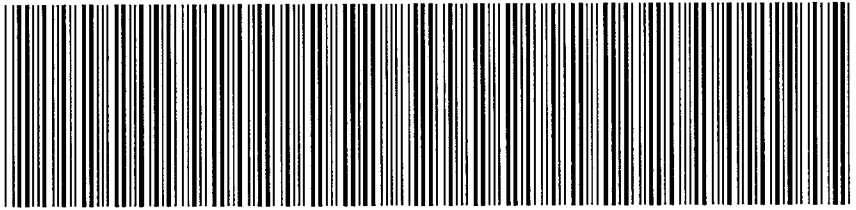


**NYC DEPARTMENT OF FINANCE
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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 16

Document ID: 2009102800378001

Document Date: 10-16-2009

Preparation Date: 10-28-2009

Document Type: SUNDRY AGREEMENT

Document Page Count: 11

PRESENTER:

FIRST AMERICAN TITLE INSURANCE- PICK UP FOR GAIL
633 THIRD AVENUE
3008-289736 ML ACCOM
NEW YORK, NY 10017
212-850-0670

RETURN TO:

PRYOR CASHMAN LLP
7 TIMES SQUARE
ATTN: SEAN GARAHAN
NEW YORK, NY 10036

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	691	1001 Entire Lot	C1	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

Borough	Block	Lot	Unit	Address
MANHATTAN	691	1002 Entire Lot	3A	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

x Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

PARTY 1:

WEST CHELSEA DEVELOPMENT PARTNERS, LLC
C/O CAPE ADVISORS, 485 BROADWAY 5TH FLOOR
NEW YORK, NY 10013

FEES AND TAXES

Mortgage			Filing Fee:	
Mortgage Amount:	\$	0.00		\$ 0.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	
Exemption:				\$ 0.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00		\$ 0.00
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
TOTAL:	\$	0.00		
Recording Fee:	\$	257.00		
Affidavit Fee:	\$	0.00		



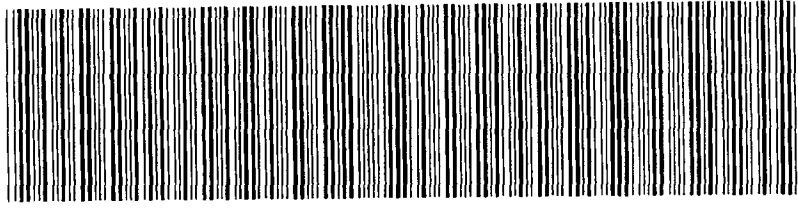
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 10-29-2009 15:43
City Register File No.(CRFN):
2009000354925

Annette McMill

City Register Official Signature

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OFFICE OF THE CITY REGISTER



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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 16

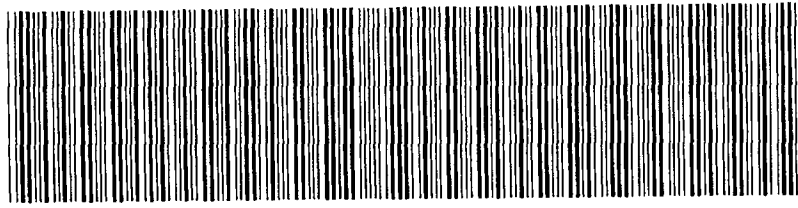
Document ID: 2009102800378001
Document Type: SUNDRY AGREEMENT

Document Date: 10-16-2009

Preparation Date: 10-28-2009

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	691	1003	Entire Lot 3B	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1004	Entire Lot 3C	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1005	Entire Lot 3D	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1006	Entire Lot 3E	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1007	Entire Lot 4A	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1008	Entire Lot 4B	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1009	Entire Lot 4C	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1010	Entire Lot 4D	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1011	Entire Lot 5A	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1012	Entire Lot 5B	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1013	Entire Lot 5C	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1014	Entire Lot 5D	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1015	Entire Lot 6A	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1016	Entire Lot 6B	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				



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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 3 OF 16

Document ID: 2009102800378001
Document Type: SUNDRY AGREEMENT

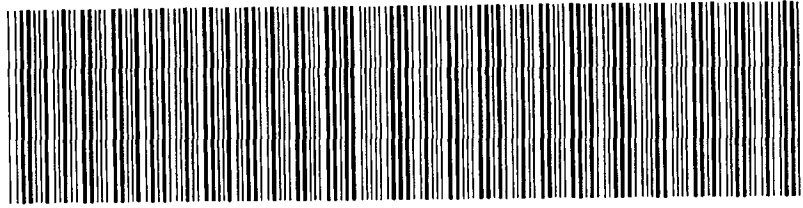
Document Date: 10-16-2009

Preparation Date: 10-28-2009

PROPERTY DATA

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MANHATTAN	691	1017	Entire Lot 6C	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1018	Entire Lot 6D	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1019	Entire Lot 7A	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1020	Entire Lot 7B	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1021	Entire Lot 7C	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1022	Entire Lot 7D	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1023	Entire Lot 8A	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1024	Entire Lot 8B	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1025	Entire Lot 8C	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1026	Entire Lot 8D	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1027	Entire Lot 9A	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1028	Entire Lot 9B	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1029	Entire Lot 9C	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1030	Entire Lot 9D	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 4 OF 16

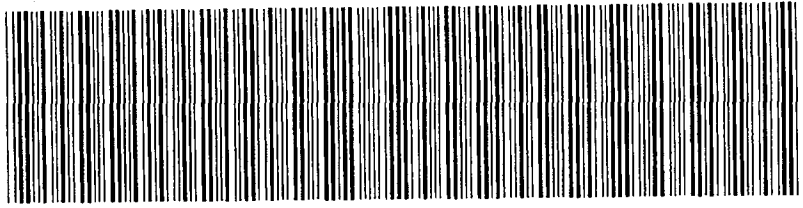
Document ID: 2009102800378001
Document Type: SUNDRY AGREEMENT

Document Date: 10-16-2009

Preparation Date: 10-28-2009

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	691	1031 Entire Lot	10A	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	691	1032 Entire Lot	10B	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	691	1033 Entire Lot	10C	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	691	1034 Entire Lot	11A	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	691	1035 Entire Lot	11B	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	691	1036 Entire Lot	11C	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	691	1037 Entire Lot	12A	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	691	1038 Entire Lot	12B	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	691	1039 Entire Lot	12C	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	691	1040 Entire Lot	14A	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	691	1041 Entire Lot	14B	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	691	1042 Entire Lot	14C	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	691	1043 Entire Lot	15A	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	691	1044 Entire Lot	15B	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				



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Document ID: 2009102800378001
Document Type: SUNDRY AGREEMENT

Document Date: 10-16-2009

Preparation Date: 10-28-2009

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	691	1045	Entire Lot 15C	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1046	Entire Lot 16A	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1047	Entire Lot 16B	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1048	Entire Lot 16C	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1049	Entire Lot 1718A	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1050	Entire Lot 19A	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1051	Entire Lot 19B	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1052	Entire Lot 20A	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1053	Entire Lot 20B	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1054	Entire Lot 21PHA	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1055	Entire Lot 22PHA	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	691	1056	Entire Lot 23PH	100 ELEVEN AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

DECLARATION of COVENANTS and RESTRICTIONS

THIS COVENANT, made the 16th day of October 2009, by West Chelsea Development Partners, LLC ("WCDP"), a limited liability company organized and existing under the laws of the State of New York and having an office for the transaction of business at c/o Cape Advisors, 485 Broadway, 5th floor, New York, 10013..

WHEREAS, WCDP is the owner of a parcel of real property which is subject to the New York State Department of Environmental Conservation's (the "Department's") Voluntary Cleanup Program, namely, a portion of the West 18th Street Gas Works Site, specifically known as 535-541 West 19th Street Redevelopment Site located at 100 - 110 11th Avenue, real property located in the Borough of Manhattan, County of New York, State of New York, known and designated on the tax map of New York as Section 3, Block 691, Lot 11, being the same as that property, conveyed by Kenneth Heller to West Chelsea Development Partners, LLC by deed dated December 21, 2005 and recorded on January 13, 2006 in the land records of the New York Register's Office, Borough of Manhattan, as City Register File Number ("CRFN") : 2006000022484, comprised of approximately 0.2872 acres and being more particularly described below,* and hereinafter referred to as the "Site"; and

*and on Exhibit A and Schedule A-1 attached hereto

WHEREAS, the Site is the subject of a Voluntary Cleanup Agreement entered into by Consolidated Edison Company of New York, Inc. ("Con Edison") and the Department, effective August 25, 2002 as amended August 25, 2005 and September 10, 2007 (Index No. D2-0003-02-08, Site No. V00530-2) (the "Agreement"); and

WHEREAS, the Department approved a remedy to eliminate or mitigate all significant threats to the environment presented by the contamination disposed at the Site, as described in Remedial Action Work Plan, 535 West 19th Street Redevelopment Site, Roux Associates, Inc., dated August 2006; Site Operations Plan, Roux Associates, dated September 2006; and Department-approved modifications to these plans, and such remedy requires that the Site be subject to restrictive covenants.

NOW, THEREFORE, WCDP, for itself and its successors and/or assigns, covenants that:

First, the Site subject to this Declaration of Covenants and Restrictions, is as shown on a ALTA/ACSM Survey map prepared by True North Surveyors, Inc. registered Land Surveyors No: 050298, dated July 15, 2005 and updated October 11, 2005, attached to this declaration as Appendix "A" and made a part hereof, and consists of :

ALL THAT CERTAIN plot, piece or parcel of land, situated, lying and being, in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly line of West 19th Street, distant 450 feet 2 inches westerly from the corner formed by the intersection of the said northerly side of West 19th Street and the westerly line of 10th Avenue;

RUNNING thence northerly with 10th Avenue, 92 feet to the centre line of the block;

THENCE westerly along said centre line of the block, 153 feet $9\frac{1}{2}$ inches more or less to a point in the easterly line of 11th Avenue, as legally opened; ^{1/2}

THENCE southeasterly along said easterly line of 11th Avenue, 98 feet, $7\frac{1}{2}$ inches to its intersection with the said northerly line of West 19th Street; ^{1/2}

THENCE easterly along said northerly line of West 19th Street, 118 feet, 3 inches more or less to the point or place of beginning.

Second, unless prior written approval by the Department or if the Department shall no longer exist, any New York State agency or agencies subsequently created to protect the environment of the State and the health of the State's citizens, herein after referred to as the "Relevant Agency," is first obtained, there shall be no construction, use or occupancy of the Site which results in the disturbance or excavation of residual contaminated material at the Site, which threatens the integrity of the soil cap, or which results in unacceptable human exposure to contaminated soils.

The Site may be used for restricted-residential, as the term is defined at 6 NYCRR 375-1.8(g)(2)(ii), use as long as the long-term Engineering and Institutional Controls set forth in the Department-approved Site Management Plan dated August 4, 2009 and any subsequent amendments thereto as may be approved by the Relevant Agency (the "Site Management Plan" or "SMP") are employed.

Since residual contamination is present at this Site, Engineering Controls and Institutional Controls have been implemented to protect public health and the environment for the applicable future use. The Site has the following Engineering Controls:

1. A cover system consisting of an approximate 3-inch thick concrete mud slab beneath the vapor barrier and a two-foot thick structural concrete building foundation slab covering the entire Site.
2. A waterproofing/vapor barrier consisting of several products manufactured by W.R. Grace. The primary components of the barrier system consists of factory-made high density polyethylene ("HDPE") composite membranes Preprufe 300R and 160R rolled directly on top of the mud slab and vertical prepared foundation surfaces, respectively. HDPE tape and Bithuthene liquid membranes were used to seal the seams between the segments of HDPE membranes.
3. The soil and groundwater beneath the Site are encapsulated by a concrete perimeter secant pile barrier wall and capped by the concrete building foundation equipped with a waterproof/vapor barrier. The perimeter barrier wall extends from beneath the building foundation into the silty-clay layer.
4. An active mechanical ventilation system in the building basement level will provide a contingency level of protection from potential accumulation of vapors migrating from underlying soils into the basement area. Procedures for operating and maintaining the basement ventilation system are documented in the Operation and Maintenance Plan (Section 4.0 of the SMP). Procedures for monitoring the system are included in the Monitoring Plan (Section 3.0 of the SMP). The Monitoring Plan also addresses inspections in the event that a condition occurs

that may affect the Engineering Controls at the Site (e.g., fire or natural disaster such as flood or earthquake).

A series of Institutional Controls are required to implement, maintain, and monitor these Engineering Controls.

These long-term Institutional Controls include:

1. All Engineering Controls must be operated and maintained as specified in the SMP;
2. All Engineering Controls on the Site must be inspected and certified at a frequency and in a manner defined in the SMP;
3. Groundwater, soil vapor, and other environmental or public health monitoring must be performed as defined in the SMP; and
4. Data and information pertinent to site management for the Site must be reported at the frequency and in a manner defined in the SMP.

In addition, the following restrictions are placed on the property:

1. Vegetable gardens are prohibited in soils on or from the Site;
2. All future activities on the Site that would disturb remaining contaminated material must be conducted in accordance with the Excavation Work Plan included in the SMP;
3. The potential for vapor intrusion must be evaluated for any buildings developed on the Site, and any potential impacts that are identified must be mitigated; and
4. The Site may be used for restricted- residential use, provided that the long-term Engineering Controls and Institutional Controls described in the SMP remain in use.
5. The owner of the Site shall maintain the cap covering the Site by maintaining the building foundation and surrounding pavement capping over the Site as described in the Site Management Plan.
6. The owner of the Site shall limit the Site from being used for purposes other than for restricted-residential use, as the term is defined at 6 NYCRR 375-1.8(g)(2)(ii), which would also permit commercial or industrial use, without the express written waiver of such prohibition by the Relevant Agency.
7. The owner of the Site shall prohibit the use of the groundwater underlying the Site without treatment rendering it safe for drinking water or industrial purposes, as appropriate, unless the user first obtains permission to do so from the Relevant Agency.
8. The owner of the Site shall continue in full force and effect any Institutional Controls and Engineering Controls required under the Site Management Plan and maintain (or cause to be maintained) such controls unless the owner first obtains permission to discontinue such Institutional Controls or Engineering Controls from the Relevant Agency.

9. The Site owner will provide a periodic certification of Institutional Controls and Engineering Controls, prepared and submitted by a professional engineer or qualified environmental professional acceptable to the Relevant Agency, until the Relevant Agency notifies the Site owner in writing that this certification is no longer needed. This submission will:

(a) contain certification that the Institutional Controls and Engineering Controls put in place are still in place and are either unchanged from the previous certification or are compliant with Relevant Agency-approved modifications;

(b) allow the Relevant Agency access to the Site; and

(c) state that nothing has occurred that would impair the ability of the Engineering Controls or Institutional Controls to protect public health or the environment, or constitute a violation of the SMP or failure under the SMP.

Third, this Declaration is and shall be deemed a covenant that shall run with the land and shall be binding upon WCDP and its heirs, successors and assigns and to all future owners of the Site and their heirs, successors and assigns and shall provide that the owners of the Site, and its heirs successors and assigns consent to the enforcement by the Relevant Agency, of the prohibitions and restrictions that Paragraph X of the Agreement requires to be recorded, and hereby covenants not to contest the authority of the Department to seek enforcement of this Declaration of Covenants and Restrictions.

Fourth, any deed of conveyance of the Site, or any portion thereof, and all instruments of conveyance relating to the property, shall recite that the said conveyance is subject to this Declaration of Covenants and Restrictions.

IN WITNESS WHEREOF, the undersigned has executed this instrument the day written below.

West Chelsea Development Partners, LLC (By: _____

Title: _____

Date: _____

State of New York)
County of New York) ss:

On the 16 day of October in the year 2009 before me, the undersigned, a ~~notary public in and for said State~~, personally appeared Craig D. Wood personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that ~~s~~he executed the same in his/~~h~~er capacity, and that by his/~~h~~er signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Margaret Crowell
Notary Public

SEAT

MARGARET CROWELL
Notary Public, State of New York
No. 01CR6065125
Qualified in New York County
Commission Expires October 9, 20 11

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

The Condominium Units (the "Units") in the building known as 100 ELEVENTH AVENUE CONDOMINIUM (the "Building") located at and known as and by street number 535 West 19th Street a/k/a 100 Eleventh Avenue, New York, N.Y., designated and described as Unit No. (see Schedule A-1) in the Declaration establishing a plan for condominium ownership of said Building and the land upon which it is situate (the "Land") under Article 9-B of the Real Property Law of the State of New York, dated July 21, 2009 and recorded on October 16, 2009 in the Office of the Register of the City of New York, County of New York under CRFN 2009000337809, said Unit also being designated as Tax Lots (see Schedule A-1) in Block 691 of Section 3 of the Borough of Manhattan, on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of the said Building, certified by John H. Beyer on July 28, 2009, and filed with the Real Property Assessment Bureau of The City of New York on September 1, 2009, as Condominium Plan No. 2074 and also filed in the Register's Office on October 16, 2009, as Condominium Map No. 2009000337810.

TOGETHER with an undivided (see Schedule A-1) percent interest in the **Residential Common Elements** and an undivided (see Schedule A-1) percent interest in the **Common Elements** of the Condominium as described in the Declaration.

The Land upon which the Building containing the Unit is situate is described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being, in the borough of Manhattan City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly line of West 19th Street, distant 450 feet 2 inches westerly from the corner formed by the intersection of the said northerly side of West 19th Street and the westerly line of 10th Avenue;

RUNNING THENCE northerly with 10th Avenue, 92 feet to the centre line of the block;

THENCE westerly along said centre line of the block, 153 feet 9 ½ inches more or less to a point in the easterly line of 11th Avenue, as legally opened;

THENCE southeasterly along said easterly line of 11th Avenue, 98 feet, 7 ½ inches to its intersection with the said northerly line of West 19th Street;

THENCE easterly among said northerly line of West 19th Street, 118 feet 3 inches more ore less to the point or place of BEGINNING.

SCHEDULE A - 1

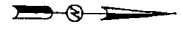
BLOCK 691

UNIT NO.	TAX LOT	% OF RESIDENTIAL COMMON ELEMENTS	% OF GENERAL COMMON ELEMENTS
C1	1001		4.4286%
3A	1002	0.3795%	0.3627%
3B	1003	0.4369%	0.4175%
3C	1004	0.5384%	0.5145%
3D	1005	0.7149%	0.6832%
3E	1006	0.6796%	0.6495%
4A	1007	1.5589%	1.4898%
4B	1008	1.6769%	1.6027%
4C	1009	1.2776%	1.2210%
4D	1010	1.7564%	1.6786%
5A	1011	1.8799%	1.7967%
5B	1012	1.1396%	1.0892%
5C	1013	1.1264%	1.0765%
5D	1014	1.7762%	1.6976%
6A	1015	1.8711%	1.7882%
6B	1016	1.1253%	1.0755%
6C	1017	1.0260%	0.9806%
6D	1018	1.7608%	1.682%8
7A	1019	1.7464%	1.6691%
7B	1020	1.0095%	0.9648%
7C	1021	0.8329%	0.7961%
7D	1022	1.5997%	1.5289%
8A	1023	1.7211%	1.6448%
8B	1024	0.9797%	0.9363%
8C	1025	0.7855%	0.7507%
8D	1026	1.5534%	1.4846%
9A	1027	1.7211%	1.6448%
9B	1028	0.9797%	0.9363%
9C	1029	0.7855%	0.7507%
9D	1030	1.5534%	1.4846%
10A	1031	1.7211%	1.6448%
10B	1032	1.7652%	1.6870%
10C	1033	1.5534%	1.4846%
11A	1034	1.7211%	1.6448%
11B	1035	1.7652%	1.6870%
11C	1036	1.5534%	1.4846%
12A	1037	1.7211%	1.6448%
12B	1038	1.7652%	1.6870%

12C	1039	1.5534%	1.4846%
14A	1040	1.7211%	1.6448%
14B	1041	1.7652%	1.6870%
14C	1042	1.5534%	1.4846%
15A	1043	1.7211%	1.6448%
15B	1044	0.9797%	0.9363%
15C	1045	2.3389%	2.2353%
16A	1046	1.7211%	1.6448%
16B	1047	0.9797%	0.9363%
16C	1048	2.3389%	2.2353%
17/18A	1049	10.0792%	9.6328%
19A	1050	2.7007%	2.5811%
19B	1051	2.3345%	2.2311%
20A	1052	2.7007%	2.5811%
20B	1053	2.3345%	2.2311%
21-PHA	1054	4.4019%	4.2070%
22-PHA	1055	4.2729%	4.0835%
23PH	1056	4.9458%	4.7268%

APPENDIX "A"





THIS PLAN IS A REVISION OF THE PLAN OF THE ALFA / AOSM SURVEY, FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF NEW YORK, ON JANUARY 11, 1988, AND IS SUBJECT TO THE SAME CONDITIONS AND RESTRICTIONS AS THE ORIGINAL PLAN.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION FURNISHED TO HIM IS TRUE AND CORRECT.

IT IS HEREBY CERTIFIED THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE EASEL ACT AND THE EASEL REGULATIONS.

DATE OF SURVEY: 1988

SURVEYOR: JOHN VIDIA, N.Y.S. LICENSE NO. 12345

THE ALFA / AOSM SURVEY IS A SURVEY OF THE CITY OF NEW YORK, STATE OF NEW YORK, AND IS SUBJECT TO THE SAME CONDITIONS AND RESTRICTIONS AS THE ORIGINAL PLAN.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION FURNISHED TO HIM IS TRUE AND CORRECT.

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DATE OF SURVEY: 1988

SURVEYOR: JOHN VIDIA, N.Y.S. LICENSE NO. 12345

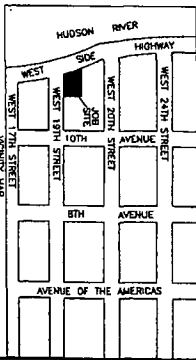
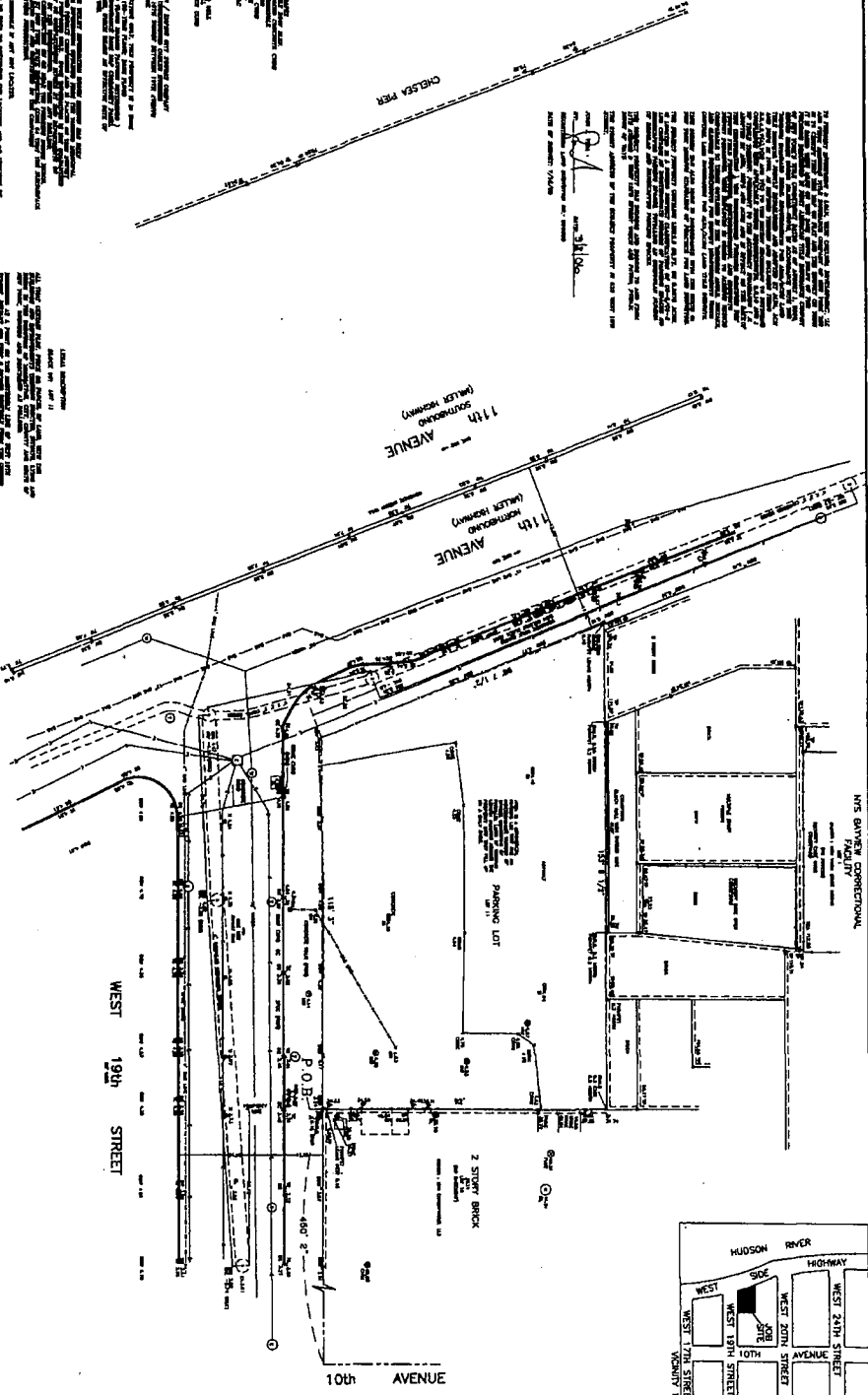
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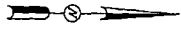
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1988	10:00 AM	11th AVENUE	11.00	11.00
1988	11:00 AM	WEST 19TH STREET	19.00	19.00
1988	12:00 PM	WEST 20TH STREET	20.00	20.00
1988	1:00 PM	WEST 21ST STREET	21.00	21.00
1988	2:00 PM	100 11th AVENUE	100.00	100.00

ALFA / AOSM SURVEY
 SITUATED IN
THE BOROUGH OF MANHATTAN
 THE CITY OF NEW YORK
 STATE OF NEW YORK

100 11th AVENUE
 LOT 11
 BLOCK 091

True North Surveyors, Inc.
 111 West 21st Street, New York, N.Y. 10011
 Phone (909) 581-6646 Fax (909) 581-8237

John Vidia
 N.Y.S. License No. 12345
 PROFESSIONAL LAND SURVEYOR



THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEW YORK. I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEW YORK AND THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEW YORK.

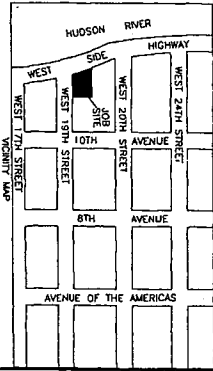
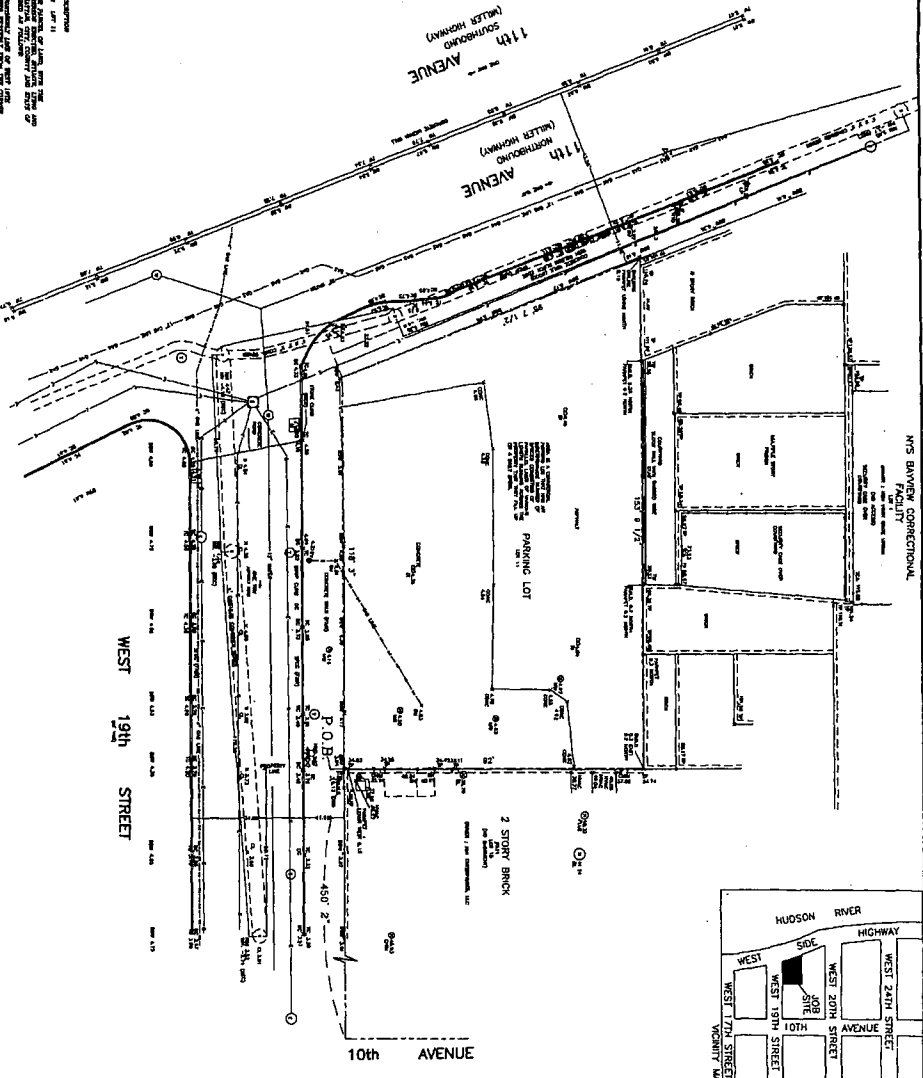
[Signature]
 JOHN A. VIDA
 LICENSE NO. 12345
 STATE OF NEW YORK

THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEW YORK. I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEW YORK AND THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEW YORK.

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[Signature]
 JOHN A. VIDA
 LICENSE NO. 12345
 STATE OF NEW YORK



ALTA	ACSM	STREET	LOT	AREA	DATE
100	11th	AVENUE	11	1.10	1/15/20
100	11th	AVENUE	12	1.10	1/15/20
100	11th	AVENUE	13	1.10	1/15/20
100	11th	AVENUE	14	1.10	1/15/20
100	11th	AVENUE	15	1.10	1/15/20
100	11th	AVENUE	16	1.10	1/15/20
100	11th	AVENUE	17	1.10	1/15/20
100	11th	AVENUE	18	1.10	1/15/20
100	11th	AVENUE	19	1.10	1/15/20
100	11th	AVENUE	20	1.10	1/15/20

ALTA / ACSM SURVEY
 SITUATED IN
THE BOROUGH OF MANHATTAN
 THE CITY OF NEW YORK
 STATE OF NEW YORK

100 11th AVENUE
 LOT 11
 BOOK 601

True North Surveyors, Inc.
 111 KOSCIUSZKO ROAD, WHITEHOUSE STATION, N.J. 08889
 Phone: (908) 534-6248 Fax: (908) 534-6237

[Signature]
 John A. Vida
 N.Y.P.L.S. Lic. 020299
 PROFESSIONAL LAND SURVEYOR