

**GDC GREYSTONE, LLC**  
**100 Summit Lake Drive**  
**Valhalla, NY 10595**  
**(914) 747-3600**

February 2, 2007

**RE: Riverwatch Condominium**  
**Third Amendment to the Offering Plan**

Attached please find the Third Amendment to Offering Plan of Riverwatch Condominium which was accepted on January 29, 2007.

Please keep these papers with the Offering Plan.

Thank you,

GDC Greystone, LLC

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**THIRD AMENDMENT**  
**TO**  
**OFFERING PLAN OF**  
**RIVERWATCH CONDOMINIUM**  
**(f/k/a Tower At Greystone Condominium)**

Premises at  
1020 Warburton Avenue  
Greystone-On-Hudson  
Yonkers, New York 10701  
in the County of Westchester

Dated: January 29, 2007

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THIS AMENDMENT MODIFIES AND SUPPLEMENTS THE TERMS OF THE ORIGINAL OFFERING PLAN DATED AUGUST 17, 2006, AS AMENDED BY FIRST AMENDMENT DATED NOVEMBER 1, 2006 AND A SECOND AMENDMENT DATED NOVEMBER 15, 2006 (COLLECTIVELY, THE "PLAN") AND SHOULD BE READ IN CONJUNCTION THEREWITH.

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**RIVERWATCH CONDOMINIUM**

(f/k/a Tower At Greystone Condominium)

Premises at  
1020 Warburton Avenue  
Greystone-On-Hudson  
Yonkers, New York 10701

SPONSOR and SELLING AGENT:

GDC Greystone, LLC  
100 Summit Lake Drive  
Valhalla, NY 10595

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**THIRD AMENDMENT TO OFFERING PLAN  
OF  
RIVERWATCH CONDOMINIUM**

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This Amendment modifies and supplements the terms of the original Offering Plan dated August 17, 2006, as amended by First Amendment dated November 1, 2006, as further amended by a Second Amendment dated November 15, 2006 (collectively, the "Plan") and should be read in conjunction therewith.

1. **LIMITED WARRANTY:**

The sale of each Residential Unit shall be subject to Sponsor's Limited Warranty, a copy of which is annexed hereto as Exhibit B and made a part hereof.

SPONSOR MAKES NO WARRANTIES, EXPRESS OR IMPLIED, WHETHER OR NOT MANDATED BY LAW, RULE, REGULATION OR COURT DECISION, IN CONNECTION WITH ANY UNIT OR COMMON ELEMENTS, AND ALL SUCH WARRANTIES ARE EXCLUDED, EXCEPT AS PROVIDED IN THE LIMITED WARRANTY. THE TERMS OF THE LIMITED WARRANTY SHALL SURVIVE THE CLOSING OF TITLE; AND THERE ARE NO OTHER WARRANTIES THAT EXTEND BEYOND THE FACE THEREOF. THE LIMITED WARRANTY REPLACES AND EXCLUDES ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE.

Each Purchaser may be required by Sponsor to sign a copy of the Limited Warranty at Closing to acknowledge that the purchase of any Residential Unit is subject to such Limited Warranty, in which case, failure to sign shall constitute a default under the Purchase Agreement. The Limited Warranty, however, shall still apply regardless of whether it is signed at Closing. In addition, any Residential Unit that is sold in "as is" condition shall not be afforded coverage under the Limited Warranty and, in such case, only the limited coverage afforded to the Common Elements of the Building shall apply.

2. REVISED SCHEDULE A:

The estimated monthly and annual Maintenance Charges set forth in Schedule A annexed hereto and made a part hereof have been revised to show that they are now based on a total income from Common Charges of \$532,520 (i.e. Budget line item #2) rather \$542,420 (Budget line item #3), since the latter figure includes estimated income of \$9,000 from laundry machine use. In addition, the square footage of Apartment 15A (formerly 10A) has been changed to 1,711 sq. ft. to conform to the filed floor plans.

3. REVISED FINISHES:

Attached hereto as Exhibit C and made a part hereof are the revised schedules for each of the 2 finish levels available in connection with the purchase of any vacant Residential Unit. The higher finish level is the "Designer" finish, which is included in the Outsider Price set forth in Schedule A of the Plan. The lower finish level is the "Deluxe" finish, which is available at \$45,000 less than the Outsider Price set forth in Schedule A for a one-bedroom Residential Unit and at \$50,000 less than the Outsider Price set forth in Schedule A for a two-bedroom Residential Unit. The foregoing notwithstanding, Sponsor, in its sole discretion, may restrict which finish level or levels are available for any Residential Unit.

4. UNIT OWNER REPAIRS & MAINTENANCE:

A new Section H is hereby added to Article 6 of the Declaration set forth in Part II of the Plan, which shall read as follows:

"Each Unit Owner shall be responsible for all maintenance of and repairs to the plumbing, heating, electrical and mechanical systems that exclusively serve his or her own Unit, which shall be deemed to be part of the Unit whether or not located within such Unit, and each such Unit Owner shall have an easement to undertake any such maintenance and/or repairs in accordance with the By-Laws."

5. SPECIAL RISK:

Special Risk No. 7 is hereby deleted in its entirety. As set forth in the Section of the Plan entitled "Procedure to Purchase", Tenant-Purchasers and Non-Tenant

Purchasers shall be afforded not fewer than three (3) business days to review the Plan and all filed amendments prior to executing a Purchase Agreement unless fewer than three (3) business days remain in the statutory time period to declare the Plan effective.

6. **PURCHASE AGREEMENT:**

Section 42 of the form of Purchase Agreement set forth in Part II of the Plan is hereby amended by adding the following new provision at the end thereof:

“(d) Unless otherwise expressly set forth in the Plan or this Agreement, the Unit and the fixtures and personal property contained therein, if any, are being sold and delivered “AS-IS” at the time of transfer of title to the Unit.”

The following new Section 45 is hereby added to the form of Purchase Agreement set forth in Part II of the Plan:

“45. **The Limited Warranty.** Purchaser acknowledges that a written copy of the terms of the Limited Warranty annexed to this Purchase Agreement has been provided for the Purchaser's examination prior to the time of the Purchaser's execution of this Purchase Agreement. It is further understood and agreed that

**THE SPONSOR MAKES NO WARRANTIES, EXPRESS OR IMPLIED, WHETHER OR NOT MANDATED BY LAW, RULE, REGULATION OR COURT DECISION, IN CONNECTION WITH THIS PURCHASE AGREEMENT OR THE UNIT, AND ALL SUCH WARRANTIES ARE EXCLUDED, EXCEPT AS PROVIDED IN THE LIMITED WARRANTY ANNEXED TO THIS PURCHASE AGREEMENT. THE EXPRESS TERMS OF THE ANNEXED LIMITED WARRANTY ARE HEREBY INCORPORATED IN AND MADE A PART OF THIS PURCHASE AGREEMENT; THEY SHALL SURVIVE THE CLOSING OF TITLE; AND THERE ARE NO OTHER WARRANTIES WHICH EXTEND BEYOND THE FACE THEREOF. THE LIMITED WARRANTY REPLACES AND EXCLUDES ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE.**

At Closing, Purchaser may be required to sign and deliver to Sponsor a copy of the said Limited Warranty acknowledging Purchaser's acceptance of title to the Residential Unit subject to the terms and provisions thereof, in which case failure to sign and deliver a copy of the Limited Warranty shall constitute a default under this Agreement. The Limited Warranty, however, shall still apply regardless of whether it is signed at Closing. In addition, if the Residential Unit is being sold in “as is” condition, it shall not be afforded coverage under the Limited Warranty and, in such case, only the limited coverage afforded to the Common Elements of the Building shall apply.”

7. FIRST CLOSING:

The Section of the Plan entitled "Procedure to Purchase" is hereby revised to provide that Sponsor now expects the First Closing to take place in March 2007.

8. PLAN AS AMENDED BY THIS THIRD AMENDMENT IS INCORPORATED BY REFERENCE:

The Plan, as modified and supplemented hereby, is incorporated by reference with the same effect as if set forth in this Amendment at length. Accordingly, all provisions, schedules and exhibits previously contained in the Plan and all prior Amendments thereto shall be deemed amended to reflect the provisions contained herein.

9. DEFINITION OF TERMS:

All of the terms used in this Third Amendment not otherwise defined herein shall have the same meaning ascribed to them in the Plan.

10. NO OTHER MATERIAL CHANGES:

There have been no material changes in the Plan except as set forth in this Third Amendment to the Plan.

Dated: Valhalla, New York  
January 29, 2007

SPONSOR:

GDC GREYSTONE, LLC

## SCHEDULE A

**SCHEDULE 'A'**

| Floor (1) | New Floor # | Unit Type (3a) | Vacant Units (1b) | Rooming Basis (3c) | Estimated Square Feet in Home (3a) | Estimated Square Feet in Home (3b) | Estimated Square Feet in Home (3c) | Percentage for Building Common Interest (4) | Percentage for Residual Operating Budget (4b) | Outside Price (5) | Quarter Price for One Parking Space (5a) | Price (6) | Seller Price (for one Parking Space) (6a) | Estimated Monthly Mortgage Payment (7a) | Estimated Annual Maintenance (7b) | Estimated Monthly Real Estate Taxes (8a) | Estimated Annual Real Estate Taxes (8b) | Combined Annual Maintenance and Real Estate Taxes (9a) | Annual STAR Exemption (9b) | Combined Annual Maintenance and Real Estate Taxes (9c) | Annual STAR Exemption (9d) |
|-----------|-------------|----------------|-------------------|--------------------|------------------------------------|------------------------------------|------------------------------------|---------------------------------------------|-----------------------------------------------|-------------------|------------------------------------------|-----------|-------------------------------------------|-----------------------------------------|-----------------------------------|------------------------------------------|-----------------------------------------|--------------------------------------------------------|----------------------------|--------------------------------------------------------|----------------------------|
| Prom      | 4           | A              | y                 | 3.5/1/1            | 938                                | 602                                | 1,540                              | 1.648%                                      | 1.7112%                                       | \$511.50          | \$15,000                                 | \$332,475 | \$0                                       | \$734                                   | \$8,810                           | \$183                                    | \$2,191                                 | \$917                                                  | \$11,001                   | \$1,162                                                | \$9,839                    |
| Prom      | 4           | B              | y                 | 3.5/1/1            | 777                                | 299                                | 1,076                              | 1.1518%                                     | 1.1958%                                       | \$423.50          | \$15,000                                 | \$275,275 | \$0                                       | \$513                                   | \$6,156                           | \$115                                    | \$1,377                                 | \$628                                                  | \$7,532                    | \$1,162                                                | \$6,370                    |
| Prom      | 4           | C              | y                 | 3.5/1/1            | 777                                | 299                                | 1,076                              | 1.1518%                                     | 1.1958%                                       | \$423.50          | \$15,000                                 | \$275,275 | \$0                                       | \$513                                   | \$6,156                           | \$115                                    | \$1,377                                 | \$628                                                  | \$7,532                    | \$1,162                                                | \$6,370                    |
| Prom      | 4           | D              | y                 | 3.5/1/1            | 938                                | 602                                | 1,540                              | 1.648%                                      | 1.7112%                                       | \$511.50          | \$15,000                                 | \$332,475 | \$0                                       | \$734                                   | \$8,810                           | \$183                                    | \$2,191                                 | \$917                                                  | \$11,001                   | \$1,162                                                | \$9,839                    |
| Prom      | 4           | D              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$689                                   | \$6,266                           | \$183                                    | \$2,314                                 | \$882                                                  | \$10,581                   | \$1,162                                                | \$9,419                    |
| 1         | 5           | A              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 1         | 5           | B              | y                 | 2.5/0/1            | 673                                | 0                                  | 673                                | 0.7204%                                     | 0.7478%                                       | \$324,500         | \$15,000                                 | \$210,925 | \$0                                       | \$321                                   | \$3,950                           | \$73                                     | \$876                                   | \$394                                                  | \$4,726                    | \$1,162                                                | \$3,564                    |
| 1         | 5           | C              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 1         | 5           | D              | y                 | 2.5/0/1            | 673                                | 0                                  | 673                                | 0.7204%                                     | 0.7478%                                       | \$324,500         | \$15,000                                 | \$210,925 | \$0                                       | \$321                                   | \$3,950                           | \$73                                     | \$876                                   | \$394                                                  | \$4,726                    | \$1,162                                                | \$3,564                    |
| 1         | 5           | E              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 2         | 6           | A              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 2         | 6           | B              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 2         | 6           | C              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 2         | 6           | D              | y                 | 3.5/1/1            | 837                                | 183                                | 1,020                              | 1.0919%                                     | 1.1334%                                       | \$487,500         | \$15,000                                 | \$260,975 | \$0                                       | \$486                                   | \$5,835                           | \$99                                     | \$1,190                                 | \$595                                                  | \$7,025                    | \$1,162                                                | \$5,863                    |
| 2         | 6           | E              | y                 | 3.5/1/1            | 837                                | 183                                | 1,020                              | 1.0919%                                     | 1.1334%                                       | \$487,500         | \$15,000                                 | \$260,975 | \$0                                       | \$486                                   | \$5,835                           | \$99                                     | \$1,190                                 | \$595                                                  | \$7,025                    | \$1,162                                                | \$5,863                    |
| 2         | 6           | F              | y                 | 3.5/1/1            | 769                                | 166                                | 935                                | 1.0035%                                     | 1.0479%                                       | \$401,500         | \$15,000                                 | \$260,975 | \$0                                       | \$460                                   | \$5,395                           | \$99                                     | \$1,190                                 | \$549                                                  | \$6,945                    | \$1,162                                                | \$5,778                    |
| 2         | 6           | G              | y                 | 3.5/1/1            | 769                                | 166                                | 935                                | 1.0035%                                     | 1.0479%                                       | \$401,500         | \$15,000                                 | \$260,975 | \$0                                       | \$460                                   | \$5,395                           | \$99                                     | \$1,190                                 | \$549                                                  | \$6,945                    | \$1,162                                                | \$5,778                    |
| 2         | 6           | H              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 3         | 7           | A              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 3         | 7           | B              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 3         | 7           | C              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 3         | 7           | D              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 3         | 7           | E              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 4         | 8           | A              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 4         | 8           | B              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 4         | 8           | C              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 4         | 8           | D              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 4         | 8           | E              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 4         | 8           | F              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 4         | 8           | G              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 4         | 8           | H              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 5         | 9           | A              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 5         | 9           | B              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 5         | 9           | C              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 5         | 9           | D              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 5         | 9           | E              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
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| 5         | 9           | G              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 6         | 10          | A              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 6         | 10          | B              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 6         | 10          | C              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 6         | 10          | D              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 6         | 10          | E              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 6         | 10          | F              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 6         | 10          | G              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 7         | 11          | A              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 7         | 11          | B              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 7         | 11          | C              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 7         | 11          | D              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 7         | 11          | E              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 7         | 11          | F              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 7         | 11          | G              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 8         | 12          | A              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 8         | 12          | B              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 8         | 12          | C              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 8         | 12          | D              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 8         | 12          | E              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 8         | 12          | F              | y                 | 3.5/1/1            | 789                                | 166                                | 955                                | 1.0223%                                     | 1.0612%                                       | \$385,000         | \$15,000                                 | \$250,250 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |
| 8         | 12          | G              | y                 | 4.5/2/2            | 1,304                              | 141                                | 1,445                              | 1.5468%                                     | 1.6057%                                       | \$618,000         | \$15,000                                 | \$400,400 | \$0                                       | \$455                                   | \$5,463                           | \$115                                    | \$1,377                                 | \$570                                                  | \$6,840                    | \$1,162                                                | \$5,678                    |

**SCHEDULE 'A'**  
**The Tower at Greystone**  
**Sales Prices and Estimated Monthly Charges for the First Year of Operation**

| Floor (1) | Unit Type (13) | Vacant Units (1b) | Rooms/Bedrooms/Baths (2) | Estimated Square Feet In Home (3a) | Estimated Square Feet Terrace (3b) | Total Estimated Square Feet (3c) | Percentage for Building Common Interest (4) | Percentage for Residential Operating Budget (4a) | Outside Price (5) | Outside Price for One Parking Space (5a) | Inside Price for One Parking Space (6a) | Estimated Monthly Maintenance (7a) | Estimated Monthly Real Estate Taxes (7b) | Estimated Monthly Real Estate Taxes (7b) | Combined Monthly Maintenance and Real Estate Taxes (7a) + (7b) | Combined Annual Real Estate Taxes (7a) + (7b) (9a) | Annual STAR Exemption (9b) | Combined Annual Maintenance and Real Estate Taxes Less STAR Exemption (9c) |
|-----------|----------------|-------------------|--------------------------|------------------------------------|------------------------------------|----------------------------------|---------------------------------------------|--------------------------------------------------|-------------------|------------------------------------------|-----------------------------------------|------------------------------------|------------------------------------------|------------------------------------------|----------------------------------------------------------------|----------------------------------------------------|----------------------------|----------------------------------------------------------------------------|
| 9         | 14             | A                 | 6/2/2                    | 1,711                              | 436                                | 2,147                            | 2.2983%                                     | 2.3857%                                          | \$1,130,000       | \$15,000                                 | \$734,500                               | \$1,024                            | \$282                                    | \$3,379                                  | \$1,305                                                        | \$15,662                                           | \$1,162                    | \$14,500                                                                   |
| 9         | 14             | B                 | 3.5/1/1.5                | 1,008                              | 224                                | 1,230                            | 1.3167%                                     | 1.3668%                                          | \$687,500         | \$15,000                                 | \$446,875                               | \$586                              | \$162                                    | \$1,940                                  | \$748                                                          | \$8,976                                            | \$1,162                    | \$7,814                                                                    |
| 9         | 14             | C                 | 3.5/1/1.5                | 1,006                              | 224                                | 1,230                            | 1.3167%                                     | 1.3668%                                          | \$687,500         | \$15,000                                 | \$446,875                               | \$586                              | \$162                                    | \$1,940                                  | \$748                                                          | \$8,976                                            | \$1,162                    | \$7,814                                                                    |
| 9         | 14             | D                 | 6/2/2                    | 1,711                              | 436                                | 2,147                            | 2.2983%                                     | 2.3857%                                          | \$1,130,000       | \$15,000                                 | \$734,500                               | \$1,024                            | \$282                                    | \$3,379                                  | \$1,305                                                        | \$15,662                                           | \$1,162                    | \$14,500                                                                   |
| 10        | 15             | A                 | 6/2/2                    | 1,711                              | 262                                | 1,973                            | 2.1121%                                     | 2.1924%                                          | \$1,100,000       | \$15,000                                 | \$715,000                               | \$941                              | \$240                                    | \$2,879                                  | \$1,180                                                        | \$13,473                                           | \$1,162                    | \$12,311                                                                   |
| 10        | 15             | B                 | 4.5/2/2.5                | 1,604                              | 259                                | 1,863                            | 1.9943%                                     | 2.0702%                                          | \$1,100,000       | \$15,000                                 | \$747,500                               | \$941                              | \$240                                    | \$2,879                                  | \$1,180                                                        | \$14,166                                           | \$1,162                    | \$13,004                                                                   |
| 10        | 15             | C                 | 6/2/2                    | 1,711                              | 262                                | 1,973                            | 2.1121%                                     | 2.1924%                                          | \$1,200,000       | \$15,000                                 | \$780,000                               | \$1,088                            | \$323                                    | \$3,878                                  | \$1,412                                                        | \$16,939                                           | \$1,162                    | \$15,777                                                                   |
| 11        | 16             | A                 | 4.5/2/2                  | 1,638                              | 645                                | 2,283                            | 2.4439%                                     | 2.5369%                                          | \$1,200,000       | \$15,000                                 | \$780,000                               | \$1,088                            | \$323                                    | \$3,878                                  | \$1,412                                                        | \$16,939                                           | \$1,162                    | \$15,777                                                                   |
| 11        | 16             | B                 | 4.5/2/2                  | 1,638                              | 645                                | 2,283                            | 2.4439%                                     | 2.5369%                                          | \$1,200,000       | \$15,000                                 | \$780,000                               | \$1,088                            | \$323                                    | \$3,878                                  | \$1,412                                                        | \$16,939                                           | \$1,162                    | \$15,777                                                                   |
| Lobby     |                |                   | n/a                      | 71,907                             | 0                                  | 3,279                            | 3.5101%                                     | 0.0000%                                          | n/a               | \$0                                      | n/a                                     | \$1,475                            | \$0                                      | \$0                                      | \$1,475                                                        | \$17,694                                           | \$1,162                    | \$16,532                                                                   |
| 65        |                | 19                |                          |                                    | 13,563                             | 85,460                           | 91.4633%                                    | 91.3193%                                         | \$39,742,900      | \$975,000                                | \$26,832,865                            | \$40,652                           | \$10,328                                 | \$123,942                                | \$50,981                                                       | \$611,772                                          | \$76,692                   | \$535,081                                                                  |

**SCHEDULE 'A'**  
**The Tower at Greystone**  
**Sales Prices and Estimated Monthly Charges for the First Year of Operation**

| Floor (1) | New Floor # | Unit Type (1a) | Vacant Units (1b) | Rooms/Bedrooms/Baths (2) | Estimated Square Feet In Home (3a) | Estimated Square Feet Terrace (3b) | Total Estimated Square Feet (3c) | Percentage of Building Common Interest (4) | Percentage of Residential Operating Budget (4a) | Outside Price (\$/Sq. Ft.) (5) | Outside Price for One Parking Space (5a) | Insider Price (6) | Insider Price for One Parking Space (6a) | Estimated Monthly Maintenance (7a) | Estimated Annual Maintenance (7b) | Estimated Monthly Real Estate Taxes (8a) | Estimated Annual Real Estate Taxes (8b) | Combined Monthly Maintenance and Real Estate Taxes (8b) | Combined Annual Maintenance and Real Estate Taxes (8b) | STAR Annual Tax Exemption (9a) | Combined Annual Maintenance and Real Estate Taxes (8b) less STAR Exemption (9b) |
|-----------|-------------|----------------|-------------------|--------------------------|------------------------------------|------------------------------------|----------------------------------|--------------------------------------------|-------------------------------------------------|--------------------------------|------------------------------------------|-------------------|------------------------------------------|------------------------------------|-----------------------------------|------------------------------------------|-----------------------------------------|---------------------------------------------------------|--------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------|
| Garage    | 301         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 302         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 303         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 304         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 305         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 306         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 307         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 308         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 309         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 310         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 311         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 312         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 313         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 314         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 315         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 316         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 317         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 318         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 319         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 320         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 321         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 322         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 323         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 324         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 325         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 326         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 327         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 328         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 329         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 330         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 331         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 332         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 333         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 334         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 335         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 336         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 337         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 338         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 339         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 340         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 341         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 342         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 343         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 344         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 345         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 346         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 347         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 348         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 349         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 350         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 351         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 352         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 353         | Garage         | 1 space           | 1 space                  | 153                                | n/a                                | 153                              | 0.1638%                                    | 0.1700%                                         | n/a                            | \$25,000                                 | n/a               | \$20,000                                 | \$73                               | \$875                             | \$26                                     | \$313                                   | \$99                                                    | \$1,188                                                |                                | \$1,188                                                                         |
| Garage    | 52          |                |                   |                          | 7,956                              |                                    | 7,956                            | 8.5167%                                    | 8.9407%                                         | n/a                            | \$950,000                                | n/a               | \$760,000                                | \$3,793                            | \$45,514                          | \$1,356                                  | \$16,276                                | \$5,149                                                 | \$61,790                                               |                                | \$61,790                                                                        |
|           |             |                |                   |                          | 93,416                             |                                    | 93,416                           | 100%                                       | 100%                                            | \$1,925,000                    |                                          |                   |                                          |                                    | \$533,344                         |                                          |                                         |                                                         |                                                        |                                |                                                                                 |

axes have been updated for 2006 tax year.  
Footnote 9(d): The STAR exemption is limited in the case of Units 1C and 1D (now 5C and 5D) to the amount of real estate taxes paid.

EXHIBIT B

LIMITED WARRANTY

NAME OF PURCHASER(S): \_\_\_\_\_

ADDRESS OF PURCHASER(S): \_\_\_\_\_

RESIDENTIAL UNIT: Residential Unit No. \_\_\_\_\_, in the Riverwatch  
Condominium located at 1020 Warburton Avenue, Greystone-On-Hudson, Yonkers, New  
York 10701

NAME OF SPONSOR:  
ADDRESS OF SPONSOR:

GDC GREYSTONE, LLC  
100 Summit Lake Drive  
Valhalla, New York 10532

WARRANTY DATE: \_\_\_\_\_<sup>1</sup>

THE ABOVE RESIDENTIAL UNIT IS SOLD "AS IS". NO COVERAGE IS  
AFFORDED TO SUCH RESIDENTIAL UNIT UNDER THIS LIMITED  
WARRANTY. THIS LIMITED WARRANTY APPLIES ONLY TO THE  
EXTENT OF THE COVERAGE AFFORDED TO THE COMMON ELEMENTS  
OF THE BUILDING.<sup>2</sup>

This Limited Warranty excludes all consequential and incidental damages except as  
required by New York State Law.

The undersigned Purchaser(s) each acknowledge receipt on the above WARRANTY  
DATE of a complete copy of this Limited Warranty and that he/she has read and  
understands the same and agrees that he/she is accepting title to the above  
referenced Residential Unit subject to the terms hereof.

PURCHASER:

\_\_\_\_\_  
\_\_\_\_\_  
(Print Name)

PURCHASER:

\_\_\_\_\_  
\_\_\_\_\_  
(Print Name)

<sup>1</sup> Delete if inapplicable

<sup>2</sup> Delete if inapplicable

## LIMITED WARRANTY

Each Purchaser named on page 1 hereof (hereinafter referred to collectively as "Purchaser") acknowledges that the sale of the Residential Unit set forth on page 1 hereof (the "Residential Unit") is and shall be subject to the terms of this Limited Warranty as set forth hereinbelow, and Purchaser further acknowledges that Purchaser has reviewed and understands the terms and provisions of this Limited Warranty.

All capitalized terms set forth in this Limited Warranty that are not otherwise defined shall have the same meaning ascribed to those terms in the Declaration of Condominium for Riverwatch Condominium, which Declaration is set forth in the Offering Plan for the Riverwatch Condominium and is to be recorded in the Westchester County Clerk's Office on or before the closing of title to the first Unit in the Building.

In view of the fact the Riverwatch Condominium consists of a building containing more than five (5) stories, the Housing Merchant Implied Warranty contained in Article 36-b of the NYS General Business Law is not applicable. Notwithstanding said fact, the Sponsor named on page 1 hereof (the "Sponsor") will correct any latent defect that constitutes defective workmanship performed, or defective materials provided, by Sponsor or defective installation of goods incidental to or included in the sale of the Residential Unit (e.g. stove, refrigerator, microwave oven, HVAC, dishwasher) which are installed by Sponsor, provided that Sponsor is notified of such defect in writing by completing the attached Notice of Warranty Claim Form and forwarding such request to Sponsor by certified mail within one (1) year from the date of Closing of Title to the Residential Unit (the "Warranty Period") in which the alleged defect exists (the "Limited Warranty"). Time is of the essence with respect to providing Sponsor with written notice of any defect within the Warranty Period.

WRITTEN NOTICE OF ANY WARRANTY CLAIM MUST BE MADE ON THE ATTACHED NOTICE OF WARRANTY CLAIM FORM AND MUST BE RECEIVED BY SPONSOR PRIOR TO EXPIRATION OF THE WARRANTY PERIOD. IF THIS NOTICE OF WARRANTY CLAIM FORM IS NOT PROPERLY COMPLETED AND RECEIVED BY SPONSOR BY THAT DEADLINE, SPONSOR WILL HAVE NO DUTY TO RESPOND TO ANY COMPLAINT OR DEMAND, AND ANY OR ALL CLAIMS MAY BE REJECTED. NOTICE OF ANY WARRANTY CLAIM IN THE MANNER PRESCRIBED ABOVE IS NECESSARY TO PROTECT RIGHTS TO WARRANTY PERFORMANCE UNDER THIS LIMITED WARRANTY.

If a defect occurs in an item that is covered by this Limited Warranty, Sponsor will repair, replace or pay the Purchaser, the reasonable cost of repairing or replacing the defective item(s) within a reasonable time after Sponsor's inspection or testing discloses the defective item. The choice among repair, replacement or payment is solely that of Sponsor. In addition, Sponsor, in its sole and absolute discretion, shall select the method of correcting any defect.

In the event Sponsor repairs, replaces or pays Purchaser, the reasonable cost of repairing or replacing any defect covered by this Limited Warranty, which defect is covered by insurance or other warranties, Purchaser must, upon request by Sponsor, assign the proceeds of such insurance or warranties to Sponsor to the extent of the cost to Sponsor of such repair, replacement or payment.

Defects in appliances, fixtures, equipment and other personal property, whether or not part of the plumbing, electrical, heating, cooling and ventilation systems are excluded from coverage. The terms "appliances", "fixtures", "equipment" and personal property (including their fittings, attachments, controls and appurtenances) shall include without limitation: furnaces, boilers, oil tanks, humidifiers, air purifiers, air handling equipment, ventilating fans, air conditioning equipment, water heaters, pumps, stoves, microwave ovens, refrigerators, garbage disposals, compactors, dishwashers, automatic door openers, washers and dryers, bathtubs, sinks, toilets, faucets and fittings, lighting fixtures and circuit breakers. The warranty coverage for appliances, fixtures, equipment and personal property shall be limited to whatever manufacturers' warranties are given by the respective manufacturers of the same, which manufacturers' warranties, to the extent assignable, shall be assigned to the Purchaser at the closing of title in the case of the Residential Unit and to the Board of Managers upon completion thereof in the case of the Common Elements. The manufacturers' warranties, however, may be voided by Purchaser's or the Condominium Board's negligence or improper maintenance or service. Sponsor will not be responsible for correcting or repairing any defects with respect to which assignable warranties or other undertakings, however denoted, from manufacturers, contractors, materialmen or others are assigned to the Purchaser or to the Board of Managers.

**THE FOLLOWING ARE EXCLUDED FROM COVERAGE UNDER THIS LIMITED WARRANTY:**

- (a) Loss or damage caused by workmanship performed, or material supplied, by any person other than (i) Sponsor, (ii) an agent of Sponsor, or (iii) a subcontractor of Sponsor;
- (b) Patent defects, other than those set forth on an Inspection Statement signed by Sponsor, and defects that an examination of the Residential Unit prior to Closing or occupancy of the Residential Unit ought to have revealed;
- (c) Any damage to the extent that it is caused or made worse by:
  - (1) negligence, improper maintenance, or improper use or operation by anyone other than Sponsor or its employees, agents, or subcontractors; or
  - (2) failure by the Purchaser or anyone other than Sponsor or its employees, agents or subcontractors, to comply with the warranty requirements of manufacturers or suppliers of appliances, fixtures, equipment or other items; or

- (3) failure of the Purchaser to give notice to Sponsor of any defects or damage within a reasonable time; or
  - (4) changes, alterations or additions made to the Residential Unit by anyone after Closing, except those changes, alterations, or additions made by Sponsor or its agents or subcontractors; or
  - (5) dampness or condensation due to failure of the Purchaser or occupant to maintain adequate ventilation and/or dehumidification.
- (d) Loss or damage caused by seepage of water unless such loss or damage is the direct result of a defect covered by this Limited Warranty;
  - (e) Any damage that the Residential Unit Owner has not taken timely action to minimize;
  - (f) Normal wear and tear and normal deterioration;
  - (g) Bodily injury or damage to personal property;
  - (h) Costs of shelter, transportation, food, moving, storage or other incidental expenses related to any relocation during repair;
  - (i) Consequential or incidental damages;
  - (v) Any claim not submitted prior to expiration of the Warranty Period; and
  - (w) Nail pops and ridging on sheetrock walls; windows sticking; doors sticking due to weather or normal lumber shrinkage or drying; door warpage less than  $\frac{1}{4}$ "; adjustment of bi-fold doors; tile grouting; slight separation between base and floor; normal settlement, deflection and movement; normal HVAC and plumbing noises, including but not limited to noise from water draining down through the Building's vertical waste stacks, usual lumber shrinkage or drying; usual settlement cracks on concrete foundations; patios, sidewalks, sheetrock, gypsum board and other flat work; leakage from "ice dams" forming on roofs; scuffing, minor chips, scratches or nicks to laminate, vitreous china; natural stone, wood, stainless steel or porcelain surfaces; shading variations and other imperfections in paint or stain finishes; walls not square; electrical plates not straight; concrete cracks which do not reduce the structural integrity of the Building; deviations in the level of ceilings, and imperfections in ceiling finishes; deviations in the level of a floor or failure of finished floors and walls to be straight or on plane or at less than 90° from each other; alignment of bathroom finishes and variation in grouting thickness; normal floor noises and creaking; carpet or floor discoloring or stretching; imperfections or variations in width, length, thickness, finish or color range of wood floor strips or other flooring or floor finishes, along with normal shrinkage or expansion of wood flooring due to changes in

moisture content of wood; ponding and/or controlled drainage on the roof surface; cracks in pressure-treated lumber used or intended for use outside the Building; cracks or discoloration in concrete and/or paving; runs, lumps, shags or imperfections in weave in carpeted surfaces; color variation in tiles or mortar, removal of mold from the Building or any Unit; and normal water penetration in frameless shower doors.

After the closing of title to the Residential Unit, Sponsor will not be responsible for paint touch-ups, repair of dented appliances, repair of chips, scratches, mars, breaks, tears or other blemishes in windows, sliding glass doors, screens, electric fixtures, interior painted surfaces, sinks, tubs, basins, kitchen cabinets, tile floors, saddles, resilient flooring, wood flooring, carpeting, kitchen appliances, woodwork and doors except as otherwise noted on the Inspection Statement.

**PURCHASER SHOULD NOTE THAT:**

- A. No steps taken by Sponsor, any of Sponsor's agents, representatives or contractors, the Purchaser or any other person to inspect, test or correct any defect shall act to extend the Warranty Period;
- B. Sponsor's response to any complaint or request, will not impair, prejudice or otherwise affect any rights of Sponsor;
- C. This Limited Warranty is extended only to the Purchaser in connection with such Purchaser's purchase of the Residential Unit from Sponsor, and does not extend to any subsequent purchaser, tenant, mortgage lender or other persons who takes possession of the Residential Unit;
- D. In response to a Notice of Warranty Claim Form, or any other complaint or request of Purchaser, Sponsor and Sponsor's agents will have the right to inspect and test the portion of the Residential Unit to which the claim, complaint or request relates. Purchaser and the occupants of the Residential Unit must provide reasonable access to Sponsor and Sponsor's agents during normal business hours to complete inspection, testing and repair or replacement.
- E. When Sponsor finishes repairing or replacing any defective item, Purchaser shall sign the original Notice of Warranty Claim Form submitted as evidence that the repair or replacement has been properly completed. When Sponsor pays the reasonable cost of repairing or replacing the defect, a full release of all legal obligations with respect to the defect must be signed by Purchaser and delivered to Sponsor;
- F. No suit, action or proceeding against Sponsor under this Limited Warranty may be commenced in any Court or forum after one (1) year from the date of expiration of the Warranty Period; and

- G. In the event that Sponsor is successful in defending any suit, action or proceeding commenced by the Purchaser against Sponsor, the Purchaser then will be responsible for reimbursing Sponsor for all costs and expenses incurred in connection therewith, including, without limitation, all reasonable attorneys' fees, expert fees and legal costs, at trial and all appellate levels. Under no circumstances whatsoever shall Sponsor be responsible for reimbursing the Purchaser for any costs or expenses, including, without limitation, any attorneys' fees, expert fees or legal costs, incurred in connection with any of the foregoing or any other matter concerning this Limited Warranty.

The Limited Warranty shall also cover any defect in the Common Elements that constitutes defective workmanship performed, or defective materials provided, by Sponsor or defective installation of any mechanical equipment therein that is installed by Sponsor, provided that Sponsor is notified of such defect by the Board of Managers in writing by certified mail within the Warranty Period. The Warranty Period for any defect in the Common Elements covered hereunder shall be one (1) year from the later of (i) the date of closing of title to the first Residential Unit or (ii) the date of substantial completion of the Common Element in which the defect exists. **ONLY THE BOARD OF MANAGERS MAY MAKE A CLAIM REGARDING A DEFECT IN THE COMMON ELEMENTS THAT IS COVERED UNDER THIS LIMITED WARRANTY.**

In no event will Sponsor be liable for consequential damages, whether based on negligence, breach of contract, warranty or otherwise, it being intended that Sponsor's sole obligations under the Plan will be to repair or, at Sponsor's option, replace (or cause to be repaired or replaced) any defective item of construction (whether arising as a result of defects in material or improper workmanship or installation substantially at variance with the plans and specifications), subject to the terms and conditions, and within the time limits set forth in this Limited Warranty. The quality of construction shall be comparable to local standards customary in the particular trade and in accordance with the plans and specifications set forth in the Plan or filed with the City of Yonkers.

Sponsor will not be obligated to correct and will not be liable to Purchaser as a result of (i) any insubstantial variations from the plans, specifications and/or description set forth in the Plan for any work to be performed, or materials or equipment to be provided by Sponsor in or to the Building or the Residential Unit, or (ii) any variations from the plans, specifications and/or description set forth in the Plan for any work to be performed, or materials or equipment to be provided by Sponsor in or to the Building or the Residential Unit that are neither in violation of applicable building codes, nor require the approval of any governmental authority having jurisdiction, provided such variations are of substantially similar or better quality than as set forth in the Plan. Any such variation affecting the Property that is material will be disclosed in a duly filed amendment to the Plan.

**ANYTHING CONTAINED HEREIN TO THE CONTRARY NOTWITHSTANDING, THE COVERAGES AND OTHER PROVISIONS UNDER THIS LIMITED WARRANTY SHALL APPLY ONLY TO THOSE**

ITEMS OF LABOR AND MATERIALS ACTUALLY PERFORMED OR SUPPLIED BY SPONSOR OR ITS AGENTS OR SUBCONTRACTORS IN THE RENOVATION OF THE BUILDING OR THE RESIDENTIAL UNIT. ANY AND ALL ITEMS THAT HAVE NOT BEEN SUPPLIED OR PERFORMED BY SPONSOR RELATIVE TO THE BUILDING OR THE RESIDENTIAL UNIT, ARE EXCLUDED FROM COVERAGE UNDER THIS LIMITED WARRANTY. ACCORDINGLY, BUT WITHOUT LIMITATION, ANY RESIDENTIAL UNIT THAT IS SOLD "AS IS" SHALL NOT BE AFFORDED ANY COVERAGE UNDER THIS LIMITED WARRANTY.

Should any provision of this Limited Warranty be deemed unenforceable by a Court of competent jurisdiction, the determination will not affect the enforceability of the remaining provisions.

SPONSOR MAKES NO WARRANTIES, EXPRESS OR IMPLIED, WHETHER OR NOT MANDATED BY LAW, RULE, REGULATION OR COURT DECISION, IN CONNECTION WITH THE RESIDENTIAL UNIT OR ANY COMMON ELEMENTS, AND ALL SUCH WARRANTIES ARE EXCLUDED, EXCEPT AS PROVIDED IN THIS LIMITED WARRANTY. THE TERMS OF THIS LIMITED WARRANTY SHALL SURVIVE THE CLOSING OF TITLE; AND THERE ARE NO OTHER WARRANTIES THAT EXTEND BEYOND THE FACE HEREOF. THIS LIMITED WARRANTY REPLACES AND EXCLUDES ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE.

## NOTICE OF WARRANTY CLAIM FORM

Dear Home Owner:

To ask the Sponsor to address a concern in your Residential Unit that you think is covered by the Sponsor's Limited Warranty, you must complete this form and deliver it to the Sponsor. This is necessary to protect your rights to warranty performance under the Limited Warranty. Even if you believe that the Sponsor is aware of the problem, fill out this form and deliver it to Sponsor. All requests for service must be submitted in writing on this form. Service Request forms can be obtained from the Sponsor's Construction or Service Department.

Some of the information you will need to fill out this form will be on page 1 of the Limited Warranty. However, if you do not know the answers to any questions, write "Don't Know". Please do not leave any item blank.

Homeowners Name: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Service Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ (Home) \_\_\_\_\_ (Work)

Best Time To Be Contacted: \_\_\_\_\_ Best Time To Schedule Service: \_\_\_\_\_

Closing Date of Home: \_\_\_\_\_ Received By: \_\_\_\_\_

Describe the defect(s) that you think are covered by the Limited Warranty. Be sure to include when each defect first occurred or when you first noticed it. Use additional sheets, as necessary, to fully describe the problem.

|    | Description | First Occurred/Notice | Builder's Remarks Only |
|----|-------------|-----------------------|------------------------|
| 1. |             |                       |                        |
| 2. |             |                       |                        |
| 3. |             |                       |                        |
| 4. |             |                       |                        |

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(date)

REPAIR OR REPLACEMENT OF ABOVE DEFECT(S) PROPERLY  
COMPLETED:

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(date)

# EXHIBIT C

## Finish Schedules

Finish Levels for Riverwatch Condominium  
1020 Warburton Avenue  
Yonkers, NY 10701

| ITEM                              |                                                                                                                                                             | DESIGNER SERIES                                                           |                                        |                                 |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------|---------------------------------|
| HVAC Replacement                  | EXACT FIT                                                                                                                                                   | AC UNIT 112 000BTU                                                        | MODEL 8R213HYP-W19                     |                                 |
| Kitchen                           |                                                                                                                                                             |                                                                           |                                        |                                 |
| KITCHEN CABINETRY                 | MEDALLION - DESIGNER GOLD - POTTER'S MILL CHERRY WHEAT<br>30" WALL CABINETS - SOLID STOCK AND COMB CROWN TO CEILING<br>OLIVE LIGHT RAIL UNDER WALL CABINETS |                                                                           |                                        |                                 |
| KITCHEN CABINET HARDWARE          | AMEROCK                                                                                                                                                     | A1901D SS 13 1/8"                                                         | 3 1/2" PULL                            | STAINLESS STEEL                 |
| KITCHEN COUNTERTOP                | 3CM GRANITE                                                                                                                                                 | BLACK GALAXY                                                              | EASED EDGE                             | NO BACKSPLASH                   |
| COUNTERTOP BACK SPLASH            | DAL TILE                                                                                                                                                    | MOSAIC GLASS                                                              | MARACAS 1"X1" #P888                    | W/LOFLOWER FROSTED MOSAIC BLEND |
| KITCHEN SINK                      | KOHLER                                                                                                                                                      | K-3325                                                                    | SINGLE BOWL                            | UNDERMOUNT                      |
| KITCHEN FAUCET                    | KOHLER                                                                                                                                                      | K-692                                                                     | SINGLE HANDLE                          |                                 |
| Appliances                        |                                                                                                                                                             |                                                                           |                                        |                                 |
|                                   | JENN AIR                                                                                                                                                    | 36" W/ REFRIGERATOR                                                       | JFC2089MES                             | BOTTOM FREEZER                  |
|                                   | JENN AIR                                                                                                                                                    | GAS RANGE                                                                 | JGR87750DS                             | FREE STANDING                   |
|                                   | JENN AIR                                                                                                                                                    | MICROWAVE                                                                 | JMY8208BAS                             | OVER THE RANGE                  |
|                                   | JENN AIR                                                                                                                                                    | DISHWASHER                                                                | JDB2100AWS                             | SLIDE IN                        |
| MASTER BATH OR ONE-BATH           |                                                                                                                                                             |                                                                           |                                        |                                 |
|                                   | DOORS                                                                                                                                                       |                                                                           |                                        |                                 |
| MASTER BATH VANITY CABINETRY      | MERLOT FINISH GRAMMERCY SINK VANITY WITH BLACK GRANITE TOP AND UNDERMOUNT BLACK PORCELAIN SINK AND SATIN NICKEL FINISH FAUCETS                              |                                                                           |                                        |                                 |
| MASTER BATH FLOOR TILE            | DAL TILE - POLISHED BASKETWEAVE MARBLE MOSAIC                                                                                                               |                                                                           |                                        |                                 |
| MASTER BATH WALL TILE             | DAL TILE - CERAMIC RUTENHOUSE SQUARE 3" X 6" 0-133 ALMOND WITH CAP RAIL                                                                                     |                                                                           |                                        |                                 |
| TUB                               | KOHLER                                                                                                                                                      | K12" WHITE CAST IRON                                                      |                                        |                                 |
| TUB DOORS                         | EASCO IMAGE PLUS - SEMI FRAMELESS TWO DOOR SLIDING TUB ENCLOSURE CHROME WITH 3/8" CLEAR GLASS                                                               |                                                                           |                                        |                                 |
| FAUCET                            | INCLUDED ABOVE AS PART OF THE VANITY                                                                                                                        |                                                                           |                                        |                                 |
| TUB FAUCET                        | REVIVAL - RITE TEMP. PRESSURE BALANCE BATH AND SHOWER IN BRUSHED CHROME - K-7-16113-4A                                                                      |                                                                           |                                        |                                 |
| TOILET                            | KOHLER BARRINGTON WHITE K-4327-0 WITH TANK                                                                                                                  |                                                                           |                                        |                                 |
| SECOND BATH                       |                                                                                                                                                             |                                                                           |                                        |                                 |
| VANITY CABINETRY                  | TIMBERLAKE - PORTFOLIO SERIES - YUKON WHITE (2ND BATH ONLY)                                                                                                 |                                                                           |                                        |                                 |
| VANITY COUNTERTOP                 | 2CM MARBLE                                                                                                                                                  | WHITE CARRARA                                                             | EASED EDGE                             | NO BACK SPLASH                  |
| VANITY SINK                       | KOHLER                                                                                                                                                      | K-2211-G CAXTON                                                           | 19 X 15                                | UNDERMOUNT                      |
| VANITY FAUCET                     | KOHLER                                                                                                                                                      | Revival K-16103-4A-G                                                      |                                        |                                 |
| VANITY CABINET HARDWARE           | AMEROCK                                                                                                                                                     | A1901D SS 13 1/8"                                                         | 3 1/2" PULL                            | STAINLESS STEEL                 |
| FLOOR TILE                        | DAL TILE                                                                                                                                                    | CERAMIC 3" X 3" OCTAGON AND DOT 8501 MOSAIC COLOR WHITE MATTE             |                                        |                                 |
| WALL TILE                         | DAL TILE                                                                                                                                                    | CERAMIC SEMI GLOSS 5"X6"-0133 ALMOND WITH CAP RAIL                        |                                        |                                 |
| TUB                               | KOHLER                                                                                                                                                      | 5" WHITE CAST IRON                                                        |                                        |                                 |
| TOILET                            | KOHLER                                                                                                                                                      | BARRINGTON WHITE K-4327-0 WITH TANK                                       |                                        |                                 |
| Flooring                          |                                                                                                                                                             |                                                                           |                                        |                                 |
| HARDWOOD IN KITCHEN/ENTRY/HALL    | BAMBOO FLOORING                                                                                                                                             | CARMALIZED VERTICAL 5/8" X 3 3/4" X 7 1/2"                                |                                        |                                 |
| MASTER BEDROOM CARPET             | SHAW                                                                                                                                                        | DELIGHTFUL MEMORIES STYLE                                                 |                                        |                                 |
| 2ND BEDROOM CARPET                | SHAW                                                                                                                                                        | RELAXING DREAM STYLE                                                      |                                        |                                 |
| Painting                          |                                                                                                                                                             |                                                                           |                                        |                                 |
|                                   | BENJAMIN MOORE COLORS                                                                                                                                       |                                                                           |                                        |                                 |
| Lighting                          |                                                                                                                                                             |                                                                           |                                        |                                 |
| VANITY LIGHT                      | SONNEMAN                                                                                                                                                    | 3267- 30" WIDE FROSTED GLASS AND 12 SATIN NICKEL FINISH                   |                                        |                                 |
| KITCHEN UNDERCABINET LIGHT        | ALKOZ                                                                                                                                                       | ECODIMMING CANDESENT 12V XENON                                            |                                        |                                 |
| KITCHEN CEILING FIXTURES          | PROGRESS LIGHTING                                                                                                                                           | 4 DOWN LIGHTS (P8069 21A) CLEAR ALZAK & 2 PENDANT (P8139-09W) ILLUMA FLUX |                                        |                                 |
| EXTERIOR TERRACE FIXTURE          | DESTINATION LIGHTING                                                                                                                                        | MODEL # 3328 SATIN NICKEL ETCHED OPAL GLASS                               |                                        |                                 |
| HALL SCONCES TO REPLACE EXISTING  | OXYGEN CHAMELEON                                                                                                                                            | # 2-5115-124                                                              |                                        |                                 |
| PORCH - SEMI RECESS LIGHT FIXTURE | THE LIGHTING CENTER                                                                                                                                         | STYLE # PLC22212 CHROME                                                   |                                        |                                 |
| Doors                             |                                                                                                                                                             |                                                                           |                                        |                                 |
|                                   | 1 3/8" SINGLE PANEL SHAKER PAINTED DOOR                                                                                                                     |                                                                           |                                        |                                 |
| Door Hardware                     |                                                                                                                                                             |                                                                           |                                        |                                 |
|                                   | OMNIA                                                                                                                                                       | LEVER HANDLE US320                                                        |                                        |                                 |
| Shelving                          |                                                                                                                                                             |                                                                           |                                        |                                 |
|                                   | INNOVATIVE CLOSET                                                                                                                                           | WHITE MELAMINE                                                            | BEDROOMS, PANTRY, LINEN, ENTRY CLOSETS |                                 |

| DELUXE SERIES    |           |                    |                     |
|------------------|-----------|--------------------|---------------------|
| HVAC Replacement | EXACT FIT | AC UNIT 12,000 BTU | MODEL 4RS213HYP-W19 |

#### Kitchen

|                          |                                                                                                                                                       |                     |              |                |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------|----------------|
| KITCHEN CABINETRY        | TIMBERLAKE - PORTFOLIO SELECT - TAMCO MAPLE SQUARE HONEY<br>30" WALL CABINETS, SOLID STOCK AND CROWN TO CEILING<br>LRS LIGHT RAIL UNDER WALL CABINETS |                     |              |                |
| KITCHEN CABINET HARDWARE | BELL WITH KEELER                                                                                                                                      | SP1572-SN           | 36 MM PULL   | SATIN NICKEL   |
| KITCHEN COUNTERTOP       | CORIAN                                                                                                                                                | GROUP 1 FLINT COLOR |              | 4" BACKSPLASH  |
| KITCHEN SINK             | KOHLER                                                                                                                                                | K-3362-4            | SINGLE BOWL  | DROP-IN        |
| KITCHEN FAUCET           | KOHLER                                                                                                                                                | K-13172-4-CP        |              |                |
| Appliances               | GE Profile                                                                                                                                            | 36" W/ REFRIGERATOR | GSC23KGTRB   | SIDE BY SIDE   |
|                          | GE Profile                                                                                                                                            | GAS RANGE           | JGB90DD9EXBB | FREE STANDING  |
|                          | GE Profile                                                                                                                                            | MICROWAVE           | JVM1870      | OVER THE RANGE |
|                          | GE Profile                                                                                                                                            | DISH WASHER         | P0W6100J     | SLIDE-IN       |

#### MASTER BATH OR ONE-BATH UNIT

|                              |                                                                        |                                                                    |                  |                             |
|------------------------------|------------------------------------------------------------------------|--------------------------------------------------------------------|------------------|-----------------------------|
| MASTER BATH VANITY CABINETRY | TIMBERLAKE - PORTFOLIO SERIES - YUKON WHITE                            |                                                                    |                  |                             |
| VANITY COUNTERTOP            | LAMINATE                                                               | #4837-38 TERRA ROCA                                                | BEVEL EDGE       | SPLASH 3/4" X 4" BEVEL EDGE |
| MASTER BATH FLOOR TILE       | DAL TILE                                                               | 6"X6" MATT ARTIC                                                   | WHITE 0790       |                             |
| MASTER BATH WALL TILE        | DAL TILE                                                               | 6"X6" SEMI GLOSS ARTIC                                             | ARTIC WHITE 0190 | AT TUB ONLY                 |
| MASTER BATH SINK             | KOHLER                                                                 | K-2205-1 FARMINGTON                                                | SINGLE BOWL      | DROP-IN                     |
| VANITY FAUCET                | KOHLER                                                                 | K-1610-4A                                                          | 4" O.C.          |                             |
| TUB                          | KOHLER                                                                 | 51/2" WHITE CAST IRON                                              |                  |                             |
| TUB DOORS                    | EASCO IMAGE PLUS                                                       | FRAMED TWO DOOR SLIDING TUB ENCLOSURE CHROME WITH 3/8" CLEAR GLASS |                  |                             |
| VANITY HARDWARE              | BELL WITH KEELER                                                       | SP1572-SN                                                          | 36 MM PULL       | SATIN NICKEL                |
| TUB FAUCET                   | REVIVAL RITE TEMP. PRESSURE BALANCE BATH AND SHOWER IN POLISHED CHROME | K-7-16113-4A                                                       |                  |                             |
| TOILET                       | KOHLER                                                                 | BARRINGTON WHITE K-4327-0 WITH TANK                                |                  |                             |

#### SECOND BATH

|                         |                                             |                                     |                  |                             |
|-------------------------|---------------------------------------------|-------------------------------------|------------------|-----------------------------|
| VANITY CABINETRY        | TIMBERLAKE - PORTFOLIO SERIES - YUKON WHITE |                                     |                  |                             |
| VANITY COUNTERTOP       | LAMINATE                                    | #4837-38 TERRA ROCA                 | BEVEL EDGE       | SPLASH 3/4" X 4" BEVEL EDGE |
| VANITY SINK             | KOHLER                                      | K-2205-4 FARMINGTON                 | SINGLE BOWL      | DROP-IN                     |
| VANITY FAUCET           | KOHLER                                      | Revival Rite K-7-16113-4A           |                  |                             |
| VANITY CABINET HARDWARE | AMEROCK                                     | A-19016 SS (S 3/8")                 | 1 1/2" PULL      | STAINLESS STEEL             |
| FLOOR TILE              | DAL TILE                                    | 6"X6" MATT ARTIC                    | WHITE 0790       | AT TUB ONLY                 |
| BATH WALL TILE          | DAL TILE                                    | 6"X6" SEMI GLOSS ARTIC              | ARTIC WHITE 0190 |                             |
| TUB                     | KOHLER                                      | 5" WHITE CAST IRON                  |                  |                             |
| TOILET                  | KOHLER                                      | BARRINGTON WHITE K-4327-0 WITH TANK |                  |                             |

#### Flooring

|                                 |                 |                                         |
|---------------------------------|-----------------|-----------------------------------------|
| HARDWOOD IN KITCHEN/ENTRY/LR DR | BAMBOO FLOORING | CARMALIZED VERTICAL 5/8" X 3 3/4" X 75" |
| MASTER BEDROOM CARPET           | SHAW            | DELIGHTFUL MEMORIES STYLE               |
| 2ND BEDROOM CARPET              | SHAW            | ELAXING DREAM STYLE                     |

#### Painting

|  |                       |  |
|--|-----------------------|--|
|  | BENJAMIN MOORE COLORS |  |
|--|-----------------------|--|

#### Lighting

|                                  |                      |                                                        |
|----------------------------------|----------------------|--------------------------------------------------------|
| VANITY LIGHT                     | SONNEMAN             | 3207-39" WIDE FROSTED GLASS AND 13 SATIN NICKEL FINISH |
| KITCHEN UNDERCABINET LIGHT       | NA                   |                                                        |
| KITCHEN CEILING FIXTURES         | PROGRESS LIGHTING    | 6 DOWN LIGHTS (P0660 21A) CLEAR ALZAK                  |
| EXTERIOR TERRACE FIXTURE         | DESTINATION LIGHTING | MODEL # 9390 SATIN NICKEL ETCHED OPAL GLASS            |
| WALL SCONCES TO REPLACE EXISTING | OXYGEN CHAMELEON     | # 2-6115-124                                           |
| FOYER SEMI RECESS LIGHT FIXTURE  | THE LIGHTING CENTER  | STYLE # PLC22212 CHROME                                |

#### Doors

|  |                                         |  |
|--|-----------------------------------------|--|
|  | 1 3/8" SINGLE PANEL SHAKER PAINTED DOOR |  |
|--|-----------------------------------------|--|

#### Door Hardware

|  |         |                         |
|--|---------|-------------------------|
|  | SCHLAGE | LEVER HANDEL JAZZ (JAZ) |
|--|---------|-------------------------|

#### Shelving

|  |                   |                   |                                        |
|--|-------------------|-------------------|----------------------------------------|
|  | INNOVATIVE CLOSET | WIRE - CONTINUOUS | BEDROOMS, PANTRY, LINEN, ENTRY CLOSETS |
|--|-------------------|-------------------|----------------------------------------|