025	Permit Issued	04/17/2026	Standard	N/A	N/A
Q00793435-Z5	Sprinklers, Standpipe	Installation of New Fire Sprinkler & Standpipe System for the New 6-Story Building and Cellar	05/23/2025	Permit Entire	04/17/2026	Standard	N/A	N/A
Q00793435-Z5	Plumbing	Filing for DEP Site Connection in Exterior Area only	Approved	Not Started	Pending	Standard	N/A	N/A
Q01177985-I1	Sidewalk Shed	Installation of 300 PSF Sidewalk Shed	02/11/2025	Permit Entire	02/11/2026	Professional Certification	Q01177985-P1	N/A
Q01280564	Electrical	Temporary Service for Construction Site	09/02/2025	Permit Issued	N/A	N/A	N/A	N/A
440822736	Builders Pavement Plan	BPP Associated with NB Application	05/01/2025	Permit Issued	05/01/2026	N/A	N/A	N/A

(c) SITE

(1) Size: The area of the site is 17,944 square feet or 0.41 acres.

(2) Number of buildings and use: Proposed one building, the uses contain retail in cellar, parking for 27 unattended parking spaces on 1st floor, and sixty-seven residential units from 2nd floor to PH floor.

(3) Street owned or maintained by the project: No private street is owned or maintained by this condominium.

(4) Drive, sidewalk, and ramps: The property is located between 45th Road and 46th Avenue, fronting 21st Street. They are public, city-owned streets. Traffic is two-way on 21st Street and one-way on 45th Road and 46th Avenue.

(i) Paving: New concrete sidewalks and curbs facing the property limits shall be installed at the end of exterior construction along with new asphalt paving of the fronting streets as determined by the NYC Building Department. All curbs and sidewalks are to be new and constructed of concrete as per Department of Transportation ("DOT") guidelines.

(ii)Curbing: The new steel faced concrete curbs shall be provided. Driveway curb cut of 12 feet including splay on 46th Avenue is located approximately 50 feet from intersection of 21st Street

and 46th Avenue, and a parking space curb cut of 8 feet including splay on 46th Avenue is located approximately 80 feet from the intersection of 21st Street and 46th Avenue.
(iii)Drainage: All sidewalks, curb cuts, and ramps would be sloped so as to drain water away from the foundation of the building.
(iv)Street lighting: Existing public street lighting on 21st Street.
(v)Conformity: All sidewalks and curb cuts would be ADA compliant. The site complies with the local fire district, town, or municipal building code and regulations.

(d) UTILITIES
(1) Water: Water shall be obtained from tap to water main at 45th Road maintained by NYC Department of Environmental Protection. A water meter shall be installed in cellar. All common and domestic water usage shall be metered collectively in the common charges for the building.
(2) Sewer: Partial of the sanitary shall be connected to an existing 15" city combined sewer on 46th Avenue and the rest of sanitary and all storm connection shall be connected to an existing 12" city combined sewer located on 45th Road. The connection shall be made to these sewers for disposal of all sanitary sewage and all storm sewage. One 24'-4" L × 14'-0" W × 4.1' H (storage depth) detention tank shall be provided in cellar for disposal of storm water.
(3) Gas: Currently there is no gas appliance in the building. If needed by future commercial tenants, gas service shall be from a tap to a gas main in the street owned and maintained by ConEdison.
(4) Electric: Electric shall be by Con Edison Co. of New York. Each residential unit and retail space shall be individually metered. Separate common meter shall be installed for building's common areas.
(5) Telephone: Telephone service shall be provided by Spectrum or Verizon. The building will include either Spectrum or Verizon internet infrastructure.

(e) SUB-SOIL CONDITIONS: Test Borings were drawn by Zhan Gao on January 18th 2019 and checked by Steve J.J. Lin, P.E.
- Property is not in special flood hazard area per 3604970202F effective 2007 firm and property is not in special flood hazard area per 3604970202G preliminary firm released in 2013. Property is in other area of flood hazard zone x with 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- 'Shaded zone x' is a 'moderate flood hazard zone'.
- Property has not flooded in the last ten years. Building is flood design class 2 within shaded zone x, not defined as flood hazard area per 2020NYCBC section 202. No flood insurance is required.

(1) Sub-soil is classified as non-bearable material. The building structure is supported by pile foundation.
(2) There is no uneven foundation movement or settling has occurred.
(3) The bottom of the pile foundation is waterproofed. There is no evidence of moisture or seepage or ground water infiltration.
(4) Project is not located in special flood hazard area.
(5) Land subsidence, expansive soil, hazardous, and/or environmental restrictions are not indicated on the boring test performed by Steve J.J. Lin, P.E.
(6) The building foundation shall be accurately sized to support the calculated load. Load calculation completed by LMW Engineering Group, LLC.
(7) Environmental Remediation
The Property has no environmental designation.

(f) LANDSCAPING AND ENCLOSURES
(1) Grass cover: No planted grass area proposed.

(2) Planting: Not applicable.
(3) Trees: Two (2) existing trees shall remain. Four (4) new trees shall be planted on site. Nine (9) new trees to be planted off-site.
(4) Fencing: Not applicable.
(5) Gate: Not applicable.
(6) Garden Walls: Not applicable.
(7) Retaining Wall: Not applicable.
(8) Display pool and fountains: Not applicable.

(g) BUILDING SIZE- The proposed building has a gross floor area of approximately 99,900 square feet from cellar thru roof level.
(1) Total height: Approximately 74'-10" as measured to the top of main roof.
(2) Crawl spaces: Not applicable.
(3) Number of sub-cellar and cellars: There shall be a cellar level which extends the full length of the site to the rear property line.
(4) Number of floors: Proposed six (6) story building has total 7 floors including cellar, first sixth floor. There are five habitable floors (2nd through PH floor).
(5) Equipment Rooms: There are mechanical room, electrical meter room, gas meter room (future), water meter/rpz room, and detention tank shall be located in cellar. There are an additional mechanical room on 2nd through PH floor, and two on roof.
(6) Parapet: Parapet walls and railings shall be minimum 3'-6" high from finished surface of roof around the perimeter of the building and around terraces.

(h) STRUCTURAL SYSTEM

The building is a reinforced concrete structure, supported by pile foundation. All piles were drilled micro piles.

- Typical 12 inch concrete foundation wall. Reinforced concrete mat pile cap (4 ft in thickness) and 12 inch thick structural slab.
- No slab on grade.
- No sub-grade drainage.
- Pre-applied waterproof membrane COLPHENE BSW-V and COLPHENE BSW-H with 15 years warranty.
- The typical floor/ceiling shall be constructed of 2 hour rated 10" thick reinforced concrete slab. Engineered wood flooring with underlayment. The complete floor/ceiling assembly shall achieve a minimum Sound Transmission Class (STC) of 50 and Impact Insulation Class (IIC) of 50.
- Double sheetrock with sound proof mat (MLV) for all portion walls.

(1) Exterior of buildings:

(i)Walls: Typical exterior wall shall be 2 hour rated and constructed of 6" metal stud with R19 batt insulation, R10 continuous rigid insulation with vapor barrier, and metal panel finish. Metal panel is 3mm powder coating aluminum panel supplied by "BCG". Typical interior wall finish shall be Benjamin Moore paint.

Class of Construction
I-B (Non-Combustible): See (b)(2)

Interior Fire Rating
Fire separation (fully sprinklered)

R-2 to Mercantile	: 1 hour
R-2 to S-2	: 1 hour
S-2 to Mercantile	: 1 hour

Incidental use area (fully sprinklered)
Mechanical electrical equipment rooms : 1 hour
Refuse collection : 3 hour
Fire pump room : 2 hours

Tenant separation (fully sprinklered)
Separation between individual tenants (R-2) : 1 hour

(ii)Windows: Window wall and curtain wall system are manufactured by “BCG” or equal. BCG shall provide 5 years system warranty from façade system sign-off. Warranty includes material, logistics, use tax and installation. Windows shall be constructed of extruded aluminum frames and sash members with integral structural polyurethane thermal break, insulated glass units, and a low emissivity coating. All window sizes and locations shall meet the required light and air regulations set by the NYC Building Code and Multiple Dwelling Law. All windows shall be caulked from the outside. Flexible sheet membrane flashing shall be provided. No screens or window guards shall be provided at operable windows, operable casement windows shall have limited opening angles.

(iii)Landmark Status: This building is not listed under the Landmarks Preservation Commission.

(2) Parapets and copings: Reinforced CMU with metal panel or EIFS. Top of the parapet wall shall be protected with powder coating aluminum metal coping secured on top of reinforced CMU.

(3) Chimneys and caps: There is no chimney for the building.

(4) Balconies and terraces: Unit I, Unit J and Unit K on 2nd floor shall each have access to the private roof terrace over 1st floor. Unit M, Unit N, Unit O on 4th-5th floor, and Unit G, Unit H, Unit I on PH floor shall each have access to a balcony. Unit A-Unit F and Unit J on PH floor shall each have access to the private roof terrace over 5th floor. Public roof terrace shall be located on 2nd floor with access to the recreation space. Balcony shall be concrete with water proofing paint.

(i) Deck Finish: Roof terraces deck finish shall be concrete roof deck pavers. Mechanical terraces from 3rd to 5th floor for residential HVAC condensers shall be concrete finish above and below. 4” cast iron area drain shall be installed on each mechanical terrace.

(ii) Railings: Each balcony on 4th-5th floor and roof terrace over 5th floor shall have glass railings. Railings shall be minimum 3’-6” high from finished surface of roof around the perimeter of the building and around terraces or balcony. Glass railing shall be tempered/laminated glass and hardware stainless steel. Roof terrace over 1st floor and partial roof over PH floor shall have parapet walls with aluminum metal coping and shall be minimum 3’-6” high from finished surface of roof. Wood fence shall be provided separating Unit I, J and K terraces.

(iii) Terrace Doors: Terrace doors shall be glass casement doors with metal frames with thermal break. (U-factor: 0.35, SHGC value: 0.31) Terrace doors shall be manufactured by "BCG" or equal, selected by developer. A one-year warranty shall be provided from the manufacturer.

(5) Exterior entrances:

(i)Exterior doors and frames:

(a) The main residential entrance shall be casement glass doors with metal frames. (U-factor: 0.35, SHGC value: 0.31. The door shall have an entrance lockset. Entrance door shall be manufactured by "BCG" or equal, selected by developer. A one-year warranty shall be provided from the manufacturer.

(b) Convenience doors to terrace or balcony shall be casement glass doors with metal frames. (U-factor: 0.35, SHGC value: 0.31. The doors shall have a lockset. These doors shall be manufactured by "BCG" or equal, selected by developer. A one-year warranty shall be provided from the manufacturer.

(c) Exterior doors for the egress stair shall be insulated hollow metal doors manufactured by LIF Industries or equal, selected by developer. The doors shall

have a lockset and a push bar. A one-year warranty shall be provided from the manufacturer.

(ii)Vestibule doors and frames: The vestibule door shall be casement glass doors with metal frames and thermal break. The door shall have a lockset. The vestibule door shall be manufactured by "BCG" or equal, selected by developer. A one-year warranty shall be provided from the manufacturer.

(iii)Exterior stairs: Not applicable.

(iv)Railings: Not applicable..

(v)Mailboxes: Authorized mailboxes which meet Post Office specifications shall be installed in the lobby.

(vi)Lighting: Exterior light fixtures may be provided for main entrances.

(vii)Canopy: Glass & metal (with satin/brushed aluminum finish) canopy 5'-0" x 25'-9" shall be provided over retail main entrance.

(viii)Exterior door finish: Exterior door metal finish shall match window frame metal finish.

(6) Service entrances: Not applicable.

(7) Roof and roof structures:

(i)Type roofs for all areas:

(a) Material: Reinforced concrete slab. Soprema Colphene SBS IRMA 2 Ply Roofing system on 2nd and PH floor roof terrace. Soprema Sopralene 2 Ply SBS Built Up Roofing System on main roof and bulkheads.

(b) Insulation: 6.5 inch Soprema Sopra XPS R-33 rigid insulation on 2nd and PH floor roof terrace. 6 inch average R-39 close cell rigid tapered insulation on main roof and bulkheads.

(c) Surface finish: None-slip roof finish over a neoprene layer on EPDM roofing (120 MIL minimum). The surface finish for all terraces, main roof and bulkhead will be Soprema SBS Granulated White. Concrete pavers on pedestal on all terrace areas.

(d) Bond or guarantee: There is one year warranty for the roofing material from manufacturer.

(e) Flashing: Aluminum counter flashing shall be provided.

(ii)Drains: Cast iron metal roof drains (ASME A112.6.4 approved) along with adjacently placed overflow drains ranging in size 4"diameter will be provided in the building in accordance with NYC Building Code '28.2-1503.4.1 Secondary drainage required. Seven (7) regular area drains serving unrestricted-flow PH floor terrace areas, three (3) regular area drains serving unrestricted-flow 2nd floor terrace areas; twelve (12) sets of the controlled-flow roof drain with overflow roof drain combinations in size 4" diameter serving the restricted-flow roof area, two (2) sets of the controlled-flow roof drain with over flow roof drain combinations in size 4" diameter serving the restricted-flow 2nd floor terrace areas; and three(3) scupper drains at the roof bulkheads discharge into a connected downspout on roof.

(iii)Skylights: Not applicable.

(iv) Bulkheads: Bulkhead proposed for stairs and elevator machine room/control closet. Non-bearing metal stud wall and partial concrete shear wall bulkhead.

(a) Stairs: Non-bearing metal stud wall and partial concrete shear wall.

(b) Elev. room: Non-bearing metal stud wall and partial concrete shear wall.

(v) Metal work at roof level:

(a) Stairs: Not applicable.

(b) Vertical ladders: Six (6) vertical ladders shall be provided from roof over 5th floor to roof over PH floor.

(c) Railings: Not applicable.

(d) Hatches to roof: Not applicable.

(vi) Rooftop facilities:

(a) Fire department access shall be provided.

(b) Mechanical equipment is located on the roof over PH floor.

(vii) Sustainable roofing: The roof shall comply with LL92/94 of 2019. Where a contiguous sustainable roofing zone on a roof is greater or equal to 200 square feet, either a solar photovoltaic system or a green roof system, or a combination thereof, must be installed. If a solar photovoltaic system cannot meet or exceed a capacity of 4kW due to site conditions such as shading, a green roof system shall be provided. Approximately 1000 SQFT solar panel sustainable roof zone shall be provided on roof over PH floor. System size: 24.2 KW DC, 55 panels with Dunnage steel frame, maximum span is 48 inch O.C. Estimated annual production is 30,576 kwh. Panel is JAM54D41 MB n-type double glass bifacial modules. Inverter is Solaredge SE 17.3 kw. The solar photovoltaic system is purchased.
The installation of solar photovoltaic systems shall be in accordance with the 2014 NYC Building Code Section 1511, the NYC Electrical Code, and the NYC Fire Code Section 512 and 504, the New York City Zoning Resolution and other applicable laws and rules. Rooftop photovoltaic systems shall comply with the rooftop access and obstruction requirements of the NYC Fire Code Section 504.4.

(a) Solar panel maintenance. – Cleaning shall be performed at least twice annually.
(b) Warranty. – Solar panels shall have a minimum 24-year warranty. Other system components such as solar inverters, PV module racking, and battery systems shall have a minimum 10-year warranty.

(8) Fire escapes: not applicable.

(9) Yards and Courts: The project shall have a minimum 30 feet rear yard as per ZR 23-47. A 30 feet rear yard is provided. Public roof terrace over 1st floor shall be accessed from recreation room/space on 2nd floor. Unit I, J and K on the 2nd floor shall each have an access to the private terrace in on 2nd floor.
(i) Paving: Concrete paver system shall be provided for roof over 1st floor.
(ii) Drainage: 4" cast iron area drain shall be installed on 2nd floor private terrace and 3rd to 5th floor mechanical terrace.
(iii) Railings: Not applicable.
(iv) Stairs: Not applicable.
(v) Fencing and walls: Wood fence shall be provided between Unit I, J and K private terrace. Fence shall be no more than 6 feet above roof deck.
(vi) Walls: Minimum 3'-6" high parapet from finished surface of roof around the terrace.

(10) Interior stairs:
(i) Number of stairs: This project shall have fire exit stair A, B, C, E, F and one convenience stair D proposed.
Stair A: Interior fire exit stair from cellar to roof.
Stair B: Interior fire exit stair from cellar to roof.
Stair C: Interior fire exit stair from cellar to 1st floor.
Stair D: Convenience stair from 1st floor to 2nd floor. Steel structure with stone finish.
Stair E: Interior fire exit stairs from cellar to 1st floor
Stair F: Interior fire exit stairs from cellar to 1st floor.
(ii) Enclosure: Egress stairs shall be enclosed with concrete shear walls and two hour rated gypsum board partitions.
(iii) Stair construction: Building is served by two (2) conventional stairs from cellar to roof and three (3) stairs descending from first floor to cellar. The stairs shall be made of concrete.
(iv) Guard Rail: Metal handrails shall be installed.

(11) Interior doors & frames:
(i) Unit entrances and interior doors and frame: Apartment unit entrance doors shall be 1 ½ hour fire rated insulated hollow metal doors with metal frames. Self-closing hinges and lockset shall be provided for unit entrance doors. Wood doors shall be used for unit interior.
(ii) Hallway doors and frames: Corridor doors shall be 1 ½ hour fire rated insulated hollow metal doors with steel frames. Self-closing hinges shall be provided.

(iii)Stair doors and frames: Doors to egress stairs shall be 1 ½ hour fire rated insulated hollow metal and glass doors with steel frames. Self-closing hinges shall be provided.
(iv)Roof doors, cellar doors, and frames: Cellar doors shall be 1 ½ hour fire rated insulated hollow metal doors with steel frames. Roof doors shall be insulated hollow metal doors and steel frames. Self-closing hinges shall be provided. Exit doors shall have a push bar.

(12)Elevators: Four (4) elevators shall be provided. (PE1, PE2, PE3 and SE1)

PE1 serves residential units
(i)Number of passenger and service elevators: 18 passengers in one (1) elevator.
(ii)Machine by Innocore Pro Elevator or equal. Maximum weight capacity is 3500 lbs.
(iii)Machine type: Machine-room less (MRL)
(iv)Mode of Operation: Selective-collective (simplex).
(v)The elevator shall serve cellar to roof.
(vi)The elevator shall have a front and a rear opening door.
(vii) Elevator machine room shall be located on the roof.
(viii) Motor type: Gearless MINI2-17.5-1600-2.

PE2 serves residential units
(i)Number of passenger and service elevators: 13 passengers in one (1) elevator.
(ii)Machine by Innocore Pro Elevator or equal. Maximum weight capacity is 2500 lbs.
(iii)Machine type: Machine-room less (MRL)
(iv)Mode of Operation: Selective-collective (simplex).
(v)The elevator shall serve 1st floor to PH floor.
(vi)The elevator shall have a front opening door.
(vii) Elevator machine room shall be located on the roof.
(viii) Motor type: Gearless MINI2-17.5-1600-2.

PE3 serves commercial unit
(i)Number of passenger and service elevators: 3-25 passengers in one (1) elevator.
(ii)Machine by XINDA. Maximum weight capacity is 3500 lbs.
(iii)Machine type: Overhead Gearless Traction Machine.
(iv)Mode of Operation: Simplex Selective Collective.
(v)The elevator shall serve cellar to 1st floor.
(vi)The elevator shall have a front and rear opening door.
(vii)Motor type: Induction motor.

SE1 serves commercial unit
(i)Number of passenger and service elevators: 13-25 passengers in one (1) elevator.
(ii)Machine by Nidec Machine. Maximum weight capacity is 3500 lbs.
(iii)Machine type: Hole-less Dual Jack Hydraulic System.
(iv)Mode of Operation: Simplex Selective Collective.
(v)The elevator shall serve cellar to 1st floor.
(vi)The elevator shall have a front opening door.
(vii)Pump type: PA 055 Submersible Pump.

(13)Elevator cabs:
(i)Elevator car is manufactured by Innocore Pro Elevator.
(ii)Elevator car floor shall be finished with 1/8” vinyl composition tiles.
(iii)Elevator wall shall be finished with stainless steel.
(iv)Elevator ceiling shall be finished with stainless steel.
(v)LED ceiling lights shall be installed in elevator.

Counterweight Safety Type: N/A

The fire alarm system shall be linked to the elevator. If the fire alarm is activated or triggered, the elevator doors shall close and the elevator shall automatically go down to the first floor, open the door and stay at the first floor until the fire alarm system is reset.

(i) AUXILIARY FACILITIES

(1) Laundry Room: Sponsor shall provide electric washer and dryer in each apartment. Stacked machines shall be provided in each unit. Laundry in each unit shall be vent less.

(2) Refuse Disposal: Refuse chute access shall be provided on 2nd to PH floors.

(i)Incinerator: Not applicable.

(ii)Compactor: Refuse chute access shall be provided on 2nd to PH floors.

Refuse compactor shall be provided in refuse room on 1st floor in accordance with section BC1213.1. The building has a vertical trash chute with compactor system for refuse disposal. The trash compactor Metro Pak 4000 with 1,500 lbs/hour capacity and 58,920 lbs ram force comes with one year manufacturer's warranty. The trash chute is made of 16G Gauge aluminized steel and will run vertically within a 3-hour rated shaft. Commercial unit uses compactor room for refuse storage and follows regular city sanitation pick up schedules.

(iii)Storage location: Refuse storage room for residential use shall be provided on 1st floor. Refuse rooms with refuse chute access shall be located on 2nd to PH floors.

(iv)Pick-up Schedule: Building management will be responsible for refuse removal and placement of garbage on the street for DSNY pick-up on Monday, Wednesday and Friday.

(v) Retail refuse storage room or area shall be provided in cellar near service elevator. Private carting service shall be provided as per future tenant's needs, tentative pick-up schedule to be on Tuesday, Thursday, and Saturday.

(3) Bike Storage: 530 SQFT bike room with 35 bike storage spaces shall be located on 1st floor and shall be accessed from residential parking. A secure anchored rack for bicycle frame & one wheel to be locked for each bike shall be provided. Bike rooms shall have a hollow metal door with lockset and shall be enclosed with metal stud or CMU walls.

(4) Storage: Storage shall be provided in cellar adjacent to water meter/rpz room. The ceiling height of storage shall be 7ft minimum. The storage room shall be enclosed with 2 hour fire rated metal stud or CMU walls and shall have a 1 ½ hour fire rated hollow metal door. The storage room is for building storage only.

(5) Mail/Package: Mail boxes and package storage locker/cabinet shall be provided in residential lobby.

(j) PLUMBING AND DRAINAGE

(1) Water supply: All incoming water services from municipal utilities will have NYC DEP- approved backflow prevention devices. One 4-inch domestic water service, and one 6- inch dedicated fire water services will be provided for the building. Domestic water feeds, supplied from the 4-inch water service, will be piped to two zones; Zone 1 (2nd floor and above) water distribute to 2nd floor and above thru a duplex domestic water pump, pump outlet will connect to a 4" domestic water riser from 2nd floor to PH floor, 3" cold water branches at each floor to provide cold water to each apartment. Zone 2 (1stfloor and below) water distribute to cellar and 1st floor by municipal water street pressure from downstream of the main backflow prevention device. Minimum pressure will be 45 psi. Overall system will provide a complete system of domestic cold-water distribution to all plumbing fixtures, including toilets, urinals, lavatories, janitor's sinks and water fountains. The main building shut-off valve is located in the cellar water service room. Cold water will be insulated with 0.5-inch insulations, hot water piping size 1.5 inch and less will be insulated with 1-inch insulations, hot water piping size greater than 1.5 inch and up to 8 inch will be insulated with 1.5 inch insulations. And the insulation average thermal conductivity shall not exceed 0.22 BTU PER INCH/H× FT2 × °F

(2) Fire Protection System: The building will be installed a combined sprinkler and manual wet standpipe system, one (1) new 6-inch water service from 45th Road with 6-inch double check

detector assemblies will connect to a 500 GPM@20HPsprinkler booster pump (Manufacturer: AC-FIRE PUMP, Model: 4x4x7F) and Jockey Pump (Manufacturer: GroundFOS, Model: CR 1-5) to provide adequate pressure for fire sprinkler system. Parking area will be fire protected with dry sprinkler system; an air compressor and a 4" dry pipe valve located on the 1st floor refuse room will be installed as part of the system.

(i)Fire Standpipes: The building will be protected by a wet manual standpipe system, which consists of one (1) 4-inch Fire Standpipe riser and one (1) 6-inch combined sprinkler/standpipe riser within stair in the building core. A three-way roof manifold is provided at the bulkhead roof. Piping will be schedule 40 steel piping.

(ii)Hose racks, hoses, and nozzles (location): A 2 ½ inch class I fire hose valve with cap and chain will be located at the Fire Standpipe each floor from ground to roof bulkhead levels. A lobby locked storage cabinet and lobby locked key cabinet will be located at the First Floor in the main building lobby.

(iii)Sprinkler heads: Sprinkler systems will be designed to provide 0.1 gpm per sq. ft. over 1,500 sq. ft. with maximum 225 sq. ft. sprinkler spacing throughout the building in light hazard area. Ordinary hazard areas such as mechanical equipment rooms will have a sprinkler design of 0.15 gpm over 1,500 sq. ft. with maximum 130 sq. ft. sprinkler spacing. A temporary upright sprinkler system will be provided in retail spaces. All sprinklers will be ½ in. diameter orifice and fast/quick response, with sprinkler orientation (upright, pendent, horizontal sidewall, dry type horizontal sidewall, etc.) to fit the conditions in which they are to be installed. Sprinkler water will be supplied from the automatic sprinkler booster pump. Automatic wet sprinklers will be supplied from combined FSP/sprinkler riser for entire Building. Piping is Schedule 40 steel piping. The building is completely sprinklered and will utilize sidewall, recessed, upright and pendant type heads.

(iv)Siamese connection: One (1) 6" x 3" x 3" Siamese combined fire sprinklers and manual standpipe connections will be provided at both 45thRoad and 46th Ave for the site.

(3) Water storage tanks: Not applicable.

(4) Water Pressure: Domestic water pressure will be maintained by two (2) water pressure zones for the entire building. System will be constant pressure system to provide a minimum of 45 psi at all building fixtures from the 2nd floor up to the top of the building utilizing a domestic water duplex booster pump with two (2) (Manufacturer: SICO system, Model:CR2-4). The second zone will serve the ground floor and below, including the Retail Unit and parking, and will be served by municipal street pressure from downstream of the main backflow prevention device. The duplex water booster pump is manufactured by SICO System Control, with (2) model: CR2-4, 140GPM@50PSI, 10HP, 3ph/208v, 3-year limited warranty.

(5) Sanitary sewage system: Sanitary sewage will be conveyed by gravity via vented soil and waste branches; stacks and house drain to combined house sewer. The 1st floor through the roof will be connected to the municipal combined city sewer system and flows by gravity out to the street main. The cellar floor will be connected to the combined city sewer system thru two duplex sewage ejector pumps.

(i)Sewage piping: Drainage and vent piping will be no-hub cast iron piping with stainless steel coupling and rubber gaskets. The house sewer material is cast iron pipe.

(ii)Sewage pump: All sanitary drainage in the cellar level below sewer level will be connected to the sewer system through two eject or pits. Cellar floor sanitary system will be serviced by a duplex sewage ejector (Manufacturer: Federal Pump, Model: VSS-4E-5-6, 75GPM@5HP each)..

(iii) Sewage disposal: There will be two (2) 8" combined building sewer connected to street municipal city sewer on 45th Road and 46th Ave.

(6) Permits Required: Site Connection permit is required for site connection. Permit SCQ-1802.24 first issued on October 22nd, 2024. Any permits required will be obtained by the plumbing contractor.

(7) Storm Drainage System: The storm drainage system of this building is designed with both roof detention and detention tank system to control the storm discharge to comply with DEP requirement. A lined concrete detention tank, interior net area 340 SQ. FT. with height of 4.1 feet, total volume 1394 cubic feet, will be located in cellar in accordance with NYCDEP regulations.

Roof detention: The controlled roof drains with over flow drain combinations from the roof/terraces will drain to one 8-inch combined building sewer connected to street municipal sewer at 45th Road thru a detention tank at cellar level. Area drains are provided at Terrance/outdoor area and connected to leader and storm drainage system.
(i)Catch Basin: Not applicable.
(ii)Yard and Roof drains: The regular roof drain with controlled flow roof drain combination in size 4" diameter will be provided to gravity drain roof to building sewer. Roofs will utilize flow-controlled roof drains. Discharge from the roof storm detention facilities will be discharged to the storm house trap and discharge to storm water outflow at the Hunter Street storm house trap. Discharge from the roof storm detention facilities and regular storm drains will be discharged to the storm house trap after the detention tank and discharge to storm water outflow city sewer at the 45th Road. There is no canopy drainage for the main building lobby entry. No storm sump pump is proposed.
(iii)Piping: Cast iron piping with no-hub fitting joints will be utilized. Gasketed joints will be for underground piping.

(k) HEATING
(1) Electric unit heaters are provided in stairwells, bike storage, mechanical rooms, bike and tenant storage rooms. The building's heating system has been sized to provide interior spaces heating intended for human occupancy with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68°F (20°C) at a point 3 feet (914 mm) above floor on the design heating day in compliance with NYC MC 309.
A thermostat is provided to control the supply of heating and cooling to each zone responding to temperature within the zone
All mechanical ductwork and piping will be insulated in accordance with 2020 NYC Energy Conservation Code requirements.
(2) Hot Water Heaters: Electric fired domestic hot water will be provided in each residential unit. Each 1-bed unit will be served by one 50-gallon electric water heater with 10 year warranty on tank and parts. It shall be located in water heater closet in the apartment, manufactured by RHEEM model # XE50T10H45U1, UEF 3.88. Each 2-bed/3-bed unit will be served by one 65-gallon electric water heater with 10 year warranty on tank and parts. It shall be located in water heater closet in the apartment, manufactured by RHEEM model # XE65T10H45U1, UEF 4.05. Each of which will be operated by primary hot water and have a rated minimum capacity from 40 degrees Fahrenheit to 110 degrees Fahrenheit. Electric tankless water heater will be provided under each sink in each public restrooms, manufactured by AO. Smith, Model # UPVA-24K, and come with up to 5 years limited warranty on chamber/heating element and major components. Commercial area hot water will be provided by future tenant.
(3) Outdoor units for heating:
(i) Commercial space: Heating and air conditioning will be provided to cellar commercial spaces by air cooled variable refrigerant flow (VRF) system with air conditioning condensers located on roof floor, and heat recovery boxes and energy recover units installed in cellar ceiling for future tenants' connection, and air distributions.
(ii) Common area: Heating and air conditioning will be provided to cellar, 1st and 3rd floor public spaces including corridor, residential lobby and recreation room by air cooled VRF system with air conditioning condensers located on roof. All accessory and common shared spaces including north residential lobby, cellar common space, 2nd floor common space and north side corridors from 2nd thru PH floors will share one 22-ton air-conditioning condenser unit, manufactured by MITSUBISHI model # PURY-EP264TSNU-A1 with energy efficiency EER 9.7/COP 3.71. South side residential lobby and south side corridor from 2nd thru PH floor will share one 8-ton air-conditioning condenser unit, manufactured by MITSUBISHI model # PURY-EP96TSNU-A1 with energy efficiency EER 12/COP 4.26.

(iii) Residential units: Heating and air conditioning will be provided to all residential units by air cooled VRF system air conditioning condensers located on roof. Each one-bed unit will be served by one 2-ton air conditioning condenser unit, manufactured by MITSUBISHI model # SUZ-KA24NAHZ-R1 with energy efficiency SEER 18.0/HSPF 11.2, heating capacity 28.0 MBH, cooling capacity 24 MBH, with 5 years parts warranty and 7 years compressor warranty. One (1) ceiling concealed type indoor air handler located in the kitchen ceiling manufactured by MITSUBISHI model # PEAD-A24AA7, heating capacity 26 MBH, cooling capacity 24 MBH, with 5 years limited parts warranty. Each 2-bed unit will be served by one 3-ton air conditioning condenser unit, manufactured by MITSUBISHI model # MXZ-SM36NAMHZ-U1 with energy efficiency SEER 18.3/HSPF 11.7 heating capacity 42 MBH, cooling capacity 36 MBH, with 5 years parts warranty and 7 years compressor warranty. Two (2) ceiling concealed type indoor air handlers located in the kitchen ceiling and master bedroom bathroom ceiling. One (1) manufactured by MITSUBISHI model # PEAD-A24AA7 (heating capacity 26 MBH, cooling capacity 24 MBH) and one (1) manufactured by MITSUBISHI model # SEZ-KD12NA (heating capacity 13.6 MBH, cooling capacity 11.5 MBH), both with 5 years limited parts warranty. Each 3-bed unit will be served by one 4-ton air conditioning condenser unit, manufactured by MITSUBISHI model # MXZ-SM48NAMHZ-U1 with energy efficiency SEER 16.0/HSPF 10.4, heating capacity 50 MBH, cooling capacity 48 MBH, with 5 years parts warranty and 7 years compressor warranty. Three (3) ceiling concealed type indoor air handlers, One (1) located in the kitchen ceiling and two (2) located in the bathroom ceiling. One (1) manufactured by MITSUBISHI model # PEAD-A24AA7 (heating capacity 26 MBH, cooling capacity 24 MBH) and two (2) manufactured by MITSUBISHI model # SEZ-KD12NA4 (heating capacity 13.6 MBH, cooling capacity 11.5 MBH), all three (3) with 5 years limited parts warranty.

(iv) Rooftop equipment vibration and noise control: The spring vibration isolators beneath all roof top HVAC units; the units will be mounted on metal deck with 6” concrete fill on steel beam to isolate from the building framing; the specified units are low noise equipment with variable-speed fans proper balancing to reduce vibration at part-load operations.

(4) Fuel: Low pressure natural gas provided by Consolidated Edison of New York.

(l) GAS SUPPLY:

There is currently no gas appliance. If needed for future commercial tenants, low pressure natural gas service may be provided to the building by ConEdison.

(m) AIR CONDITIONING

(1) Type of System: Air cooled variable refrigerant flow (VRF) systems: The Residential Units, Retail Units, and General Common Elements will have heating and cooling equipment served by air cooled VRF system. The plant shall be capable of maintaining legally required conditions of a minimum of 75 deg F cooling for each occupied area in conformance with Section 302.1 of the 2020 NYC Energy Conservation Code.

(n) VENTILATION:

(1) Ventilation is provided to all occupied and applicable spaces per NYC Mechanical Code. Noise emission rating will comply with NYC Mechanical Code.

(2) All bathrooms and kitchens in residential apartment and residential common space bathroom will be exhausted through multiple vertical risers to four (4) energy recover units located on the roof, manufacturer and model # of the four (4) ERV units are listed below: one (1) manufactured by Greenheck, model # ERV-20-30L, with 1,155 CFM outdoor air supply and 1,195 CFM exhaust air; one (1) manufactured by Greenheck, model# ERV-20-15L, with 1,495 CFM outdoor air supply and 1,475 CFM exhaust air; one (1) manufactured by Greenheck, model# ERV-20-15L, with 800 CFM outdoor air supply and 890 CFM exhaust air; one (1) manufactured by Greenheck, model# ERV-20-15L, with 1,000 CFM outdoor air supply and 1,015 CFM exhaust air. All units have 1-year warranty. 20 CFM exhaust rate shall be provided for each bathroom and 25 CFM exhaust rate shall be provided for each residential kitchen. The ERV units will supply 65 CFM of outdoor fresh air to each dwelling

unit thru multiple vertical risers. Noise ratings for various mechanical ventilation systems vary based on spaces served.
(3) Exhaust systems will be provided for building trash compactor rooms utilized by one rooftop air conditioning unit with energy recovery. Parking exhaust will be provided by one exhaust fan installed above the loading area ceiling with 8000 CFM thru the exhaust louver.
(4) Ventilation will be incorporated into common area and amenity spaces, based on program occupancy, in accordance with applicable building codes.

(o) ELECTRICAL SYSTEM
(1) Service from Main Service Switchgear: Electric service will be provided by Con Edison at 208 volts, 3 phase, 4-wire to the electric Switchboard Room located at the cellar level, and distributed through various size service switches for the Residential Units, General and Residential common areas, Retail Units, fire alarm systems and the automatic fire pump. Building service size is 4,800A in total, 120/208V, 3 phase, 4 Wire. Building distribution has been designed following 2011 NYC Electric Code (NEC 2008). Wire materials are either aluminum or copper feeders and copper wiring for all branch circuits. Wire size is based on circuit amperage and voltage of each circuit. The below table defines either the aluminum or copper wire sizing based on the building's single-line and electrical riser diagrams, as referenced on drawings E-300 & E-301, respectively.
(2) Service to individual units: There is a total of (67) residential Con-Edison meters serving (67) residential units. 125A, 1-phase, 3-wire (120v/208v) service and 125A panel will be provided to each individual unit. There is one (1) Con-Edison meter serving the entire cellar floor and 1st floor commercial area 2,000A, 3-phase 3-wire (120/208v) service will be provided. There is one (1) Con-Edison meter serving the building common space. 1,200A, 3-phase 3-wire (120/208v) service will be provided. Electric service will be provided to the Residential Units from meter bank in meter closets on each floor (2nd thru PH floors). Individual feeders, with shared raceways, which will vary in size, will be run to each Residential Unit. Sub-metering will be provided by the building owner.
(3)Meters: All meters (retails and base building) are located in the cellar main electrical room. Residential(120v/208v,1p) units will be fed from one (1) 1600A, 208v/3p switches located in the cellar main electrical room, and then distribute to five (5) 600A, 208v/3p switches with five (5) meter banks located on each floor (2nd thru 6th floor).
(4) Unit Service: Circuits will be provided in each Residential Unit with the capacity to handle all loads within the respective Unit (lighting, appliances, receptacles, air conditioning, etc.).
(5) Lighting fixtures: Switched lighting fixtures will be provided in all bathrooms, foyers, kitchens and where shown on drawings and specifications. Tamper-resistant receptacles will be protected by AFCI breakers for the Residential Units. Ground fault receptacles will be provided in bathrooms, kitchen, and terraces. The air-conditioning condenser and air handler units in each Residential Unit will be wired directly to the Residential Unit's electrical panel.
(6) Adequacy:
(i)Service: Residential Unit services, including switching and fusing, shall be adequate, in accordance with NYC Codes, for modern day appliances, lighting, convenience outlets, washer and dryer, and VRF Systems served by central plant. Building distribution has been designed following 2011 NYC Electric Code (NEC 2008). Typical unit panel sizes are 125A, 120/208, single phase, 24 poles. In general, 20 Ampere unit branch circuits shall be wired through each unit. 20 Ampere branch circuits shall be #12 AWG with #12 AWG ground. Other circuit breaker wiring is indicated as per table in electrical drawings.
(ii)Lighting: General lighting and receptacles will be provided in building common areas, which shall adequate to provide sufficient illumination according to NEC Electrical code 2011. Within the Residential Units lighting shall be provided in the kitchens, bathrooms, halls and corridors. Lighting and receptacles design will also in compliance with the NYC energy conservation code.
(iii)Outlets: Convenience outlets will be provided at kitchen countertops, bathrooms and wall spaces within the residential units, and dedicated circuits will be provided for each appliances including air conditionings as required by the NYC Electric Code 2011.

(p) PUBLIC AREA LIGHTING: LED Ceiling lighting shall be installed for lobby, hallways, stairs, enclosed parking and retail space. Lighting in public areas shall be provided to meet the minimum required standards in accordance with NYC Building Code and all applicable rules and regulations.

- Latch series intercom or equivalent system with cameras is provided. Each residential apartment and recreation space at 2nd floor will have (1) Latch intercom monitor with 12.82 inches x 6.53 inches touch screen. Intercom system is manufactured by Latch and has 5 year warranty.
- Network video recorder (model # NVR308-XSERIES) has 1 year part and labor warranty. Support Ultra H.265/H.265/H.264 video formats. Support 2-ch HDMI, 1-ch VGA. HDMI1 and HDMI2 up to 4K (3840x2160) resolution. ANR Technology to enhance the storage reliability when the network is disconnected. 4K HD IR Fixed Eyeball Network Camera, Model# IPC3618SR3-ADF28 (40) KM-G. High quality image with 8MP, 1/2.7"CMOS sensor. LightHunter technology ensures high image quality in low illumination environment, 120dB true WDR technology enables clear image in strong light scene.

(r) GARAGES AND PARKING AREAS

(1) Location of garages: The 22'-3" x 18'-0" enclosed garage for ADA van parking is located on the 1st floor with access from street level.

(2) Location of parking areas: The enclosed parking shall include twenty-five (25) 8'-6"x18' self-parking parking spaces. Parking space 13 that requires parallel parking will have 10' wide driveway aisle and dimension of 8'-6" x 24'. Parking space dimensions and number shall comply with applicable code. No parking is required as per NYC zoning resolution because all vehicle parking is not required in Long Island City Area (C).

(3) Surfaces: The floor shall be concrete slab. LED garage ceiling light shall be provided. Parking garage floor coating shall be done with traffic striping, to be paint type product that will require periodic maintenance. "Krylon Line-up" or approved equal.

(4) Garage ventilation: One (1) inline exhaust fan shall be provided for parking space exhaust and connected to louver located on 1st floor.

(5) Parking area fire protection: Dry sprinkler heads shall be provided parking area.

(6) Drainage: One (1) trench drain shall be provided on 1st floor at the top of the concrete parking ramp which is sloped 14% from the landing to 1st floor.

(7) Garage Door: Garage door shall be an electric motorized rolling gate.

(s) SWIMMING POOL: Not applicable.

(t) TENNIS COURT, PLAYGROUNDS, AND RECREATIONAL FACILITIES

(1) Tennis courts: Not applicable.

(2) Playgrounds: Not applicable.

(3) Other recreational facilities: 1854 SQFT recreation space is required as per NYC Zoning Resolution quality housing program. Approximate 1988 SQFT total indoor recreation spaces shall be located on 2nd floor with a maximum occupancy of 10 persons: 1,193 SQ. FT. indoor recreation room with maximum occupancy of 6 persons and 795 SQ.FT. indoor recreation space with maximum occupancy of 4 persons. This recreation space shall be allocated as an accessory to residential space in the Certificate of Occupancy. No furnishing is proposed. Approximate 2197 SQ.FT. total outdoor passive recreation space is located on 2nd floor terrace with a maximum occupancy of 11 persons. No furnishing is proposed. (2) two barbeque equipments, (1) one sink and a convenience counter are provided.

(u) PERMITS & CERTIFICATES

(1) Applicable Permits:

(i)Building Permit, New Building Application # Q00793435. Permit first issued on October 30th, 2024.
(ii)Foundation permit first issued on January 10th, 2025.
(iii)Structure permit first issued on February 5th, 2025.
(iv)Electrical Permit first issued on September 2nd, 2025.
(v)Fire Department Permit pending.
(vi)Mechanical Permit pending.
(vii)Plumbing Permit first issued on February 27th, 2025.
(viii)Builder Pavement Plan Permit first issued on May 1st, 2025.
(ix)Sidewalk shed Permit first issued on February 11th, 2025.
(x)Sprinklers Permit pending.
(xi)Certificate of Occupancy pending.
(xii)Elevator Safety first issued on October 21st, 2025.
(xiii)Support of Excavation permit issued on September 25th, 2024.

(2) Inspections: Inspections by NYC Dept. of Buildings officials and other agencies having jurisdiction shall be on-going during and upon completion of construction.
(i)Elevator Safety Permit Inspections
(ii)RPZ Permit Inspections

(3) Upon building operation, the following list of recurring inspections shall include but are not limited to:
(i)Parapets: Periodic maintenance checks and visual inspections shall be performed at least once annually.
(ii)Gas piping: LL 152/2016, inspected at least once every 4 years, the initial inspection for a new building shall be conducted in the tenth year after the earlier of (i) the issuance by the depart of a letter of completion or, if applicable, a temporary or final certificate for such building or (ii) the date such building was completed as determined by department rule.
(iv) Elevators:
Category 1 tests shall be performed between January 1st and December 31st of each year at a minimal time interval of six months from the date of the previous Category 1 testing. Category 1 tests are required on new installations the calendar year following final acceptance test.
Category 5 tests shall be performed every five years on or before the month of the final acceptance test for new elevators or the anniversary month of the last Category 5 testing.
Periodic inspections shall be performed between January 1 and December 31 of each year at a minimum of three months from the date of any Category 1 testing or previous periodic inspection. Initial periodic inspections on new installations shall be performed in the calendar year following the final acceptance test.
(v)Sprinkler: Inspected/tested Monthly, quarterly, and annually as per NFPA 25 and New York City Fire Code.
(vi)Standpipe: Inspected annually as per NFPA 25 and NFPA 14 and New York City Fire Code.
(vii)Backflow prevention device/RPZ: Inspected/tested annually.
(viii)Water and energy benchmarking: Annually, as per LL 84/0209 and LL 133/2016.
(ix)Fire door/openings: Annual inspections as required by NFPA 80.
(x)Fire Alarm: Twice annually as required by NFPA 72 and New York City Fire Code.
(xi)Façade Inspection & Safety Program Inspections every five years

(v) VIOLATIONS
All violations shall be resolved prior to closing by sponsor.
(1) Outstanding violations DOB: No open violation on October 20th 2025.
(2)Outstanding violations ECB (DOB): No open violation on October 20th 2025.

(w) UNIT INFORMATION
Unit Designations:

-2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K
-3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P
-4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 4J, 4K, 4L, 4M, 4N, 4O
-5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5L, 5M, 5N, 5O
-PHA, PHB, PHC, PHD, PHE, PHF, PHG, PHH, PHI, PHJ

Unit Descriptions:

-Retail unit C1, approximate 15,945 SQ.FT. vacant retail space has a maximum occupancy load of 266 persons on cellar.1st floor along 21st street shall open to below except retail lobby on 1st floor. These double-height spaces shall remain open as built and shall not be infilled.-Double-height space shall be provided in residential lobby. Open to below space on 2nd floor facing 45th Road shall remain open as built and shall not be infilled.
-Residential unit 2A, 2H, 3A, 3B, 3C, 3J, 3K, 4A, 4B, 4C, 4J, 4K, 4M, 4N, 5A, 5B, 5C, 5J, 5K, 5M, 5N, PHA, PHB, PHC, PHD, PHE, PHF, PHG, PHH, PHI, PHJ shall include a living room with a closet, a bedroom with closet, a bathroom, a master bedroom with a closet, a master bathroom and a kitchen. Unit 4M, 4N, 5M, 5N, PHG, PHH and PHI shall each have access to a balcony. Unit PHA, PHB, PHC, PHD, PHE, PHF and PHJ shall each have access to private terrace on PH floor.
-Residential unit 2G, 3I, 4I, 5I shall include a living room with a closet, a bedroom, a bathroom, a master bedroom with a closet, a master bathroom and a kitchen.
-Residential unit 2I, 2J shall include a living room with a closet, two bedrooms with closets, a bathroom, a master bedroom with a closet, a master bathroom and a kitchen. These two units shall each have access to private terrace on 2nd floor.
-Residential unit 2B, 2C, 2D, 2E, 2F, 2K, 3D, 3E, 3F, 3G, 3H, 3L, 3M, 3N, 3O, 3P, 4D, 4E, 4F, 4G, 4H, 4L, 4O, 5D, 5E, 5F, 5G, 5H, 5L, 5O shall include a living room with a closet, one bedroom with closet, a bathroom and a kitchen. Unit K shall have access to private terrace on 2nd floor. Unit 4O and 5O shall each have access to a balcony.
-The proposed building is in full compliance with the LL 58/87 by providing handicap adaptable units on all floors.

(1) Unit finishes: Floors, walls, and ceiling shall be finished as follows:

Apartment Unit Finishes						
FLR	**ROOM**	**FLOORS**	**WALLS**	**CEILING**	**REMARKS**	**FLOOR TO CEILING HEIGHTS**
Cellar (Retail Space)	General	TBD	TBD	TBD		Approximately 11'-5"
	Restrooms	CT	CT	SR	Ceiling Painted	Approximately 8'-6"
2nd Floor (Recreation RM/ Space)	Recreation Room	HW	SR	SR		Approximately 10'-0"
	Recreation Space	RF	SR	SR		Approximately 10'-0"
2nd thru PH Floor (Apartment Units)	Living rooms, Connecting Area	HW	SR	SR	Walls & Ceiling Painted	2nd Floor Approx. 10'-6", 3rd to 4th Floor * Approx. 10'-7", 5th to PH Floor ceiling
	Bedrooms	HW	SR	SR	Walls & Ceiling Painted.	

						height varies *
	Bathrooms	CT	CT	SR	Ceiling Painted.	
	Kitchen	HW	SR	SR	Walls & Ceiling Painted.	

Finish Legend	
CT	Ceramic Tile
SR	Sheetrock
C	Concrete
HW	Hard Wood
RF	RUBBERIZED FLOORING

*Note: Unit 4A living room and bedrooms approx. ceiling height is 9'-11", Unit 5A living room, Unit 5B bedrooms, 5C living room and one bedroom, Unit 5D and Unit 5E bedroom, approx. ceiling height is 10'-9". Unite 5A bedrooms, Unit 5K living room and Unit 5L bedroom, approx. ceiling height is 10'-6". Unit 5G living room and bedroom approx. ceiling height is 10'-7". Other living rooms and bedrooms on 5th floor approx. ceiling height is 10'-11". All living rooms and bedrooms approx. ceiling height is 10'-11", except the connecting area in Unit F living room approx. ceiling height is 9'-11".

(i)Paint: 1 coat of Benjamin Moore Primer, or equal, and 1 coat of paint on interior sheetrock walls.
(ii)Floors: 7.5" wide oak hard wood flooring, smooth sheen finish.
(iii) Ceramic tile: Matte finish ceramic tiles. Matte finish mosaic sheet. Tile Bar, Florim, Karen Pearse Global Direct or Comparable Company Brand.

(2) Bathrooms: one bathtub or walk-in shower, one toilet bowl and one vanity with faucet shall be installed in bathrooms in residential units.
(i)Bathtub by Kohler model #K-1121-0 or equal selected by developer shall be installed in bathrooms in residential units.
(ii)Custom walk-in shower shall be installed in bathrooms in residential units.
(iii)Shower kit by Kohler or equal (model# K-TS23502-4-TT, vibrant titanium color) shall be installed in secondary bathrooms in residential units.
(iv)Shower kit by Kohler or equal (model# K-TS23503-4-TT, vibrant titanium color) shall be installed in master bathrooms in residential units
(v)Toilet bowl by TOTO model #MS8551CUMFG#01 or equal selected by developer shall be installed in bathrooms in residential units.
(vi)Wood Veneer vanity with custom lavatory sink shall be installed in bathrooms in residential units. Vanity shall either be wall mounted or freestanding to prevent water damage.
(vii)Faucet by Kohler or equal (model# K-24804-4-TT, vibrant titanium color) shall be installed in primary bathrooms in residential units.
(viii)Faucet by Kohler or equal (model# K-23484-4-TT, vibrant titanium color) shall be installed in secondary bathrooms in residential units.
(ix)Bathroom exhaust fan shall be installed in residential units.

(3)Restrooms in vacant retail space: 4 toilet bowls by and 3 vanities with lavatory sink shall be installed in women's restroom. 2 toilet bowls, 2 urinals and 3 vanities with lavatory sink shall be installed in men's restroom. Toilet bowls are by American Standard, model # 6047121002 and # 3043001020. Urinals are by American Standard, model # 6045013002 and # 6590001020. Vanities and lavatory sinks are 001 one center hole by Libera, model #LIBW-34B and #5301.

(4)ADA restroom in cellar: There shall be 1 toilet bowl by TOTO, model #CT728CUV, 1 vanity with lavatory sink by Libera, model #LIBW-34B and #5301 to be provided in staff ADA restroom in cellar.

(5)Kitchens: Kitchens shall have the following:

(i)Kitchen counter and kitchen cabinets shall be installed in residential units. Countertop shall be quartz, color calacatta gold or selected by developer. Cabinets shall be solid wood in modern style or selected by developer.

(ii)One kitchen sink with faucet, one electrical cooktop, one oven, one range hood, one dishwasher, one refrigerator and one microwave shall be installed in residential units.

One (1) 24" kitchen sink by Kohler, model K-3822 or equal.

(iii)Appliances:

One (1) 30" electric cooktop by Bosch model # NIT5063UC or equal.
One (1) 30" wall oven by Bosch model # HBL5351UC or equal.
One (1) 30" range exhaust hood by Bosch model # HUI80553UC or equal.
One (1) 24" dishwasher by Bosch Model # SGV78B53UC or equal.
One (1) 30" refrigerator by Bosch Model# B30IB905SP or equal.
One (1) 24" microwave drawer by Bosch Model# HMD8454UC or equal.

(6)Laundry equipment: Washer/Dryer machines shall be provided in each residential unit, installed by sponsor.

One (1) 24" Compact Washer by Bosch model WGA12400UC or equal.
One (1) 24" Compact Condensation Dryer (electric) by Bosch model WTG86403UC or equal.

(x) FINISHES: Floors, walls, and ceiling shall be finished as follows:

Finishes (Spaces other than units)					
FLR	**ROOM**	**FLOORS**	**WALLS**	**CEILING**	**REMARKS**
CELLAR	Storage, Loading/ Receiving Room, Fire & P.O.E Room, Gas Meter Room, Electrical Meter Room	C	C	C	
	Hallway	TBD	TBD	TBD	
1st Floor	Lobby, Hallway	CT	CT/WP	SR/WP	Walls & Ceiling Painted
	Parking, Garage, Bike Storage, Refuse Room	C	C	C	
	Package Room	CT	SR	SR	Walls & Ceiling Painted
2nd thru PH Floor	Hallway	CP	CT/WP	SR	Walls & Ceiling Painted
Roof	Hallway	CP	CT/WP	SR	Walls & Ceiling Painted
STAIR HALLS	-	C	C/SR	C/SR	

Finish Legend	
CT	Ceramic Tile
SR	Sheetrock
C	Concrete
M	Marble
HW	Hard Wood
CP	Carpet

WP	Wood Panel

(y) SAFETY AND WARNING DEVICES
(1) Sprinklers: The entire building shall be provided with an automatic sprinkler system.
(2) Smoke/ Carbon monoxide detectors: Smoke detector and carbon monoxide detector shall be installed as per NYC Electrical Code in each apartment as required.
(3) Fire Alarm: The building shall be provided with a fire alarm system. Notifier, N16 located in main residential lobby.
(4) Commercial unit and parking area: Camera at the area, parking distance warning.

- Access control: Secure entry points with strong doors, reinforced frames, and potentially controlled access for employees/tenants.
- Surveillance: Install video surveillance (CCTV) and alarms to deter crime and monitor premises.
- Lighting & Visibility: Ensure adequate lighting in parking lots, walkways, and interiors to reduce hazards and suspicious activity.
- Barriers: Use traffic barriers or fences where needed to control vehicle access.

(z) ADDITIONAL INFORMATION REQUIRED: In the description of Property and Building Condition section of the plan: floor to ceiling heights, mechanical equipment and drains are shown.

(aa) TESTING: In the event that certain conditions in the building cannot be adequately evaluated by a visual examination, the Department of Law may, in its discretion, direct that an independent engineer or testing laboratory be retained to perform such tests or monitoring as may be necessary in order to make adequate disclosure. Conditions which may require additional testing or monitoring include, but are not limited to: settlement, masonry cracks, rusting of structural steel, adequacy of concrete cover, firestopping, etc. Test results must be reported in the offering plan or in an amendment thereto.

(bb)FURTHER DEVELOPMENT: Not applicable, the sponsor does not intend to add additional units to the building.

(cc) ASBESTOS: No Asbestos Containing Material (ACM) is present in insulating or fireproofing material anywhere in the building. Sponsor shall perform such tests as are necessary to make such determination.

(dd)LEAD-BASED PAINT: There are no records, reports, violations and any other information known or available to the sponsor or its agents concerning the presence of lead-based paint and/or lead based paint hazards.

(ee)LOCAL LAW 58/1987 HANDICAPPED ACCESS LAW
The proposed building is in full compliance with the LL 58/87 by providing handicap adaptable units on all floor units.

(ff)ENERGY COMPLIANCE: “To the best of my knowledge, belief and professional judgment, this application is in compliance with the 2020 NYCECC by application of ASHRAE 90.1-2016 as modified by Appendix CA, using chapter C4”

(gg)COMMON ELEMENTS: The common elements of the property are all areas of the land and building less the deed description of the sum of the individual units. Examples of common elements are the land, foundation, walls, floors, roof, halls, stairs, entrances, and exits, parking area, storage, meter rooms. All installation for services such as power, light, telephone, hot and cold water, sewer, including all pipes, ducts, wires, cables and conduits used in connection therewith, whether located in the common elements

or in the Units, and all other mechanical equipment. In general, all parts of the property for common use or necessary or convenient to the existence, maintenance or safety of the property.

In the event the Architect's Report does not agree with the Building Department Plans the Architect shall amend the plans to agree to the Architect's Report. During construction, minor changes are made, and the final plans are changed prior to a Certificate of Occupancy.
The Architect's report is accurate, it should be noted that the sponsor shall not close on any units until a temporary or permanent Certificate of Occupancy is issued from the New York City Department of Buildings.
See unit plans provided by Lu Ning Architecture, PLLC.

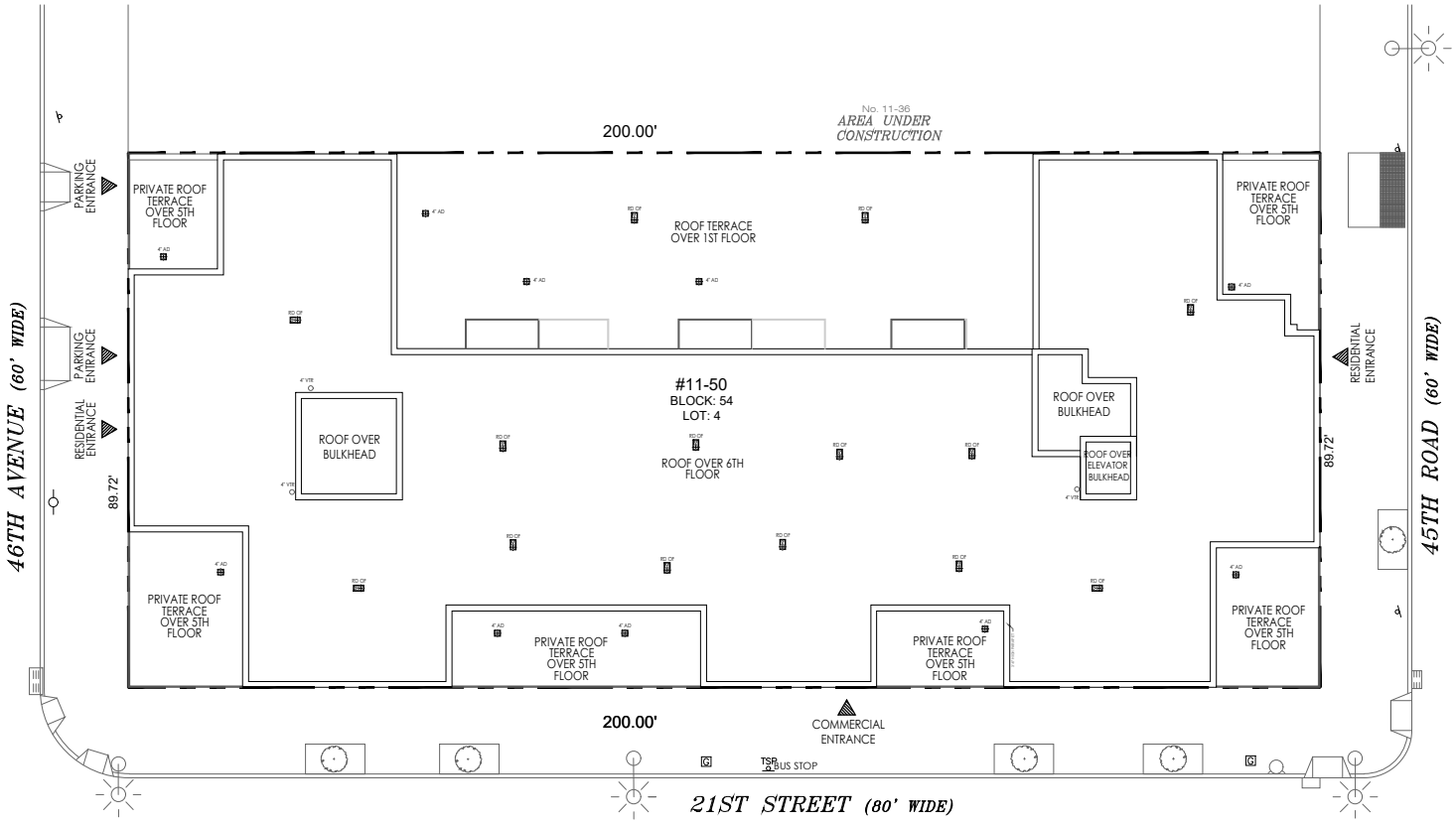
Respectfully submitted,

Lu Ning Architecture, PLLC

Ning Lu, *R.A. AIA*
Principal
February 27th, 2026



11–50 45st St. QUEENS, NY, 11354
01/16/26
DRAWN BY: LU NING ARCHITECTURE



LEGEND

- UNIT ENTRANCE
- S – SEWER MANHOLE
- E – ELECTRIC MANHOLE
- HYDRANT
- W – WATER VALVE
- UTILITY POLE
- SIGN
- TRAFFIC LIGHT
- CATCH BASIN
- LIGHT POST

SITE PLAN

N

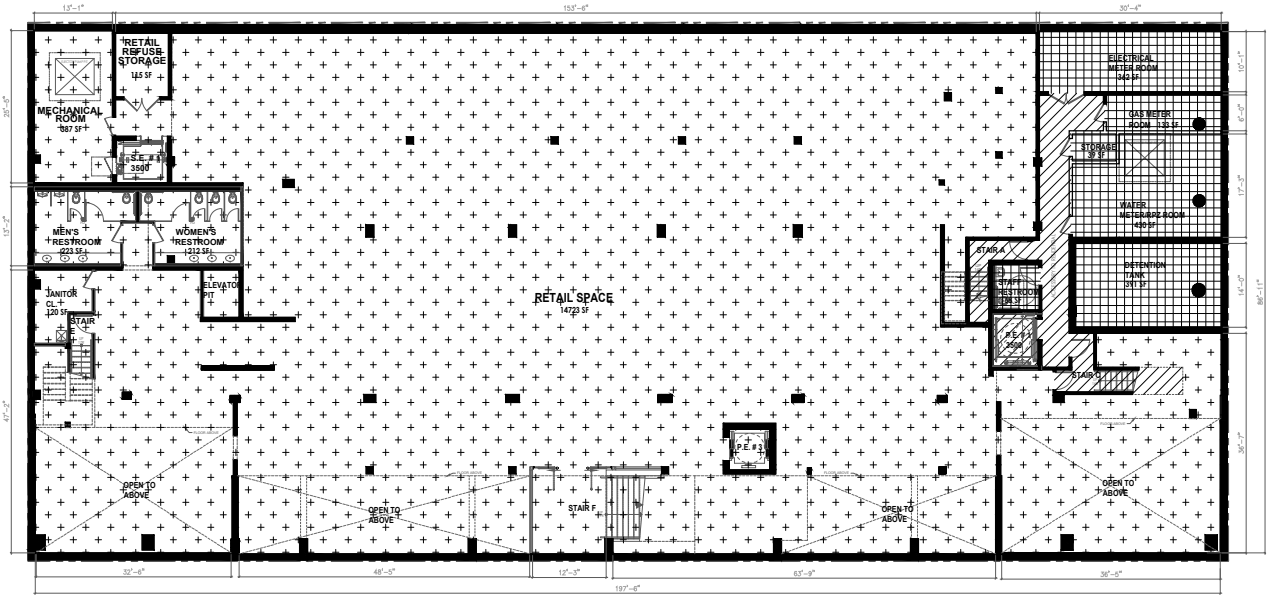
SCALE: 1/32" = 1'–0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

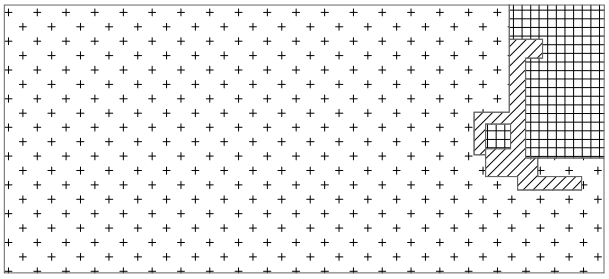
11–50 45ST STREET
QUEENS, NEW YORK 11101

BLOCK: 54 LOTS: 4
ZONING: C&C1–5/R6A MAP: 9B
CONSTRUCTION CLASS: I–C

0' 8' 16' 32'



RETAIL UNIT
15945 SF



LEGEND

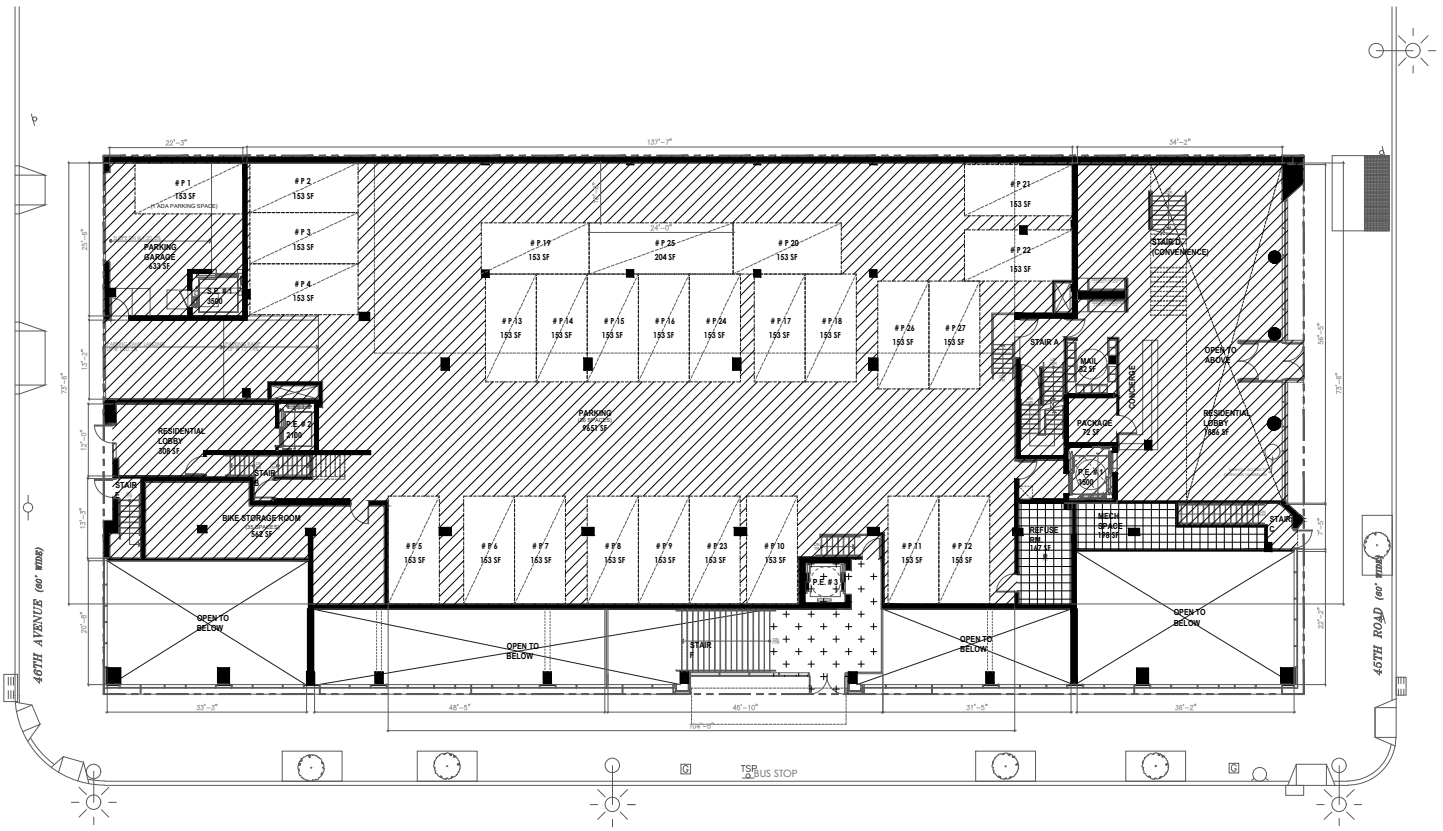
- COMMERCIAL UNIT
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

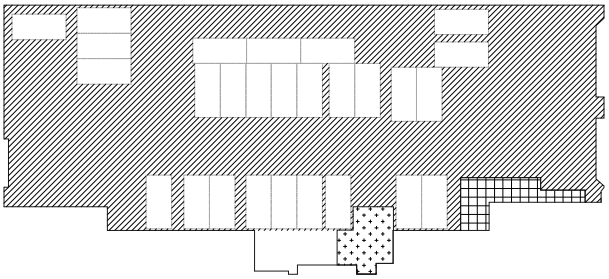
0' 8' 16' 32'

CELLAR FLOOR PLAN

N SCALE: 1/32" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.





LEGEND

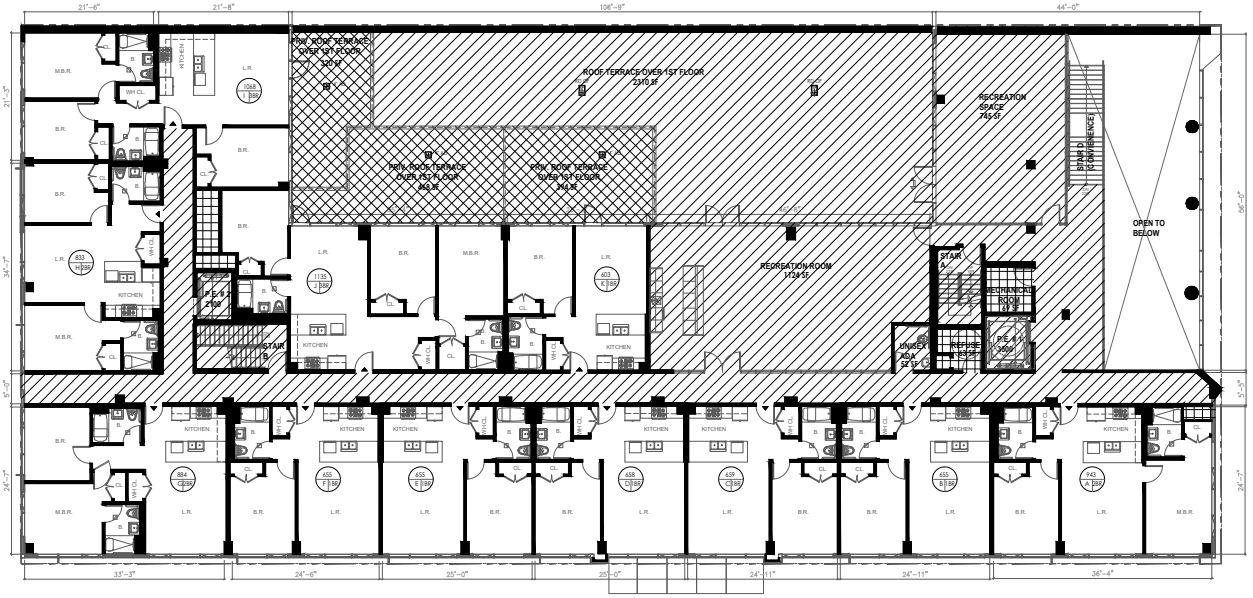
- COMMERCIAL UNIT
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE
- #.XX PARKING SPACES

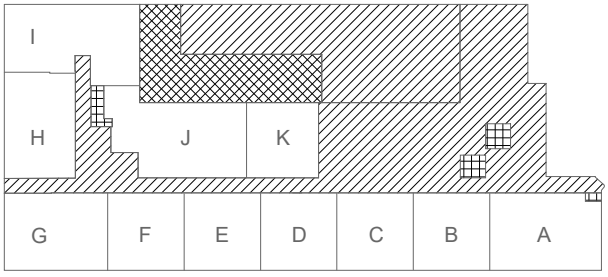
0' 8' 16' 32'

1ST FLOOR PLAN

N SCALE: 1/32" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.





LEGEND

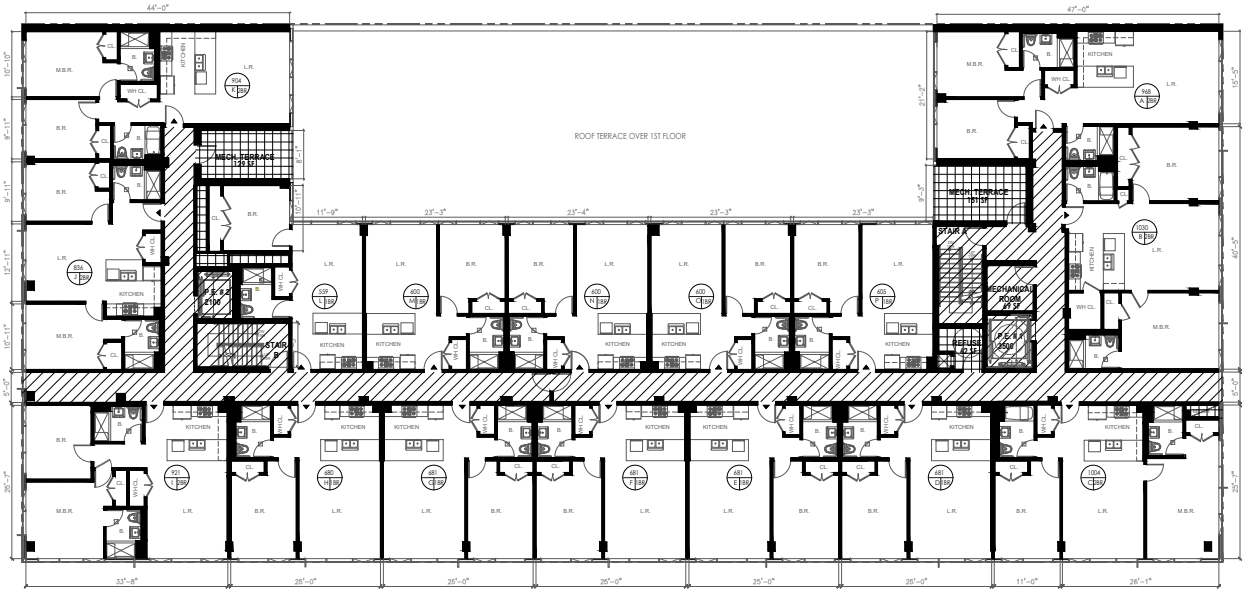
- COMMERCIAL UNIT
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

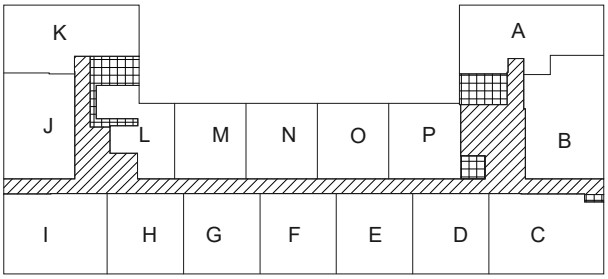
2ND FLOOR PLAN

N SCALE: 1/32" = 1'-0"

0' 8' 16' 32'

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.





LEGEND

- COMMERCIAL UNIT
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

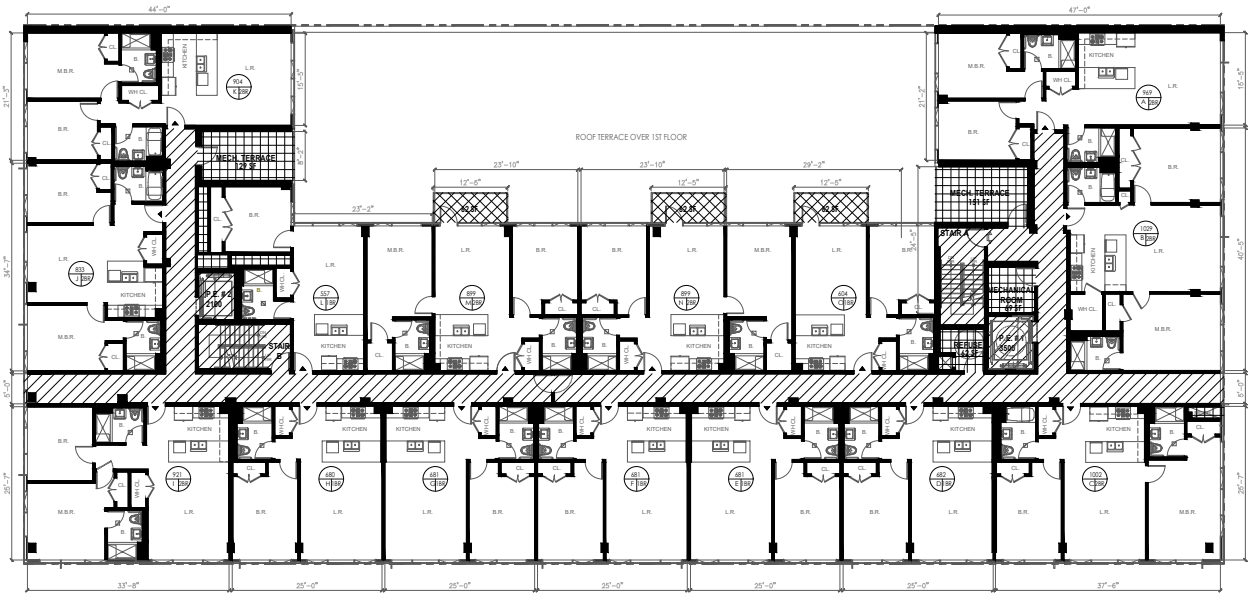
3RD FLOOR PLAN

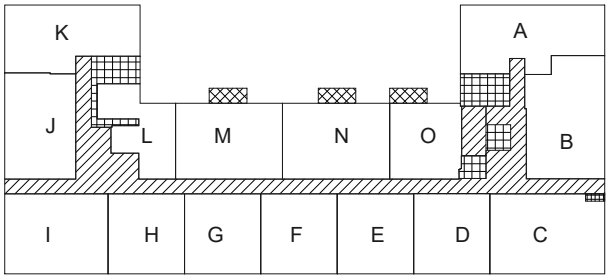
N

SCALE: 1/32" = 1'–0"

0' 8' 16' 32'

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.





LEGEND

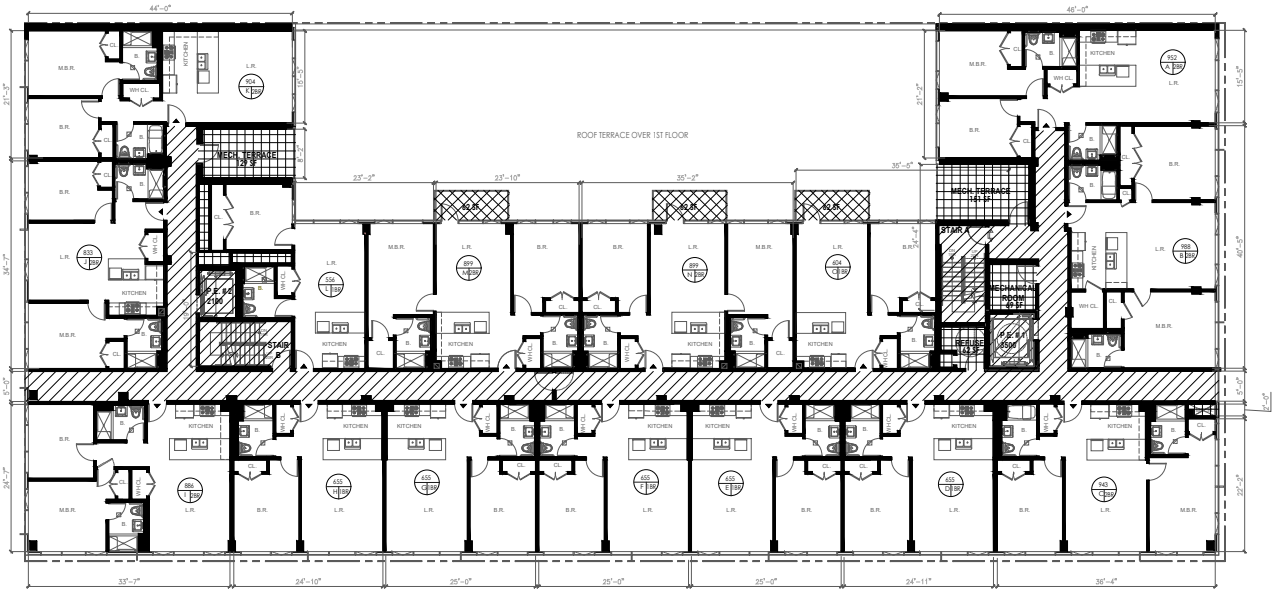
- COMMERCIAL UNIT
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

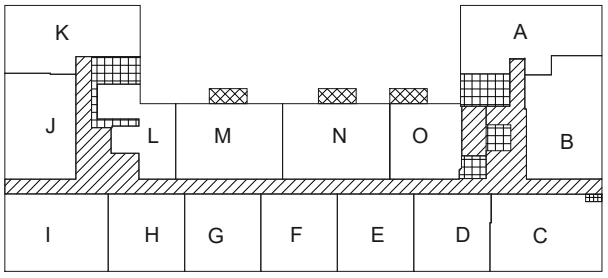
0' 8' 16' 32'

4TH FLOOR PLAN

N SCALE: 1/32" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.





LEGEND

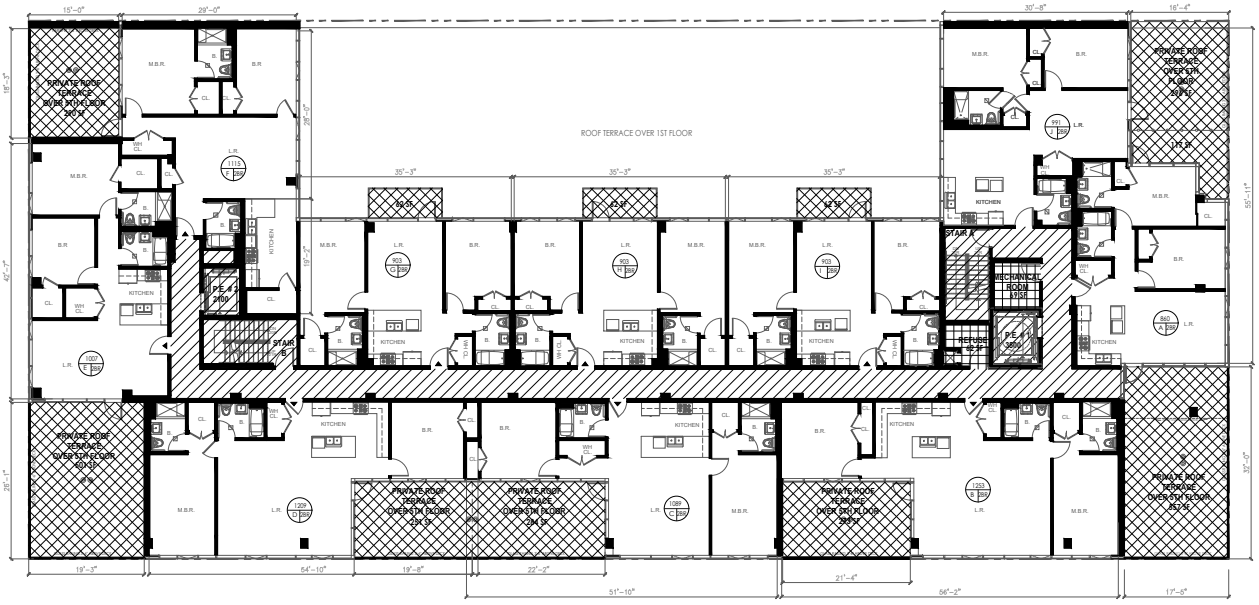
- COMMERCIAL UNIT
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

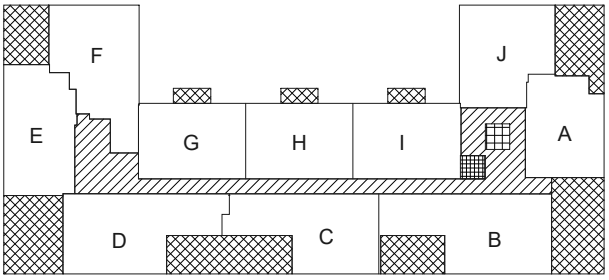
5TH FLOOR PLAN

N SCALE: 1/32" = 1'–0"

0' 8' 16' 32'

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.





LEGEND

- COMMERCIAL UNIT
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

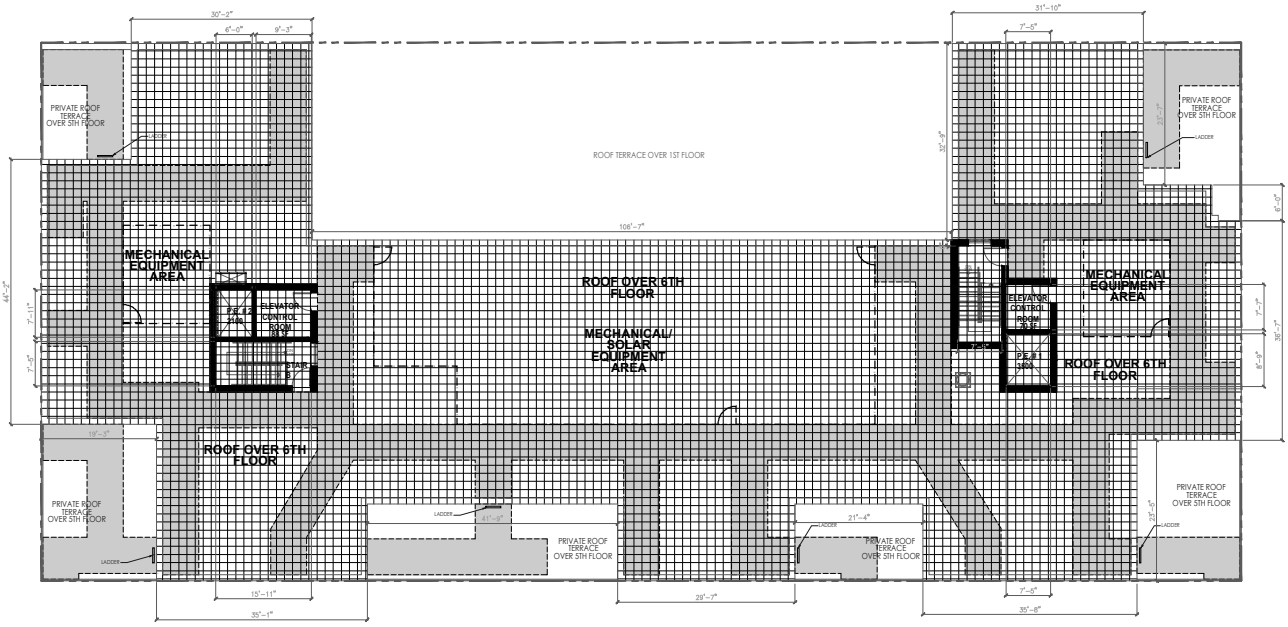
PENTHOUSE (PH) FLOOR PLAN ON 6TH FLOOR

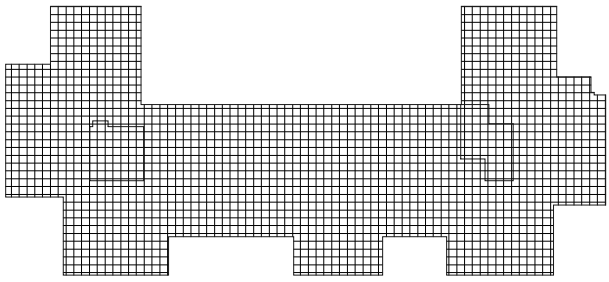
N

SCALE: 1/32" = 1'-0"

0' 8' 16' 32'

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.





LEGEND

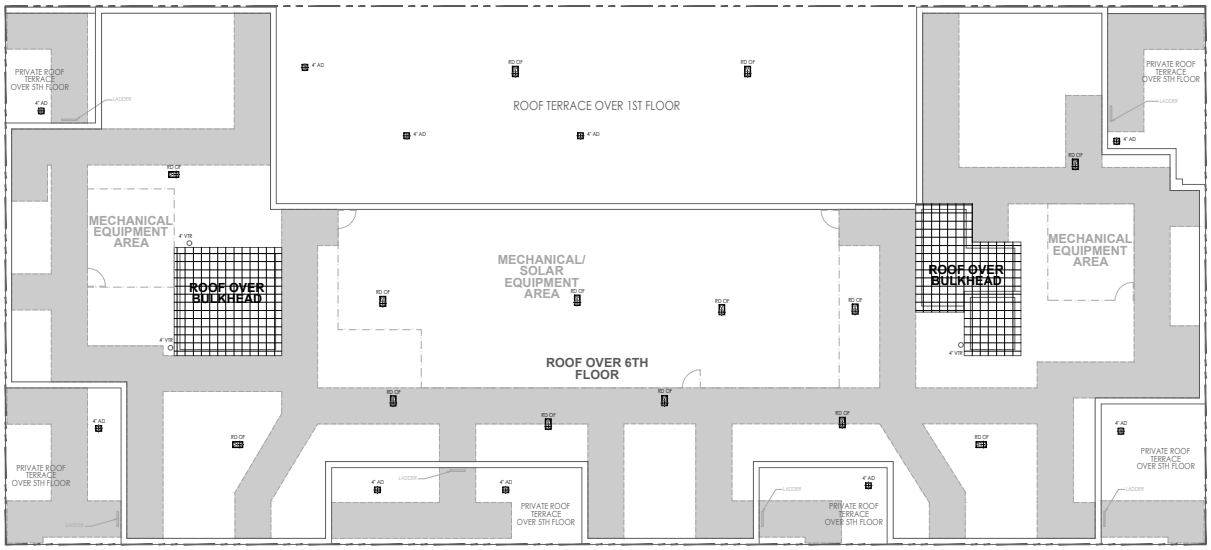
- COMMERCIAL UNIT
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE
- FIRE DEPARTMENT CLEAR PATH

0' 8' 16' 32'

ROOF PLAN

N SCALE: 1/32" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.







LEGEND

- COMMERCIAL UNIT
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE
- FIRE DEPARTMENT CLEAR PATH

0' 8' 16' 32'

BULKHEAD ROOF PLAN

N SCALE: 1/32" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



NORTH ELEVATION

SCALE: 1/32" = 1'–0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

LEGEND:

- GLAZING
- SPANDREL GLAZING
- CONCRETE WALL W/ EIFS
- CONCRETE WALL W/ INSULATION BOARD
- METAL PANEL
- INTEGRATED MULLION FIN COLOR A - BRONZE
- INTEGRATED MULLION FIN COLOR B - METALLIC SILVER

TOTAL BUILDING VERTICAL FENESTRATION AREA = 24,310 S.F.
TOTAL BUILDING WALL AREA = 50,004 S.F.

24,310 / 50,004 = 48.6 % VERTICAL FENESTRATION TO WALL AREA.



SOUTH ELEVATION

SCALE: 1/32" = 1'–0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

LEGEND:

- GLAZING
- SPANDREL GLAZING
- CONCRETE WALL W/ EIFS
- CONCRETE WALL W/ INSULATION BOARD
- METAL PANEL
- INTEGRATED MULLION FIN COLOR A - BRONZE
- INTEGRATED MULLION FIN COLOR B - METALLIC SILVER

TOTAL BUILDING VERTICAL FENESTRATION AREA = 24,310 S.F.
TOTAL BUILDING WALL AREA = 50,004 S.F.

24,310 / 50,004 = 48.6 % VERTICAL FENESTRATION TO WALL AREA.



EAST ELEVATION

SCALE: 1/32" = 1'–0"

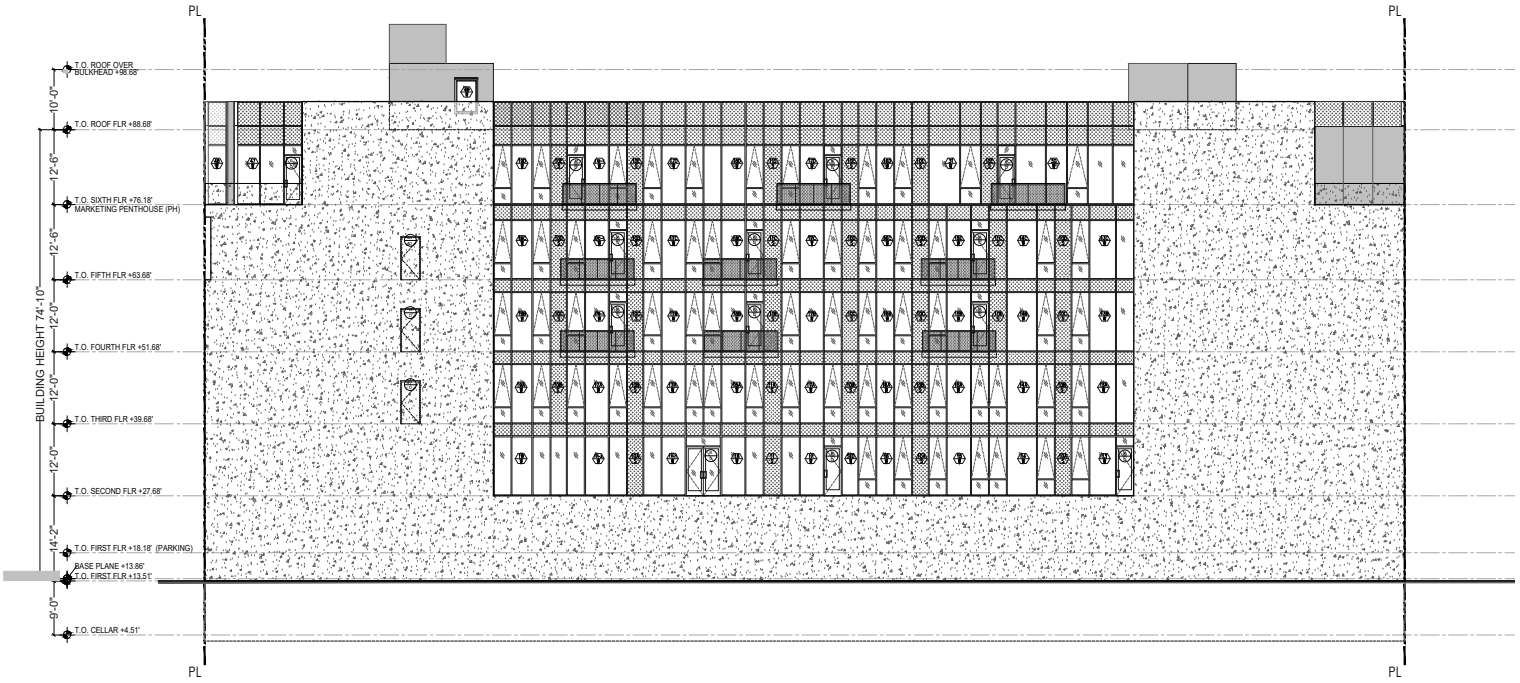
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

LEGEND:

- GLAZING
- SPANDREL GLAZING
- CONCRETE WALL W/ EIFS
- CONCRETE WALL W/ INSULATION BOARD
- METAL PANEL
- INTEGRATED MULLION FIN COLOR A - BRONZE
- INTEGRATED MULLION FIN COLOR B - METALLIC SILVER

TOTAL BUILDING VERTICAL FENESTRATION AREA = 24,310 S.F.
TOTAL BUILDING WALL AREA = 50,004 S.F.

24,310 / 50,004 = 48.6 % VERTICAL FENESTRATION TO WALL AREA.



WEST ELEVATION

SCALE: 1/32" = 1'–0".

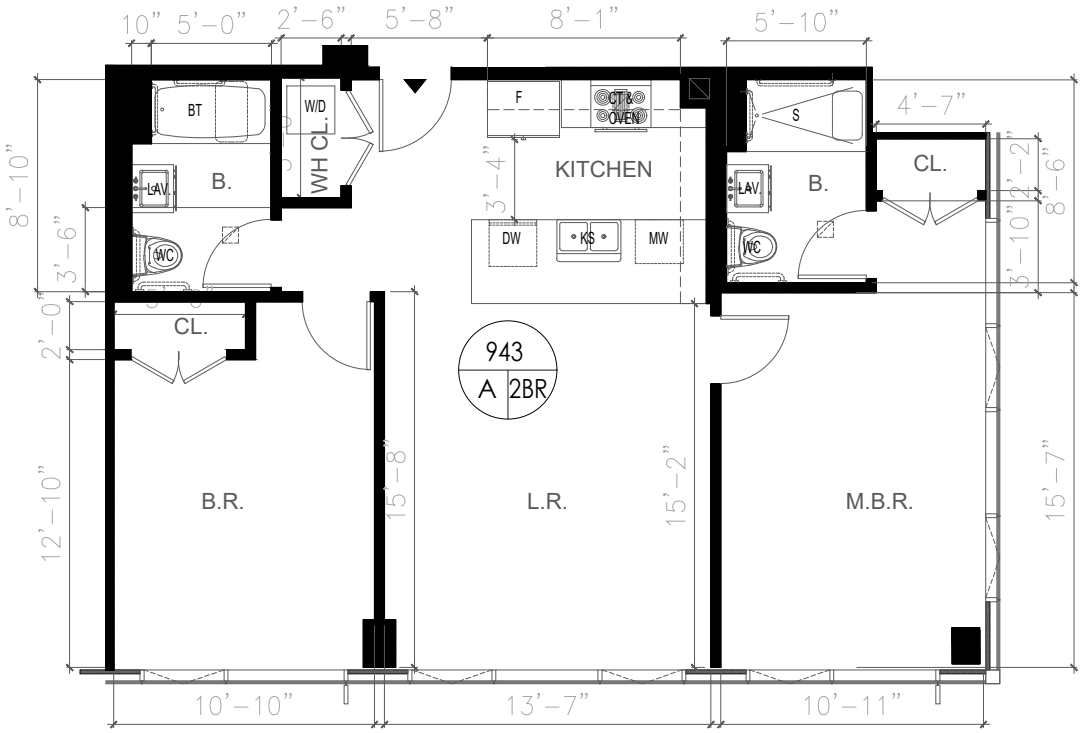
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

LEGEND:

- GLAZING
- SPANDREL GLAZING
- CONCRETE WALL W/ EIFS
- CONCRETE WALL W/ INSULATION BOARD
- METAL PANEL
- INTEGRATED MULLION FIN COLOR A - BRONZE
- INTEGRATED MULLION FIN COLOR B - METALLIC SILVER

TOTAL BUILDING VERTICAL FENESTRATION AREA = 24,310 S.F.
TOTAL BUILDING WALL AREA = 50,004 S.F.

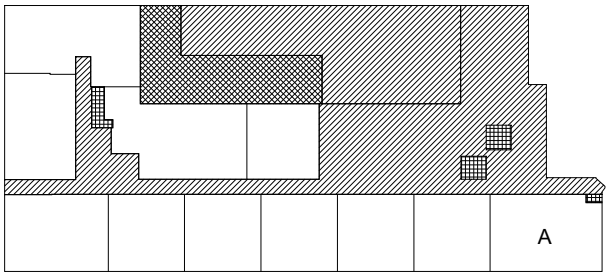
24,310 / 50,004 = 48.6 % VERTICAL FENESTRATION TO WALL AREA.



UNIT 2A
UNIT SF: 943

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

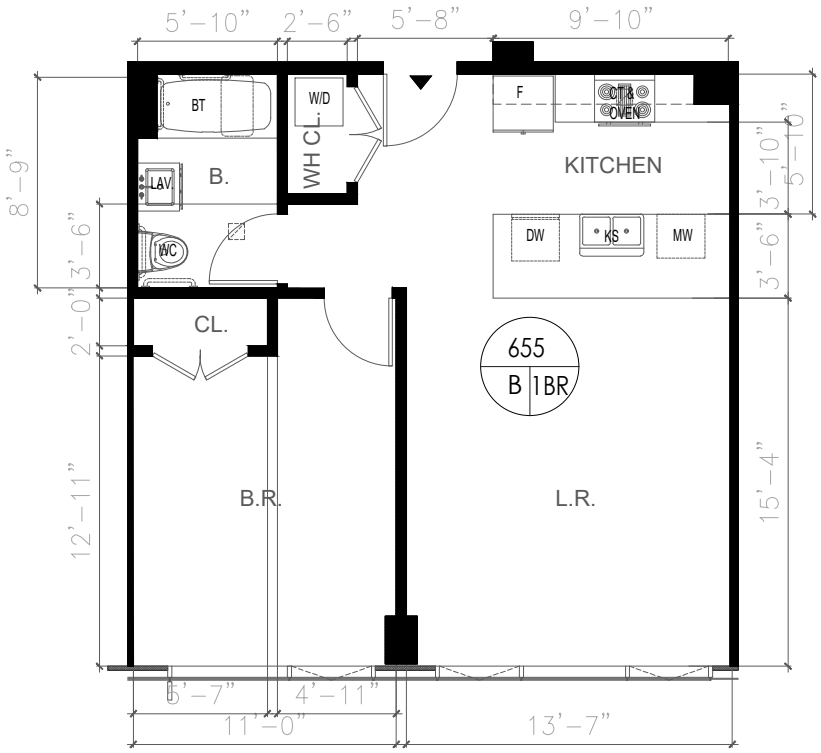
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 2A FLOOR PLAN

N SCALE: 1/8" = 1'–0"

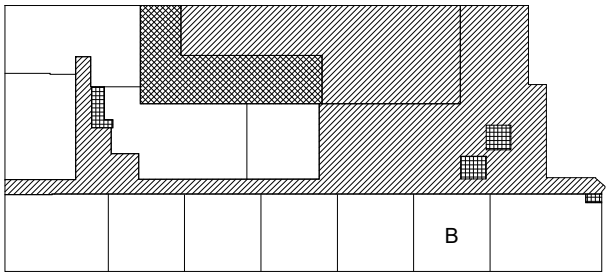
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 2B
UNIT SF: 655

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

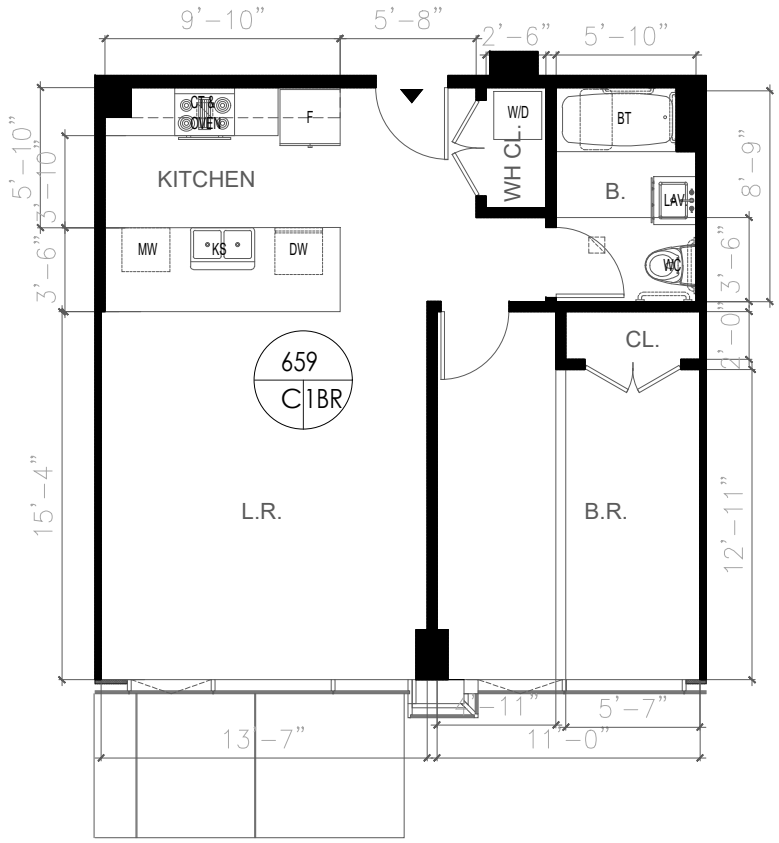
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 2B FLOOR PLAN

N SCALE: 1/8" = 1'-0"

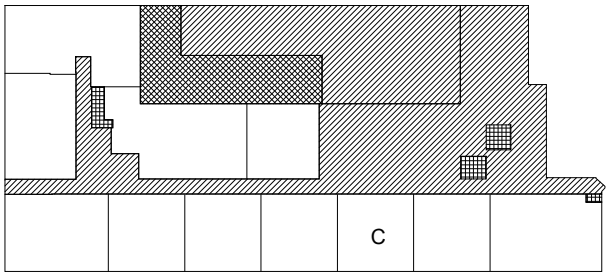
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 2C
UNIT SF:659

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

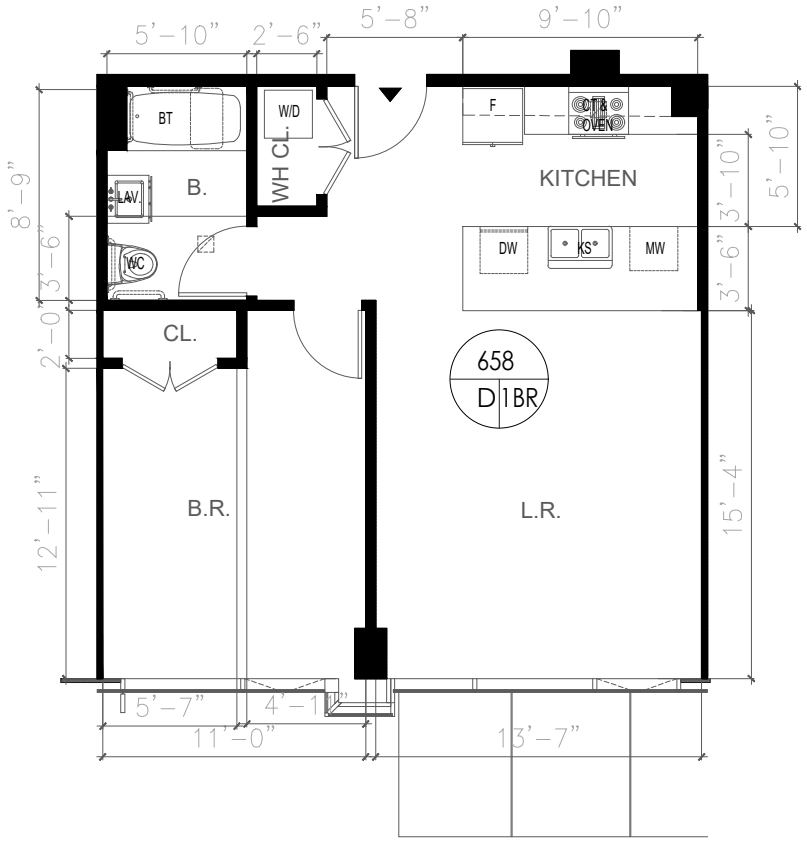
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 2C FLOOR PLAN

N SCALE:1/8" = 1'-0"

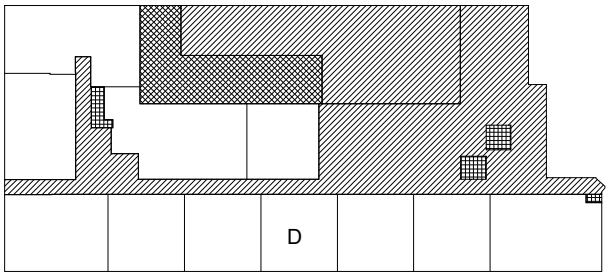
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 2D
UNIT SF: 658

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

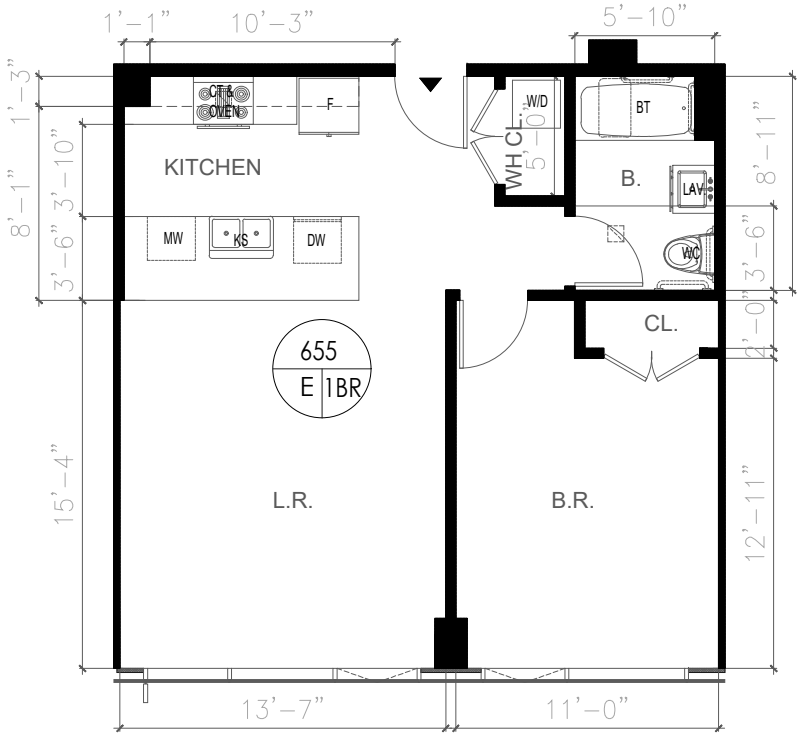
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 2D FLOOR PLAN

N SCALE: 1/8" = 1'-0"

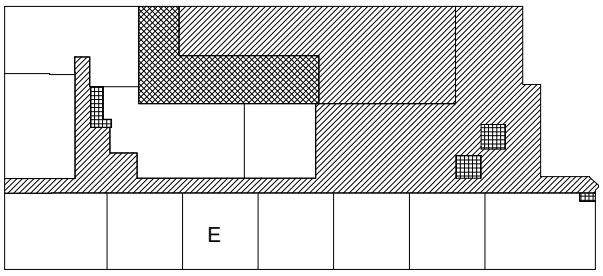
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 2E
UNIT SF: 655

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

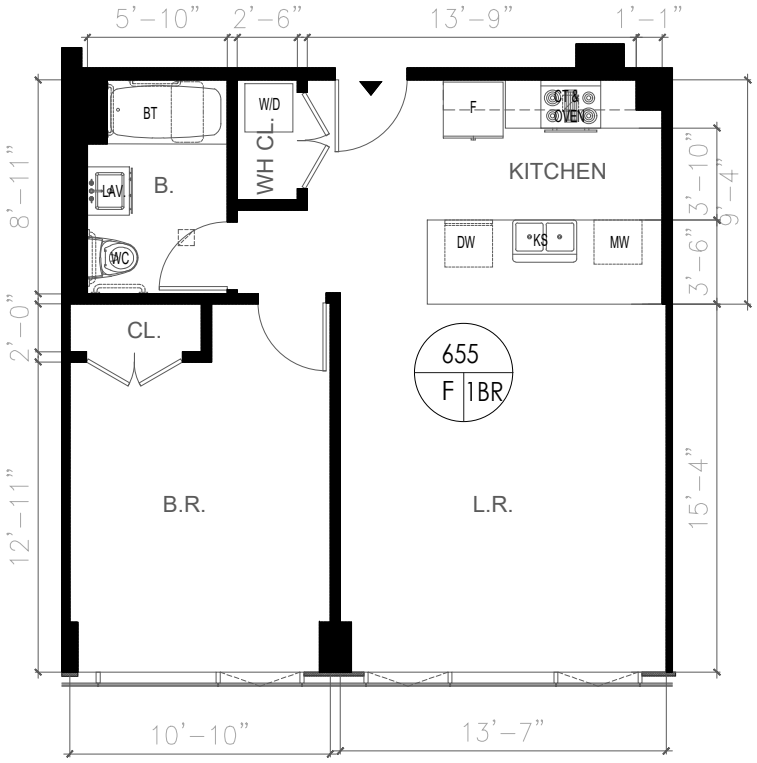
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 2E FLOOR PLAN

N SCALE: 1/8" = 1'-0"

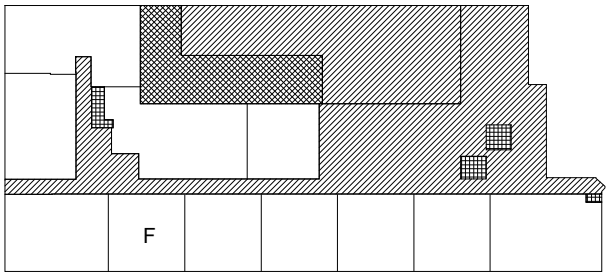
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 2F
UNIT SF: 655

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

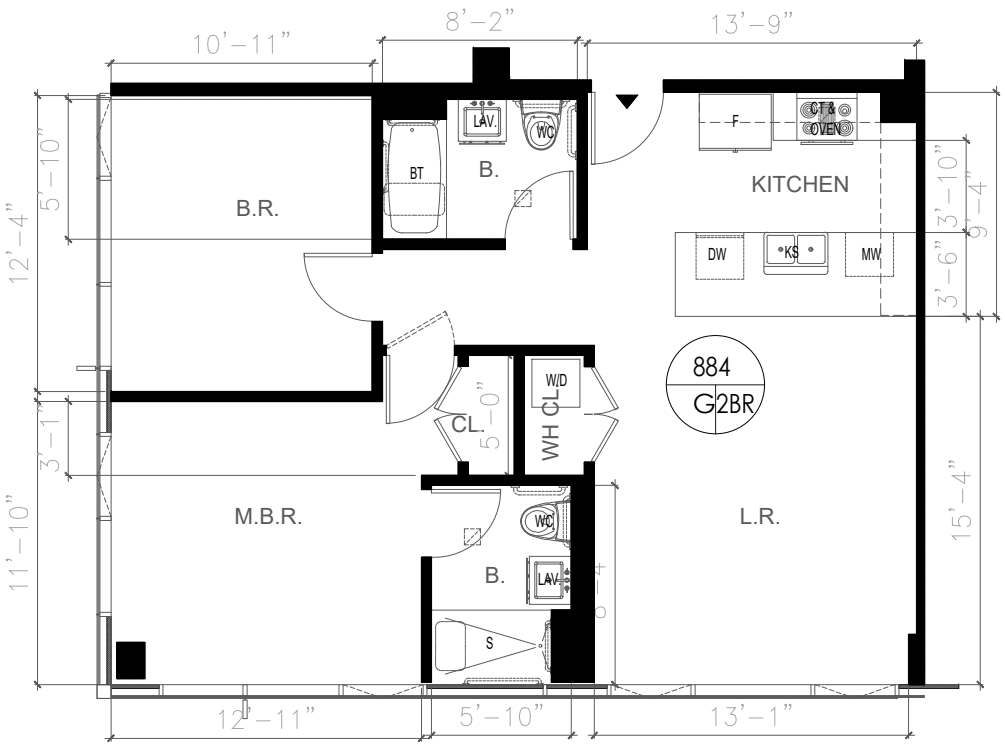
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 2F FLOOR PLAN

N SCALE: 1/8" = 1'-0"

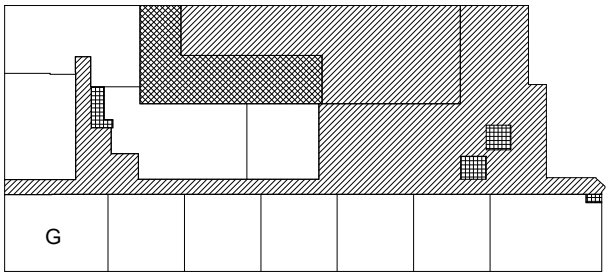
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 2G
UNIT SF: 884

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

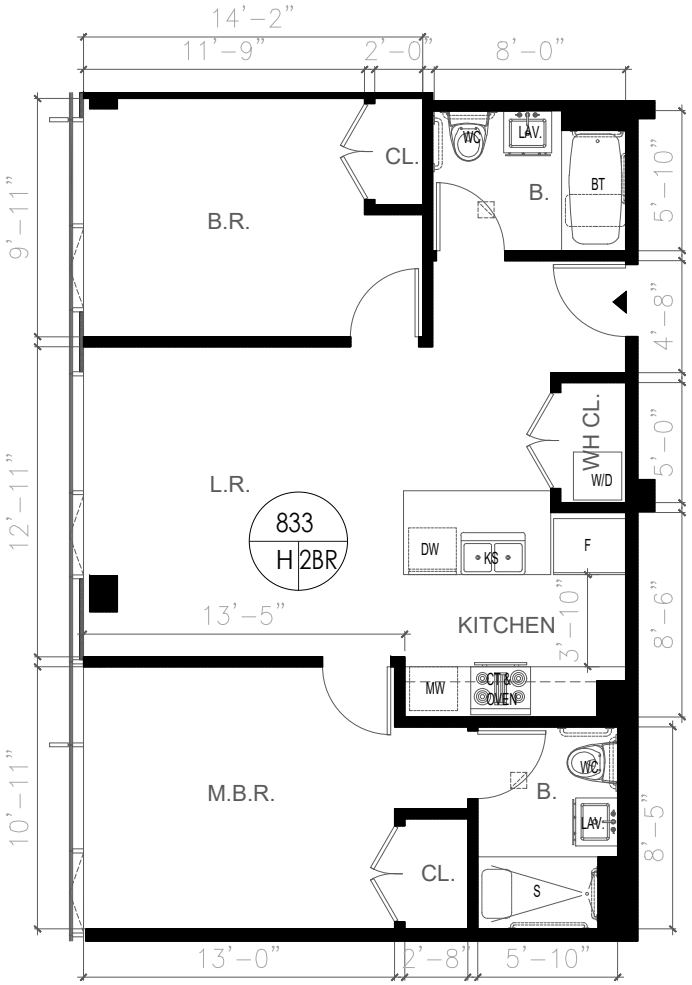
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 2G FLOOR PLAN

N SCALE: 1/8" = 1'–0"

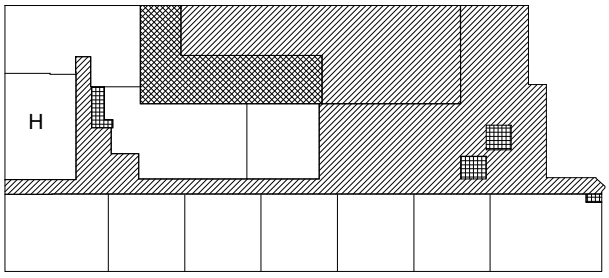
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 2H
UNIT SF: 833

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

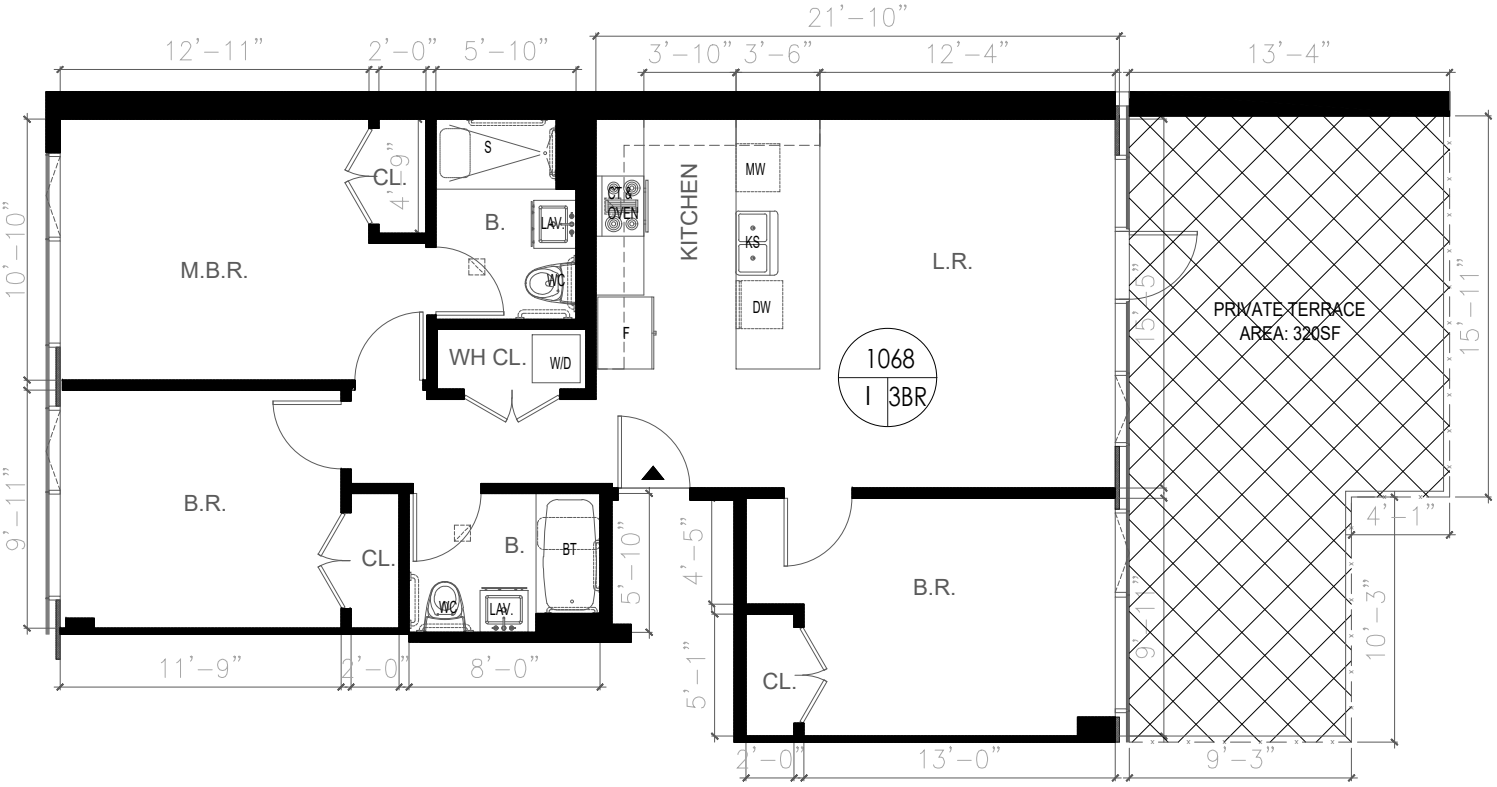
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 2H FLOOR PLAN

N SCALE: 1/8" = 1'-0"

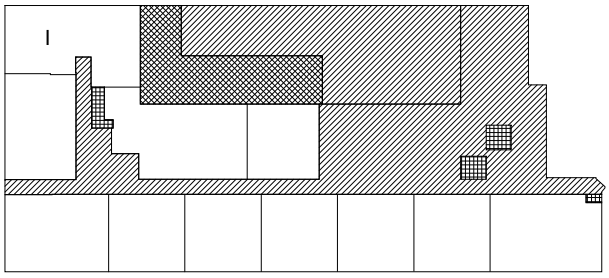
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 21
UNIT SF: 1068

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

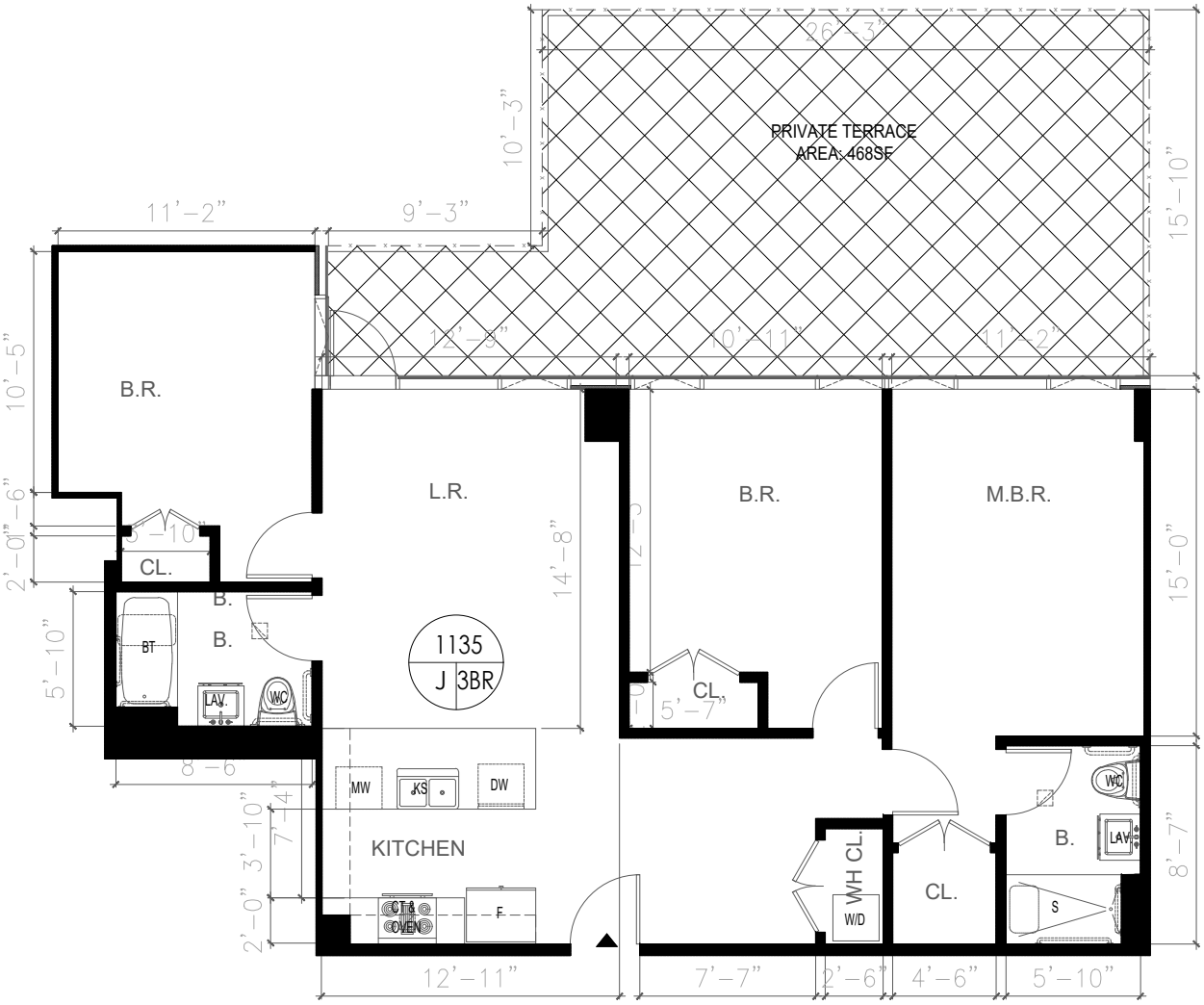
0' 2' 4' 8'

UNIT 21 FLOOR PLAN

N SCALE: 1/8" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

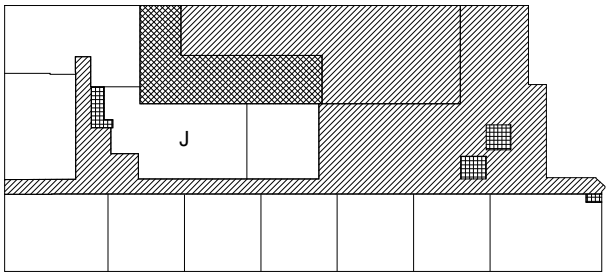
11-50 45st St. QUEENS, NY, 11354
01/16/26
DRAWN BY: LU NING ARCHITECTURE



UNIT 2J
UNIT SF: 1135

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

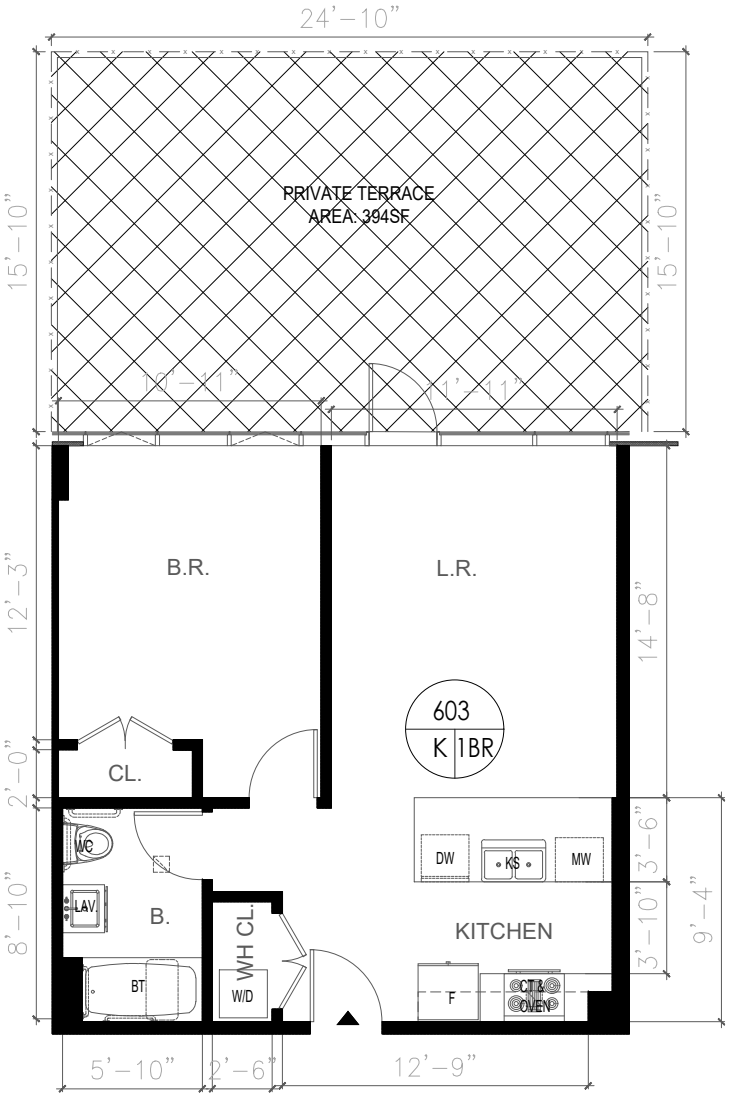
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 2J FLOOR PLAN

N SCALE: 1/8" = 1'-0"

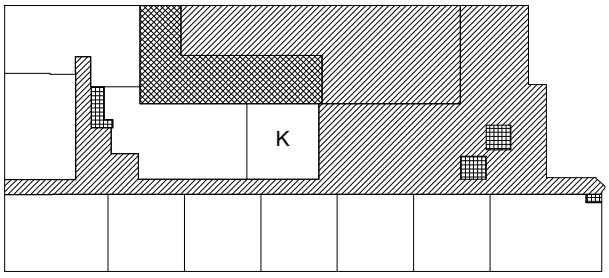
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 2K
UNIT SF: 603

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

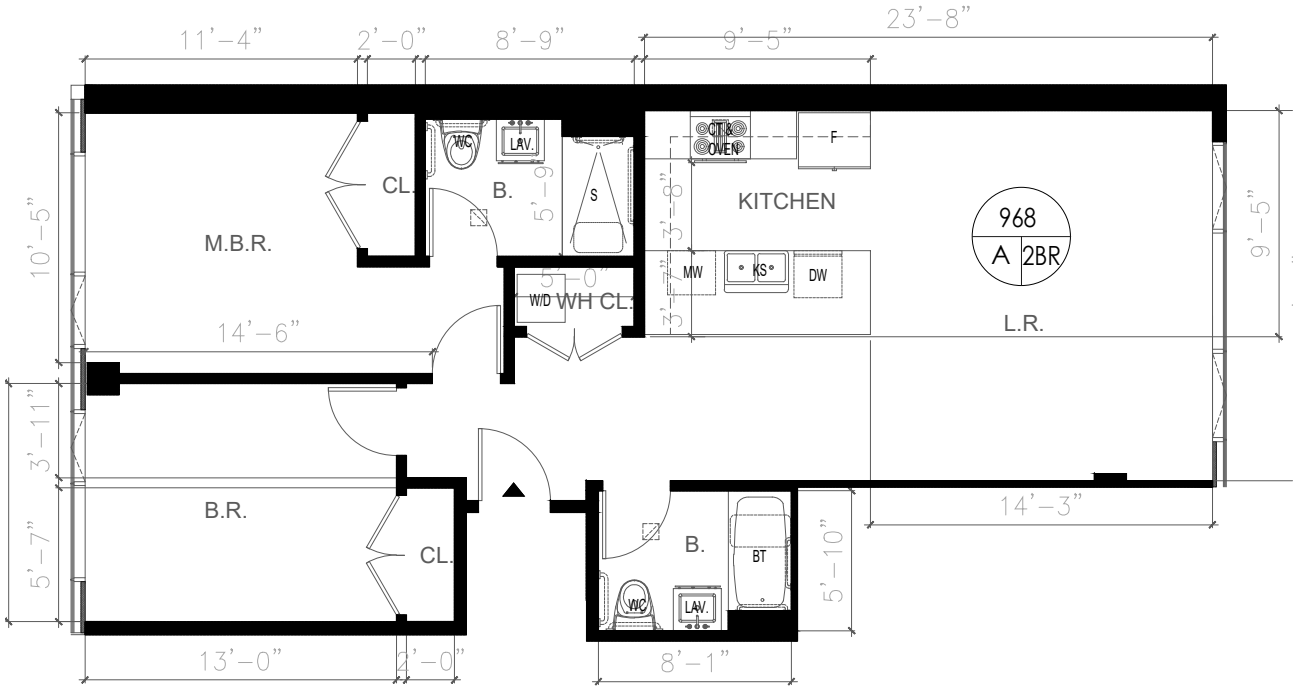
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 2K FLOOR PLAN

N SCALE: 1/8" = 1'-0"

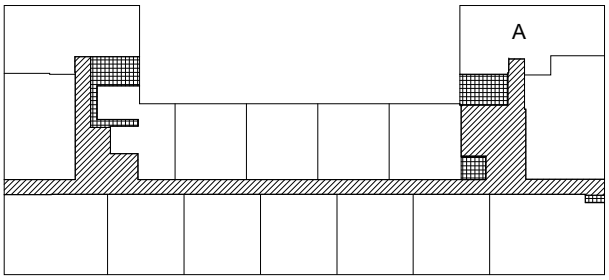
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 3A
UNIT SF: 968

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

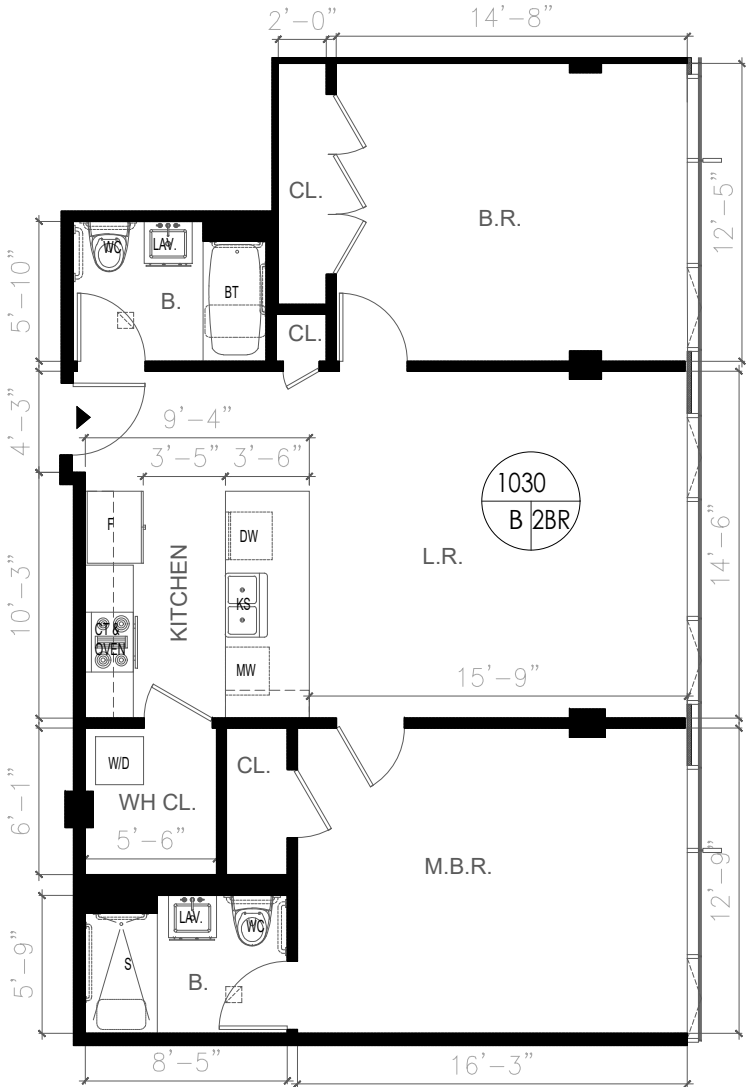
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 3A FLOOR PLAN

N SCALE: 1/8" = 1'-0"

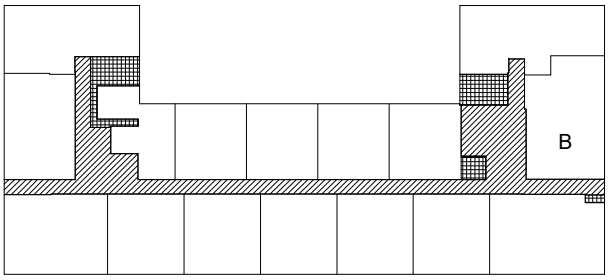
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 3B
UNIT SF: 1030

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

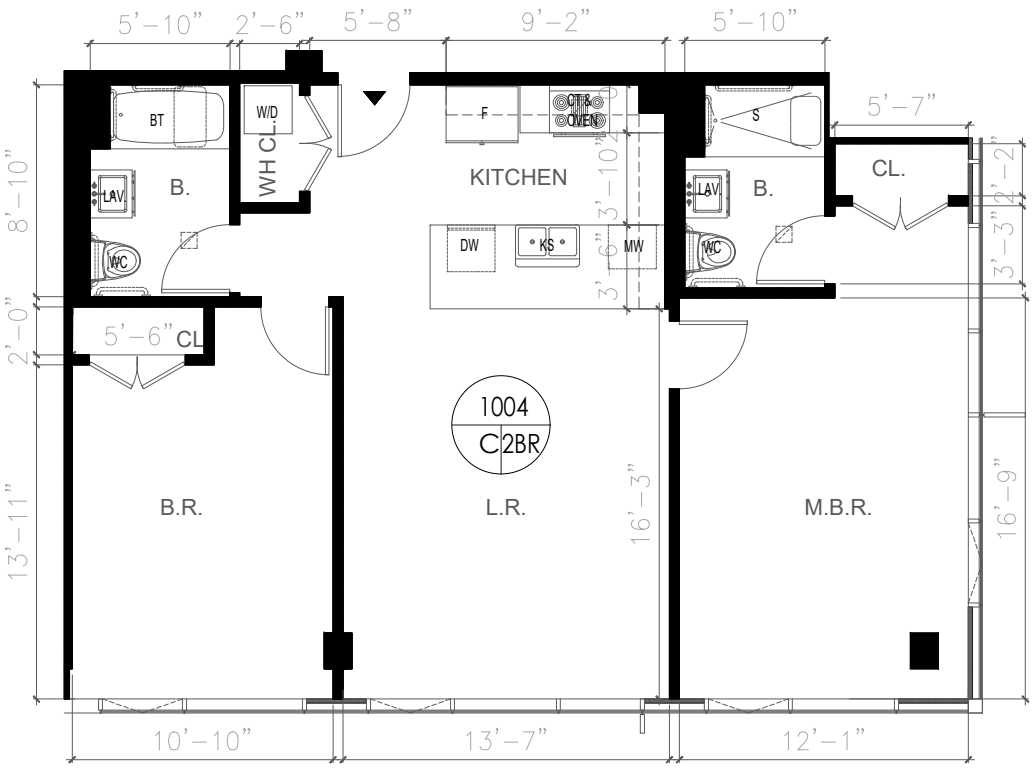
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 3B FLOOR PLAN

N SCALE: 1/8" = 1'-0"

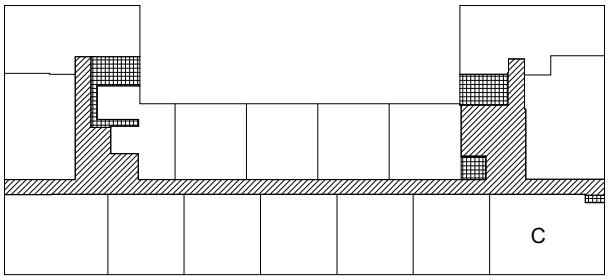
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 3C
UNIT SF:1004

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

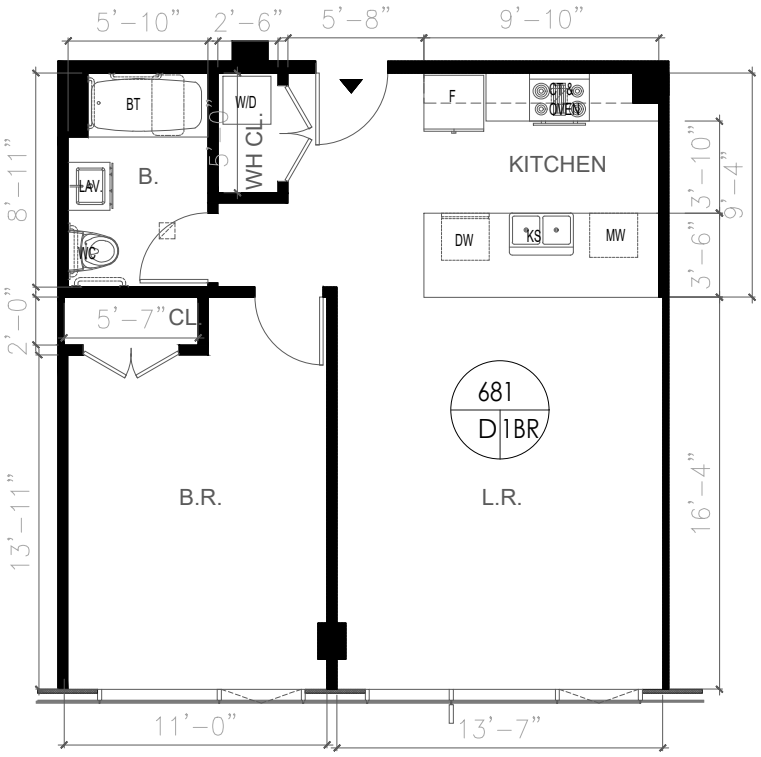
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 3C FLOOR PLAN

N SCALE:1/8" = 1'-0"

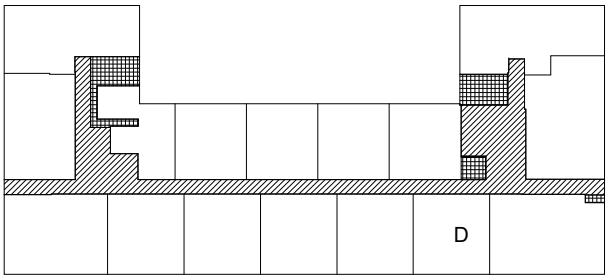
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 3D
UNIT SF: 681

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

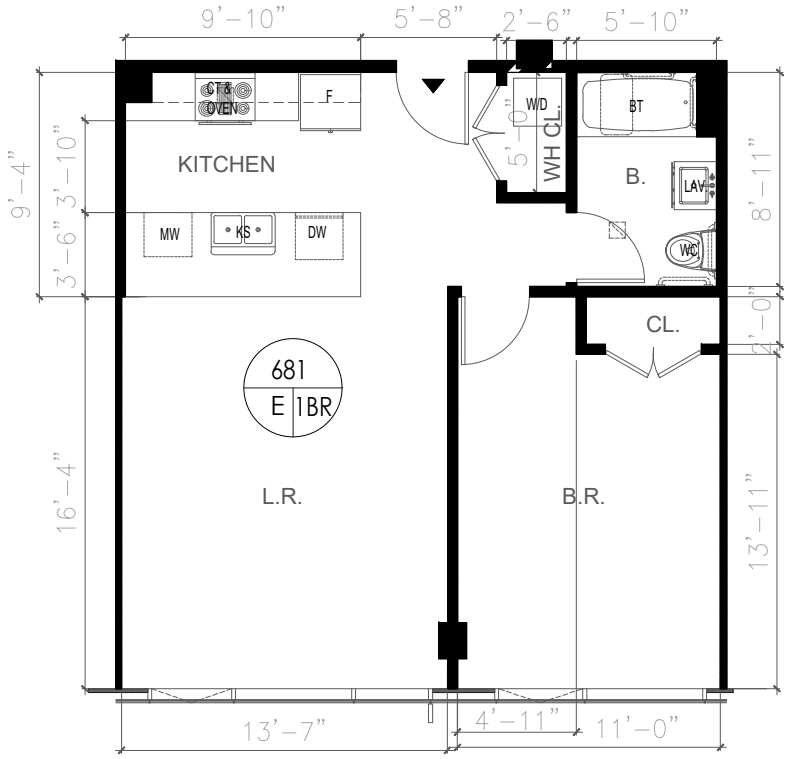
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 3D FLOOR PLAN

N SCALE: 1/8" = 1'-0"

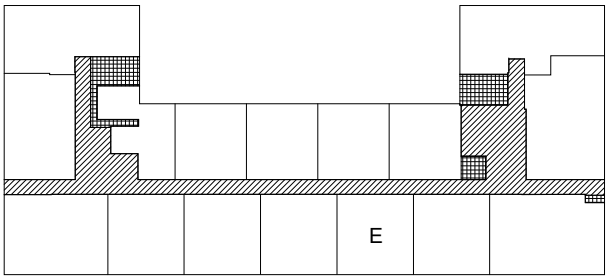
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 3E
UNIT SF: 681

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

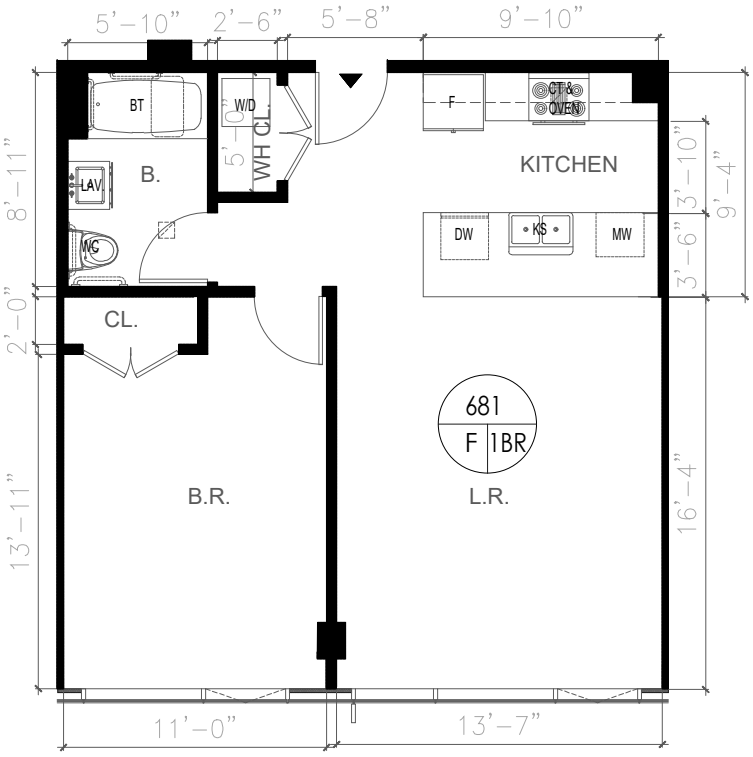
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 3E FLOOR PLAN

N SCALE: 1/8" = 1'-0"

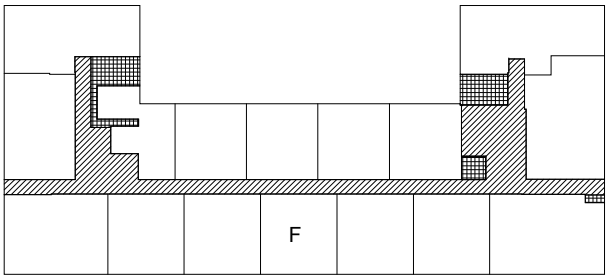
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 3F
UNIT SF: 681

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

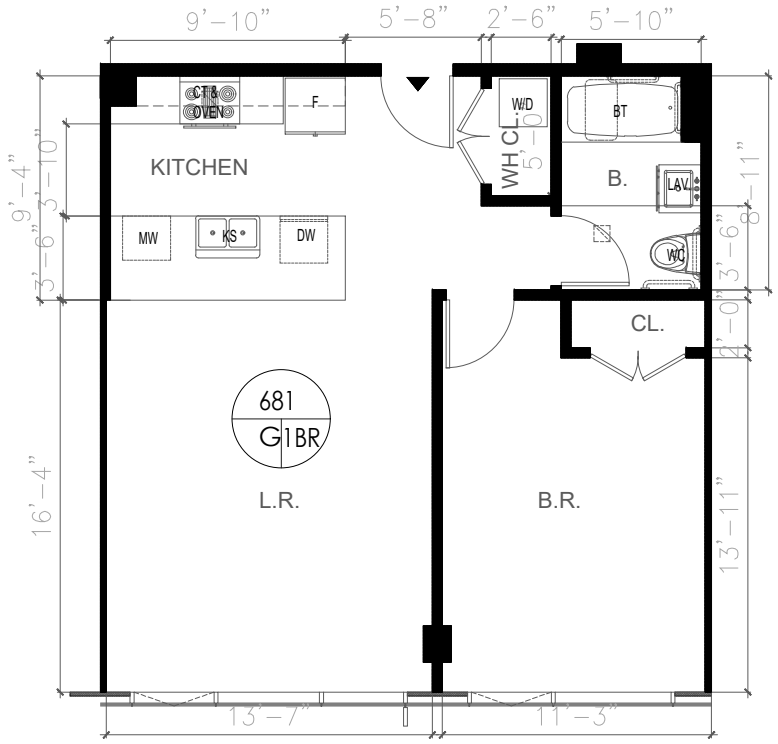
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 3F FLOOR PLAN

N SCALE: 1/8" = 1'-0"

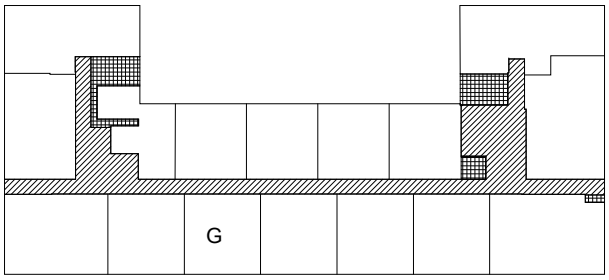
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 3G
UNIT SF: 681

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

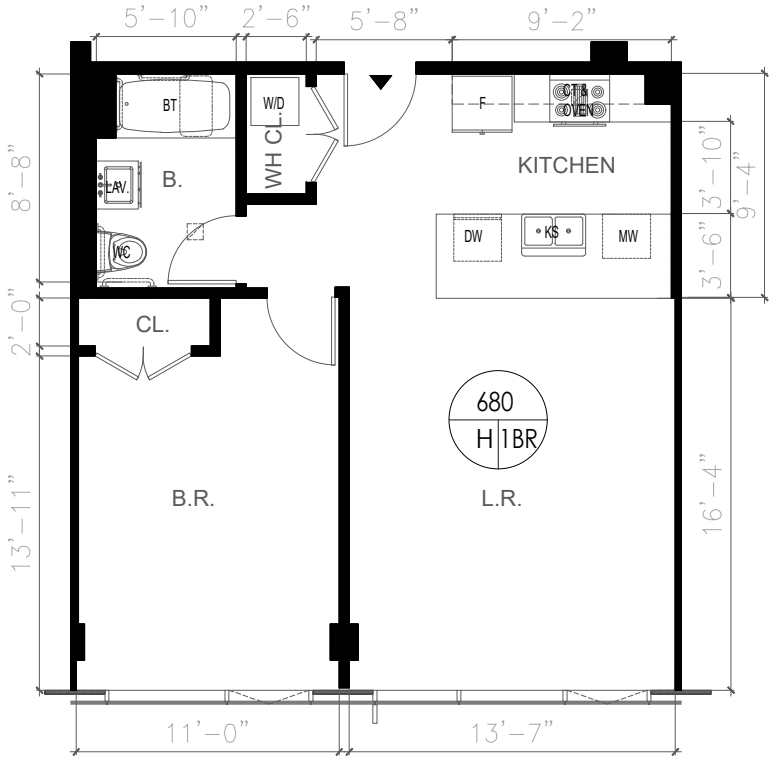
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 3G FLOOR PLAN

N SCALE: 1/8" = 1'-0"

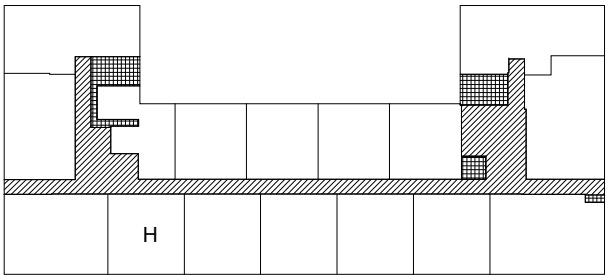
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT3H
UNIT SF: 680

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 3H FLOOR PLAN

N SCALE: 1/8" = 1'-0"

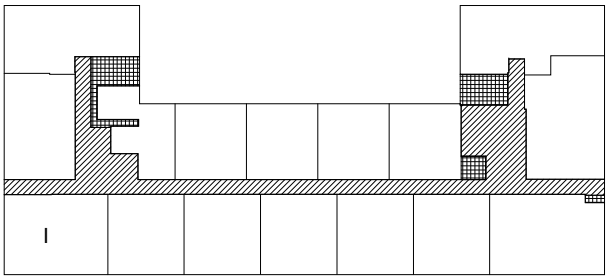
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 3I
UNIT SF: 921

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

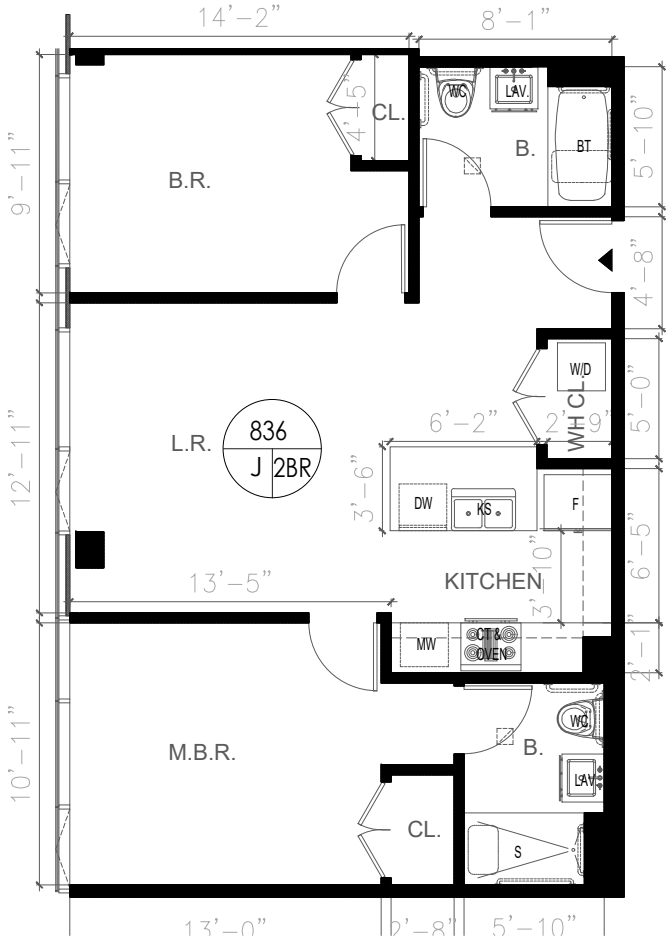
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 3I FLOOR PLAN

N SCALE: 1/8" = 1'-0"

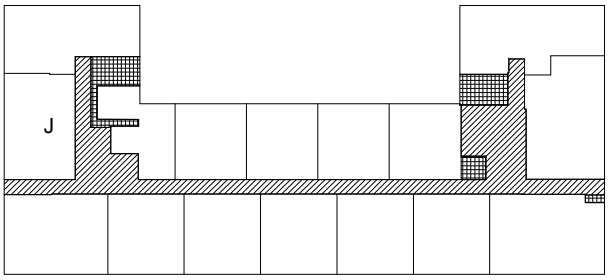
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 3J
UNIT SF: 836

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

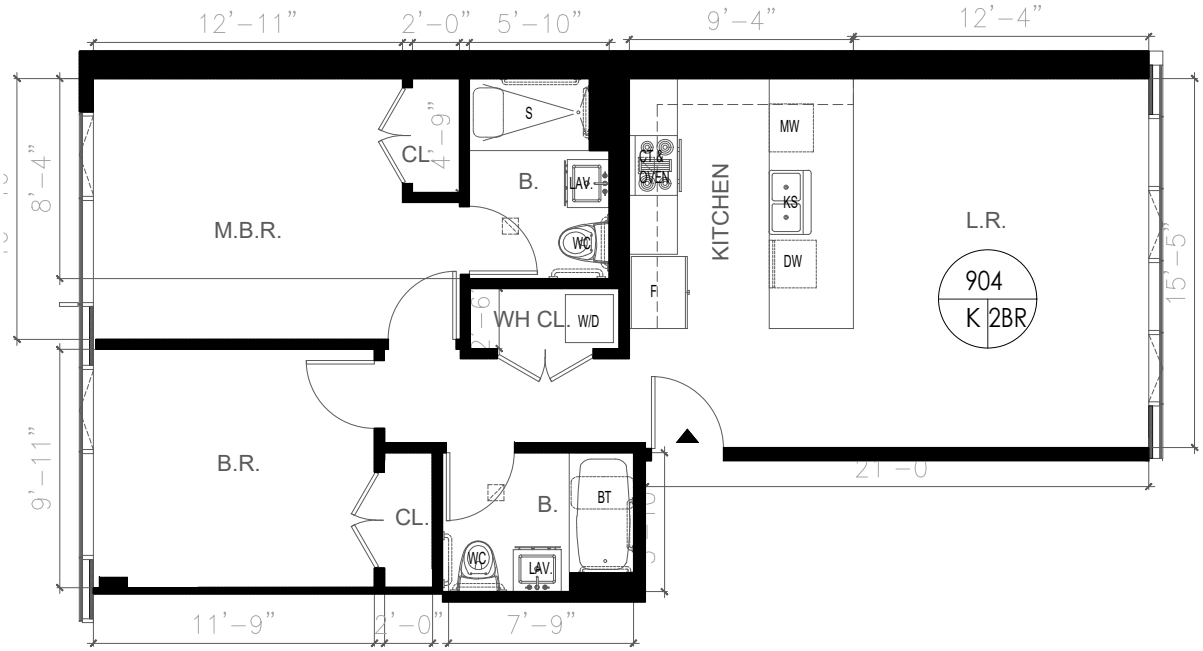
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 3J FLOOR PLAN

N SCALE: 1/8" = 1'-0"

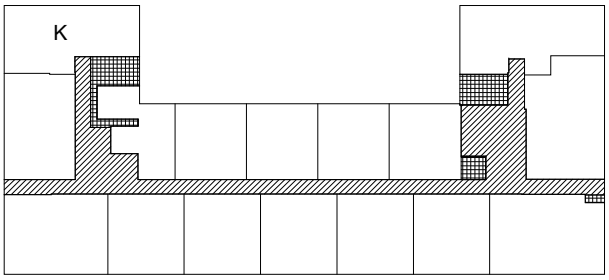
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 3K
UNIT SF: 904

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

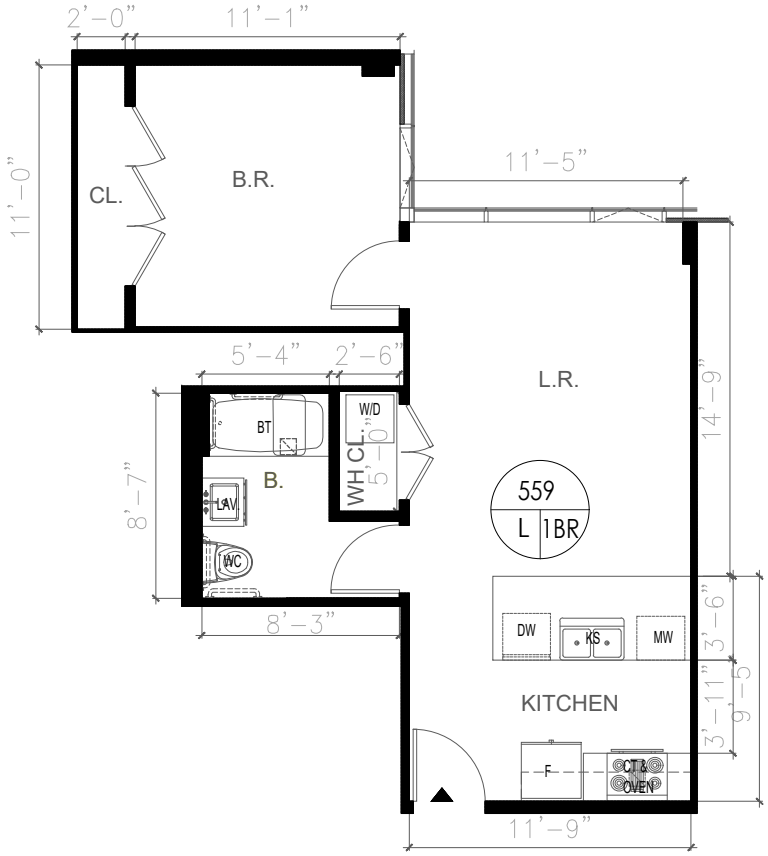
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 3K FLOOR PLAN

N SCALE: 1/8" = 1'-0"

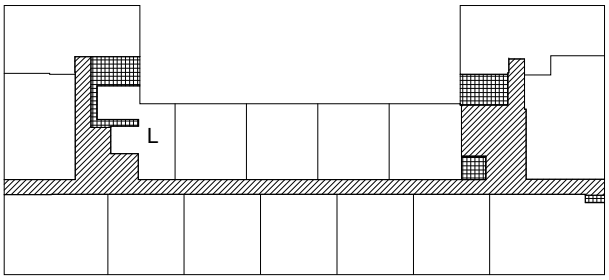
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 3L
UNIT SF: 559

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

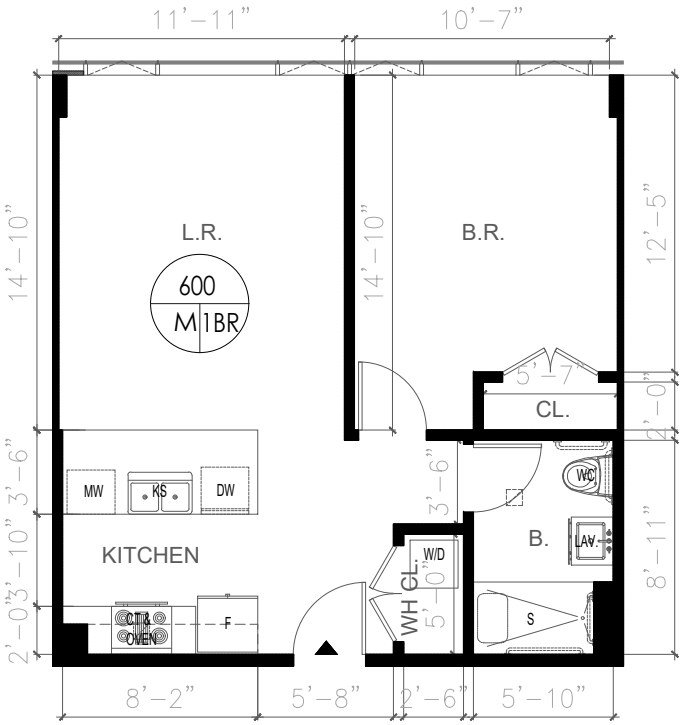
0' 2' 4' 8'

UNIT 3L FLOOR PLAN

N SCALE: 1/8" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

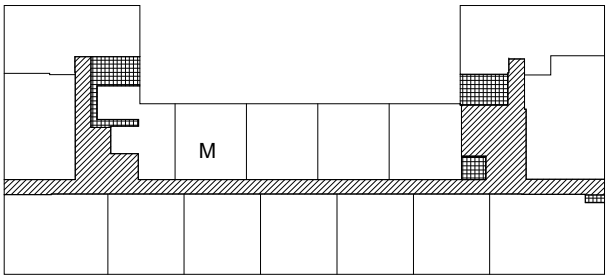
11-50 45st St. QUEENS, NY, 11354
01/16/26
DRAWN BY:LU NING ARCHITECTURE



UNIT 3M
UNIT SF:600

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

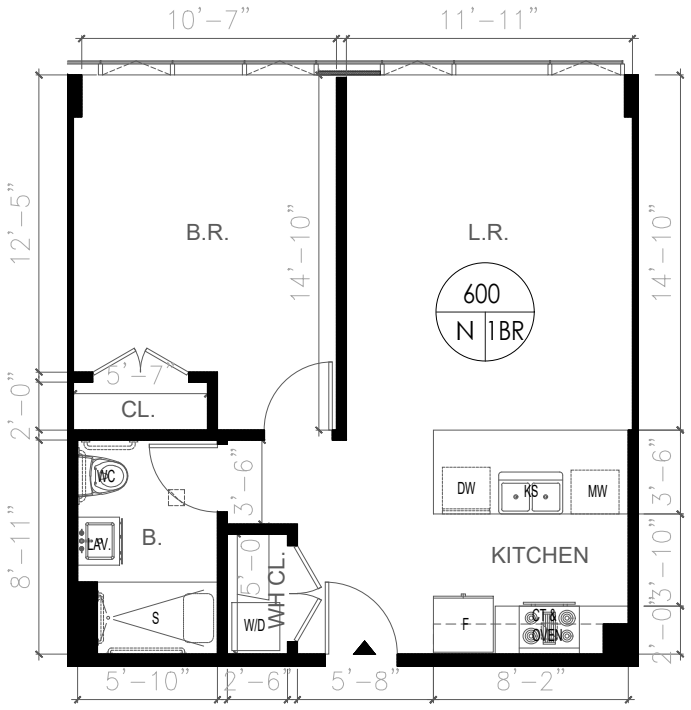
0' 2' 4' 8'

UNIT 3M FLOOR PLAN

N SCALE:1/8" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

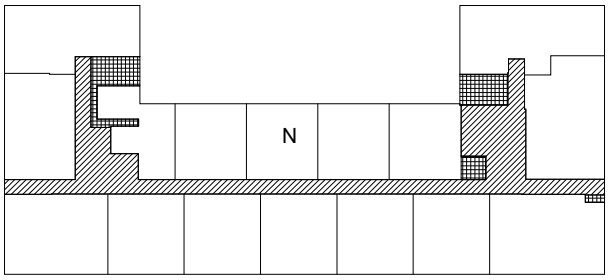
11-50 45st St. QUEENS, NY, 11354
01/16/26
DRAWN BY: LU NING ARCHITECTURE



UNIT 3N
UNIT SF: 600

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

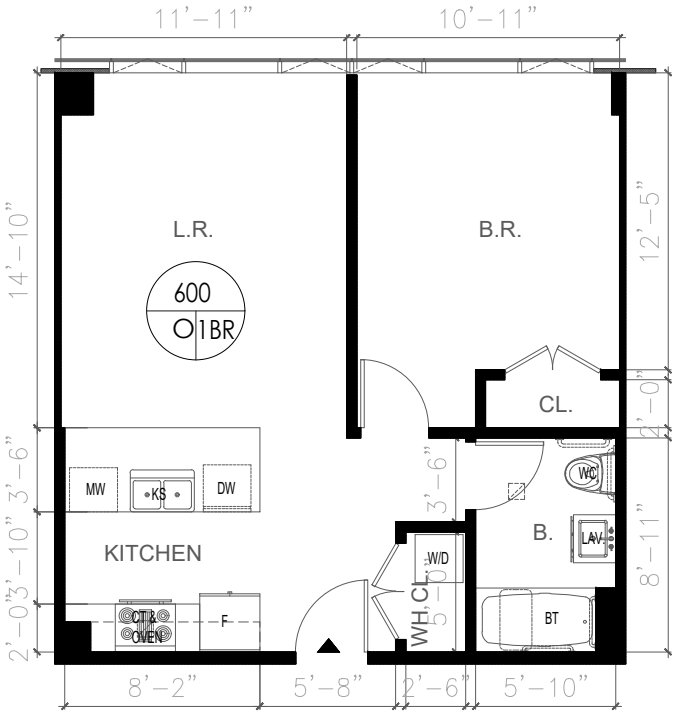
0' 2' 4' 8'

UNIT 3N FLOOR PLAN

N SCALE: 1/8" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

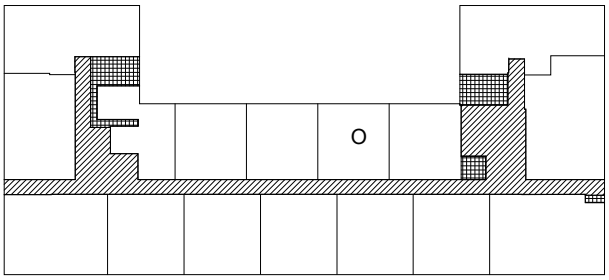
11-50 45st St. QUEENS, NY, 11354
01/16/26
DRAWN BY: LU NING ARCHITECTURE



UNIT 30
UNIT SF: 600

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

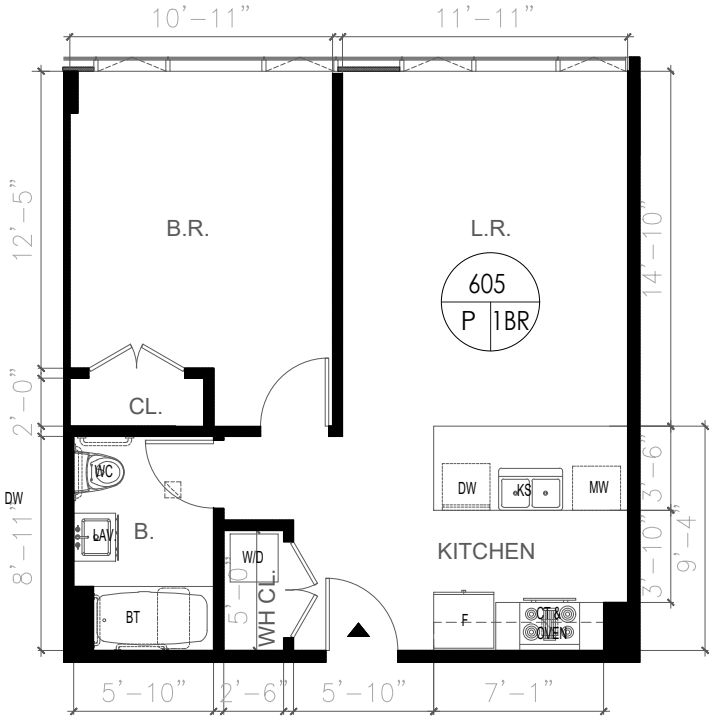
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 30 FLOOR PLAN

N SCALE: 1/8" = 1'-0"

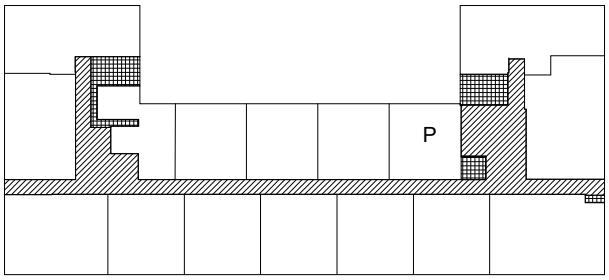
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 3P
UNIT SF: 605

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

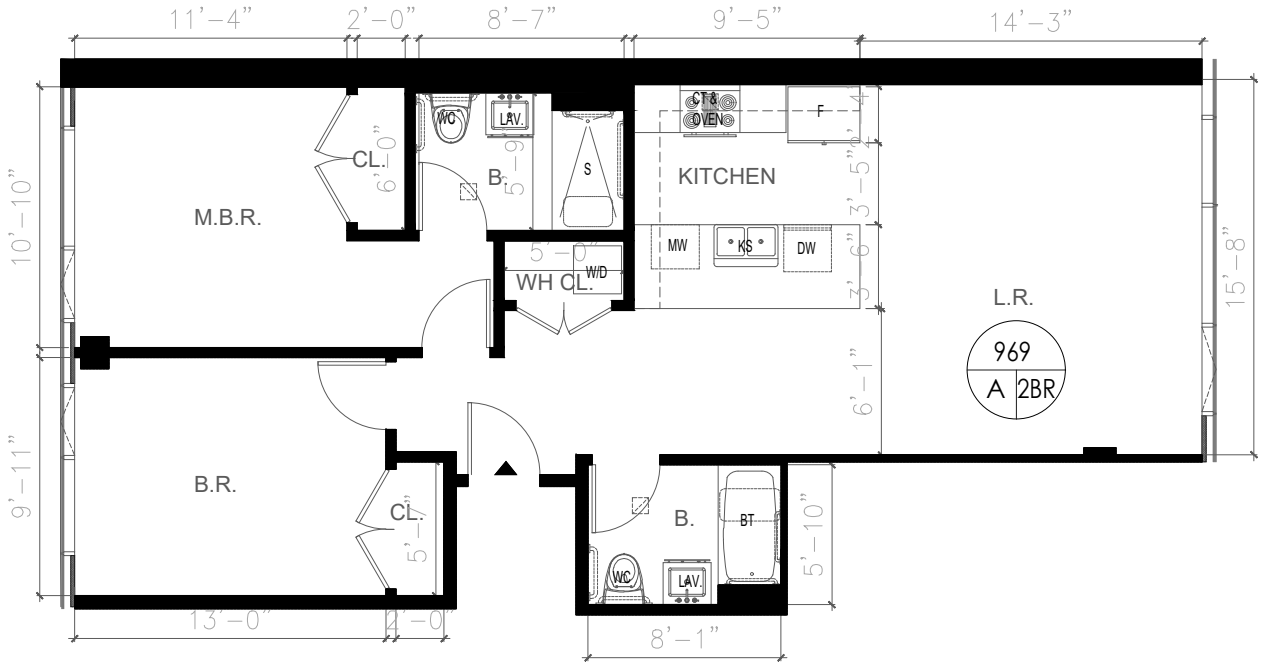
0' 2' 4' 8'

UNIT 3P FLOOR PLAN

N SCALE: 1/8" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

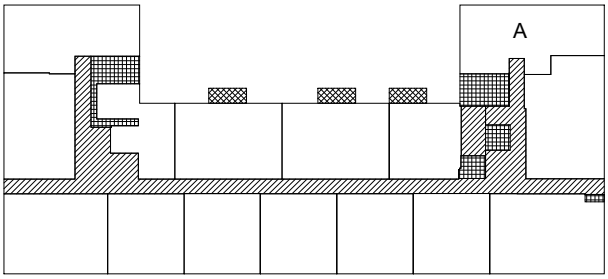
11-50 45st St. QUEENS, NY, 11354
01/16/26
DRAWN BY: LU NING ARCHITECTURE



UNIT 4A
UNIT SF: 969

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

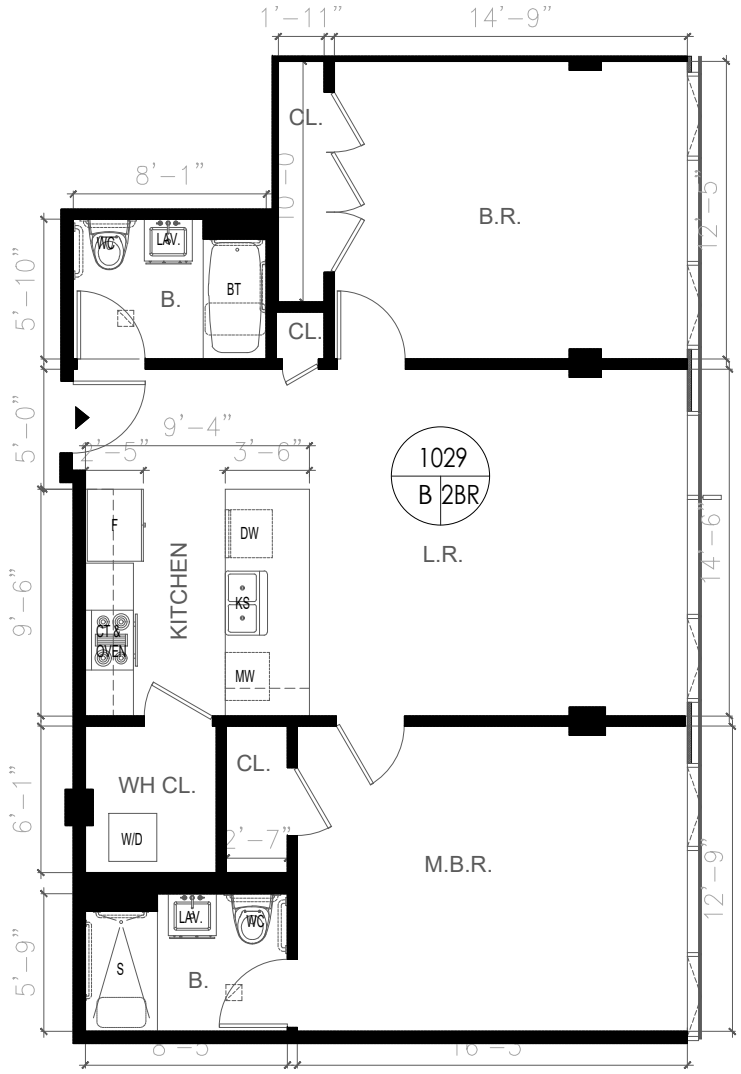
0' 2' 4' 8'

UNIT 4A FLOOR PLAN

N SCALE: 1/8" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

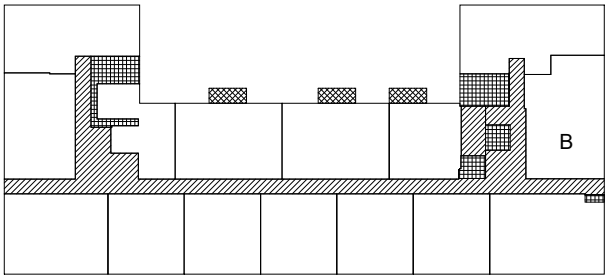
11-50 45st St. QUEENS, NY, 11354
01/16/26
DRAWN BY: LU NING ARCHITECTURE



UNIT 4B
UNIT SF: 1029

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

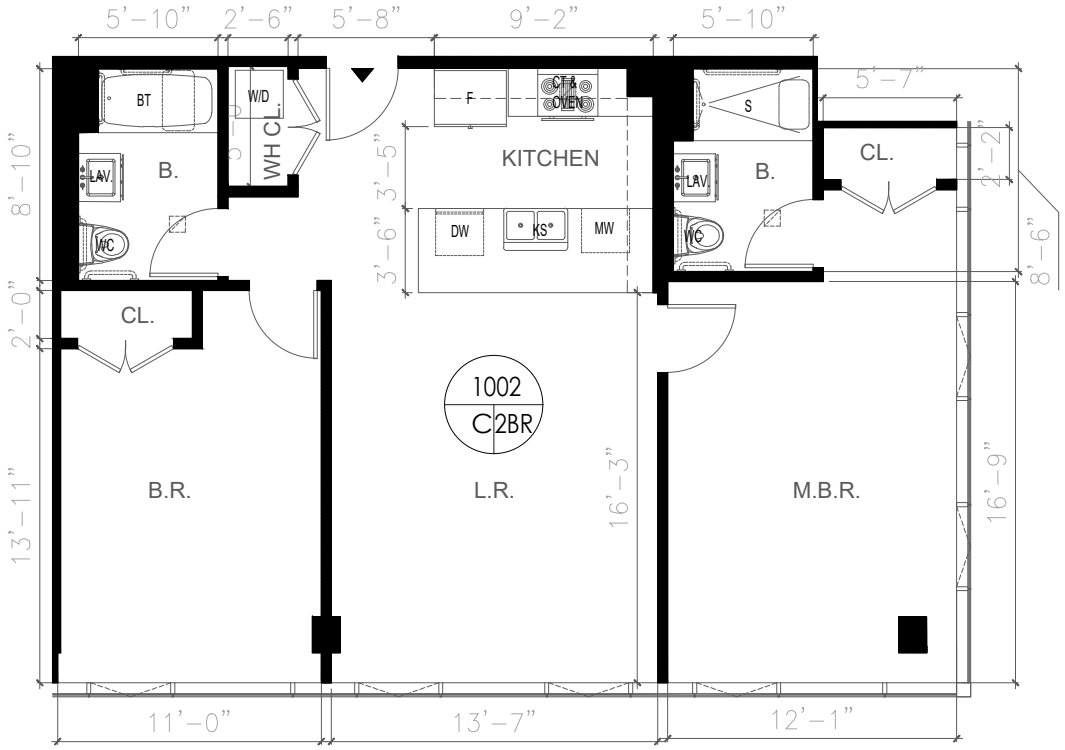
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 4B FLOOR PLAN

N SCALE: 1/8" = 1'-0"

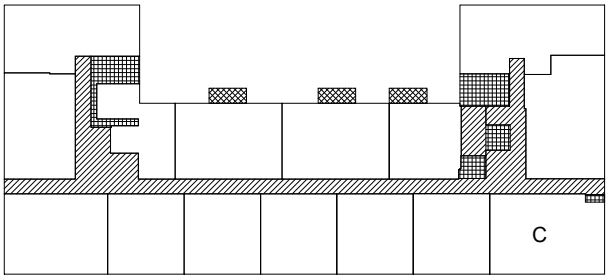
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 4C
UNIT SF:1002

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

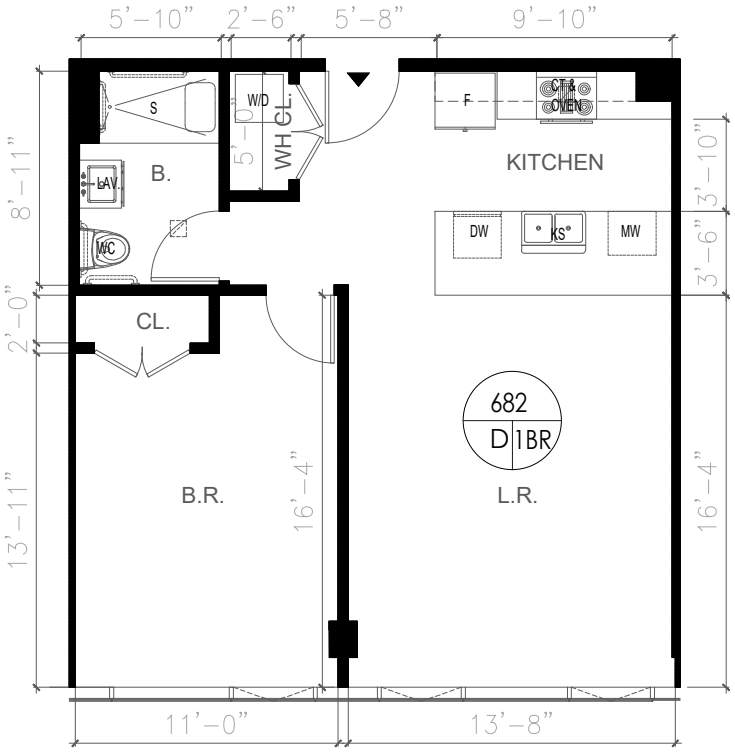
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT4C FLOOR PLAN

N SCALE:1/8" = 1'-0"

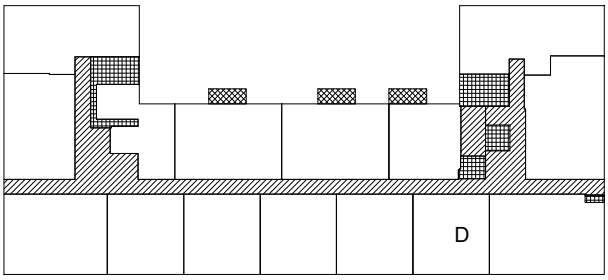
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 4D
UNIT SF:682

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

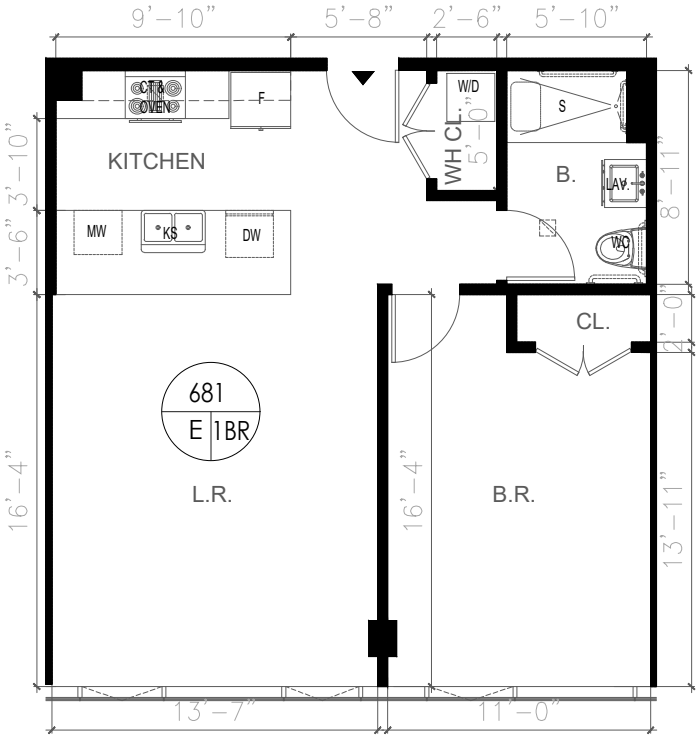
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 4D FLOOR PLAN

N SCALE:1/8" = 1'-0"

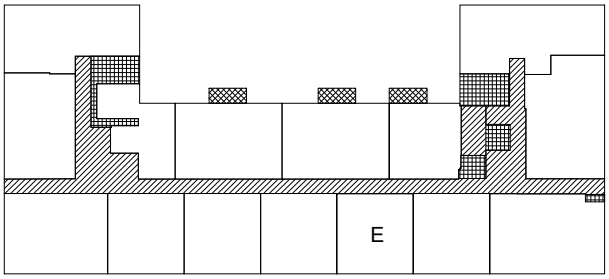
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 4E
UNIT SF: 681

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

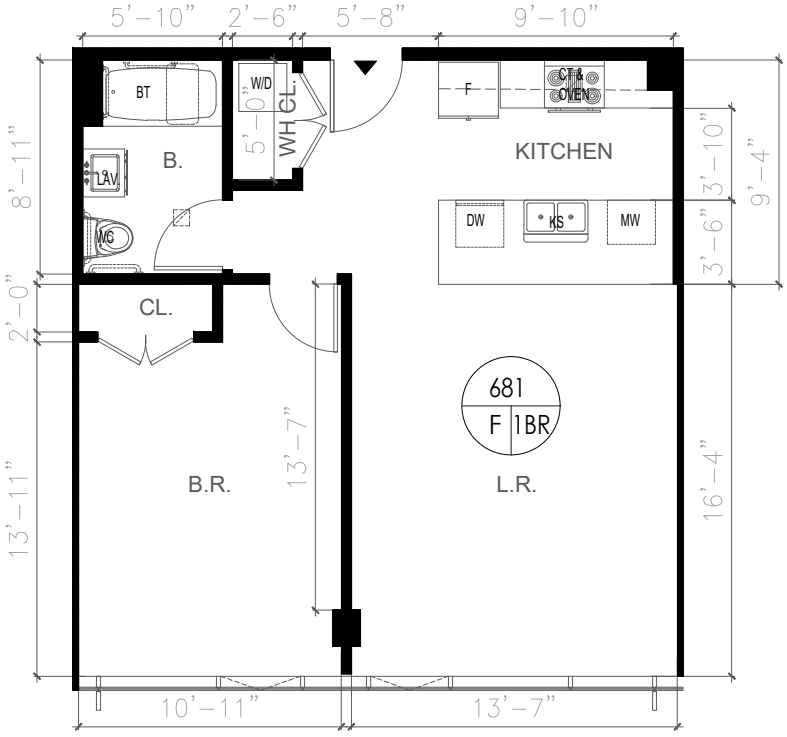
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 4E FLOOR PLAN

N SCALE: 1/8" = 1'-0"

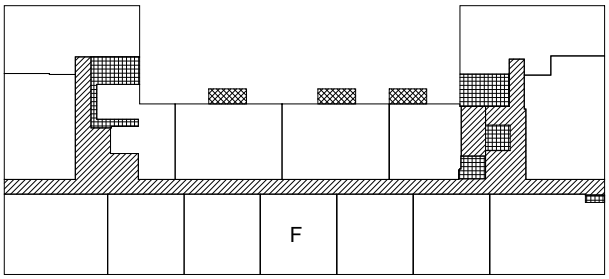
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 4F
UNIT SF: 681

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

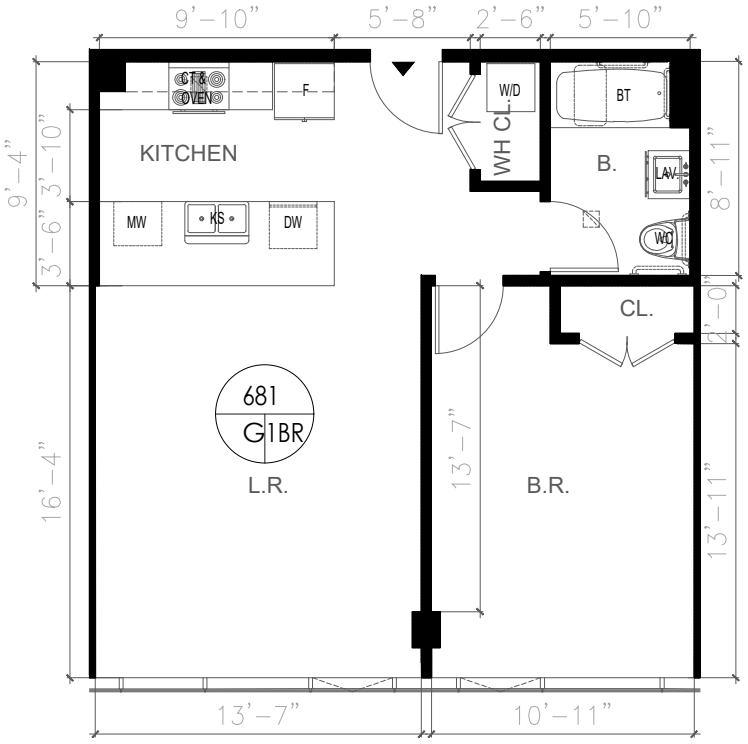
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 4F FLOOR PLAN

N SCALE: 1/8" = 1'-0"

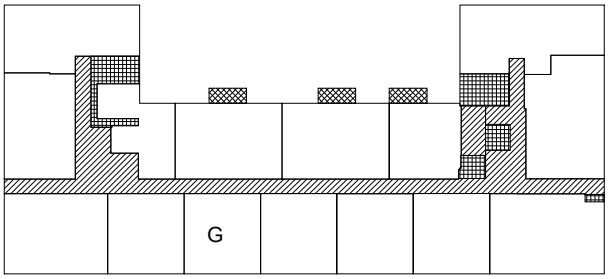
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 4G
UNIT SF: 681

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

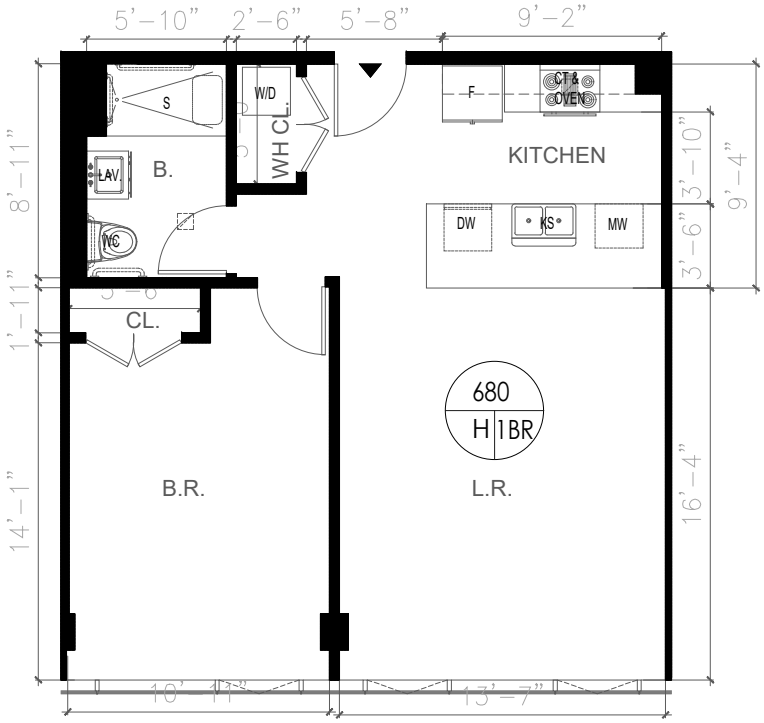
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 4G FLOOR PLAN

N SCALE: 1/8" = 1'-0"

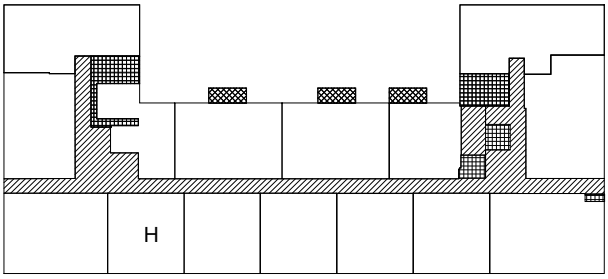
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 4H
UNIT SF:680

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 4H FLOOR PLAN

N SCALE:1/8" = 1'-0"

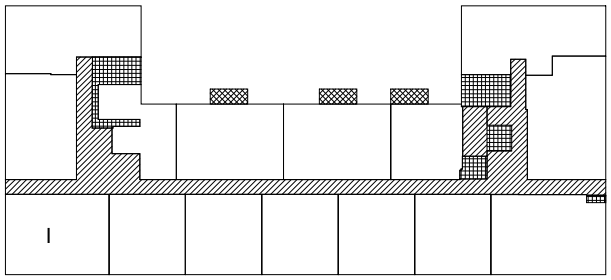
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 4I
UNIT SF: 921

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

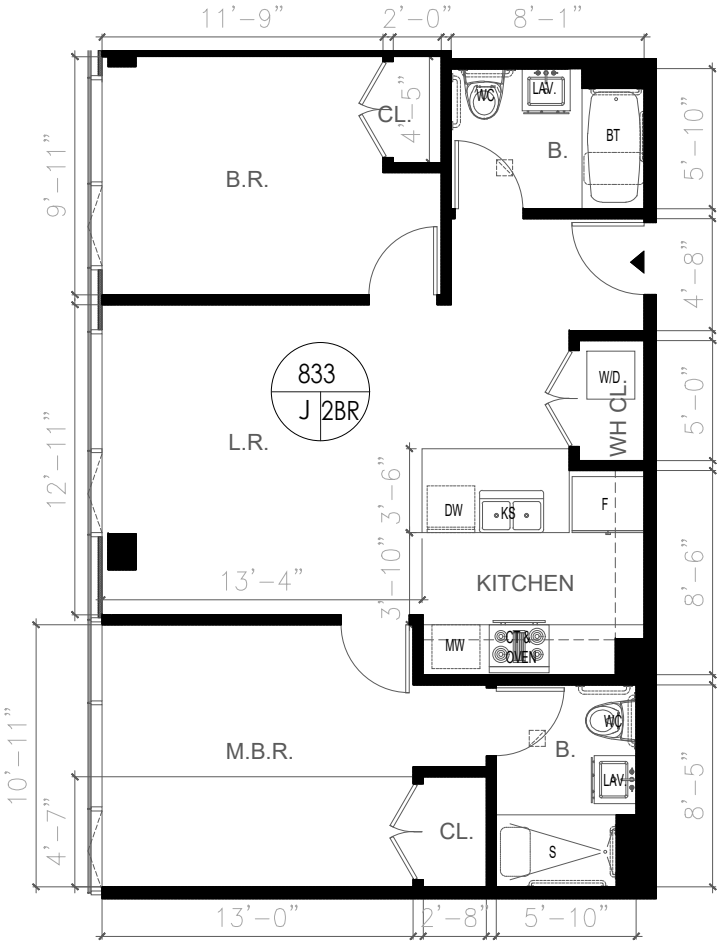
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 4I FLOOR PLAN

N SCALE: 1/8" = 1'-0"

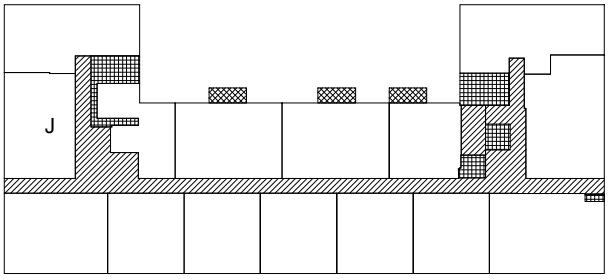
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 4J
UNIT SF: 833

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

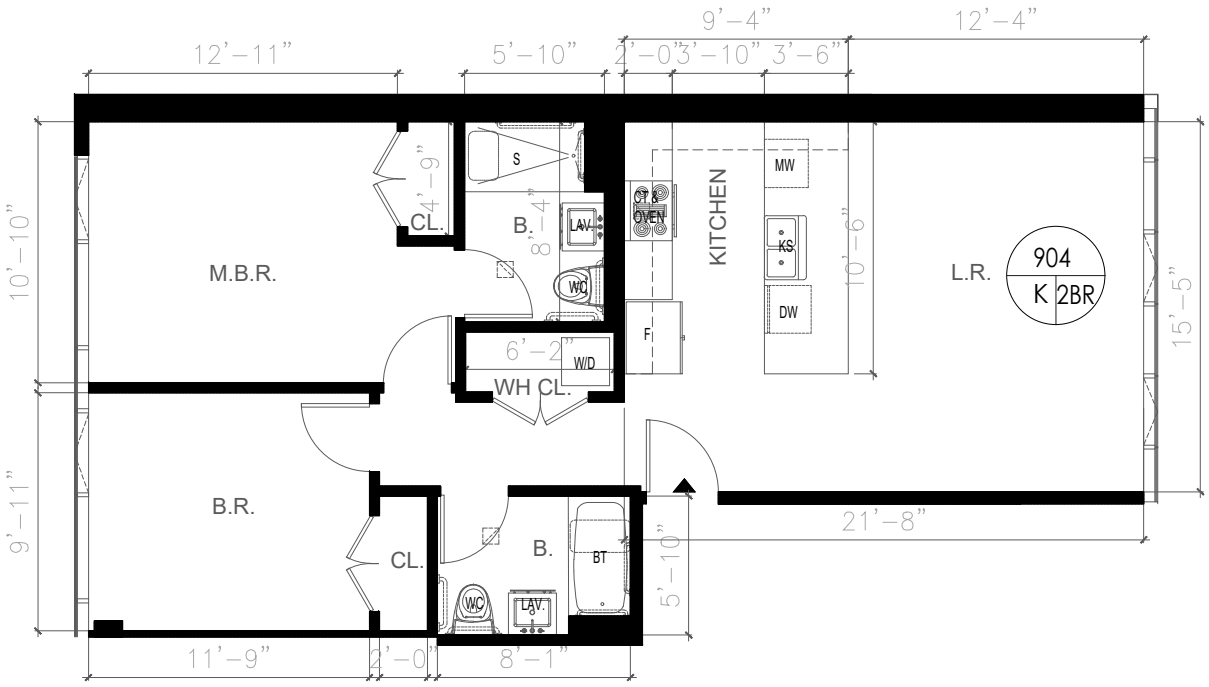
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 4J FLOOR PLAN

N SCALE: 1/8" = 1'-0"

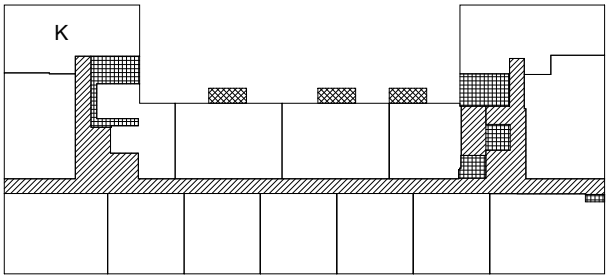
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 4K
UNIT SF: 904

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

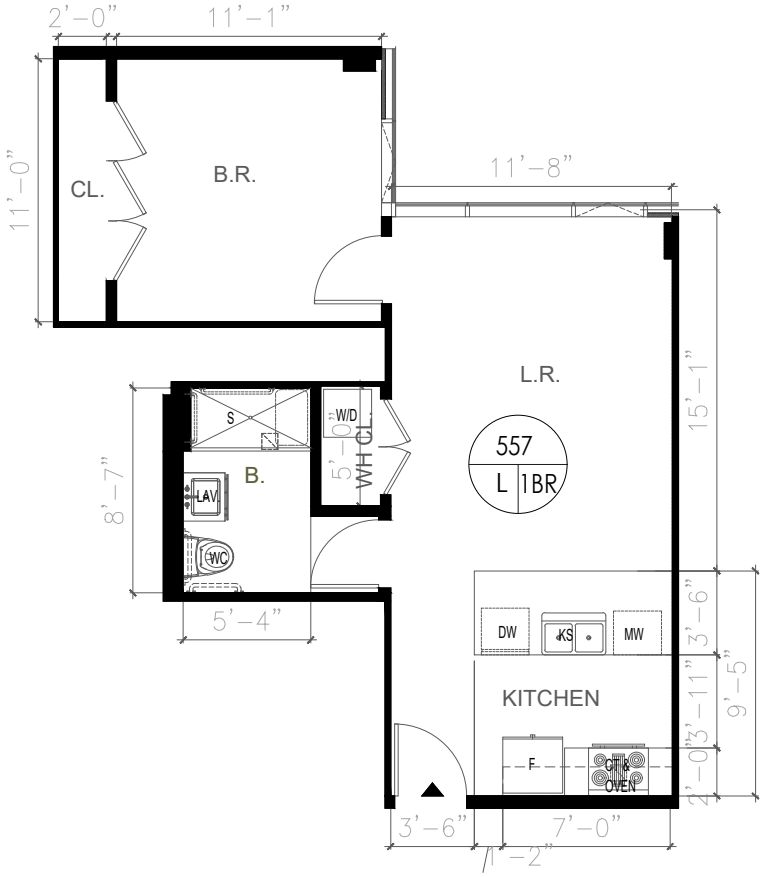
0' 2' 4' 8'

UNIT 4K FLOOR PLAN

N SCALE: 1/8" = 1'–0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

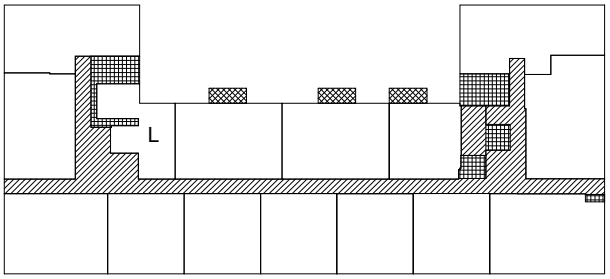
11-50 45st St. QUEENS, NY, 11354
01/16/26
DRAWN BY: LU NING ARCHITECTURE



UNIT 4L
UNIT SF: 557

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

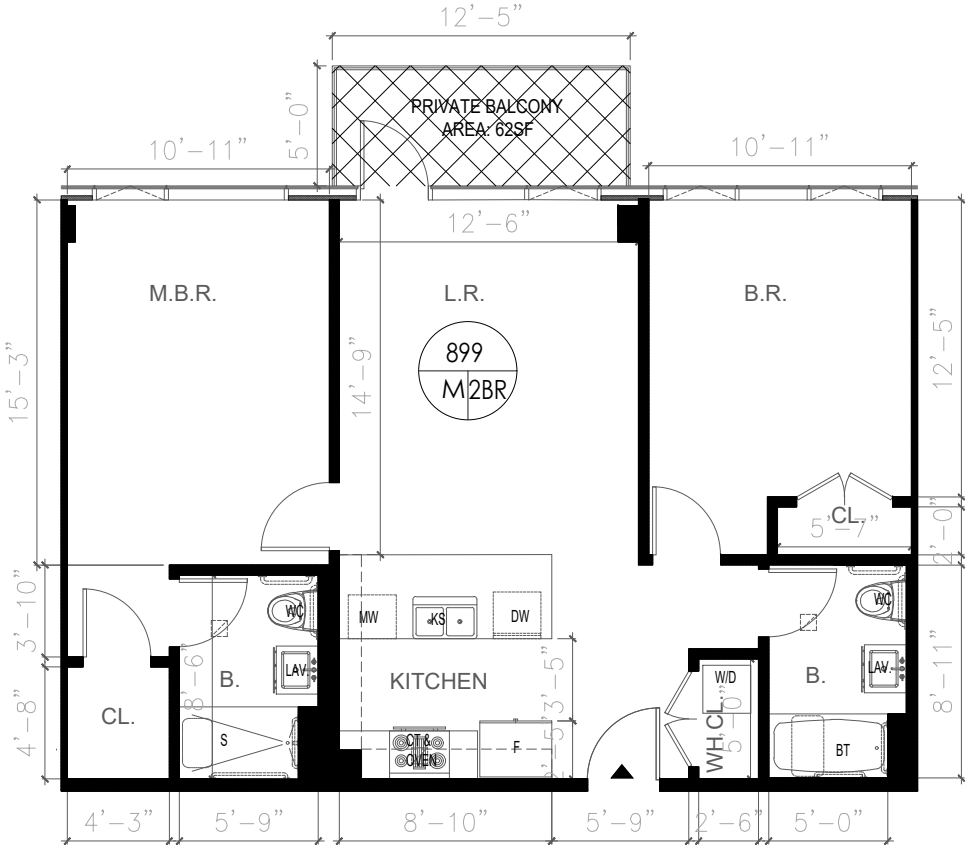
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 4L FLOOR PLAN

N SCALE: 1/8" = 1'-0"

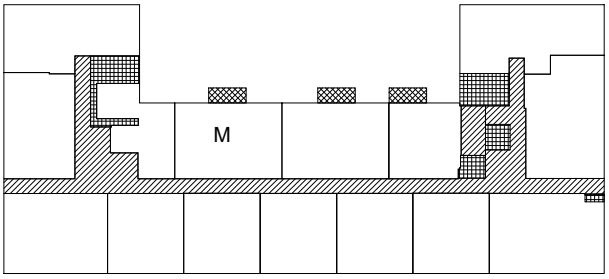
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 4M
UNIT SF: 899

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

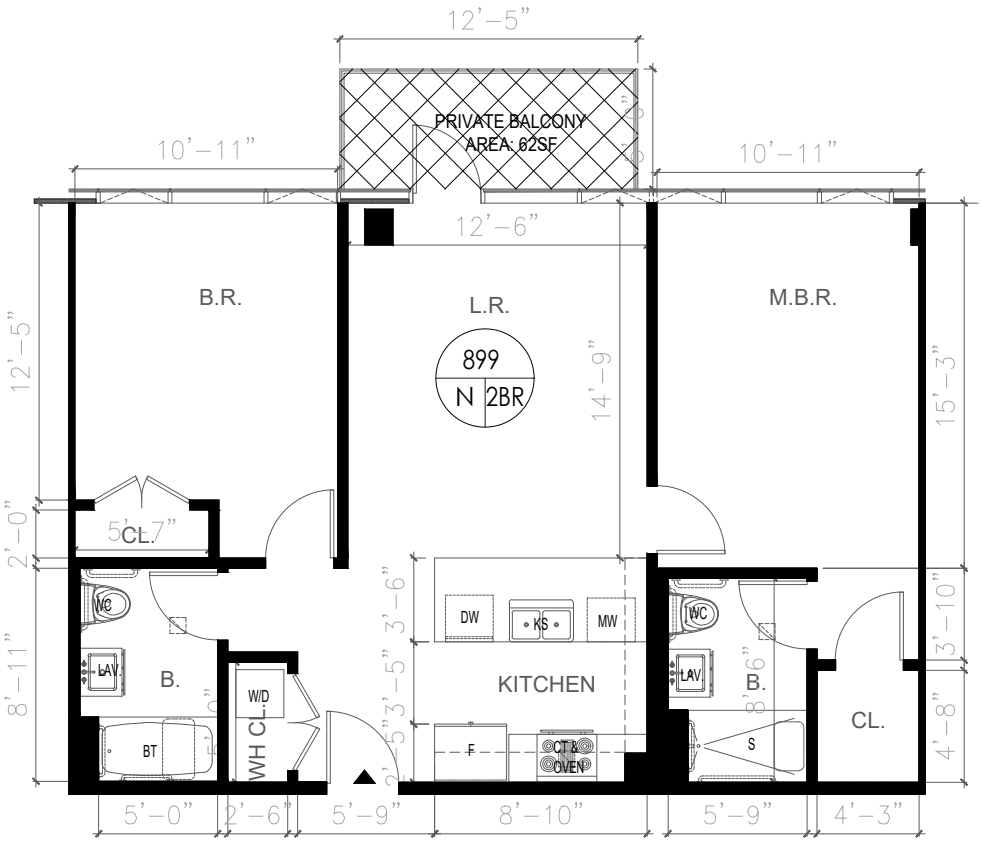
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 4M FLOOR PLAN

N SCALE: 1/8" = 1'–0"

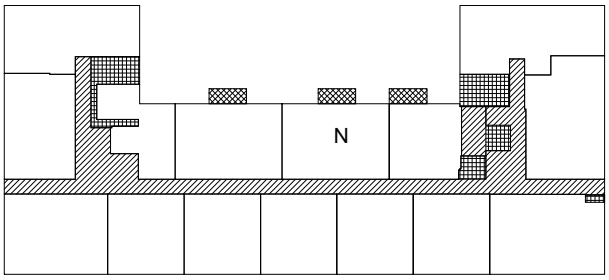
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 4N
UNIT SF: 899

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

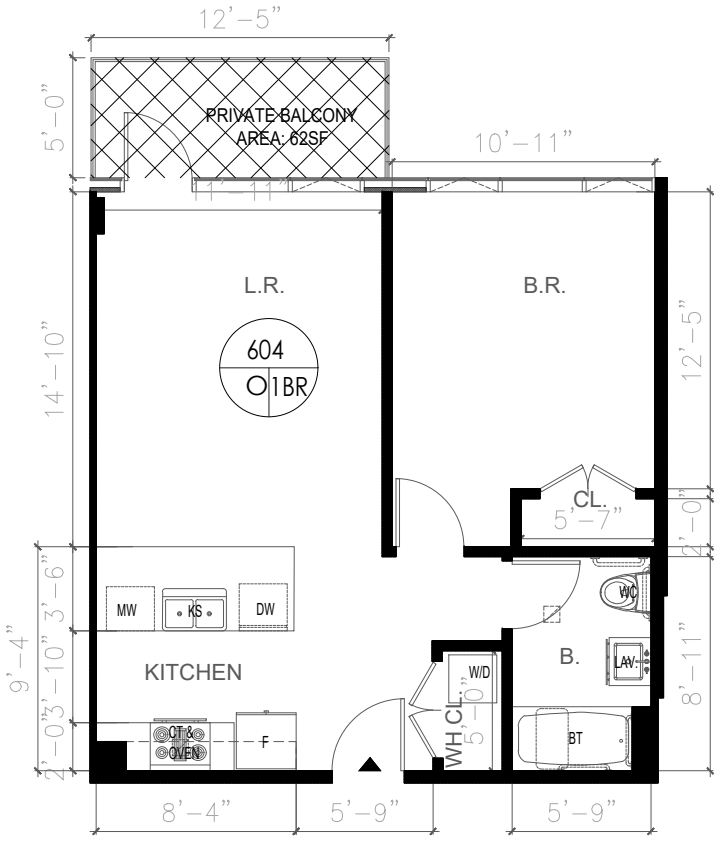
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 4N FLOOR PLAN

N SCALE: 1/8" = 1'-0"

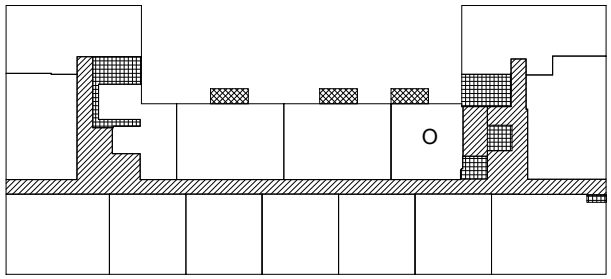
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT40
UNIT SF: 604

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

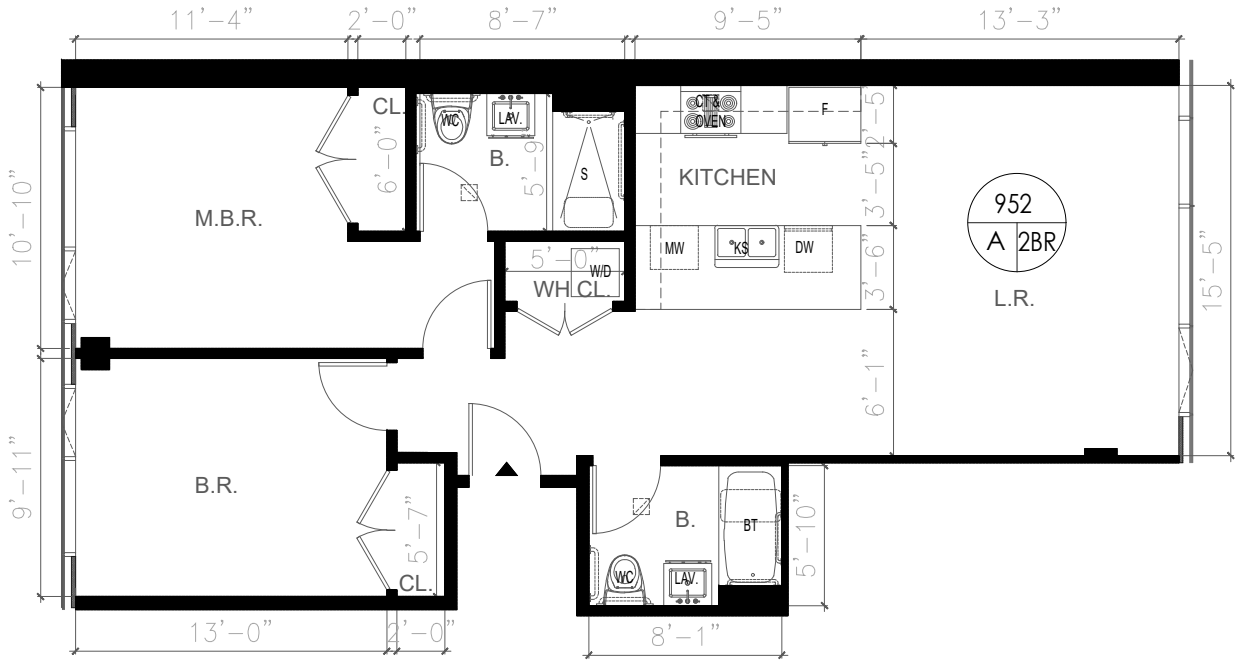
0' 2' 4' 8'

UNIT 40 FLOOR PLAN

N SCALE: 1/8" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

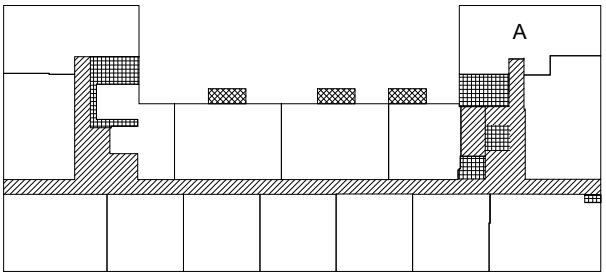
11-50 45st St. QUEENS, NY, 11354
01/16/26
DRAWN BY: LU NING ARCHITECTURE



UNIT 5A
UNIT SF: 952

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

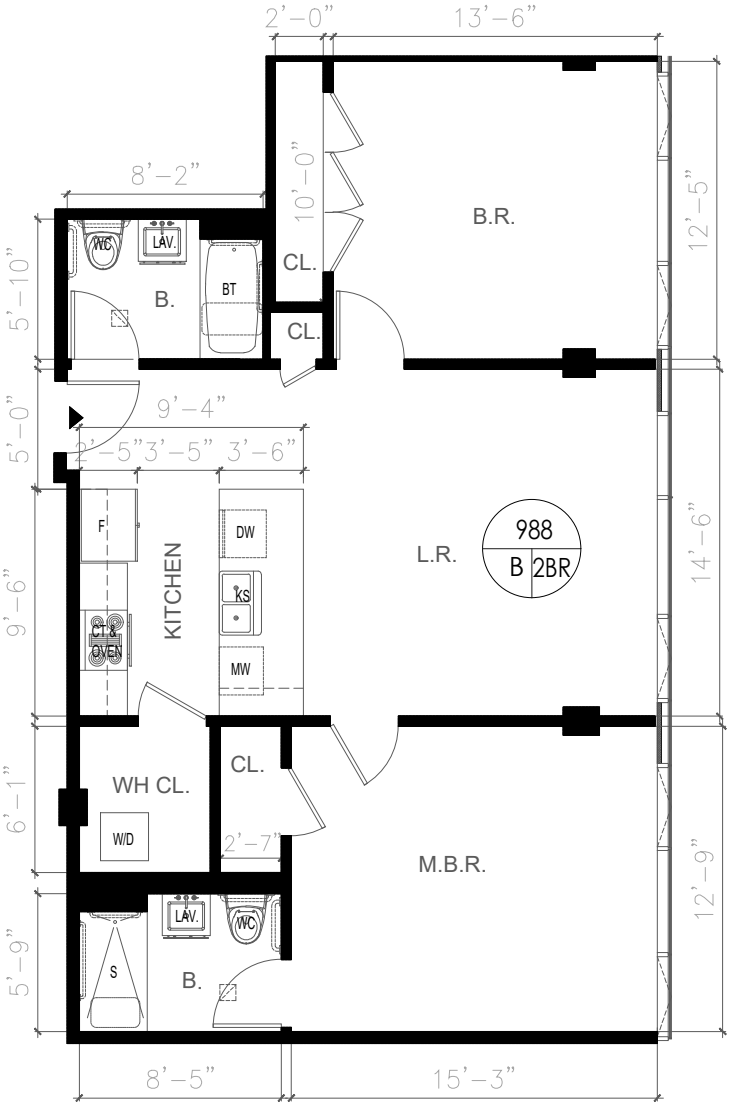
0' 2' 4' 8'

UNIT 5A FLOOR PLAN

N SCALE: 1/8" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

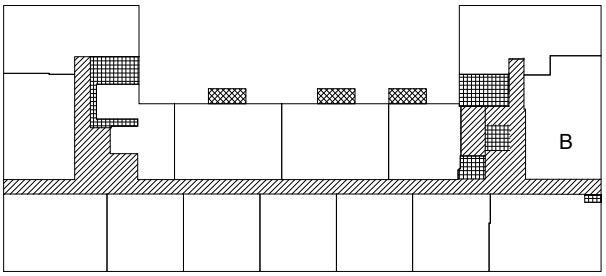
11-50 45st St. QUEENS, NY, 11354
01/16/26
DRAWN BY: LU NING ARCHITECTURE



UNIT 5B
UNIT SF: 988

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

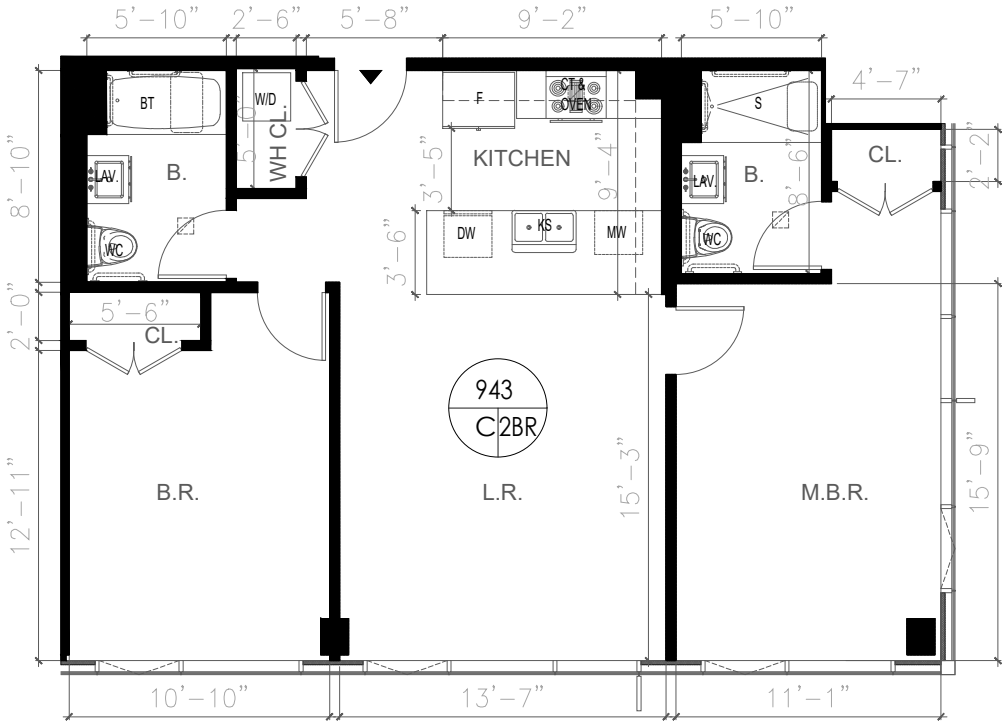
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 5B FLOOR PLAN

N SCALE: 1/8" = 1'-0"

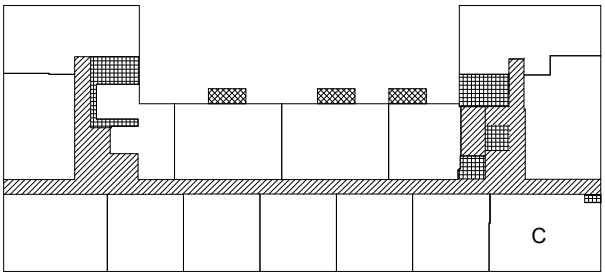
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 5C
UNIT SF: 943

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

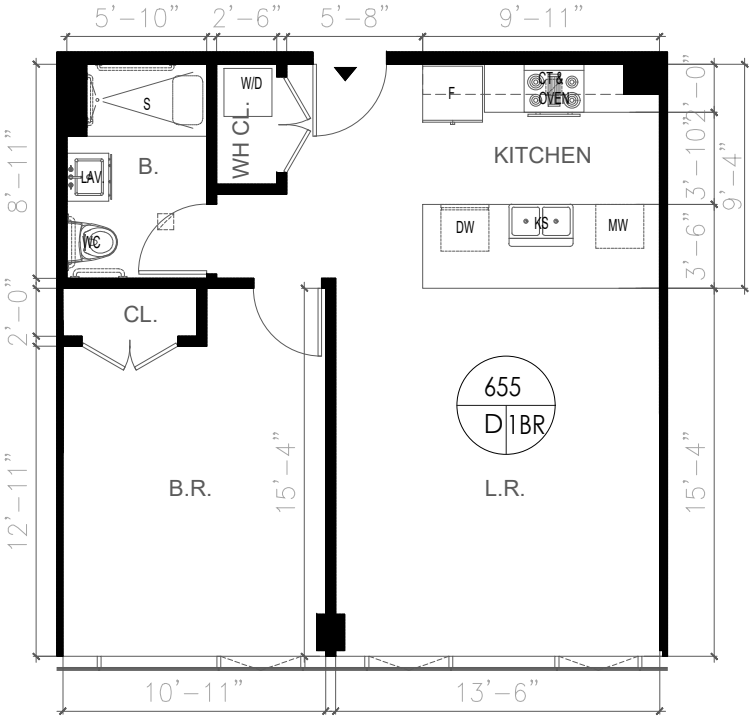
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT5C FLOOR PLAN

N SCALE: 1/8" = 1'-0"

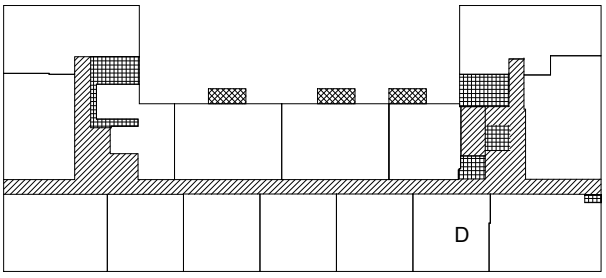
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 5D
UNIT SF:655

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

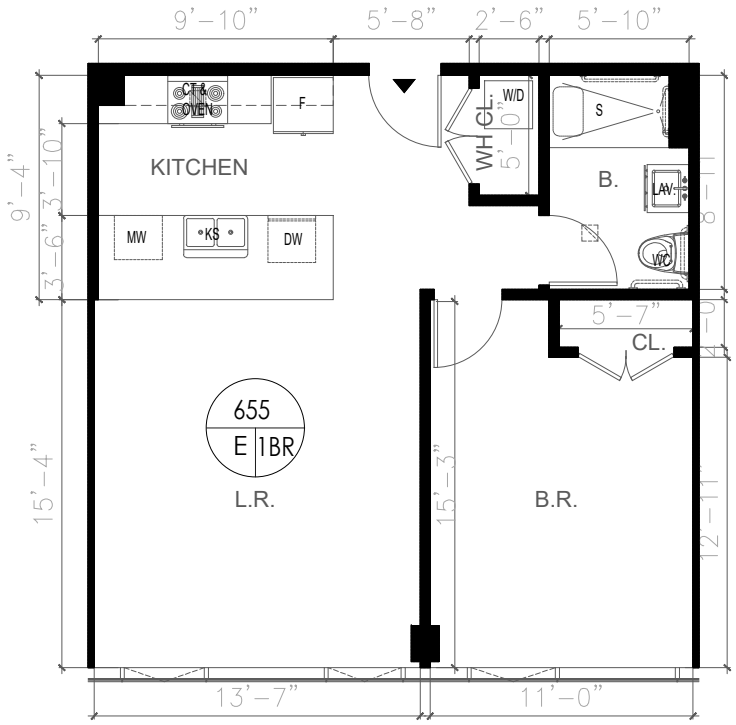
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 5D FLOOR PLAN

N SCALE:1/8" = 1'-0"

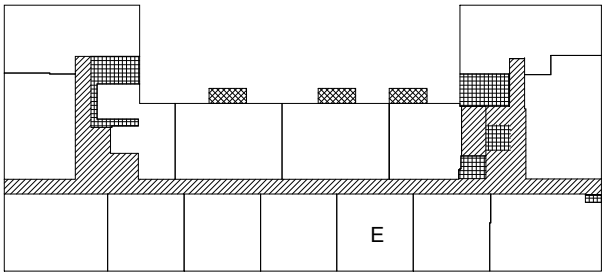
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 5E
UNIT SF:655

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

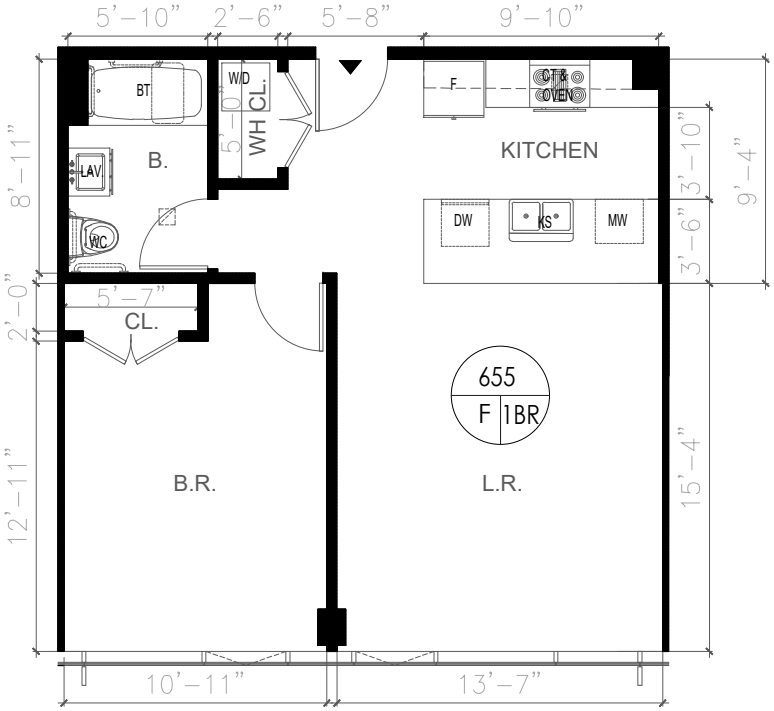
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 5E FLOOR PLAN

N SCALE:1/8" = 1'-0"

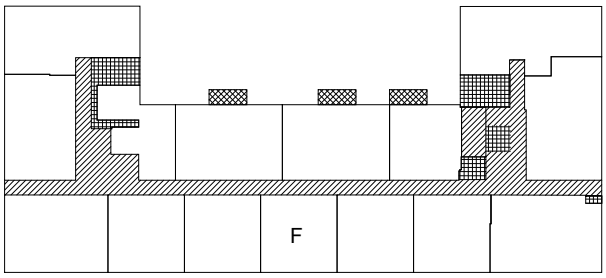
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 5F
UNIT SF:655

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

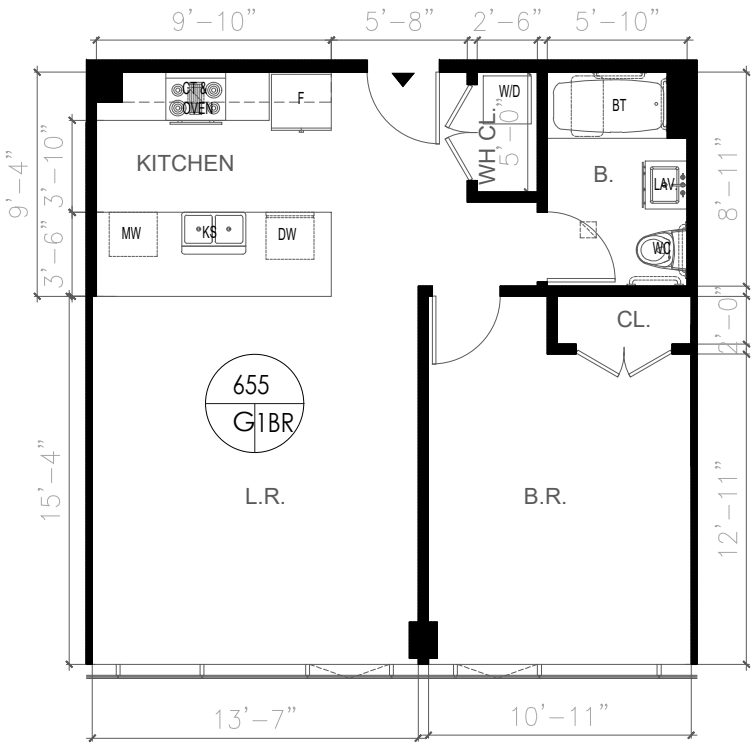
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 5F FLOOR PLAN

N SCALE:1/8" = 1'-0"

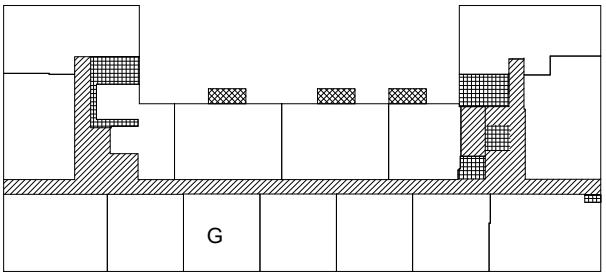
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 5G
UNIT SF: 655

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

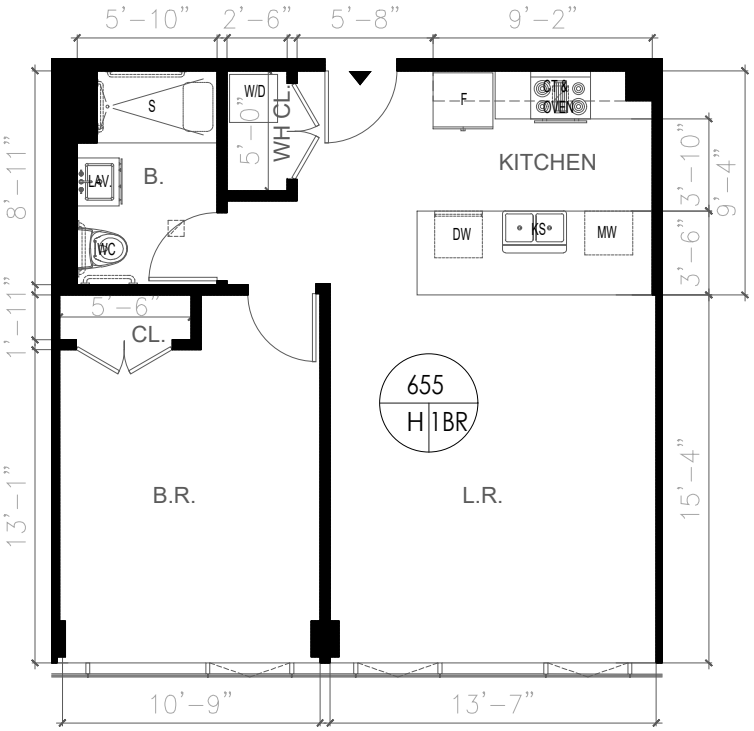
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 5G FLOOR PLAN

N SCALE: 1/8" = 1'-0"

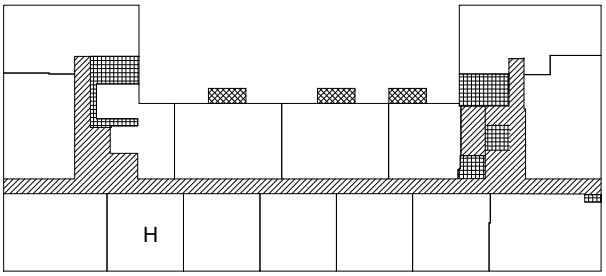
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 5H
UNIT SF: 655

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 5H FLOOR PLAN

N SCALE: 1/8" = 1'-0"

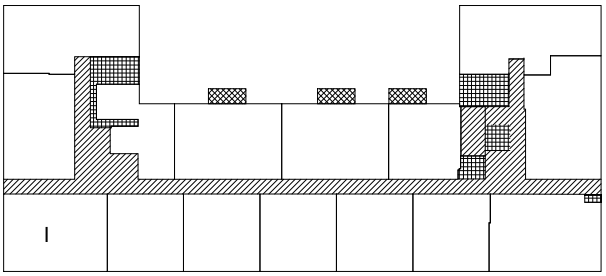
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 5I
UNIT SF: 886

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

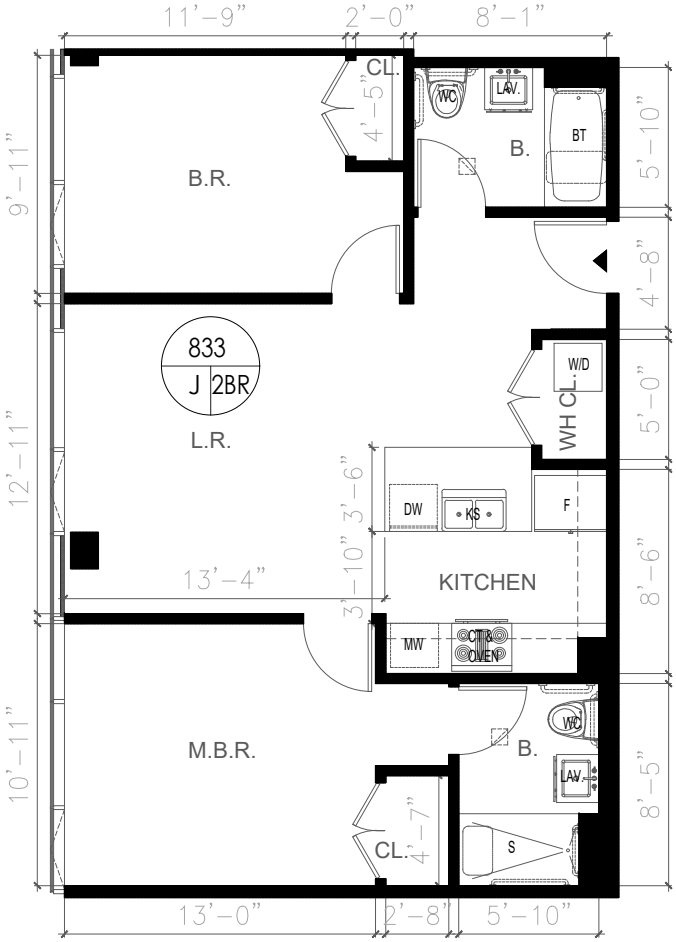
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 5I FLOOR PLAN

N SCALE: 1/8" = 1'-0"

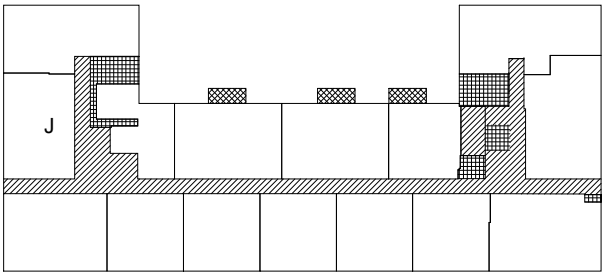
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 5J
UNIT SF: 833

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

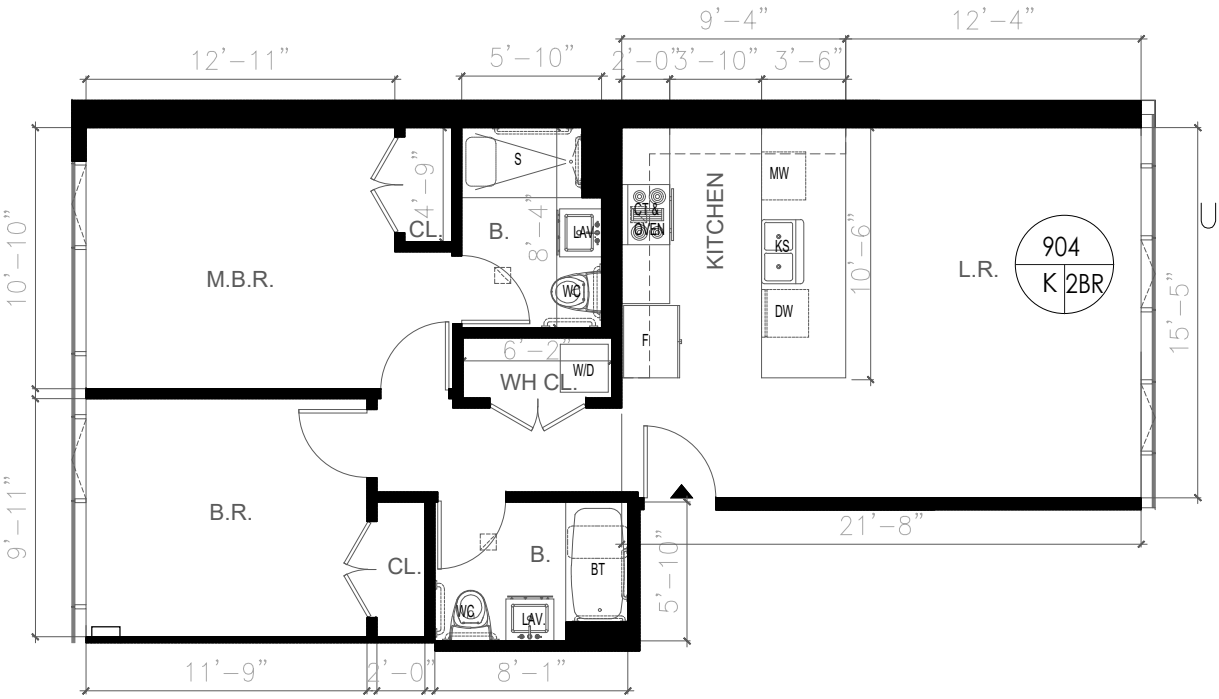
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 5J FLOOR PLAN

N SCALE: 1/8" = 1'-0"

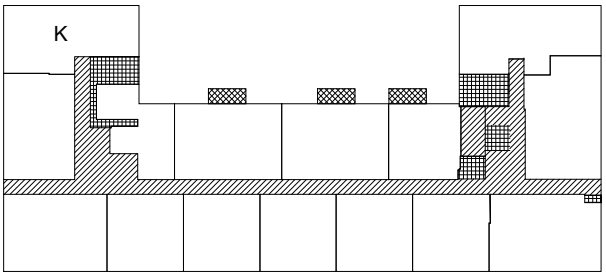
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 5K
UNIT SF: 904

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

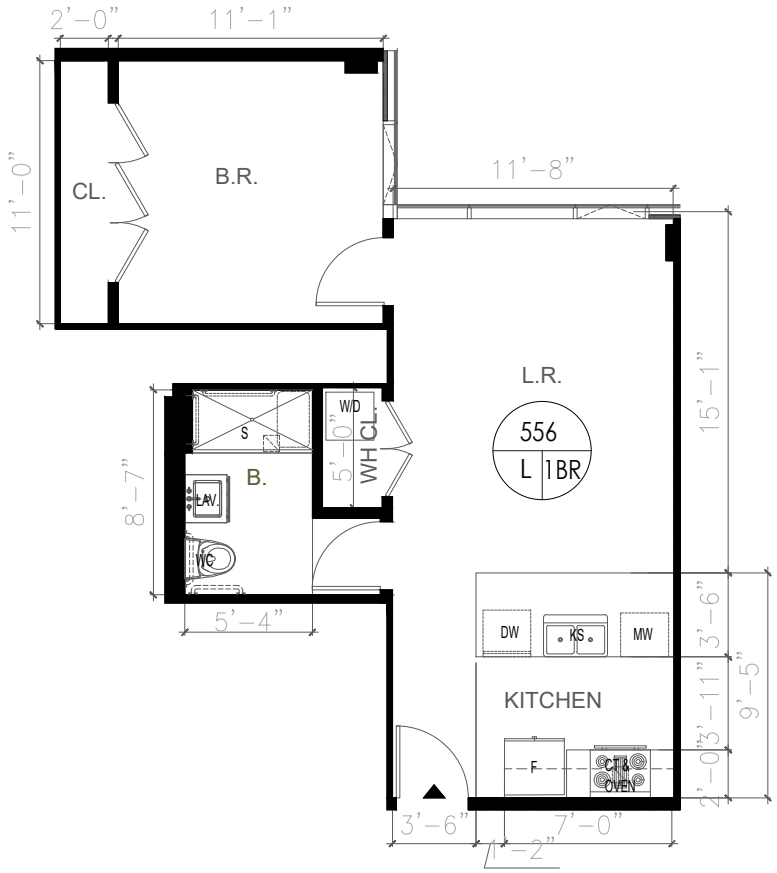
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT5K FLOOR PLAN

N SCALE: 1/8" = 1'–0"

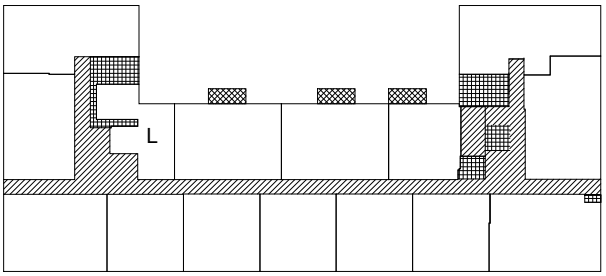
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 5L
UNIT SF: 556

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

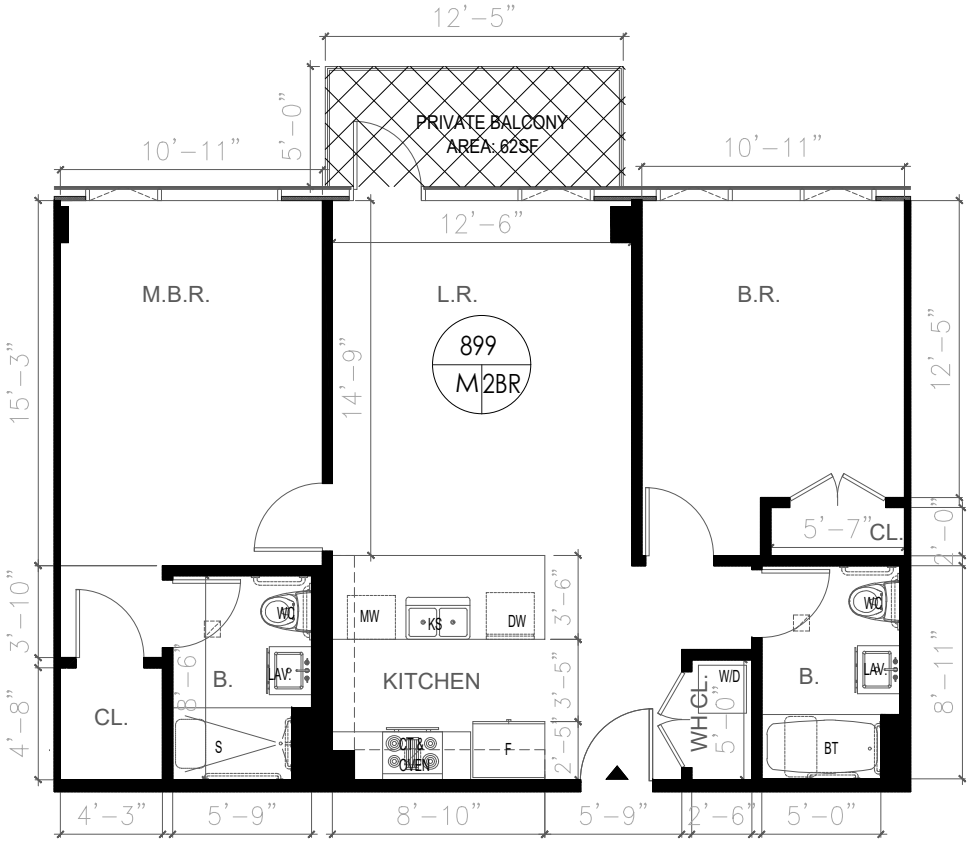
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 5L FLOOR PLAN

N SCALE: 1/8" = 1'-0"

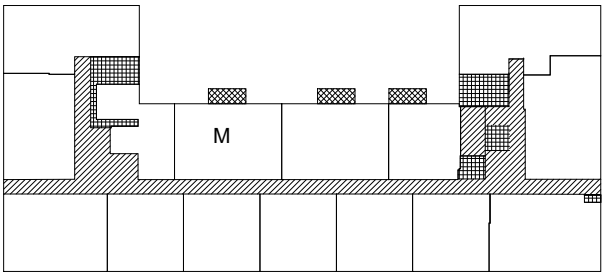
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 5M
UNIT SF: 899

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 5M FLOOR PLAN

N SCALE: 1/8" = 1'-0"

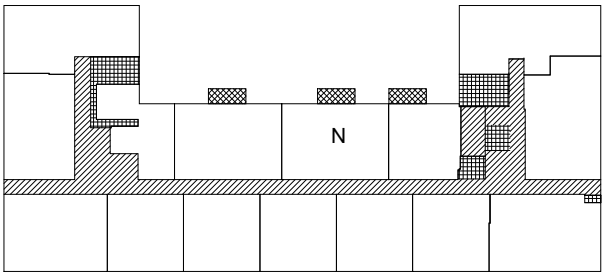
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 5N
UNIT SF: 899

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

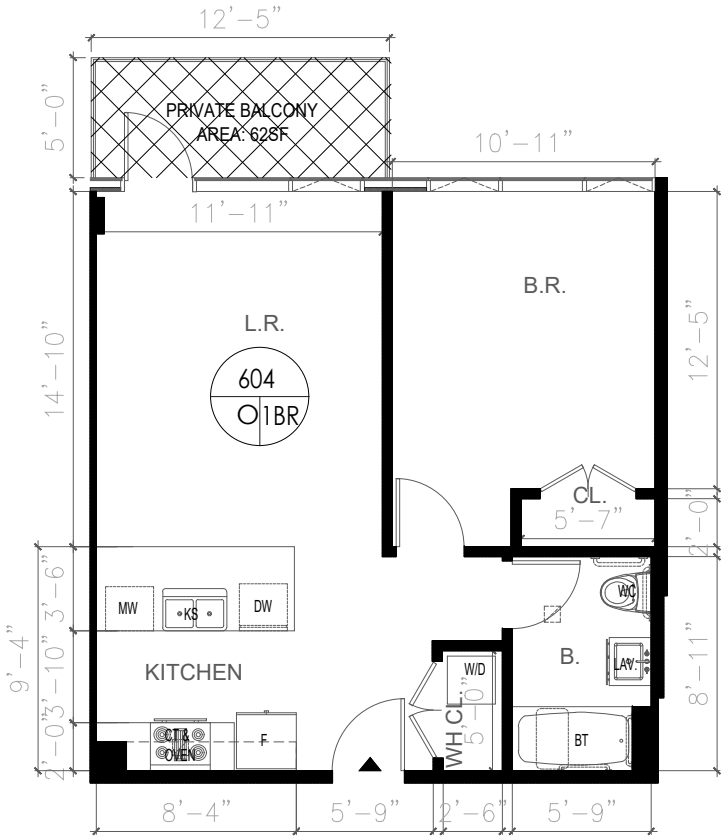
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT 5N FLOOR PLAN

N SCALE: 1/8" = 1'-0"

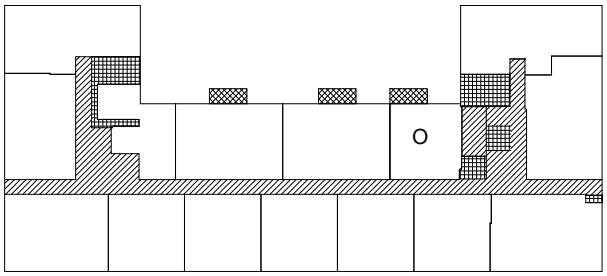
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT 50
UNIT SF: 604

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

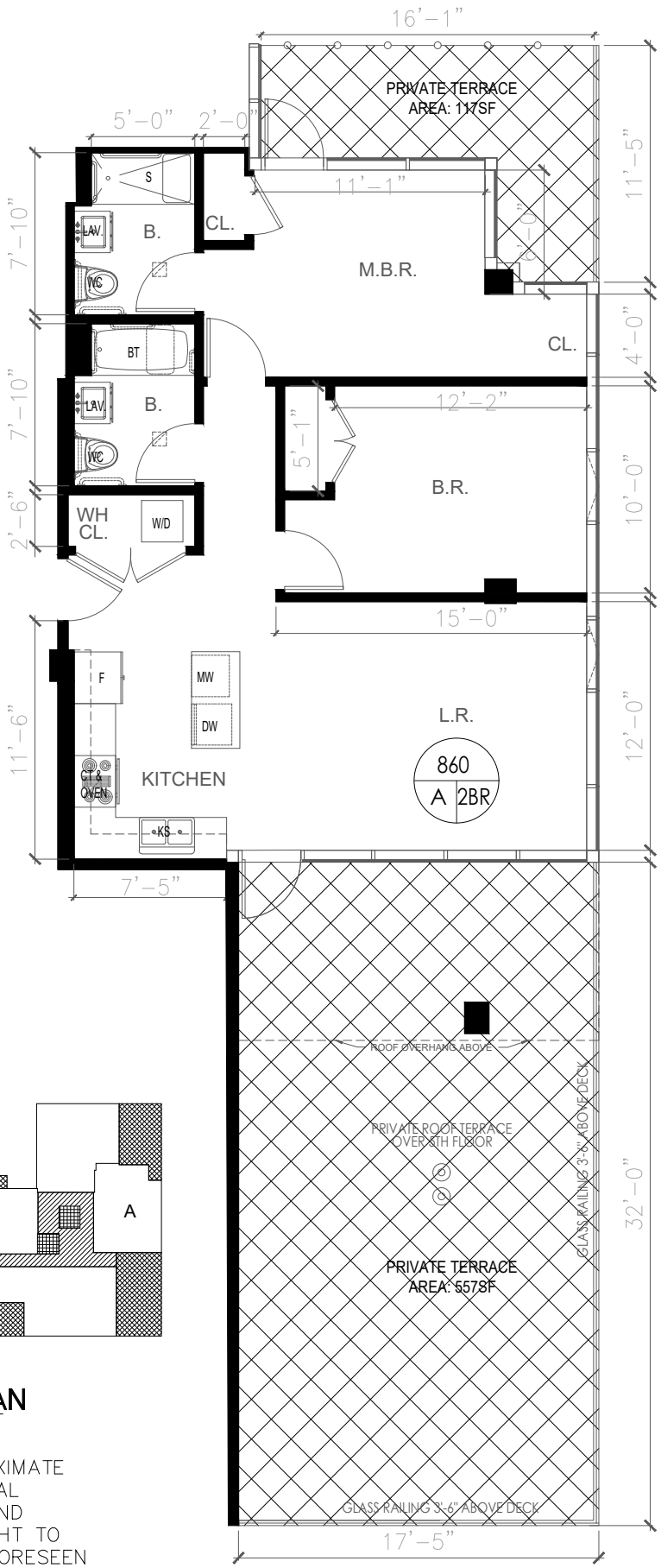
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

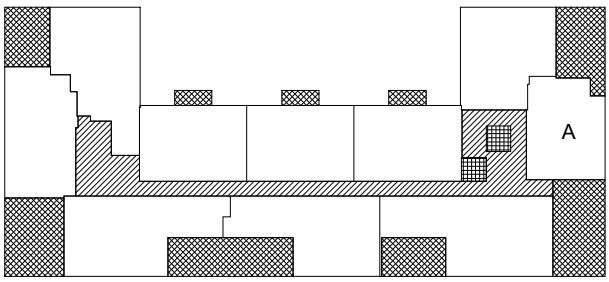
0' 2' 4' 8'

UNIT 50 FLOOR PLAN

N SCALE: 1/8" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.





UNIT PH A FLOOR PLAN

N SCALE: 1/8" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

UNIT PH A
UNIT SF: 860

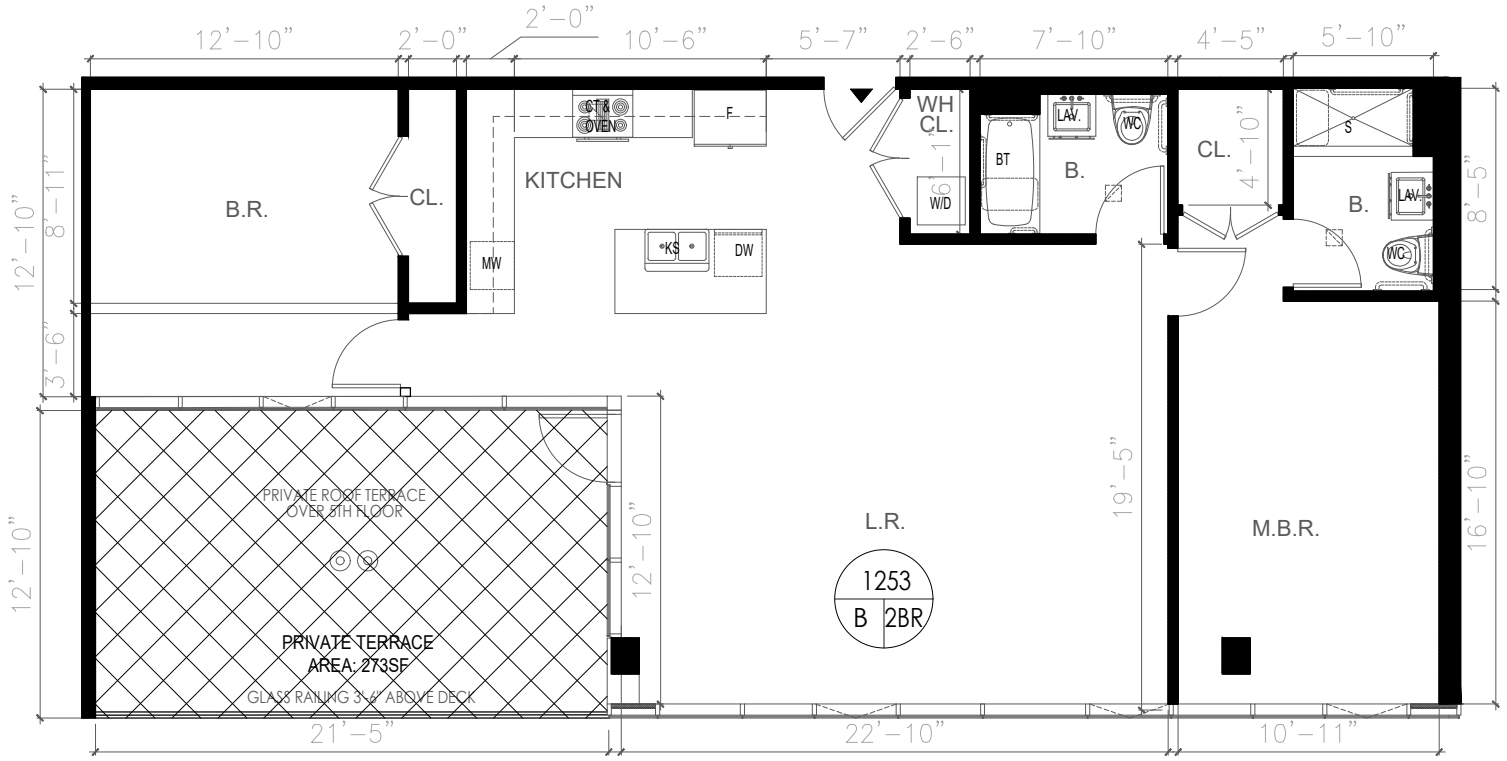
ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER

LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

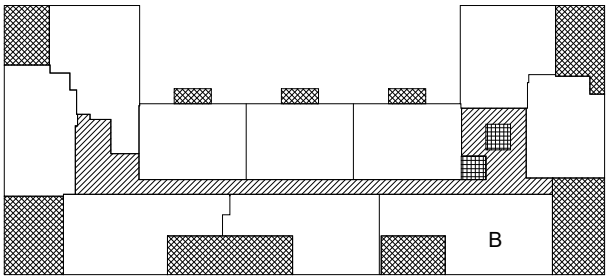
0' 2' 4' 8'



UNIT PH B
UNIT SF: 1253

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT PH B FLOOR PLAN

N SCALE: 1/8" = 1'-0"

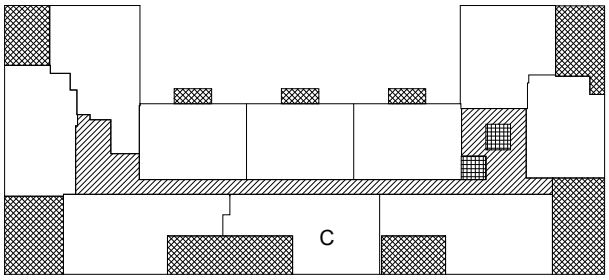
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT PH C
UNIT SF: 1089

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

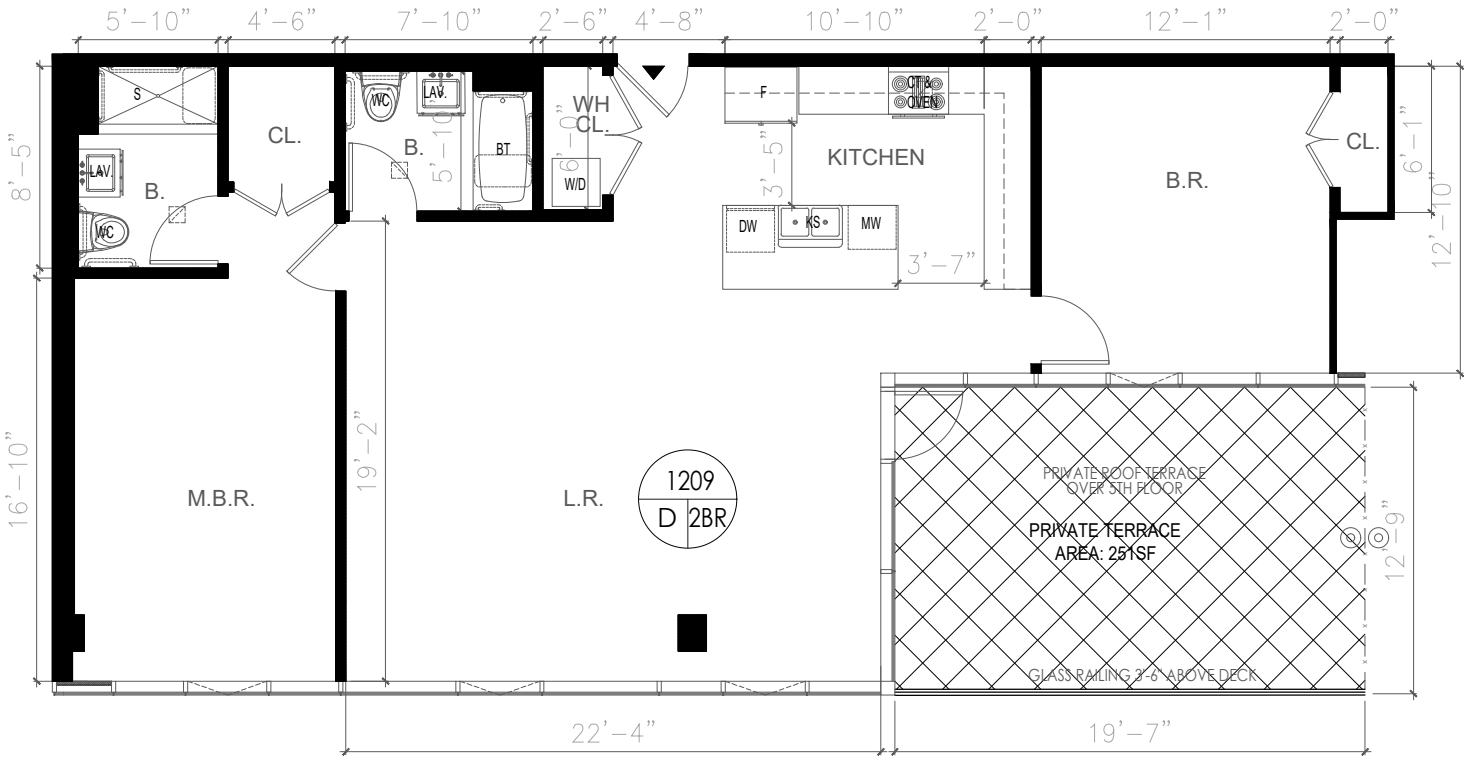
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT PH C FLOOR PLAN

N SCALE: 1/8" = 1'–0"

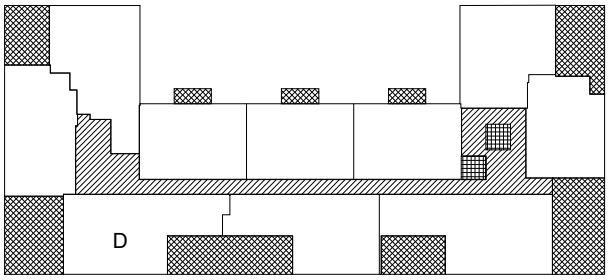
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT PH D
UNIT SF:1209

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

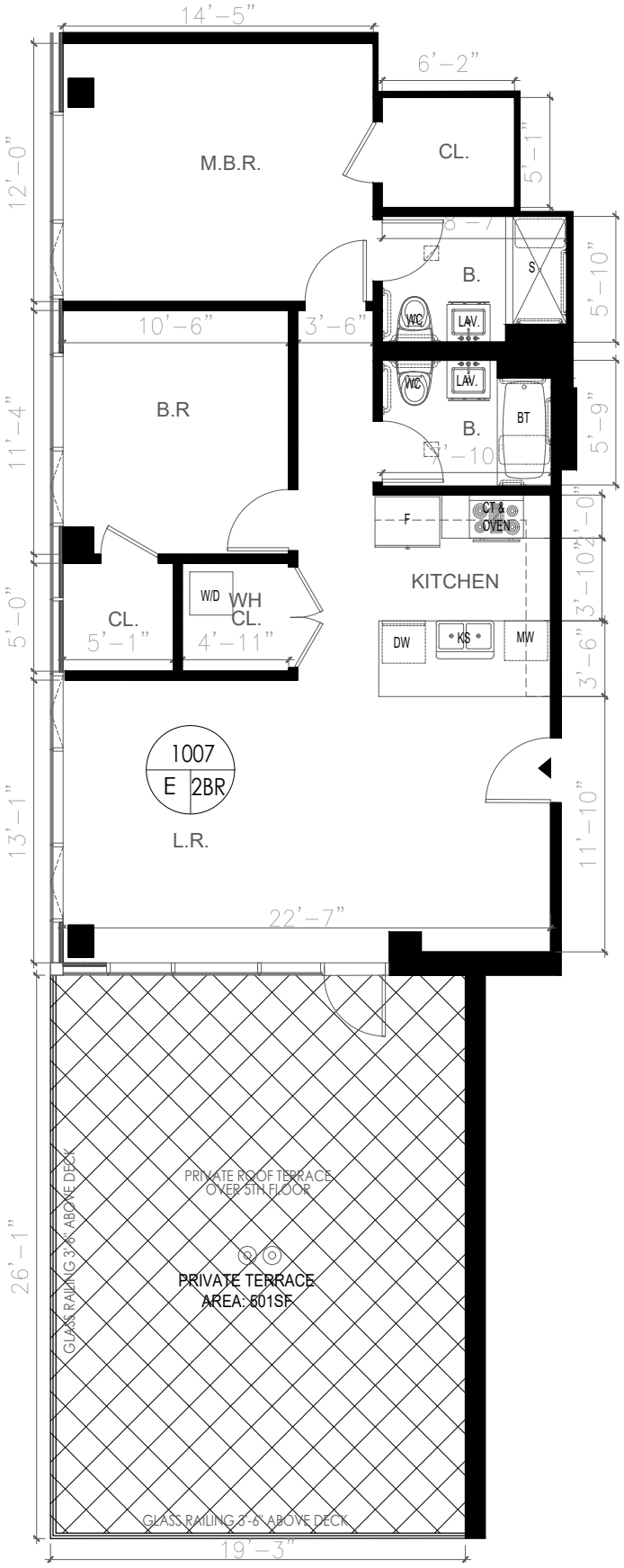
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT PH D FLOOR PLAN

N SCALE:1/8" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

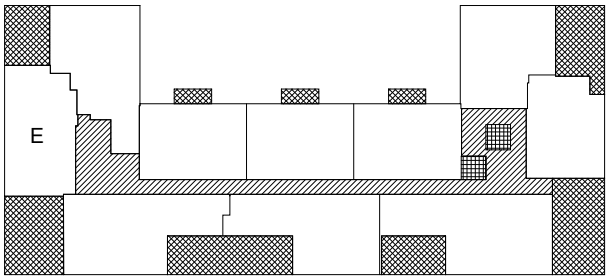


UNIT PH E FLOOR PLAN

N SCALE: 1/8" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

UNIT PH E
UNIT SF: 1007



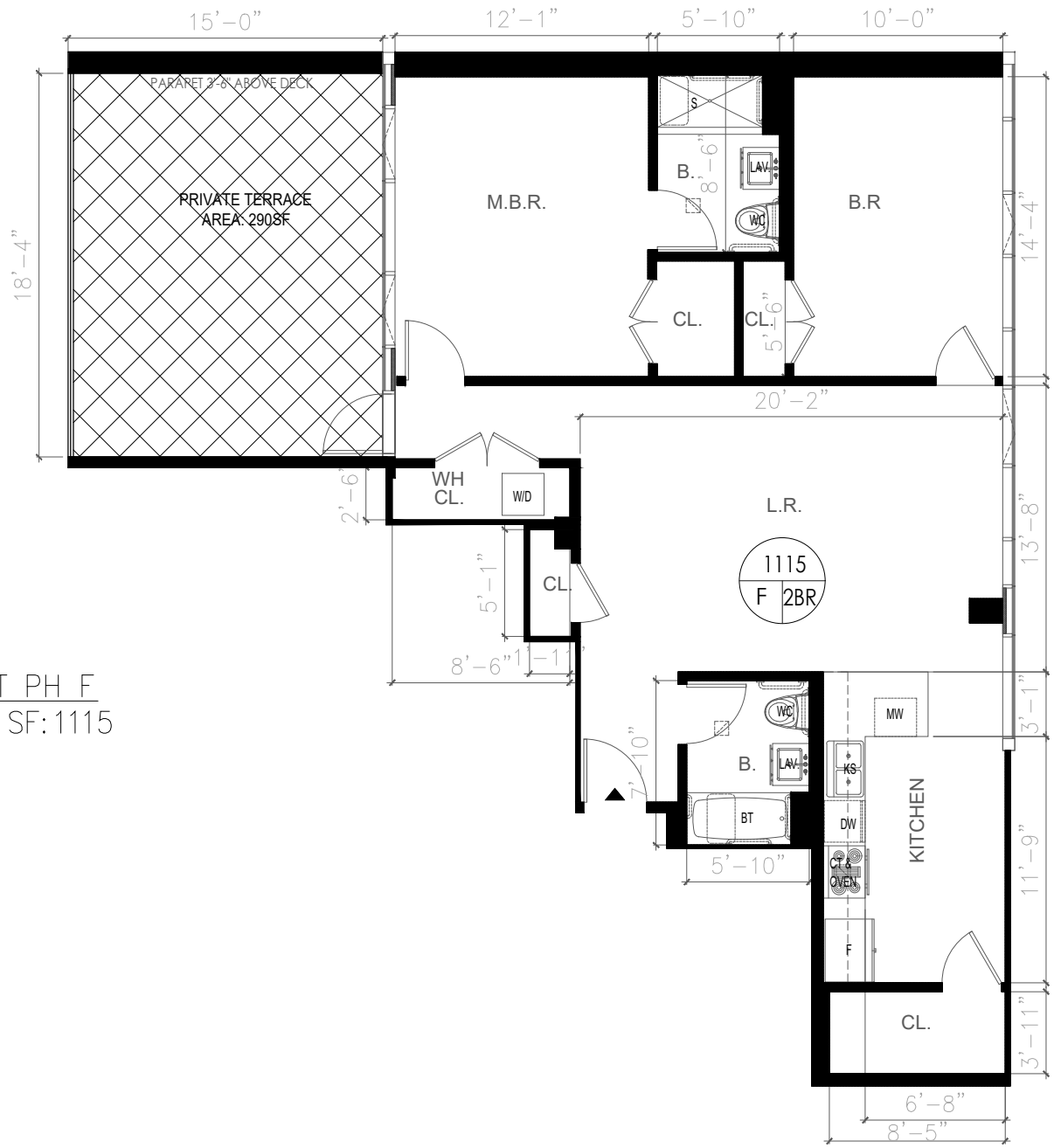
ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER

LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'



UNIT PH F
UNIT SF: 1115

UNIT PH F FLOOR PLAN

N SCALE: 1/8" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER

LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

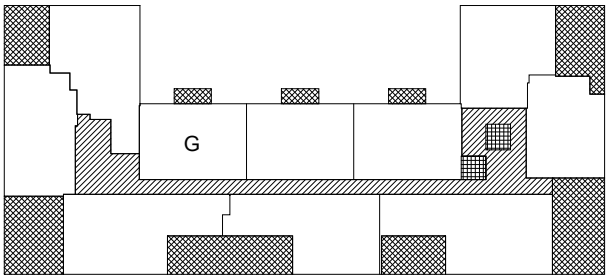
0' 2' 4' 8'



UNIT PH G
UNIT SF: 903

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

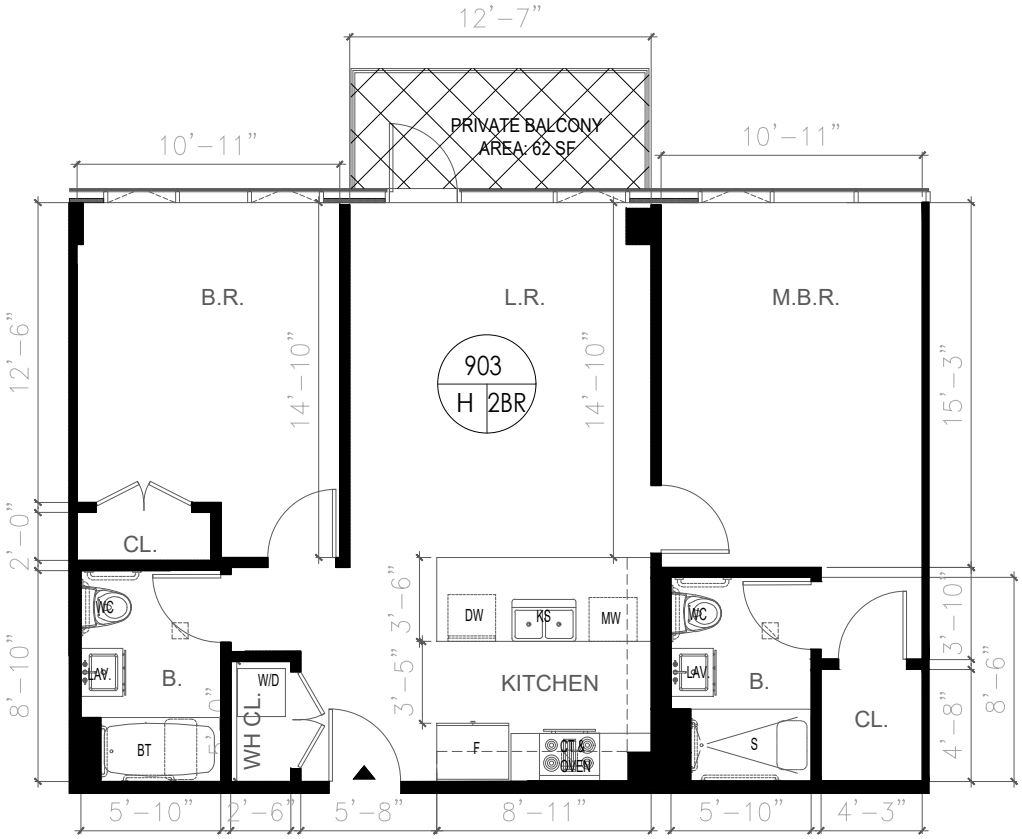
0' 2' 4' 8'

UNIT PH G FLOOR PLAN

N SCALE: 1/8" = 1'–0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

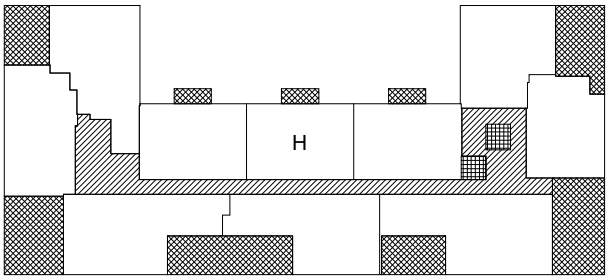
11-50 45st St. QUEENS, NY, 11354
01/16/26
DRAWN BY: LU NING ARCHITECTURE



UNIT PH H
UNIT SF: 903

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

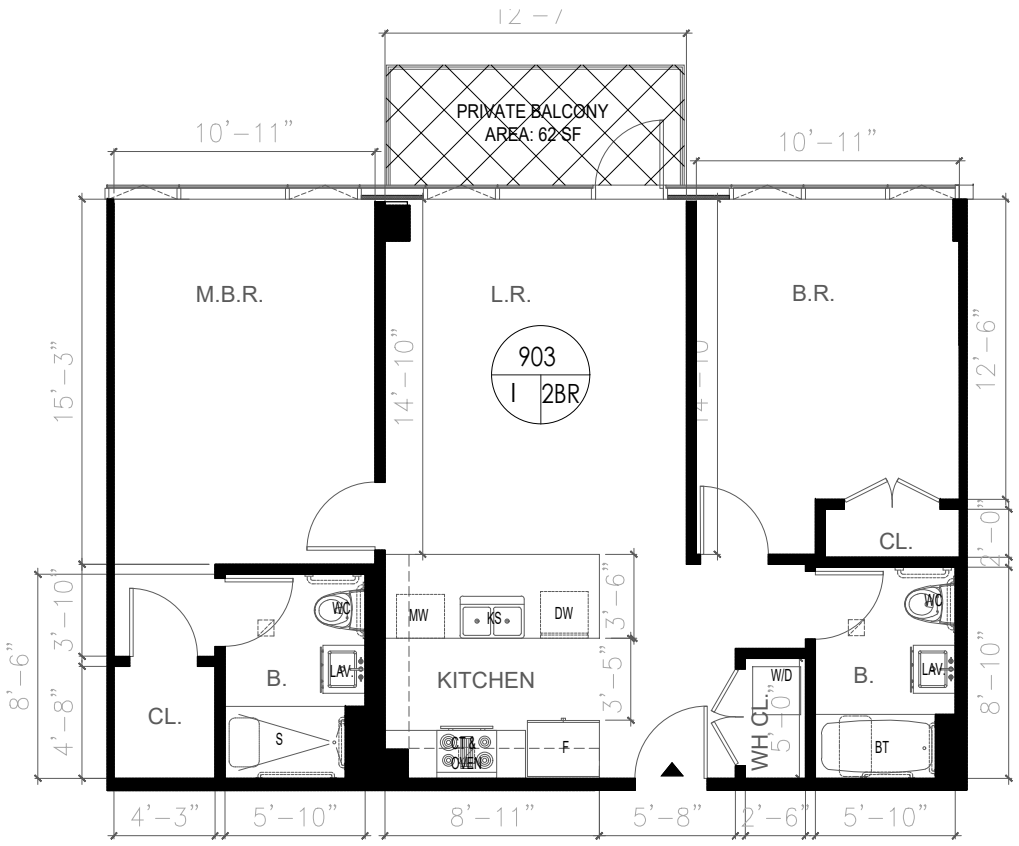
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT PH H FLOOR PLAN

N SCALE: 1/8" = 1'-0"

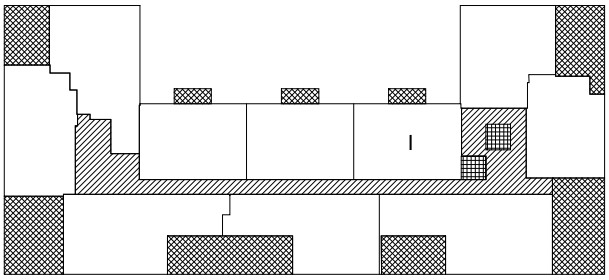
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT PH 1
UNIT SF: 903

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

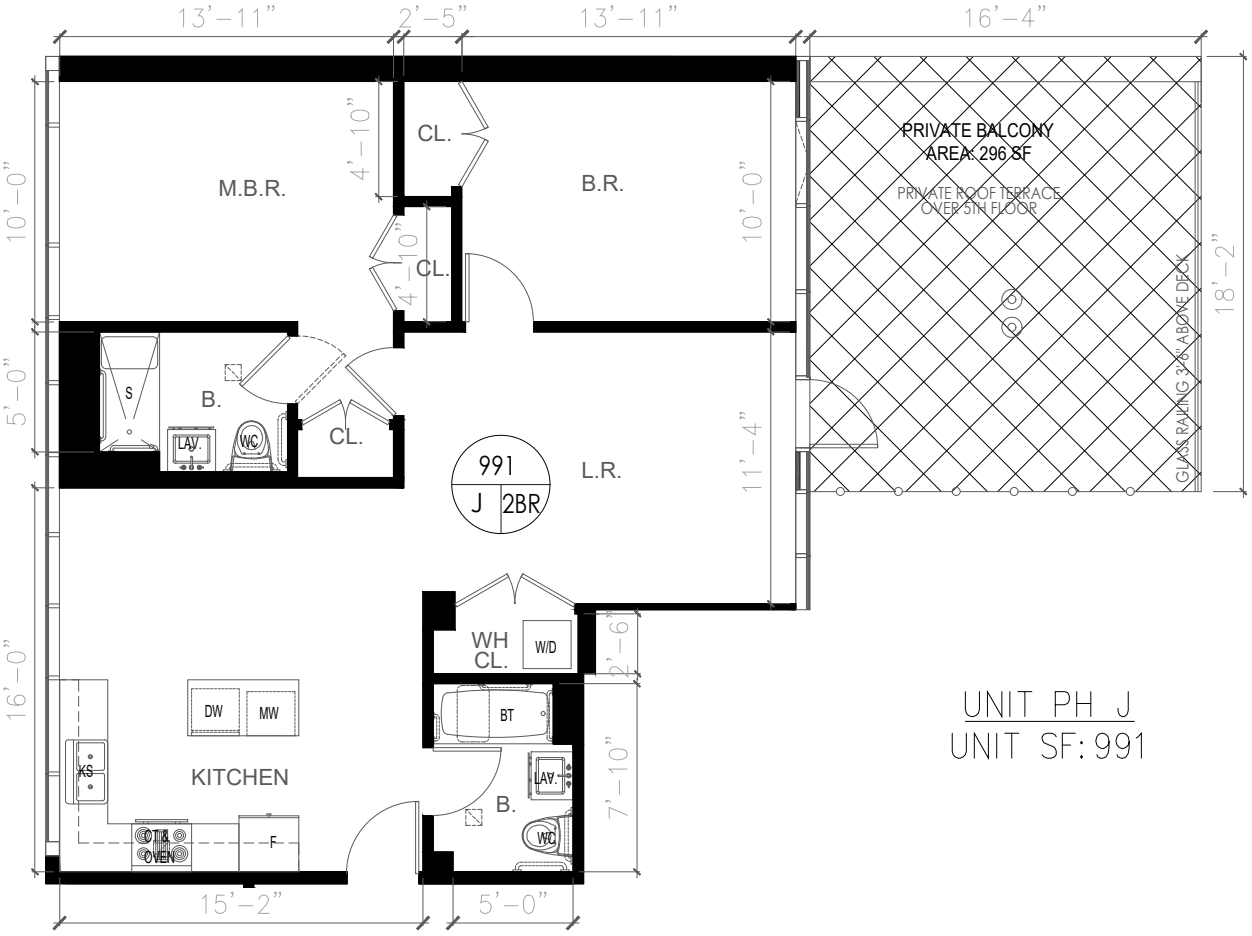
- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT PH 1 FLOOR PLAN

N SCALE: 1/8" = 1'–0"

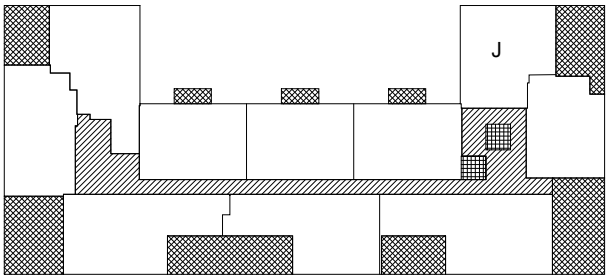
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.



UNIT PH J
UNIT SF: 991

ABBREVIATION NOTE

B	BATH ROOM
K'ETTE	KITCHENETTE
CL.	CLOSET
WIC	WALK-IN-CLOSET
LR	LIVING ROOM
BR	BEDROOM
MBR	MASTER BEDROOM
F	FRIDGE
CT	COOK TOP
DW	DISH WASHER
KS	KITCHEN SINK
MW	MICROWAVE
W/D	WASHER/DRYER
BT	BATHTUB
LAV	LAVATORY
WC	WATER CLOSET
S	SHOWER



LEGEND

- RESIDENTIAL UNIT
- GENERAL COMMON ELEMENTS
- GENERAL COMMON ELEMENTS USED BY MANGEMENT ONLY
- LIMITED COMMON ELEMENTS RESIDENTIAL USE
- UNIT ENTRANCE

0' 2' 4' 8'

UNIT PH J FLOOR PLAN

N SCALE: 1/8" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND SPONSOR RESERVES THE RIGHT TO MAKE CHANGES DUE TO UNFORESEEN CONDITIONS IN ACCORDANCE WITH THE OFFERING.

DECLARATION ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP OF PREMISES LOCATED AT 11-50 45TH ROAD, IN THE BOROUGH OF QUEENS, QUEENS COUNTY, CITY AND STATE OF NEW YORK, PURSUANT TO ARTICLE 9-B OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

NAME: LOFT 21 CONDOMINIUM

DECLARANT:

21 ST VENTURES, LLC
3366 Farrington Street, Suite 200
Flushing, NY, 11354

DATE OF DECLARATION: _____, 20___

The Land affected by the within instrument lies in Block 54, F/K/A Lots 45, 5, 4, and 1, N/K/A Lots _____ on the Tax Map of the Borough of Queens, Queens County, State of New York.

MARANS NEWMAN TSOLIS & NAZINITSKY LLC
Attorney(s) for Sponsor
29 Broadway Suite 2400
New York, New York 10006

DECLARATION OF LOFT 21 CONDOMINIUM
PURSUANT TO ARTICLE 9-B OF THE
REAL PROPERTY LAW OF THE STATE OF NEW YORK

In the Borough of Queens, Queens County, and City and State of New York on this _____ day of _____ 20___, 21 ST VENTURES, LLC (the "Declarant"), a limited liability company organized under the laws of the State of New York, whose office is situated at 3366 Farrington Street, Suite 200, Flushing, NY, 11354 does hereby declare as follows:

ARTICLE 1 SUBMISSION OF PROPERTY

1.1. Submission of Property. Declarant hereby submits the Land and the Building (each as hereinafter defined), and all other improvements erected and to be erected thereon, all easements, rights and appurtenances belonging thereto and all other property, real, personal or mixed, intended for use in connection therewith (collectively, the "Property"), to the provisions of Article 9-B of the Real Property Law of the State of New York (as the same may be amended from time to time, the "Condominium Act") and pursuant thereto does hereby establish a condominium to be known (subject to the provisions of this Declaration) as the "Loft 21 Condominium" (the "Condominium").

1.2. The Land. Included in the Property described above is all Declarant's fee interest in that certain tract, plot, piece and parcel of land (the "Land") situate, lying and being in Queens County, City and State of New York, and more particularly described in Schedule A annexed hereto and made a part hereof.

1.3. Condominium By-Laws. Annexed to this Declaration as Schedule C and made a part hereof are the by-laws of the entire Condominium which shall govern the general operation, use and occupancy of the entire Condominium (said by-laws, as the same may be amended from time to time in accordance with the provisions hereof and thereof, the "By-Laws").

1.4. Property Subject to Certain Development Rights. The Property is not subject to development rights or restrictions.

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

1.5.1. Declarant or any entity to whom Declarant conveys Development Rights shall have the right to amend the Declaration and any ZLDA that exists pertaining to the Building, in order to convey Development Rights. Declarant or any entity to whom Declarant conveys the Development

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

1.5.2. When Declarant and all Affiliates, designees, and assignees of Declarant no longer own a Unit, any remaining Development Rights associated with the Property that have not otherwise been conveyed or utilized shall become a Common Element.

1.6. Defined Terms: Conflicting Provisions. All capitalized terms used but which are not separately defined in this Declaration shall have the meanings given to such terms in the By-Laws. In the event of a conflict between the terms and provisions of this Declaration and the terms and provisions of the By-Laws, the terms and provisions of this Declaration shall in all events govern.

ARTICLE 2 DEFINITIONS

Affiliate: with respect to any person or entity, means a person or entity which directly or indirectly (through one or more intermediaries) controls, is controlled by, or is under common control with, such person or entity. For purposes hereof, the term "control" (including the related terms "controlled by" and "under common control with") mean the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of a person or entity (whether through the ownership of voting securities or other ownership interest, by contract or otherwise); and the ownership, either directly or indirectly, of at least fifty-one percent (51%) of the legal or beneficial interest in such entity.

Alteration: Any alteration, addition, change, improvement, or repair to a Common Element, Limited Common Element, or a Unit.

Board of Managers: The governing body of the Condominium.

Budget Allocations: The allocation of Common Expenses among the Unit Owners set forth in Schedule D to the Declaration.

Building: The structure containing the Units and the Common Elements of the Condominium (other than the land under the Building).

By-Laws (including all amendments thereto): One of the documents governing the operation of the Condominium, the form of which is annexed hereto as Exhibit C.

Cause: (i) conviction of a felony, (ii) conviction of any lesser crime or offense involving the property of the Condominium, or (iii) willful misconduct or gross negligence in the performance of their duties as a member of the Board of Managers.

City Register's Office: Office of the City Register of The City of New York.

Commercial Unit: Any space designated as a Commercial Unit in the Floor Plans.

Commercial Unit Owner: The owner of a Commercial Unit.

Common Charges: Assessments payable to the Board of Managers by each Unit Owner for the purpose of meeting Common Expenses.

Common Elements: The Land, all parts of the Building other than the Units, including the foundation, roof and supports of the Building, and all areas or facilities for the common use of the Units and the Unit Owners.

Common Expenses: The costs and expenses in connection with the repair, maintenance, replacement, restoration and operation of, and any alteration, addition or improvement to, the Common Elements, including any reserve established in anticipation of the aforesaid costs and expenses.

Common Interest: The proportionate, undivided interest in fee simple absolute in the Common Elements pertaining to each Unit set forth in the Declaration. Such interest is expressed as a numerical percentage. The total of all Common Interest percentages pertaining to all Units equals 100%. The Common Interest of the Unit is the basis for determining, among other things, a Unit Owner's (a) proportionate share of the Common Expenses and (b) proportionate share of any distributions upon termination of the Condominium.

Condominium: The Units and Common Elements comprising the Property to be called Loft 21 Condominium.

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

Control Period: Declarant reserves the right to designate all members of the Board of Managers for a period of time until the earlier to occur of (a) thirty (30) days after the date by which one hundred percent (100%) of the Units have been conveyed to purchasers pursuant to an offering plan filed with the New York State Department of Law; or (b) five (5) years after the date the first Residential Unit has been conveyed to a purchaser pursuant to an offering plan filed with the New York State Department of Law.

Declarant: 21 ST VENTURES, LLC, their successors, assigns, and/or designees, including any persons designated as having the rights of Declarant by Declarant or a designee of Declarant. The words "Declarant" and "Sponsor" are used interchangeably in this Declaration.

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

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

Department of Law: The New York State Department of Law.

Insurance Trustee: A bank or trust company in the State of New York from time to time appointed to serve as such by the Board of Managers. The Sponsor's Mortgagee shall serve as the initial Insurance Trustee for so long as Sponsor's Mortgagee shall have a lien against one or more Unsold Units held by Declarant.

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

Non-Residential Common Element: Those portions of the Common Elements intended to be devoted to the common use and enjoyment of Non-Residential Unit Owners. Upon recording of this Declaration, no Non-Residential Common Elements exist; a subdivision of a Non-Residential Unit may create Non-Residential Common Elements in the future.

Non-Residential Common Interest: The proportionate undivided interest, expressed as a numerical percentage, of each Non-Residential Unit Owner in the Common Elements. The total of all Non-Residential Common Interest percentages appurtenant to all Non-Residential Units equals to 100%.

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

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

Parking Unit: Any space designated as a Parking Unit in the Floor Plans.

Parking Unit Owner: The owner of a Parking Unit.

Permitted Mortgage: A mortgage of a Unit or Units permitted to be placed thereon pursuant to the provisions of the By-Laws, and any loan provided to Sponsor and/or Declarant including any mezzanine finance loan or preferred equity loan.

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

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

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

Residential Common Elements: Those portions of the Common Elements intended to be devoted to the common use and enjoyment of the Residential Unit Owners.

Residential Common Expenses: All costs and expenses to be incurred generally by Residential Unit Owners pursuant to the Declaration and/or the By-Laws in connection with: (i) the repair, maintenance, replacement, restoration and operation of, and any alteration, addition or improvement to, the Residential Common Elements; or (ii) the establishment and/or maintenance of an operating reserve fund for working capital and replacements to the Residential Common Elements.

Residential Common Interest: The proportionate undivided interest, expressed as a numerical percentage, of each Residential Unit Owner in the Residential Common Elements. The total of all Residential Common Interest percentages appurtenant to all Residential Units equals to 100%.

Residential Unit: Any areas of the Building designated as such on the Floor Plans, and intended to be used for residential purposes, together with its percentage of Common Interest. For the purposes of voting and budgeting, Parking Units shall be treated as Residential Units.

Residential Unit Owner: The owner of a Residential Unit. For the purposes of voting and budgeting, a Parking Unit Owner shall be treated as Residential Unit Owner.

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

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

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

Successor Sponsor: An Affiliate of Sponsor, a designee or assignee of Sponsor, or a purchaser of 10 units or 20 percent of the total number of Units in the Condominium, whichever is less, which are not purchased for occupancy by the owner or one or more members of their immediate family. A Successor Sponsor has the same rights and obligations of a Sponsor, but only in relationship to the Units which such Successor Sponsor owns. Successor Sponsors have the same right to assign or designate a person or entity, whether related or unrelated to Sponsor, to succeed to their rights and obligations and any such assignee or designee shall also be deemed a Successor Sponsor.

Tax Lot Drawings (also referred to as "Floor Plans"): Tax lot drawings filed simultaneously with the recording of this Declaration in the New York City Register's Office, which drawings set forth

a description of the Building, and stating the number of stories, the number of Units and their layout, and the Common Elements, and any amendments thereto.

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

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

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

ARTICLE 3 DESCRIPTION OF PROPERTY AND IMPROVEMENTS

The Declarant has constructed a building on the parcel of land described above, to be converted to a condominium known as Loft 21 Condominium according to Tax Lot Drawings filed simultaneously with the recording of this Declaration certified by _____ _____.

The Condominium will consist of one building comprised of a cellar, six floors, roof, and bulkhead containing a total of Sixty-seven (67) Residential Units, Twenty-seven (27) Parking Units, One (1) Non-Residential Units, Common Elements, Residential Common Elements, Non-Residential Common Elements, and the Limited Common Elements, all as set forth in the Tax Lot Drawings. The Building is built with concrete, brick, stone, wood, steel, and glass. Each Unit Owner will have fee ownership in, and exclusive right of occupancy and possession of each Unit, together with an undivided interest in the Common Elements of the Condominium as set forth and defined in this Declaration, all in accordance with Article 9-B of the Real Property Law of the State of New York. The designations of what constitutes the Residential Units, Non-Residential Unit, Licensed Spaces, Common Elements, Residential Common Elements, Non-Residential Common Elements, and the Limited Common Elements may be changed by mutual consent of the Declarant and Unit Owners, and shall be reflected in an amendment to the Declaration.

The Condominium has a total land area of approximately 4,050 square feet, and the Building will contain approximately XXX gross square feet of floor area.

ARTICLE 4 DIMENSIONS OF UNITS

Each Unit is measured horizontally from the exterior side of exterior walls (columns, mechanical pipes, shafts, shaft ways, chases, chase ways and conduits are not deducted) to the centerline of the partitions separating one Unit from another Unit, or the exterior of the interior walls and partitions separating a Unit from public corridors, stairs, elevators, other mechanical equipment spaces or any Common Elements or Limited Common Elements not within a Unit.

Each Unit is measured vertically from the top of the floor slab below to the underside of the finished ceiling. Notwithstanding the foregoing, any Common Elements located within this described form of measurement shall not be considered part of such Unit.

ARTICLE 5 COMMON ELEMENTS

5.1. Common Elements. The Common Elements include those portions of the Building that are designated as "General Common Elements" or "Common Elements" on the Tax Lot Drawings, and to the extent not specifically identified as such, all other parts of the Property (other than those areas and items specifically identified as part of a Unit, a Residential Common Element, or a Limited Common Element) the common use of which is necessary or convenient for the existence, maintenance, operation or safety of the Property. Without intending to limit the generality of the foregoing in any respect, the Common Elements include:

(a) the Land, together with all easements, rights and privileges appurtenant thereto (except as otherwise expressly provided in this Declaration);

(b) all sidewalks, fences, and landscaped areas benefiting any Common Element, or not otherwise designated as a Residential Common Element or Limited Common Element, or a part of a Unit;

(c) all structural elements, foundations, foundation walls, footings, columns, girders, beams, supports, interior load-bearing walls, floor slabs (but not flooring material), and ceilings and floors separating the Units from one another, and from exterior walls and facades (but not including windows);

(d) any ventilation system consisting of pumps, motors, ductwork, fans and controls, steam and condensate return piping, serving or benefiting all of the Units;

(e) all electrical risers, feeders, lines and equipment, including incoming service, main switchgear and distribution panelboards, conduits, wires, meters, and transformers serving or benefiting any Common Element, or all of the Units;

(f) all storm and sanitary sewer equipment and pipes (including vent lines, ejectors, interceptors, filters and valves) downspouts, and roof drainage systems, excluding, however, all such items located within a Unit and serving only that Unit;

(g) all electric service rooms, gas, steam and water meter rooms, telephone rooms, and other service, mechanical and utility rooms serving or benefiting any Common Element, or all of the Units;

(h) all other facilities of the Building (including shafts, pipes, wires, ducts, vents, flues, cables, conduits and lines) which serve or benefit or are necessary or convenient for the existence, maintenance, operation or safety of the Common Elements, or all of the Units;

(i) enclosing walls and doors surrounding mechanical equipment;

(j) all utilities and mechanical and electrical transfers and equipment, and vaults for such utilities used for the Common Elements, or all of the Units;

(k) portions of the Building housing equipment servicing all the Units and not allocated as a Residential Common Element or Limited Common Element;

(l) portions of the roof housing equipment servicing all the Units (but not including the equipment), or shown on the Tax Lot Drawings as Common Elements, or not allocated to the Residential Common Elements;

(m) Licensed Space; and

(n) whether or not specifically identified as part of the Common Elements (or identified at all) on the Tax Lot Drawings, all other parts of the Property either existing for the common use of all of the Units, or that are necessary or convenient for the existence, maintenance, operation or safety of the Property.

5.2. Residential Common Elements. The Residential Common Elements consist of those portions of the property designated on the Tax Lot Drawings as Residential Common Elements, and also those Common Elements (other than vertical shaftways and penetrations) which exclusively serve or benefit only the Residential Units or the Residential Unit Owners whether or not designated as Residential Common Elements (or designated at all) on the Tax Lot Drawings (but excluding any items therein or in the Building which are not part of the Property, including, without limitation, any equipment, wiring and devices owned by telecom providers, and those areas and items specifically identified as part of a Unit or a Limited Common Element). The Residential Common Elements include, without limitation and to the extent any exist now or in the future, the following:

(a) any entrances, exits, and lobby which exclusively serve or benefit the Residential Units;

(b) any stairs, stairways and fire stairways, halls, passages, corridors, storage rooms, housekeeping areas, mechanical and other rooms, areas and spaces (including their respective floors, ceilings and enclosing walls) which exclusively serve or benefit the Residential Units and are not part of any other Common Element or Unit;

(c) any security monitors and equipment and other security facilities, virtual doorman, or other low voltage system which serve or benefit only the Residential Units;

(d) any passenger elevators and elevator shafts and equipment which exclusively serve or benefit the Residential Units and are not part of any other Common Element or Unit;

(e) any landscaped areas of the Property, and any fences surrounding such area, which serve or benefit only the Residential Units or the Residential Unit Owners;

(f) any areas where plumbing, pipes, vents, flues and/or risers and equipment exclusively serving the Residential Units is located, but not including areas located within a Unit and all HVAC systems, pipes, flues, risers, vents and ducts, which are part of the Units they serve;

(g) any portions of the Building designated on the Tax Lot Drawings as Residential Common Elements; and

(h) whether or not specifically identified as part of the Residential Common Elements (or at all) on the Tax Lot Drawings, all other parts of the Property and all telecommunications equipment and all other systems, installations and facilities (including shafts, pipes, wires, ducts, vents, flues, cables, conduits and lines) and equipment on the Property (other than those areas and/or items specifically identified on the Tax Lot Drawings or herein as part of a Unit and/or to the General Common Elements) which serve or benefit or are necessary or convenient or existing for the common use, existence, maintenance, operation or safety of the Residential Units or the Residential Unit Owners.

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

5.3.1. Plumbing risers and pipes serving multiple Units are a Common Element; any pipe which connects to a riser or pipe serving multiple Units are a Limited Common Element from the point at which such pipe connects to the riser to the point at which such pipe connects to a fixture or valve within a Unit; all fixtures, valves, and pipes after the first valve are part of a Unit. Main sewer or storm lines serving multiple Units, including the fitting to which a pipe connects to the main sewer or storm line, are a Common Element; any pipe which connects to a main sewer or storm line are a Limited Common Element from the point at which such drain pipe connects to the main sewer or storm line to the drain grate of a drainpipe or where a fixture connects to a drainpipe.

5.3.2. Electrical cables and circuit breaker panels serving multiple Units are a Common Element; any separate meter serving a single Unit, and all cables between such meter and the Unit is part of a Unit; any electrical cables between a sub-meter and the Unit are a Limited Common Element until such electrical cable reaches a circuit breaker within the Unit; any circuit breakers, located in a Common Element circuit breaker panel, that serve a Unit are a Limited Common Element.

5.3.3. HVAC equipment serving multiple Units are a Common Element; any pipes, lines, or ductwork which connect to a Common Element but serve a Unit are a Limited Common Element until such pipes, lines, or ductwork reach an air handler or grate inside the Unit; any HVAC equipment within a Unit are part of a Unit.

5.4 No Division of Common Elements. The Common Elements shall remain undivided and no Unit Owner shall bring any action for partition or division unless otherwise provided by law or elsewhere in the Declaration of By-Laws. Each Unit Owner shall have the right to use the Common Elements, other than such portion, if any, which are by the terms of this Declaration or the annexed By-Laws irrevocably restricted in use to other Unit Owners, in accordance with the purpose for which such elements are intended, without hindering the exercise of or encroaching upon the rights or other Unit Owners. The undivided interest in the Common Elements shall not be separated from the Unit to which it appertains and shall be deemed conveyed or encumbered with that Unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

ARTICLE 6 USE OF UNITS AND COMMON ELEMENTS

6.1. Violation of Use Restrictions. Each Unit Owner shall be responsible for any violations, fines, and fees imposed as a result of such Unit Owner's failure to comply with the terms of this Article with respect to the use of the Units, and shall indemnify and hold harmless the Condominium, the Board of Managers and all other Unit Owners against any claim or costs in connection with such failure.

6.2. Nuisance. No nuisance shall be allowed in the Property nor shall any use or practice be allowed in the Property which interferes with the peaceful possession or proper use thereof by the Unit Owners or the occupants of their respective Units. No improper, offensive or unlawful use shall be made of the Property or any portion thereof. All applicable laws relating to any portion of the Property shall be complied with at the sole expense of whichever of the Unit Owner(s) shall have such obligation pursuant to the Declaration and the By-Laws to maintain or repair such portion of the Property.

6.3. Use of a Residential Unit. A Residential Unit may only be used for residential purposes, home occupations to the extent permitted by law, and/or as a sales office by Declarant.

6.4. Use of a Non-Residential Unit. Subject to compliance with all laws, including, without limitation, the certificate of occupancy for such Unit and any applicable zoning regulations, and except as otherwise provided herein and in the By-Laws, a Non-Residential Unit may be used for any purpose consistent with the Certificate of Occupancy, or for any lawful purpose.

6.4.1. No income derived from any use of a Non-Residential Unit will constitute income to the Board of Managers or any Unit Owner except the Non-Residential Unit Owner. A Non-Residential Unit Owner may lease or license all or any portion of its Unit to one or more lessees (or may permit occupants or permittees to use all or any portion of its Unit) so long as the uses thereof are legally permitted, and comply with this Declaration and the By-Laws.

6.4.2. A Non-Residential Unit Owner shall have the right to install and maintain signage, storefronts, and security devices upon the exterior of the Building appurtenant to a Non-Residential Unit, and to determine the content and nature of the signage, provided such signage relates solely to an occupant of the Unit or the sale or leasing of such Unit, and is consistent with the design and aesthetic of the Building façade without the consent of the Board of Managers. Any signage requires the written consent of Declarant for so long as Declarant owns a Unit. No "sandwich"

style advertising board composed of two boards set up in a triangle shape or sound equipment to promote or advertise functions or events in a Non-Residential Unit will be permitted at the street entrance to a Non-Residential Unit or an adjacent sidewalk. No functions or events held by a Non-Residential Unit Owner will be permitted at the street entrance to a Non-Residential Unit or an adjacent sidewalk.

6.4.3. Except to the extent inconsistent with the By-Laws or prohibited by Law, and unless there shall be a material adverse effect on the Residential Unit Owners, a Non-Residential Unit Owner shall have the right, without the vote or consent of the Board of Managers to: (1) make alterations, additions or improvements, whether structural or non-structural, interior or exterior, ordinary or extraordinary, in, to and upon their Non-Residential Unit; (2) change the layout or number of rooms in a Non-Residential Unit from time to time; (3) change a Non-Residential Unit, by subdividing the same, into any desired number of Units, combining any Units resulting from a subdivision, altering the boundary walls between Non-Residential Units, or otherwise; (4) designate all or part of a Non-Residential Unit as a newly created Non-Residential Common Element; (5) reapportion among the newly created Non-Residential Units resulting from any subdivision, combination or otherwise their percentage interests in the Common Elements which shall be based upon floor space, subject to the location of such space and the additional factors of relative value to other space in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared use, and the overall dimensions of the particular Unit; provided that in no case may such reapportionment result in a greater percentage of Common Interest for the total of the new Non-Residential Unit(s) than existed for the original Non-Residential Unit; and (6) amend the Certificate of Occupancy with respect to the Non-Residential Unit (any such amendment to be at the sole cost and expense of the Non-Residential Unit Owner) to provide that such Non-Residential Unit may be used for any purpose which is lawful at the time that such amendment is made. A change in use or amending the Certificate of Occupancy shall not be deemed a material and adverse impact unless the act of changing the use causes a material and adverse impact (e.g. triggering zoning restrictions) as opposed to the result of such change in use (e.g. change of use resulting in higher foot traffic). A Non-Residential Unit Owner may not file an amendment to this Declaration with respect to their Non-Residential Unit authorized by this paragraph without notice to the Board of Managers, and any amendment that shall have a material impact on any Residential Unit or any other Non-Residential Unit shall require the consent of the Board of Managers.

6.5. Prohibited Uses of Units. The following uses are prohibited for any Unit; any use that in the reasonable judgment of the Board of Managers would impair or threaten the structural integrity of the Building or the life, health, safety, protection, or security of Unit Owners, tenants, or occupants of Units; any use that violates applicable laws; any use that results in, or in the reasonable judgment of the Board of Managers would result in, the cancellation or notice of cancellation of insurance maintained by the Board of Managers; any use that increases, or in the reasonable judgment of the Board of Managers would increase, the rate of insurance for the Property above the rate in effect at the date of recording the Declaration, unless the Unit Owner responsible for such increase pays the additional premium therefor as a specially allocated expense; any use inconsistent with or in violation of its permitted use or in the reasonable judgment of the Board of Managers is an unreasonable and substantial annoyance or nuisance to a Unit Owner or tenant of a Unit or an unreasonable, substantial, and repeated interference with the

peaceful possession or proper use and enjoyment of another Unit or the Common Elements for their intended or permitted purposes as stated in the Declaration and By-Laws; any use of the Common Elements causing or comprising waste; any use involving the storage, purchase, sale, disposal, or release or other disposition of any hazardous, toxic, or radioactive material, matter, substance, or waste that is or becomes regulated under applicable law (unless the products are properly used and stored in accordance with applicable law); any use of a Unit or any portion thereof by any international organization, unless such international organization waives its sovereign or diplomatic immunity in conformity with the terms of the Declaration; any change in use that would require a new or amended Certificate of Occupancy that would affect the permitted use of another Unit; or any of the following uses:

- an office, clinic, or other facility for drug rehabilitation or treatment center
- a homeless shelter, soup kitchen, or similar use
- the use or storage of flammable liquids, chemicals, or other incendiary or explosive items, unless incidental to a permitted use and commonly used for cleaning, operating or the like

6.5.1. The foregoing section may not be amended during the Control Period.

6.6. Use of the Common Elements. Except as otherwise provided herein or in the By-Laws, the Common Elements may be used only for the furnishing of services and facilities to the Unit Owners, their guests, invitees and licensees as permitted under this Declaration and the By-Laws, and for the other uses for which they are reasonably suited. Access to any Common Elements on the roof is only permitted for the repair or maintenance of such areas, or to maintain or repair any equipment located in such areas. Subject to any easements (exclusive or otherwise) and/or rights of access or as otherwise provided in this Declaration, neither the Board of Managers nor any Unit Owner shall impede the exercise of or encroach upon the rights of Unit Owners or others claiming, by, through or under them, including but not limited to, the occupants of the Units and their respective invitees, to use the Common Elements as permitted under this Declaration and the By-Laws. No furniture, packages or objects of any kind shall be placed in the Common Elements such as lobbies, vestibules, public halls, stairways, or in the areas designated as storage areas without the prior consent of the Board of Managers. The lobbies, vestibules, public halls, and stairways shall be used only for ingress and egress from the Units.

6.6.1. A Non-Residential Unit Owner, its tenants, employees, agents, guests, invitees, and licensees are permitted to access the Common Elements, but only for their intended purposes. Furthermore, in no event shall any guest, invitee or licensee of a Non-Residential Unit Owner be permitted access to any area designated as a Residential Common Element, a Limited Common Element or part of a Residential Unit. Any access to the Residential Common Elements, Limited Common Elements, or Residential Units by a Non-Residential Unit Owner, its tenants, or employees shall only be permitted pursuant to the terms of this Declaration and the By-Laws.

6.6.2. Subject to the consent of a Non-Residential Unit Owner, which shall not be unreasonably withheld, conditioned, or delayed, and provided it does not impede or encroach upon the rights of a Non-Residential Unit Owner, Declarant may place appropriate directional and identification signs on the exterior of the Building and signs relating to the marketing of Units for sale or lease by Declarant.

6.7. Use of Parking Units. Parking Units shall be used in compliance with the certificate of occupancy for such space and any applicable zoning regulations. Parking Units may be sold or licensed to members of the public. MDL §60 and ZR25-412 provide restrictions on use and such restrictions, as may be amended from time to time, are hereby incorporated; if there are any inconsistencies between applicable law and the Declaration, the applicable law shall govern. A Parking Unit can be rented to persons other than an occupant of the Building for periods of not less than one week and not more than one month. However, in the event a Parking Unit is being rented by a non-occupant and an occupant makes a written request to rent the Parking Unit, the Parking Unit must be offered to the occupant making such request.

6.7.1. In the event the present or future owner of a Residential Unit in the Condominium, or a member of their family residing in the Residential Unit, becomes handicapped and acquires handicapped plates for their vehicle, and said Residential Unit Owner is the owner of a Parking Unit, said Unit Owner has the right to demand that the owner of P1 trade P1 with said handicapped Unit Owner unless the owner of P1, or an occupant residing in their Residential Unit, is handicapped or has handicapped plates for their vehicle.

6.7.2. In the event the present or future owner of a Residential Unit in the Condominium, or member of their family residing in the Residential Unit, becomes handicapped and acquires handicapped plates for their vehicle, and said Residential Unit Owner does not own a Parking Unit, said Unit Owner has the right to demand that the owner of P1 sell the handicapped parking space at then current fair market value to said handicapped Unit Owner, unless the owner of P1, or an occupant residing in their Residential Unit, is handicapped or has handicapped plates for their vehicle.

6.7.3. All costs and expenses entailed in the transfer or trading of the handicapped parking space, including without limitation, title abstracts, title insurance, transfer taxes and recording fees and reasonable attorney fees shall be borne by the party requesting the transfer.

6.7.4. The owner of P1 must comply with the aforementioned demand upon thirty (30) days written notice. Notice shall be delivered by hand delivery, certified mail, return receipt requested, or overnight delivery service. Alternative means may be used where written acknowledgement of such delivery is delivered by the party receiving such notice.

6.7.5. If the parties cannot agree on the fair market value of the handicapped parking space then the parties agree to submit the matter to binding arbitration in accordance with the By-Laws of the Condominium.

ARTICLE 7 ALTERATIONS

7.1. General.

7.1.1. Any alterations or changes to the Building or the Units other than those changes set forth in the Tax Lot Drawings and the Plans shall be subject to the restrictions set forth in this Declaration and the By-Laws. All work must be performed pursuant to applicable law, and by licensed and insured contractors. A Unit Owner shall have the right to veto any proposed Alteration

that would have a material and adverse effect on their Unit. The Residential Board Members shall have the right to veto any proposed Alteration that would have a material and adverse effect on the Residential Units or the Residential Common Elements. The Board of Managers shall have the right to veto any Alteration that materially and adversely effects any Units, structural elements of the Building, any Building systems that serve other Units, or the Common Elements.

7.1.2. The public areas of the Condominium and those residential areas exposed to public view or other Unit Owners shall be kept in good appearance, in conformity with the dignity and character of the Building, as determined by the Board of Managers in its sole discretion, by (i) the Board of Managers, with respect to such parts of the Building required to be maintained by the Board of Managers, and (ii) each Unit Owner with respect to interior surfaces of windows and shades, venetian or other blinds, drapes, curtains, or other window decorations in or appurtenant to such Residential Unit Owner's Unit. Except for temporary structures, the Board of Managers' prior written approval, which shall be given in the Board of Managers' sole discretion, shall be required to enclose, erect a greenhouse, or paint, decorate, or make any other Alteration to a terrace or balcony appurtenant to a Residential Unit. The Board of Managers may issue regulations concerning the size, type, and color of window treatments to be installed on the windows of Residential Units in other to provide a visually harmonious appearance. The Board of Managers may limit the types of personal items, furnishings, and plantings that may be placed on terraces or balconies appurtenant to a Residential Unit.

7.1.3. Alterations to the Common Elements, and/or Residential Common Elements must be approved by the Board of Managers.

7.1.4. All Alterations to the Building, the Common Elements and the Units must be performed in accordance with applicable law by licensed and insured contractors.

7.1.5. Without the prior written consent of the Board of Managers, Unit Owners, other than Declarant, may not apply for any permits for construction work in a Unit or Limited Common Elements until after the final Certificate of Occupancy has been issued for the Building by the Department of Buildings.

7.2. Alterations by the Declarant and a Non-Residential Unit Owner.

7.2.1. Subject to the provisions of Section 7.1 herein, except to the extent prohibited by law, the Declarant and a Non-Residential Unit Owner shall have the right, without the consent or approval of the Board of Managers or other Unit Owners, to:

(a) make Alterations, whether structural or non-structural, interior or exterior, ordinary or extraordinary, in, to and upon its Unit(s) and appurtenant Limited Common Elements;

(b) change the layout of, or number of rooms therein;

(c) provided the Alteration does not jeopardize the structural integrity of the Building, change the size of the Unit(s) by (i) subdividing its Unit into two or more separate Units, (ii) combining two or more Units resulting from such subdivision or otherwise into one or

more units, (iii) altering the boundary walls between any two or more separate Units resulting from such subdivision or combination, or (iv) with respect to the Residential Units only, otherwise including and incorporating Residential Common Elements into such Residential Unit;

(d) if appropriate, reapportion among the Units affected by such change in size or number pursuant to this article, their respective Common Interests.

7.2.2. Any Alteration may not effect the Common Interests of other Units unless the owners of each Unit affected shall consent thereto.

7.2.3. In the event a Non-Residential Unit is leased, the tenant(s) of such Unit shall have the same rights as the Non-Residential Unit Owner to make alterations, additions or improvements as set forth in this Article, subject to such Unit Owner's consent.

7.2.5. To the extent any filings with the New York City Department of Buildings or other municipal agency is necessary for an Alteration or the consent or signature of the Board of Managers is required on any documents part of filing for an Alteration, Declarant and the Non-Residential Unit Owner is authorized to sign on behalf of the Board of Managers.

7.3. Alterations by Residential Unit Owners. Except as otherwise provided in the Declaration or By-laws, Alterations to a Residential Unit by a Residential Unit Owner, other than Declarant, are subject to the approval of the Board of Managers; such approval will not be unreasonably withheld, conditioned, or delayed, provided that the Alteration may be made while retaining the structural integrity of the Building and does not materially and adversely effect any mechanical, electrical, or plumbing systems that serve the Common Elements or other Units, the Common Elements, or another Unit. The Residential Unit Owner seeking to make such Alterations shall provide the Board of Managers with copies of all plans and drawings related to the proposed Alteration, and any information reasonably requested by the Board of Managers. Upon receipt of all requested information, the Board of Managers shall have twenty (20) business days to issue a determination of whether such Alteration may be made while retaining the structural integrity of the Building and does not materially and adversely effect any mechanical, electrical, or plumbing systems that serve the Common Elements or other Units, the Common Elements, or another Unit. The Board of Managers' failure to respond within such time shall be deemed an approval of the requested Alteration. No application shall be filed with the New York City Buildings Department or with any other governmental authority for a permit covering an addition, alteration or improvement to be made in a Residential Unit unless approved in writing executed by the Board of Managers; such execution shall not subject the Board of Managers or any of its members to any liability to any contractor, subcontractor, material man, architect or engineer, by reason of such Alteration or to any person having any claim for injury to person or damage to Property arising therefrom. A Residential Unit Owner shall indemnify the Board of Managers for loss, damage or liability resulting in any way from execution of any such documents executed by the Board of Managers or any of its members.

7.4. Changes to Boundaries and Tax Lot Drawings. Boundaries and components of each Unit are described in detail in this Declaration, and depicted graphically on the Tax Lot Drawings. The

boundaries of the Units in the Tax Lot Drawings shall be substantially the same as those in the Plans. Any differences between the Plans and the Tax Lot Drawings shall be subject to the approval of an affected Unit Owner, provided that such approval shall not be unreasonably withheld, conditioned, or delayed if such changes are de minimis. Prior to any de minimis change in the boundaries or change to the Tax Lot Drawings, the party proposing such change shall provide the other party with ten (10) business days' notice of such change, and thereafter the parties may attempt to resolve the issue or in the alterative, the parties may commence arbitration as set forth in the By-Laws to resolve any disagreement. In the event of arbitration, such change shall not be made until the arbitrator has issued their decision, and thereafter the parties will cooperate to effectuate such decision.

7.5. Scaffolding and Other Temporary Structures. In the event the Board of Managers, or the Declarant erects scaffolding, "bridges" or other temporary structures to perform renovations, improvements or other work to or at the Building or any part thereof, the Board of Managers will use, or cause the Unit Owner performing the work to use, commercially reasonable efforts to minimize interference with the use of Non-Residential Units, including, but not limited to access and signage, and to minimize the period of time the same is erected. In the event exterior signage is obscured thereby, the party installing the temporary structures, subject to the requirements of the Declaration, the By-Laws and all applicable law, shall install or pay for the installation of temporary signage in place of the obscured signage on behalf of Non-Residential Unit Owners or its tenant upon such temporary structures located directly in front of the applicable Non-Residential Unit in the maximum size that such structure can reasonably accommodate. No signage other than Non-Residential Unit Owners' or its tenants' signage shall be erected or placed upon such temporary structures in the space which is located directly in front of such Unit.

ARTICLE 8 EASEMENTS

8.1. Board of Managers Easement to Operate and Maintain the Common Elements. The Board of Managers, and/or any agent of the Board of Managers, shall have, and each Unit shall be subject to, an easement and a right of access to alter, inspect, install, maintain, operate, rebuild, repair, prevent or minimize damage to, and cause to be in compliance with any applicable laws or insurance requirements, the Common Elements or Limited Common Elements whether located in, over, through, under, or upon any Unit or elsewhere on the Property; to remedy any condition which would result in damage to any other Unit or which would violate the provisions of any mortgage covering another Unit; to cure defaults or remove violations by Unit Owners; to comply with any laws, orders, rules, or regulations of any governmental body having jurisdiction thereof; and to maintain any encroachment on any Unit, resulting from the Alteration, repair, or rebuilding of the Common Elements. Access to any Common Elements, Limited Common Elements, or Unit in furtherance of such easement shall be exercised in such a manner as will not unreasonably interfere with the normal conduct of business of the tenants and occupants of Units for their permitted purposes. Such entry shall be permitted on not less than two (2) days' notice, except that no notice will be necessary in the case of an emergency.

8.2. Ingress and Egress. Each Unit Owner, permitted tenants and occupants of the Building, the Building managing agent, the sales agent employed by the Declarant, and all other officers, partners, employees, agents, guests, invitees and licensees of the foregoing shall have, to the extent reasonably necessary, in common with all other Unit Owners, an easement for ingress to and egress

from their Unit. Notwithstanding the foregoing, however, no person shall use or enjoy the Common Elements or Residential Common Elements except in accordance with the reasonable purposes for which they are intended, and without encroaching upon the rights of other persons to do so.

8.3. Utilities.

8.3.1. For so long as Declarant owns a Unit, Declarant shall have the absolute right (without any obligation to obtain the consent of the Board of Managers or any other Unit Owner or other part except as required by law) to grant such additional electric, gas, steam or other utility easements or relocate any existing utility easements in any portion of the Property as Declarant shall deem necessary or desirable for the proper operation and maintenance of the Building or any portion thereof, or for the general health or welfare of the owners, tenants, and occupants of the applicable Units, provided that such additional utilities or the relocation of existing utilities will not prevent or unreasonably interfere with the permitted use of Units. Any utility company and its employees and agents shall have the right of access to any Unit or the Common Elements in furtherance of such easement, provided such right of access shall be exercised in such a manner as shall not reduce the usable square footage of the any Unit nor prevent or unreasonably interfere with the permitted use of Units.

8.3.2. Each Unit Owner, for its benefit, shall have an easement to, and may, without the prior consent of the Board of Managers, the Declarant or other Unit Owners but subject to the provisions of this Declaration pertaining to Alterations: (i) install, operate, maintain, repair, alter, rebuild, restore and replace Units, and any pipes, wires, ducts, flues, vents, cables, conduits or other lines, equipment or facilities forming a part of or relating to the Unit, located in, over, under, through or upon the Common Elements; and (ii) install pipes, wires, ducts, flues, vents, cables, conduits or other lines, equipment or facilities in connection with the design, construction, use, operation and/or occupancy of such Unit in, over, under, through or upon the Common Elements, including but not limited to, penetrating floor slabs; provided that access to the Common Elements or other portions of the Property in furtherance of such easement shall be exercised in such a manner as will not unreasonably interfere with the use of the Common Elements and such other portions of the Property for their permitted purposes or affect the structural integrity of the Building. A Unit Owner shall provide the Board of Managers with prior written notice at least fifteen (15) days prior to filing any applications with the applicable government authorities to perform such work, including the Department of Buildings. The relocation of any pipes, wires, ducts, flues, vents, cables, conduits, or other lines, equipment or facilities after the Building obtains a TCO shall require the prior written consent of the Board of Managers.

8.3.3. To the extent any filings with the New York City Department of Buildings or other municipal agency is necessary for the foregoing or the consent or signature of the Board of Managers is required on any documents, the Board of Managers shall cooperate with respect to the same by timely executing the same, provided all associated expenses are paid by the requesting Unit Owner.

8.4. Repairs and Maintenance.

8.4.1. Provided the Unit Owners are in compliance with all other requirements set forth in this Declaration and the By-Laws, and any regulations promulgated by the Board of Managers, all Unit Owners shall have access through all Common Elements to make repairs and installations, provided that in non-emergency situations the Unit Owners shall notify the Board of their intent to work on equipment servicing their Unit and conduct such work in a manner designed to cause the minimum amount of disturbance to other Unit Owners.

8.4.2. A Non-Residential Unit Owner, and their employees, contractors and invitees, shall have access to Residential Common Elements, including the elevators, and the Residential Units for the purpose of maintaining, replacing or effecting repairs to their respective Units or any systems servicing such Unit. In the event of a non-emergency, the party seeking such access shall notify the Board of Managers and the Residential Unit Owners if applicable of their intent to work on equipment servicing such Unit and conduct such work in a manner designed to cause the minimum amount of disturbance to the Residential Unit Owners.

8.4.3. Access shall be permitted through any portion of the Building in the event of an emergency.

8.4.4. All work to be performed pursuant to this Section must be performed by licensed and insured contractors, and in accordance with applicable law.

8.5. Storefront and Signage. Subject to the terms of this Declaration, a Non-Residential Unit Owner and the Declarant shall have an easement to erect and maintain signage as set forth herein.

8.5.1 A Non-Residential Unit Owner shall have an easement, to the extent permitted by law, to erect, maintain, repair and replace, from time to time, one or more signs, on the storefront to its Unit provided the same relate solely to the operation of the Unit or for the purpose of advertising the sale or lease of all or any portion of a Non-Residential Unit. A Non-Residential Unit Owner shall not have the right to place or install any sign or other advertisement on any part of the Building other than the storefront without the prior written consent of the Board of Managers.

8.5.2 For so long as Declarant owns a Unit, the Declarant shall have an easement, to the extent permitted by law, to erect, maintain, repair and replace, from time to time, one or more signs on the Building for the purpose of advertising the sale or lease of any Unit in the Condominium, provided such signage does not obstruct permitted signage placed by a Non-Residential Unit Owner, and does not unreasonably obstruct any Residential Unit (other than an Unsold Unit) and complies with applicable law.

8.5.3 Maintenance and repair of the storefront and signage, as well as any Limited Common Elements, fixtures, or improvements, located on the façade appurtenant to a Non-Residential Unit shall be the responsibility of the Non-Residential Unit Owner.

8.6. Construction. Declarant reserves to itself, its successors, assigns, designees, invitees,

contractors, agents, employees and tenants, any and all easements and rights of access, in and to Units and Common Elements, to complete construction in a manner consistent with the purposes of the offering plan and to ensure Declarant's rights and obligations thereunder. Declarant shall provide three days' notice except under exigent circumstances where Declarant shall provide reasonable notice. Declarant is obligated to repair any damages caused as the result of the foregoing work. Declarant will not interfere with a Unit Owner's reasonable use of their Unit during any work period. However, there may be a temporary limitation as to use of the public areas. Declarant's reservation and rights shall include, but not be limited to:

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

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

8.7. Ventilation Ducts. Each Unit Owner shall have in common with all other Unit Owners, and each Unit shall be subject to, an easement to access, operate and maintain ventilation ducts for the purpose of providing fresh air serving the Units located in, over, under, through or upon any Unit and the Common Elements.

8.8. Subjacency, Support and Necessity. Each Unit and the Common Elements shall have easements of subjacency, support and necessity, and the same shall be subject to such easements in favor of all the other Units and the Common Elements.

8.9. Perpetual and Irrevocable. Except as may otherwise be set forth in this Declaration, any easement created or granted hereunder shall be perpetual and irrevocable for so long as the Condominium shall remain in existence.

ARTICLE 9 SERVICE OF PROCESS AND BUILDING CODE VIOLATIONS

The Secretary of State of the State of New York is hereby designated to receive service of process in any action which may be brought against the Condominium. Service of process on Unit Owners with regard to any violation of local building codes, zoning ordinances and other related building and zoning laws pertaining to the Common Elements or one or more of the Units shall be made upon the Board of Managers of Loft 21 Condominium at 11-50 45th Road, Long Island City, NY 11101, or such other address to be designated by the Board of Managers. Subject to conditions stated in the By-Laws, the Board of Managers shall have the principal responsibility for curing any violations of such building or zoning laws and service upon the Board of Managers shall be deemed service upon the Declarant or Owners of the Condominium Unit or Units in which any such violations exist.

ARTICLE 10 COMMON INTEREST

Each Unit Owner shall have such percentage interest in the Common Elements as is set forth on Schedule B attached hereto. Each Unit Owner shall be entitled to cast one vote for each

.0001% of Common Interest attributable to their Unit(s). Whenever a particular percentage of Common Interest must be reached for voting purposes and such required percentage is in terms of the Unit Owners as a group (as opposed to all Unit Owners as a whole), such required percentage shall mean a percentage in terms of total Common Interests attributable to that particular group and not the percentage of Common Interests attributable to all Unit Owners unless otherwise mandated by law or expressly provided for herein or in the By-Laws. The percentage of interest of each Unit in the Common Elements has been determined by the Declarant based upon the floor area subject to the location of such space and the additional factors of relative value to other spaces in the Condominium, the uniqueness of the Unit, the availability of Common Elements for exclusive or shared use and the overall dimensions of the particular Unit pursuant to §339-i(1)(iv) of the Real Property Law. The percentage interest of all of the Units in the Condominium totals one hundred percent (100%).

ARTICLE 11 ADMINISTRATION

The Condominium shall be governed by a seven (7) member Board of Managers. During the Control Period, the Condominium shall be governed by a three (3) member Board of Managers. The principal officers of the Condominium shall be a President, Vice President, Secretary, and Treasurer, all of whom shall be elected by the Board of Managers. Two or more offices may be held by the same person so long as there are at least three (3) officers; the President and Vice President cannot be held by the same person.

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

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

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

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

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

ARTICLE 12 AMENDMENT AND WITHDRAWAL

12.1. Amendments to the Declaration. Except as otherwise set forth herein, the provisions of this Declaration may only be amended by an instrument executed by the Board of Managers upon the affirmative vote of all Non-Residential Unit Owners and sixty-seven percent (67%) of the Residential Unit Owners in number and Common Interest, except as set forth below. Any amendment to this Declaration shall not take effect until it is recorded in the City Register's Office.

12.1.1. Any amendment altering the Common Interest percentage of a Unit Owner or

altering any rights or obligations respecting the Common Elements shall require the written consent of the affected Unit Owner(s) unless such amendment was necessary due to the appropriation, taking or condemnation by eminent domain by a federal, state or local government, or instrumentality thereof.

12.1.2. Any amendment adding any parcel of land or divesting any parcel of land from the Property shall require the unanimous consent of all the Unit Owners.

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

12.1.4. Any amendment to the Declaration or By-Laws that would materially and adversely impact the rights and obligations of a Non-Residential Unit Owner, the calculation of Common Charges to be paid by a Non-Residential Unit Owner, or the permitted use of a Non-Residential Unit shall require the consent of the Non-Residential Unit Owner(s).

12.1.5. Any provision of the Declaration or By-Laws benefiting, protecting or otherwise affecting only Non-Residential Units or Non-Residential Unit Owners, except for those provisions relating to actions that require Board of Managers consent, may be amended by such Unit Owner, including the subdivision or combining of such Unit, without the consent of the Board of Managers or the other Unit Owners. However, such Unit Owner shall provide the Board of Managers and all other Unit Owners with written notice of any such modification at least fifteen (15) days prior to making any such change. The Board of Managers shall cooperate with such Unit Owner's efforts to amend such provision, including executing, acknowledging and delivering any document required to effectuate such amendment.

12.1.6. Any provision of the Declaration or By-Laws benefiting, protecting or otherwise affecting only the Residential Units (including but not limited to the subdivision or combining of Residential Units), the Declarant and/or the Residential Unit Owners may be amended, modified or deleted by the Declarant or the Residential Unit Owners as applicable without the consent of

the Board of Managers or the other Unit Owners. However, the Declarant or the Residential Unit Owners shall provide the Board of Managers and all other Unit Owners with written notice of any such modification at least fifteen (15) days prior to making any such change. The Board of Managers shall cooperate with the Declarant's or the Residential Unit Owners' efforts to amend such provision, including executing, acknowledging and delivering any document required to effectuate such amendment.

12.1.7. So long as Declarant owns a Unit, Declarant may, without the consent of the Board of Managers or Unit Owners, amend the Declaration, By-Laws, or Tax Lot Drawings solely for the purpose of clarifying terms already in the Declaration or By-Laws or for the purpose of correcting any inconsistencies or scrivener's errors in the Declaration, By-Laws, or Tax Lot Drawings.

12.2. Consent of Permitted Mortgagees. Fifty-one percent (51%) of Permitted Mortgagees must consent to: (i) any restoration or repair of the Building after a partial condemnation or casualty loss that affects either a material portion of the Property or the Unit securing its mortgage; (ii) any election to terminate the Condominium after substantial destruction or substantial taking in a condemnation; and (iii) any reallocation of Common Interests resulting from a partial condemnation or destruction provided however that the consent of any Permitted Mortgagee of a Residential Unit shall not be required for any restoration and or repair under (i) or reallocation under (iii) above with respect to a Non-Residential Unit. Wherever in this section the consent of a Permitted Mortgagee or fifty-one percent (51%) of Permitted Mortgagees is required, the written consent of the Sponsor's Mortgagee must be given, provided that such mortgage has not yet been satisfied.

12.2.1. A written notice will be sent certified mail with a "return receipt" requested to Permitted Mortgagees notifying them of any proposed materially adverse change to the Declaration or By-Laws or matter requiring their consent. Approval or consent by a Permitted Mortgagee will be implied if the Permitted Mortgagee fails to submit a response within sixty (60) days after it receives proper notice, provided the notice was delivered by certified mail, with a "return receipt" requested. Notwithstanding the foregoing, wherever in this section the consent of a Permitted Mortgagee or fifty-one percent (51%) of Permitted Mortgagees is required, the written consent of the Sponsor's Mortgagee must be given, provided that such mortgage has not yet been satisfied.

12.3. Withdrawal from Condominium Ownership. The Property shall not be withdrawn from Condominium ownership without the consent of at least eighty percent (80%) of the Unit Owners in number and Common Interest, the Non-Residential Unit Owner(s), and at least fifty-one percent (51%) of the Permitted Mortgagees. Such withdrawal of the property from Condominium ownership shall not take effect until it is duly recorded in the City Register's Office. Notwithstanding the foregoing, wherever in this section the consent of a Permitted Mortgagee or fifty-one percent (51%) of Permitted Mortgagees is required, the written consent of the Sponsor's Mortgagee must be given, provided that such mortgage has not yet been satisfied. The Condominium shall terminate following a taking of all or substantially all of the Property by condemnation or eminent domain; or damage or destruction to 75% or more of the Building if 75% or more of all Unit Owners do not duly and promptly elect to proceed with the repair or restoration

and fifty-one percent (51%) of Permitted Mortgagees consent.

12.4. Scrivener Errors. Notwithstanding anything to the contrary contained herein, the Board of Managers may amend this Declaration without the consent of any Unit Owner or Permitted Mortgagee, after at least ten (10) days written notice to the Unit Owners and Permitted Mortgagees, to correct or supplement any patent mistakes, inconsistencies or scrivener errors.

ARTICLE 13 SUBJECT TO DECLARATION, BY-LAWS, etc.

All present or future Unit Owners, tenants, future tenants, or any other person that might use the facilities of the Condominium in any manner, are subject to the provisions of this Declaration and the By-Laws, and the mere acquisition or rental of any of the Units shall signify that the provisions of the Declaration and the By-Laws of the Condominium are accepted and ratified and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance or lease thereof.

ARTICLE 14 COMMON CHARGES

14.1. Assessment of Common Charges. The Board of Managers shall have the authority, pursuant to the By-Laws, to fix and determine Common Expenses, and allocate and assess Common Expenses amongst the Unit Owners. Common Expenses may be allocated in a manner different from the allocation by Common Interest, as permitted by §339-m of the Condominium Act, the Declaration and the By-Laws, provided that such allocation is based on the proportion of expenses and charges fairly attributable to such Units, based on actual usage of particular services and based upon special or exclusive use or availability or exclusive control of particular Common Elements by particular Unit Owners. The allocations of Common Expenses between Residential Units and Non-Residential Units in the Proposed Budget for the First Year of Operations, annexed hereto as Schedule D, are presumptive evidence of reasonableness but are based solely on projections; future allocations must be based on the proportion of expenses and charges fairly attributable to such Units, based on actual usage of particular services and based upon special or exclusive use or availability or exclusive control of particular Common Elements by particular Unit Owners. The Board of Managers may not modify the allocations set forth in Schedule D without the unanimous consent of Non-Residential Unit Owner.

14.2. Lien Against Units. All sums assessed as Common Charges by the Board of Managers of the Condominium but unpaid, together with interest at the maximum legal rate thereon, chargeable to any Unit Owner shall constitute a lien on their Unit prior to all other liens except: (a) tax or assessment liens on the Unit by any governmental taxing authority, including but not limited to, State, County, and City taxing agencies, if any; and (b) all sums unpaid on any mortgage of record encumbering any Unit. Such lien may be foreclosed when past due in accordance with the laws of the State of New York by the Condominium in like manner as a mortgage on real property, and costs incurred including reasonable attorney's fees. In the event the proceeds of the foreclosure sale are not sufficient to pay such unpaid Common Charges, the unpaid balance shall be charged to all Unit Owners as a Common Expense. However, the holder of an institutional mortgage of

record or other purchaser of a Unit at a foreclosure sale, their successors or assigns, shall not be liable and the Unit shall not be subject to a lien for the payment of Common Charges chargeable to such Unit which were assessed and became due prior to the acquisition of title to such Unit by such acquirer. In such event, the unpaid balance of Common Charges shall be charges to all Unit Owners as a Common Expense. The term "institutional mortgage" used herein shall mean a mortgage granted by a federal or state savings and loan association, savings or commercial bank, life insurance company, pension fund, trust company, real estate investment trust, real estate mortgage investment conduit, agency of the United States Government or of the City or State of New York, or other similar institutional lender or a purchase money mortgage granted by the Seller or any entity not included within any of the foregoing that is regularly engaged in the business of making, owning or servicing mortgage loans.

14.3. Unit Owners' Obligation to Pay Common Charges. Every Unit Owner shall pay the Common Charges assessed against their Unit when due and no Unit Owner may exempt themselves from liability for the payment of their Common Charges by waiver of the use or enjoyment of any of the Common Elements or by the abandonment of their Unit. However, no Unit Owner shall be liable for the payment of any Common Charges accruing subsequent to a sale, transfer or other conveyance by themselves of such Unit made in accordance with §339-x of the Real Property Law or in accordance with the provisions of this Declaration and the By-Laws. Any conveyance by a Unit Owner, including Declarant, of a Unit and its appurtenant Common Interest to the Board of Managers on behalf of all other Unit Owners shall be deemed accepted by the Board of Managers upon submission of a duly executed deed to the Secretary of the Board of Managers; the Board of Managers shall be responsible for any Common Charges, legal fees, property taxes, or transfer taxes associated with the conveyance of a Unit and its appurtenant Common Interest to the Board of Managers on behalf of all other Unit Owners.

ARTICLE 15 UNITS ACQUIRED BY THE BOARD

In the event any Unit Owner shall convey their Unit and its appurtenant Common Interest to the Board of Managers in accordance with §339-x of the Real Property Law or in the event the Board of Managers shall purchase any Unit in accordance with the By-Laws, title to such Unit or the rights to the lease of such Unit shall be held by the Board of Managers or its designee on behalf of all of the other Unit Owners. In order to carry out the provisions of this paragraph, each Unit Owner shall, upon taking title to their Unit, grant an irrevocable power of attorney coupled with an interest, to the Board of Managers and their successors to acquire title or lease any such Unit under whatever terms the Board of Managers may, in its sole discretion, deem proper and to sell, lease, sublease, mortgage, vote or otherwise deal with such Unit under such terms as the Board of Managers, in its sole discretion, shall deem proper.

ARTICLE 16 ENCROACHMENTS

The Unit Owners agree that if any portion of a Unit or the Common Elements (whether restricted in use to an individual Unit Owner or not) encroaches upon another or shall hereafter encroach upon another as a result of original construction or settling of the Building, a valid easement for the encroachment and the maintenance of the same, so long as it stands, shall and does exist. In the event the Building is partially or totally destroyed as a result of fire or other

casualty or as a result of condemnation or eminent domain proceedings and is rebuilt, the Unit Owners agree that encroachments of any portion of the Unit or the Common Elements as aforedescribed due to construction shall be permitted and that a valid easement for said encroachment and the maintenance thereof shall exist as long as the Building or reconstructed building shall stand.

ARTICLE 17 UNIT OWNERSHIP

17.1. Upon the closing of title to a Unit, a purchaser shall automatically become a Unit Owner in the Condominium and shall remain a Unit Owner until such time as the purchaser ceases to own the Unit for any reason.

17.2. As of the date of this Declaration, title to all Units, individually and collectively shall automatically vest in Declarant, without the need to execute specific and particular deeds or indentures in each Unit. Any purchaser of the Units, upon acceptance of a deed, shall take title subject to the terms this Declaration (and the exhibits annexed hereto).

ARTICLE 18 CONVEYANCE OF A UNIT

Upon any conveyance of a Unit, either by voluntary instrument, operation of law or judicial proceedings in accordance with this Declaration or the By-Laws, the grantee of the Unit shall be jointly and severally liable with the grantor for any unpaid Common Charges against the latter assessed and due up to the time of the grant or conveyance without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefor. Any such grantee shall be entitled to a statement from the Board of Managers setting forth the amount of the unpaid Common Charge against the grantor and such grantee shall not be liable for, nor shall the Unit conveyed be subject to a lien, for any unpaid Common Charge against the grantor in excess of the amount set forth in such statement. Grantee as used herein shall not include either the holder of an institutional mortgage of record or other purchaser of a Unit at a foreclosure sale of an institutional mortgage.

ARTICLE 19 COVENANTS AND RESTRICTIONS

The use of a Unit by the Unit Owner or other occupant shall be subject to the rules, regulations, and provisions of this Declaration and the By-Laws and the following covenants and restrictions:

(a) The Unit and Common Elements exclusively servicing or benefitting such Unit shall be maintained in good repair, and Non-Residential Units shall be kept neat and presentable.

(b) No Alterations to the inside of a Unit that would impair the structural soundness of the Building may be made without the prior written consent of the Board of Managers.

(c) Any Unit Owner who mortgages or sells their Unit shall notify the Board of Managers and provide the name and address of their mortgagee or purchaser.

(d) The Board of Managers shall report to Permitted Mortgagees any unpaid Common Charges due from the Unit Owner of such Unit.

(e) No nuisances shall be allowed upon the Property and no use or practice shall be allowed which interfere with the peaceful possession and proper use of the Property by its residents.

(f) No immoral, improper, offensive or unlawful use shall be made of the Property or any part thereof and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

(g) The Common Charges shall be paid when due.

ARTICLE 20 UTILITIES

Each Unit Owner shall be responsible for paying for the costs of separately metered or sub-metered utilities for their Unit. Commonly metered utilities will be paid by the Board of Managers as a Common Expense, and the costs allocated among the Unit Owners as Common Charges according to the provisions of Article 14.

ARTICLE 21 INVALIDITY

Invalidation of any of the covenants, limitations or provisions of the Declaration by judgment or court order shall in no way affect any remaining part or parts hereof, and the same shall continue in full force and effect.

ARTICLE 22 WAIVER

No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

ARTICLE 23 CAPTIONS

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Declaration or the intent of any provision hereof.

ARTICLE 24 CERTAIN REFERENCES

24.1. A reference in this Declaration to any one gender, masculine, feminine or neuter, includes the other two, and the singular includes the plural and vice versa, unless the context otherwise requires.

24.2. The terms "herein", "hereof", or "hereunder" or similar terms in this Declaration refer to this entire Declaration and not to the particular provision in which the terms are used, unless the context otherwise requires.

24.3. Unless otherwise stated, all references herein to Articles, Sections or other provisions are references to Articles, Sections or other provisions of this Declaration.

ARTICLE 25 SEVERABILITY

If any provision of this Declaration or the application thereof to any person, entity or circumstance, is determined to be invalid or unenforceable to any extent, the remainder of this Declaration, and the application of such provision to persons, entities or circumstances other than those as to which it is specifically determined to be invalid or unenforceable, shall not be affected thereby, and each provision of this Declaration shall be valid and enforced to the fullest extent permitted by law, provided that under all circumstances, the provisions hereof are required to be interpreted and applied so that there will be no adverse effect on Declarant or any other person governed by or otherwise affected by this Declaration in any material respect as a result of any invalidity or unenforceability referred to above in this Article.

ARTICLE 26 COVENANT OF FURTHER ASSURANCES

26.1. General. Any party which is subject to the terms of this Declaration, whether such party is a Unit Owner, a lessee or sublessee of a Unit Owner, an occupant of a Unit, a member or officer of the Board of Managers or otherwise, shall upon prior reasonable written request at the expense of any such other party requesting the same, execute, acknowledge and deliver to such other party such instruments, in addition to those specifically provided for herein, and take such other action as such other party may reasonably request to effectuate the provisions of this Declaration or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

26.1.1. If any Unit Owner or any other party which is subject to the terms of this Declaration fails, within sixty (60) days after request therefor, to execute, acknowledge or deliver any instrument, or to take any action which Unit Owner or party is required to execute, acknowledge and deliver or to take pursuant to this Declaration, then the Board of Managers is hereby authorized as attorney in fact for such Unit Owner or other party, coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action in the name of such Unit Owner or other party and such document or action shall be binding on such Unit Owner or other party.

26.1.2. If any Unit Owner, the Board of Managers or any other party which is subject to the terms of this Declaration fails, within sixty (60) days after request therefor, to execute, acknowledge or deliver any instrument, or to take any action which such Unit Owner, the Board of Managers or party is required to perform, execute, acknowledge and deliver pursuant to this Declaration at the request of Declarant or its designee, then Declarant or its designee is hereby authorized, as attorney in fact for such Unit Owner, the Board of Managers or other party, coupled with an interest, to execute, acknowledge and deliver such instrument or take such instrument or to take such action in the name of such Unit Owner, the Board of Managers or other party and such document or action shall be binding on such Unit Owner, the Board of Managers or other party, as the case may be.

26.2. Estoppel and Agreement. Upon the request of a Unit Owner, the Board of Managers will enter into an estoppel and agreement with such Unit Owner or an existing or proposed lender in form reasonably acceptable to such Unit Owner or existing or proposed lender, and which by its terms may be relied on by the Unit Owner's existing or proposed lender. The estoppel and agreement shall contain all or any of the following representations and statements to the extent requested by the Unit Owner:

(a) confirmation that the Declaration and By-Laws, as amended to date, are complete, correct and in full force and effect;

(b) a statement as to the amount of Common Charges and assessments and all other amounts due to the Condominium by the Unit Owner at the time specified by the Unit Owner, and confirmation of all payments made to that date and a statement as to the monthly Common Charges and special assessments payable following a closing;

(c) confirmation of the then current budget of the Condominium and the amounts payable by the applicable Unit Owner, and an agreement that the calculation of payments due from the Unit Owner or services provided to the Unit Owner will not be changed without its consent;

(d) an agreement to deliver all notices that are sent to the Unit Owner to its lender or lender's designee at the address provided;

(e) confirmation that the current use of the Unit does not violate the terms of the Declaration and By-Laws;

(f) agreement that the tenant of a Unit Owner is a third-party beneficiary of the obligations of the Condominium to the Unit Owner;

(g) confirmation to the lender of the provisions of the Declaration allowing the applicable Unit Owner to make Alterations to the Unit with or without any consent, as the case may be, and an agreement to permit the tenant of the Unit Owner to undertake such Alterations if designated by the Unit Owner to do so;

(h) agreement that the Condominium shall have the same rights to consent to the actions of the tenant of a Unit Owner as it does to an action of the Unit Owner;

(i) agreement to provide the lender of a Unit Owner ten (10) days' prior notice of any action or sanction that the Board of Managers has determined to take against the Unit Owner; and

(j) a confirmation to the lender of a Unit Owner that it knows of no posted violations against the Unit or pending bankruptcy with respect to the Unit Owner other than those set forth in the estoppel and agreement.

26.3. Further Assurances Requested by Declarant. Without intending to limit the generality of the foregoing, the Board of Managers and each Unit Owner shall be required, upon the request of Declarant, to execute and delivery any or applications reasonably required in connection with any merger, any declaration of zoning lot restrictions or any zoning lot development agreement.

ARTICLE 27 SUCCESSORS AND ASSIGNS

Except as set forth herein or in the Declaration to the contrary, the rights and/or obligations of each Unit Owner set forth herein shall inure to the benefit of and be binding upon any successor or assign of each Unit Owner. However, without the explicit consent of Declarant, the rights of Declarant set forth herein shall not inure to the benefit of a Unit Owner acquiring a Unit from Declarant pursuant to an offering plan filed with the New York State Department of Law. Except as set forth herein or in the By-Laws to the contrary, the rights and/or obligations of Declarant or its designee as set forth herein shall inure to the benefit of, and be binding upon, any successor or assign of Declarant or its designee, or with the consent of Declarant or its designee, any transferee of some or all of the Unsold Units then owned by Declarant or its designee, as the case may be. Subject to the foregoing, Declarant and its designee shall have the right, at any time, in their sole discretion, to assign or otherwise transfer their respective interests herein, whether by sale, merger, consolidation, lease, assignment or otherwise.

ARTICLE 28 NOTICE AND CONSENTS

Whenever a Unit Owner is permitted, pursuant to the terms of this Declaration, to make Alterations or other changes to its Unit, the Declaration, the By-Laws, or to apply to a government agency with respect to the use or Alteration of its Unit without the prior written consent of the other Unit Owners or the Board of Managers, such Unit Owner shall provide the Board of Managers and the other Unit Owners written notice at least fifteen (15) days prior to commencing any such Alteration or submitting such application.

Whenever the consent, approval, satisfaction or permission of Declarant or its designee is required under this Declaration or the By-Laws, such consent, approval, satisfaction or permission will not be required when Declarant or such designee no longer owns any Units.

ARTICLE 29 INCORPORATION BY REFERENCE

The terms, covenants, conditions, descriptions and other information contained in (i) the property description annexed hereto as Schedule A; (ii) the description of the Units annexed hereto as Schedule B; (iii) the By-Laws annexed hereto as Schedule C; (iv) the schedule providing allocation of Common Expenses among the Units annexed hereto as Schedule D; and (v) the Tax Lot Drawings, are each incorporated herein by this reference and made a part of this Declaration as if set forth at length in the text hereof.

ARTICLE 30 AUTHORIZATION TO BORROW

The Board of Managers is authorized, subject to the restrictions set forth in the By-Laws, to incur debt on behalf of Unit Owners to provide for major and minor maintenance, repairs,

additions, improvements, replacements, working capital, bad debts and unpaid Common Expenses, insurance, depreciation, obsolescence, and similar purposes in connection with the operation, care, upkeep, and maintenance of the Common Elements. The repayment of any and all such debt may be secured and paid as provided in §339-jj of the New York Real Property Law.

ARTICLE 31 POWER OF ATTORNEY

31.1. Each Unit Owner shall grant to the Board of Managers an irrevocable limited power of attorney, coupled with an interest (in such form and content as the Board of Managers shall determine) following due authorization (if required) from the Unit Owners (a) to acquire or lease any Unit, together with its Appurtenant Interest (as defined hereinafter) whose owner desires to sell, convey, transfer, assign, lease or surrender the same, or which becomes the subject of a foreclosure or other similar sale, on such terms and at such price or rental, as the case may be, as the attorneys-in-fact deem proper, in the name of the Board of Managers or its designee, corporate or otherwise, on behalf of all Residential Unit Owners, and after any such acquisition or leasing, to convey, sell lease, sublease, mortgage or otherwise deal with (but not vote the interest appurtenant thereto) any such Unit so acquired, or to sublease any Unit so leased, without the necessity of further authorization by the Unit Owners, on such terms as the attorneys-in-fact may determine; and (b) to commence, pursue, appeal, settle and/or terminate administrative and certiorari proceedings to obtain reduced real estate tax assessments with respect to the Units, including retaining counsel and taking any other action which the Board of Managers deems necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals, or any other public authority, applicable to the Maintenance of the Building or the Property, respectively or any consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting the Property which the Board of Managers deems necessary or appropriate.

31.2. Each Unit Owner shall also grant to Declarant a power of attorney to amend the Declaration and By-Laws and to effectuate the rights granted to Declarant, Board of Managers, or Unit Owners under the offering plan filed with the New York State Department of Law and the Declaration and By-Laws as set forth herein.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed as of the _____ day of_____ 20___.

DECLARANT:
21 ST VENTURES, LLC

By: _____
Name:
Title:

STATE OF NEW YORK):
SS.:
COUNTY OF):

On the _____ day of _____, 20___, before me, the undersigned, personally appeared, _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual acted, executed the instrument.

_____
NOTARY PUBLIC

SCHEDULE A TO THE DECLARATION OF THE CONDOMINIUM

Loft 21 Condominium
11-50 45th Road
Long Island City, NY 11101
Queens County

TAX BLOCK 54
F/K/A Lots 45, 5, 4, and 1, N/K/A Lots _____

DESCRIPTION OF THE LAND

SCHEDULE B TO THE DECLARATION OF THE CONDOMINIUM

Loft 21 Condominium
11-50 45th Road
Long Island City, NY 11101
Queens County

TAX BLOCK 54
F/K/A Lots 45, 5, 4, and 1, N/K/A Lots _____

UNIT SCHEDULE

UNIT	TAX LOT	COMMON INTEREST PERCENTAGE	BDRMS	BATHS	LOCATION	APPROX. SQUARE FOOTAGE	LIMITED COMMON ELEMENT ("LCE")	APPROX. SQUARE FOOTAGE OF LCE

SCHEDULE B-1 TO THE DECLARATION OF THE CONDOMINIUM

Loft 21 Condominium
11-50 45th Road
Long Island City, NY 11101
Queens County

TAX BLOCK 54
F/K/A Lots 45, 5, 4, and 1, N/K/A Lots _____

UNIT	TAX LOT	NON-RESIDENTIAL INTEREST PERCENTAGE	RESIDENTIAL INTEREST PERCENTAGE

SCHEDULE C TO THE DECLARATION OF THE CONDOMINIUM

Loft 21 Condominium
11-50 45th Road
Long Island City, NY 11101
Queens County

TAX BLOCK 54

BY-LAWS

ARTICLE 1 GENERAL

1.1. Purpose. The purpose of these By-Laws is to set forth the rules and procedures concerning the conduct of the affairs of Loft 21 Condominium (the "Condominium"). The Condominium covers the fee interests in the Property, the Building, and other improvements now or hereafter to be constructed thereon or therein, as the case may be (hereinafter collectively called the "Building"), including, without limitation, the Units and the Common Elements, all easements, rights and appurtenances belonging thereto, and all other property, real, personal or mixed, intended for use in connection therewith, all of which have been submitted to the provisions of Article 9-B of the Real Property Law of the State of New York by the recording of the Declaration (which, as the same may be amended from time to time, is herein called the "Declaration") by 21 ST VENTURES, LLC ("Sponsor" or "Declarant") in the City Register's Office, together with these By-Laws.

1.2. By-Laws Applicability. The provisions of these By-Laws are applicable to the Condominium and the Common Elements, and the use and occupancy thereof.

1.3. Personal Application. All present and future Unit Owners, mortgagees, lessees, or their employees, guests, invitees or any other person that might use the facilities of the Condominium in any manner are subject to these By-Laws, the Declaration and the Rules and Regulations established by the Board of Managers. The mere acquisition or rental of any of the Units or the mere act of occupancy of any of said Units will signify that these By-Laws, the Declaration and the Rules and Regulations are accepted, ratified, and will be complied with. Failure to comply with any of the same shall be grounds for an action to recover sums due, for damages or injunctive relief, or both, by the Board of Managers or in a proper case, an aggrieved Unit Owner. In the case of flagrant or repeated violation the Board of Managers may ask the offending Unit Owner for sufficient surety for future compliance.

1.4. Definitions. Any capitalized words herein that are undefined in these By-Laws shall have the same definitions as listed in the Declaration.

1.5. Principal Office of the Condominium. The principal office of the Condominium shall be located within the Property or at such other place within the City of New York reasonably convenient thereto, as may be designated from time to time by the Board of Managers.

1.6. Incorporation. In addition to the status conferred upon the Board of Managers under or pursuant to the provisions of the Condominium Act, the Board of Managers shall, to the extent permitted by applicable law, unless otherwise incorporated, be deemed to constitute a separate unincorporated association for all purposes under and pursuant to the provisions of the General Associations Law of the State of New York. To the extent and in the manner provided in the Condominium Act, the Board of Managers, may be incorporated under the applicable statutes of the State of New York. In the event that the Board of Managers so incorporates, it shall have, to the extent permitted by applicable law, the status conferred upon it under such statutes in addition to the status conferred upon the Board of Managers under the provisions of the Condominium Act. The certificate of incorporation and by-laws of any such resulting entity shall conform as closely as practicable to the provisions of the Declaration and these By-Laws and the provisions of the Declaration and these By-Laws shall control in the event of any inconsistency or conflict.

ARTICLE 2 BOARD OF MANAGERS

2.1. General Description of Board of Managers. The affairs of the Condominium shall be managed by a seven (7) member Board of Managers comprised of one (1) member to be designated by the Non-Residential Unit Owner (the "Non-Residential Board Member") and six (6) members to be designated or elected by the Residential Unit Owner(s) (the "Residential Board Members").

2.2. Control by Declarant. Declarant reserves the right to designate all members of the Board of Managers for a period of time until the earlier to occur of (a) thirty (30) days after the date by which one hundred percent (100%) of the Units have been conveyed to purchasers pursuant to an offering plan filed with the New York State Department of Law; or (b) five (5) years after the date the first Residential Unit has been conveyed to a purchaser pursuant to an offering plan filed with the New York State Department of Law (the "Control Period"). However, as long as Declarant owns a Unit, Declarant will be entitled to appoint one (1) Residential member of the Board of Managers and shall be entitled to cast one vote for each .0001% of Common Interest attributable to their Unit(s), but in no event can Declarant use its voting power to elect more than 50% of the Board of Managers after the expiration of the Control Period. In the event that there is a Successor Sponsor and Declarant still owns a Unit, only Declarant may appoint one (1) Residential member of the Board of Managers. Declarant reserves the right to relinquish control of the Board of Managers prior to the expiration of the Control Period.

2.3. Eligibility Requirements for Board of Managers. With the exception of those members elected or designated by the Declarant or Non-Residential Unit Owners, only a Unit Owner not in arrears, with regards to Common Charges, the spouse, principal, officer, trustee, or beneficiary of such Unit Owner are eligible for election to the Board of Managers. If the Board of Managers perfects a lien against a Unit where the Unit Owner, the principal or officer of a Unit Owner, or the spouse of a Unit Owner is a member of the Board of Managers, the member shall be deemed to have resigned and shall be replaced as set forth in these By-laws.

2.4. Election of Residential Board Members; Designation of Non-Residential Board Members; Change in Number of Board Members.

2.4.1. Each member of the Board of Managers shall serve a one-year term. At Unit Owner

annual meetings, each member of the Board of Managers not otherwise designated, pursuant to the terms of the Declaration or By-laws, shall be elected. All elections of the Residential Board Members shall be determined by block voting, also referred to as plurality-at-large voting; the candidates with the greatest number of votes are elected. Voting shall be by written ballot and each ballot shall state the name of the Unit Owner voting, the Unit(s) owned by such Unit Owner and their appurtenant percentage of Common Interest and Residential Common Interest, and if applicable, the name of the proxy if such ballot is cast by a proxy. Each Unit Owner shall select as many candidates as there are open seats, with each selected candidate receiving the full amount of such Unit Owner's votes. Each Unit Owner shall be entitled to cast one vote for each .0001% of Residential Common Interest attributable to their Unit(s); the total possible number of votes of all Unit Owners shall be 1,000,000 per open seat (e.g. if there are three open seats then the ballots will total 3,000,000 votes if all Unit Owners properly vote and the maximum any one candidate can possibly receive is 1,000,000 votes). A Unit Owner's failure to select a candidate for each open seat shall not allocate more votes towards selected candidates and will result in a portion of such Unit Owner's votes to be null (e.g. if a Unit Owner has .1000% Common Interest, there are three open positions, and such Unit Owner only selects two candidates on a ballot, each of the two candidates selected shall only receive 1,000 votes). Nothing contained in these By-Laws shall be deemed to permit cumulative voting.

2.4.2. Notwithstanding any other provisions of this Article or any other provisions of these By-Laws to the contrary, commencing with the first annual meeting of the Unit Owners, the Declarant shall have the right to vote all of the Common Interests attributable to Units owned by Declarant. Declarant shall have the right to designate all of the Residential Board Members during the Control Period. Notwithstanding the foregoing, Declarant may, at its discretion, relinquish voting control of the Board of Managers prior to the end of the Control Period. So long as Declarant owns at least one (1) Unit, Declarant shall have the right to designate one (1) Residential Board Member.

2.4.3 The Non-Residential Board Member shall be designated by the Non-Residential Unit Owner.

2.4.4 The number of members of the Board of Managers may not be changed without the consent of Residential Unit Owners representing fifty-one percent (51%) of the Residential Common Interests, the Non-Residential Unit Owner(s), and the Declarant for so long as Declarant owns at least one (1) Unit.

2.5. Duties of the Board of Managers. The Board of Managers shall have the duties necessary for or incidental to the administration of the affairs of the Condominium, and shall make all decisions and take all actions affecting the Condominium and the Common Elements not otherwise delegated to the Unit Owners herein.

2.5.1 Notwithstanding anything to the contrary in these By-Laws, all determinations of the Board of Managers which affect only:

(a) Residential Units, do not materially and adversely affect the use and operation of Non-Residential Units, and do not increase the obligations of Non-Residential Unit Owners shall

be made by the Residential Board Members, and the Residential Board Members may designate a committee comprised of Residential Unit Owners to make such determinations;

(b) Non-Residential Units, do not materially and adversely affect the use and operation of Residential Units, and do not increase the obligations of the Residential Unit Owners shall be made by Non-Residential Board Members.

Any dispute as to whether or not a determination materially and adversely affects any Units or Unit Owners shall be settled by arbitration in accordance with the provisions of these By-Laws. No dispute with respect to whether a determination materially and adversely affects a Unit shall be deemed to exist unless the objecting party specifies the grounds for its objection in writing to the Board of Managers within ten (10) business days of receipt by it of notice of such determination.

2.6. Powers of the Board of Managers. Subject to the terms of the Declaration and these By-Laws, the Board of Managers shall have the powers necessary for or incidental to the administration of the affairs of the Condominium (except such powers and duties which by law, the Declaration or these By-Laws may not be delegated to the Board of Managers by the Unit Owners). These powers shall specifically include, but are not limited to, the following:

(a) To operate, maintain, repair, restore, add to, improve, alter and replace the Common Elements, Limited Common Elements, Non-Residential Common Elements, and Residential Common Elements, including entering into contracts for utilities, services and supplies;

(b) To determine and levy monthly assessments ("Common Charges") to cover the cost of common expenses, payable in advance, and to allocate such Common Charges which may not necessarily be in accordance with each Unit's Common Interest, so long as it is in a way fairly attributable to all or a portion of the Units, based upon estimated usage of particular services, or based upon special or exclusive use or availability or exclusive control of particular Common Elements by particular Unit Owners;

(c) To collect, use and expend the Common Charges and assessments collected, to maintain, care for and preserve the Common Elements, and the Residential Common Elements. In no event shall Common Charges, Special Assessments or other funds received by the Board of Managers in connection with repairs of the Common Elements or Residential Common Elements be utilized to defray any expenses other than those related to the maintenance, repair and preservation of the Common Elements or Residential Common Elements respectively;

(d) To make repairs, restore or alter any Units or the Common Elements after damage or destruction by fire or other casualty or as a result of condemnation or eminent domain proceedings;

(e) To exercise the easements and access rights granted to the Board of Managers in the Declaration when necessary and with as little inconvenience to the Unit Owner as possible

in connection with the maintenance, care and preservation of the property, including emergency repairs at all times whether or not the Unit Owner is present, provided that such utility or other easements shall not, to the extent commercially reasonable, interfere with the permitted use of Units;

(f) To open and maintain bank accounts on behalf of the Condominium and to designate the signatories to such bank accounts;

(g) To insure and keep insured the Common Elements in accordance with these By-Laws;

(h) To collect delinquent Common Charges and/or assessments by suit or otherwise, to abate nuisances and to enjoin or seek damages from the Unit Owners of the property for violations of the Rules and Regulations herein referred to;

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

(j) To bring and defend actions by or against more than one Unit Owner and pertinent to the operation of the Condominium. The Board of Managers may, in its discretion, fund the cost of any such litigation out of the Common Charge and/or assessments. The Board of Managers shall also have the right to engage in any litigation it deems necessary to carry out the provisions of the Declaration of Condominium and these By-Laws, and may fund the cost of any such litigation out of the Common Charge and/or assessments. Non-Residential Unit Owners shall not be responsible to fund, through the payment of Common Charges or otherwise, disputes among the Residential Unit Owners, or the Board of Managers and one or more Residential Unit Owners. Without limiting the foregoing, the Board of Managers may engage in litigation pertaining to the enforcement of the Sponsor's obligations, as such obligations are set forth in the Declaration of Condominium and these By-Laws, and to the maintenance and operation of the Common Elements;

(k) To acquire Units on behalf of all Unit Owners, including, but not limited to, in foreclosure or as a result of abandonment, and to take any and all steps necessary to repair or renovate any Unit so acquired, offer such Unit for sale or lease, or take any other steps regarding such Unit as shall be deemed proper by the Board of Managers;

(l) To grant utility or other easements as may, at any time, be required for the benefit of the Condominium and Unit Owners without the necessity of the consent thereto, or joinder therein, by the Unit Owners;

(m) To borrow money on behalf of the Condominium when required in connection with the operation, care, upkeep and maintenance of the Common Elements, provided, however, that (i) the consent of at least sixty-seven percent (67%) of the Unit Owners in number and Common Interest, obtained at a meeting duly called and held for such purpose in accordance with the provisions of these By-Laws, shall be required for the borrowing of any sum in excess of Fifty Thousand ($50,000.00) Dollars, except no consent shall be

required to borrow money when financing is used in connection with payment of insurance premiums or the purchase of a Unit or license pursuant to the terms of an offering plan filed with the New York State Department of Law; (ii) no lien to secure repayment of any sum borrowed may be created on any Unit or its appurtenant interest in the Common Elements without the written consent of the Owner of said Unit; and (iii) such borrowing shall not modify the Budget Allocation or increase the obligations of a Non-Residential Unit Owner;

(n) To act as an agent of each Unit Owner to complain or apply to the local and county Real Estate Tax Assessment Agency Board of Review by filing a single complaint on behalf of all such Unit Owners pursuant to the applicable sections of the Real Property Tax Law. The Board of Managers may retain tax advisors and/or legal counsel on behalf of all Unit Owners for which it is acting as agent and charge all such Unit Owners a pro rata share of expenses, disbursements, advisory fees, and legal fees for which charges the Board of Managers shall have a lien pursuant to these By-Laws;

(o) To sign any application or other document required to be filed with any governmental authority having or asserting jurisdiction in connection with any such structural addition, alteration or improvement made to any Unit by a Unit Owner, provided, however, that the Board of Managers shall not be subjected to any expense or liability by virtue of the signing of the application or such other document. A copy of any such application or other document will be furnished to the Board of Managers;

(p) To collect funds from Unit Owners and accumulate reserves for capital replacements to the Units (the "Reserve Fund"). The Reserve Fund, if any, shall be used for the periodic maintenance, repair and replacement of the Common Elements. Non-Residential Unit Owners shall be obligated to contribute to the Reserve Fund, however, such contributions must go towards Common Elements that serve the entire Building and not Residential Common Elements;

(q) To collect monthly escrows from Unit Owners with their Common Charges for the payment of real estate taxes attributable to individual Units based upon the estimated tax bill for the entire Property at the then current tax rate until all of the Units are separately assessed, and deposit the same in a tax escrow account established by Declarant pursuant to an offering plan filed with the New York State Department of Law;

(r) To pay real estate taxes attributable to individual and separately assessed Units and assess such amounts to such Unit Owners as Common Charges or a Special Assessment;

(s) To establish, enforce, amend and otherwise modify Rules and Regulations relating to the operation of the Condominium from time to time, and such Rules and Regulations, and any amendments thereto, shall be binding upon the Unit Owners thirty (30) days after the date the Board of Managers has approved them in writing and delivered a copy of the same to each Unit Owner. Such Rules and Regulations, and any amendments thereto shall be applied uniformly to all Unit Owners or Residential Unit Owners and shall not reduce the rights granted to Non-Residential Unit Owners in the Declaration or these By-Laws; and

(t) To impose (i) move-in fees and charges, or (ii) transfer fees in connection with the sale or lease of a Residential Unit, provided that no such fees or charges or any other condition of transfer or lease shall be imposed upon the Non-Residential Unit Owner;

(u) To levy fines against Unit Owners for violations of the Declaration, By-Laws, or Rules and Regulations governing the operation and use of the Property.

2.7. Resignation and Removal of Board of Managers.

2.7.1. Any member of the Board of Managers may resign at any time by written notice delivered or sent by certified mail, return receipt requested, or by electronic mail to the Board of Managers. Such resignation shall take effect at the time specified therein and, unless specifically requested, acceptance of such resignation shall not be necessary to make it effective.

2.7.2. At any regular or special meeting of Unit Owners at which a quorum is established, (i) any member appointed or elected by Residential Unit Owners or Declarant may be removed for "Cause" (as hereinafter defined) by a Non-Residential Unit Owner, (ii) any member appointed or elected by Declarant may be removed for "Cause" by the Residential Unit Owners and Non-Residential Unit Owners, and (iii) any member appointed by a Non-Residential Unit Owner may be removed for Cause by the Residential Unit Owners or Declarant. Any member whose removal for Cause has been proposed shall be given an opportunity to be heard at the meeting. As used herein, "Cause" shall mean (i) conviction of a felony, (ii) conviction of any lesser crime or offense involving the property of the Condominium, or (iii) willful misconduct or gross negligence in the performance of their duties as a member of the Board of Managers. In the event of such removal, only a Non-Residential Unit Owner shall have the right to appoint a Non-Residential Board Member so removed, only the Residential Unit Owners may replace an elected Residential Board Member so removed, and only Declarant may replace a Declarant appointed Residential Board Member so removed.

2.7.3. A Non-Residential Unit Owner and Declarant shall have the right to remove their appointed member at any time with or without Cause. At any regular or special meeting of Unit Owners at which a quorum is established, any elected Residential Board Member may be removed and replaced by a vote of the Residential Unit Owners with or without Cause, pursuant to the terms of the By-Laws, at any regular or special meeting.

2.7.4. Vacancies. Except as otherwise set forth herein or in the Declaration, any vacancy on the Board of Managers shall be filled by the remaining members of the Board of Managers within twenty (20) days after the occurrence of any such vacancy. Any person so appointed shall be a member of the Board of Managers for the remainder of the prior member's term or until their successor shall be elected or appointed.

2.8. Board of Managers Meetings. Regular meetings of the Board of Managers shall be held at least four (4) times annually. Board of Managers members may appear at meetings by telephone or other electronic transmission provided all members may hear and be heard by all other members in attendance. The President may call a special meeting of the Board of Managers at their discretion

unless directed by a majority of the Board of Managers to call a special meeting.

2.8.1. The first meeting of the Board of Managers shall be held immediately following the first meeting of the Unit Owners, and no prior notice to the newly designated Board of Managers shall be necessary to constitute such meeting, provided that a majority of the Board Members shall be present at such first meeting. For any meeting of the Board of Managers taking place immediately following an annual meeting of the Unit Owners, no prior notice to the newly designated Board of Managers shall be necessary to constitute such meeting provided that a majority of the Board Members shall be present at such meeting.

2.9. Quorum. A quorum of the Board of Managers shall consist of at least one (1) Non-Residential Board Member and at least four (4) Residential Board Members. In the event a quorum is not reached at a meeting, the members present shall adjourn the meeting in accordance with their rules and send a notice for an adjourned meeting to be held within fifteen (15) business days of the adjourned meeting. If at the adjourned meeting there is no quorum, the members present at the meeting shall adjourn the meeting in accordance with their rules and again send a notice for a second adjourned meeting to be held within fifteen (15) business days of the adjourned meeting. If there is no quorum at such adjourned meeting, one (1) Non-Residential Board Member and three (3) of the Residential Board Members, provided both of the Residential Board Members have attended all three meetings, may then act for the Board of Managers at the third meeting even though there is no quorum present. Notwithstanding the foregoing, a quorum of four (4) Residential Board Members shall be sufficient for a Board of Managers meeting provided (a) the topics to be addressed at such meeting relates solely to the Residential Units; and (b) Non-Residential Board Members have been notified of the date, time, location and topics to be addressed at such meeting; a quorum of one (1) Non-Residential Board member shall be sufficient for a Board of Managers meeting provided (a) the topics to be addressed at such meeting relates solely to Non-Residential Units; and (b) the Residential Board Members have been notified of the date, time, location and topics to be addressed at such meeting.

2.10. Vote Required to Transact Business. When a quorum is present at any meeting, all decisions affecting the Common Elements, both Residential Units and Non-Residential Units, or the entire Property shall require the vote of a majority of members present; provided however, the Board of Managers shall not make any decisions or conduct any transactions that adversely affect and ununiformly apply to a Non-Residential Unit or Non-Residential Unit Owner. If a majority cannot be reached by the members present, the vote shall be adjourned for the next meeting at which a quorum is present; if a majority cannot be reached at that meeting, the issue shall be presented to Unit Owners to vote at a special meeting or annual meeting. When a quorum is present at any meeting, all decisions and actions affecting only: (i) Residential Units, Residential Unit Owners, and/or Residential Common Elements shall require the vote of a majority of the Residential Board Members; or (ii) Non-Residential Units, Non-Residential Unit Owners, and/or Non-Residential Common Elements shall require the vote of the Non-Residential Board Member(s).

2.11. Compensation. Managers and officers shall receive no compensation from the Condominium for their services.

2.12. Fidelity Bonds. The Board of Managers may obtain or ensure maintenance of fidelity bonds,

in amounts deemed appropriate by the Board of Managers, for all of its members, officers, and employees. The premiums on such bonds shall be a Common Expense.

2.13. Annual Statement. The Board of Managers shall furnish to all Unit Owners and the Department of Law (if and when required by law), and shall present annually (at the annual meeting) and when called for by a vote of the Unit Owners at any special meeting of the Unit Owners, a full and clear statement of the business conditions and affairs of the Condominium, including a balance sheet and profit and loss statement and a statement regarding any taxable income attributable to the Unit Owners and a notice of the holding of the annual Unit Owners' meeting.

2.14. Liability of Board of Managers. Any contract, agreement or commitment made by the Board of Managers shall state that it is made by such member as agent for the Board of Managers, and that no member of the Board of Managers, or individual Unit Owners shall be liable under such contract, agreement or commitment. The Board of Managers shall have no liability to the Unit Owners in the management of the Condominium except for gross negligence or willful misconduct or acts made in bad faith, and the Unit Owner shall jointly and severally indemnify all members of the Board of Managers against any liabilities or claims arising from acts taken by a Board of Managers member in accordance with their duties as such member, except as set forth herein. Each member of the Board of Managers shall exercise powers and perform duties in good faith and in the best interests of the Condominium and shall comply with Section 727 of the New York Business Corporation Law, as may be amended from time to time.

2.15. Managing Agent. At its discretion, the Board of Managers may employ for the Condominium a managing agent under a term contract or otherwise at compensation established by the Board of Managers, to perform such duties and services as the Board of Managers shall authorize, including, but not limited to, all of the delegable duties of the Board of Managers listed in this Article.

2.16 Conflicts of Interest.

2.16.1 Duties of the Board of Managers

2.16.1.1. The members of the Board of Managers owe a duty of loyalty to the Condominium which requires that in serving the Condominium they act, not in their personal interests or in the interests of others, but rather solely in the interests of the Condominium. Members of the Board of Managers must have an undivided allegiance to the Condominium and may not use their position as members of the Board of Managers, information they have about the Condominium, or the Condominium's property, in a manner that allows them to secure a pecuniary or other material benefit for themselves or their relatives. Accordingly, no member of the Board of Managers may use their position at the Condominium for personal gain or to benefit another at the expense of the Condominium, its mission, or its reputation.

2.16.1.2. Every member of the Board of Managers must discharge their duties in good faith, with the degree of care that an ordinarily prudent person in a like position would exercise under similar circumstances. No member of the Board of Managers may take

personal advantage of a business opportunity that is offered to the Condominium unless the Board of Managers first determines not to pursue such opportunity.

2.16.1.3. Each member of the Board of Managers must protect the confidential information of the Condominium and must not use confidential information of the Condominium for their personal benefit, or use such confidential information or their position as a member of the Board of Managers to the detriment of the Condominium. Confidential information is information obtained through the member of the Board of Managers position that has not become public information.

2.16.2 Direct or Indirect Financial or Other Material Interest

2.16.2.1. Contracts, transactions, or arrangements of the Condominium in which a member of the Board of Managers has a direct or indirect financial or other material interest shall not be prohibited, but they shall be subject to scrutiny. Any such proposed contracts, transactions, or arrangements is to be reviewed to determine that it is in the best interests of the Condominium.

2.16.2.2. For the purposes of this policy, a member of the Board of Managers has a direct or indirect financial or other material interest in a proposed or existing contract, transaction or arrangement if they, or one of their relatives: (a) has interest directly in the proposed or existing contract, transaction or arrangement; or (b) holds a position as trustee, board member, officer, member, partner, or employee in any such party.

2.16.2.3. A member of the Board of Managers' direct or indirect financial or other material interest will be considered substantial if it involves: (a) an ownership or investment interest representing more than 1% of the outstanding shares of a publicly traded company or 5% of the outstanding shares or comparable interest of a privately owned company with which the Condominium has or is negotiating a contract, transaction, or arrangement or that is an involved Condominium with respect to the contract, transaction, or arrangement; or (b) an ownership or investment interest, which produces a income for or constitutes a part of the net worth of the member of the Board of Managers, or a relative of the member of the Board of Managers, in any entity with which the Condominium has or is negotiating a contract, transaction, or arrangement or that is an involved Condominium with respect to the contract, transaction, or arrangement; or (c) a compensation arrangement of any kind with any entity or individual with which the Condominium has or is negotiating a contract, transaction, or arrangement, or with any involved Condominium with respect to the contract, transaction, or arrangement.

2.16.3. Disclosure of Interest and Participation in Meeting

2.16.3.1. Each member of the Board of Managers Condominium shall promptly disclose in writing to the President with a copy to each member of the Board of Managers any direct or indirect financial or other material interest which they have or reasonably expects to have in any proposed or existing contract, transaction, or arrangement with the Condominium prior to the start of any negotiations with respect to such matter. Such

disclosure shall include all material facts and supply any reasons why the contract, transaction, or arrangement might be or not be in the best interest of the Condominium. The President shall refer the issue to the full Board of Managers.

2.16.3.2. The member of the Board of Managers who discloses a direct or indirect financial or other material interest in a contract, transaction, or arrangement may make a presentation and respond to questions by the Board of Managers, but after such presentation, they shall leave the meeting during the discussion of, and the vote on, the contract, transaction, or arrangement that results in the conflict of interest. As part of any such presentation, the member of the Board of Managers shall provide to the Board of Managers any reasons why the contract, transaction, or arrangement might be or not be in the best interest of the Condominium. The Board of Managers shall determine whether the Condominium can obtain a more advantageous contract, transaction, or arrangement with reasonable efforts from a person or entity that would not give rise to a conflict of interest. The Board of Managers shall, if appropriate, appoint a disinterested person or committee to investigate alternatives to the proposed contract, transaction, or arrangement. If a more advantageous contract, transaction, or arrangement is not reasonably attainable under circumstances that would not give rise to a conflict of interest, the Board of Managers shall determine by majority vote of the disinterested members of the Board of Managers whether the contract, transaction, or arrangement is in the Condominium's best interest and whether it is fair and reasonable to the Condominium and shall make its decision as to whether to enter into the contract, transaction, or arrangement in conformity with such determination.

2.16.3.3. The existence of a quorum shall not be broken by the non-participation of a member of the Board of Managers who has disclosed a direct or indirect financial or other material interest in any substantive matter.

2.16.3.4. The names of the members of the Board of Managers who disclosed or otherwise were found to have a direct or indirect financial or other material interest in a proposed or existing contract, transaction, or arrangement of the Condominium, the nature of the direct or indirect financial or other material interest, and the extent of the member of the Board of Managers participation in the relevant Board of Managers meeting on matters related to the financial or other material interest shall be recorded in the minutes for that meeting. The minutes also shall include a record of any determination as to whether the contract, transaction, or arrangement was in the best interest of and fair and reasonable to the Condominium. The names of the persons who were present for discussions and votes relating to the proposed or existing contract, transaction, or arrangement, the content of the discussion, and a record of any votes taken in connection therewith.

2.16.3.5. Co-Investment Interest. Each member of the Board of Managers also shall disclose whether they, or one of their relatives, has personal funds invested with an investment manager providing, or expected to provide, investment management services to the Condominium or in a professionally managed investment fund in which the Condominium is invested or is considering investing.

2.16.3.6. Failure to Disclose. If the Board of Managers has reasonable cause to

believe that a member of the Board of Managers has failed to disclose a direct or indirect financial or other material interest, it shall inform the member of the Board of Managers of the basis for such belief and afford the member of the Board of Managers an opportunity to explain the alleged failure to disclose.

2.16.3.7. Managing Agent and Employees Covered by policy. This policy shall also apply to the Condominium's Managing Agent and employees of the Condominium.

2.16.3.8. Business Corporation Law § 713. Every calendar year prior to December 31st, every member of the Board of Managers shall receive a copy of the then current version of BCL§713.

2.16.3.9. Annual Disclosure Statement. Promptly following the adoption of this policy, and thereafter, on an annual basis, not later than the fifth day of January of the following year, each member of the Board of Managers shall acknowledge their familiarity with this policy, will confirm the receipt of BCL§713 and shall disclose in writing to the Board of Managers any existing financial or other material interests subject to this policy by completing a Conflict Of Interest Disclosure Statement. The Conflict Of Interest Disclosure Statements shall be retained in the confidential files of the Board of Managers.

2.16.4. Conflict Of Interest Disclosure Statement

The Conflict of Interest Policy of the Condominium requires any member of the Board of Managers disclose any direct or indirect financial or other material interest or co-investment interest which they have or reasonably expects to have in any proposed or existing contract, transaction, or arrangement with the Condominium, or in any other matter under consideration or to be considered by the Board of Managers.

Please initial each statement that applies to you:

___ I have read and am familiar with the Conflict of Interest Policy.
___ I am not aware of any direct or indirect financial or other material interest or co-investment interest which is required to be disclosed under the Conflict of Interest Policy.
___ I have a direct or indirect financial or other material interest or co-investment interest which is required to be disclosed under the Conflict of Interest Policy. Such interest is described in the attached letter. (Please attach a letter providing complete details of any direct or indirect financial or other material interest or co-investment interest subject to the policy.)

During the time I am a member of the Board of Managers, I agree to report promptly any future situation that might involve or appear to involve me or any of my relatives in any potential conflict of interest with the Condominium.

Signature: _____ Date: _____

ARTICLE 3 UNIT OWNERS

3.1. Annual Meetings. The first annual meeting of the Unit Owners shall be held within three hundred-sixty (360) days from the closing of title to the first Unit, or as soon thereafter as is practicable. At such meeting, Non-Residential Unit Owner(s) shall designate Non-Residential Board Member(s), and the Declarant shall designate the Residential Board Members. Thereafter, annual meetings of the Unit Owners shall be held in October (or as near thereto as practicable) of each year; Non-Residential Board Member(s) and Residential Board Members shall be appointed and/or elected at such annual meetings pursuant to these By-Laws.

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

3.3. Voting. Except as otherwise set forth herein or in the Declaration, at all meetings of Unit Owners, each Unit Owner (or such Unit Owner's proxy) entitled to vote thereat (including Sponsor with respect to Units owned by Sponsor or Successor Sponsor) shall be entitled to cast one vote for each .0001% of Common Interest attributable to their Unit(s). If only the vote of the Residential Unit Owners is required, the required percentage of votes shall mean a required percentage in terms of total Residential Common Interests, and not the Common Interest.

3.4. Quorum. Except when the vote of more than fifty percent (50%) of Unit Owners is required, a quorum of all the Unit Owners shall consist of at least a Non-Residential Unit Owner, and Residential Unit Owners representing thirty percent (30%) of the total Residential Common Interest, in person, by telephone or other electronic transmission provided all Unit Owners may hear and be heard by all other Unit Owners in attendance, or by proxy. If prior to a meeting, ballots are issued or votes are cast, a vote cast by a Unit Owner or by proxy shall constitute attendance at a meeting. When a vote of more than fifty percent (50%) of Unit Owners is required, a quorum shall consist of a Non-Residential Unit Owner, and sufficient Residential Unit Owners representing the minimum percentage of votes required pursuant to the Declaration and By-Laws. In the event a quorum is not reached at the annual meeting or a special meeting, the Unit Owner present shall adjourn the meeting in and send a notice for an adjourned meeting to be held within fifteen (15) business days of the original meeting. If at the adjourned meeting there is no quorum, the Unit Owner present at the meeting shall adjourn the meeting and again send a notice for an adjourned meeting to be held within fifteen (15) business days of the adjourned meeting.

3.4.1. With respect to any meeting of solely the Residential Unit Owners, a quorum shall consist of Residential Unit Owners representing thirty percent (30%) of the Residential Common Interests.

3.4.2. With respect to any meeting of solely Non-Residential Unit Owners, a quorum shall consist of all Non-Residential Unit Owner(s).

3.5. Vote Required to Transact Business. When a quorum is present at any meeting, all decisions affecting the Common Elements, both Residential Units and Non-Residential Units, or the entire

Property shall require the vote of a majority of votes cast at the meeting; provided however, the Unit Owners shall not make any decisions or conduct any transactions that adversely affect and ununiformly apply to a Non-Residential Unit or Non-Residential Unit Owner. When a quorum is present at any meeting, all decisions and actions affecting only: (i) Residential Units, Residential Unit Owners, and/or Residential Common Elements shall require the vote of a majority of Residential Unit Owners representing fifty-one percent (51%) of the total Residential Common Interest present; or (ii) Non-Residential Units, Non-Residential Unit Owners, and/or Non-Residential Common Elements shall require the vote of Non-Residential Unit Owners. Each Unit Owner present in person or by proxy shall be entitled to cast the votes appurtenant to their Unit at the time of such meeting or at such prior date, not more than twenty (20) days prior to such meeting, as may be prescribed by the Board of Managers; a Unit Owner does not need to be present to vote if they cast a vote prior to a meeting. With the exception of any votes cast prior to a meeting, voting by Unit Owners shall be viva voce unless any Unit Owner present at the meeting, in person or by proxy, demands a vote by written ballot, in which case the voting shall be by ballot, and each ballot shall state the name of the Unit Owner voting and the number of votes appurtenant to their Unit, and in addition, the names of the proxy of such ballot if cast by a proxy.

3.6. Proxies. All proxies shall be in writing and shall be filed with the Secretary prior to the meeting at which the same are to be used. A notation of such proxies shall be made in the minutes of the meeting.

3.7. Right to Vote. At any meeting of the Unit Owners, every Unit Owner having the right to vote shall be entitled to vote in person, by telephone or other electronic transmission, or by proxy. Except as otherwise stated in the Declaration or these By-Laws, no Unit Owner may vote at any meeting if the Unit Owner is not current in payment of their Common Charges. If a Unit is owned by multiple Unit Owners only the vote of one such Unit Owner shall be required or counted.

3.8. Waiver and Consent. Whenever the vote of Unit Owners at a meeting is required or permitted by any provision of the Declaration, the By-Laws or Article 9-B of the Real Property Law, such vote and meeting may be dispensed with if a sufficient number of Unit Owners (both in absolute number and in aggregate Common Interests) to approve such an action at duly constituted meeting of the Unit Owners pursuant to the Declaration or these By-laws consent in writing to the adoption of a resolution approving such action; all written consents given by Unit Owners pursuant to this section shall be retained in the records of the Condominium together with a true copy of the resolutions to which they relate.

3.9. Notice of Meetings. Notice of each annual meeting or special meeting shall be given by the Secretary to all Unit Owners of record entitled to vote thereat. Each such notice shall state the purposes of the meeting and the time and place where it is to be held and no business shall be transacted thereat except as stated in the notice. All notices hereunder shall be given by mail or electronic mail, at least ten (10) but no more than forty (40) days prior to the day named for the meeting and shall be given or sent to the Unit Owners entitled to receive same at their addresses at the Property, an electronic mail address or at such other address at the Property or elsewhere as any Unit Owner has designated by notice in writing to the Secretary at least ten (10) days prior to the giving of notice of the applicable meeting.

3.10. Place of Meetings. Meetings of the Unit Owners shall be held at the Condominium, or at such other suitable and convenient place in the City of New York, as may be designated by the Board of Managers, or at the discretion of the Board of Managers, the meetings can be held by video conferencing or similar telephonic platforms.

3.11. Order of Business. The order of business shall be as follows:

(a) Roll call;
(b) Proof of notice of meeting or waiver of notice;
(c) Reading of minutes of preceding meeting;
(d) Report of officers;
(e) Election of Board of Managers (in the event there is an election);
(f) Unfinished business; and
(g) New business.

ARTICLE 4 OFFICERS

4.1. Elective Officers. The officers of the Condominium shall be elected by the Board of Managers and shall be a President, Vice President, Secretary, and Treasurer. Two or more offices may be held by the same person so long as there are at least three (3) officers; the President and Vice President cannot be held by the same person.

4.2. Election. The Board of Managers at its first meeting after each annual Unit Owners' meeting shall elect a President, Vice President, Secretary, and Treasurer. Only the President must be a member of the Board of Managers.

4.3. Appointive Officers. The Board of Managers may appoint such other officers and agents as it shall deem necessary that shall hold their offices for such terms and shall exercise such powers and perform such duties as shall be determined from time to time by the Board of Managers.

4.4. Term. The officers shall hold office until their successors are elected and qualify in their stead. Any officer elected or appointed by the Board of Managers may be removed with or without cause, at any time, by the affirmative vote of a majority of the whole Board of Managers. If the office of any officer becomes vacant for any reason, the vacancy shall be filled by the Board of Managers.

4.5. The President. The President shall be the chief executive officer of the Condominium; shall preside at all meetings of the Unit Owners and Managers, shall be an ex-officio member of all standing committees, shall have general and active management of the business of the Condominium, shall see that all orders and resolutions of the Board of Managers are carried into effect and shall have such other powers and duties as are usually vested in the office of President of a stock corporation organized under the Business Corporation Law of the State of New York.

4.6. The Vice President. The Vice President shall take the place of the President and perform their duties whenever the President shall be absent or unable to act and shall have such other powers and duties as are usually vested in the office of Vice President of a stock corporation organized under the Business Corporation Law of the State of New York.

4.7. The Secretary. The Secretary shall attend all sessions of the Board of Managers and all Unit Owners' meetings and record all votes and the minutes of all proceedings in a book to be kept for that purpose and shall perform like duties for the standing committees when required. The Secretary shall give, or cause to be given, notices of all Unit Owners' meetings and special meetings of the Board of Managers, and shall perform such other duties as may be prescribed by the Board of Managers or by the President under whose supervision he shall be.

4.8. The Treasurer. The Treasurer shall have the custody of the Condominium funds and securities and shall keep full and accurate chronological accounts of receipts and disbursements in books belonging to the Condominium including the vouchers for such disbursements, and shall deposit all moneys and other valuable effects in the name and to the credit of the Condominium in such depositories as may be designated by the Board of Managers. The Treasurer shall disburse the funds of the Condominium as he may be ordered by the Board of Managers, making proper vouchers for such disbursements and shall render to the President and the Board of Managers, at the regular meeting of the Board of Managers or whenever they may require it, an account of all their transactions as Treasurer and of the financial condition of the Condominium. The Treasurer shall keep detailed financial records and books of account of the Condominium, including a separate account for each Unit which, among other things, shall contain the amount of each assessment of Common Charges against such Unit, the date when due, the amounts paid thereon and the balance remaining unpaid.

4.9. Agreements. All agreements, contracts, deeds, leases, checks and other instruments of the Condominium shall be executed on behalf of the Condominium by the President or such other person as may be designated by the Board of Managers. However, the Board of Managers may, by resolution, determine that any instruments in excess of a specified amount be countersigned by the President and a second officer.

ARTICLE 5 INDEMNIFICATION

The Condominium shall indemnify any person made, or threatened to be made, a party to an action by or in the right of the Condominium to procure a judgment in its favor by reason of the fact that they, their testator or intestate, is or was a member of the Board of Managers or officer of the Condominium, or is or was serving at the request of the Condominium as a member of the Board of Managers or officer against amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred by them in connection with the defense or settlement of such action, or in connection with an appeal therein, if such member of the Board of Managers or officer acted, in good faith, for a purpose which they reasonably believed to be in the best interest of the Condominium, except that no indemnification shall be made to or on behalf of any member of the Board of Managers or officer if a judgment or other final adjudication adverse to the member of the Board of Managers or officer establishes that their acts were committed in bad faith or were the result of active and deliberate dishonesty and were material to the cause of action so adjudicated, or that they personally gained in fact a financial profit or other advantage to which they were not legally entitled.

ARTICLE 6 REPAIRS AND MAINTENANCE

6.1. Common Elements.

6.1.1 The Board of Managers shall be responsible for all maintenance, repairs and replacement of the Common Elements, except as otherwise set forth in these By-Laws or the Declaration. The Board of Managers and its agents, employees and contractors shall have a right of access to any Unit and to all portions of the Common Elements for the purpose of carrying out any of its obligations under these By-Laws or the Declaration.

6.1.2 The Board of Managers shall repair and replace any pipes, wires, conduits and public utility lines part of the Common Elements, and shall make all necessary structural repairs to any such Common Element, and the cost thereof shall be a Common Expense allocated among Unit Owners as set forth in the Budget Allocation, except where such repair or replacement is necessitated by the negligence, misuse or neglect of a Unit Owner, in which event such cost and expense shall be assessed to and paid for by such Unit Owner, together with an administrative expense equal to 20% of all costs in connection therewith.

6.2. Residential Common Elements. The Board of Managers shall be responsible for the repair and maintenance of the Residential Common Elements. However, the costs of operating, repairing and maintaining the Residential Common Elements, and the Limited Common Elements to the extent that it is the Board of Managers' obligation to effect such repairs, shall be a Residential Common Expense to be apportioned among the Residential Unit Owners according to their Residential Common Interests.

6.3. Repairs and Maintenance of Units.

6.3.1. Except as otherwise specifically provided in the Declaration or in these By-Laws, all maintenance, repairs, and replacement in the Units, including plumbing stoppages, window cleaning, painting, decorating, fixtures, pipes, wires, circuit breakers, and conduits located in and exclusively servicing the Unit, and a Limited Common Element appurtenant to its Unit shall be made by the respective Unit Owners at their own cost and expense. The Unit Owners shall also be responsible for all maintenance, repairs and replacement of any and all HVAC equipment exclusively servicing their Unit.

6.3.2. In the event that a Unit Owner fails to make any maintenance or repair necessary to protect any of the Common Elements, Residential Common Elements, Non-Residential Common Elements, or Limited Common Element appurtenant to its Unit or its own Unit, or, in the event of service of a Building Department violation notice covering the Unit upon the Board of Managers, the Board of Managers shall have the right to make such maintenance or repair (after the failure of the Unit Owner to do so after ten (10) days' written notice or written or oral notice of a shorter duration in the event of an emergency situation) and to charge the Unit Owner for the cost of all such repairs and/or maintenance, together with an administrative expense equal to 20% of all costs in connection therewith. In the event that the Board of Managers charges a Unit Owner for repairs or maintenance to their Unit or for repairs to any Common Elements, and the Unit Owner fails to make prompt payment, such charges shall be considered as additional Common

Charges due from said Unit Owner, and the Board of Managers shall be entitled to bring suit thereon. In the event the Board of Managers brings such a suit, the Unit Owner shall be liable for the reasonable attorneys' fees and cost of such suit or proceeding together with the interest on all sums due, as additional Common Charges.

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

6.4. Repairs to Limited Common Elements. Each Unit Owner of a Unit to which a Limited Common Element is appurtenant shall be responsible for the cost and performance of all painting, decorating and non-structural ordinary maintenance, repairs, cleaning and replacements to such Limited Common Element, including pipes, wires, and conduits exclusively servicing the Unit. However, any structural or non-ordinary repairs or replacements to a Limited Common Element shall be made by the Board of Managers, and the cost and expense thereof shall be charged to all Unit Owners as a Common Expense unless the need for such repair or replacement was caused by the wrongful or negligent act or omission of a Unit Owner or their tenants, guests, or invitees whereby the cost shall be charged to such Unit Owner.

6.5. Standard of Repairs. All repairs, painting or maintenance, whether made by the Unit Owner or by the Board of Managers to the doors, windows or the exterior surface of the Building or to any visible portion of the Common Elements, shall be carried out in such a manner so as to conform to the materials, style, color, dignity and character of the Building, as determined by the Board of Managers in its sole discretion.

ARTICLE 7 ARBITRATION

7.1. General. Any matter required or permitted to be determined by arbitration pursuant to the terms of the Declaration or By-Laws shall be submitted for resolution by a single arbitrator in a proceeding held in the City of New York in accordance with the rules of the then existing rules of the American Arbitration Association or any successor organization thereto. In the event that the American Arbitration Association shall not be in existence and has no successor organization, any such arbitration shall be held before an arbitrator appointed by a court of competent jurisdiction.

7.2. Alternatives. The parties to any matter required or permitted to be determined by arbitration pursuant to the terms of the Declaration or By-Laws may, by written agreement, vary any terms of this article, and may agree to resolve the matter in any manner, including, without limitation, the manner set forth in §3031 of the New York Civil Practice Law & Rules and known as the Simplified Procedure for Court Determination of Disputes.

7.3. Binding Effect. The decision in any arbitration conducted pursuant to the terms of this article shall be binding upon all of the parties thereto and may be entered in any court of competent jurisdiction.

7.4. Fees, Costs, and Expenses. The fees, costs, and expenses of the arbitration, including those of the arbitrator, attorneys, and witnesses, shall be borne by the losing party in the arbitration, unless otherwise provided for in the Declaration or By-Laws. If neither party substantially prevails, as determined by the arbitrator, then fees, costs, and expenses of the arbitrator shall be borne equally by the parties.

7.4.1. All fees, costs, and expenses paid or incurred by the Board of Managers in connection with any arbitration shall constitute Common Expenses to be borne by all Unit Owners if such arbitration relates to the Common Elements or applies to the Units generally.

7.4.2. All fees, costs, and expenses paid or incurred by the Board of Managers in connection with any arbitration shall constitute Residential Common Expenses to be borne by Residential Unit Owners if such arbitration relates solely to Residential Common Elements or Residential Units.

ARTICLE 8 NOTICES

8.1. Definition. All notices required or desired to be given hereunder to the Board of Managers, shall be personally delivered, sent by electronic mail, or sent by certified mail or overnight mail to the office of the Board of Managers or to such other address as the Board of Managers may designate from time to time; to the Unit Owners by personal delivery, sent by electronic mail, or sent by certified mail or overnight mail notice to all Unit Owners and to all Permitted Mortgagees(if applicable), and if there is a managing agent of the Board of Managers, a duplicate shall be sent in like manner to such managing agent.

8.2. Waiver of Service of Notice. Whenever any notice is required to be given under the provisions of the Declaration, or of these By-Laws, a waiver thereof, in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed the equivalent thereof. Notwithstanding anything contained herein to the contrary, if notice is not properly given, attendance by the person or person entitled to such notice at an Annual Meeting or special meeting shall waive this notice requirement.

8.3. Notice to Permitted Mortgagee.

The Board of Managers shall provide timely written notice to a Permitted Mortgagee for the following:

A. Notice of unpaid Common Charges and default notice of any default or violation by the Unit Owner in the payment of Common Charges or the observance or performance of any of the provisions of the Declaration and By-Laws as to which the Board of Managers has actual knowledge then exists which remains uncured for a period of sixty (60) days; and when giving notice of any default or violation to such mortgagor Unit Owner, the Board of Managers shall also send a copy of such notice to such Unit Owner's Permitted Mortgagee.

B. Notice of any condemnation or casualty loss which affects a material portion of the Property or a Unit on which there is a Permitted Mortgage held, insured or guaranteed by

such Permitted Mortgagee, as applicable.

C. Notice of any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Board of Managers.

D. Notice of any proposed action under the Declaration or these By-Laws which would: (i) change the boundaries of any Unit; (ii) change the interests in the common elements pertaining to a Unit; (iii) change the number of votes pertaining to a Unit; (iv) change the use restrictions of any Unit; (iv) any proposed termination of the condominium.

E. In no event, however, shall the Board of Managers (including its members, officers, agents, attorneys and employees) and Unit Owners be liable for any claims or liabilities and expenses for any failure, through oversight or negligence, in giving a Permitted Mortgagee of any notice required under subsections (A) through (D) above. Nonetheless: (a) the Board of Managers shall give such missed notice with reasonable promptness after discovering such failure; and (b) if the Board of Managers shall foreclose its lien on such mortgagor's Unit hereof by reason of the mortgagor-Unit Owner's default or violation, the Board of Managers shall pay to such Permitted Mortgagee the extent of any undistributed net proceeds of said foreclosure sale of such Unit then held by the Board of Managers (subject to an in accordance with the lien priority), but not more than the sum as shall be due and owing to such Permitted Mortgagee.

ARTICLE 9 FINANCES

9.1. Checks. All checks or demands for money and notes of the Condominium shall be signed by the President and such other person or persons as the Board of Managers, may from time to time, designate.

9.2. Common Charges & Assessments.

9.2.1. From time to time, but not less frequently than once a year, the Board of Managers shall: (i) prepare and adopt a budget for the Condominium, subject, in all respects, to the strictures set forth in these By-Laws, except that the Board of Managers shall provide a copy of any proposed budget to Unit Owners no later than the 31st day of each December; (ii) determine the aggregate amount of Common Charges necessary to be charged to the Unit Owners in order to meet the Common Expenses; and (iii) allocate and assess such Common Charges amongst the Unit Owners in accordance with the Budget Allocation, which allocations are based on the proportion of expenses and charges fairly attributable to Units, based upon estimated usage of particular services, or based upon special or exclusive use or availability or exclusive control of particular Common Elements by particular Unit Owners as authorized by §339-m of the Condominium Act. The Board of Managers shall advise all Unit Owners promptly thereafter in writing of the amount of Common Charges payable by each of them, not later than ten (10) days prior to the date upon which the first installment of newly determined Common Charges is due, shall furnish copies of the budget (in a reasonably itemized form) upon which such Common Charges are based to all Unit Owners and to their respective Permitted Mortgagees whenever requested in writing by such Permitted Mortgagees. The Board of Managers may, at its sole discretion, from time to time increase or

decrease the amount of Common Charges allocated to the Units and payable by the Unit Owners and may modify its prior determination of the Common Expenses for any fiscal year so as to increase or decrease the amount of Common Charges payable for such fiscal year or portion thereof; however, no such revised determination of Common Expenses shall have a retroactive effect on the amount of Common Charges payable by Unit Owners for any period prior to the date of such new determination.

9.2.2. In addition to the foregoing duty to determine the amount of and assess Common Charges, the Board of Managers shall have the right, subject to the strictures set forth in these By-Laws, to levy special assessments ("Special Assessments") to meet the Common Expenses. The Board of Managers shall give each Unit Owner not less than ten (10) days' written notice prior to the date upon which the Board of Managers shall meet to discuss levying Special Assessments, with reasonable detail of the nature and purpose of the Special Assessment. As applicable, Special Assessments shall be allocated and assessed amongst the Unit Owners in accordance with the allocations set forth in Schedule D to the Declaration. In the event the cost or expense resulting in the Special Assessment does not fall within one of the categories set forth in Schedule D, then the Special Assessment shall be based on the proportion of expenses and charges fairly attributable to Units, based upon estimated usage of particular services, or based upon special or exclusive use or availability or exclusive control of particular Common Elements by particular Unit Owners. Special Assessments levied against the Residential Unit Owners relative to (i) the Common Elements, after the aforementioned allocation between the Residential Units and Non-Residential Units is affected, and (ii) the Residential Common Elements and/or the Limited Residential Common Elements shall be levied against all Residential Unit Owners in proportion to their respective Residential Common Interests. Special Assessments may be payable either in one lump sum or in installments, as the Board of Managers shall determine, provided, however, that the Board of Managers shall give each Unit Owner not less than fifteen (15) days' written notice prior to the date upon which such Special Assessment, or the first installment thereof, shall be due and payable, which notice shall set forth, in reasonable detail, the nature and purpose thereof. The Board of Managers shall have all rights and remedies for the collection of Special Assessments as are provided herein for the collection of Common Charges.

9.2.3. Each Unit Owner must comply strictly with the Declaration, By-Laws, and the rules, regulations, resolutions and decisions adopted pursuant thereto. Failure to comply with any of the same shall be grounds for the imposition of fines, which fines shall constitute additional Common Charges and for an action to recover sums due, for damages or injunctive relief, or both, by the Board of Managers or in a proper case, an aggrieved Unit Owner. In the case of flagrant or repeated violation, the Board of Managers may ask the offending Unit Owner for sufficient surety for future compliance. Any Unit Owner who fails to comply with the Declaration, By-Laws, and the rules, regulations, resolutions an decisions adopted pursuant thereto shall be liable for all costs and expenses incurred by the Board of Managers in enforcing the Declaration, By-Laws, and/or the rules, regulations, resolutions an decisions adopted pursuant thereto, including reasonable attorneys' fees, which costs and expenses shall constitute additional Common Charges.

9.3. Failure to Pay Assessments.

9.3.1. Unit Owners shall pay promptly when Common Charges and Special Assessments

are assessed against their Unit. Any Unit Owner who fails to pay Common Charges shall be liable for any expenses incurred by the Board of Managers in collecting said monthly Common Charge assessment, including interest at the highest legal rate and reasonable attorneys' fees.

9.3.2. In the event of a default in the payment of any monthly Common Charge assessment by any Unit Owner except Declarant, the Board of Managers, at its sole option, may declare the Common Charge assessment on said Unit Owner's Unit for the balance of the fiscal year immediately due and payable. Prior to making any such declaration following a default, the Board of Managers shall send notice to the delinquent Unit Owner and the Permitted Mortgagee, if any, giving the Unit Owner a five (5) day grace period in which to make their payment. The Board of Managers may charge the delinquent Unit Owner a fee of (a) the greater of One Hundred Fifty ($150.00) Dollars or one (1%) percent of such amounts which remain unpaid for more than ten (10) days from their due date (although nothing herein shall be deemed to extend the period within which such amounts are to be paid), and (b) interest at the highest legal rate (but in no event in excess of the maximum rate permitted by applicable law) on the Common Charge assessment from its due date to the date payment is actually received from the Unit Owner to cover the additional burden to the Board of Managers occasioned by the lack of timely payment. Special assessments, should such be required, shall be levied and paid in the same manner as hereinabove provided for regular assessments.

9.3.3. The Board of Managers shall take action to collect any Common Charges due from any Unit Owner which remain unpaid ninety (90) days from its due date by way of foreclosure of the lien on such Unit in accordance with §339 of the Real Property Law, or otherwise. Under §339-aa of the Condominium Act, a lien for non-payment of Common Charges will be subordinate only to liens for real estate taxes and to sums unpaid on a first mortgage of record on the Unit. Any lien for unpaid Common Charges against a Unit shall be effective from and after the filing of a notice thereof in the office of the County Clerk in Queens County, and until all sums secured thereby, with the interest accrued thereon at the highest legal rate, shall have been fully paid or until six (6) years from the date of filing (unless foreclosure of such lien is started within such six-year period), whichever is earlier. The lien may be foreclosed by a suit brought in the name of the Board of Managers acting on behalf of the Unit Owners, similar to a foreclosure of a mortgage on real property, or an action may be brought by the Board of Managers to recover the unpaid Common Charges, without necessarily filing the lien

9.3.4. No Unit Owner shall be liable for any Common Charges that accrue against a Unit subsequent to a sale, transfer or other conveyance of the Unit in accordance with these By-Laws and the Declaration. A purchaser of a Unit (other than a mortgagee or a purchaser at a foreclosure sale) shall be liable for the payment of all Common Charges assessed against the Unit and unpaid at the time of the purchase.

9.3.5. If a Unit Owner rents any Unit to a rental tenant and then fails to make payments due for Common Charges, assessments or late fees for such Unit within sixty (60) days of the expiration of any grace period after they are due, upon notice in writing, all rent payments from the tenant shall attorn to the Board of Managers and shall be directly payable to the Board of Managers. If the Common Charges, assessments or late fees due for any Unit have not been paid in full, within sixty (60) days after the expiration of any grace period of the earliest due date, the

Board of Managers shall provide written notice to the tenant and the Unit Owner providing that, commencing immediately and until such time as all payments for Common Charges, assessments or late fees are made current, all rental payments due subsequent to the issuance of such notice are to be made payable to the Board of Managers at the address listed on the notice. At such time as payments for Common Charges, assessments and late fees from the Unit Owner are once again current, notice of such fact shall be given within three (3) business days to the rental tenant and Unit Owner. Thereafter all rental payments shall be made payable to the Unit Owner or a designated agent. A Unit Owner who disputes the Board of Managers' claim to rental payments pursuant to this section shall be entitled to present facts supporting such owner's position at the next scheduled meeting of the Board of Managers, which must be held within thirty (30) days from the date the Board of Managers receives notice that such Unit Owner seeks to dispute such claim. Nothing in this section shall limit any rights of Unit Owners or of the Board of Managers existing under any other law or agreement. Payment by a rental tenant to the Board of Managers made in connection with this section shall relieve that rental tenant from the obligation to pay such rent to the Unit Owner and shall be an absolute defense in any non-payment proceeding commenced by such Unit Owner against such tenant for such rent.

9.3.6. If a Unit Owner has failed to make any payment of any Common Charges or other amount which is then due and payable under this Declaration or the By-Laws, another Unit Owner (the "Advancing Owner") shall have the right, but not the obligation, to advance such amount (or any portion thereof) to the Board of Managers, but the foregoing shall not affect the obligation of the defaulting Unit Owner to pay such Common Charges or other amount. With respect to any amount advanced by an Advancing Owner as provided above, such Advancing Owner shall be entitled to receive (and the Board of Managers shall immediately pay over to such Advancing Owner) any amount paid to the Board of Managers by or on behalf of the defaulting Unit Owner toward or otherwise recovered by the Board of Managers with respect to such Common Charges or other amount due and payable under this Declaration or the By-Laws up to the amount so advanced therefor, with interest, if payable hereunder, on such defaulted payment at the highest legal rate (but in no event in excess of the maximum rate permitted by applicable law) for the period from the date such funds were so advanced by such Advancing Owner through the date such defaulted payment is so paid by or on behalf of such Unit Owner or otherwise recovered by the Board of Managers.

9.4. Foreclosure of Liens for Unpaid Assessments. The Board of Managers shall have the power to purchase any Unit at a foreclosure sale resulting from any action brought by the Board of Managers to foreclose a lien on the Unit because of unpaid assessments. In the event of such purchase, the Board of Managers shall have the power to hold, lease, mortgage, sell, vote or otherwise deal with the Unit. A suit to recover a money judgment for unpaid assessments shall also be obtainable separately without waiving the lien on the Unit.

9.5. Statement of Assessments. Upon the written request of any Unit Owner or their mortgagee, the Board of Managers shall promptly furnish such Unit Owner or their mortgagee with a written statement of the unpaid assessments due from such Unit Owner.

9.6. Liability for Water, Sewage, Gas and Electricity**.** Each Unit Owner shall be responsible for paying for the costs of separately metered or sub-metered utilities for their Unit. Commonly

metered utilities will be paid by the Board of Managers as a Common Expense, and the costs allocated among the Unit Owners as Common Charges.

9.7. Operating Account. There shall be established and maintained a cash deposit account to be known as the "Operating Account" into which shall be deposited the operating portion of all monthly and special assessments as fixed and determined for all Units. Disbursements from said account shall be for the general needs of the operation including, but not limited to, wages, repairs, betterments, maintenance and other operating expenses of the Common Elements and for the purchase, lease, sale or other expenses resulting from the purchase or lease of Units.

9.8. Other Accounts. The Board of Managers shall maintain any other accounts it shall deem necessary to carry out its purposes.

ARTICLE 10 INSURANCE AND INSURANCE TRUSTEE

10.1. Insurance to be Carried by the Board of Managers. Not later than the date the first Unit is conveyed, the Board of Managers shall obtain, and maintain to the extent obtainable, all risk or fire insurance with extended coverage, loss of business, income/extra expense, boiler and machinery, insuring the Condominium, including all of the Units and the bathrooms and fixtures initially installed therein, together with all heating, air conditioning and other service machinery contained therein, covering the interest of the Condominium, the Board of Managers and all Unit Owners and their Permitted Mortgagees, as its interest may appear, in an amount equal to at least one hundred percent (100%) of the replacement value of the Building exclusive of the land, foundation, excavation and other items normally excluded from coverage. Each of such policies shall contain New York standard mortgagee clause in favor of each mortgagee of a Unit which shall provide that the loss, if any thereunder, shall be payable to such mortgagee as its interest may appear, subject however, to the loss payment provisions in favor of the Board of Managers and the Insurance Trustee hereinafter set forth; and such other insurance as the Board of Managers may determine. The Board of Managers is hereby irrevocably appointed agent for each Unit Owner and for each owner of a mortgage or other lien upon a Unit and for each owner of any other interest in the Condominium property to adjust all claims arising under insurance policies purchased by the Board of Managers and to execute and deliver releases upon the payment of claims. All of such policies shall provide that adjustment of loss shall be made by the Board of Managers and all policies of physical damage insurance shall provide that the proceeds thereof, if $100,000 or less, shall be paid to the Board of Managers, and if in excess of $100,000 shall be paid to the Insurance Trustee. The Board of Managers is hereby appointed agent for each Unit Owner and for each Owner of a mortgage or other lien upon a Unit and for each owner of any interest in the Condominium property to adjust all claims arising under insurance policies purchased by the Board of Managers and to execute and deliver releases upon the payment of claims.

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

of premiums, shall be delivered to all mortgagees of Units at least ten (10) days prior to expiration of the then current policies.

10.1.2 The Board of Managers shall also be required to obtain and maintain, to the extent obtainable, general comprehensive liability insurance in such limits as the Board of Managers may from time to time determine, covering each member of the Board of Managers, managing agent, if any, and each Unit Owner. Such comprehensive general liability insurance shall also cover cross-liability claims of one insured against another and shall be in a single limit of not less than One Million Dollars ($1,000,000) covering all claims for bodily injury and for property damage arising out of one occurrence. Such comprehensive general liability insurance shall commence on the closing of title to the first Unit. The Board of Managers shall also be required to carry workmen's compensation insurance should it be required by law.

10.1.3 Each Unit Owner shall be required to have in place as of the date they acquire title a policy insuring the improvements and betterments in its Unit, and naming the Condominium and the Board of Managers as the additional insured. In addition, a Non-Residential Unit Owner, or their tenant, shall be required to carry commercial liability insurance effective as of the date they acquire title with liability coverage of not less than $1,000,000.00 for each incident and $2,000,000.00 in the aggregate. Residential Unit Owners shall be required to carry homeowner's liability insurance effective as of the date they acquire title in amounts acceptable to the Board of Managers. All Unit Owners must maintain current certificates of insurance with the Board of Managers, or the managing agent if any. All policies required pursuant to this subsection shall contain waivers of subrogation, and shall not affect or diminish for any reason any insurance procured by the Board of Managers. The Board of Managers shall not be responsible for ensuring that Unit Owners are insured and shall have no liability for the failure of a Unit Owner to have insurance. To the extent either party is insured for loss or damage to property, each party will look to their own insurance policies for recovery. In the event a Unit Owner fails to obtain the requisite insurance or deliver evidence of same to the Board of Managers, as required, the Board of Managers may, in its sole and absolute discretion, (i) obtain such insurance on behalf of said defaulting Unit Owner or (ii) impose such fines and penalties as the Board of Managers may determine in its sole discretion, including without limitation, a per diem penalty for each day that the Unit Owner does not provide evidence of coverage and in either event such sums shall, for all purposes, constitute Common Charges payable by such Unit Owner.

10.1.4. Each of the Board of Managers and the Unit Owners (the "Releasing Party") hereby releases and waives for itself, and each person claiming by, through or under it, the Board of Managers and each other Unit Owner (the "Released Party") from any liability for any loss or damage to all property of such Releasing Party located upon any portion of the Condominium, which loss or damage is of the type covered by the insurance required to be maintained under this Article, irrespective either of any negligence on the part of the Released Party which may have contributed to or caused such loss, or of the amount of such insurance required or actually carried, including any deductible or self-insurance reserve. The Releasing Party agrees to use its reasonable efforts to obtain, if needed, appropriate endorsements to its policies of insurance, and to the policies of insurance carried by its occupants, with respect to the foregoing release; provided, however, that failure to obtain such endorsements shall not affect the release hereinabove given. These provisions are intended and intended to be mutual waivers of subrogation.

10.2. The Insurance Trustee. The Insurance Trustee shall be a bank or trust company located in the State of New York designated by the Board of Managers. All fees and disbursements of the Insurance Trustee shall be paid by the Board of Managers and shall constitute a Common Expense of the Condominium. In the event the Insurance Trustee resigns or fails to qualify, the Board of Managers shall designate a new Insurance Trustee that shall be a bank or trust company located in the State of New York. Until such time that the mortgage lien held by the Declarant remains outstanding, the Declarant's Permitted Mortgagee shall act as Insurance Trustee; in the event the Declarant's Permitted Mortgagee resigns or fails to qualify as Insurance Trustee, Declarant's Permitted Mortgagee shall have the right to designate a new Insurance Trustee or to allow the Board of Managers to designate a new Insurance Trustee that shall be a bank or trust company located in the State of New York.

10.3. Restoration or Reconstruction After Fire or Other Casualty.

10.3.1 In the event of damage to or destruction of the Building as a result of fire or other casualty (unless 75% or more of the Units are destroyed or substantially damaged and 75% or more of the Unit Owners, inclusive of all Non-Residential Unit Owners, do not duly and promptly resolve to proceed with repair or restoration), subject to the provisions of any mortgage covering the Premises, the Board of Managers or the Insurance Trustee shall arrange for the prompt repair and restoration of the Building (including all kitchen or bathroom fixtures initially installed therein by the Sponsor, any heating, air conditioning or other service machinery which is covered by insurance, but not including any wall, ceiling or door decorations or coverings or other furniture, furnishings, fixtures or equipment installed by Unit Owners in the Units) and the Board of Managers, or the Insurance Trustee, as the case may be, shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments. Any cost of such repair and restoration in excess of the insurance proceeds shall constitute a Common Expense and the Board of Managers may assess all the Unit Owners for such deficit as part of the Common Charges.

10.3.2 If seventy-five percent (75%) or more of the building containing the Units is destroyed or substantially damaged (as determined by the Board of Managers), and all Non-Residential Unit Owners and seventy-five percent (75%) of the Residential Unit Owners in number do not duly and promptly resolve to proceed with repair or restoration, and fifty-one percent (51%) of Permitted Mortgagees consent, the Property shall be subject to an action for partition at the suit of any Unit Owner or lienor, as if owned in common, in which event the net proceeds of sale together with the net proceeds of insurance policies (or if there shall have been a repair or restoration pursuant to these By-Laws, and the amount of insurance proceeds shall have exceeded the cost of such repair or restoration, then the excess of such insurance proceeds) shall be divided by the Board of Managers or the Insurance Trustee, as the case may be, among all the Unit Owners in proportion to their respective Common Interests, after first payment out of the share of each Unit Owner the amount of any unpaid liens on their Unit, the order of the priority of such liens.

10.3.3 "Prompt" and "promptly" as used in this section shall mean the later of (i) ninety (90) days from the date the Insurance Trustee or the Board of Managers receives the insurance proceeds, or (ii) sixty (60) days from the date the Insurance Trustee or the Board of Managers notifies the Unit Owners that the insurance proceeds are insufficient to pay the estimated costs of

repair and/or restoration.

ARTICLE 11 OPERATION OF PROPERTY

11.1. Other Provisions as to Use. All valid laws, zoning ordinances and regulations of governmental bodies having jurisdiction thereof, relating to any portion of the Property shall be complied with at the full expense of the respective Unit Owners or the Board of Managers, whoever shall have the obligation to maintain such part of the Property.

11.2. Right of Access.

11.2.1 Each Unit Owner grants a right of access as set forth in the Declaration to such Unit Owner's Unit to the Board of Managers, the managing agents, managers, and/or any other person authorized by any of the foregoing upon reasonable notice during reasonable hours in such a manner as will not unreasonably interfere with the use of the Units for their permitted purposes. In case of an emergency, such right of entry shall be immediate, without advance notice, whether or not the Unit Owner is present.

11.2.2 Each Unit Owner grants a right of access as set forth in the Declaration to such Unit Owner's Unit, and the Board of Managers shall grant rights of access to the Common Elements, to Declarant and its contractors, subcontractors, architects, engineers, agents and employees, for the completion of the Building and any punch list work therein, provided that access thereto shall be exercised upon reasonable notice during reasonable hours in such a manner as will not unreasonably interfere with the use of the Units for their permitted purposes.

11.2.3. If there is to be any construction, excavation, façade inspections, or other similar activities adjacent to the Building, the Board of Managers may enter into a license agreement with the neighboring property owner on behalf of all Unit Owners with regards to protecting the Common Elements, Limited Common Elements, and each Unit; each Unit Owner shall permit the Board of Managers or the licensee to enter each Unit, Limited Common Element, or Common Element to perform such work as the Board of Managers deems necessary to protect the Building, without any abatement of Common Charges or compensation to the Unit Owner(s) impacted; any license fees derived from any license agreement with neighboring properties shall be retained by the Condominium or dispersed to compensate directly impacted Unit Owner(s) in the sole discretion of the Board of Managers. With the consent of the Board of Managers, which consent may be issued or revoked at any time in the Board of Managers' sole discretion, a Unit Owner with a directly impacted Unit may participate in the negotiation of a license agreement with neighboring property owners or may be allowed to enter into a separate license agreement solely for their Unit or a Limited Common Element appurtenant to such Unit Owner's Unit; any license agreement covering a Limited Common Element entered into without the prior consent of the Board of Managers shall be voidable at the election of the Board of Managers.

11.3. Abatement and Enjoinment of Violations by Unit Owners

11.3.1 The breach of any provisions contained herein, or the breach of any provision of the Declaration, shall give the Board of Managers the right, in addition to such other rights set

forth in these By-Laws, (i) to enter any Unit or Common Element in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit Owner, any structure, thing or condition resulting in such violation or breach and the Board of Managers shall not thereby be deemed guilty or liable in any manner of trespass; or (ii) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such violation or breach.

11.3.2 The violation or breach of any of the provisions of these By-Laws or the Declaration with respect to any rights, easements, privileges or licenses granted to Declarant or its designee shall give to Declarant and its designee the right, in addition to any other rights set forth in these By-Laws or the Declaration, to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such violation or breach.

11.3.3 In the event the Board of Managers and/or the Declarant (hereinafter the "Creditor Party") takes any action or brings any proceeding against a Unit Owner (excluding Declarant) (hereinafter the "Defaulting Unit Owner") pursuant to the provisions of the Declaration or these By-Laws, the Defaulting Unit Owner shall reimburse the Creditor Party for all reasonable costs and charges incurred by the Creditor Party in connection therewith, including without limitation, attorney's fees, together with all reasonable out of pocket costs and expenses incurred by the Creditor Party, together with interest on all of the foregoing at the rate of interest of 1.5% per month (but in no event in excess of the maximum rate permitted by law) from the date of the payment or performance of the service by the Creditor Party may bill the Defaulting Unit Owner therefor at any time. Such funds expended by the Creditor Party plus interest earned thereon, as aforesaid, shall be deemed a charge assessed against the Defaulting Unit Owners Unit and the failure to make such reimbursement shall be deemed a default in the payment of Common Charges subject to the provisions governing such defaults as set forth in the Condominium Act and the By-Laws and the Board of Managers, upon receipt of such funds from the Defaulting Party shall promptly reimburse the Creditor Party, provided that the Creditor Party is the successful party in such action or proceeding.

ARTICLE 12 SALE, LEASE AND MORTGAGING OF UNITS

12.1. Sale and Lease of Non-Residential Unit(s). Non-Residential Unit Owners may sell, lease, and/or mortgage their Unit without the prior approval or consent of the Board of Managers, subject to the use restrictions set forth in the Declaration and these By-Laws, and such sale or lease shall not be subject to the Board of Managers' right of first refusal.

12.1.1. Subordination, Non-Disturbance and Attornment. Any lease of a Non-Residential Unit shall be subordinate to the terms of the Declaration and these By-Laws, and any conflict between the terms of any such lease, and the Declaration and/or the By-Laws shall be resolved in favor of the latter. At the request of a Non-Residential Unit Owner, the Board of Managers will enter into a non-disturbance agreement (the "Non-Disturbance Agreement") in a form reasonably satisfactory to the Non-Residential Unit Owner, on commercially reasonable terms customary for similar mixed use buildings in the New York City metropolitan area, with any tenant of the Non-Residential Unit, which provides that, provided that the lease is in full force and effect, (i) unless required by law to preserve any claims on behalf of the Board of Managers against the Non-

Residential Unit Owner, procedural or otherwise, the Board of Managers will not name or join the tenant as a party defendant in any action or proceeding to foreclose upon the Board of Managers' lien for Common Charges or other amounts against the Non-Residential Unit, (ii) it will recognize the tenant's rights pursuant to the lease, (iii) it will not disturb the tenant's possession or diminish the tenant's rights and privileges under the lease, (iv) it will not increase the tenant's obligations pursuant to the lease, (v) provided such tenant is not in default under the terms of such lease beyond all applicable notice and grace periods, it will not interfere with the tenant's use, possession or enjoyment of the Non-Residential Unit, and (vi) subject to the provisions of the Non-Disturbance Agreement and provided such tenant is not in default under the terms of such lease beyond all applicable notice and grace periods, the rights of the tenant granted pursuant to the lease will not be disturbed. In the event that the Board of Managers or any other party succeeds to the interests of a Non-Residential Unit Owner in a Non-Residential Unit by reason of the foreclosure of the Non-Residential Unit or the delivery of a deed to the Non-Residential Unit, the tenant will agree to be bound to the Board of Managers or other party under all of the terms, covenants and conditions of the Lease and the tenant will attorn to the Board of Managers or other party as its landlord, and the Board of Managers will recognize the tenant as the direct tenant of the Board of Managers or its successor on the same terms and conditions as are contained in the lease. The Board of Managers, at the request of a Non-Residential Unit Owner, shall promptly execute and deliver the Non-Disturbance Agreement in confirmation of the foregoing. The Non-Residential Unit Owner, as applicable, shall pay all reasonable costs and expenses of the Board of Managers in connection therewith. During the Control Period, Declarant may execute any Non-Disturbance Agreement to be provided pursuant to the terms of this Article.

12.2. Sale and Lease of the Residential Units. No Residential Unit Owner, other than the Declarant, may convey their Unit or any interest therein by sale or lease except in the manner set forth in this Section. Any sale or lease of any Residential Unit in violation of this Section shall be voidable at the election of the Board of Managers.

12.2.1 Right of First Refusal. Other than a sale or lease by Declarant, a successor of Declarant, a Permitted Mortgagee or their assignee, a sale or lease from a Unit Owner to an immediate family member, or a sale or lease from an ownership entity to an affiliate of said ownership entity, any lease or sale of a Residential Unit shall be subject to the Board of Managers' right of first refusal.

(a) Any contract to sell a Residential Unit, together with the appurtenant Common Interest, and any lease of any Residential Unit ("Sale Agreement" or "Lease Agreement") shall contain the following language: "THIS AGREEMENT AND THE RIGHTS AND OBLIGATIONS OF THE PARTIES HEREUNDER ARE HEREBY MADE EXPRESSLY SUBJECT TO THE RIGHTS IF ANY, OF THE BOARD OF MANAGERS OF THE CONDOMINIUM WITH RESPECT TO THE TRANSACTION EMBODIED HEREIN PURSUANT TO THE TERMS OF THE BY-LAWS OF THE CONDOMINIUM, AS THE SAME MAY HAVE BEEN AMENDED." Promptly after such bona fide Sale Agreement or Lease Agreement shall be fully executed, the Unit Owner executing the same ("Offeree Unit Owner") shall send written notice thereof to the Board of Managers by certified mail, or overnight mail, which notice shall be accompanied by a copy of the fully executed Sale Agreement or Lease Agreement, as the case may be,

containing all of the terms offered in good faith by the prospective purchaser or tenant ("Outside Offeror"). The sending of this notice shall constitute an offer by the Offeree Unit Owner to sell the Unit, together with its appurtenant Common Interest, or to lease the Unit, as the case may be, to the Board of Managers or to its designee, corporate or otherwise, on behalf of all Unit Owners. The giving of such notice shall further constitute a representation and warranty by the Offeree Unit Owner to the Board of Managers, on behalf of all Unit Owners, that such Offeree Unit Owner believes the Sale Agreement or Lease Agreement to be bona fide in all respects. Thereafter, upon the written demand, the Offeree Unit Owner shall submit to the Board of Managers, in writing, such further information with respect to the Outside Offeror and the Sale Agreement or Lease Agreement as the Board of Managers may reasonably request; such requests must be made within fifteen (15) days of receiving notice from the Offeree Unit Owner.

(b) The Board of Managers may elect, by sending written notice thereof to the Offeree Unit Owner by certified mail, electronic mail, or overnight mail, not later than thirty (30) days (in the event of a proposed sale) and fifteen (15) business days (in the event of a proposed lease) after receipt of (i) the notice referred to in subparagraph (a) hereof, or (ii) all other information requested by the Board of Managers, whichever is later, to purchase or lease the Offeree Unit, as the case may be, on behalf of all Residential Unit Owners upon the same terms and conditions as were contained in the Sale Agreement or Lease Agreement. Notwithstanding anything to the contrary contained herein, however, the Board of Managers shall not exercise any option set forth in this Article to purchase or lease any Residential Unit without the prior approval of at least fifty-one percent (51%) of Residential Unit Owners by number and Residential Common Interest. The Board of Managers may use the Unit for any use permitted under the Declaration or these By-Laws.

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

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

(e) In the event the Board of Managers does exercise its right of first refusal with respect to the sale of a Residential Unit, the acquisition of the Unit may be made from the working capital and Common Charges, or, if such funds are insufficient, the Board of Managers

may assess each Residential Unit Owner, other than the offering Unit Owner, in proportion to each Residential Unit Owner's percentage of Residential Common Interest, or may borrow money to finance such acquisition. The sole security which may be given for any funds so borrowed is the Unit to be acquired. The Board of Managers may also assess each Residential Unit Owner, as provided above, for Common Charges for the Unit, or the rent due pursuant to the Lease, and for the cost of maintenance and repairs to such Unit. Neither the Board of Managers nor any Residential Unit Owner shall be entitled to cast any votes attributable to such Residential Unit.

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

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

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

12.2.2. Leasing. All leases of Residential Units must be for a minimum period of one (1) year (with each such lease being to a specific named tenant and with no right to substitute any other tenant during the term of the lease). All such leases shall be consistent with the By-Laws and shall contain such reasonable conditions as the Board of Managers may impose in order to protect the physical and financial security and continuity of the Condominium, including (but not limited to) the following provisions:

(a) the lease may not be modified, amended, extended or assigned, without the prior written consent of the Board of Managers;
(b) the tenant may not sublet the demised premises, or any part thereof, without the prior written consent of the Board of Managers;
(c) the Board of Managers shall have the right to terminate the lease on not less than thirty (30) days prior written notice upon foreclosure of the lien granted by §339-z of the New York State Real Property Law; and
(d) the lease must contain an attornment provision that conforms with the provisions §339-kk of the Real Property Law.

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

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

12.3. Mortgages. A Unit Owner may mortgage their Unit with any lender provided that (i) the Board of Managers is notified in writing of the making of the mortgage and receives a conformed copy of the mortgage and note and (ii) the Unit Owner making such mortgage first pays all assessments and Common Charges previously assessed by the Board of Managers against the Unit, and satisfies all unpaid liens against the Unit, except for the lien of a Permitted Mortgage. A Unit Owner who mortgages their Unit shall notify the Condominium through the Managing Agent, if any, or the President of the Board of Managers in the event there is no Managing Agent, of the name and address of their mortgagee; and the Board of Managers shall maintain such information in a book "Mortgagees of Units." No provision of the Declaration or these By-Laws gives a Unit Owner or any other party priority over any rights of the first mortgagee of the Condominium Unit pursuant to its mortgage in the case of payment to the Unit Owner of insurance proceeds or condemnation awards for losses to or a taking of Units and/or Common Elements.

12.4. Waiver of Partition Rights. The Unit Owners waive all rights to partition their Unit except as otherwise set forth herein.

12.5. Power of Attorney. At the time of acquiring title to a Unit and as a condition thereof, the new Unit Owner shall duly execute, acknowledge and make arrangements for recording in the City Register's Office, the Unit Power of Attorney required under the Declaration.

12.6. Payment of Assessments. No Unit Owner shall convey, mortgage, pledge, hypothecate, or sell their Unit unless and until all unpaid Common Charges assessed against their Unit shall have been paid to the Board of Managers. However, such unpaid Common Charges can be paid out of the proceeds from the sale or mortgage of a Unit or by the grantee or mortgagee. Further, a Unit Owner may convey their Unit and their Common Interest appurtenant thereto, to the Board of Managers on behalf of all Unit Owners free of any cost to the Board of Managers or the Unit Owners and upon such conveyance such Unit Owner shall not be liable for any Common Charges thereafter accruing against such Unit. The provisions of this Section shall not apply to the acquisition or sale of a Unit by a mortgagee who shall acquire title to such Unit by foreclosure or by deed in lieu of foreclosure. Such provisions shall, however, apply to any purchaser from such mortgagee.

12.7. Gifts, etc. Any Unit Owner may convey or transfer their Unit by gift during their lifetime or devise their Unit by will or pass same by intestacy without restriction.

ARTICLE 13 AMENDMENTS

13.1. General. Except as otherwise stated in the Declaration and this Article 13, these By-Laws may be altered, amended or added to at any duly called Unit Owners' meeting provided that: (1) the notice of the meeting shall contain a full statement of the proposed amendment; (2) the amendment shall be approved by all Non-Residential Unit Owners and sixty-seven percent (67%) of the Residential Unit Owners in number and Common Interest, and if material in nature by fifty-one percent (51%) of the Permitted Mortgagees; and (3) said amendment shall be set forth in a duly recorded amendment to the Declaration. Approval or consent to any change to the Declaration or these By-Laws by a Permitted Mortgagee will be implied if the Permitted Mortgagee fails to submit a response to any written proposal for an amendment within sixty (60) days after it receives proper notice of the proposal, provided the notice was delivered by certified mail, with a "return receipt" requested. However, no amendment shall affect or impair the validity or priority of the Unit Owner's interests and the interests of holders of a mortgage encumbering a Unit or Units, or adversely affect Declarant's rights. Notwithstanding the foregoing, wherever in this section the consent of a Permitted Mortgagee or fifty-one percent (51%) of Permitted Mortgagees is required, the written consent of the Sponsor's Mortgagee is required, provided that such mortgage has not yet been satisfied.

13.2. Amendments Affecting Solely Non-Residential Units or Residential Units.

13.2.1. Any provision of the Declaration or By-Laws benefiting, protecting or otherwise affecting only Non-Residential Units, and/or Non-Residential Unit Owners, other than provisions restricting the use of such Unit, may be amended, modified or deleted by Non-Residential Unit Owners

13.2.2. Any provision of these By-Laws benefiting, protecting or otherwise affecting only the Residential Units, the Declarant or the Residential Unit Owners may be amended, modified or deleted by the Declarant or by a vote of sixty-seven percent (67%) of the Residential Unit Owners by number as applicable without the consent of the Board of Managers or the other Unit Owners. However, the Board of Managers shall cooperate with the Declarant's or Residential Unit Owner's efforts to amend such provision, including executing, acknowledging and delivering any document required to effectuate such amendment.

13.3. Amendments Requiring Additional Consent.

13.3.1. Any amendment to these By-Laws that would materially and adversely impact the rights and obligations of a Non-Residential Unit Owner, or the permitted use of a Non-Residential Unit shall require the consent of Non-Residential Unit Owners

13.4. Scrivener Errors. Notwithstanding anything to the contrary contained herein or in the Declaration, the Board of Managers may amend these By-Laws without the consent of any Unit Owner or Permitted Mortgagee, after at least ten (10) days written notice to the Unit Owners and Permitted Mortgagees, to correct or supplement any patent mistakes, inconsistencies or scrivener errors.

ARTICLE 14 CONDEMNATION

14.1. General. In the event all or part of the Common Elements are taken in condemnation or eminent domain proceedings, the award from such proceedings shall be paid to the Insurance Trustee if the award is more than $100,000.00, and to the Board of Managers if the award is $100,000.00 or less.

14.1.1. Except as otherwise set forth herein, any award from such proceedings shall be distributed as follows:

(a) So much of the award as is applicable to Common Elements, to the Unit Owners pro rata according to their respective Common Interests appurtenant to the Units owned by such Unit Owners.

(b) So much of the award as is applicable to Limited Common Elements, to the Unit Owners having general use of such Limited Common Elements. Any change in the provisions of this Article shall not be valid unless a majority of the Permitted Mortgagees approves such a change. Notwithstanding the foregoing, wherever in this section the consent of a Permitted Mortgagee or fifty-one percent (51%) of Permitted Mortgagees is required, the written consent of the Sponsor's Mortgagee must be given, provided that such mortgage has not yet been satisfied.

14.1.2 In such eminent domain or condemnation proceeding, the Board of Managers shall request that the award shall set forth the amount allocated to Common Elements. In the event the award does not set forth such allocation, then the question of such allocation shall be submitted to arbitration in accordance with these By-Laws.

14.1.3. If a portion of any Unit shall be taken in condemnation or eminent domain proceedings and the Condominium is not terminated pursuant to such condemnation or eminent domain proceedings, the Board of Managers shall promptly prepare and record an amendment to the Declaration whereby Common Interest appurtenant to all remaining Units shall be adjusted proportionally based upon the amount of floor space taken and the Common Interests allocated to each Unit prior to the taking. In the event the reallocation of Common Interests is disputed, such allocation shall be submitted to arbitration in accordance with these By-Laws.

ARTICLE 15 RECORDS AND AUDITS

15.1. Records. The Board of Managers or the Managing Agent shall keep detailed records of the actions of the Board of Managers, minutes of the meetings of the Board of Managers, minutes of the meetings of the Units Owners for whom the Board of Managers serves and financial records and books of account with respect to the activities of the Board of Managers, including a listing of all receipts and expenditures. In addition, the Board of Managers shall keep a separate account for each Unit, which among other things, shall contain the amount of each assessment of Common Charges made by the Board of Managers against each such Unit, the date when due, the amounts paid thereon and the balance, if any, remaining unpaid.

15.2. Audits. Within four months after the end of each fiscal year, an annual report of receipts and expenditures prepared by an independent certified public accountant shall be submitted by the Board of Managers to all Unit Owners and, if so requested, to any Permitted Mortgagee. The cost of such report submitted by the Board of Managers shall be paid by the Unit Owners as a Common Charge.

15.3. Availability of Documents. Copies of the records of the actions of the Board of Managers, minutes of the meetings of the Board of Managers, minutes of the meetings of the Units Owners, financial records and books of account, the Declaration, these By-Laws, the Rules and Regulations, and the Floor Plans, as the same may be amended from time to time, shall be maintained at the office of the Board of Managers and shall be available for inspection by Unit Owners, Permitted Mortgagees, and their authorized agents during reasonable business hours.

ARTICLE 16 MISCELLANEOUS

16.1. Insurance. Under no circumstances shall a Unit Owner permit or suffer anything to be done or left in their Unit that will increase the insurance rates on their Unit or any other Unit or on the Common Elements.

16.2. Severability. Should any of the covenants, terms or provisions herein imposed be void or be or become unenforceable at law or in equity, the remaining provisions of these By-Laws shall, nevertheless, be and remain in full force and effect.

16.3. Notice of Unpaid Assessments. The Board of Managers shall, at the request of a Permitted Mortgagee or Unit Owner, report any unpaid assessments due from the Unit Owner of such Unit.

16.4. Construction. Wherever the masculine singular form of the pronoun is used in these By-Laws, it shall be construed to mean the masculine, feminine or neuter, singular or plural, wherever the context so requires.

16.5. Compliance with Article 9-B. These By-Laws are set forth to comply with the requirements of Article 9-B of the Real Property Law of the State of New York. In case any of these By-Laws conflict with the provisions of said Statute or the Declaration, the provisions of the Statute or of the Declaration, whichever the case may be, shall control.

16.6. Successors and Assigns. Except as set forth herein or in the Declaration to the contrary, the rights and/or obligations of Declarant or Successor Sponsor as set forth herein shall inure to the benefit of and be binding upon any Successor Sponsor. Subject to the foregoing, Declarant and Successor Sponsor shall have the right, at any time in their sole discretion, to assign or otherwise transfer their respective interests herein, whether by sale, merger, consolidation, lease, assignment or otherwise.

16.7. Covenant of Further Assurances.

16.7.1. Any party which is subject to the terms of these By-Laws, whether such party is a Unit Owner, a lessee or sublessee of a Unit Owner, an occupant of a Unit, a member or officer of the Board of Managers, or otherwise, shall, upon prior reasonable written request at the expense of any such other party requesting the same, execute, acknowledge and deliver to such other party such instruments, in addition to those specifically provided for herein, and take such other action, as such other party may reasonably request to effectuate the provisions of these By- Laws or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

16.7.2. If any Unit Owner, Board of Managers or other party which is subject to the terms of these By-Laws fails, within ten days after request therefor, either (i) to execute, acknowledge or deliver any instrument, or to take any action which such Unit Owner, Board of Managers or party is required to execute, acknowledge and deliver or to take pursuant to these By-Laws, or (ii) to deliver a written notice to the party requesting such execution, acknowledgement or delivery, and to the Board of Managers, stating the reasons why such Unit Owner, Board of Managers or

other party refuses to execute, acknowledge or deliver such instruments or take such action, then the Board of Managers which represents such Unit Owner, Board of Managers or other party, coupled with an interest, to execute, acknowledge and deliver such instrument, or to take such action in the name of such Unit Owner, Board of Managers or other party and such document or action shall be binding on such Unit Owner, Board of Managers or other party.

16.7.3. If any Unit Owner, Board of Managers or other party which is subject to the terms of these By-Laws fails, within ten days after request therefor, either (i) to execute, acknowledge or deliver any instrument, or to take any action which such Unit Owner, Board of Managers or party is required to execute, acknowledge and deliver or to take pursuant to these By-Laws at the request of Declarant or its designee, or (ii) to deliver a written notice to Declarant or its designee, as applicable, and to the Board of Managers stating the reasons why such Unit Owner, the Board of Managers or other party refuses to execute, acknowledge or deliver such instrument or take such action, then Declarant or its designee is hereby authorized, as attorney-in-fact for such Unit Owner, the Board of Managers or other party, coupled with an interest, to execute, acknowledge and deliver such instrument, or take such action, in the name of such Unit Owner, the Board of Managers or other party and such document or action shall be binding on such Unit Owner, the Board of Managers or other party, as the case may be.

16.8. Enforcement. The obligations of Declarant under the Offering Plan with respect to the Condominium, the Common Elements or the Limited Common Elements shall be enforceable only by the Board of Managers on behalf of all Unit Owners. In no event shall any obligations of Declarant be enforceable by individual Unit Owners. The Board of Managers has a fiduciary duty to act in the best interest of the Condominium, even during the Control Period. Nothing herein shall prevent an individual Unit Owner from bringing an action in the nature of a derivative action against the Board of Managers. Declarant agrees that, during the Control Period, the Declarant designated Board of Managers will in their capacity as the Board of Managers enforce such obligation when required to do so by a resolution duly passed by at least 67% of the Unit Owners in number and Common Interest, excluding Declarant, at a special meeting of the Unit Owners called for such purpose. Furthermore, any provisions that give Declarant control of the enforcement of Declarant's obligations are not lawful. In addition, if there are non-Declarant members of the Board of Managers, and there is a vote on whether to sue Declarant, Declarant's board representatives cannot lawfully vote on that issue. See Park River Owners Corp. v. Bangser Klein Rocca & Blum, 269 A.D.2d 313, 703 N.Y.S.2d 465 (1st Dept. 2000); McKinney's Consolidated Laws of the State of New York, General Business Law, Volume 19, pocket part, page 193; and BCL § 713(a)(1). Also of interest is Board of Managers of Fairways at North Hills v. Fairways at North Hills, 193 A.D.2d 322, 603 N.Y.S.2d 867 (2d Dept. 1993), discussed in McKinney's Consolidated Laws of the State of New York, General Business Law, Volume 19, page 160.

RULES AND REGULATIONS

In addition to the other provisions of these By-Laws, the following Rules and Regulations, together with such additional Rules and Regulations as may hereafter be adopted by the Board of Managers, shall govern the use of the Residential Units and the conduct of all residents thereof:

1. Owners of a Unit, their employees, licensees and guests shall not use or permit the use of the premises in any manner which would be illegal or disturbing or a nuisance or otherwise unreasonably interfere with the safety, comfort, use, or convenience of the other Unit Owners or occupants of the Building, or in such a way as to be injurious to the reputation of the Condominium.

2. The Common Elements and the Limited Common Elements shall not be obstructed, littered, defaced or misused in any manner, except as may be provided for herein.

3. Every Unit Owner shall be liable for any and all damage to the Common Elements and the property of the Condominium, which shall be caused by said Unit Owner or such other person for whose conduct the Unit Owner is legally responsible.

4. Every Unit Owner must perform promptly all maintenance and repair work to its own Unit, which, if omitted, would affect the Condominium in its entirety or in a part belonging to other Unit Owners, or the Building of which its Unit forms a part, such Unit Owner being expressly responsible for the damages and liabilities that its failure to do so may engender. All the repairs to internal installations of the Unit located in and servicing only that Unit, such as telephones and sanitary installations, shall be at the Unit Owner's expense.

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

6. Each Unit Owner shall keep their Unit in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom or from the doors or windows thereof, any dirt or other substance.

7. Nothing shall be installed in or be projected from any window, balcony or wall of the Building by a Unit Owner without similar approval.

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

9. No Unit Owner shall make or permit any disturbing noises in their Unit or do or permit anything to be done therein which will interfere with the rights, comforts or conveniences of other Units Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument or operate, or permit to be operated, a music player, television, or other loud speaker in such Owner's Unit between the hours of 12:00 midnight and the following 7:00 A.M. if the same shall disturb or annoy other occupants of the Building and in no event shall practice or suffer

to be practiced either vocal or instrumental music between the hours of 10:00 P.M. and the follow 9:00 A.M.

10. No garments, rugs or similar items shall be hung from the windows or from any other part of the Building or balconies or terraces or clotheslines strung on or over the Common Elements (including any irrevocably restricted areas).

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

12. No birds, animals or reptiles, except dogs or cats, shall be permitted in any Unit unless the same shall have been expressly permitted in writing by the Board of Managers or the Managing Agent, and such permission shall be revocable at any time by the Board of Managers or Managing Agent in their sole discretion unless such animal is a service, therapy, or emotional support animals. In no event shall more than two (2) animals be permitted in any Unit. No pet shall be permitted in the Common Elements, including dogs and cats, unless carried or on a leash. The Board of Managers will recognize the status of service, therapy, or emotional support animals where a Unit Owner submits a written request for such acknowledgment and advises the Board of Managers as follows:

a) That the Unit Owner/resident suffers from a disability as defined in and/or subject to protection under the Americans with Disabilities Act, the Fair Housing Act, the New York State Civil Rights Law, New York City Administrative Code, New York State Human Rights Law, New York City Human Rights Law, and all applicable laws;

b) That the Unit Owner/resident requires a service animal, therapy animal, or emotional support animal to support or assist the physical and/or emotional needs of the Unit Owner in the Common Elements and/or within a Unit of the Building;

c) That a physician, psychiatrist, psychologist, or clinical social worker attests in writing (to the Board of Managers) to the physical or emotional need of the applicant or Unit Owner/resident for a service, therapy, or emotional support animal in the circumstances relative to the Unit Owner's/resident's particular disability condition.

13. No Unit Owner shall leave any personal property (i.e., bicycles, carriages, etc.) in the hallways, corridors, lobby or other Common Elements.

14. No one shall ride bicycles, mopeds or skateboards on any portion of the Common Elements.

15. Every Unit Owner shall comply with the recycling laws of the City of New York or any other governmental entity having jurisdiction thereof.

16. Smoking and using electronic cigarettes is prohibited at all times in all Common Elements, Limited Common Elements, and Units. This policy applies to any person on the premises. Complaints about violations shall be made promptly to the Board of Managers. Complaints should be made in writing and should be as specific as possible, including the date, approximate time, location where smoke was observed, description of incident, and apparent

source of smoke. Unit Owners shall provide to prospective buyers or renters of their Units a copy of this Smoking Policy including by annexing it to any contract of sale or lease of their Unit.

17. Only the Unit Owner, permanent resident of the Unit, or any of their family members, agents, servants, employees, licensees, or guests may stay overnight in a Unit at no financial benefit to the Unit Owner or permanent resident. In addition, unless express written permission is given by the Board of Managers, (a) no Unit Owner, nor any tenant of a Unit Owner, shall lease or sublet Unit premises, or any part thereof, by offering the premises for short stays to members of the general public, through print or online advertising, private solicitation, or participation in any rental service promoted to the general public as a substitute for hotel lodging, and (b) neither the Unit Owner nor any permanent resident of the Unit shall advertise the Unit in any publication, medium, or format whatsoever (including, but not limited to advertisements placed via the internet) as being available for occupancy by any person other than the Unit Owner or the permanent resident, or any of their family members, agents, servants, employees, licensees, or guests.

SCHEDULE D TO THE DECLARATION OF THE CONDOMINIUM

Loft 21 Condominium
11-50 45th Road
Long Island City, NY 11101
Queens County

TAX BLOCK 54
F/K/A Lots 45, 5, 4, and 1, N/K/A Lots _____

BUDGET ALLOCATION

LABOR	One doorman One porter One porter	Residential Units 100% Residential Units 100% Common Interest
ELECTRICITY	Residential Units Commercial Unit	98% 2%
GAS	Residential Units Commercial Unit	99% 1%
WATER CHARGES & SEWER RENTS	Residential Units	100%
REPAIRS, MAINTENANCE & SUPPLIES	Residential Units	100%
SERVICE CONTRACTS	Elevator Compliance * Compactor cleaning Virtual Doorman Exterminator Fire Extinguishers Fire Alarm Monitoring Sprinkler Compliance Telecommunications	Residential Units 80% Commercial Unit 20% Residential Units 100% Residential Units 100% Common Interest Common Interest Common Interest Common Interest Common Interest
INSURANCE	Common Interest	
MANAGEMENT FEE	Residential Units Commercial Unit	98% 2%
LEGAL AND AUDIT FEES	Common Interest	
RESERVE FUND	Common Interest	

*Elevator repairs and maintenance for elevators in the Commercial Unit are the responsibility of the Commercial Unit Owner

*Elevator repairs and maintenance for elevators in the Residential Common Elements are the responsibility of the Residential Units

LOFT 21 CONDOMINIUM

OFFERING PLAN

CERTIFICATIONS

CERTIFICATION BY SPONSOR

21 ST VENTURES, LLC
3366 FARRINGTON STREET, SUITE 200
FLUSHING, NY, 11354

Dated: October 27, 2025

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

Re: Loft 21 Condominium
11-50 45th Road
Long Island City, NY 11101

The undersigned certifies as follows:

We are the Sponsor and the Principals of Sponsor of the Condominium offering for the captioned property. We understand that we have primary responsibility for compliance with the provisions of Article 23-A of the General Business Law, the regulations promulgated by the Attorney General in Part 20 and such other laws and regulations as may be applicable.

We have read the entire Offering Plan. We have investigated the facts set forth in the Offering Plan and the underlying facts. We have exercised due diligence to form a basis for this certification. We jointly and severally certify that the Offering Plan does, and that documents submitted hereafter by us which amend or supplement the Offering Plan will:

(i) set forth the detailed terms of the transaction and be complete, current and accurate;

(ii) afford potential investors, purchasers and participants an adequate basis upon which to form their judgment;

(iii) not omit any material fact;

(iv) not contain any untrue statement of a material fact;

(v) not contain any fraud, deception, concealment, suppression, false pretense or fictitious or pretended purchase or sale;

(vi) not contain any promise or representation as to the future that is beyond reasonable expectation or unwarranted by existing circumstances; and

(vii) not contain any representation or statement which is false, where we:

(a) knew the truth;
(b) with reasonable effort could have known the truth;
(c) made no reasonable effort to ascertain the truth; or
(d) did not have knowledge concerning the representations or statements made.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]

We certify under penalty of perjury under the laws of the State of New York and the United States of America that the foregoing is true and correct. Executed October 27, 2025.

SPONSOR:

21 ST VENTURES, LLC

By: _____
Name: George XU
Title: Managing Member

PRINCIPAL:

_____
George Xu

盧寧建築 LNA
LU NING ARCHITECTURE

136-20 38th Avenue, Suite 9C
Flushing, NY 11354

CERTIFICATION BY SPONSOR'S ARCHITECT

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

Re: **Loft 21**
11-50 45th Road, Queens, New York

The undersigned certifies as follows:

The Sponsor of the Offering Plan to convert the captioned property to condominium ownership retained our firm to prepare a report and floor plans describing the construction of the property (the "**Report**").I inspected the existing portions of the property on Jan. 23rd, 2026 and I examined the building plans and specifications that were prepared by Lu Ning Architecture, PLLC on Dec. 11th, 2025 and approved by the New York City Department of Buildings on Jan. 29th, 2026 and prepared the Report dated Feb. 27th, 2026 a copy of which is intended to be incorporated into the Offering Plan so that prospective Purchasers may rely on the Report.

The undersigned is aregistered architect in the State in which the property is located.

I understand that I am responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to this Report.

I have read the entire Report and investigated the facts set forth in the Report and the facts underlying it with due diligence in order to form a basis for this certification.This certification is made for the benefit of all persons to whom this offer is made.

Icertify 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 thatwe examined;

(ii) in ourprofessional 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 existuponthe completion of construction, provided that constructionis in accordance with the plans and specifications thatwe examined;

(iii) does not omit any material fact;

(iv) does not contain any untrue statement of a material fact;

(v) does not contain any fraud, deception, concealment, or suppression;

(vi) does not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;

(vii) does not contain any representation or statement which is false, where I

i. knew the truth;
ii. with reasonable effort could have known the truth;
iii. made no reasonable effort to ascertain the truth; or
iv. did not have knowledge concerning the representation or statement made.

I further certify that I am not owned or controlled by and have no beneficial interest in the Sponsor and that my firm's compensation for preparing this Report is not contingent on the conversion of the property to a condominium or on the profitability or price of the offering.This statement is not intended as a guarantee or warranty of the physical condition of the property.

[SIGNAGURE PAGE TO FOLLOW]

LNA
LU NING ARCHITECTURE
136-20 38th Avenue, Suite 9C
Flushing, NY 11354

I affirm this 4 day of March,2026, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.

By:___ Ning Lu, RA _____



_____
Seal

FIDY MANAGEMENT
718-666-0586
yi@fidymanagement.com
227 Sea Breeze Ave, Unit C-404 Brooklyn, NY 11224

CERTIFICATION BY SPONSOR'S EXPERT

CONCERNING ADEQUACY OF BUDGET

FIRST YEAR OF CONDOMINIUM OPERATION

February 6, 2026

New York State Department of Law

Real Estate Finance Bureau

28 Liberty Street, 21st Floor

New York, New York 10005

Re: The Condominium Offering Plan (the "**Plan**") for

The Loft 21 Condominium (the "**Condominium**")

11-50 45th Road

Long Island City, NY 11101 (the "**Premises**")

The undersigned certify as follows:

The Sponsor of the Condominium Offering Plan for the captioned property retained our firm to review Schedule B and Schedule B-1, containing projections of income and expenses for the first year of operation of the Condominium. Our experience in the field includes the management of real estate properties in New York for 9 years of managing residential, commercial, and mixed use buildings. We currently manage approximately 30 residential, and mixed use properties, comprising approximately 800 residential and 40 commercial units.

I understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Attorney General in Part 20 insofar as they are applicable to Schedules B and B-1.

718-666-0586
yi@fidymanagement.com
227 Sea Breeze Ave, Unit C-404 Brooklyn, NY 11224

I have reviewed the Schedules and investigated the facts set forth in the Schedules and the facts underlying it with due diligence in order to form a basis for this certification. I also have relied on my experience managing residential buildings.

I certify that the projections in Schedules B and B-1 appear reasonable and adequate under existing circumstances, and the projected income appears to be sufficient to meet the anticipated operating expenses for the projected first year of condominium operation.

I certify that the Schedules:

(i) set forth in detail the projected income and expenses for the first year of condominium operation;

(ii) afford potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the first year of condominium operation;

(iii) do not omit any material fact;

(iv) 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;
(d) did not have knowledge concerning the representation or statement made.

I further certify that we are 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 or perjury for the benefit of all persons to whom this offer is made.

718-666-0586
yi@fidymanagement.com
227 Sea Breeze Ave, Unit C-404 Brooklyn, NY 11224

I understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

The undersigned certifies under penalty of perjury under the laws of the State of New York and the United States of America that the foregoing is true and correct. Executed February 6, 2026.

By: Yana Izmaylov

Name: Yana Izmaylov

Title: Owner

FIDY MANAGEMENT
718-666-0586
yi@fidymanagement.com
227 Sea Breeze Ave, Unit C-404 Brooklyn, NY 11224

CERTIFICATION BY SPONSOR'S EXPERT

CONCERNING ADEQUACY OF COMMON CHARGES PAYABLE

BY THE COMMERCIAL UNIT OWNERS

FIRST YEAR OF CONDOMINIUM OPERATION

February 6, 2026

New York State Department of Law

Real Estate Finance Bureau

28 Liberty Street – 21st Floor

New York, New York 10005

Re: The Condominium Offering Plan (the "Plan") for

The Loft 21 Condominium (the "**Condominium**")

11-50 45th Road

Long Island City, NY 11101 (the "**Premises**")

The undersigned certify as follows:

The Sponsor of the Condominium Offering Plan for the captioned property retained our firm to review or prepare Schedule B which includes projections of common charges payable by the owners of the commercial unit. Our experience in the field includes the management of real estate properties in New York for 9 years of managing residential, commercial, and mixed use buildings. We currently manage approximately 30 residential, and mixed use properties, comprising approximately 800 residential and 40 commercial units.

I understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to the commercial unit listed in Schedule B.

I have reviewed the Schedule as it impacts upon the commercial unit and investigated the facts underlying it with due diligence in order to form a basis for this certification. I also have relied on

my experience managing residential buildings.

I certify that the projections in Schedule B for common charges payable by the owners of commercial unit appear reasonable and adequate under existing circumstances to meet the anticipated operating expenses fairly attributable to such commercial unit(s) for the projected first year of condominium operation, and that the allocation of common charges attributable to the commercial unit also reflects special or exclusive use or availability or exclusive control of particular common areas.

I/We certify that the estimates in Schedule B for the common charges payable by the owners of the commercial unit:

(i) set forth in detail the projected common charges for the commercial unit(s) for the first year of condominium operation;

(ii) afford potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the common charges payable by the owners of the commercial unit;

(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/we:

(a) knew the truth;

(b) with reasonable effort could have known the truth;

(c) made no reasonable effort to ascertain the truth; or

(d) did not have knowledge concerning the representation or statement made.

I further certify that we are 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 common charges fairly attributable to the commercial unit 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

FIDY MANAGEMENT
718-666-0586
yi@fidymanagement.com
227 Sea Breeze Ave, Unit C-404 Brooklyn, NY 11224

Business Law and Penal Law."

The undersigned certifies under penalty of perjury under the laws of the State of New York and the United States of America that the foregoing is true and correct. Executed February 6, 2026.

By: Yana Izmaylov

Name: Yana Izmaylov

Title: Owner