(i) Number of passenger and service elevators:

Residential Units:
1 passenger elevator ("PE1"), 1 passenger/service elevator ("PE2").

Non-Residential Unit:
1 passenger/service elevator ("H1") by future owner.

(ii) Manufacturer, age of each and capacity (in pounds and number of passengers):

Residential Units:
Manufacturer: Hollister – Whitney equipment supplier; gear-less motors are by Imperial; Controllers are by MCE; Fixture are by monitor; elevators are new construction; PE1 capacity is 2500 pounds and up to 12 passengers; PE2 capacity is 3500 pounds and up to 16 passengers;

Non-Residential Unit:
Manufacturer: by future owner; DC motor manufacturer by future owner; AC motor-generator set manufacturer by future owner; H1 capacity is to be 3500 pounds and up to 16 passengers by future owner;

(iii) Type of operation for each elevator by elevator number or location in building:

Residential Units:
PE1: machine above;
PE2: machine above;

Non-Residential Unit:
H1: hydraulic traction, by future owner.

(iv) Automatic (type of controls):

Residential Units:
car lanterns and gongs;

Non-Residential Unit: by future owner.

(v) Floors served:

Residential Units:
PE1: Ground; 3rd Floor – 34th Floor;
PE2: Subcellar; Ground; 3rd Floor – 35th Floor;
There is no elevator service to the Roof; elevator hoistway is located at the Roof EMR.

Non-Residential Unit:
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H1: Cellar, Ground Floor, 2nd Floor, by future owner.

(vi) Type:

Residential Units:
Gearless traction;

Non-Residential Unit:
Hydraulic traction, by future owner.

(viii) [sic] Doors:

Residential Units:
1 speed side open;

Non-Residential Unit: by future owner.

(ix) Location of machine room:

Residential Units:
Roof;

Non-Residential Unit:
Cellar; equipment by future owner.

(x) DC motor (manufacturer):

Residential Units:
As of this report issuance selection of manufacturer is pending;

Non-Residential Unit: by future owner.

(xi) AC motor-generator set (manufacturer):

Residential Units:
As of this report issuance selection of manufacturer is pending;

Non-Residential Unit: by future owner.

(xi) [sic] Other: N/A.

(13) Elevator cabs. Describe:

(i) Kind (manufacturer):

Residential Units:
As of this report issuance selection of manufacturer is pending;

Non-Residential Unit: by future owner.

(ii) Floor (material):

Residential Units:
terrazzo;

Non-Residential Unit: by future owner.

(iii) Walls (material):

Residential Units:
stone with stainless steel base;

Non-Residential Unit: by future owner.

(iv) Ceiling (material):

Residential Units:
stainless steel;

Non-Residential Unit: by future owner.

(v) Lighting:

Residential Units:
LED downlights and cove light;

Non-Residential Unit: by future owner.

(vi) Alarm, safety system:

Residential Units:

There is a distress light and buzzer for each elevator at the central console, and an acknowledge button common to all elevators. One car operating panel at each elevator which shall include an alarm button which, when pressed, will ring alarm bells, one located in the hoistway and one located remotely, and will operate distress signals such as a buzzer and indicator in a remote location. There is an elevator annunciator panel in the vicinity of the Ground Floor Residential Lobby entrance. At every elevator lobby served by PE1 and PE2 there is a ceiling mounted area smoke detector that initiates elevator recall and at the Roof Elevator Machine Room ("EMR") there is a top of slab-mounted area smoke detector that initiates elevator recall.
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Non-Residential Unit: by future owner.

(i) Auxiliary facilities:

Residential Units: There is 1 Package Room at the Ground floor.

Non-Residential Unit: by future owner.

(1) Laundry rooms. Describe:

(i) Location and number of rooms:

Residential Units:

Subcellar: 1 room
5th Floor – 34th Floor: each Residential Unit has 1 room, totaling 68 rooms;

Non-Residential Unit: by future owner.

(ii) Clothes washers, number and type:

Residential Units:

Subcellar: 2 quantity, commercial type, card key operable, gas;
5th Floor – 34th Floor: 1 per Residential Unit totaling 68, residential, electric;

Non-Residential Unit: by future owner.

(iii) Clothes dryers (number and type):

Residential Units:

Subcellar: 2 quantity, commercial type, card key operable, gas;
5th Floor – 34th Floor: 1 per Residential Unit totaling 68, residential, electric;

Non-Residential Unit: by future owner.

(iv) Room ventilation (method and final exhaust):

Residential Units:

Subcellar: ducted as per NYC Code;
5th Floor – 34th Floor: ducted as per NYC Code;

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Non-Residential Unit: by future owner.

(v) Dryer ventilation (method and final exhaust):

Residential Units:

Subcellar: Dryers will be exhausted through common duct, which will terminate in the 4th Floor mechanical equipment room exhaust fan. The fan will be equipped with static control sensors, VFD drive and controls. A makeup air fan with electric duct heater located on the 4th Floor mechanical room will be provided as per code. The fan will be interlocked with the exhaust fan.

Mechanical ventilation and exhaust system is provided to serve the laundry room. Intake and exhaust is through the louver band located at the 4th Floor.

5th Floor – 34th Floor: ventless dryer

Non-Residential Unit: by future owner.

(2) Refuse disposal. Describe, including:

Residential Units:

An extruder compactor is located in the compactor room in the Subcellar. Refuse is stored in the trash compactor room. The room is enclosed, temperature controlled and ventilated as required by the NYC Building Code.

A 24" diameter trash chute runs from the 35th Floor down to the Subcellar. The top of the chute will be vented to the exterior at the Roof. Trash chute rooms are located on floors the 5th Floor to 35th Floor.

Non-Residential Unit:

Space for Waste Collection is indicated at the Cellar and is to be determined by future owner.

(i) Incinerator(s). None.

(ii) Compactor (number, location, capacity, type, manufacturer)

(1) Compactor for Residential Units is located at the Subcellar level, capacity as per NYC Building Code, type and manufacturer are pending.

Non-Residential Unit compactor by future owner.
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(ii) [sic] Approvals by authority having jurisdiction:

Pending for Residential; Non-Residential to be by future owner.

(iii) Initial storage location (ultimate storage location):

Residential Units: Subcellar;

Non-Residential Unit: by future owner.

(iv) Pick-up schedule, and whether public or private provider:

Residential Units: to be determined by Sponsor. Sponsor to provide for private pick-up in budget, if applicable.

Non-Residential Unit: by future owner.

(3) Bicycle Storage. Describe, including:

(i) Location and number of rooms:

Residential Units:

Location: Subcellar, 3 rooms total.

Non-Residential Unit: Cellar, 1 room total.

(ii) Bicycle racks, number and type:

Residential Units:

There are 6 composite metal bicycle racks total.

34 bicycle spaces total are provided.

Manufacturer: Dero or approved equal.

Non-Residential Unit:

There is 1 composite metal bicycle rack total.

2 bicycle spaces total are provided.

Manufacturer: Dero or approved equal.

(i) Plumbing and drainage.
The domestic distribution piping will be insulated as follows: fiber glass insulation ½" for cold water, 1" for hot water and hot water return piping with molded fittings.

(1) Water supply. Describe system, pumps, storage and location.

(i) The building is provided with two 2 ductile iron metered water mains: 1 6" for domestic water and 1 6" for Fire Protection purposes.

(ii) Potable water is supplied via New York City public water system.

(iii) 2,750 gallon fire service storage tanks are located on the Roof, and supply both the sprinkler and fire standpipe risers.

(iv) The domestic cold water system is provided with a constant pressure booster system to boost the water pressure in order to provide adequate water flow to all floors. Pumps take suction from a 6" metered water supply from East 59th Street city water main. Duplex Booster pump set is located at Subcellar level and a Triplex Booster pump set is located at the 4th Floor.

(v) The domestic water and the fire services are fitted with NYC DEP approved back flow prevention devices.

(vi) Domestic hot water distribution is generated by 2 boilers supplying heated water to 10 individual plate and frame water heater assemblies skids distributing to 4 hot water zones and the building 3rd Floor Amenities. Hot water is recirculated throughout the building via circulating pumps. A digital temperature control system is provided to control the hot water temperature. 2 Domestic hot water heaters are located at Subcellar level, 6 Domestic hot water heaters at the 4th Floor and 2 Domestic hot water heaters located at the 35th Floor.

(2) Fire protection system. Describe:

The Residential Units are sprinklered and the entire building is protected throughout with a new sprinkler and fire standpipe system in accordance with NFPA, the 2014 City of New York Building and Fire Codes.

(i) Standpipes (material, size, location);

The 6" standpipe riser is located within egress stair well. The riser has 2½" hose valves with cap and chain. Material of pipe is schedule 40 steel.

(ii) Hose racks, hoses and nozzles (location);

Residential Unit:
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A central hose station and locked FDNY key box is located at the Ground floor Residential Lobby.

Non-Residential Unit: by future owner.

(iii) Sprinkler heads (type system, location);

There are sprinklers serving the vestibules for trash and freight on the residential floors. Entire building is served by wet Sprinkler System.

(v) Siamese connection (type, location).

The Siamese connection located along East 59th Street at Third Avenue provides for the standpipe and sprinkler system.

(3) Water storage tank(s) and enclosures. Describe:

(i) Number, type, location of each:

27,500 gallon fire service storage tanks accessed by 2 metal ladders are located on the Roof, and supply both the sprinkler and fire standpipe risers.

(ii) Material (interior, exterior and roof of tank): wood with metal roof

(iii) Access to tank: metal ladder, 1 per tank.

(iv) Capacity (total gallons): 15,000 gallons;

(v) Capacity (fire reserve): 15,000 gallons;

(4) Water pressure and how maintained.

The water pressure for the domestic water system is maintained by a constant pressure pumping system set to maintain 60 psi throughout the building.

(5) Sanitary sewage system. Describe, including:

(i) Sewage piping (materials): Cast iron piping, Hub-and-spigot joints

(ii) Sewage pumps (if any):

The sewage ejector pumps are provided to pump all plumbing fixtures and floor drains located below the street sewer. Pumps are duplex, submersible type, with 4" discharge pipes fitted with check and gate valves. The discharge pipe is connected on the street side of the combined sewer house trap with solder joint copper fittings.
(iii) Sewage disposal:

There are 2 sewer services from the building, which connect to the city sewer: 1 10" sanitary and 1 10" combined service. Each service is fitted with a code required house trap. The sanitary sewage system is a gravity type that is connected to the city sewers.

(6) Permit(s) required. List and include date(s) obtained: Pending.

(7) Storm drainage system. Describe system, adequacy, method of disposal and materials including:

Terraces

Terraces and mechanical balconies will have a sealant applied to minimize water infiltration, the sealant will have to be renewed periodically.

Terraces and mechanical balconies are pitched to drain to the 3rd Floor.

(i) Catch basins (location): refer to Section 20.7(c) Site

(ii) Yard and roof drains (location): Roof drains are located at the 3rd Floor, Roof, and Bulkhead Roof;

(iii) Piping (materials): metal;

(iv) Eject or sump pumps (describe in detail and describe conditions requiring pumps).

The storm water is drained from the roof and setbacks by means of 3" or 4" roof drains. These drains connect to leaders running through the building and drain into a storm detention tank located at the Subcellar and Cellar levels of the building. Storm drains are located at the main and low roofs. 4" overflow drains are provided as required by code on the main and low roofs.

(k) Heating. Describe (including space heating and domestic hot water heating):

(1) Heating and distribution of domestic hot water and whether capable of providing peak required services. Describe heating system’s ability to maintain legally required conditions under anticipated weather conditions, specifying internal temperature and ambient temperature used in calculations:

Heating:

Heating will be provided by two separate systems.
Capacities of the heating systems for the common areas and Residential Units are sized to maintain a minimum interior temperature of 68 degrees Fahrenheit at an outside air temperature of 11 degrees Fahrenheit.

Insulation for air distribution ducts:

Fiber glass 1” duct liner with reinforced coating system and R-Value of 4.2

Hot water heater

- Manufacturer: Aerco; Model # SPDW-42, Quantity (total 6; 3 standby), 1530 MBH Each; Model # SPDW-23 Quantity (2; 1 standby), 780 MBH.
- These are indirect water heaters so efficiency is not applicable
- Warranty is 5 years

Non-Residential Unit Heating:

Heating for Non-Residential Unit and mechanical rooms will be provided with hot water from a natural gas fired boiler plant located in the 35th Floor boiler room. The boiler plant will consist of 2 packaged condensing type boilers. The input for each boiler will be 3,000 MBH. 3 270 GPM hot water circulation pumps each with a capacity and dynamic head required to serve the hot water circulation requirements matched to the hot water boilers. Pumps will be operated with VFD. These boilers will also provide hot water from domestic water heating.

The hot water circuit shall include an expansion tank and air separator to allow for fluid expansion and purging of air from system.

Heating System

- Hot water heating system. Boilers will provide hot water for Domestic hot water heating and hot water for space heating (Non-Residential Unit)
- Manufacturer: Aerco; Model # BMK - 3000
- Quantity (2), 3000 MBH Each
- Efficiency is 90%

Residential Unit Heating:

Heating to all Residential Units will be provided by VRV system.

All master bathrooms and bathrooms located along the perimeter of the building will have electric radiant floor heating.

Common Area Heating:

Heating to all Common Areas will be provided by VRV system.
(2) Number of boilers and description:

There are 2 boilers at the 35th Floor, condensing type, natural gas fueled, vented via flues at the Roof.

(3) Manufacturer and age of boiler(s) (model, capacity; alternatively, give type, approximate age and approximate remaining useful life):

Boilers will be as manufactured by AERCO or approved equal. Boilers will be new, condensing type utilizing natural gas as fuel source. Approximate life of the boilers will be 20 years.

(4) Manufacturer and age of burners (model; alternatively, give type and approximate remaining useful life): None.

(5) Type of controls:

Residential Units: factory supplied DDC controls.

(6) Radiators, piping, insulation, valves, pumps: None.

(7) Fuel (if oil give type and grade; if gas give type and supply system):

Residential Units:

Gas is provided by a metered Consolidated Edison (Con Ed) low pressure gas service. Gas service for all Residential Units will be collectively metered for 32nd Floor through 34th Floor Residential Unit fireplaces and laundry;

Non-Residential Unit:

Gas service for the Non-Residential Unit will be separately metered and billed by Consolidated Edison (Con Ed).

(8) Location of oil tank, materials, enclosure: There is no oil tank in this project.

(9) Capacity of oil tank. Not applicable.

(l) Gas supply (if not described above). Describe:

(1) Refer to above

(2) Refer to above

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(3) Piping:

All hot water piping shall be scheduled in accordance with its size and pressure rating. The hot water piping will be schedule 40 with similar valves and fittings. All hot water piping greater than 3" diameter will be butt welded with welded flange fittings. Smaller diameter piping will be screwed with screwed fittings or shall be copper with brazed connections.

(m) Air conditioning. Describe cooling system’s adequacy to maintain comfortable conditions under anticipated weather conditions, specifying internal temperature and base ambient temperature used in calculations. Describe:

Residential Units:

Cooling Capacities are based on ASHRAE and ARI conditions of 95F DB / 78F WB outside air, 78F DB / 63F WB inside air. The air conditioning system is designed to meet all requirements of the New York State Energy Code.

The VRV systems will be selected with sufficient energy ratio (EER) to meet or exceed requirements mandatory by New York State Energy Code.

All energy consumed for air conditioning common areas will be billed by the utility and borne by the Condominium Association as a common expense to the individual Condominium Unit Owners.

Non-Residential Unit: by future owner.

(1) Type of system:

Residential Units:

Residential Units will be served by Variable Refrigerant Volume (VRV) Heat Recovery System. The system will consist of one air cooled condensing unit and multiple indoor evaporator units. Heat Recovery system (individual indoor units) will be capable of operating in either heating or cooling mode depending on the space heating and cooling requirement.

The units shall be complete with all required blowers, controls, valves, coils, dampers, filters and 7-day programmable room thermostats.

Non-Residential Unit: by future owner.

(2) Central system (manufacturer, model and capacity): None.
(3) Cooling towers, condensers (roof top, self-contained units, including number, location and description):

There are no cooling towers in this project.

Unless otherwise stated all rooftop equipment on the Roof is to be installed on housekeeping pads with vibration isolators and manufacturer-provided acoustical enclosures where applicable. Insulation for rooftop piping to be as per NYC Code.

(4) Individual units covered by the offer (window/sleeve - specify number, capacity, amperage and efficiency).

Residential Units:

There are no PTACs. Air handling units are installed above the interior finished ceiling at the Residential Units, Utility Rooms, and Common Laundry Room, refer to manufacturer for respective warranties. Air handling units are not installed at the Mechanical Balconies.

(1) Each Unit will be controlled via space mounted thermostat (1 per unit)
(2) Unit will be horizontal, ceiling concealed type
(3) All the units are ducted.
(4) Units are located above the ceiling. Most of the units are located over the bathroom, closet, hallway, vestibule etc.
(5) Warranty – per manufacturer

Condensers are installed at the Mechanical Balconies, with 1 condenser serving each unit, and 1 condenser serving the Residential Common corridors as noted below. Refer to the following schedule for individual condensers:

**Residential Indoor Units Schedule (Basis of Design manufacturer: Daikin):**

<table>
<thead>
<tr>
<th>Number</th>
<th>Capacity</th>
<th>Minimum Amperage</th>
<th>Efficiency</th>
</tr>
</thead>
<tbody>
<tr>
<td>07 &amp; 09</td>
<td>Residential Units</td>
<td>0.6</td>
<td>minimum efficiency equal to requirements in ASHRAE/IESNA 90.1</td>
</tr>
<tr>
<td>12</td>
<td>Ground Floor, 3rd Floor, 4th Floor elevator lobby, Residential Units</td>
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<td>Residential Units</td>
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<td>18</td>
<td>Residential Units</td>
<td>1.6</td>
<td>minimum efficiency equal to requirements in ASHRAE/IESNA 90.1</td>
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</table>
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Description of Property and Specifications
CetraRuddy Architecture DPC

<table>
<thead>
<tr>
<th>Number</th>
<th>Residential Units</th>
<th>Efficiency</th>
</tr>
</thead>
<tbody>
<tr>
<td>24</td>
<td>1.8</td>
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<tr>
<td>30</td>
<td>2.8</td>
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<tr>
<td>36</td>
<td>2.9</td>
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<tr>
<td>48</td>
<td>3.4</td>
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**Wall Mounted**

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<tr>
<td>07 &amp; 09</td>
<td>Mechanical levels</td>
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<td>minimum efficiency equal to requirements in ASHRAE/IESNA 90.1</td>
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<tr>
<td>12</td>
<td>Mechanical levels</td>
<td>0.4</td>
<td>minimum efficiency equal to requirements in ASHRAE/IESNA 90.1</td>
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<tr>
<td>18</td>
<td>Mechanical levels</td>
<td>0.4</td>
<td>minimum efficiency equal to requirements in ASHRAE/IESNA 90.1</td>
</tr>
<tr>
<td>24</td>
<td>Mechanical levels</td>
<td>0.5</td>
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**Vertical**

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<th>Number</th>
<th>Capacity</th>
<th>Minimum Amperage</th>
<th>Efficiency</th>
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<tr>
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<td>Ground Floor Residential, 3rd Floor, 4th Floor</td>
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<td>24</td>
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</tbody>
</table>

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## Description of Property and Specifications

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### Residential Outdoor Units Schedule (Basis of Design manufacturer: Daikin):

<table>
<thead>
<tr>
<th>Number</th>
<th>Capacity</th>
<th>Minimum Amperage</th>
<th>Efficiency</th>
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<tbody>
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<td>ACCU-3-1</td>
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<td>ACCU-3-2</td>
<td>3rd Floor</td>
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<td>ACCU-5-A1</td>
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<td>ACCU-5-B1</td>
<td>5th Floor Unit C</td>
<td>27.6</td>
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<td>ACCU-5-B4</td>
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<td>ACCU-6-A1</td>
<td>6th Floor - 18th Floor Unit B</td>
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<td>ACCU-26-CS</td>
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<td>ACCU-29-B2</td>
<td>31st Floor Unit D</td>
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<td>minimum efficiency equal to requirements in ASHRAE/IESNA 90.1</td>
</tr>
</tbody>
</table>
200 EAST 59th STREET

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| ACCU-29-B3 | 31st Floor Unit E | 36.3 | minimum efficiency equal to requirements in ASHRAE/IESNA 90.1 |
| ACCU-30-C2 | 32nd Floor - 34th Floor Unit PH | 61.9 | minimum efficiency equal to requirements in ASHRAE/IESNA 90.1 |
| ACCU-34-CS | 29th Floor - 35th Floor Corridor | 27.6 | minimum efficiency equal to requirements in ASHRAE/IESNA 90.1 |
| ACCU-35-1 | Roof EMR | 27 | minimum efficiency equal to requirements in ASHRAE/IESNA 90.1 |

Non-Residential Unit: by future owner.

(n) Ventilation. Describe system in kitchens, fireplaces and all windowless areas such as corridors, garages, laundries, baths, etc.

Residential Units:

Ventilation:

Each Residential Unit will be provided with a Zone Register Terminal ("ZRT") in the kitchen area. Upon activation of the on-off control (pilot switch located within the kitchen area) a signal will be sent to the internal-blade damper to open and continuously exhaust 100 CFM. Activation of the on-off control will also signal the Residential Unit supply air to increase to full flow. An internal CAR (constant air regulator) within the ZRT unit will act as the volume damper to control exhaust air quantity. The kitchen exhaust fans (located on the 4th Floor and 35th Floor mechanical rooms) will be controlled by static pressure sensors and equipped with variable frequency drive (VFD).

Kitchen exhaust hoods in penthouse Residential Units will be furnished with internal fans (by hood manufacturer), which will be connected directly to the exhaust duct risers and terminated with exhaust fan (located on the 35th Floor mechanical room), which will be controlled by static pressure sensors and VFD drive.

Each bathroom within each Residential Unit will be provided with CAR damper. The CAR damper will maintain a continuous 75 CFM exhaust through the CAR unit.

All Residential Units will be mechanically ventilated by dedicated 100% outside air energy recovery units (ERV) and will be provided with a Zone Register Terminal with supply air adapter. The CAR within the ZRT will maintain a continuous supply rate in accordance with mechanical schedule.

Common laundry room located in Subcellar will be equipped with 3 gas dryers. Each dryer shall exhaust 600 CFM. Dryers will be exhausted through common duct, which will terminate in the 4th Floor mechanical equipment room exhaust fan. The fan will be equipped with static control sensors, VFD drive and controls. A make-up air fan with

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electric duct heater located on the 4th Floor mechanical room will be provided as per code. The fan will be interlocked with the exhaust fan.

The interior residential corridors will be provided with ventilation air (100% outside air) by an in-line fan (for 5th Floor through 18th Floor) and roof mounted penthouse type fan (for the 19th Floor through 34th Floor). The air will be further processed by the VRV units serving the corridor.

The gas meter room will be ventilated via a passive vent system in accordance with the local utility company.

Mechanical rooms of sufficient area, service rooms, water meter room, fire pump room, Bicycle Storage, etc. will be provided with means for mechanical ventilation according to the requirements of the NYC Building Code. A heating and ventilation unit will provide tempered outside air to these areas. General exhaust for the mechanical areas will be provided and air volumes will be balanced with adjacent areas and individual room requirements.

Residential Unit elevator machine rooms will be provided with AC units. The top of the elevator shaft will be vented as per code.

Non-Residential Unit:

Hydraulic elevator will be provided with natural ventilation vent to the elevator machine room per code by future owner.

(o) Electrical system. Specify:

(1) Service from main service switchgear (amperes, voltage, phases, wire, protective equipment):

Residential Units:

Wire material as per NYC Code.

(i) The electrical service will be a new service rated at 3,000 amperes (amps), 3 phase, 4 wire, and 120/208 volts.

(ii) The incoming service take-off consists of 2 sets of 4-500 KCMIL entering from East 59th Street.

Non-Residential Unit:

At the Subcellar Main Electrical Room space for a future Disconnect Switch panel to be provided by Sponsor. Disconnect Switch panel, all equipment, wiring, and service by future Non-Residential owner.
(2) Service to individual units (risers, etc.)

Each Residential Unit has a single-phase, 208 volt circuit breaker panel (load center).
- Refer to attachment, 200 E. 59th Apartment Panels
- (1) Gas fired generator will be utilized to serve life safety items. Generator capacity 600 KW
- Generator will operate continuously during power outage as long as gas is available.

(i) Residential Unit:

Electrical panels have circuits adequate to power lighting, HVAC units, modern kitchen appliances and usage (induction cooktop, microwave, refrigerator, dishwasher, toaster, and coffee maker), and convenience outlets.

Non-Residential Unit: by future owner.

(ii) Residential Unit:

Each Residential Unit has ceiling light fixtures in the kitchen, a ceiling J-box at kitchen islands where they occur, hallways and entryway; lighting is also located over the bathroom mirror. The remainder of the Residential Unit lighting is provided by the individual Residential Owner via switched plug, ceiling J-Box, and/or cord outlet.

Non-Residential Unit: by future owner.

(iii) Residential Unit:

General outlets are provided in each room as required by the National Electrical Code 2014 with NYC amendments.

Non-Residential Unit: by future owner.

(iv) Residential Unit:

Lighting is furnished to the common areas of the building through LED, incandescent or fluorescent commercial grade fixtures.

Non-Residential Unit: by future owner.

(3) Compartment switch gear (location and floor of sectional meter boards and transformers supplying power to the meter boards);

Residential Units:

July 28th, 2016
There is no compartment switch gear in this project. The compartment switch board is located in the Main Electrical Room in the Subcellar.

There are no sectional meter boards in this project. There are no transformers in this project.

Non-Residential Unit: by future owner.

(4) Unit service (ratings of fuses and circuit breakers); adequacy of electrical system to handle modern usage and appliances such as air conditioners, dishwashers and dryers;

Residential Units:

All Residential Unit electrical panels have circuits adequate to power lighting, HVAC units, modern kitchen appliances and usage (gas range, microwave, refrigerator, dishwasher, toaster, and coffee maker), and convenience outlets.

Non-Residential Unit: by future owner.

(5) Adequacy:

(i) Residential Unit:

Service - average number of circuits per Residential Unit and capacity to handle modern appliances - specifically induction cooktops, air conditioners, dishwashers and electric dryers;

Each Residential Unit has a single-phase, 208 volt circuit breaker panel (load center).

Non-Residential Unit: by future owner.

(ii) Lighting and fixtures

Residential Unit:
Each Residential Unit has ceiling light fixtures in the kitchen, gallery, foyer, vestibule, library, bathroom, powder room, closet, and washer/dryer room, as shown/noted in the architectural plans; under cabinet lighting at kitchen cabinets; concealed tape lighting is located at the bathroom and powder room mirrors. The remainder of the Residential Unit lighting is provided by the individual Residential Owner via switched plug, ceiling J-Box, and/or cord outlet.

Non-Residential Unit: by future owner.

(iii) Convenience outlets, appliance outlets.
Residential Unit:

General outlets are provided in each room as required by the National Electrical Code 2014 with NYC amendments.

Non-Residential Unit: by future owner.

(p) *Intercommunication and/or door signal systems, security closed circuit TV:*

**Intercommunication:**

Residential Unit:

A telephone intercom system is provided for all Residential Units that will provide communication to and from the Residential Lobby Doorman.

Manufactures
Card Reader: HID multiCLASS SE Reader RP40, 1 year warranty
Free standing communication pedestal: SSS SIEDLE KSF 613-2, 1 year warranty
Door Communication: Viking E-10A-EWP, 1 year warranty
Door Phone: Panasonic KX-T7775, 1 year warranty

Additional security systems to be provided by future owner.

Non-Residential Unit: by future owner.

**Security:**

Residential Unit:

(1) An IP based security camera system is provided. Cameras are located in the building’s Fitness, Mail Room, Elevator Lobby and at Lobby Reception Area. Equipment: 2 DVRs with 3 to 4 weeks of recording memory for the system are located in the Main Telecom Room in the Subcellar. The system has the ability to back-up onto a DVD or flash drive.

(2) All exterior service doors have a door alarm and CCTV camera installed and interconnected with the security podium.

(3) Access to Fitness will be via a key fob.

Non-Residential Unit: by future owner.

(q) *Public area lighting: (entrances, halls and stairs, corridors, basements, courts and yards)*
Residential Unit:

Lighting is furnished to the public areas of the building through LED, incandescent or fluorescent commercial grade fixtures.

State manufacturer(s) and model number(s) for all public area lighting:

Manufacturers and model numbers are for reference only and may be substituted for an approved specification of equal or greater quality:

Phillips or approved equal: T8 surface and rod-mounted fluorescent light fixture, standard length; voltage as required.

Phillips or approved equal: 1’x4’ surface-mounted fluorescent light fixture; voltage as required.

Lithonia or approved equal: LED edge-lit exit light; voltage as required.

USAI Lighting or approved equal: recessed ceiling mounted LED MR16 dimmable adjustable downlight, UL listed for dry/damp location; voltage as required.

USAI Lighting or approved equal: recessed ceiling mounted LED MR16 dimmable adjustable downlight with wall wash trim, UL listed for dry/damp location; voltage as required.

USAI Lighting or approved equal: recessed ceiling mounted LED dimmable adjustable downlight to be used where ceiling height is +/- 20 ft., UL listed for dry/damp location; voltage as required.

USAI Lighting or approved equal: recessed ceiling mounted LED dimmable adjustable downlight to be used where ceiling height is +/- 10 ft., UL listed for dry/damp location; voltage as required.

USAI Lighting or approved equal: recessed ceiling mounted LED dimmable adjustable downlight to be used where ceiling height is +/- 20 ft., UL listed for dry/damp location; voltage as required.

USAI Lighting or approved equal: surface mounted, linear, low-profile, LED dimmable undercabinet task light; length to be coordinated as required per millwork; voltage as required.

Apogee Architectural Lighting or approved equal: LED dimmable cove assembly; voltage as required.

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required.

Optic Arts or approved equal: LED dimmable light tape; length to be coordinated as required per millwork; voltage as required.

Optic Arts or approved equal: LED dimmable light tape, double stick; suitable for wet location; length to be coordinated as required; voltage as required.

Lumenwerx or approved equal: continuous linear LED dimmable light fixture; length to be coordinated as required; voltage as required.

Flos or approved equal: Fluorescent dimmable pendant light fixture; voltage as required.

Winona Lighting or approved equal: Exterior ingrade LED light fixture; voltage as required.

Non-Residential Unit: by future owner.

(r) Garages and parking areas: None.

(s) Swimming pool(s): None.

(t) Tennis courts, playgrounds and recreation facilities:

(1) Tennis courts: None.

(2) Playgrounds: None.

(3) Other recreation facilities:

Residential Units:
3rd Floor: Fitness center and lounge.

Non-Residential Units:
By future owner.

(u) Permits and certificates. N/A at this time; pending.

(v) Violations. N/A.

(w) Unit information.

Specify the number of units inspected.

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Description of Property and Specifications

CetraRuddy Architecture DPC

There are 68 residential Residential Units to be inspected. The 68th Unit is the Residential Manager's Unit.

Specify unit designations for each typical unit or line of units, including the number and type of rooms.

25 1-bedroom units
40 2-bedroom units
3 3-bedroom units

Unit 34PH:

1 3-bedroom Penthouse Unit at the 34th Floor with the following types of rooms:

1 Master Bedroom
1 Bedroom
1 Library / Bedroom
1 Living Room
1 Dining Room
1 Kitchen
2 Bathrooms
1 Master Bathroom
1 Gallery
1 Service Gallery
1 Powder Room
1 Washer/Dryer Room
10 Closets
1 Utility Room
1 Telecom Room
5 Vestibules
2 Dressing Rooms
1 Elevator Lobby
2 Terraces at 34th Floor
2 Terraces at 35th Floor
1 Exterior Metal Stair from 34th Floor Terrace to 35th Floor Terrace
1 Mechanical Balcony

Unit 32PH-33PH:

2 typical 3-Bedroom Penthouse Units, 1 Unit per floor, at the 32nd Floor and 33rd Floor with the following types of rooms:

1 Master Bedroom
1 Bedroom
1 Library / Bedroom

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Description of Property and Specifications

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1 Living Room
1 Dining Room
1 Kitchen
2 Bathrooms
1 Master Bathroom
1 Gallery
1 Service Gallery
1 Powder Room
1 Washer/Dryer Room
10 Closets
1 Utility Room
1 Telecom Room
5 Vestibules
2 Dressing Rooms
1 Elevator Lobby
2 Terraces
1 Mechanical Balcony

Unit 19D-31D:

13 typical 2-Bedroom Units, 1 Unit per floor, at the 19th Floor –31st Floor with the following types of rooms:

1 Master Bedroom
1 Bedroom
1 Living Room/Dining
1 Kitchen
1 Master Bathroom
1 Bathroom
1 Gallery
1 Foyer
1 Powder Room
1 Washer/Dryer Room
2 Closets
1 Walk-in Closet
2 Linen Closets
2 Vestibules
1 Terrace
Portion of 1 Mechanical Balcony

Unit 19E-31E:

13 typical 2-Bedroom Units, 1 Unit per floor, at 19th Floor –31st Floor with the following types of rooms:

1 Master Bedroom

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1 Bedroom
1 Living Room/Dining
1 Kitchen
2 Pantries
1 Master Bathroom
1 Bathroom
1 Gallery
1 Foyer
1 Powder Room
1 Washer/Dryer Room
6 Closets
1 Linen Closet
1 Vestibule
1 Dressing Room
1 Terrace
Portion of 1 Mechanical Balcony

Unit 6A-18A:

12 typical 2-Bedroom Units, 1 Unit per floor, at the 6th Floor – 18th Floor with the following types of rooms:

1 Master Bedroom
1 Bedroom
1 Living Room/Dining
1 Kitchen
1 Master Bathroom
1 Bathroom
1 Gallery
1 Foyer
1 Powder Room
1 Washer/Dryer Room
3 Closets
1 Walk-in Closet
2 Vestibules
1 Terrace
Portion of 1 Mechanical Balcony

Unit 6B-18B:

12 typical 1-Bedroom Units, 1 Unit per floor, at the 6th Floor–18th Floor with the following types of rooms:

1 Master Bedroom
1 Living Room/Dining

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1 Kitchen
1 Master Bathroom
1 Gallery
1 Powder Room
1 Washer/Dryer Room
2 Closets
1 Terrace
Portion of 1 Mechanical Balcony

Unit 6C-18C:

12 typical 1-Bedroom units, 1 Unit per floor, at the 6th Floor–18th Floor with the following types of rooms:

1 Master Bedroom
1 Living Room/Dining
1 Kitchen
1 Master Bathroom
1 Foyer
1 Powder Room
1 Washer/Dryer Room
3 Closets
1 Vestibule
1 Terrace
Portion of 1 Mechanical Balcony

Unit 5A: 1 2-Bedroom unit at the 5th Floor with the following types of rooms:

1 Master Bedroom
1 Bedroom
1 Living Room/Dining
1 Kitchen
1 Master Bathroom
1 Bathroom
1 Gallery
1 Foyer
1 Powder Room
1 Washer/Dryer Room
3 Closets
1 Walk-in Closet
2 Vestibules
2 Terraces
Portion of 1 Mechanical Balcony

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Unit 5B: 1 1-Bedroom Unit at the 5th Floor with the following types of rooms:

1 Master Bedroom
1 Living Room/Dining
1 Kitchen
1 Master Bathroom
1 Gallery
1 Powder Room
1 Washer/Dryer Room
3 Closets
1 Terrace

Portion of 1 Mechanical Balcony

Unit 5C: Residential Manager's Unit; 1 2-Bedroom Unit at the 5th Floor with the following types of rooms:

1 Master Bedroom
1 Bedroom
1 Home Office
1 Living Room/Dining
1 Kitchen
1 Bathroom
1 Passage
1 Washer/Dryer Room
3 Closets
1 Terrace

Portion of 1 Mechanical Balcony

Give criteria for calculations of the number of rooms.

Each room is calculated per spatial functions as described in the NYC Building Code.

Closets (labeled "CL" in plans) have a minimum depth which is measured from inside face of wall 2'-4" to the outside face of wall opposite that has closet door(s). Linen closets (labeled "L" in plans) are any closets shallower than the 2'-4" closet depth previously described. Walk-in Closets (labeled "WIC" in plans) are a minimum of 4'-10" each in depth and width.

Non-Residential Unit:

The Non-Residential Unit occupies portions of the Cellar, Ground Floor, 2nd Floor, and 3rd Floor.

For lofts give useable residential space in square feet.

N/A, there are no lofts in this project.

July 28th, 2016
(1) Type and grade of finish material in unit:

Residential Units:

All finishes are new.

Paint - 2 coats over primer base coat.

Finish schedule:

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>GWB</td>
<td>Gypsum Wallboard</td>
</tr>
<tr>
<td>WRWB</td>
<td>Water Resistant Gypsum Wallboard</td>
</tr>
<tr>
<td>P</td>
<td>Paint</td>
</tr>
<tr>
<td>LL</td>
<td>Lacquer-like Finish</td>
</tr>
<tr>
<td>ST</td>
<td>Stone Tile</td>
</tr>
<tr>
<td>WD</td>
<td>Engineered Wood</td>
</tr>
<tr>
<td></td>
<td>3/4&quot; x 5&quot; / 4mm custom white stained rift oak</td>
</tr>
<tr>
<td></td>
<td>Warranty by manufacturer</td>
</tr>
<tr>
<td></td>
<td>10mm Ecore QTSCU, PLITEQ Geniemat RST</td>
</tr>
<tr>
<td></td>
<td>3/7&quot; acoustical underlayment</td>
</tr>
<tr>
<td>GT</td>
<td>Glass Tile</td>
</tr>
</tbody>
</table>

Non-Residential Unit: by future owner.

(2) Presence, type and condition of all bathroom fixtures:

Residential Units:

All bathroom fixtures are new.

All faucets, controls including but not limited to thermostat, valve, diverter; shower heads, hand shower set, freestanding tub filler, bath spouts are by Watermark or approved equal;

P-trap is by Lacava or approved equal;

Shower drain by Watermark or approved equal;

Undermount lavatory by Waterworks or approved equal;

Freestanding lavatory by Apaiser or approved equal;

Freestanding Tub by Signature Hardware or approved equal;
Deck Mounted Tub by Kaldewei or approved equal;

Water closet and toilet seat by Toto or approved equal;

Non-Residential Unit: by future owner.

(1) Presence, type and condition of kitchen and laundry equipment:

All kitchen and laundry fixtures are new.

   (i) Kitchen Cabinets – either glass (backpainted) or white lacquer-like upper
door cabinets, white painted wood lower cabinets and integrated
appliances on particle board case. Stone countertop.

<table>
<thead>
<tr>
<th>Refrigerator/Freezer</th>
<th>Miele (Penthouses)</th>
<th>Or approved equal.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refrigerator</td>
<td>Miele</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Freezer</td>
<td>Miele</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Wine Cooler</td>
<td>Subzero (Units 19D-20, Penthouses)</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Wine Cooler</td>
<td>Miele (Penthouses)</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Ice Maker</td>
<td>Subzero (Penthouses)</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Pullout Trash Bin</td>
<td>Knape &amp; Vogt</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Oven</td>
<td>Miele</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Speed Oven</td>
<td>Miele</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Induction Cooktop</td>
<td>Miele 30”</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Induction Cooktop</td>
<td>Miele 42” (Penthouses)</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Hood-Vented</td>
<td>Miele- Vented built-in Hood 42” (Penthouses)</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Hood-Recirculating</td>
<td>Miele-32” built-in canopy ventilation hood</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Dishwasher</td>
<td>Miele 24”</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Kitchen Sink</td>
<td>Franke Kubus single bowl under mount 20 ga. stainless steel</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Kitchen Sink</td>
<td>Franke Kubus single bowl under mount 18 ga. stainless steel</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>ADA-Compliant Sink</td>
<td>Blanco 18 ga. stainless steel bowl under mount (Option for ADA compliant Kitchen)</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Bar Sink</td>
<td>Franke Kubus single bowl under mount</td>
<td>Or approved equal.</td>
</tr>
</tbody>
</table>
**200 EAST 59th STREET**

Description of Property and Specifications

CetraRuddy Architecture DPC

<table>
<thead>
<tr>
<th></th>
<th>20 ga. stainless steel (Penthouses)</th>
<th>Or approved equal.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Faucet</td>
<td>Watermark</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Hand Spray</td>
<td>Watermark</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Washer</td>
<td>Whirlpool Front Load Washer stackable</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Dryer-Ventless</td>
<td>Whirlpool stackable</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Garbage Disposal</td>
<td>InSinkErator</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Warming Drawer</td>
<td>Miele (Penthouses)</td>
<td>Or approved equal.</td>
</tr>
</tbody>
</table>

Non-Residential Unit: by future owner.

(x) *Finish schedule of spaces other than units.*

Residential Common Areas:

All finishes are new.

Paint - 2 coats over primer base coat.

Finish schedule:

**ABBREVIATIONS FOR FINISHES**

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>GWBP</td>
<td>Gypsum Plaster</td>
</tr>
<tr>
<td>GBW</td>
<td>Gypsum Wallboard</td>
</tr>
<tr>
<td>WRWB</td>
<td>Water Resistant Gypsum Wallboard</td>
</tr>
<tr>
<td>ARGB</td>
<td>Abuse Resistant Gypsum Wallboard</td>
</tr>
<tr>
<td>P</td>
<td>Paint</td>
</tr>
<tr>
<td>LL</td>
<td>Lacquer-Like Finish</td>
</tr>
<tr>
<td>ST</td>
<td>Stone Tile</td>
</tr>
<tr>
<td>STS</td>
<td>Stone Slab</td>
</tr>
<tr>
<td>WD</td>
<td>Engineered Wood</td>
</tr>
<tr>
<td>RTF</td>
<td>Rubber Tile Flooring</td>
</tr>
<tr>
<td>CPT</td>
<td>Carpet</td>
</tr>
<tr>
<td>TF</td>
<td>Terrazzo Flooring</td>
</tr>
<tr>
<td>PCT</td>
<td>Porcelain Tile</td>
</tr>
<tr>
<td>WC</td>
<td>Wallcovering</td>
</tr>
</tbody>
</table>

Custom stained French herringbone wood floor 4" x30" plank
3/4" thick, 30 degree double end groove oak
Warranty by manufacturer
3/7" acoustical underlayment

Public Corridor Woven Broadloom Cabalist, 3kg/sqm
Pile height cut 1cm

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# 200 EAST 59th STREET

Description of Property and Specifications

GutraRuddy Architecture DPC

<table>
<thead>
<tr>
<th>Room</th>
<th>Floor</th>
<th>Walls</th>
<th>Ceiling</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subcellar Laundry</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Subcellar Unisex Restroom</td>
<td>PCT</td>
<td>WRWB PCT</td>
<td>WRWB P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Subcellar Trash/Recycling</td>
<td>PCT</td>
<td>PCT</td>
<td>P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Subcellar, All other rooms, corridors, stairs etc.</td>
<td>N/A</td>
<td>P</td>
<td>P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Ground Floor Residential Lobby</td>
<td>TF</td>
<td>GWBP P STS WDW</td>
<td>GWBP P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Ground Floor Mail Room</td>
<td>TF</td>
<td>GWBP P STS</td>
<td>GWBP P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Ground Floor Package Room</td>
<td>TF</td>
<td>GWBP P STS</td>
<td>GWBP P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Ground Floor Elevator Lobby</td>
<td>TF</td>
<td>GWBP P STS</td>
<td>GWBP P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>1st Floor Mezzanine, typical</td>
<td>N/A</td>
<td>P</td>
<td>P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>3rd Floor Amenities: Lounge</td>
<td>WD</td>
<td>GWBP WV P LL</td>
<td>GWBP P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>3rd Floor Fitness</td>
<td>RTF</td>
<td>GWBP P GL MTB</td>
<td>GWBP P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>3rd Floor Amenities: Elevator Lobby, Gallery</td>
<td>WD</td>
<td>GWBP WC</td>
<td>GWBP P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>3rd Floor Unisex Restroom</td>
<td>PCT</td>
<td>WRWB P PCT</td>
<td>WRWB P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>3rd Floor Banquette, typical</td>
<td>N/A</td>
<td>GWBP WV</td>
<td>GWBP P</td>
<td>Or approved equal.</td>
</tr>
</tbody>
</table>
200 EAST 59th STREET

Description of Property and Specifications

CetraRuddy Architecture DPC

<table>
<thead>
<tr>
<th></th>
<th>PCT</th>
<th>PCT</th>
<th>P</th>
<th>Or approved equal.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3rd Floor Janitors Closet</td>
<td>PCT</td>
<td>PCT</td>
<td>P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>3rd Floor, all other rooms</td>
<td>N/A</td>
<td>P</td>
<td>P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>4th Floor, typical</td>
<td>N/A</td>
<td>P</td>
<td>P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>5th Floor – 34th Floor Corridor and Elevator Lobby</td>
<td>CPT</td>
<td>GWB</td>
<td>WC</td>
<td>GWB P</td>
</tr>
<tr>
<td>5th Floor – 34th Floor Utility</td>
<td>PCT</td>
<td>PCT</td>
<td>GWB P</td>
<td>2-Hour Rated GWB ceiling at 31st Floor. Or approved equal.</td>
</tr>
<tr>
<td>35th Floor – Roof</td>
<td>N/A</td>
<td>P</td>
<td>P</td>
<td>Or approved equal.</td>
</tr>
<tr>
<td>Elevator Shaft for PE1 and PE2</td>
<td>N/A</td>
<td>ARGB Finish varies by room and Floor, refer to previous</td>
<td>N/A</td>
<td>2-Hour Rated GWB shaft wall construction Or approved equal.</td>
</tr>
</tbody>
</table>

Non-Residential Unit: by future owner.

(y) Safety and warning devices.

Residential Unit Smoke and Carbon Monoxide Detection System:

Each Residential Unit will contain a smoke and carbon monoxide detector located in the vicinity of the bedrooms. The detector is wired to a 120-volt local power supply and is self-contained with its own sounding device. There is a central fire alarm within the building that consists of pull stations at the exits as well as flow tamper devices on the fire sprinkler system. The central panel is located in the Cellar with a remote annunciation panel in the management office. The Cellar fire alarm room also contains a control panel for fan shut down which is accomplished via duct mounted smoke detectors and shut down relays.

The future Non-Residential Unit owner is to provide various individual alarm systems that are not tied to the main building fire alarm.

(z) Additional information required.

(1) A site plan showing landscape features, roads, the outside dimensions of the building(s) and designated common areas, including recreation and refuse disposal

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July 28th, 2016
areas, and all privately owned access roads. The site plan may be omitted if the building covers the entire lot.

The building covers the entire lot.

(2) An area map showing the location of the condominium with respect to its surroundings, if the condominium is not located in a highly urban area.

N/A. The condominium is located in a highly urban area.

(3) Floor plan for each line or type of unit drawn to scale, indicating room dimensions and unit boundaries.

(4) Floor plan for each line or type of unit drawn to scale, indicating room dimensions and unit boundaries.

Refer to attached unit floor plans.

Basis of Residential Unit measurements utilized:

Each Residential Unit is measured horizontally from the exterior side of the exterior walls or exterior glass to the centerline of the partitions separating Units or to common side of Common Elements not within a Unit or to the exterior side of the opposite exterior walls or glass, provided, however, (i) columns, mechanical pipes, shafts, shaftways, chases, chaseways and conduits in all Residential Units; and (ii) elevator shafts, elevator lobbies, and stairwells on the floors containing full floor (floor through) Residential Units are not deducted from the measurement of each Residential Unit. The ceiling heights are measured vertically from the top of the floor (located under the finished flooring and sub-flooring materials) to the underside of the ceiling above. The dedicated portion of the Mechanical Balcony is measured horizontally from the midpoint of the lines painted on the floor of the Mechanical Balcony to the midpoint of the opposing lines or to the exterior side of the west metal cage of the Mechanical Balcony or to the centerline of the concrete partition to the north of the Mechanical Balcony or to the exterior façade of the Balcony.

Residential Unit Owners will have exclusive use of the Terraces appurtenant to their Unit which are denoted as Residential Limited Common Elements. The approximate square footage of each Terrace is denoted on Schedule A and is based on measurement from exterior façade of the Terrace to the exterior immediately opposing walls of the Residential Unit, without deduction for columns or railings on the Terraces.

Basis of Non-Residential Unit measurements utilized:

The Non-Residential Unit is measured horizontally from the exterior side of the exterior or foundation walls, or the exterior O/A Wall, to the exterior side of the opposite exterior or foundation walls or to the centerline of the partitions separating
Units or from Common Elements not within the Non-Residential Unit. —Columns, shafts, shaftways, chases, chaseways mechanical rooms and utility rooms (including, without limitation, house sewer, incoming dws/fire, meter, and point of entry areas), conduits, air shafts, risers, busways, refuse rooms, telecom shafts, ARCS, elevator shafts, passages, and stairwells within the Non-Residential Unit comprise a portion of the Non-Residential Unit. The floor-to-floor heights in the Non-Residential Unit are measured vertically from the top of the floor (located under the finished flooring and sub-flooring materials) to the underside of the floor above.

The square footages of the Units listed in Schedule A and in the Declaration are approximate and may change due to field conditions, construction variances and tolerances and were obtained by using the method customarily used in New York City to measure condominium units. There is a rebuttable presumption that an increase or decrease in the square footage of a Unit by 5% or less is not a material and/or adverse change.

(5) Floor to ceiling heights of units.

Basis of Residential Unit measurements utilized:

The ceiling heights are measured vertically from the top of the floor (located under the finished flooring and sub-flooring materials) to the underside of the ceiling above. Clearance between the tops of the concrete floor slabs and the undersides of the finished ceilings of the Residential Unit may vary between Residential Units and may not be uniformly consistent from room to room in a single Residential Unit. The variances in clearance may be due to the presence of beams, ducts, and other mechanical systems and may result from construction to accommodate necessary field conditions. Ceiling heights are estimates only.

5th Floor-31st Floor: 8'-7" and 10'-1";
32nd Floor-34th Floor: 10'-1" and 13'-7".

Non-Residential Unit: N/A, ceilings by future owner.

(6) Approximate total area of each unit.

Refer to attached unit floor plans referencing item (3) above.

(7) A master floor plan showing unit boundaries and the relationship of units to each other. The master floor plan may be omitted if the site plan clearly shows unit boundaries and appropriate unit designations.

Refer to attached unit floor plans.

Refer to preceding Section 20.7(2)(4) for Unit Area calculation parameters.

July 28th, 2016
(aa) N/A at this time.

(bb) **Further development.** N/A.

(cc) **Asbestos.** N/A.

(dd) **Lead-based paint.** N/A.
### 200 E. 59th Apartment Panels

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<th>APT PANEL SIZE (AMPS)</th>
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<tr>
<td>68</td>
<td>34</td>
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</table>

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July 28th, 2016
I. GAS (HEATING, HOT WATER, FIRE PLACE & LAUNDRY)

Gas is provided by a metered Consolidated Edison (Con Ed) low pressure gas service. Gas service for all units will be collectively metered for fire place, laundry and heating purposes.

2 gas-fired hot water boilers located in the 35th Floor mechanical room primarily provide hot water for generation of domestic hot water from indirect water heaters in the 4th and 35th floor mechanical rooms. These domestic hot water units provide hot water to the residential units and the laundry in the sub-cellar.

A secondary use of hot water boilers is to provide heat for the retail and the back of house unit heaters. A packaged roof top unit with a direct expansion (DX) cooling coil and direct gas fired heating section provides conditioned outside air to the corridors.

The Mechanical, Electrical, Plumbing (MEP) Consulting Engineer, Dagher Engineering, PLLC, 29 Broadway, NY 10006, has estimated the common annual natural gas and fuel oil consumption as follows:

<table>
<thead>
<tr>
<th>Natural Gas</th>
<th>Annual Therm</th>
<th>Annual Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic Hot Water</td>
<td>6,957</td>
<td>$8,689</td>
</tr>
<tr>
<td>Fireplace &amp; Laundry</td>
<td>4,629</td>
<td>$5,782</td>
</tr>
<tr>
<td>Retail Space Heating</td>
<td>4,714</td>
<td>$5,867</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>16,300</strong></td>
<td><strong>$20,358</strong></td>
</tr>
</tbody>
</table>

At an average cost of $1.249 for unit therm, delivery fees, and taxes for Consolidated Edison natural gas, the total cost for common gas use is estimated to be $20,358.

The budget amount for gas is derived from estimating consumption based on full occupancy.

It is believed that the projected figure should be sufficient to cover the cost of gas during the projected year of Condominium operation. However, no warranty (expressed or implied) is made that the projection for these costs will be in accordance with the actual cost during the year of Condominium operation.
II. ELECTRICITY

There is 1 main electric meter for the building common electrical requirements which will be billed as a common charge; back of house and common space metering is located in the building’s main electrical room in the Cellar. There are 67 individual sub-meters- one for each residential unit. Sub-metering for the residential levels are located on the 4th floor and 35th floor. There is also separate meters for the retail spaces that are metered by Consolidated Edison.

The Consulting Engineer has estimated that total annual common electric consumption will be 1,036,903 kilowatt hours (kWh). At an average annual unit cost of $0.29 per kWh (projected to 2018) for general, residential building occupancy, the estimated annual electric cost is $242,473 per annum. This covers the operation of such items as the elevators, exhaust fans, and heating and lighting for the residential corridor, common spaces, including amenities and laundry, and stairways.

Estimated individual unit annual electrical costs for residential space conditioning, lighting, power and appliances are presented in Schedule B-1 (Attachment I).

<table>
<thead>
<tr>
<th>Electricity</th>
<th>Annual kWh</th>
<th>Annual Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mechanical Equipment</td>
<td>328,294</td>
<td>$95,205</td>
</tr>
<tr>
<td>Elevators</td>
<td>159,608</td>
<td>$46,286</td>
</tr>
<tr>
<td>Back Of House &amp; Common Space Lighting</td>
<td>183,060</td>
<td>$53,087</td>
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<tr>
<td>Plumbing Equipment</td>
<td>165,156</td>
<td>$47,895</td>
</tr>
<tr>
<td>Total</td>
<td>836,118</td>
<td>$242,473</td>
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</table>

Fuel shortages and other factors may raise the cost of electricity higher than current rates. It is believed that the projected figure should be sufficient to cover the cost of electricity during the projected year of operation. However, no warranty (expressed or implied) is made that the projection for electricity costs will be in accordance with the actual cost during the projected year of Condominium operation.

July 28th, 2016
III. WATER & SEWER

The Consulting Engineer has estimated annual water consumption assuming 176 residents, each using 50 gallons of water per day for an approximate daily consumption of 8,800 gallons. Based on a water and sewer rate of $13.19 per thousand gallons, the estimated annual cost is $42,380.

<table>
<thead>
<tr>
<th>Water and Sewer</th>
<th>Annual Gallons</th>
<th>Annual Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Water Consumption</td>
<td>3,212,000</td>
<td>$42,380</td>
</tr>
<tr>
<td>Total</td>
<td>3,212,000</td>
<td>$42,380</td>
</tr>
</tbody>
</table>
The eastern side of the property includes a setback of 8 feet from the adjacent property above the 3rd floor and starting at the 5th floor there are windows in the living rooms and kitchens facing this property line. This means that, in the event that the adjacent property [lot 1] is redeveloped, windows in such rooms may have obstructed views by a building 8 feet away but the windows will not be required to be closed. The southern side of the building cantilevers approximately 9 feet and 8½ inches at its widest point over the immediate southerly adjacent property [lot 147], and the 5th and above that face south have an approximate 30 foot clearance between the building cantilever from the property [lot 147]. The easement agreement for lot 48 and 147 permit the development to be cantilevered and limits the development height of these adjacent properties.
NORTH ELEVATION

1/16" = 1'-0"
SOUTH ELEVATION
1854 = 1'-0"
EAST ELEVATION

1/8" = 1'-0"

7/28/16

1425.10

EAST
UNIT 5A FLOOR PLAN (6TH FLOOR)

RESIDENTIAL UNIT* AREA: 1416 SF
TERRACE** AREA: 548 SF
TOTAL AREA: 1964 SF

* The Residential Unit Area is comprised of the square foot area within the Residential Unit
** The Terrace Area is the area of the Mechanical Balcony serving the Residential Unit

NOTE: Dimensions are approximate and subject to normal construction variances and tolerances.

CETRARUDDY
200 EAST 59TH STREET NEW YORK, NY 10022
UNIT 27E FLOOR PLAN (27TH FLOOR)

RESIDENTIAL UNIT* AREA:
1720 SF

TERRACE** AREA:
571 SF

TOTAL AREA:
2291 SF

PLAN NORTH

CETRA/RUDDY
200 EAST 59TH STREET NEW YORK, NY 10022

7/28/16
1425.10
27E
2 BR / 2.1 BA

* This Residential Unit Area is computed off the gross floor area within the Residential Unit and the terrace floor area of the Mechanical Balcony above the Residential Unit.
** The Terrace Area is a Recreational Limited Common Element for the exclusive use of the Residential Unit.

Special Affinities, see Section 20(F)(3)(c) of the Architect's Report.

NOTE: Dimensions are approximate and are subject to normal construction variations and tolerances.
UNIT 34PH FLOOR PLAN
(34TH & 35TH FLOOR)

200 EAST 59TH STREET NEW YORK, NY 10022

UNIT 34PH PLAN
3/32" = 1'-0"

UNIT 34TH FLOOR TERRACE
3/32" = 1'-0"

3624 SF
TERRACE** 34TH FLOOR AREA:
1166 SF
TERRACE** 35TH FLOOR AREA:
2285 SF
TOTAL AREA:
7395 SF

RESIDENTIAL UNIT AREA:

** The Terrace Area is a Residential Limited Common Element for the exclusive use of the apartment/Residential Unit.

Additional information can be found in Section 23 (Page 12) of the Architect's Report.

NOTE: Dimensions are approximate and subject to normal construction variances and tolerances.

CETRA RUDDY

7/28/16
1425.10
34PH
3 BR / 3.1 BA

CETRA RUDDY ARCHITECTURE INC
964 BROADWAY NEW YORK, NY 10003 T 212 941 9801 F 212 941 9440
PURCHASE AGREEMENT
PURCHASE AGREEMENT

MIPA 59/THIRD OWNER LLC

Sponsor

With

____

Purchaser

Residential Unit Number _____

200 EAST 59TH STREET CONDOMINIUM
200 EAST 59TH STREET
NEW YORK, NEW YORK 10022
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