
FOURTH AMENDMENT
TO
CONDOMINIUM OFFERING PLAN
CITIZEN 360 CONDOMINIUM

360 EAST 89TH STREET
NEW YORK, NEW YORK 10128

Dated: _____

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**FOURTH AMENDMENT
TO
CONDOMINIUM OFFERING PLAN**

INTRODUCTION

This Fourth Amendment modifies and supplements the terms of the Condominium Offering Plan for the premises known as Citizen 360 Condominium (“Condominium”) located at 360 East 89th Street, New York, New York 10128 (“Building”) dated September 18, 2015 (“Plan”) and should be read in conjunction with the Plan, as amended.

The terms of this Amendment are as follows:

1. DESCRIPTION OF PROPERTY AND IMPROVEMENTS

Annexed hereto as Exhibit "A" is an updated Description of Property and Improvements (“Property Report”) dated April 28, 2016 marked to reflect all changes to the property report set forth in Part II of the Plan and which reflects, among other things, updates to the make and model of certain appliances in the Residential Units, reconfigurations of the location of certain Storage Lockers, and updated descriptions of the bicycle storage and Parking Facility. Annexed hereto as Exhibit "B" is an updated Certification of Architect.

2. REVISED FLOOR PLANS

Annexed hereto as Exhibit “C” are updated Floor Plans, which reflect, among other things, reconfigurations of the location of certain Storage Lockers, updated dimensions of certain rooms and appliances in Residential Units, and reconfigurations of certain appliances and closet spaces in Residential Units.

3. SCHEDULE A – PURCHASE PRICES OF UNITS AND RELATED INFORMATION

Annexed hereto as Exhibit “D” is an updated “Schedule A – Purchase Prices of Units and Related Information” which reflects the current Purchase Prices for the Units offered for sale.

4. DEFINITIONS

Any term used in this Amendment not otherwise defined herein shall have the same meaning ascribed to it in the Offering Plan.

5. NO MATERIAL CHANGES

Except as set forth in this Amendment, there have been no material changes of facts or circumstances

affecting the Property or the offering.

6. INCORPORATION OF OFFERING PLAN

The Offering Plan, as modified and supplemented by this Amendment, is incorporated herein by reference with the same effect as if set forth at length.

SPONSOR:

1711 LLC

EXHIBIT "A"

DESCRIPTION OF PROPERTY AND IMPROVEMENTS

Coren D Sharples, Principal, SHoP Architects
233 Broadway, 11th Floor
New York, NY 10279

ARCHITECTS REPORT: Citizen 360 Condominium
360~~56~~ East 89th Street, New York, NY 10128

~~March 5th, 2015~~
April 28, 2016

(A) LOCATION AND USE OF THE PROPERTY:

- (1) Address: 360~~56~~ East 89th Street, New York, NY 10128
- (2) Block and Lot Number: Block 1551, Lots 28-31, Map 9A
- (3) Zoning: The proposed new development falls in the C2-8 district. Based on the surveys prepared by Earl B Lovell –S.P. Belcher, Inc. dated February 4, 2015 the approximate lot area of lots 24, 26, 28, 29, 30, 31, 32 and 131 are 20,142 square feet in the C2-8 District. After development there will be no residual residential or commercial FAR development rights in the C2-8 District. 1711 LLC has entered into a Zoning Lot Development and Easement Agreement with lot 26, 24, and 22 to the South of the site and Lots 32, 33 and 131 to the West of the site. The R8-B portion of the zoning lot (tax lots 22, 33 and the R8-B portion of lot 32) will have 2,617 SF of residential FAR remaining, for which the owner does not have any development rights. Lots 26, 131 and 32 are limited in height and bulk as set forth in the respective ZLDA agreements.
- (4) Permissible Use: The Legal uses proposed will be as per the approved Department of Buildings Application and will be permitted by the New York City Zoning Resolution. The proposed use for the cellar is storage, mechanical functions and commercial use, first floor as commercial use, residential lobby use and accessory parking (Use Groups 1-12 except 6D, 8C and 12D) is permitted by the New York City Zoning Resolution. These uses consist primarily of retail stores, service establishments, offices, wholesale establishments, and eating and drinking establishments. The proposed use of the second floor through penthouse as residential use (Use Groups 1-2) as well as the accessory parking on the 2nd and 3rd floor are permitted by the New York City Zoning Resolution.
- (5) FEMA zone: The proposed building is determined to be outside the 0.2% annual chance floodplain.
- (6) The site is not located within a historic district, and is not subject to review by the New York City Landmarks Preservation Commission.

(B) STATUS OF CONSTRUCTION:

- (1) The building project at 356~~360~~ East 89th Street can most generally be described as a new 34 story building plus bulkheads, plus cellar, with masonry cladding, and aluminum window wall and glass facade system.
- (2) The building shall be of reinforced concrete flat plate supported on reinforced concrete column as gravity support system with reinforced concrete shear wall as lateral brace system.
- (3) The proposed new building is class 1B Non-combustible 2 hour protected. The building shall be equipped with an automatic sprinkler system conforming to NFPA 13 throughout. The building will conform to all applicable regulations of the 2008 Building Code of the City of New York.
- (4) Certificate of Occupancy: After completion of construction, the Developer will apply for (1) Certificate of occupancy (preceded, if appropriate, by temporary Certificates of Occupancy) for the Building from the Department of Buildings of the city of New York.

- (5) Alteration Permit Numbers and Description of Work Done: Demolition of buildings on the site is complete. URS Corporation has performed test Boring and Soil analysis. See subsection (e) for the results of such analysis.
- (6) The following applications are on file with the N.Y.C. Department of Buildings:
 - (i) New Building Application, No. 121186242 has been filed with the NYC Department of buildings for general construction. Permits and approval pending

(C) SITE:

- (1) Based on information contained in a survey prepared by Earl B. Lovell – S.P. Belcher Inc. dated February 4, 2015 the approximate lot area of lots 28, 29, 30 and 31 is 7,755 square feet.
- (2) Number of buildings: There will be one building foundation for the ~~356360~~ East 89th Street project.
- (3) Drives, Sidewalks, and Ramps:
 - (i) Streets owned or maintained by the project: The site has street frontage on East 89th Street to the north and First Avenue to the east. The sidewalks extending the entire frontage of East 89th Street are approximately 77'-0", and on First Avenue are approximately 100'-7". The condominium will be responsible for maintaining the sidewalk as per NYC's / LL regulations. Existing concrete sidewalks will be replaced as required. The sidewalk shall be free of tripping hazards and ponding. It is designed to comply with NYC DOT's / local laws and the ADA requirements
 - (ii) Curbing: There will be a new curb cut on the North East corner of site leading to the parking garage entrance.
 - (iii) Catch Basins, Drainage: There are two existing catch basin to remain on the corner of East 89th Street and First Avenue.
 - (iv) Street Lighting: The street is lit with one light, an existing mercury vapor street lights on metal poles which is to be relocated from the north west corner edge of the site to the north east corner. The above items are in conformity with local fire district and municipal building codes.

(D) UTILITIES:

- (1) Water supply and combined sewer servicing the Building will be provided by the City of New York. The residential building water service will be collectively metered. A separate meter will be provided for the commercial unit. The fire water service is pumped directly into the building and metered through a bypass water meter.
- (2) Water supply for the Sprinkler/ Standpipe System for the Building will be from water services entering the building from First Avenue as per the Department of Buildings of NYC code, metered through a bypass water meter. Sanitary and storm sewer mains are located below grade on First Avenue and are serviced and maintained by the City of New York.
- (3) Gas will be provided by Consolidated Edison Company (Con Edison) and will be collectively metered for the residential units and the common areas. Gas will be separately metered for the commercial unit.
- (4) Electricity is provided and maintained by Con Edison, a regulated public utility. Electric service for the common areas shall be metered and billed to the condominium. Electricity used within each residential unit shall be separately metered and billed to the respective owner. There shall be a separate meter for the commercial unit. The condominium is responsible for all electrical equipment and wiring from the meters to the individual units. The meters and electrical service to the building are the responsibility of the utility company.
- (5) The Building will be wired for telephone and cable television. It will be a unit owners' obligation to purchase telephones and arrange for telephone and cable services for their unit.

(E) SUB-SOIL CONDITIONS:

- (1) A total of three test borings and four test pits were performed to evaluate the subsurface conditions. The subsurface conditions underneath the cellar slab of the existing buildings consist of a relatively thin layer of sand and gravel fill, underlain by gray to black mica schist and gneiss bedrock that is slightly to moderately weathered, and moderately to highly fractured (NYC Building Code Class 1d to 1c bedrock).
- (2) Groundwater was observed in each of the test pits directly beneath the cellar slab. It is likely that this water is trapped on top of the rock because the rock has very low permeability. Continuous dewatering was required during the inspection of the test pits.
- (3) In order to insure that existing groundwater is contained, the perimeter foundation walls will be keyed into the rock and either an under slab drainage system or pressure slab will be provided. The cellar slab and perimeter foundation walls will both be waterproofed.

(F) LANDSCAPING AND ENCLOSURES:

- (1) Grass Cover: None
- (2) Plantings: There is one existing tree in front of the project site on East 89th Street and one on First Avenue, two in total. Sixteen new trees will be added along the Zoning Lot which extends to Lot 33 on East 89th Street, to Lot 24 on First Avenue and Lot 22 on East 88th Street. New and existing trees within the Lots 28, 29, 30 and 31 are to be maintained by the condominium in accordance with New York City Zoning Resolution requirements. Tree's on lots 32, 33, 131, 29, 24 and 22 are to be maintained by the city of New York.
- (3) Fencing: None
- (4) Gates: None
- (5) Garden Walls: None
- (6) Retaining Walls: None
- (7) Display Pools and Foundations: None

(G) BUILDING SIZE:

- (1) Total Height: The building averages approximately 376'-7.25" from the curb level to the top of the mechanical floor roof slab.
- (2) Crawl Spaces: None
- (3) Number of Cellars: One cellar
- (4) Number of Floors: Thirty-four plus cellar and roof bulkheads
- (5) Equipment Rooms: Equipment rooms are located in the cellar, on floors 3, 7, 34 and at the roof. Cellar mechanical rooms shall be used for gas meters, electric meters, water meters, telephone equipment, refuse gathering, sprinkler equipment, heating and hot water equipment. At floor 7 there shall be equipment rooms for heating and air-conditioning equipment. At the 35th floor and roof there shall be equipment rooms for heating air-conditioning equipment, elevator machinery, back-up generator, water tanks, and cooling tower.
- (6) Parapet and railings (height above roof): At the 8th, 33rd and 34th floor setback and the 36th floor roof there shall be a parapet at a minimum of 4' above top of roof finish.
- (7) Exclusive of dropped ceiling areas at kitchens, bathrooms, halls, soffits, MEPS mechanical equipment including duct and plumbing elements, and structural offsets and boxed-out structural beams, ceiling heights in residential units located in the building are the following: 9'-0" in bedrooms and living spaces in the base and lower tower (floors 2 through 24) excluding floor 7 where ceiling heights are 8'-2", 10'-0" in the upper tower (floors 25 -31), 9'-0" in bedrooms and living spaces on floor 32, and 10'-0" in bedrooms and living spaces at the penthouse, floors 33 and 34.

(H) CONSTRUCTION SYSTEM:

- (1) Building Structure: The building's foundation, including column footings, will be cast-in-place reinforced concrete. The super structure, floor slabs and roof slabs will be cast in place concrete. The entire building will be of Non-Combustible construction with a minimum of 2-hour Fire Rating for all structural members. The building's interior demising walls separating units from core elements will be 2-hour fire rated.
- (2) Enclosure:
 - (i) Cellar: Foundation walls and underside of slab will have applied Grace Preprufe waterproofing or similar.
 - (ii) Ground floor: The ground floor on the north façade, facing East 89th Street, will have an aluminum and glass storefront, brick cavity wall and granite base. The east façade will consist of an aluminum storefront framing system with vision insulated glazing units.
 - (iii) Exterior walls: Floors 2 - 32 will be clad with grey face brick surrounded by metal frames. The brick cavity wall will consist of face brick, air cavity, insulation, exterior air and vapor barrier, concrete masonry unit block wall, interior stud wall, interior air and vapor barrier, and gypsum board. The insulation shall be 2" with a U-value of 0.12. The overall U-value of the cavity wall shall be 0.07.
 - (iv) Windows: The fenestration at Floors 2-32, as well as the entire enclosure at the penthouse and cantilevered portion of the West façade, will consist of a performance-tested, dual-seal pressure-equalized aluminum and glass facade system with outswing awning windows and fixed picture windows. The fenestration system will utilize thermally broken mullions and insulated glass window units. Window wall attenuation of 35 dB(A) for residential and 30 dB(A) for commercial uses shall be provided in accordance with New York City Zoning Resolution. Typical windows are nominally floor to ceiling, except where openings are restricted for fire protection. Windows shall be fitted with limitation devices for safety. All windows shall have the capacity to be fitted with standard child safety guards. No screens will be provided at any windows. The fenestration system is to have a 10 year warranty.
 - (v) Lot line windows: Lot line windows will be as allowed per NYC building code and used for required legal light and air when permitted to do so by the New York Building Department pursuant to the restrictive declarations placed on the adjacent lots. Due to the restrictive declarations, only those lot line windows marked on the plan are at risk of being altered or blocked by new construction of neighboring buildings. All other lot line windows are not at risk of being sealed or altered as the neighboring buildings are restricted from altering the existing building envelope.
- (3) Parapets and Copings: The private terrace on the 8th and 33rd floor will have an alternating glass and brick parapet with metal coping, and brick on the terrace side of the parapet. The parapets are built to a minimum of 42" height. The 34th floor will have a glass parapet and metal coping, built to a minimum of 42" height. All parapets are designed to receive code-required guardrail loading.

(I) CHIMNEYS AND CAPS

- (1) A refuse chute of heavy gauge steel, enclosed by 3-hour fire rated wall construction is to be located in the core off the public corridor. The refuse chute is accessible on all residential floors and extends to the bulkhead roof.
- (2) Balconies and Terraces: Private terraces for units on floor 8 and the penthouse are provided
- (3) Terrace Finish (material): Roof terrace finishes shall be cast stone pedestal pavers above the roofing membrane
- (4) Balustrade (type, material): None
- (5) Railings (material): Railings shall be glass and brick
- (6) Copings (material): All copings shall be metal or precast concrete parapet caps
- (7) Soffit (material): none
- (8) Doors to Balconies and Terraces (type, material): Aluminum

(J) EXTERIOR ENTRANCES:

- (1) The building will have multiple entrances as follows: The entrance to the residential lobby will be located towards the center of the North façade on East 89th Street. The entrance is accessed directly from the sidewalk. The entrance doors will be glass integral with the storefront. Two entrances to the commercial unit are provided on the east façade on First Avenue, which are also accessed directly from the sidewalk and will be integral to the aluminum storefront. There will be an exit door on the southern end of the east façade leading to a stair to the cellar.
 - (i) Exterior Doors and Frames: All exterior doors at exterior entrances shall be new metal frame, double glazed units equipped with self-closing devices and locks. The residential lobby entrance of the building shall be equipped with a video intercom and door release system.
 - (ii) Vestibules: An entry vestibule will be provided at the residential entry of glass and aluminum frame doors.
 - (iii) Mail Boxes: At least 81 government approved mailboxes shall be provided in the residential lobby of the building. The postal service employee shall have access to the building through the 24 hour attendant.
 - (iv) Lighting: Interior incandescent, halogen, LED and/or fluorescent lighting, inside the public entrance and inside other means of egress, shall be provided in compliance with New York State Multiple Dwelling Law. Surface mounted exterior lighting shall be provided at private terraces.
- (2) Service Entrances:
 - (i) Doors and Frames (material, type, lock): A flush metal door will be provided at the southern end of First Avenue.

(K) Roof Structures:

- (1) Type of Roofs for All Areas:
 - (i) Material: The roofing material shall be a cold liquid applied membrane roofing system with 20 year NDL manufacturer's warranty for materials and labor.
 - (ii) Insulation: Rigid insulation shall be provided above concrete roof slab. The "R" value for insulation on roofs will be R = 20, attained with 4" of insulation with R=5 per inch.
 - (iii) Surface finish: The roof surface shall be the membrane, with concrete pavers as finish.
 - (iv) Bond or Guarantee: There shall be a guarantee for the roofing materials by the manufacturer. Such roofing shall be guaranteed by the installer for a minimum of five years from the installation date.
 - (v) Flashing materials including counter flashing: The roof shall be flashed with turned up roofing at the edges.
- (2) Drains:
 - (i) Location, Material, and Type: Roof and area drains shall be cast iron body with steel strainers. There shall be 6 area drains at the 8th floor set-back, 11 area drains at the 33rd floor setback, 1 area drain at the 34th floor setback, 6 area drains at the rooftop mechanical room level and 1 roof drain at the roof bulkhead.
 - (ii) Gutters and Leaders: None
- (3) Skylights: None
- (4) Bulkheads:
 - (i) Stairs: There shall be a reinforced masonry block or reinforced concrete enclosure at the stair bulkhead.
 - (ii) Elevator: There shall be a reinforced masonry block or reinforced concrete enclosure at the elevator and elevator machine room bulkhead.
- (5) Metal Work at Roof Levels:

- (i) Vertical Ladders: Vertical ladders are included at level thirty five mechanical roof to access the BMU catwalk and a vertical ladder is included at the top of the elevator machine room stair landing to access the roof of the elevator machine room where mechanical equipment is to be located.
 - (ii) Railings: There shall be painted steel railings at all roof levels not abutting neighboring buildings unless otherwise specified
 - (iii) Hatches to roof: A hatch is located at the ceiling of the stair landing in the elevator machine room to access the roof where mechanical equipment is to be located.
 - (iv) Other: None
- (6) Mounted Equipment
- (i) Mechanical equipment on roof shall include restrained or freestanding spring isolators to limit vibration. Piping shall be isolated for a minimum distance of 50 ft from rotating equipment and within risers. All HVAC equipment shall be supplied with flexible duct connectors for all connections. There shall be no rigid contact between the equipment and associated ductwork.
 - (ii) Mechanical equipment to be mounted on dunnage, coating to be hot-dip galvanized. All exterior metals, including fasteners shall be corrosion resistant.
- (7) Window washing system and equipment:
- (i) The building is equipped with a Permanent Access System for building facade maintenance by Tractel or similar.
 - (a) Davit pedestals are located at the 8th floor, and 33rd floor setbacks as well as at west and north side of concrete catwalk above main roof (floor 36).
 - (b) The two-piece portable davits are designed to tilt to horizontal by mechanical means before detachment from the davit base. When the arms are lowered, the davit boom can be easily separated from the davit mast for transport to the next work location and for ease of storage when not in use.
 - (c) The davit mast is equipped with transportation wheels to provide ease of movement from one location to another and to protect roofing surfaces.
 - (d) Swing stage are stored on the north side of catwalk above level 36 (roof)

(L) Fire Escapes: No fire escapes are required, none will be provided.

(M) Yards and Courts: No yards are required, none will be provided.

(N) Interior Stairs:

- (1) Number of Stairs of Each Type: There shall be two "scissor stair" fire stairs centrally located within the building that extend from the first floor through the main roof level. The duplex penthouse (PH) will have an interior accessory stair that extends from the 33rd floor to the 34th floor. There is a stair from the cellar to the street.
- (2) Enclosure: Egress stairs shall be within 2-hour rated enclosures. Accessory stairs in the penthouse unit shall not be enclosed.
- (3) Stair construction: Egress stairs shall be of reinforced concrete construction. PH accessory stairs shall have steel or wood construction.
- (4) Stringers: Stringers for egress stairs shall be of reinforced concrete construction. Stringers for PH accessory stairs shall have steel or wood construction.

- (5) Treads: Treads for egress stairs shall be reinforced concrete. Treads for PH accessory stairs shall have steel or wood treads.
- (6) Risers: Egress stairs shall have reinforced concrete risers. PH Accessory stairs shall have steel, wood, or open risers.
- (7) Hand Rails: The height of handrails shall be between 30" and 36" above the nosing of the treads. Handrails at egress stairs shall be painted tubular steel. Handrails at PH access stairs shall be painted steel or wood.
- (8) Guard Rails: Egress stairs are fully enclosed with no guard rails required. Guardrails for PH access stairs shall be minimum 42" above the nosing of the treads and shall be constructed of steel, wood, or safety glass.

(O) Interior Doors and Frames:

- (1) Unit Entrances and Interior Doors and Frames: Residential unit entrance doors shall be metal fireproof doors with steel frames. Interior doors shall be solid core wood doors or equivalent with wood frames.
- (2) Corridor Doors: None
- (3) Egress Stair Doors: Egress stair doors shall be metal fireproof self-closing doors with steel frames.
- (4) Roof Doors: Roof doors shall be metal fireproof self-closing doors with steel frames.

(P) Elevator:

- (1) Number of Passenger and Service Elevators: There shall be two overhead gearless traction passenger elevators with single speed side opening doors serving the building. Approximately 8 people can fit comfortably in each elevator cab.
- (2) Manufacturer, Age of Each and Capacity: The passenger elevator manufacturer is Hollister Whitney or similar. The elevators shall be new and the capacity shall be 2,500 & 2,100 pounds each. The elevator shall have a travel speed of 700 F.P.M.
- (3) Type of Operation for each elevator: The passenger elevators, both overhead traction elevators, shall be centrally located in the building across from the two egress "scissor stairs."
- (4) The elevators shall be controlled by push buttons with FOB key activation.
- (5) Floors served: The passenger elevator shall have stops at the cellar through 35th level
- (6) Doors: All elevator doors shall be single speed side opening doors.
- (7) Location of Machine Room: On roof, at the elevator machine room level.
- (8) DC Motor: Imperial, Torin or similar
- (9) AC motor-generator set: Not Applicable
- (10) Other: None

(Q) Elevator Cab:

- (1) Floor: The elevator floor covering shall be stone
- (2) Wall: The elevator walls shall be wood, brass and glass.
- (3) Ceiling: The elevator ceiling shall be plastic laminate.
 - (i) Lighting: The interior of the elevator cab shall be lighted by LED linear strip lights.

(R) Sound Insulation:

- (1) Partitions: Partitions between residential units consist of two layers of 5/8" gypsum board on both sides of a 3-5/8" stud with a layer of batting. This construction is rated at STC-55. Partitions between the parking facility and residential units or parking facility and amenity spaces consist of 6" CMU, a layer of batt insulation, and two layers of 5/8" gypsum board, achieving a rating of

STC-57. Demising walls will comprise of UL listed wall assemblies rating at STC-55 above the STC-50 mandated by the New York Building code.

- (2) Floor Construction: Floors shall be constructed of minimum 8" reinforced concrete slab. New engineered wood finish flooring shall be placed throughout the residential section of the building atop a layer of sound attenuation mat. Tile and/or stone finishes shall be installed in areas such as bathrooms. Carpet shall be installed in the residential corridors. Painted epoxy floors will be installed in the cellar.

(S) AUXILIARY FACILITIES:

- (1) Laundry Rooms:
 - (i) Location and number of rooms: There is a common Laundry Facility in the Cellar equipped with 2 washers and 2 dryers and a mop sink.
 - (ii) Ventilation: The 2 dryer's will be mechanically ventilated.
- (2) ~~Bicycle Storage: 90 storage units shall be located in the cellar.~~
 - (i) ~~Storage Rack: The bicycle storage system shall be a vertically hung 'Dero Bike' file system or similar.~~
- (3) ~~Unit storage: 514 storage units shall be located in the cellar. 3Four (4) storage units shall be located on each floor 4 and through 5. Three (3) storage units shall be located on floor 6.~~
- (4) ~~Bicycle Storage: 61 storage units shall be located in the cellar.~~
 - (iv) ~~Storage Rack: The bicycle storage system shall be a vertically hung 'Dero Bike' file system or similar.~~
- (5) ~~Unit storage: 35 storage units shall be located in the cellar. 3 units shall be located on each floor 4 through 6.~~
 - (vi)(i) ~~Lighting: the storage room shall be lit with fluorescent lighting through out~~
 - (vii)(i) ~~Wall: The storage units shall consist of metal wire mesh partitions~~
- (6) ~~Refuse Disposal: Refuse disposal shall be as required by the New York City regulations.~~
 - (i) ~~Incinerators: None~~
 - (ii) ~~Compactors: Wilkinson Hi-rise Model No. 45k or equivalent~~
 - (iii) ~~Initial Storage Location: There shall be a refuse chute in a refuse room serving each residential floor of the building and leading to a trash storage room at the cellar.~~
 - (iv) ~~Pick-up schedule: The Sanitation Department schedules pick up three times per week for residential refuse. The commercial tenant shall contract directly with a private vendor for refuse removal. All refuse shall be delivered to First Avenue through the egress stair at the southeast corner of the building.~~
 - (v) ~~Chute: There will be one trash chute accessed through the trash room located in the elevator core per floor.~~
 - (vi) ~~Recycling: Recycling containers will be provided in each refuse room and will be picked up three times per week for residential refuse. The commercial tenant shall contract directly with a private vendor for refuse removal.~~

(T) PLUMBING AND DRAINAGE:

- (1) Water supply: A new 6" domestic service will supply water to the building. The service is metered and protected from backflow by a Wilkins Model RPZ, or equivalent. Backflow preventer and main shut-off valve are located in the cellar pump room. A sub-meter off the main supply is provided for the commercial unit.
- (2) Triplex centrifugal house pumps supply water to the two compartment steel house tank on the 35th floor. The building has been provided with three (3) pressure zones for domestic water. A booster pump in the 35th floor mechanical room provides appropriate pressure for the high zone (27th floor and above). The mid zone (floors 15 to 26) and the low zone (14th floor and below)

are provided with PRV rigs for pressure regulation. These PRVs are located in the 7th floor mechanical room.

- (i) House tank pumps to be Peerless MSL50A-2, or similar.
 - (ii) Booster pumps to be Peerless C1020A, or similar.
- (3) The domestic hot water system is provided with heat from the building HVAC boiler system. Each pressure zone is provided with two (2) water-to-water heat exchangers to transfer heat from the HVAC hot water heating system to the domestic hot water system. Hot water circulator pumps return the domestic hot water back to the heat exchangers.
- (4) Each floor contains individual branch shutoffs for each plumbing fixture. Copper type L pipe are used throughout the building for domestic cold and hot water supply. Hot and Cold water piping shall be insulated throughout the building. The domestic hot water system has been designed in accordance with the New York State Energy Conservation Construction code. Pipe insulation shall be provided as follows:
- (i) Domestic Cold Water (including all risers, mains and braches):
 - (a) NPS ½" thru ¾": Mineral fiber, ½" thick
 - (b) NPS 1" thru 6": Mineral fiber, pre-formed, 1" thick
 - (c) NPS 8" and larger: Mineral fiber, 1-1/2" thick
 - (ii) Domestic Hot and Recirculated Water (including all risers, mains and branches):
 - (a) NPS ½" thru 6": Mineral fiber, pre-formed, 1" thick
 - (b) NPS 8" and larger: Mineral fiber, 1-1/2" thick
 - (iii) Water Storage tanks: There is a single rectangular 23,000 gallon steel water fire reserve storage tank at the roof divided in two equal compartments. Each compartment has 7,500 gallons of fire reserve and 4,000 gallons of domestic water capacity. Tank and beams shall be given one coat of bituminous applied cold in the shop, on the inside and outside, before shipment. The tank will be painted in the field with one coat of bituminous solution applied cold and one coat of bituminous enameled applied hot on the inside of tank, including the underside of cover. The outside will be painted with one coat of bituminous solution applied cold, including beams. A reinforced concrete two (2) compartment reservoir's size tank is located in the cellar for storm water retention.

(U) Fire Protection System:

- (1) Sprinkler and Standpipe: The building is provided with a sprinkler system in accordance with NFPA (National Fire Protection Association) 13/13R requirements. A new 6" fire service is equipped with a double detector check valve. A fire pump is provided equipped with a jockey pump controller and automatic transfer switch. A single wet-pipe 6" service is provided for the combined sprinkler and fire standpipe system, which supplies a single riser located in the east fire stair. Each floor contains a sectional valve with tamper switch, waterflow alarm and drain/test connection. A drain riser runs next to the fire protection sprinkler riser and drains to a floor drain in the cellar. Residential units are provided with a combination of pendant, sidewall and extended coverage sidewall sprinkler head in all required areas; sprinklers are omitted from closets and toilets. (All sprinkler piping is steel pipe: ASTM (American Society of Testing and Materials) A53 Schedule 40 or schedule 10 black galvanized). The commercial area will also be protected by sprinklers. The cellar is fully sprinkled as required by code. Fire department connection is provided per code.
- (2) Hose Valves: Each residential floor contains a capped 2" hose valve. A lobby hose cabinet is provided in lieu of hose on each residential floor. A 3 way roof manifold is provided above the highest hose valve.
- (3) Sprinkler Heads: Sprinkler protection will be provided in refuse chutes and refuse rooms, and in residential units, and otherwise as per NYC Building Code. Sprinkler heads will be either pendant, upright or sidewall, and of the appropriate hazard type for the space and will generally be rated at 165 degrees Fahrenheit. All sprinkler heads shall have Board of Standards and

Appeals approval. All sprinkler piping shall be black steel with Victaulic, or other approved fittings.

- (4) Siamese Connections: Combined sprinkler and standpipe siamese connections shall be 2 1/2"x2 1/2"x4" and shall be provided with an automatic ball drip. The combined siamese connection shall be provided on the corner of First Avenue and East 89th Street or as determined by the fire department.

(V) Sanitary Sewage System:

- (1) Above ground Sewage Piping: All fixtures above grade drain by gravity to a sanitary house trap in the cellar exiting at First Avenue. Fixtures below grade are drained by gravity to duplex sewage ejectors that pump to the house sewer. Roof drains are collected by leaders and drain by gravity to a house trap. This combines with the sanitary at the building wall and exits as an 8" combined house sewer.
- (2) Sewage Disposal: Sanitary drainage piping below the ground floor level from plumbing fixtures and equipment will extend by gravity to a vented duplex sewage ejector. The ejector discharges will be piped to a connection point with the sanitary house drain at the building wall. (Sewage and storm drainage piping is no-hub cast iron).

- (W) Permits Required: Permits shall be obtained for new water service, backflow prevention devices and anything else required by the Department of Environmental Protection. All interior plumbing will be filed with and inspected by the New York City Department of Buildings.

(X) Above ground Storm Drainage System: No-HUB cast iron piping shall conform to ASTM A888 and CISPI (Cast Iron Soil Pipe Institute) 301 with rubber sealing sleeve and stainless steel clamp assembly. Below ground Hub-and-spigot cast iron piping shall conform to ASTM A74 with gaskets conforming to ASTM C 564, rubber

- (1) Catch Basins: None
- (2) Yard and Roof Drains: Storm drainage piping from roof, terrace, and patio drains will be piped by gravity to the existing combined sewer via a new house trap.
- (3) Piping Materials: Storm drainage piping within the building is no-hub cast iron.
- (4) Sump Pumps: There shall be one sump pump in each elevator pit, one in the hoistway of the automated parking system, and one in the cellar mechanical room.

(Y) HEATING:

- (1) Method: The central heating system is designed to provide sufficient heat to maintain inside conditions of 68 degrees Fahrenheit when the outside conditions are 11 degrees Fahrenheit. The system is designed to meet the requirements of the current New York State Energy Conservation Construction Code. A centrally located gas fired hot water boiler plant supplies hot water to the heat pump loop and to H&V units. Heat is controlled by the occupants by thermostats located in each residential unit. The heating and air conditioning system has been designed in accordance with the New York State Energy Conservation Construction Code for interior design and external design temperatures.
 - (i) Number of Boilers and Description: There shall be four new, gas fired, modular stainless steel condensing hot water boilers with integral burners serving the residential units, residential common areas and commercial spaces. There shall be a central boiler room on the roof.
 - (ii) Manufacturer of Boilers: Boilers shall be Hydrotherm KN-6M or equivalent with an input capacity of 2,000 MBTUH each.
 - (iii) Manufacturer of Burners: Burners shall be new and integral to the boilers in (ii) above.

- (iv) Type of Controls: Heat is controlled by the occupants by thermostats located in each residential unit.
- (v) Radiators, Piping, Insulation, Valves, Pumps, etc.: There are no radiators. All piping conveying fluid significantly above or below ambient temperature shall be insulated to minimize heat loss or gain.
- (vi) Fuel: The boilers will run off natural gas as provided by Con Edison, a regulated public utility.
- (vii) Location of Oil Tank and Materials or Enclosure: There is no oil tank for heating fuel.
- (viii) Capacity of Oil Tank: There is no oil tank for heating fuel.

(Z) GAS SUPPLY:

- (1) Natural gas shall be provided by Con Edison, a regulated public utility. There shall be one gas service to be sized by Con Edison according to anticipated gas usage
- (2) Type: Gas type shall be natural (1000 BTU/CF)
- (3) Meters: There are three (3) gas meters located in the cellar. One meter serves all heating boilers equipment. Another meter serves all residential ranges, residential clothes dryers and domestic hot water heaters. A third meter is reserved for commercial units.
- (4) Piping: Each piece of equipment is provided with a valve connection. Gas piping is threaded schedule 40 steel.

(AA) AIR CONDITIONING:

- (1) Type of System: The cooling system is designed to provide sufficient air conditioning to maintain inside conditions of 78 degrees Fahrenheit and 50% relative humidity when the outside conditions are not more than 89 degrees Fahrenheit dry bulb and 73 degrees Fahrenheit wet bulb. Air conditioning is provided by one or more water source heat pumps in each residential unit. The cooling tower is mounted on the main roof with vibration isolators/acoustical fence to reduce noise transmission to residential units. The heating and air conditioning system has been designed in accordance with the New York State Energy Conservation Construction Code for interior design and external design temperatures. The indoor units are horizontal and vertical units located within the residential unit they serve. Units are provided with refrigerant piping and air distribution ductwork. Multiple units provide zone temperature control. The ground floor lobby is air conditioned by a horizontal water source heat pump located in the ground floor ceiling. Common areas are conditioned by a horizontal water source heat pump located in the 7th floor mechanical room. Air conditioning and ventilation for the commercial unit shall be provided by the commercial tenant(s)
- (2) Central System: None
- (3) Individual Units: There are no individual units.

(BB) VENTILATION:

- (1) All kitchen range hoods will be equipped with integral fans and ducted central exhaust shaft. All bathrooms will be equipped with independent exhaust systems consisting of vertical shafts, roof mounted blowers and distribution ductwork. All horizontal and vertical exhaust ducts will be in a fire-rated enclosure. Exhaust fans at the roof will be maintained by the condominium. Operable windows naturally ventilate the building.

(CC) ELECTRICAL SYSTEM:

- (1) Electrical service enters the Cellar and is provided by Con Edison at 120/208 volts, 3 phase, 4 wire rated at 1200 amperes. The main switch gear is located in an electrical service room with

distribution for common loads, residential unit loads, commercial unit loads and fire pump. Separate 3 phase, 4 wire utility meters are provided for each residential unit. The commercial unit is furnished with its own meter and shall arrange for an independent account with the utility company. In addition, a meter is provided for all common loads. Panel boards will be located within each unit in an accessible location.

- (2) Metering: All residential units will be provided with individual Con Edison meters. The commercial unit will be metered separately by Con Edison. A Con Edison meter will be provided for building common areas as well.
- (3) Distribution/Utilization System: Distribution voltage will be 120/208 volts, 3 phase, 4 wire for base building. Individual 120/208 volt, 3 phase type cable risers will be provided, strategically located to serve stacked residential panels.
- (4) Wiring and Raceways:
 - (i) Wiring:
 - (a) All insulation will be 600 volt rated.
 - (b) In general, all feeder cables will be copper conductor with type THHN insulation or Metal-Clad 'MC' cable.
 - (ii) Raceways:
 - (a) Raceways will be EMT in general. Rigid galvanized steel will be used for conduits embedded in concrete or under-ground.
 - (b) Armored cable (BX) will be used for concealed branch circuit wiring, where permissible by code.
- (5) Wiring Devices:
 - (i) Receptacles will be Decora style specification grade, 125 volt, 2 pole 3 wire, grounded, 20 ampere or as required for appliance circuits. GFI type outlets will be provided within 6 ft. of sinks and in bathrooms.
 - (ii) Local toggle switches will be Decora style quiet type, 15 ampere.
- (6) Residential Panels:
 - (i) Panels will be load center circuit breaker type, with 42 branch circuits per panel, with minimum 150 ampere capacity, sufficient for all anticipated loads within the residential unit including the air conditioning units.
 - (ii) All panels will be equipped with doors and directories. Panels will be sheet steel, zinc chromate and finished with gray enamel.
 - (iii) Panels will have copper buses.
- (7) Emergency Lighting:
 - (i) Stair lights and selected exit and utility space lights will be battery backed-up to provide emergency power upon loss of utility power.
- (8) Lighting and Power:
 - (i) Switched incandescent or fluorescent lighting fixtures will be provided in all Bathrooms, Entries and Kitchens.
 - (ii) Ground fault receptacles will be provided in Bathrooms, Kitchens and at Terraces.
 - (iii) Appliance and convenience outlets will be provided in accordance with NYC Electrical Code.
 - (iv) Roof will be provided with lighting and receptacles for maintenance and general use.
- (9) Fire Alarm/Smoke Detection System:
 - (i) An Interior Fire Alarm System (IFA) is not required by Code in a J-2 occupancy.
 - (ii) Each residential unit is furnished with a 120 volt smoke detector with integral alarm horn. In addition, system type smoke detectors are provided for all common area mechanical rooms, elevator lobbies and selected HVAC units as required by Code. Smoke detection and sprinkler alarm control panel shall be connected to the central station. Duct smoke detectors initiate fan shutdown on alarm. Elevator lobby smoke detectors initiate elevator re-call on alarm. The building sprinkler system is also monitored by water flow and tamper switches. Alarm or trouble

condition of the sprinkler system or fire pump start is annunciated at the smoke detector and sprinkler alarm control panel and transmitted to the central station. A remote annunciator is furnished at the main entry lobby which also indicates system smoke detection and sprinkler alarm and trouble conditions. A pull station shall also be provided at each building entry. Duct smoke detectors will be provided in air systems over 2000 cfm.

(DD) INTERCOMMUNICATION AND/OR DOOR SIGNAL SYSTEMS, SECURITY CLOSED CIRCUIT TV: A Siedle or equivalent bell, intercom, and closed circuit video system with door release shall serve all residential units.

(EE) PUBLIC AREA LIGHTING: The lobby area, 2nd and 3rd floor common areas shall have incandescent, fluorescent, LED or other lighting. The main stairs shall have fluorescent lighting fixtures with battery pack back up. Other common spaces shall have Cooper Lighting saucer acrylic 11" diameter white Circleline fluorescent fixtures or equivalent.

(FF) GARAGES AND PARKING:

(1) An automatic parking system is provided at the ground floor, 2nd floor, and 3rd floor. The ground floor parking area consists of ~~two accessory parking spaces (one of which is dimensioned to accommodate an ADA van),~~ an automated loading bay and car hoistway. Cars can be loaded and unloaded in the enclosed garage entry area where a direct access to the Lobby through a single swing door is provided. The second and third floors are not accessible to the public and consist of parking spaces for the automated parking system.

(2) AREAS:

- (i) Location of Parking Areas: West side of the ground floor, 2nd floor, and 3rd floor
- (ii) Surfaces: Concrete
- (iii) Parking: 23 spaces in the system of floor 2 and 3
- (iv) ~~23 in the system and~~ One (1) ADA parking spot on the ground floor
- (v) Garage Ventilation: The garage will be mechanically ventilated
- (vi) Garage Fire Protection: Sprinkler
- (vii) Drainage: There will be one drains on every floor

(3) SYSTEM:

- (i) The automatic parking system is designed to pick up a vehicle parked in a transfer cabin and store it automatically in a storage compartment. The driver informs the automated system to retrieve or deposit their vehicle via a digital kiosk within the garage. After a variable storage period the vehicle is retrieved from the storage compartment on request and conveyed to the transfer cabin where it is again available to the user. The storage compartment itself is an area inaccessible for the general public and the user. To perform this task, the automatic parking system consists of certain assemblies necessary for conveyance in conjunction with the associated ancillary facilities.

(GG) PERMITS AND CERTIFICATES:

(HH) VIOLATIONS: Open violations on record at the New York City Department of Buildings, related to the existing building, are to be removed. Buildings on the site have been demolished.

(II) UNIT INFORMATION:

- (A) All finishes, fixtures and equipment are subject to substitution by finishes, fixtures or equipment of equal or better quality as recognized with industry standards for performance, longevity and or other classifications as applicable.
- (B) Cellar The cellar shall have a room for electrical meters and equipment, a room for gas meters, a room for water/fire service meters and pumps, a control room, a trash storage room, accessory space for the 1st floor commercial tenant, an office and locker room for building staff, a water retention tank, laundry unit and bicycle storage for the residents.
- (1) Walls shall be exposed reinforced concrete and/or furred painted gypsum board. The flooring shall be epoxy painted concrete. The ceilings shall be painted gypsum board on metal furring and/or suspended painted gypsum board, painted metal deck, or exposed concrete
- (C) First Floor The first floor shall have a commercial unit, residential lobby, and parking area. There will be plumbing rough-in for a future water closet in the commercial unit and a punch out slab for future stairs to the commercial storage space in the cellar.
- (D) Commercial Unit: Walls shall be exposed reinforced concrete and/or furred painted gypsum board. The flooring shall be exposed concrete. The ceilings shall be exposed concrete. Final finishes are to be provided by the tenant.
- (E) Residential Lobby: Walls and ceilings shall be gypsum board, taped and painted or with other decorative finish. The flooring shall be stone, tile or epoxy on concrete substrate.
- (F) Second Floor The third floor contains no residential units.
- (G) Residential Units (Floors 3-34): Floors 3-32 shall be a mix of one, two, three and four bedroom units. Floors 33-34 shall be a four bedroom duplex unit.
- (1) Unit Finishes: Walls shall be painted gypsum board over steel studs or metal furring with painted wood base molding and door trim. The flooring shall be tongue and groove engineered wood strip flooring. Flooring shall be given two coats satin polyurethane finish. The ceilings shall be painted gypsum board on metal furring, suspended painted gypsum board, or trowel-applied cover coat. All interior finishes shall be new and be in good condition.
- (2) All bathrooms, kitchen areas, and mechanical rooms will be painted with at least two coats of washable semi-gloss latex paint over a primer coat. All other areas will be painted with at least two finish coats of latex paint over a primer coat.
- (3) Bathrooms shall have stone or ceramic tile on floors and shower/tub enclosures, and painted moisture resistant gypsum wallboard on other walls and ceilings. Stone or porcelain tile shall be applied over moisture resistant gypsum wallboard or cement backer board. All bathroom fixtures and bathroom finishes shall be new and be in good condition.
- (H) Residential Units (4-7 A & 4-7 C): One Bedroom Units
- (1) Bathroom Fixtures:
- | | |
|----------------------|----------------------------------|
| Master Bath | Make / Model |
| Toilet: | Duravit |
| Sink: | Apaiser / Custom Integrated Sink |
| Sink Faucet: | Watermark |
| Bathtub Tub Filler: | Watermark |
| Bathtub: | Zuma |
| Shower Head: | Watermark |
| Hand Held: | Watermark |
| Toilet Paper Holder: | Watermark Designs |
| Medicine Cabinet: | Mirror |

- (2) Kitchen: The kitchen area shall have new custom or equivalent high-gloss finished cabinetry and honed marble countertops with integral stainless steel kitchen sink. A new gas range, exhaust hood, refrigerator, dishwasher, and garbage disposal appliances with rough plumbing and electric outlets shall be provided in each unit. All kitchen fixtures and cabinetry finishes shall be new and be in good condition.

(i) Kitchen Appliances:

Appliances	Make / Model
Refrigerator:	Liebherr
Wine Storage:	n/a
Range:	Bertazzoni
Hood:	Best by Broan
Microwave/Speed Oven:	Bertazzoni
Dishwasher:	Bosch
Food Disposal:	Insinkerator

(ii) Kitchen Fixture:

Fixture	Make / Model
Sink:	Kohler
Faucets:	Watermark

- (a) The gas range shall be a Bertazzoni PRO30 30" model

- (iii) Laundry: Each unit shall have a washer and a condensation type (vent less) dryer.

- (a) The washer shall be LG or equivalent
 (b) The dryer shall be LG or equivalent

(l) Residential Units (3A, 4-7 B, D, E & 9-24 B, C): Two Bedroom Units

(1) Bathroom Fixtures:

Master Bath	Make / Model
Toilet:	Duravit
Sink:	Apaiser / Custom Integrated Sink
Sink Faucet:	Watermark
Bathtub Tub Filler:	Watermark
Bathtub:	n/a
Shower Head:	Watermark
Hand Held:	Watermark
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror

Secondary Bath	Make / Model
Toilet:	Duravit
Sink:	Kohler
Sink Faucet:	Watermark
Bathtub Tub Filler:	Watermark
Bathtub:	Zuma
Shower Head:	Watermark
Hand Held:	Watermark
Toilet Paper Holder:	Watermark Designs

Medicine Cabinet:	Mirror
Powder Room	Make / Model
Toilet:	Duravit
Sink:	Kohler
Sink Faucet:	Watermark
TP Holder:	Watermark Designs
Medicine Cabinet:	Mirror

- (2) **Kitchen:** The kitchen area shall have new custom or equivalent high-gloss finished cabinetry and honed marble countertops with integral stainless steel kitchen sink. A new gas range, exhaust hood, refrigerator, dishwasher, and garbage disposal appliances with rough plumbing and electric outlets shall be provided in each unit. All kitchen fixtures and cabinetry finishes shall be new and be in good condition.

(i) **Kitchen Appliances:**

Appliances	Make / Model
Refrigerator:	Liebherr
Wine Storage:	n/a
Range:	Bertazzoni
Hood:	Best by Broan
Microwave/Speed Oven:	Bertazzoni
Dishwasher:	Bosch
Food Disposal:	Insinkerator

(ii) **Kitchen Fixture:**

Fixture	Make / Model
Sink:	Kohler
Faucets:	Watermark

- (a) The gas range shall be a Bertazzoni 30" model or equivalent.

(iii) **Laundry:** Each unit shall have a washer and a condensation type (vent less) dryer.

- (a) The washer shall be LG or equivalent.
(b) The dryer shall be LG or equivalent.

(J) **Residential Units (9-24 A): Three Bedroom Units**

(1) **Bathroom Fixtures:**

Master Bath	Make / Model
Toilet:	Duravit
Sink:	Apaiser / Custom Integrated Sink
Sink Faucet:	Watermark
Bathtub Tub Filler:	Watermark
Bathtub:	Zuma
Shower Head:	Watermark
Hand Held:	Watermark
Toilet Paper Holder:	Watermark Designs

Medicine Cabinet:	Mirror
Secondary Bath	
Toilet:	Duravit
Sink:	Kohler
Sink Faucet:	Watermark
Bathtub Tub Filler:	Watermark
Bathtub:	n/a
Shower Head:	Watermark
Hand Held:	n/a
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror
Tertiary Bath	
Toilet:	Duravit
Sink:	Kohler
Sink Faucet:	Watermark
Shower Head:	Watermark
Hand Held:	Watermark
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror
Powder Room	
Toilet:	Duravit
Sink:	Trueform / Custom Integrated Sink
Sink Faucet:	Watermark
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror

- (2) Kitchen: The kitchen area shall have new custom or equivalent high-gloss finished cabinetry and honed marble countertops with integral stainless steel kitchen sink. A new gas range, exhaust hood, refrigerator, dishwasher, and garbage disposal appliances with rough plumbing and electric outlets shall be provided in each unit. All kitchen fixtures and cabinetry finishes shall be new and be in good condition.

(i) Kitchen Appliances:

Appliances	Make / Model
Refrigerator:	Liebherr
Wine Storage:	Ge Monogram <u>U-Line</u>
Range:	Bertazzoni
Hood:	Best by Broan
Microwave/Speed Oven:	Bertazonni
Dishwasher:	Bosch
Food Disposal:	Insinkerator

(ii) Kitchen Fixture:

Fixture	Make / Model
Sink:	Kohler
Faucets:	Watermark

- (a) The gas range shall be a Bertazzoni PRO30 4 GAS X 30" model
- (iii) Laundry: Each unit shall have a washer and a condensation type (ventless) dryer.
 - (a) The washer shall be LG or equivalent
 - (b) The dryer shall be LG or equivalent.

(K) Residential Units (8 A, B & 25-32 B): Three Bedroom Units

(1) Bathroom Fixtures: (All fixtures to be equal or better to those listed below)

Master Bath	Make / Model
Toilet:	Duravit
Sink:	Apaiser / Custom Integrated Sink
Sink Faucet:	Watermark
Bathtub Tub Filler:	Watermark
Bathtub:	Zuma
Shower Head:	Watermark
Hand Held:	Watermark
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror

Secondary Bath	Make / Model
Toilet:	Duravit
Sink:	Kohler
Sink Faucet:	Watermark
Bathtub Tub Filler:	Watermark
Bathtub:	n/a
Hand Held:	n/a
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror

Tertiary Bath	Make / Model
Toilet:	Duravit
Sink:	Kohler
Sink Faucet:	Watermark
Shower Head:	Watermark
Hand Held:	Watermark
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror

Powder Room	Make / Model
Toilet:	Duravit
Sink:	Trueform / Custom Integrated Sink
Sink Faucet:	Watermark
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror

- (2) Kitchen: The kitchen area shall have new custom or equivalent high-gloss finished cabinetry and honed marble countertops with integral stainless steel kitchen sink. A new gas range, exhaust hood, refrigerator, dishwasher, and garbage disposal appliances with rough plumbing and

electric outlets shall be provided in each unit. All kitchen fixtures and cabinetry finishes shall be new and be in good condition.

(i) Kitchen Appliances:

Appliances	Make / Model
Refrigerator:	<u>Sub Zero</u> Liebherr
Wine Storage:	<u>U-Line</u> Ge-Monogram
Range:	Bertazzoni
Hood:	<u>Vent-A-Hood</u> Faber
Microwave/Speed Oven:	Bertazzoni
Dishwasher:	Bosch
Food Disposal:	Insinkerator

(ii) Kitchen Fixture:

Fixture	Make / Model
Faucet:	Watermark
Sink:	Kohler

(a) The gas range shall be a Bertazzoni 36" model or equivalent.

(iii) Laundry: Each unit shall have a washer and a condensation type (vent less) dryer.

(a) The washer shall be LG or equivalent

(b) The dryer shall be LG or equivalent

(L) Residential Units (8B & 25-32 A): Three / Four Bedroom Units

(1) Bathroom Fixtures: (All fixtures to be equal or better to those listed below)

Master Bath	Make / Model
Toilet:	Duravit
Sink:	Apaiser / Custom Integrated Sink
Sink Faucet:	Watermark
Bathtub Tub Filler:	Watermark
Bathtub:	Zuma
Shower Head:	Watermark
Hand Held:	Watermark
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror

Secondary Bath	Make / Model
Toilet:	Duravit
Sink:	Kohler
Sink Faucet:	Watermark
Bathtub Tub Filler:	Watermark
Bathtub:	n/a
Shower Head:	Watermark
Hand Held:	Watermark
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror

Tertiary Bath	Make / Model
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Toilet:	Duravit
Sink:	Kohler
Sink Faucet:	Watermark
Bathtub Tub Filler:	Watermark
Bathtub:	Zuma
Shower Head:	Watermark
Hand Held:	Watermark
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror

Fourth Bath	Make / Model
Toilet:	Duravit
Sink:	Kohler
Sink Faucet:	Watermark
Bathtub Tub Filler:	Watermark
Bathtub:	Zuma
Shower Head:	Watermark
Hand Held:	Watermark
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror

Powder Room	Make / Model
Toilet:	Duravit
Sink:	Trueform / Custom Integrated Sink
Sink Faucet:	Watermark
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror

- (2) Kitchen: The kitchen area shall have new custom or equivalent high-gloss finished cabinetry and honed marble countertops with integral stainless steel kitchen sink. A new gas range, exhaust hood, refrigerator, dishwasher, and garbage disposal appliances with rough plumbing and electric outlets shall be provided in each unit. All kitchen fixtures and cabinetry finishes shall be new and be in good condition.

- (i) Kitchen Appliances:

Appliances	Make / Model
Refrigerator:	<u>Sub Zero</u> Liebherr
Wine Storage:	<u>Sub Zero</u> U-Line
Range:	Bertazzoni
Hood:	<u>Vent-A-Hood</u> Faber
Microwave/Speed Oven:	Bertazzoni
Dishwasher:	Bosch
Food Disposal:	Insinkerator

- (ii) Kitchen Fixture:

Fixture	Make / Model
Faucet:	Watermark
Sink:	Kohler

- (a) The gas range shall be a Bertazzoni 36" model or equivalent.

- (iii) Laundry: Each unit shall have a washer and a condensation type (vent less) dryer.
 - (a) The washer shall be LG or equivalent
 - (b) The dryer shall be LG or equivalent

(M) Residential Units (PH): Penthouse Units

- (1) Bathroom Fixtures: (All fixtures to be equal or better to those listed below)

Master Bath	Make / Model
Toilet:	Duravit
Sink:	Apaiser / Custom Integrated Sink
Sink Faucet:	Watermark
Bathtub Tub Filler:	Watermark
Bathtub:	Zuma
Shower Head:	Watermark
Hand Held:	Watermark
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror

Secondary Bath	Make / Model
Toilet:	Duravit
Sink:	Kohler
Sink Faucet:	Watermark
Bathtub Tub Filler:	Watermark
Bathtub:	n/a
Shower Head:	Watermark
Hand Held:	n/a
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror

Tertiary Bath	Make / Model
Toilet:	Duravit
Sink:	Kohler
Sink Faucet:	Watermark
Shower Head:	Watermark
Hand Held:	Watermark
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror

Fourth Bath	Make / Model
Toilet:	Duravit
Sink:	Kohler
Sink Faucet:	Watermark
Bathtub Tub Filler:	Watermark
Bathtub:	n/a
Shower Head:	Watermark
Hand Held:	n/a
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror

Powder Room	Make / Model
Toilet:	Duravit

Sink:	Trueform / Custom Integrated Sink
Sink Faucet:	Watermark
Toilet Paper Holder:	Watermark Designs
Medicine Cabinet:	Mirror

(2) Kitchen: The kitchen area shall have new custom or equivalent high-gloss finished cabinetry and honed marble countertops with integral stainless steel kitchen sink. A new gas range, exhaust hood, refrigerator, dishwasher, and garbage disposal appliances with rough plumbing and electric outlets shall be provided in the PH unit. All kitchen fixtures and cabinetry finishes shall be new and be in good condition

(i) Kitchen Appliances:

Appliances	Make / Model
Refrigerator:	Sub Zero Liebherr
Wine Storage:	Sub Zero Ge Monogram
Range:	Bertazzoni
Hood:	Vent-A-Hood Faber
Microwave/Speed Oven:	Bertazzoni
Dishwasher:	Bosch
Food Disposal:	Insinkerator

(ii) Kitchen Fixture:

Fixture	Make / Model
Faucet:	Watermark
Sink:	Kohler

(a) The gas range shall be a Bertazzoni 48" model or equivalent.

(iii) Laundry: The PH unit shall have a washer and a condensation type (vent less) dryer.

- (a) The washer shall be LG or equivalent
- (b) The dryer shall be LG or equivalent

(6) Living Room: the PH unit shall have a fireplace

(i) The fireplace shall be Montigo or equivalent

(7) Terrace: The terrace on floor 33 shall have an outdoor gas grill

(i) The gas grill shall be Weber or equivalent

(II) AMENITIES:

(1) Unit Storage & Bike Storage

(i) The cellar and floors 4-6 will contain residential unit storage. Bike storage is provided in the cellar

(2) Residential Fitness Area:

(i) The second floor will contain a Residential Fitness Area with free weight, cardio equipment and exercise equipment. There will also be a small studio, yoga room, and small lounge.

(ii) The small lounge shall have a fireplace. The fireplace shall be Montigo or equivalent.

(3) Lounge & Event Spaces:

- (i) The third floor will contain the lounge, playroom, conference room, and ancillary spaces. These amenities will be open to residences and their guest and will be available for private events.
- (ii) The lounge shall have a fireplace. The fireplace shall be Montigo or equivalent.

(JJ) FINISH SCHEDULE OF SPACES OTHER THAN UNITS:

- (1) All finishes, fixtures and equipment are subject to substitution by finishes, fixtures or equipment of equal or better quality as recognized by industry standards for performance, longevity and or other classifications as applicable.

Room	Floor	Walls	Ceiling
Residential lobby	Splitface Stone	Green wall, Plaster, Brass, Mirrored Glass	Painted GWB and /or decorative finish
Cellar corridor	Exposed concrete	Painted GWB and/or Painted or exposed concrete	Exposed concrete
Elevator Lobby GF-3	Tile	Cement board panels	Painted GWB
Elevator Lobby Res.	Carpet	Wall covering and painted GWB	Painted GWB
Other cellar rooms	Exposed concrete	Painted GWB or exposed concrete	Exposed concrete
Exit stairs	Exposed concrete	Painted GWB or exposed concrete	Exposed concrete
Commercial space	Exposed concrete	Painted GWB or exposed concrete	Exposed concrete

(LL) SAFETY AND WARNING DEVICES: The building shall be protected by a wet pipe sprinkler/standpipe system with water gong. Mechanical ventilation systems shall be equipped with appropriate smoke detection/shutoff devices. Smoke and Carbon Monoxide detectors shall be provided in each unit. The Elevator shall be equipped with the required alarm safety devices.

(MM) Asbestos: No asbestos or material containing asbestos will be used in constructing the building.

(NN) ADDITIONAL INFORMATION REQUIRED:

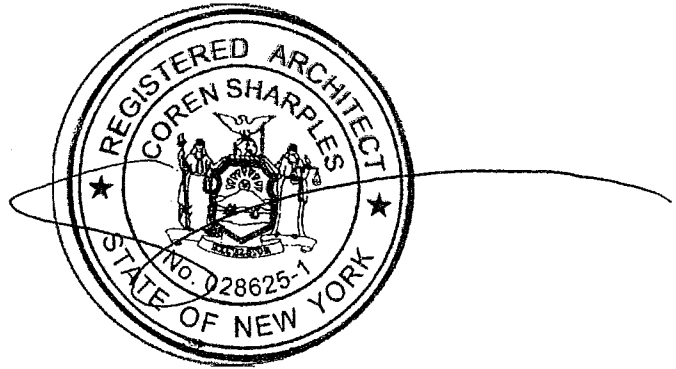
- (1) Site Plan: See attached drawings
- (2) Floor Plan for Each Type of Unit; See attached drawings
- (3) Master Floor Plan; See attached drawings
- (4) Gross Area: is measured to outside of exterior walls and centerline of interior demising walls. Gross area includes all shafts inside the apartment, but not those shafts that are part of, or adjacent to the core. All dimensions are approximate.
- (5) Ceiling Height: The ceiling height is measured from the finish floor to the ceiling finish. All dimensions are approximate.

FLOOR	USE	UNIT #	UNIT TYPE	CEILING HEIGHT	UNIT GROSS SF
CELLAR	RESIDENTIAL BOH	N/A	MECHANICAL, STORAGE	8'-0"	3368 SF

CELLAR	RETAIL STORAGE	N/A	STORAGE	10'-0"	962 SF
GROUND	NON-RESIDENTIAL RETAIL	N/A	RETAIL	13'-0"	2971 SF
GROUND	RESIDENTIAL BOH	N/A	PARKING	9'-6"	2345 SF
GROUND	RESIDENTIAL LOBBY	N/A	LOBBY AND CIRCULATION	9'-0"	1297 SF
FLOOR 2	RESIDENTIAL AMENITIES	N/A	AMENITY	8'-6"	3201 SF
FLOOR 2	RESIDENTIAL BOH	N/A	PARKING	N/A	1969 SF
FLOOR 2	RESIDENTIAL UNIT	A	2BR/2BA UNIT	9'-0"	1230 SF
FLOOR 3	RESIDENTIAL AMENITIES	N/A	AMENITY	8'-6"	4605 SF
FLOOR 3	RESIDENTIAL BOH	N/A	PARKING	N/A	1969 SF
FLOORS 4-6	RESIDENTIAL UNIT	A	1BR/1.5BA UNIT	9'-0"	4080 1099 SF
FLOORS 4-7	RESIDENTIAL UNIT	B	2BR/2BA UNIT	9'-0"	1418 SF
FLOORS 4-7	RESIDENTIAL UNIT	C	1BR/1BA UNIT	9'-0"	915 SF
FLOORS 4-7	RESIDENTIAL UNIT	D	2BR/2BA UNIT	9'-0"	1393 SF
FLOORS 4-6	RESIDENTIAL UNIT	E	2BR/2.5BA UNIT	9'-0"	1594 SF
FLOOR 7	RESIDENTIAL UNIT	A	1BR/1.5BA UNIT	8'-2"	947 SF
FLOOR 8	RESIDENTIAL UNIT	A	3BR/3.5BA UNIT	9'-0"	2222 SF / 1373 SF TERRACE
FLOOR 8	RESIDENTIAL UNIT	B	3BR/4BA UNIT	9'-0"	3028 SF / 359 SF TERRACE
FLOORS 9-24	RESIDENTIAL UNIT	A	3BR/3.5BA UNIT	9'-0"	2049 SF
FLOORS 9-12	RESIDENTIAL UNIT	B	2BR/2BA UNIT	9'-0"	1505 SF
FLOORS 14-24	RESIDENTIAL UNIT	B	2BR/2BA UNIT	9'-0"	1508 SF
FLOOR 9	RESIDENTIAL UNIT	C	2BR/2.5BA UNIT	9'-0"	1663 SF
FLOORS 10-12	RESIDENTIAL UNIT	C	2BR/2.5BA UNIT	9'-0"	1665 SF
FLOORS 14-24	RESIDENTIAL UNIT	C	2BR/2.5BA UNIT	9'-0"	1661 SF
FLOORS 25-32	RESIDENTIAL UNIT	A	4BR/4.5BA UNIT	10'-0"	2862 SF
FLOORS 25-32	RESIDENTIAL UNIT	B	3BR/3.5BA UNIT	10'-0"	2395 447 SF
FLOORS 33-34	RESIDENTIAL UNIT	A	4BR/4.5BA UNIT	10'-0"	4568 SF / 2529 SF TERRACE
FLOOR 35	RESIDENTIAL BOH	N/A	MECHANICAL	N/A	1155 SF
FLOOR 36	RESIDENTIAL BOH	N/A	MECHANICAL, ROOF	N/A	1206 SF
FLOOR 37	RESIDENTIAL BOH	N/A	MECHANICAL	N/A	312 SF

CERTIFICATION:

To the best of my knowledge and belief, this report contains an accurate description of the proposed new building. Except as noted in this report, no representation is made as to the condition of legality of the various elements of the building.



Coren D Sharples, Architect
Date: 04/28//2016

NYS Seal

EXHIBIT "B"

CERTIFICATION OF ARCHITECT

PART 20: CERTIFICATION OF ENGINEER OR ARCHITECT
RE: NEWLY CONSTRUCTED OR VACANT UNITS

New York State Department of Law
Real Estate Finance Bureau
120 Broadway, 23rd Floor
New York, New York 10271

Re: Citizen 360 Condominium Offering Plan
Citizen 360 Condominium
360 East 89th Street
New York, New York 10128

The sponsor of the condominium offering plan to convert the captioned property to condominium ownership retained our firm to prepare a report describing the construction of the property (the "Report"). We examined the building plans and specifications that were prepared by us dated June 23, 2014 as amended on October 10, 2014 and prepared the Report dated April 28th, 2016, a copy of which is intended to be incorporated into the offering plan so that prospective purchasers may rely on the Report.

We are a registered architect/licensed engineer in the State of New York.

We understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to this Report.

We have read the entire Report and investigated the facts set forth in the Report and the facts underlying it with due diligence in order to form a basis for this certification. This certification is made for the benefit of all persons to whom this offer is made.

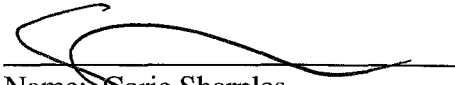
We certify that the Report:

- (i) sets forth in narrative form the description and/or physical condition of the entire property as it will exist upon completion of construction, provided that construction is in accordance with the plans and specifications that we examined;
- (ii) in our professional opinion affords potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the description and/or physical condition of the property as it will exist upon completion of construction, provided that construction is in accordance with the plans and specifications that we examined;
- (iii) does not omit any material 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; and
- (vii) does not contain any representation or statement which is false, where we:
 - (a) knew the truth;
 - (b) with reasonable effort could have known the truth;
 - (c) made no reasonable effort to ascertain the truth; or
 - (d) did not have knowledge concerning the representation or statement made.

We further certify that we are not owned or controlled by and have no beneficial interest in the sponsor and that our compensation for preparing this Report is not contingent on the conversion of the property to a condominium or on the profitability or price of the offering. This statement is not intended as a guarantee or warranty of the physical condition of the property.

SHOP ARCHITECTS

By: 
Name: Corie Sharples
Title: Principal

Sworn to before me this
28th day of April, 2016


VERONIKA ARTEMOWICZ
Notary Public, State of New York
No. 01AR62648-14
Qualified in Suffolk County
Commission Expires July 02, 2016

(Engineer's or Architect's Seal)

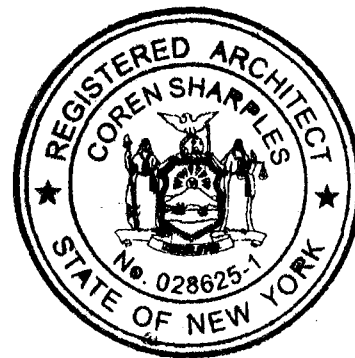
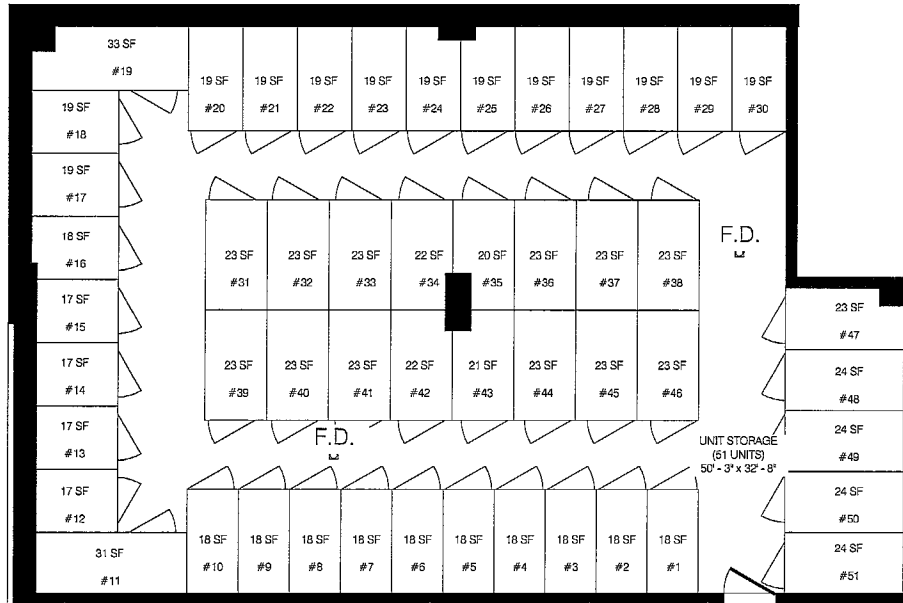
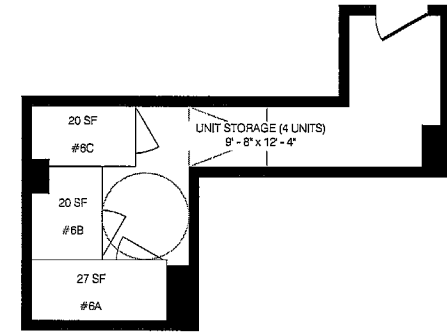


EXHIBIT "C"

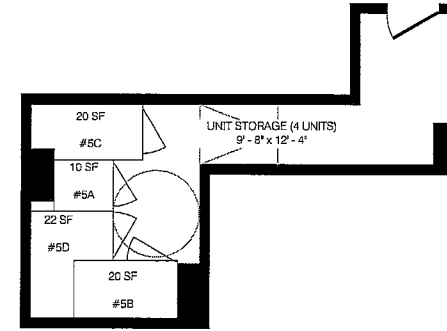
UPDATED FLOOR PLANS



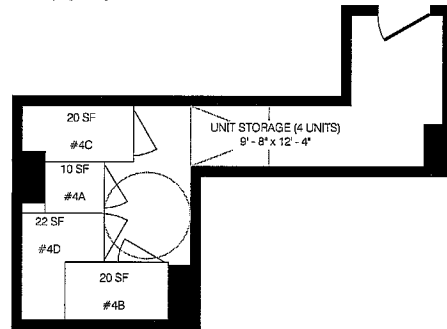
CELLAR



FLOOR 6



FLOOR 5



FLOOR 4

sh p

SHoP ARCHITECTS, P.C.
233 BROADWAY 11TH FLOOR
NEW YORK, NY 10279
tel 212.889.9005

NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

CELLAR, FLOORS 4-6 - UNIT STORAGE

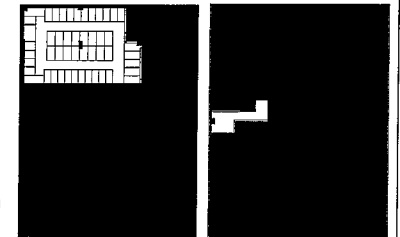
360 E. 89TH STREET
NEW YORK, NY 10016

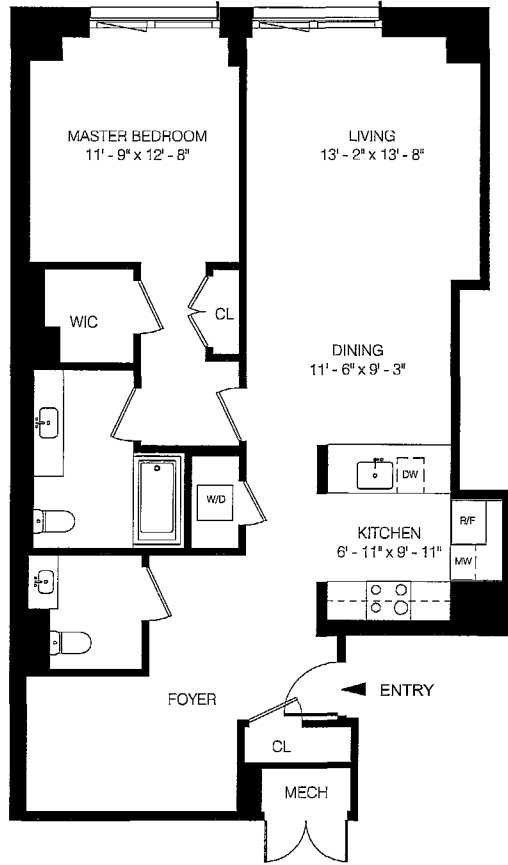
AREA SUMMARY

CELLAR - 1532 SF
FLOOR 4 - 188 SF
FLOOR 5 - 188 SF
FLOOR 6 - 188 SF

51 TOTAL STORAGE UNITS

0' 2' 4' 8'
1/32" = 1'-0"





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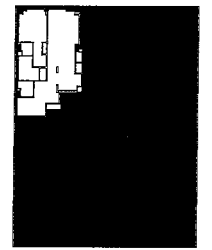
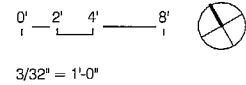
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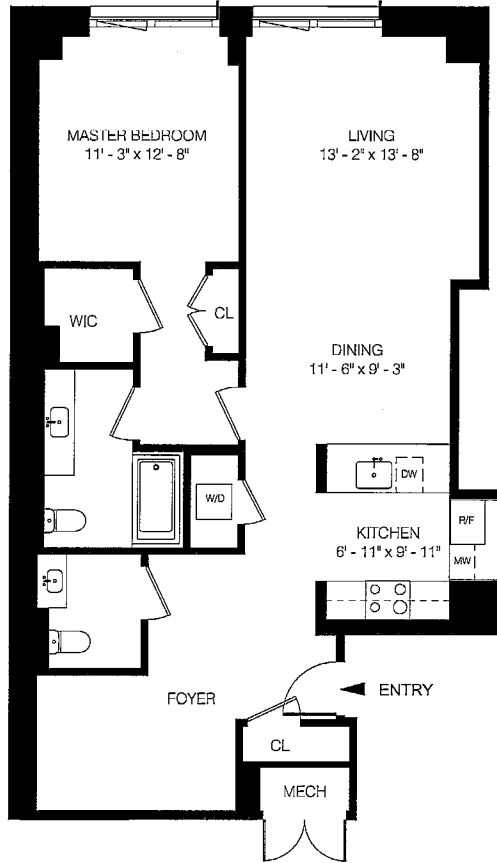
FLOORS 4-5 - UNIT A

360 E. 89TH STREET
 NEW YORK, NY 10016

AREA SUMMARY

1 BEDROOM
 1.5 BATH
 1099 SF





sh p

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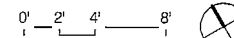
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FLOORS 6 - UNIT A

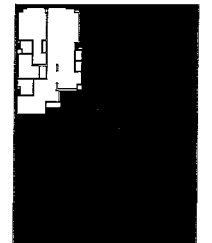
360 E. 89TH STREET
NEW YORK, NY 10016

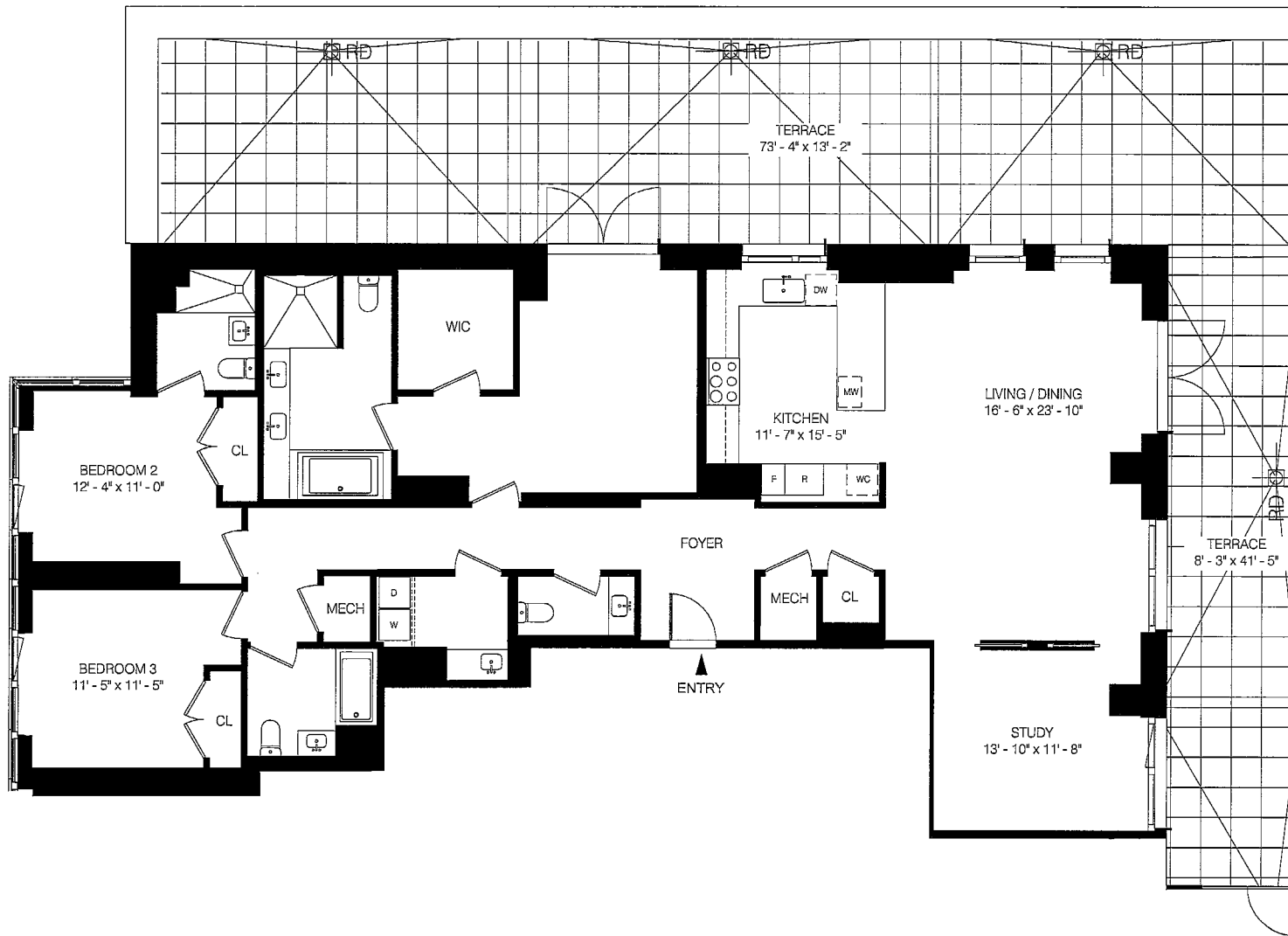
AREA SUMMARY

1 BEDROOM
1.5 BATH
1099 SF



3/32" = 1'-0"





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FLOOR 8 - UNIT A

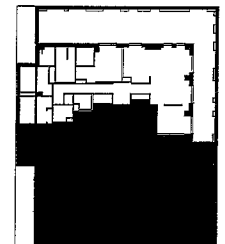
360 E. 89TH STREET
NEW YORK, NY 10016

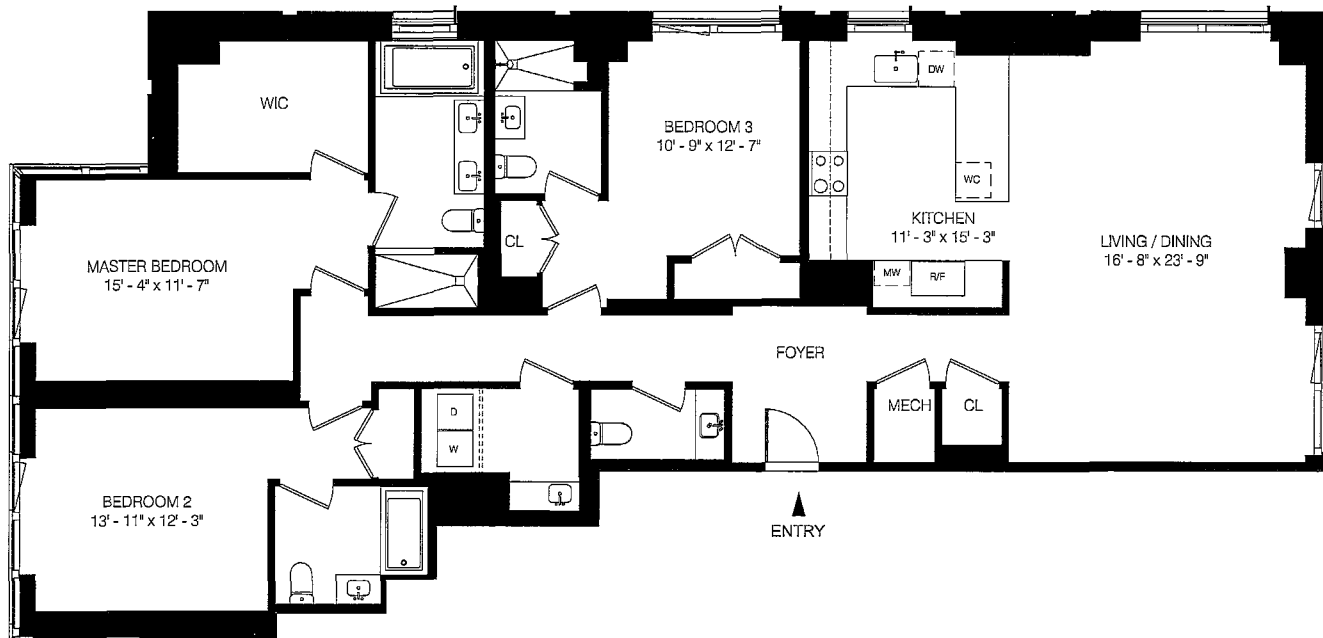
AREA SUMMARY

3 BEDROOM
3.5 BATH
2222 SF
1373 SF TERRACE

0' 2' 4' 8'
1" 1" 1" 1" 

3/32" = 1'-0"





sh p

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233 BROADWAY 11TH FLOOR
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NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.


FLOOR 9 - UNIT A

360 E. 89TH STREET
NEW YORK, NY 10016

AREA SUMMARY

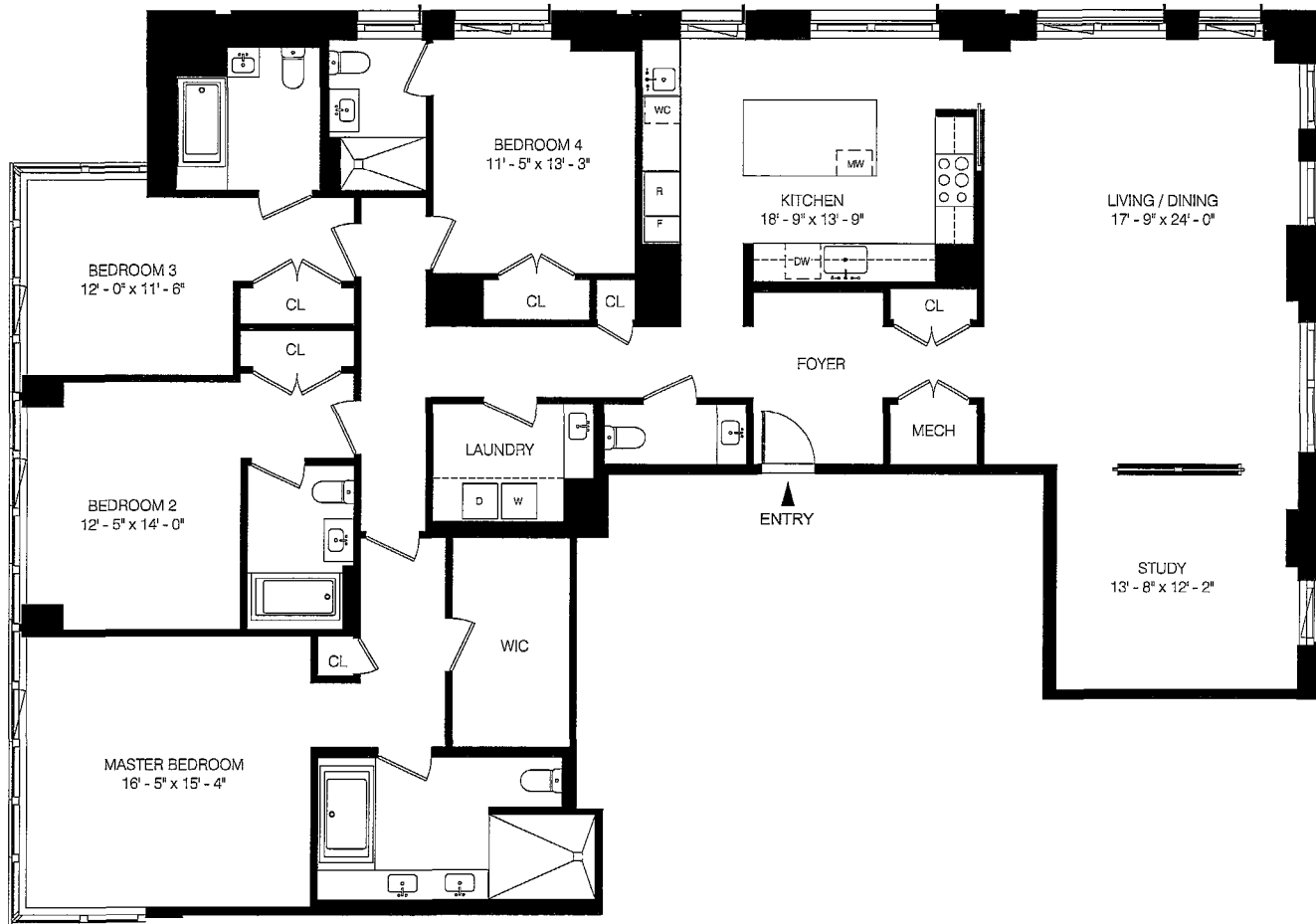
3 BEDROOM
3.5 BATH
2049 SF

0' 2' 4' 8'
1' 1' 1' 1'



3/32" = 1'-0"





sh p

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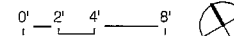
NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOORS 25-26, 30-32- UNIT A

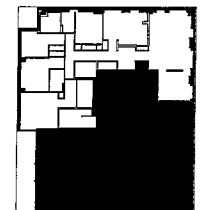
360 E. 89TH STREET
NEW YORK, NY 10016

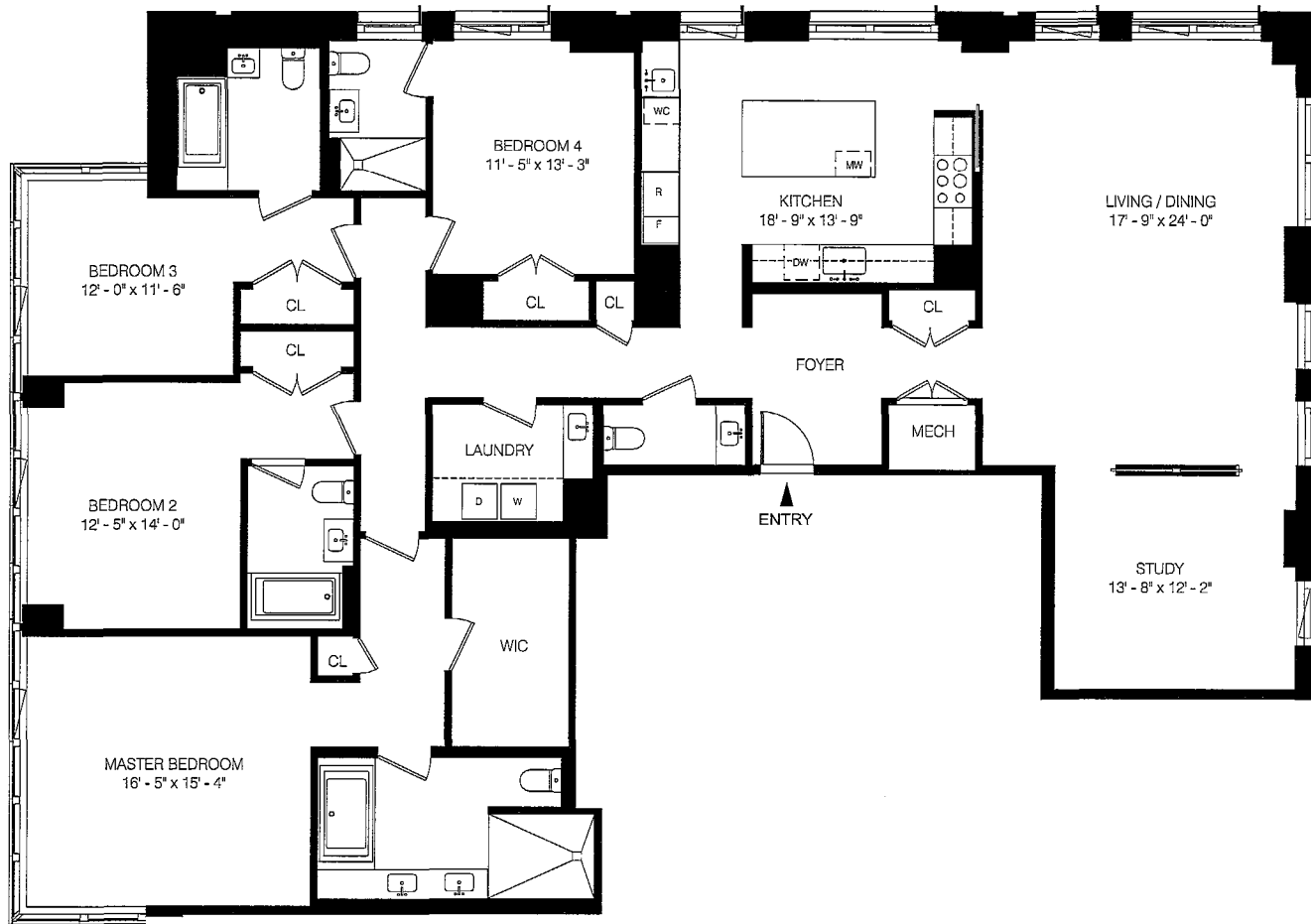
AREA SUMMARY

4 BEDROOM
4.5 BATH
2862 SF



3/32" = 1'-0"





sh p

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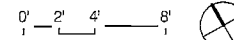
NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOOR 27 - UNIT A

360 E. 89TH STREET
 NEW YORK, NY 10016

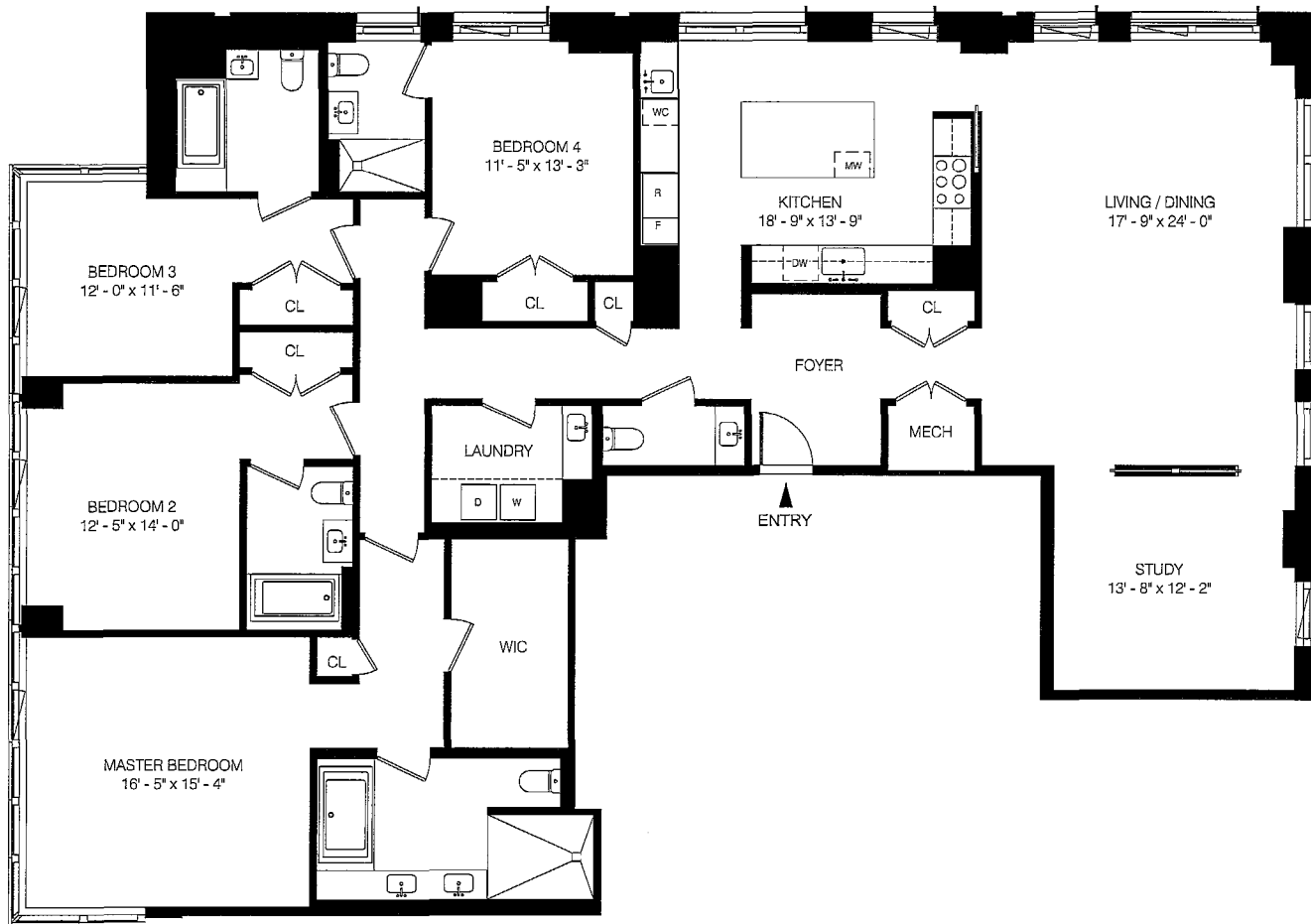
AREA SUMMARY

4 BEDROOM
 4.5 BATH
 2862 SF



3/32" = 1'-0"





sh p

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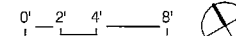
NOTE: Areas and dimensions listed are approximate and may exceed the useable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOORS 28-29 - UNIT A

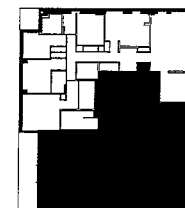
360 E. 89TH STREET
 NEW YORK, NY 10016

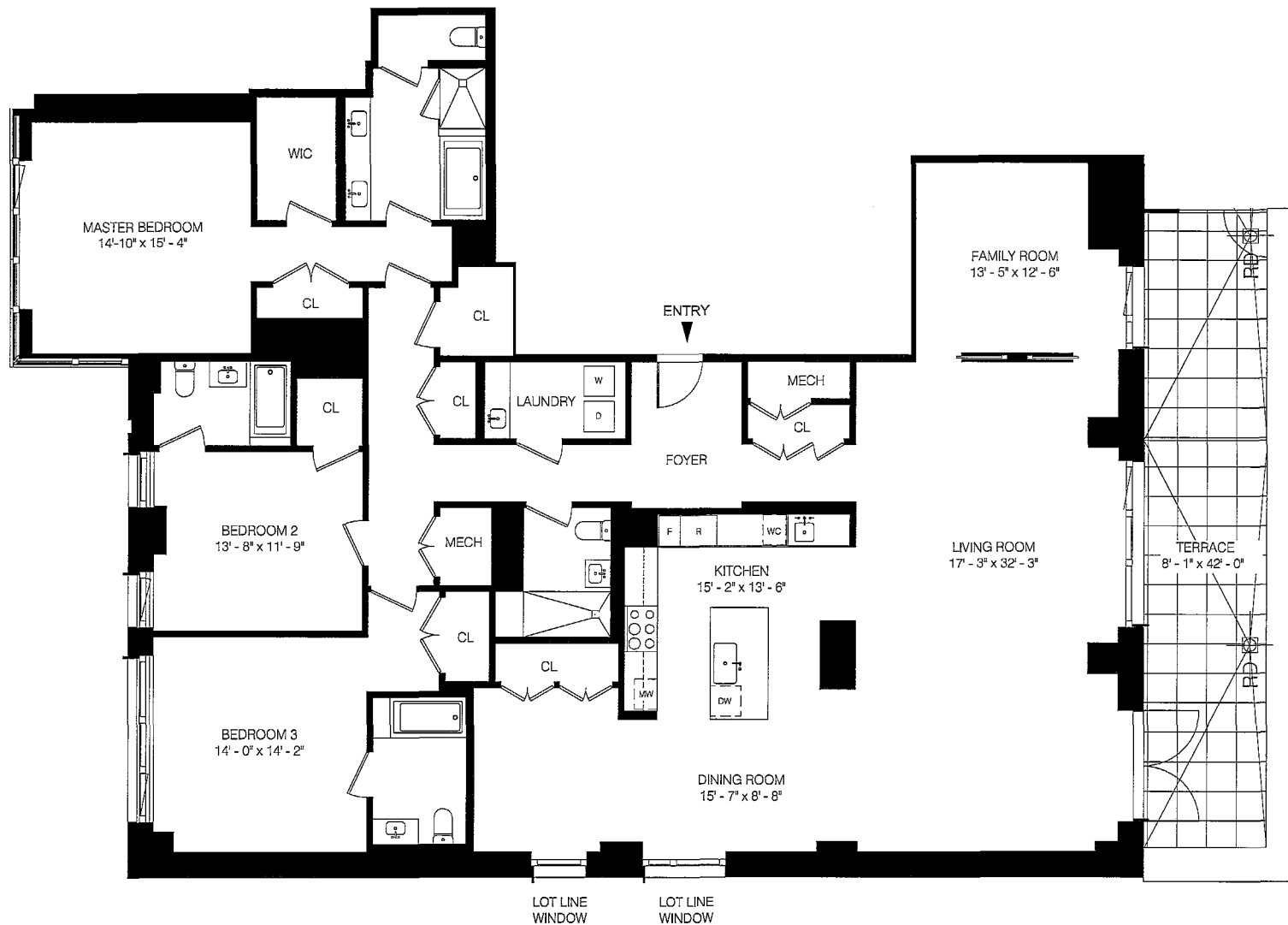
AREA SUMMARY

4 BEDROOM
 4.5 BATH
 2862 SF



3/32" = 1'-0"





sh p

SHoP ARCHITECTS, P.C.
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NEW YORK, NY 10279
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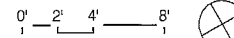
NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOOR 8 - UNIT B

360 E. 89TH STREET
NEW YORK, NY 10016

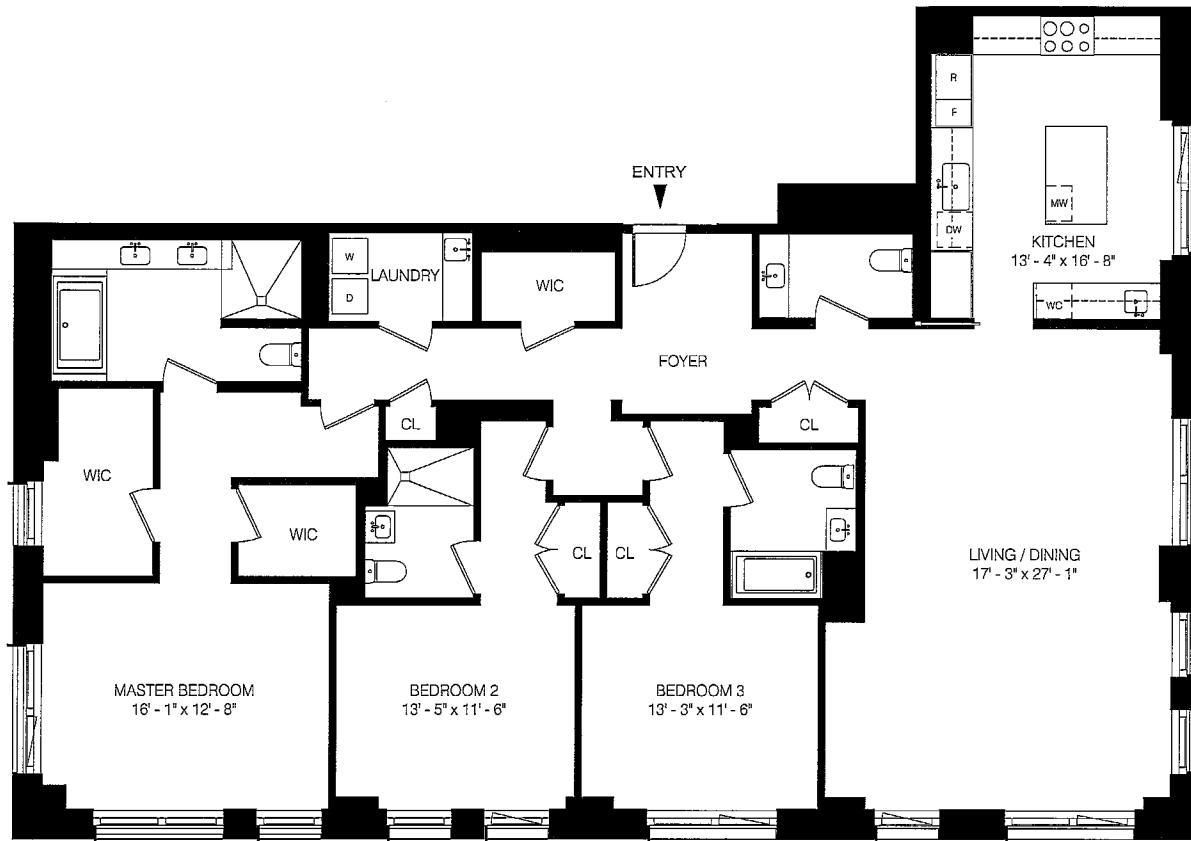
AREA SUMMARY

3 BEDROOM
4 BATH
3028 SF
359 SF TERRACE



3/32" = 1'-0"





sh p

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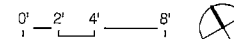
NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOORS 25-26, 31 - UNIT B

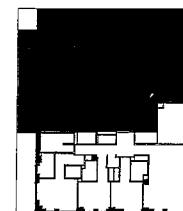
360 E. 89TH STREET
 NEW YORK, NY 10016

AREA SUMMARY

3 BEDROOM
 3.5 BATH
 2417 SF



3/32" = 1'-0"





sh p

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NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOORS 27 - UNIT B

360 E. 89TH STREET
 NEW YORK, NY 10016

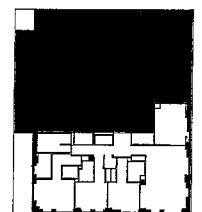
AREA SUMMARY

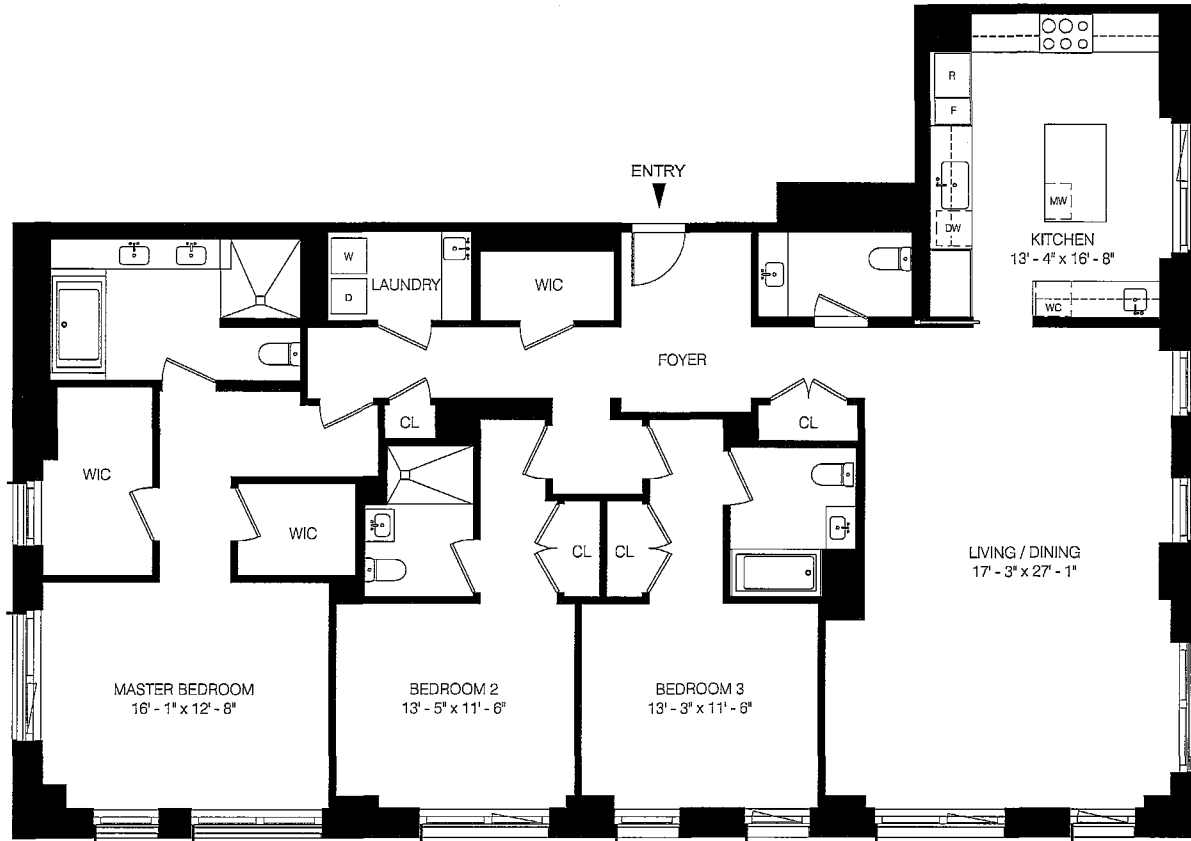
3 BEDROOM
 3.5 BATH
 2417 SF

0' 2' 4' 8'



3/32" = 1'-0"





sh p

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233 BROADWAY 11TH FLOOR
NEW YORK, NY 10279
tel 212.889.9005

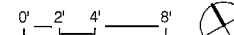
NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOORS 28-29 - UNIT B

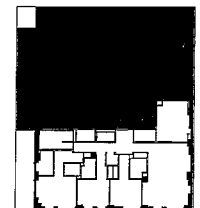
360 E. 89TH STREET
NEW YORK, NY 10016

AREA SUMMARY

3 BEDROOM
3.5 BATH
2417 SF



3/32" = 1'-0"





sh p

SHoP ARCHITECTS, P.C.
 233 BROADWAY 11TH FLOOR
 NEW YORK, NY 10279
 tel 212.889.9005

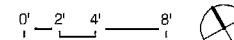
NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOOR 30 - UNIT B

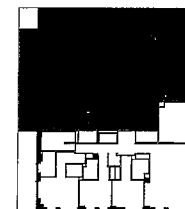
360 E. 89TH STREET
 NEW YORK, NY 10016

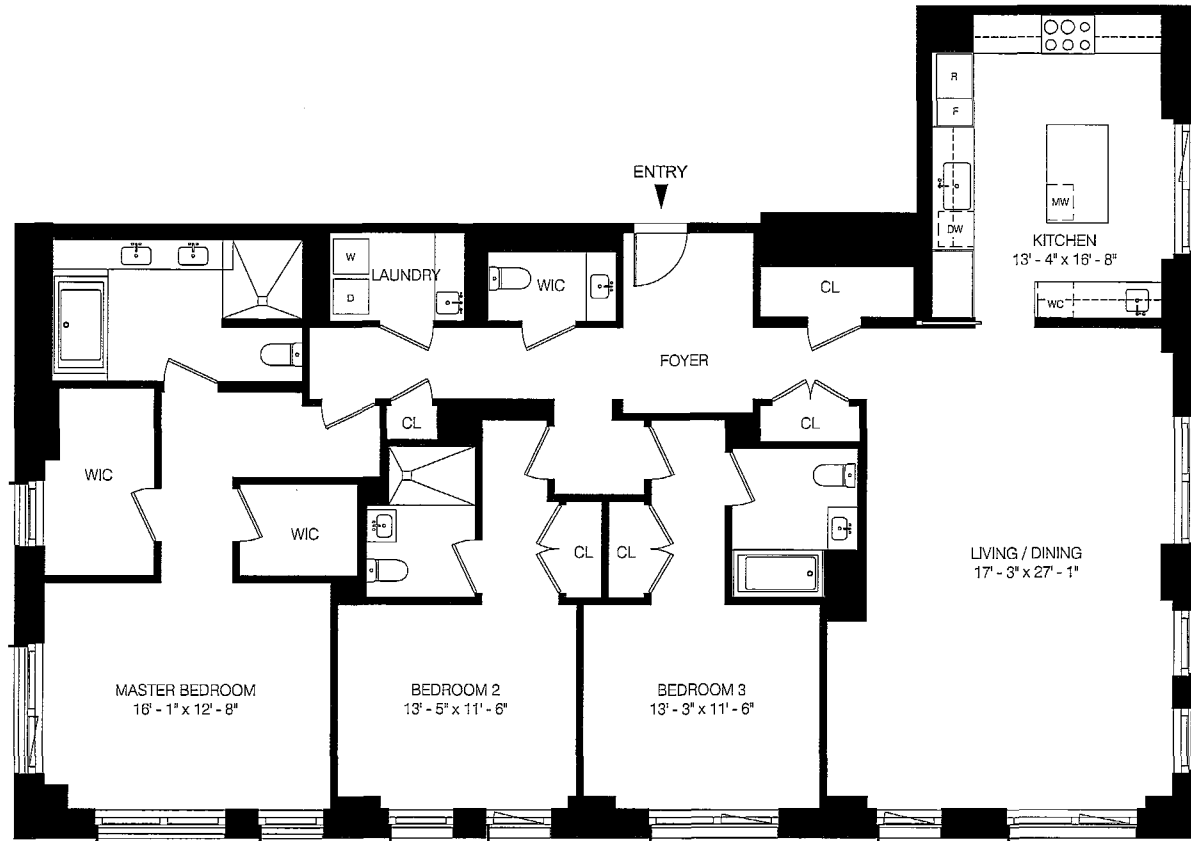
AREA SUMMARY

3 BEDROOM
 3.5 BATH
 2417 SF



3/32" = 1'-0"





sh p

SHoP ARCHITECTS, P.C.
233 BROADWAY 11TH FLOOR
NEW YORK, NY 10279
tel 212.689.9005

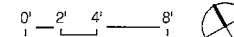
NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOOR 32 - UNIT B

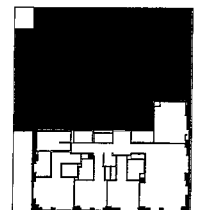
360 E. 89TH STREET
NEW YORK, NY 10016

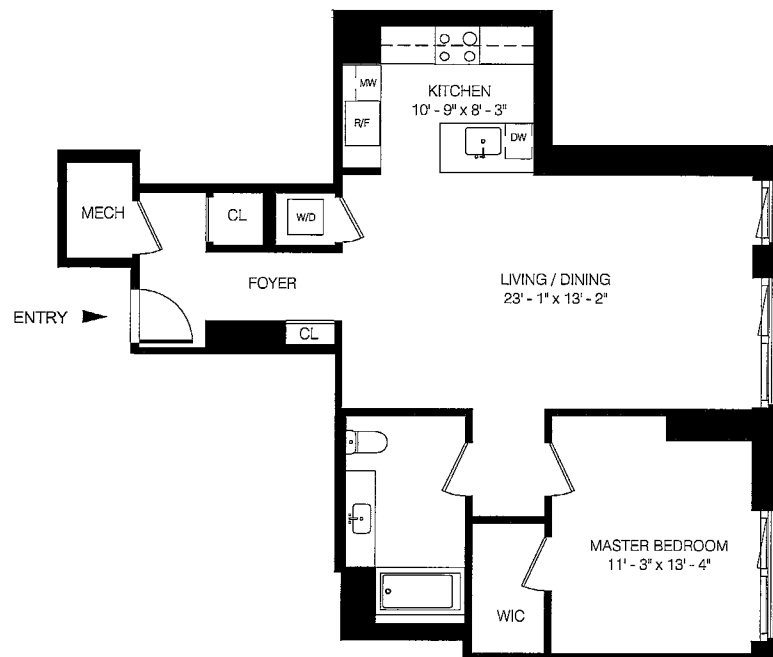
AREA SUMMARY

3 BEDROOM
3.5 BATH
2395 SF



3/32" = 1'-0"





sh p

SHoP ARCHITECTS, P.C.
233 BROADWAY 11TH FLOOR
NEW YORK, NY 10279
tel 212.889.0005

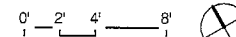
NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOORS 4 - UNIT C

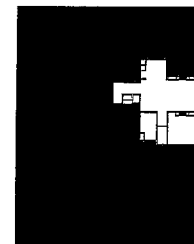
360 E. 89TH STREET
NEW YORK, NY 10016

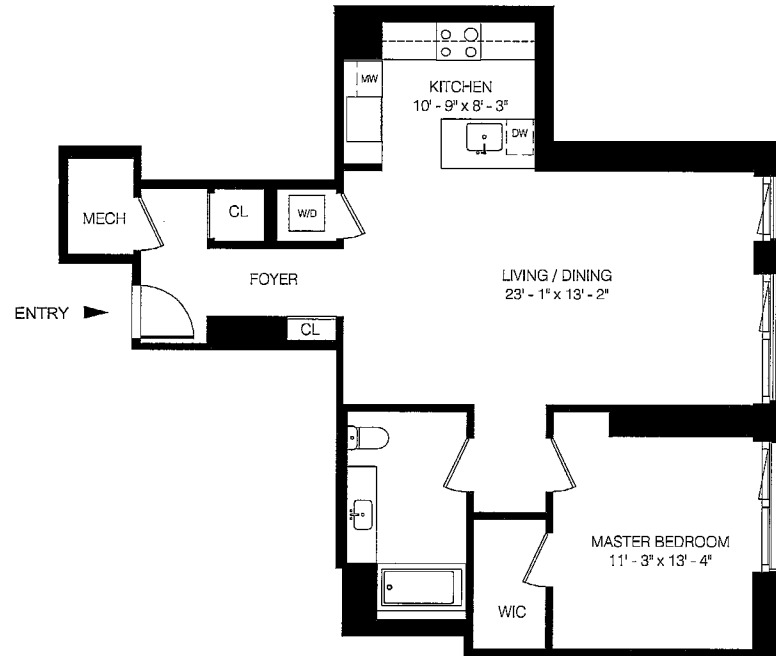
AREA SUMMARY

1 BEDROOM
1 BATH
915 SF



3/32" = 1'-0"





sh p

SHoP ARCHITECTS, P.C.
 233 BROADWAY 11TH FLOOR
 NEW YORK, NY 10279
 tel 212.889.9005

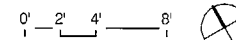
NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOORS 5 - UNIT C

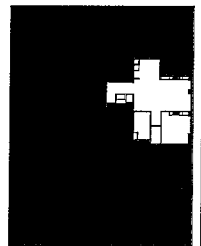
360 E. 89TH STREET
 NEW YORK, NY 10016

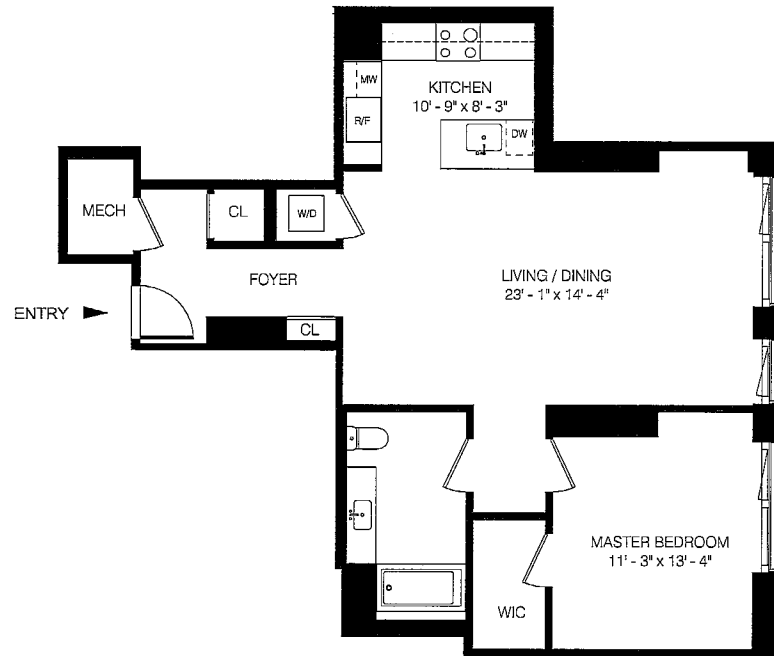
AREA SUMMARY

1 BEDROOM
 1 BATH
 915 SF



3/32" = 1'-0"





sh p

SHoP ARCHITECTS, P.C.
233 BROADWAY 11TH FLOOR
NEW YORK, NY 10279
tel 212.889.9005

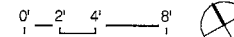
NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOORS 6 - UNIT C

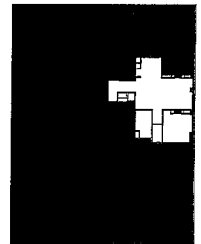
360 E. 89TH STREET
NEW YORK, NY 10016

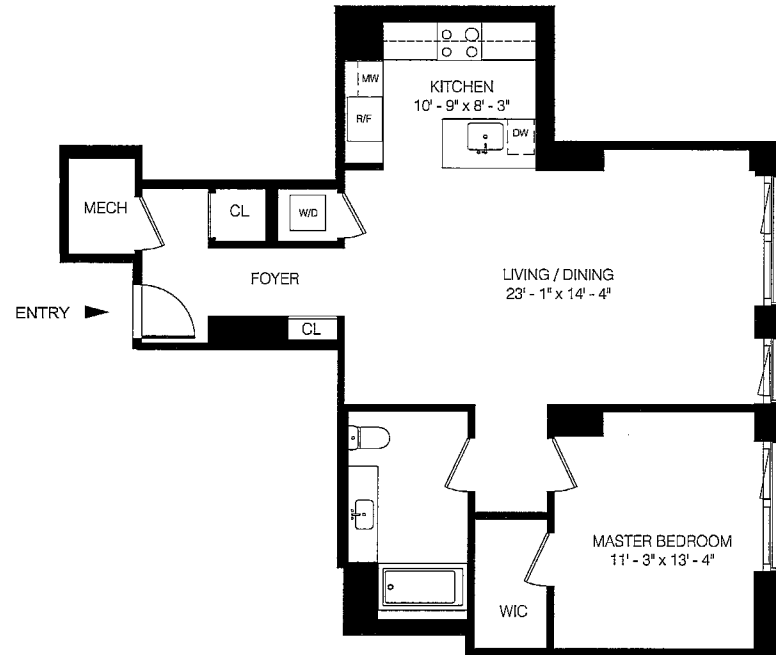
AREA SUMMARY

1 BEDROOM
1 BATH
915 SF



3/32" = 1'-0"





sh p

SHoP ARCHITECTS, P.C.
 233 BROADWAY 11TH FLOOR
 NEW YORK, NY 10279
 tel 212.689.9005

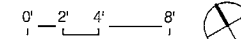
NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOORS 7 - UNIT C

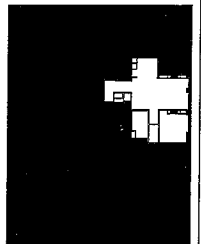
360 E. 89TH STREET
 NEW YORK, NY 10016

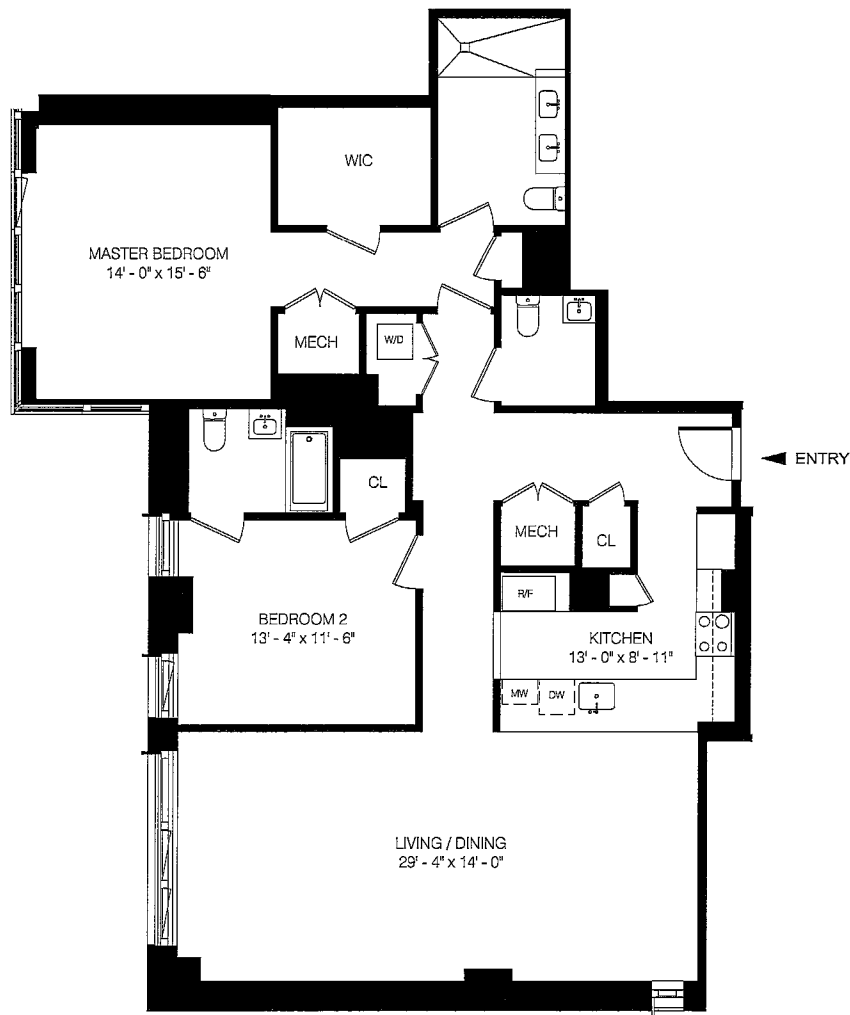
AREA SUMMARY

1 BEDROOM
 1 BATH
 915 SF



3/32" = 1'-0"





sh p

SHoP ARCHITECTS, P.C.
233 BROADWAY 11TH FLOOR
NEW YORK, NY 10279
tel 212.689.9005

NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOOR 9 - UNIT C

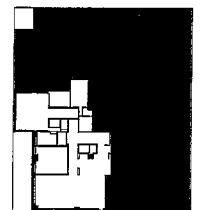
360 E. 89TH STREET
NEW YORK, NY 10016

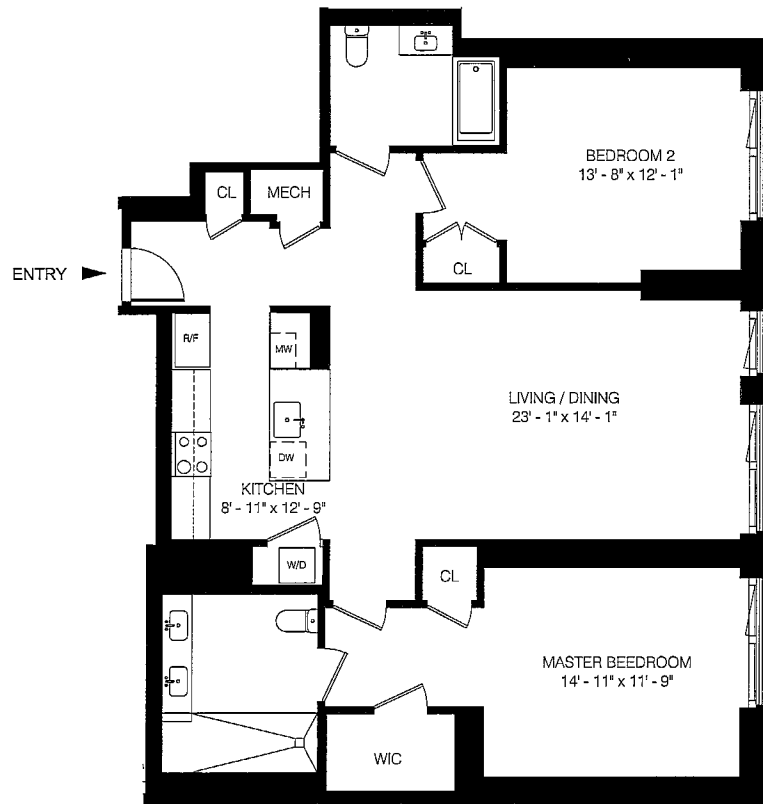
AREA SUMMARY

2 BEDROOM
2.5 BATH
1663 SF

0' — 2' — 4' — 8'

3/32" = 1'-0"





sh p

SHoP ARCHITECTS, P.C.
233 BROADWAY 11TH FLOOR
NEW YORK, NY 10279
tel 212.889.9005

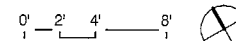
NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOORS 4 - UNIT D

360 E. 89TH STREET
NEW YORK, NY 10016

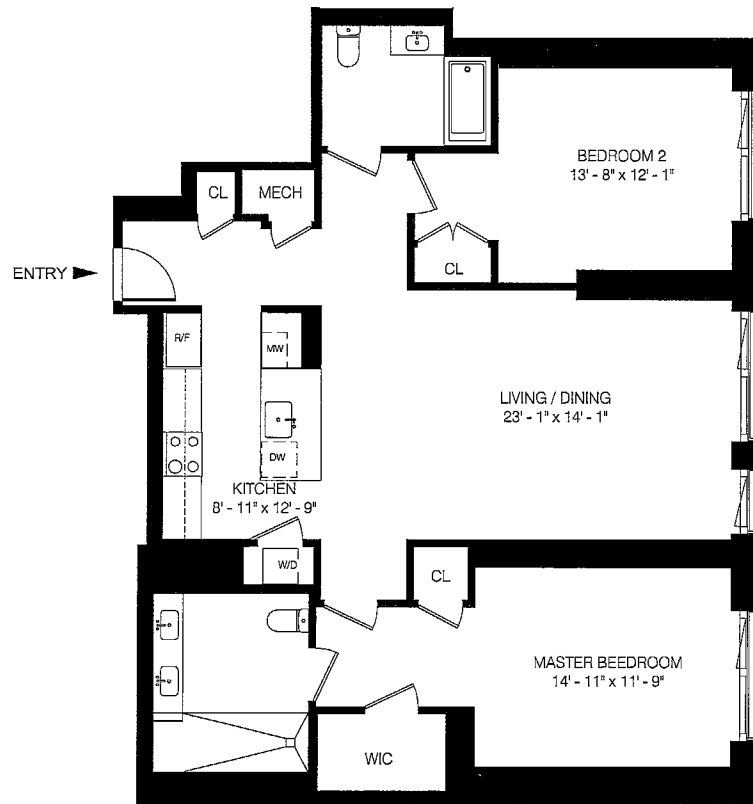
AREA SUMMARY

2 BEDROOM
2 BATH
1393 SF



3/32" = 1'-0"





sh p

SHoP ARCHITECTS, P.C.
233 BROADWAY 11TH FLOOR
NEW YORK, NY 10279
tel 212.889.9005

NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOORS 5 - UNIT D

360 E. 89TH STREET
NEW YORK, NY 10016

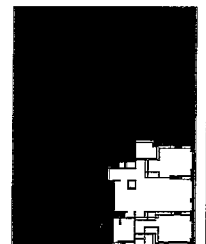
AREA SUMMARY

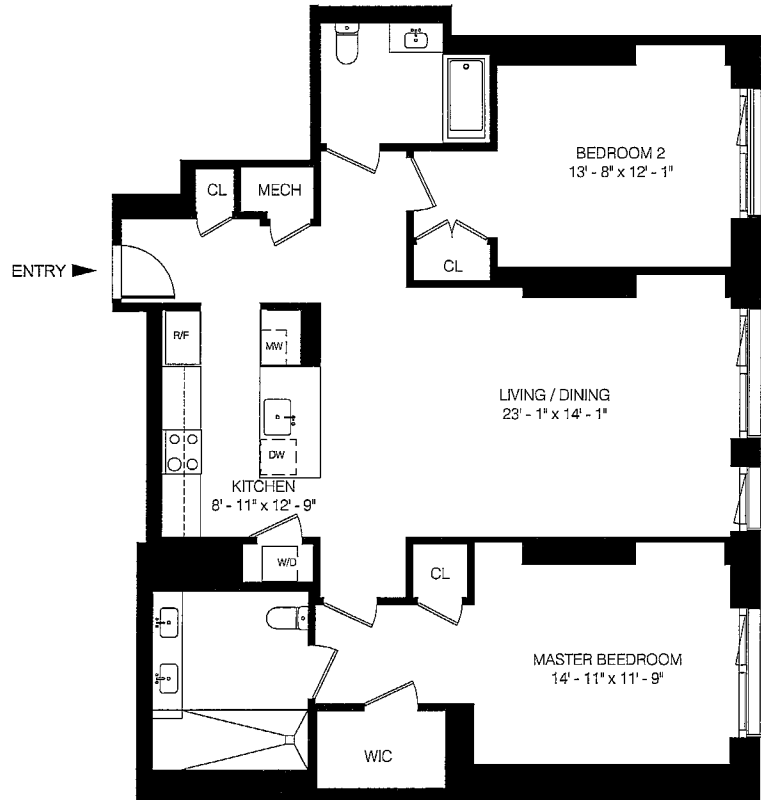
2 BEDROOM
2 BATH
1393 SF

0' 2' 4' 8'



3/32" = 1'-0"





sh p

SHoP ARCHITECTS, P.C.
233 BROADWAY 11TH FLOOR
NEW YORK, NY 10279
tel 212.689.9005

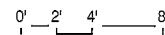
NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOORS 6 - UNIT D

360 E. 89TH STREET
NEW YORK, NY 10016

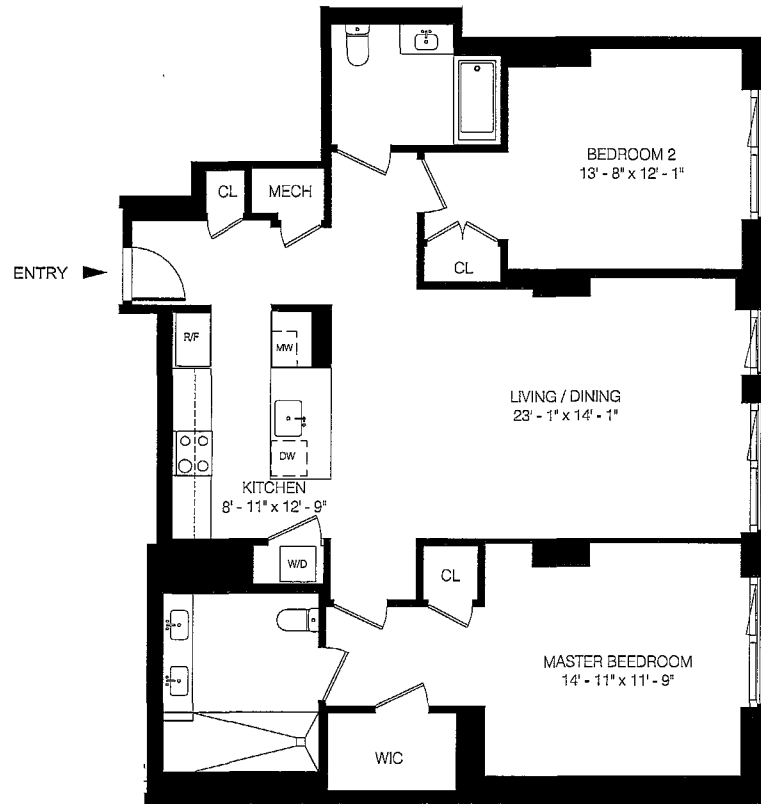
AREA SUMMARY

2 BEDROOM
2 BATH
1393 SF



3/32" = 1'-0"





sh p

SHoP ARCHITECTS, P.C.
233 BROADWAY 11TH FLOOR
NEW YORK, NY 10279
tel 212.889.9005

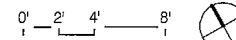
NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOORS 7 - UNIT D

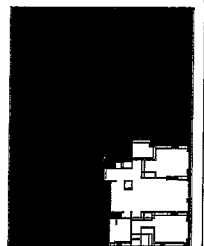
360 E. 89TH STREET
NEW YORK, NY 10016

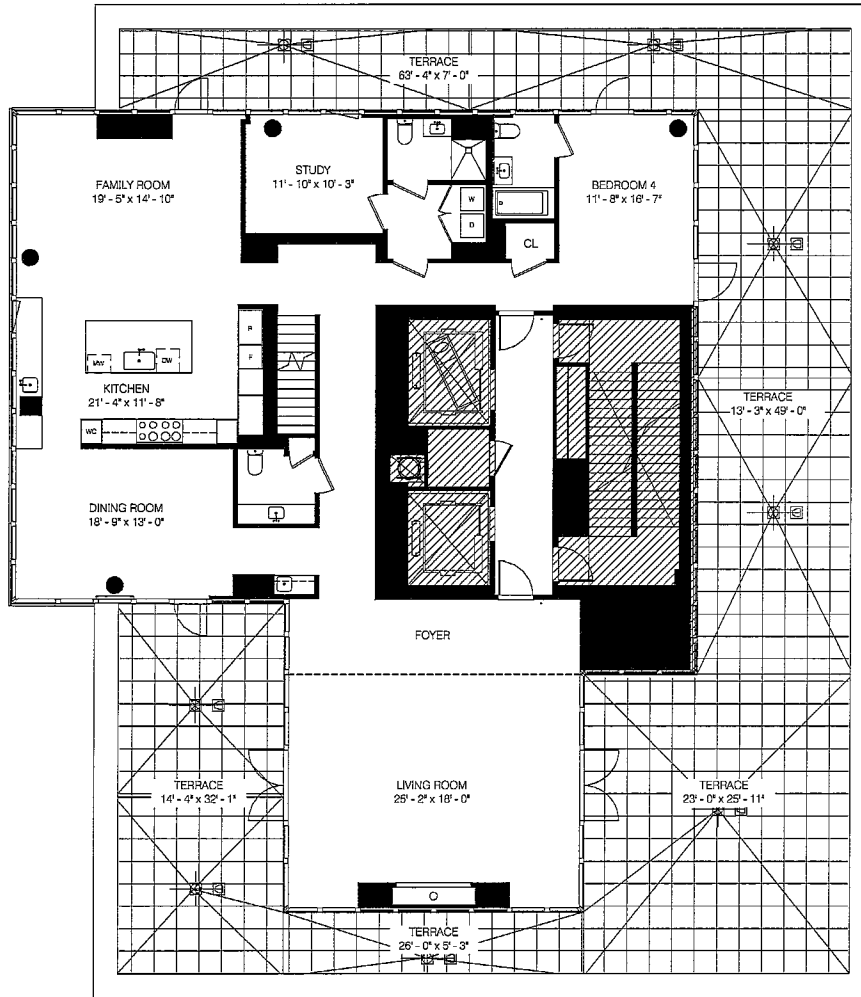
AREA SUMMARY

2 BEDROOM
2 BATH
1393 SF

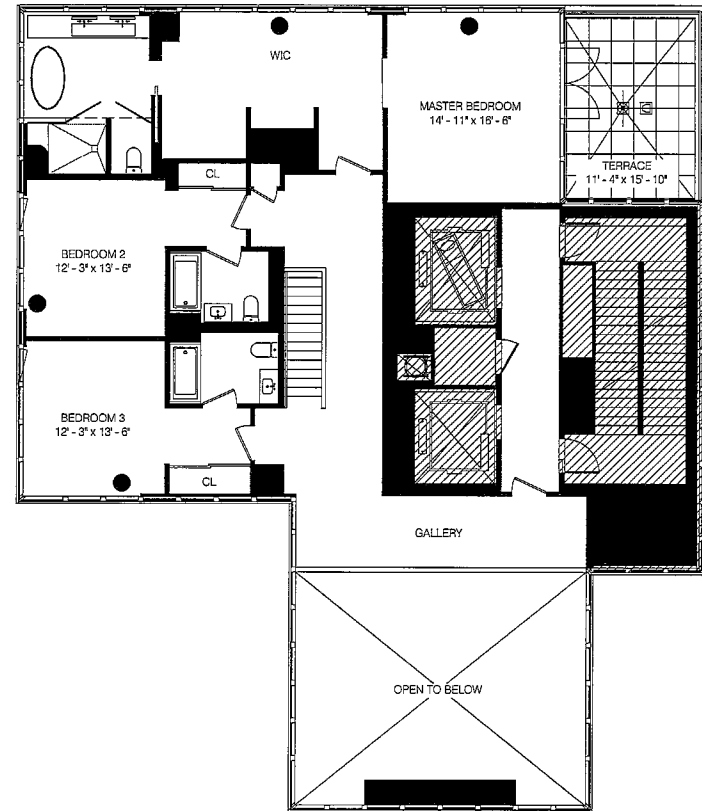


3/32" = 1'-0"





FLOOR 33



FLOOR 34

sh p

SHoP ARCHITECTS, P.C.
233 BROADWAY 11TH FLOOR
NEW YORK, NY 10278
tel 212.889.9005

NOTE: Areas and dimensions listed are approximate and may exceed the usable area of the premises. The Sponsor, Sales Agent and Architect make no representation as to the dimensions and actual square footage of the premises, which are subject to construction variances.

FLOORS 33-34 - PENTHOUSE

360 E. 89TH STREET
NEW YORK, NY 10016

AREA SUMMARY

4 BEDROOM
5.5 BATH
4568 SF
2529 SF TERRACE

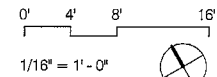


EXHIBIT "D"

SCHEDULE A - PURCHASE PRICES OF UNITS AND RELATED INFORMATION

SCHEDULE A

CITIZEN 360 CONDOMINIUM
360 EAST 89TH STREET
NEW YORK, NY 10128

OFFERING PRICES AND RELATED INFORMATION

PROJECTED COMMON CHARGES AND REAL ESTATE TAXES ARE FOR
THE FIRST YEAR OF CONDOMINIUM OPERATION - APRIL 1, 2017-MARCH 31, 2018

(1) Unit	(2) Bedrooms	(2) Bathrooms	(2) Approx. Unit Square Footage	(2) Approx. Exterior Square Footage	(3) Offering Price	(4) Percentage of Residential Common Interest	(4) Percentage of General Common Interest	(5) Estimated Monthly Common Charges	(5) Estimated Annual Common Charges	(6) Estimated Monthly Real Estate Taxes	(6) Annual Real Estate Taxes	(7) Projected Total Monthly Expenses	(8) Allocation Of Resident Managers Unit
*2A	2	2	1,230		\$1,750,000	0.7325%	0.7165%	\$0.00	\$0.00	\$1,326.75	\$15,921.03	\$1,326.75	\$0.00
4A	1	1.5	1,099		\$1,550,000	0.6578%	0.6434%	\$1,024.27	\$12,291.27	\$1,191.35	\$14,296.15	\$2,215.62	\$11,828.01
4B	2	2	1,418		\$2,190,000	0.8487%	0.8301%	\$1,321.58	\$15,858.98	\$1,537.15	\$18,445.81	\$2,858.73	\$15,261.26
4C	1	1	915		\$1,370,000	0.5477%	0.5357%	\$852.78	\$10,233.41	\$991.88	\$11,902.62	\$1,844.67	\$9,847.71
4D	2	2	1,393		\$2,140,000	0.8337%	0.8155%	\$1,298.28	\$15,579.38	\$1,510.05	\$18,120.60	\$2,808.33	\$14,992.19
4E	2	2.5	1,594		\$2,285,000	0.9540%	0.9332%	\$1,485.61	\$17,827.38	\$1,727.94	\$20,735.27	\$3,213.55	\$17,155.46
5A	1	1.5	1,099		\$1,565,000	0.6610%	0.6466%	\$1,029.34	\$12,352.12	\$1,197.24	\$14,366.92	\$2,226.59	\$11,886.57
5B	2	2	1,418		\$2,215,000	0.8529%	0.8342%	\$1,328.12	\$15,937.49	\$1,544.76	\$18,537.12	\$2,872.88	\$15,336.81
5C	1	1	915		\$1,385,000	0.5504%	0.5383%	\$857.01	\$10,284.07	\$996.80	\$11,961.54	\$1,853.80	\$9,896.46
5D	2	2	1,393		\$2,165,000	0.8379%	0.8195%	\$1,304.71	\$15,656.51	\$1,517.53	\$18,210.30	\$2,822.23	\$15,066.41
5E	2	2.5	1,594		\$2,315,000	0.9588%	0.9378%	\$1,492.97	\$17,915.63	\$1,736.49	\$20,837.92	\$3,229.46	\$17,240.39
6A	1	1.5	1,099		\$1,580,000	0.6643%	0.6497%	\$1,034.41	\$12,412.97	\$1,203.14	\$14,437.70	\$2,237.56	\$11,945.12
6B	2	2	1,418		\$2,240,000	0.8571%	0.8383%	\$1,384.67	\$16,016.00	\$1,552.37	\$18,628.44	\$2,887.04	\$15,412.36
6C	1	1	915		\$1,400,000	0.5531%	0.5410%	\$861.23	\$10,334.73	\$1,001.71	\$12,020.47	\$1,862.93	\$9,945.21
6D	2	2	1,393		\$2,190,000	0.8420%	0.8236%	\$1,311.14	\$15,733.63	\$1,525.00	\$18,300.01	\$2,836.14	\$15,140.63
6E	2	2.5	1,594		\$2,340,000	0.9635%	0.9424%	\$1,500.32	\$18,003.89	\$1,745.05	\$20,940.57	\$3,245.37	\$17,325.32
7A	1	1	947		\$1,400,000	0.5752%	0.5626%	\$895.72	\$10,748.59	\$1,041.82	\$12,501.84	\$1,937.54	\$10,343.48
7B	2	2	1,418		\$2,265,000	0.8613%	0.8425%	\$1,341.21	\$16,094.51	\$1,559.98	\$18,719.75	\$2,901.19	\$15,487.91
7C	1	1	915		\$1,415,000	0.5558%	0.5436%	\$865.45	\$10,385.39	\$1,006.62	\$12,079.39	\$1,872.06	\$9,993.96
7D	2	2	1,393		\$2,215,000	0.8461%	0.8276%	\$1,317.56	\$15,810.76	\$1,532.48	\$18,389.72	\$2,850.04	\$15,214.85
8A	3	3.5	2,222	1,373	\$5,000,000	1.5658%	1.5315%	\$2,438.17	\$29,258.00	\$2,835.87	\$34,030.39	\$5,274.03	\$28,155.26
8B	3	4	3,028	359	\$5,950,000	1.9030%	1.8613%	\$2,963.30	\$35,559.55	\$3,446.65	\$41,359.81	\$6,409.95	\$34,213.31
9A	3	3.5	2,049		\$3,580,000	1.2567%	1.2292%	\$1,956.95	\$23,483.35	\$2,276.15	\$27,313.81	\$4,238.10	\$22,598.26
9B	2	2	1,505		\$2,250,000	0.9231%	0.9029%	\$1,437.39	\$17,248.63	\$1,671.84	\$20,062.12	\$3,109.23	\$16,598.53
9C	2	2.5	1,665		\$2,460,000	1.0200%	0.9977%	\$1,588.29	\$19,059.45	\$1,847.36	\$22,168.31	\$3,435.65	\$18,341.10
10A	3	3.5	2,049		\$3,615,000	1.2628%	1.2352%	\$1,966.40	\$23,596.80	\$2,287.15	\$27,445.76	\$4,253.55	\$22,707.43
10B	2	2	1,505		\$2,175,000	0.9275%	0.9072%	\$1,444.33	\$17,331.96	\$1,679.92	\$20,159.04	\$3,124.25	\$16,678.71
10C	2	2.5	1,665		\$2,565,000	1.0261%	1.0037%	\$1,597.88	\$19,174.56	\$1,858.52	\$22,302.20	\$3,456.40	\$18,451.87
11A	3	3.5	2,049		\$3,650,000	1.2689%	1.2411%	\$1,975.85	\$23,710.24	\$2,298.14	\$27,577.72	\$4,274.00	\$22,816.60
11B	2	2	1,505		\$2,245,000	0.9320%	0.9116%	\$1,451.27	\$17,415.28	\$1,688.00	\$20,255.96	\$3,139.27	\$16,758.90
11C	2	2.5	1,665		\$2,590,000	1.0311%	1.0085%	\$1,605.56	\$19,266.74	\$1,867.45	\$22,409.42	\$3,473.01	\$18,540.58
12A	3	3.5	2,049		\$3,685,000	1.2749%	1.2470%	\$1,985.31	\$23,823.69	\$2,309.14	\$27,709.67	\$4,294.45	\$22,925.77
12B	2	2	1,505		\$2,485,000	0.9365%	0.9159%	\$1,458.22	\$17,498.61	\$1,696.07	\$20,352.88	\$3,154.29	\$16,839.09
12C	2	2.5	1,665		\$2,750,000	1.0360%	1.0133%	\$1,613.24	\$19,358.93	\$1,876.39	\$22,516.64	\$3,489.63	\$18,629.29
14A	3	3.5	2,049		\$3,720,000	1.2810%	1.2530%	\$1,994.76	\$23,937.14	\$2,320.13	\$27,841.62	\$4,314.90	\$23,034.94
14B	2	2	1,508		\$2,510,000	0.9428%	0.9221%	\$1,468.08	\$17,616.98	\$1,707.55	\$20,490.56	\$3,175.63	\$16,953.00
14C	2	2.5	1,661		\$2,775,000	1.0384%	1.0157%	\$1,617.03	\$19,404.38	\$1,880.79	\$22,569.51	\$3,497.82	\$18,673.03
15A	3	3.5	2,049		\$3,755,000	1.2871%	1.2589%	\$2,004.22	\$24,050.58	\$2,331.13	\$27,973.57	\$4,335.35	\$23,144.11
15B	2	2	1,508		\$2,535,000	0.9473%	0.9265%	\$1,475.04	\$17,700.48	\$1,715.64	\$20,587.67	\$3,190.68	\$17,033.34
15C	2	2.5	1,661		\$2,800,000	1.0434%	1.0205%	\$1,624.70	\$19,496.35	\$1,889.71	\$22,676.47	\$3,514.40	\$18,761.53
16A	3	3.5	2,049		\$3,890,000	1.2932%	1.2648%	\$2,013.67	\$24,164.03	\$2,342.13	\$28,105.52	\$4,355.80	\$23,253.28
16B	2	2	1,508		\$2,650,000	0.9517%	0.9309%	\$1,482.00	\$17,783.97	\$1,723.73	\$20,684.78	\$3,205.73	\$17,113.69
16C	2	2.5	1,661		\$2,900,000	1.0483%	1.0253%	\$1,632.36	\$19,588.31	\$1,898.62	\$22,783.44	\$3,530.98	\$18,850.03
17A	3	3.5	2,049		\$3,925,000	1.2992%	1.2708%	\$2,023.12	\$24,277.48	\$2,353.12	\$28,237.47	\$4,376.25	\$23,362.45
17B	2	2	1,508		\$2,675,000	0.9562%	0.9353%	\$1,488.96	\$17,867.46	\$1,731.82	\$20,781.90	\$3,220.78	\$17,194.04
17C	2	2.5	1,661		\$2,925,000	1.0532%	1.0301%	\$1,640.02	\$19,680.28	\$1,907.53	\$22,890.40	\$3,547.56	\$18,938.52
18A	3	3.5	2,049		\$3,960,000	1.3053%	1.2767%	\$2,032.58	\$24,390.92	\$2,364.12	\$28,369.42	\$4,396.70	\$23,471.62

SCHEDULE A

CITIZEN 360 CONDOMINIUM
360 EAST 89TH STREET
NEW YORK, NY 10128

OFFERING PRICES AND RELATED INFORMATION

PROJECTED COMMON CHARGES AND REAL ESTATE TAXES ARE FOR
THE FIRST YEAR OF CONDOMINIUM OPERATION - APRIL 1, 2017-MARCH 31, 2018

(1) Unit	(2) Bedrooms	(2) Bathrooms	(2) Approx. Unit Square Footage	(2) Approx. Exterior Square Footage	(3) Offering Price	(4) Percentage of Residential Common Interest	(4) Percentage of General Common Interest	(5) Estimated Monthly Common Charges	(5) Estimated Annual Common Charges	(6) Estimated Monthly Real Estate Taxes	(6) Annual Real Estate Taxes	(7) Projected Total Monthly Expenses	(8) Allocation Of Resident Managers Unit
18B	2	2	1,508		\$2,700,000	0.9607%	0.9396%	\$1,495.91	\$17,950.96	\$1,739.92	\$20,879.01	\$3,235.83	\$17,274.38
18C	2	2.5	1,661		\$2,950,000	1.0581%	1.0350%	\$1,647.69	\$19,772.24	\$1,916.45	\$22,997.37	\$3,564.13	\$19,027.02
19A	3	3.5	2,049		\$3,995,000	1.3114%	1.2827%	\$2,042.03	\$24,504.37	\$2,375.11	\$28,501.37	\$4,417.14	\$23,580.79
19B	2	2	1,508		\$2,725,000	0.9651%	0.9440%	\$1,502.87	\$18,034.45	\$1,748.01	\$20,976.12	\$3,250.88	\$17,354.73
19C	2	2.5	1,661		\$2,975,000	1.0631%	1.0398%	\$1,655.35	\$19,864.20	\$1,925.36	\$23,104.33	\$3,580.71	\$19,115.52
20A	3	3.5	2,049		\$4,030,000	1.3174%	1.2886%	\$2,051.48	\$24,617.81	\$2,386.11	\$28,633.32	\$4,437.59	\$23,689.96
20B	2	2	1,508		\$2,750,000	0.9696%	0.9484%	\$1,509.83	\$18,117.94	\$1,756.10	\$21,073.23	\$3,265.93	\$17,435.07
20C	2	2.5	1,661		\$3,000,000	1.0680%	1.0446%	\$1,663.01	\$19,956.17	\$1,934.27	\$23,211.30	\$3,597.29	\$19,204.02
21A	3	3.5	2,049		\$4,065,000	1.3235%	1.2945%	\$2,060.94	\$24,731.26	\$2,397.11	\$28,765.27	\$4,458.04	\$23,799.13
21B	2	2	1,508		\$2,775,000	0.9741%	0.9527%	\$1,516.79	\$18,201.43	\$1,764.20	\$21,170.34	\$3,280.98	\$17,515.42
21C	2	2.5	1,661		\$3,025,000	1.0729%	1.0494%	\$1,670.68	\$20,048.13	\$1,943.19	\$23,318.26	\$3,613.87	\$19,292.51
22A	3	3.5	2,049		\$4,200,000	1.3296%	1.3005%	\$2,070.39	\$24,844.71	\$2,408.10	\$28,897.22	\$4,478.49	\$23,908.30
22B	2	2	1,508		\$2,850,000	0.9785%	0.9571%	\$1,523.74	\$18,284.93	\$1,772.29	\$21,267.45	\$3,296.03	\$17,598.76
22C	2	2.5	1,661		\$3,100,000	1.0778%	1.0542%	\$1,678.34	\$20,140.10	\$1,952.10	\$23,425.23	\$3,690.44	\$19,381.01
23A	3	3.5	2,049		\$4,235,000	1.3357%	1.3064%	\$2,079.85	\$24,958.15	\$2,419.10	\$29,029.17	\$4,498.94	\$24,017.47
23B	2	2	1,508		\$2,875,000	0.9830%	0.9615%	\$1,530.70	\$18,368.42	\$1,780.38	\$21,364.57	\$3,311.08	\$17,676.11
23C	2	2.5	1,661		\$3,125,000	1.0827%	1.0590%	\$1,686.00	\$20,232.06	\$1,961.02	\$23,532.19	\$3,647.02	\$19,469.51
24A	3	3.5	2,049		\$4,235,000	1.3417%	1.3124%	\$2,089.30	\$25,071.60	\$2,430.09	\$29,161.12	\$4,519.39	\$24,126.64
24B	2	2	1,508		\$2,875,000	0.9875%	0.9658%	\$1,537.66	\$18,451.91	\$1,788.47	\$21,461.68	\$3,326.13	\$17,756.46
24C	2	2.5	1,661		\$3,125,000	1.0877%	1.0638%	\$1,693.67	\$20,324.02	\$1,969.93	\$23,639.15	\$3,663.60	\$19,558.01
25A	4	4.5	2,862		\$6,295,000	1.8826%	1.8414%	\$2,931.49	\$35,177.94	\$3,409.66	\$40,915.95	\$6,341.16	\$33,852.08
25B	3	3.5	2,417		\$5,225,000	1.5899%	1.5551%	\$2,475.69	\$29,708.27	\$2,879.51	\$34,554.11	\$5,355.20	\$28,588.56
26A	4	4.5	2,862		\$6,235,000	1.8911%	1.8497%	\$2,944.70	\$35,336.40	\$3,425.02	\$41,100.26	\$6,369.72	\$34,004.56
26B	3	3.5	2,417		\$5,175,000	1.5970%	1.5621%	\$2,486.84	\$29,842.09	\$2,892.48	\$34,709.76	\$5,379.32	\$28,717.34
27A	4	4.5	2,862		\$6,295,000	1.8955%	1.8579%	\$2,957.90	\$35,494.86	\$3,440.38	\$41,284.56	\$6,398.28	\$34,157.05
27B	3	3.5	2,417		\$5,225,000	1.6042%	1.5691%	\$2,497.99	\$29,975.92	\$2,905.45	\$34,865.40	\$5,403.44	\$28,846.12
28A	4	4.5	2,862		\$6,355,000	1.9080%	1.8622%	\$2,971.11	\$35,653.32	\$3,455.74	\$41,468.87	\$6,426.85	\$34,909.54
28B	3	3.5	2,417		\$5,275,000	1.6114%	1.5761%	\$2,509.14	\$30,109.74	\$2,918.42	\$35,021.05	\$5,427.57	\$28,974.89
29A	4	4.5	2,862		\$6,415,000	1.9165%	1.8745%	\$2,984.31	\$35,811.78	\$3,471.10	\$41,653.17	\$6,455.41	\$34,462.02
29B	3	3.5	2,417		\$5,325,000	1.6185%	1.5831%	\$2,520.30	\$30,243.56	\$2,931.39	\$35,176.70	\$5,451.69	\$29,103.67
30A	4	4.5	2,862		\$6,475,000	1.9250%	1.8828%	\$2,997.52	\$35,970.23	\$3,486.46	\$41,837.48	\$6,483.98	\$34,614.51
30B	3	3.5	2,417		\$5,375,000	1.6257%	1.5901%	\$2,531.45	\$30,377.38	\$2,944.36	\$35,332.35	\$5,475.81	\$29,232.45
31A	4	4.5	2,862		\$6,535,000	1.9385%	1.8911%	\$3,010.72	\$36,128.69	\$3,501.82	\$42,021.79	\$6,512.54	\$34,767.00
31B	3	3.5	2,417		\$5,425,000	1.6328%	1.5971%	\$2,542.60	\$30,511.20	\$2,957.33	\$35,488.00	\$5,499.93	\$29,361.23
32A	4	4.5	2,862		\$6,595,000	1.9419%	1.8994%	\$3,023.93	\$36,287.15	\$3,517.17	\$42,206.09	\$6,541.10	\$34,919.48
32B	3	3.5	2,395		\$5,475,000	1.6251%	1.5895%	\$2,530.51	\$30,366.08	\$2,943.27	\$35,319.21	\$5,473.77	\$29,221.58
PH	4	5.5	4,568	2,529	\$14,950,000	3.5439%	3.4663%	\$5,518.47	\$66,221.63	\$6,418.61	\$77,023.30	\$11,937.08	\$63,725.72
RESIDENTIAL TOTAL			155,460	4,261	\$28,255,000	100.0000%	97.8103%	\$154,576.00	\$1,854,912.00	\$181,116.25	\$2,173,395.00	\$335,692.25	\$1,785,000.00
RETAIL UNIT			4030		\$5,500,000		2.1897%	\$601.50	\$7,218.00	\$6,276.75	\$75,321.00	\$6,878.25	
NON RESIDENTIAL TOTAL			4030		\$5,500,000		2.1897%	\$601.50	\$7,218.00	\$6,276.75	\$75,321.00	\$6,878.25	
GRAND TOTAL			159,490		\$33,755,000	100.0000%	100.0000%	\$155,177.50	\$1,862,130.00	\$187,393.00	\$2,248,716.00	\$342,570.50	

* Resident Managers Unit

SCHEDULE A
CITIZEN 360 CONDOMINIUM
360 East 89th Street, New York, New York
Offering Prices and Related Information
PROJECTED OFFERING PRICE FOR STORAGE BINS

Cellar Storage Unit	Approx. Square Footage	Purchase Price
1	18.0	\$ 27,250.00
2	18.0	\$ 27,250.00
3	18.0	\$ 27,250.00
4	18.0	\$ 27,250.00
5	18.0	\$ 27,250.00
6	18.0	\$ 27,250.00
7	18.0	\$ 27,250.00
8	18.0	\$ 27,250.00
9	18.0	\$ 27,250.00
10	18.0	\$ 27,250.00
11	31.0	\$ 45,000.00
12	17.0	\$ 25,500.00
13	17.0	\$ 25,500.00
14	17.0	\$ 25,500.00
15	17.0	\$ 25,500.00
16	18.0	\$ 27,250.00
17	19.0	\$ 29,000.00
18	19.0	\$ 29,000.00
19	33.0	\$ 50,000.00
20	19.0	\$ 29,000.00
21	19.0	\$ 29,000.00
22	19.0	\$ 29,000.00
23	19.0	\$ 29,000.00
24	19.0	\$ 29,000.00
25	19.0	\$ 29,000.00
26	19.0	\$ 29,000.00
27	19.0	\$ 29,000.00
28	19.0	\$ 29,000.00
29	19.0	\$ 29,000.00
30	19.0	\$ 29,000.00
31	23.0	\$ 37,500.00
32	23.0	\$ 37,500.00
33	23.0	\$ 37,500.00
34	22.0	\$ 34,250.00
35	20.0	\$ 30,750.00
36	23.0	\$ 37,500.00
37	23.0	\$ 37,500.00
38	23.0	\$ 37,500.00
39	23.0	\$ 37,500.00
40	23.0	\$ 37,500.00
41	23.0	\$ 37,500.00
42	22.0	\$ 34,250.00
43	21.0	\$ 32,500.00
44	23.0	\$ 37,500.00
45	23.0	\$ 37,500.00
46	23.0	\$ 37,500.00
47	23.0	\$ 37,500.00
48	24.0	\$ 39,250.00
49	24.0	\$ 39,250.00
50	24.0	\$ 39,250.00
51	24.0	\$ 39,250.00
CELLAR SUBTOTAL		\$ 1,650,000.00

STORAGE TOTAL \$ 1,973,600.00

Floors 4-6 Storage Unit	Approx. Square Footage	Purchase Price
4A	10.0	\$ 15,000.00
4B	20.0	\$ 30,750.00
4C	20.0	\$ 30,750.00
4D	22.0	\$ 33,800.00
5A	10.0	\$ 15,000.00
5B	20.0	\$ 30,750.00
5C	20.0	\$ 30,750.00
5D	22.0	\$ 33,800.00
6A	27.0	\$ 41,500.00
6B	20.0	\$ 30,750.00
6C	20.0	\$ 30,750.00

FLOORS 4-6 SUBTOTAL \$ 323,600.00

[SEE THE FOOTNOTES TO SCHEDULE A SET FORTH IN THE PLAN]