### 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

### 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

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.

#### 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

# THIRD AMENDMENT TO OFFERING PLAN OF RIVERWATCH CONDOMINIUM

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 <u>Exhibit B</u> 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 THE LIMITED WARRANTY BEYOND THE FACE THEREOF. OTHER WARRANTIES, ALL EXCLUDES REPLACES AND LIMITED TO, WARRANTIES INCLUDING, BUT NOT 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 <u>Exhibit C</u> 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. <u>UNIT OWNER REPAIRS & MAINTENANCE</u>:

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 THE LIMITED WARRANTY BEYOND THE FACE THEREOF. OTHER WARRANTIES. ALL **EXCLUDES** AND REPLACES WARRANTIES LIMITED TO, BUT NOT INCLUDING, 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'	The Tower at G:eystone Sales Prices and Estimated Monthly Charges for the First Year of Operation
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Combined Anneal Maintenasion and Real Estate Taxgs Less STAR	CO 830	\$6,370	\$6,370	\$9,839	\$9,419	\$5,678	\$3,850	\$3,850	\$5,678	\$9,419	\$9,483	\$5,678	45,424	\$5,003	\$5.616	59 483	707 63	£5.678	\$9.105	CO 168	65,678	60,40	49,419	C. 678	45,070	\$6.237	EE 422	45,424	59 522	20 419	\$5.678	59 105	\$9.105	\$5,678	\$9,419	\$9,483	\$5,678	\$5,422	\$5,863	\$5,422	\$5,678	\$9,483	\$8,419	\$5,070	60 105	\$5.678	59.419	59.483	\$5,678	\$5,422	\$5,863	\$5,610	\$5,678	\$9,483	
Tar in	(36)	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	31,102	201.162	\$1.162	\$1.162	61 167	61 162	C4 167	100	201,14	31,102	21,162	31,102	201,162	\$1,102	\$1,102	51,102	41,102	51,102	\$1,162	51 152	\$1.162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	21,162	\$1,102	\$1,162	\$1.162	\$1.162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	
Combined Annual Maintenance and Real Estate Taxes	(88)	\$7.532	\$7,532	\$11,001	\$10,581	\$6,840	\$4,726	\$4,726	\$6,840	\$10,581	\$10,645	\$6,840	\$6,584	\$7,025	\$0,304	640.030	\$10,043	\$10,930	90,040	\$10,207	\$10,330	\$6,640	\$10,581	\$10,045	\$6.840	\$6,584	36,388	\$6,584	\$6,040	\$10,004	\$ 10,001	40,040	\$10,267	\$6.840	\$10,581	\$10,645	\$6,840	\$6,584	\$7,025	\$6.584	\$6,840	\$10,645	\$10,581	\$6,840	\$10,267	\$10,267	\$0,040	\$10,301	\$6.840	\$6,584	\$7,025	\$6,772	\$6.840	\$10,645	
Combined Monthly Maintenance and Real Egiate	Taxes (9a)	\$538 \$638	\$628	\$917	\$882	\$570	\$394	\$394	\$570	\$882	\$887	\$570	\$549	\$585	\$348	\$303	288/	\$813	0/64	2650	\$861	\$570	\$882	\$887	\$570	\$549	\$617	\$549	25/0	0684	\$882	0/64	\$850	\$650	\$882	5887	\$570	\$549	\$585	\$549	\$570	\$887	\$882	\$570	\$856	\$856	25/0	\$882	\$520	\$549	\$585	\$564	\$570	\$887	
Estimated M. Antital Taxes	(ap)	777.73	\$1.377	\$2.191	\$2.314	\$1,377	\$876	\$876	\$1,377	\$2,314	\$2,378	\$1,377	\$1.190	\$1,190	\$1,190	51,515	\$2,378	\$2,689	51,377	\$2,190	\$2,252	\$1,377	\$2,314	\$2,378	\$1,377	\$1,190	\$1,564	\$1,190	\$1,377	\$2,417	\$2,314	\$1.377	\$2,190	70775	41.57	£7. 778	\$1.377	\$1,190	\$1,190	\$1,190	\$1,377	\$2,378	\$2,314	\$1,377	\$2,190	\$2,252	\$1,377	\$2,314	\$2,378	115,15	21.190	\$1,377	\$1,377	\$2,378	
Eslimited bothly Real E	80)	\$183	5115	\$183	\$193	\$115	\$73	\$73	\$115	\$193	\$198	\$115	66\$	66\$	266	\$110	\$198	\$224	\$115	\$182	\$188	\$115	\$193	\$198	\$115	\$38	\$130	\$86	\$115	\$201	\$193	\$115	\$182	5188	0110	2193	\$115	868	\$68	66\$	\$115	\$198	\$193	\$115	\$182	\$188	\$115	\$193	\$198	CLLS	888	\$115	\$115	\$198	
Estimated Moothly Feal Annual Estate Takes M	Maintenance (7b)	\$8,810	\$6.156	CR 810	\$8.266	\$5,463	\$3,850	\$3,850	\$5,463	\$8,266	\$8,266	\$5,463	\$5,395	\$5,835	\$5,395	\$5,463	\$8,266	\$8,266	\$5,463	\$8,078	\$8,078	\$5,463	\$8,266	\$8,266	\$5,463	\$5,395	\$5,835	\$5,395	\$5,463	\$8,266	\$8,266	\$5,463	\$8,078	\$8,015	\$5,463	\$8,266	\$0,200	\$5.395	\$5,835	\$5,395	\$5,463	\$8,266	\$8,266	\$5,463	\$8,078	\$8,015	\$5,463	\$8,266	\$8,266	\$5,463	\$5,395	\$5,835	\$5.463	\$8,266	
Estimated Mortifly.	2	\$734	\$513	2012	\$689	\$455	\$321	\$321	\$455	\$689	\$689	\$455	\$450	\$486	\$450	\$455	\$689	\$689	\$455	\$673	\$673	\$455	\$689	\$689	\$455	\$450	\$486	\$450	\$455	\$689	\$689	\$455	\$673	\$998	\$455	\$689	\$689	2450	5486	\$450	\$455	\$689	\$689	\$455	\$673	\$668	\$455	\$689	\$689	\$455	\$450	\$486	\$450	\$689	
nakter Price for Doc Parking	Space (5a)	20	200	04	2 5	9	05	05	9	205	05	05	0\$	20	\$0	20	\$0	20	20	\$0	\$0	\$0	\$0	\$0	0\$	O <b>S</b>	\$0	0\$	\$0	\$0	\$0	\$0	0\$	05	05	05	2	2	2 5	2, 5	9	03	0\$	20	0\$	55	\$0	0\$	05	0\$	05	0\$	05 05	20	
	9)	\$332,475	\$275,275	\$275,275	\$332,475	\$400,400	\$210 925	\$210.925	\$246.675	\$393.250	\$414 700	\$264,550	\$260,975	\$303,875	\$260,975	\$260,975	\$407,550	\$421,850	\$271,700	\$407,550	\$407,550	\$268,125	\$414,700	\$429,000	\$278,850	\$275,275	\$307,450	\$275,275	\$275,275	\$421,850	\$464,750	\$303,875	\$457,600	\$408,850	\$300,300	\$457,600	\$479,050	\$311,025	\$303,875	\$338,023	\$307.450	\$471 900	\$493.350	\$318,175	\$471,900	\$493,935	\$314,600	\$486,200	\$507,650	\$325,325	\$321,750	\$353,925	\$321,750	\$321,730	2000
Ousider Pater for One	Spece (5a) Price	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	213,000	615,000	913,000	2,000	615,000	\$15,000	\$15,000	\$:5,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$13,000	412,000	615,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	515,000	\$15,000	\$15,000	515,000	\$15,000	000,514
.5.		\$511,500	+	+	+	+	\$385,000	+	+	\$379.300	t	+	H	+		H	H	\$649,000	\$418,000	\$627,000	\$627,000	\$412.500	\$638 000	\$660,000	\$429,000	\$423,500	\$473,000	\$423.500	\$423,500	\$649 000	\$715,000	\$467,500	\$704,000	\$629,000	\$462,000	\$704,000	\$737,000	\$478,500	\$467,500	\$522,500	\$473,000	\$473,000	37.20,000	6480 500	6726,000	\$759,900	\$484,000	\$748,000	\$781,000	\$500,500	\$495,000	\$544,500	\$495,000	\$495,000	\$1/0,000
	Operanng - D		Н	-	1.7112%	+	+	0.7478%	0.7478%	1.0612%	1.6057%	1.5057%	4 0470%	1 1334%	1 0479%	1.0612%	1 6057%	1 6057%	1 0612%	1 5690%	1 4690%	1.0612%	1 5057%	1 6057%	1,0612%	1 0479%	4 4334%	1 0479%	1 0612%	1 6057%	1.6057%	1 0812%	1.5690%	1.5568%	1.0612%	1.6057%	1.6057%	1.0612%	1.0479%	1.1334%	1.0479%	1.0612%	1.6057%	1.6U3/7%	1.001278	1.5568%	1 0612%	1 6057%	1.6057%	1.0612%	1.0479%	1.1334%	1.0479%	1.0612%	1.6057%
Porcentage for Building				-	-	1.5468%	1.0223%	0.7204%	0.7204%	1.0223%	1.5468%	1.5468%	1.022376	1.009378	1 0095%	1 0223%	1 6468%	1 5458%	1 0223%	1 51159	1,011076	1.0110.4	1.022370	1,340076	1.5456%	1.022370	1.008378	4,0005%	4 0323%	1.022370	1 5468%	4 0223%	15115%	1.4997%	1.0223%	1.5468%	1.5468%	1.0223%	1.0095%	1.0919%	1.0095%	1.0223%	1.5468%	1.5468%	1.022.3%	1.5115%	1,4557.70	1.022.376	1.5468%	1.0223%	1.0095%	1.0919%	1.0095%	1.0223%	1.5468%
Toget			1,076	1,076	1,540	1,445	955	673	673	955	1,445	1,445	cos o	1 000	070	945	600	1,445	2 4	600	214,1	1,412	920	1,440	1,445	66 6	943	020	243	277	7,445	C##'1	4 417	1,401	929	1.445	1,445	965	943	1,020	943	955	1,445	1,445	922	1,412	1,4,7	900	1,445	955	943	1,020	943	922	1,445
Estimated quare Feel	Temace	602	299	299	602	141	166	0	0	166	141	141	166	5 5	103	10	190	143	141	186	239	239	166	141	141	99 5	161	183	161	99	141	141	156	522	166	141	1	166	161	183	161	166	141	141	166	239	235	991	141	186	161	183	191	166	141
Estimated Squitte Feet   S	h Home	928	111	111	938	1,304	789	673	673	789	1,304	1,304	789	782	100	707	789	1.304	1,304	789	1,173	1,173	789	1,304	1,304	789	782	837	782	789	1,304	1,304	789	1.16	289	1 304	1.304	789	782	837	782	789	1,304	1,304	789	1,173	1,166	789	1,304	780	787	837	782	789	1,304
Roams	Bedrooms/	25.1	3.5/1/1	3 5/1/1	3.5/1/1	4.5/2/2	3,5/1/1	2.5/0/1	2.5/0/1	3.5/1/1	4.5/2/2	4.5/2/2	3.5/1/1	3.5/1/1	3.5/1/1	3.5/1/1	3.5/1/1	4.5/2/2	4.5/2/2	3.5/1/1	4.5/2/2	4.51212	3,5/1/1	4.5/2/2	4.5/2/2	3.5/1/1	3.5/1/1	3.5/1/1	3.5/1/1	3.5/1/1	4.5/2/2	4.5/2/2	3.5/1/1	4.51212	3,5/1/2	0,0,2,1	4.31212	3.5/1/3	3.5/1/1	3.5/1/1	3.5/1/1	3,5/1/1	4.5/2/2	4.5/2/2	3.5/1/1	4.5/2/2	3,5/1/2	3.5/1/1	4.5/2/2	4.5/2/2	3.5/1/1	3.5/1/1	3.5/1/1	3.5/1/1	4.5/2/2
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SCHEDULE 'A'
The Tower at Greystone
Sales Prices and Estimated Monthly Charges for the First Year of Operation

Combined Auntal Maintenance and Real Exits Taxes Less STAR Exemption (94)	\$14,500	\$7,814	\$7,814	\$14,500	\$13,004	\$12,311	\$13,004	\$15,777	\$15,777	\$16,532	\$535,651	
omual STAR Exemplon (9c)	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$76,692	
Combined  "Aprical Assistance "and Road Estate, Takke (95)	\$15,662	\$8.976	\$8,976	\$15,662	\$14,166	\$13,473	\$14,166	\$16,939	\$16,939	\$17,694	\$611,772	
Combined Monthly Maintenance and Real Estate Taxes: (9a)	\$1,305	\$748	\$748	\$1,305	\$1,180	\$1,123	\$1,180	\$1,412	\$1,412	\$1,475	\$50,981	
Estimeted Amuel Taxes (8b)	\$3,379	\$1,940	\$1,940	\$3,379	\$2,879	\$2,815	\$2,879	\$3,878	\$3,878	\$0	\$123,942	
Estimated Monthly Real Estate Taxes (8a)	\$282	\$162	\$162	\$282	\$240	\$235	\$240	\$323	\$323	\$0	\$10,328	
Estimated Arman (PD)	\$12,282	\$7,036	\$7,036	\$12,282	\$11,287	\$10,658	\$11,287	\$13,060	\$13,060	\$17,694	\$487,830	
Estimated. Monthly Mainteaunce (7a)	\$1,024	\$586	\$586	\$1,024	\$941	\$888	\$941	\$1,088	\$1,088	\$1.475	\$40,652	
Insider Price for One Parking Space (6a)	SS	\$0	\$0	\$0	0\$	\$0	0\$	90\$	20	\$0	20	
Tice (6)	\$734,500	\$446,875	\$446,875	\$734,500	\$747,500	\$715,000	\$747,500	\$780,000	\$780,000	n/a	\$25,832,885	
Outsider Price for One Parking Se are (5a)	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	. \$0	\$975,000	
Outsider Enter	\$1,130,000	\$687,500	\$687,500	\$1,130,000	\$1,150,000	\$1,100,000	\$1,150,000	\$1,200,000	\$1,200,000	n/a	\$39,742,900	
Perfaminge for Residential Operating Budnes: 49)	2.3857%	1.3668%	1.3668%	2.3857%	2.1924%	2.0702%	2.1924%	2.5369%	2.5369%	%000000	91.3193%	
Percentage for Building Common, Interest (4)	2.2983%	1.3167%	1.3167%	2.2983%	2.1121%	1 9943%	2.1121%	2.4439%	2.4439%	3.5101%	91.4833%	
Total Estimated Squere Feir (3:3)	2.147	1.230	1.230	2.147	1 973	1 853	1 973	2.283	2,283	3,279	85 460	
Estimated Square Feel Tennice	436	224	224	436	292	259	262	645	645	0	13,553	
Esumated Square Feet In Home		1 006	1 006	1711	1711	1 504	1 711	1.638	1.638	3.279	71,907	
Rooms/ Bedrooms/	6/0/8	35/1/15	35/1/15	6/2/2	8 7777	4 5000 5	600	4 500	4.5/2/2	E/U		
Vacant Units	(ALI)			,					>		19	
UnitType	(D)	c a					ه ر	ه اد	c ac		65	
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	i ionu	n c	n c	5	5	0 5		2 ;	-	in de la	65	

SCHEDULE 'A'

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

	and the second second second		Roomes	Estimated Square Feet	Estimated Square Feet		Percentage for Building			Owtsider Price for One	ł	Insider Price for One.	Estimated Monthly	Estimated	Estimated Monthly Real	Estmated	Combine Monthly Marrienance	Combined Monthly Interance and	Cambined Cambined Cambined Annual Manteneror Manual Manteneror Manual Ma
Floor (1) New Floor #	Unit Type	Vecant Units (1b)	Bedibolns/ Saths (C	In Home (3a)	Terrace (2b)	Squ	L Common	Operating Budget (4a)	Outsider Price (5)	Parking Price in	inspler Tree (6)	Space (Sig.	Mamienance (7a)	Annual Malfdenance (7b)	Estate Taxes (8a)	Annual Taxes (8b)	Real Estate Taxes (Ba)	ate jaj	Estate Taxel
Garaçe	301		1 space	153	υ/a	163	0.1638%	0.1700%	n/a	\$25 000	n/a	\$20,000	\$73	\$875	\$26	\$313	66\$		8 !
Garage	302		1 space	153	6/2	153	0.1638%	0.1700%	r sa	\$25,000	e /a	\$20,000	573	\$875	\$26	\$313	665	1	\$1,188
Garage	304		1 space	153	ega ega	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$28	\$313	\$68		\$1,188
Garage	305		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$66		\$1,188
Garage	306		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$63		\$1,188
Garage	307		1 space	153	υζa	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$88		\$1,188
Garage	308		1 space	153	n/a	53	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	66\$	4	\$1,188
Garage	308		1 space	153	υ/a	153	0.1638%	0.1700%	e/u	\$25,000	Na.	\$20,000	\$73	\$875	\$26	\$313	66\$	1	\$1,188
Garaçe	310		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	e <sub>l</sub> u	\$20,000	27.3	\$875	\$26	\$313	\$66	1	\$1,188
Garage	311		1 space	<u> </u>	en o	20 2	0.1030%	0.1700%	6/0	255,000	2 5	\$20,000	673	\$675	978	5313	009		\$1.188
Garage	312		t space	153	PAI C	153	0.1638%	0.1700%	n/a	\$25,000	8/2	\$20,000	573	\$875	\$26	\$313	\$59		\$1,188
Garage	314		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$66	67	\$1,188
Garace	315		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	r/a	\$20,000	\$73	\$875	\$26	\$313	\$99	69	\$1,188
Garage	316		1 space	153	n/a	153	0.1638%	0.1700%	e/u	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$99	S	\$1,188
Garage	317		1 space	153	n/a	153	0.1638%	0.1700%	υ/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$99	65	\$1,188
Garage	318		1 space	153	n/a	153	0.1638%	0.1700%	υ/a	, \$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$89	69	\$1,188
Garage	319		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	п/а	\$20,000	\$73	\$875	\$26	\$313	ે 66\$	69	\$1,188
Garate	320		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$66	59	\$1,188
Garage	321		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	66\$	64,	\$1,188
Garage	322		1 space	153	e/u	153	0.1638%	0.1700%	n/a	\$25,000	п/а	\$20,000	\$73	\$875	\$26	\$313	66\$		\$1,188
Garage	323		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$68	97	\$1,188
Garage	324		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	66\$	3	\$1,188
Garage	325		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$68	69	\$1,188
Garage	326		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$68	\$	\$1,188
Garage	327		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	66\$	67	\$1,188
Garage	328		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$65	\$	\$1,188
Garage	329		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$68	64)	\$1,188
Garage	330		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	66\$	69	\$1,188
Garage	331		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$66	60	\$1,188
Garage	332		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$66	55	\$1,188
Garage	333		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$89	5	\$1,188
Garage	334		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$99	5	\$1,188
Garage	335		1 space	153	η	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$66	5	\$1,188
Garage	336		1 space	153	n/a	153	0.1638%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	\$99	\$1	\$1,188
Garage	337		1 space	153	n/a	153	0.1538%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	66\$	\$1	\$1,188
Garage	339		1 space	153	n/a	153	0.1538%	0.1700%	n/a	\$25,000	n/a	\$20,000	\$73	\$875	\$26	\$313	66\$	\$1	\$1,188
Garage	340		1 space	153	n/a	153	0.1638%	0.1700%	n/a	n/a	n/a	η	\$73	\$875	\$26	\$313	\$66	\$1,	\$1,188
Garape	341		1 space	153	n/a	153	0.1638%	0.1700%	epu	. n/a	n/a	n/a	\$73	\$875	\$26	\$313	\$66	\$1,	\$1,188
Garade	342		1 space	153	n/a	153	0.1638%	0.1700%	n/a	п/а	n/a	п/а	\$73	\$875	\$26	\$313	\$66	5.	\$1,188
Garane	343		1 soace	153	n/a	152	0.1638%	0.1700%	n/a	n/a	n/a	n/a	\$73	\$875	\$26	\$313	\$99	\$1	\$1,188
Garane	344	8	1 space	153	r/a	153	0.1638%	0.1700%	n/a	n/a	n/a	n/a	\$73	\$875	\$26	\$313	\$99	\$	\$1,188
Garage	345		1 space	153	n/a	153	0.1638%	0.1700%	n/a	n/a	n/a	n/a	\$73	\$875	\$26	\$313	\$68	69	\$1,188
Garage	346		1 space	153	n/a	153	0.1638%	0.1700%	n/a	n/a	n/a	n/a	\$73	\$875	\$26	\$313	\$38	ès	\$1,188
Garage	347		1 space	153	n/a	153	0.1638%	0.1700%	n/a	, n/a	n/a	n/a	\$73	\$875	\$26	\$313	\$89	69	\$1,188
Garage	348		Space	153	νa	153	0.1638%	0.1700%	n/a	e/u.	n/a	n/a	\$73	\$875	\$26	\$313	\$99	\$1	\$1,188
Carago	976		Space	153	o/a	153	0.1638%	0.1700%	n/a	n/a	n/a	n/a	\$73	\$875	\$26	\$313	66\$	44	\$1,188
Garane	350		Space	153	n/a	153	0.1638%	0.1700%	n/a	e/u.	ινa	n/a	\$73	\$875	\$26	\$313	\$88	8	\$1,188
Carage	351		1 snare	153	n/a	153	0.1638%	0.1700%	n/a	n/a	n/a	n'a	\$73	\$875	\$26	\$313	\$99	69	\$1,188
Color	357		1 space	153	e/u	153	0,1638%	0.1700%	n/a	n/a	ινa	n/a	\$73	\$875	\$26	\$313	\$99	S	\$1,188
Sarara	353		1 space	153	υ/a	153	0.1638%	0.1700%	n/a	n/a	n/a	n/a	\$73	\$875	\$26	\$313	\$99	07	\$1,188
Salaye 57	200		and a	7 956		7.956	8.5167%	8.8407%		\$950,000		\$760,000	\$3,793	\$45,514	\$1,356	\$16,276	\$5,149	\$6	\$61,790
26						01 416	100%	100%		\$1 925 000		\$750.000		\$533.344		817			
						21.70	200			200000000000000000000000000000000000000		200,00				-			1

## EXHIBIT B

## LIMITED WARRANTY

NAME OF PURCHASER(S):	
ADDRESS OF PURCHASER(S):	
RESIDENTIAL UNIT: Resident Condominium located at 1020 Warburt York 10701	ial Unit No. , in the Riverwatch ton Avenue, Grevstone-On-Hudson, Yonkers, New
1 Olk 1012	
NAME OF SPONSOR: ADDRESS OF SPONSOR:	GDC GREYSTONE, LLC 100 Summit Lake Drive Valhalla, New York 10532
	1
WARRANTY DATE:	
ALTORODO A COMPANION	DENTIAL UNIT UNDER THIS LIMITED WARRANTY APPLIES ONLY TO THE AFFORDED TO THE COMMON ELEMENTS
This Limited Warranty excludes all required by New York State Law.	consequential and incidental damages except as
The second secon	acknowledge receipt on the above WARRANTY Limited Warranty and that he/she has read and es that he/she is accepting title to the above to the terms hereof.
PURCHASER:	PURCHASER:
*	
	2
(Print Name)	(Print Name)
	2 g

<sup>&</sup>lt;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 The manufacturers' warranties, however, may be voided by Common Elements. 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;
- 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
- Nail pops and ridging on sheetrock walls; windows sticking; doors (w)sticking due to weather or normal lumber shrinkage or drying; door warpage less than 3/4"; 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 Penod; 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 #:		(Work)
Best Time To Be C	(Home)	Best Time To Schedule Service:
Closing Date of Ho		Received By:
		The second secon

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.			4.0
			- All State Control of the Control o
2.			
3.			
4.	40		JT

(signature)	)				(date)	,
				*		4 4
	REPLACEMENT	OF	ABOVE	DEI	FECT(S)	PROPERLY
COMPLETED:					8	
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## EXHIBIT C

### Finish Schedules

#### Finish Levels for Riverwatch Condominium 1020 Watchurlon Avenue Yorketz, NY 10701

VAC Replacement	Maria de la Maria			
	EXACT FIT	AC UNIT 12,000ETU	MODEL BRSZ13HYP-W19	
itchen		unio:		
	MEDALLION - DESIGNER	GOLD - POTTER'S MILL	CHERRY WHEAT	
ITCHEN CABINETRY	20" WALL CARINETS SOI	ud stock and come c	ROWN IS CEILING	
	OUVELIGHT RAIL UNDER	WALL CABINETS	1 1/2" PULL	STAINLESS STEEL
TOHEN CABINET HARDWARE	AMEROCK	BLACK GALAXY	EASES EDGE	NO BACKSPLASH
ITCHEN COUNTERTOP:	3CM GRANITE		PARACES INT. BORGE	VILOFLOWER PROSTED MOSAIC BLE
GUNTERTOP BACK SPLAH	DALTILE	MOSAIC GLASS K-3325	SINGLE BOWL	UNDERMOUNT
ITCHEN SINK:	KOHLER	K-692	SINGLE HANOLE	
TUHEN FAUCET	I somer	7 2.431	1	
2				DATTOM EDEC FED
	JENN AIR	36" (W) REFPIGERATO	PE PECNISHES	BOTTOM FREEZER FREE STANDING
	JENN AIR	GAS RANKE	JGR87750DS	OVER THE RANGE
ppliances	JEMM AIR	MICHOWAVE DISHWASHER	JOBO100AWS	SLIDE IN
	PIA MASE.	Understand The Control of the Contro	* ************************************	
MASTER BATH OR ONE-BATH				
	MERLOT FINISH GRAM	MERCY SINK VANITY W	TH BLACK GRANITE TOP A	HO UNDERMOUNT BLACK PORCELA
MASTER BATH VANITY CASINETRY:	1	SINK AND S	ATIN NICKEL FINISH FAUC	E 13
MASTER BATH FLOOR TILE		DALTILE POLISHE	BORAN BYAGWERRAR OF	LINDSAIC
MASTER BATH WALL TILE	DALTIL	E-CERAMIC FUTTENHOU	SE SQUARE 3" X 81-8135 A	LINGHO WITH CAP RAIL
100	24 401 47 47 43	BEST MANTE CART	RON	
	FACCO MAGE DUE	PERM PRAMESS TWO	DOOR SUDING TUB ENTL	OSURE CHROME WITH 3/8" CLEAR G
Vá podrs		MOUNTED &	BOVE AS PART OF THE VA	NITY
AUCET		on moreon out that had	C DATE AND CHOUSE IN	BRUSHED CHROME- K-T-1611J-4A
TUB FAUCET	REVIVAL- RITE TE	MP. PHESSURE BALANT	E BA III AND BINGSER IN	TIA TARIN
roilet		KOHLER BARRIE	IGTON WHITE K-4327-0 WI	I'm tystan
SECOND BATH  JANTY CASINETRY  JANTY COLATERTOP  JANTY SINK	2014 MARBLE KOHLER	WHITE CARRARA K-2211-G CAXTON		NO BACK SPLACH UNDERMOUNT
VANOTY FALICET	KOHLER	Revive R-15102-4A		STAINLESS STEEL
PANTTY CABINET HARDWARE	AMERGER	A150 D SS to 3/8"	3 1/2" PULL	
FLOOR TILE	DALTILE	CERAMIC J' X 3' OCTA	GON AND DOT 850; MOSA	IC COLOR WHITE MATTE
MALL TRE	DALTUE	CERAMIC SEMI GLOSS	HTW OHOMIJA BLIG-19 KT	CAP HAIL
TUB	KONLER		E CAST IRON	
	KOHLER	BARRINGTON WHETE	K-4327-9 WITH TANK	
TOILET	1,000,000			
	<del>-</del>			
Flooring				
HARDWOOD IN KITCHEMENTRYARIUSH	BANGO PLOOPING	CARMALIZED VER DO	AL 5/8 X 3 3/4 X / 9	
MASTER BEDROOM CARPET	SHAW	DELIGHTFUL MEMORIE		
ZNO BEDROOM CARPET	SHAW	ELAXING DREAM STYL		
Painting		DEF	NJAMIN MOORE COLORS	
11-1-1				
Lighting		NAME AND INSTRUMENT OF THE PERSON	TEO GLASS AND 13 SATIN	NICKE FINISH
VARETYLIGHT	SONNEMAN	ECONICH INCANDESE	NT 130 YEARS AND 15 BA HA	
KITCHEN- UNDERCABINET LIGHT	ALKO)	ELLAPICH INCANDESE	2 .TORES 711, FI CAP 11 74	K & I PENDANT (P\$109-09W) ILLUMA
WITCHEN- CEILING FIXTURES	PROGRESS LIGHTING	4 DOWN CIGHT	N NICKLETCHED OPAL GL	ASS
EXTERIOR TERRACE FIXTURE	DESTINATION LIGHTIN	IN- MENDEL # 3338 SARI	A SHOWING THE PART OF	2)7.X
MALL SCONGES TO REPLACE EXISTING	S OXYGEN CHMECEON	# 2-5115-124	- CALLE	
	E ITHE LIGHTING CENTE	A. STYLE #PLC22212 CH	MANGE	
FORYER- SEMI RECESS LIGHT FIX TURE		1 3/8" SINGLE PANE	L SHAKER PAINTED DOOR	
Doors		100 - 300 -		
	OMPEA	LEVER HANDEL US	320	
Doors	OMPRA	LEVER HANDEL US		, LINEN, ENTRY CLOSETS

тем тем	X	per	UXE SERIES	
VAC Replacement	EXACT FIT	AC UNIT12,0009TU	MODEL BRSZ13HYP-W18	
itchen	-	· · · · · · · · · · · · · · · · · · ·		
TCHEN CABINETRY	30" WALL CARINETS, SC	uo select. Tamoé maple ' Dud stock and cmbwd cro	SOUARE HONEY OWN TO CEILING	
	LREUGHT RAIL UNDER	WALL CABINETS	36 MM PULL	SATIN NICKEL
TCHEN CABINET HAPDWARE	BELLWITH-KEELER	BP7572-SN TGROUP 1, FLINT COLOR	10 Miles / OLL	4" BACKSPLASH
TOHEN COUNTERTOP:	CORIAN	K-3362-4	SINGLE BOWL	DROP-IN
TCHEN SINK	KOHLER			
TEHEN FAUCET:	XCHLER	#-15172-f-cp		
18111			GSC23KG788	SIDE BY SIDE
	GE Profile	35" (w) REFRIGERATOR	JGB900SEKBB	FREE STANDING
- The second sec	GE Profile	GAS RANGE	VW1870	OVER THE RANGE
optiances	GE Profil+	MICROWAVE DISHWASHER	P0W8200J	SLIDE IN
	GE Profés	DISHWASHER	1 (3,14,14)	
MASTER BATH OR ONE-BA	דואט אד.			
		T .	i yang	
MASTER BATH VANITY CABINETRY:	TIMBERLAKE - PORTEG	OLIO SERIES - YUKON WHITE		SPLASH: MA'X 4' BEVEL EDG
ANTY CONTERTOP	LAMINA TE	HARST-38 TERRA ROCA	BEVEL EDGE	1 3/ 5/ 3/ 3 mg X 1 DE3/ CO
ASTER BATH FLOOR TILE	DALTILE	8"X8" MATT ARTIC	WHITE 0790	AT TUE ONLY
ASTER BATH WALL TILE	DALTILE	6'X 6" SEMI GLOSS ARTIC	SINGLE BOWL	DROPIN
ANITY SINK	KOHLER	K2205-4 FARMINGTON		5897-31
ANITY FAUCET	KOHLER	K-1610-4A	T 4° 0.€.	
1.86	KOHLER	STO WHITE CAST IRON		145 1457-1 1408 C) E 15 E) 155
UB DOCRS	EASCO MAGE PLU	S. FRAMED TWO COOR SLIDE	NG TUB ENCLOSURE CHA	ME WITH MY CLEAR GLASS SATIN NICKEL
ANTY HARDWARE				
IUB FAUCET	REVIVAL RITE !	EMP. PRESSURE BALANCE E	ATH AND SHOWER IN PUL	SHED CHROME- K-T-16113-4A
TOILET	KOHLER	SARRINGTON WHIT	EK4027-8 WITH TANK	
SECOND BATH  VANITY CABINETRY  VANITY CONTERTOR	LAMINATE	OLIO SERIES - YLIKON WHITE [#837-38 TERRA ROCA K2905-4 FARMINISTON	BEYEL EDGE SINGLE BOWL	SPLASH 3A" I A" SEVEL ED
VANITY SINK	KOHLER	Revivel k-18102-4A-C	4	
VANITY FAUCET.	KOHLER AMEROCK	A 19316 S3 (5 3/8")	1 1/2" PLLL	STAINLESS STEEL
VANITY CABINET HARDWARE	SALTILE	ISTANT MATT ARTIC	W. ETC 0799	
FLUCA TILE	The second secon	5"X6" SEMI GLOSS ARTIC	ARTIC WHITE 0190	AT TUB ONLY
BATH WALL TILE	DALTILE	15 A6 SEMI GCOSS APCILL	CASTIRON	
TUB	KOHLER	2 797711	TE K-4327-0 WITH TANK	
TOILET	Rosiler	BARRING TON WITH	15, 14-10-27-5 14-77, 17-15-	
Flooring				
HARDWOOD IN KITCHENENTRYARA	OR (BAMBOO FLOORING	CARMALIZED VERTICAL		
HARDWOOD IN KITCHEMENTRYARM MASTER BEDROOM CARPET	SHAW	DELIGHTFUL MEMORIES S	77LE TYLE	
HARDWOOD IN KITCHENENTRYARA	CR BAMBOO FLOGRING- SHAW SHAW	CARMALIZED VERTICAL SOCIETY OF THE CARMALIZED VERTICAL STATES STATES OF THE CARMACITY OF TH	1.V.E 1.V.E 1.V.E	
HARDWOOD IN KITCHENENTRYARM MASTER BEDROOM CARPET	SHAW	DELIGHTFUL MEMORIES S' ELAXING CREAM STYLE	NO MOORE COLORS	
HARDWOOD IN KITCHEMENTRYARA MASTER BEDROOM CARPET PRO BEORGOM CARPET Painting	SHAW	DELIGHTFUL MEMORIES S' ELAXING CREAM STYLE	ME	
HARDWOOD IN NITCHEMENTRYLESS MASTER SEORDOM CARPET PAINTING  Lighting	SHAW	OELIGHTFUL MEMORIES S' EL AXING DREAM STYLE SENJA	MIN MOGRE COLORS	<u>Е.</u> ғ <u>ім</u> ібн
HARDWOOD IN KITCHENENTRY LEA MASTER SEORDOM CARPET 2ND BEORDOM CARPET Painting Lighting	SHAW SHAW	OELIGHTFUL MEMORIES S' EL AXING DREAM STYLE SENJA	ME	Е. гімісн
HARDWOOD IN MITCHEMENTRY LEM MASTER SECONDOM CARPET SOLD EUROPE Painting Lighting WAMITY UGHT KITCHEN UNDERCABINET UGHT	SHAW SHAW	OELIGHTFUL MEMORIES S' ELAXING CREAM STYLE  BENJA  3207-39*WADE FROSTED	TYLE  MIN MOORE COLORS  SLASS AND 13 SATIN NICE	
HARDWOOD IN KITCHENVENTRY LEA MASTER SECROOM CARPET PAID BEORDOM CARPET PAINTING  Lighting FAMILY LIGHT KITCHEN UNDERCABINET LIGHT GITCHEN CELING FIXTURES	SHAW SHAW SHAW	OCLIGHTFUL MEMORIES S' ELAXING OREAM STYLE  SENJA  1207- 39" WADE FROSTED  G S DOWN L	MIN MOORE COLORS  GLASS AND 13 SATIN NICE  THYS (P8068 21A) CLEAR A	
HARDWOOD IN MITCHEMENTRY AM MASTER SECROOM CARPET PAINTING Lighting VAMITY UGHT MITCHEM UNDERCABINET UGHT MITCHEN CELLING FIXTURES WESTERN TO BE THE THE	SHAW SHAW   SONNEMAN   NA   PROGRESS LIGHTIM  DESTINATION LIGHT	OELIGHTFUL MEMORIES S' ELAXING OREAM STYLE  SENJA  1207- 39" WIDE FROSTED  G E DOWN LING- MODEL # 9390 SATIN 18	MIN MOORE COLORS  GLASS AND 13 SATIN NICE  THYS (P8068 21A) CLEAR A	
HARDWOOD IN KITCHENENTRY LAM MASTER SEORDOM CARPET PAINTING  Lighting  VAMITY LIGHT KITCHEN UNDERCABINET LIGHT KITCHEN LINDERCABINET LIGHT KITCHEN CELLING FIXTURES EXTERIOR LEHRAGE FIXTURE EXTERIOR LEHRAGE FIXTURE MALL SCORLEGES FOR PERLACE EXIST	SHAW SHAW SHAW SHAW SONNEMAN NA PROGRESS LIGHTIN GUSTINATION LIGHT THIS IO A VOER CHIMELED	OCLIGHTFUS MEMORIES S' ELAXING OREAM STYLE  SENJA  3207-30* WIDE FROSTED  G E DOWN LING- MODEL # 3300 SATIN 18 ### # 22-5115-124	MIN MOORE COLORS  GLASS AND 13 SATIN NICE GHTS (PRISS) 21A) CLEAR A CKLETCHED OPAL GLASS	
HARDWOOD IN STOHENWENTRY AM MASTER SEORDOM CARPET PAINTING Lighting VAMITY LIGHT KITCHEN UNDERCABINET LIGHT RECHEN CELLING FATURES STORESS CELLING FATURES	SHAW SHAW SHAW SHAW SONNEMAN NA PROGRESS LIGHTIN GUSTINATION LIGHT THIS IO A VOER CHIMELED	OELIGHTFUL MEMORIES S' ELAXING OREAM STYLE  SENJA  1207- 39" WIDE FROSTED  G E DOWN LING- MODEL # 9390 SATIN 18	MIN MOORE COLORS  GLASS AND 13 SATIN NICE GHTS (PRISS) 21A) CLEAR A CKLETCHED OPAL GLASS	
HARDWOOD IN KITCHENVENTRY ARM MASTER SECROOM CARPET PAINTING  Lighting  Lighting  FAMIT UGHT KITCHEN UNDERCABINET UGHT KITCHEN LINDERCABINET UGHT KITCHEN CELLING FIXTURES EXTERIOR LEHRAGE FIXTURE  EXTERIOR LEHRAGE  EXTERIOR LEHRAGE FIXTURE  EXTERIOR LEHRAGE FIXTURE  EXTERIOR LE	SHAW SHAW  SHAW  [SONNEMAN NA PROGRESS LIGHTIN DESTINATION LIGHT THIS JOLYGEN CHIMELEO RE THE LIGHTING CENT	OCLIGHTFUS MEMORIES S' ELAXING OREAM STYLE  SENJA  3207-30* WIDE FROSTED  G E DOWN LING- MODEL # 3300 SATIN 18 ### # 22-5115-124	MIN MOORE COLORS  GLASS AND 13 SATIN NICE GHTS (PRISS) 21A) CLEAR A CKLETCHED OPAL GLASS	
HARDWOOD IN KITCHENVENTRYARS MASTER SEORDOM CARPET AND BEORDOM CARPET Painting  Lighting VAMITY LIGHT KITCHEN UNDERCABINET LIGHT KITCHEN CELLING FATURES EXTERIOR TERRACE FIXTURE WALL SCONDES TO REPLACE EXIS FOYER SEMI RECESS LIGHT FIXTU	SHAW SHAW  SHAW  [SONNEMAN NA PROGRESS LIGHTIN DESTINATION LIGHT THIS JOLYGEN CHIMELEO RE THE LIGHTING CENT	GELIGHTFUL MEMORIES S' ELAXING OREAM STYLE  SENJA  1207- 39" WIDE FROSTED  G S DOWNLING MODEL # 9380 SATIN FR  # # 2-5-115-124 ER-STYLE #PL022212 CHRO	MIN MOORE COLORS  GLASS AND 13 SATIN NICE GHTS (PROSE 21A) CLEAR A CKLETCHED OPAL GLASS	
PAREWDOO IN KITCHENGENTRYA.PM MASTER SECRETOR CARPET PAINTING Lighting FAMITY LIGHT KITCHEN LINDERCABINET LIGHT ROTCHEN CELLING FATURES EXTERCOR TEMPAGE EXIST WALL SCONGES TO PEPLAGE EXIST FOVER: SEMI PECESS LIGHT FIXTU	SHAW SHAW SHAW  SONNEMAN NA PROGRESS LIGHTIN DESTINATION LIGHT TING DAYGEN CHIMELEO RE THE LIGHTING CENT 1 1/8" SINGLE PANEL	GELIGHTFUS MEMORIES S' ELAXING GREAM STYLE  SENJA  1207-30* WIDE FROSTED  G EDOWN LING-MODEL # 9300 SATIN 16  # # 22-5115-124  ER STYLE \$PLC32212 CHRO  SHAXER PAINTED DOOR  LEVER MANDEL JAZZIJA	MIN MOORE COLORS  SLASS AND 13 SATIN NICE GHTS (P8069, 21A) CLEAR A CKLETCHED OPAL GLASS ME	