

JEFFREY KOGAN

To: Darin
From: Jeffrey Kogan
Re: Financial Statement
Date: October 26, 2010

Following this cover page is the Financial Statement prepared by our accountants. Note the asterisk on line 1. I instructed my accountant to add \$4,650,000 to the Chase checking account (see Schedule A).

In addition, I am faxing to you a Board Package (so referred to by our broker).

Call me any time if there is anything else you need.

A handwritten signature in black ink, appearing to read "Jeffrey Kogan", with a long horizontal flourish extending to the left.

FINANCIAL STATEMENT

Name: Faith Kates and Jeffrey Kogan

Address: [REDACTED]

Assets:

Total of cash in banks, CMA's, CD's, etc. (see Schedule A)	\$	4,776,812
Securities (see Schedule B)	\$	6,031,480
Real Estate (see Schedule C)	\$	9,500,000
Pension Funds (see Schedule D)	\$	812,607
Life Insurance: Cash Surrender Value (see Schedule E)	\$	-
Escrow deposit on apartment		
Other Assets (see Schedule F)	\$	20,000,000
TOTAL ASSETS	\$	41,120,898

Liabilities:

Mortgages payable (see Schedule C)	\$	2,017,125
Other Liabilities (see Schedule G)	\$	-
TOTAL LIABILITIES	\$	2,017,125
NET WORTH (excess of assets over liabilities)	\$	39,103,773

Income:

Salary (or earned income)	\$	604,426
Dividends & Interest	\$	158,791
Other (see Schedule H)	\$	(122,720)
TOTAL INCOME	\$	640,497

SIGNATURE: _____ DATE: October 26, 2010

SIGNATURE: _____ DATE: October 26, 2010

FINANCIAL STATEMENT: Supplementary Schedule

A. Cash, Bank, Money Fund, CD, CMA, or other

Name, Address	Type of Account	Cash Balance
JP Morgan Chase	Checking	4,676,828 *
JP Morgan Chase	Money Market	8,970
JP Morgan Chase	UTMA Savings	26,513
JP Morgan Chase	UTMA Savings	39,572
JP Morgan Chase	UTMA Savings	24,929

* Assuming \$4,650,000 deposited into account.

B. Securities

Name, Address	Type of Account	Market Value
Goldman Sachs & Company	Municipal Fixed Income	3,192,169
Goldman Sachs & Company	Money Market Funds	2,573,212
Goldman Sachs & Company	Money Market Funds and Securities (UTMA)	117,082
Goldman Sachs & Company	Money Market Funds and Securities (UTMA)	86,580
Goldman Sachs & Company	Money Market Funds and Securities (UTMA)	27,726
Fidelity Investments	Money Market Funds and Securities	16,795
Fidelity Investments	Money Market Funds	17,916

C. Real Estate

Location of Property	Market Value	Mortgage Balance
Watermill, New York	2,500,000	257,640
New York, New York	750,000	-
Roslyn, New York	1,000,000	266,002
Brooklyn, New York	4,000,000	1,493,483
Niagara Falls, New York	1,250,000	-

D. Pension Funds

Description	Amount
Fidelity Investments - Traditional IRA	109,260
Fidelity Investments - Profit Sharing Keogh	66,102
Goldman Sachs - IRA	35,249
Goldman Sachs - Profit Sharing Plan (Partnership Holding Corporation)	233,462
Fidelity 401K	324,068
Vanguard SEP	44,486

FINANCIAL STATEMENT: Supplementary Schedule

E. Life Insurance

Beneficiary, Insurance Co.	Cash Surrender Value
None	-

F. Other Assets

Description	Amount
Interest in Partnership Holding Corporation, a corporation of which Faith Kates is the sole shareholder. The corporation owns 31% of Next Management LLC and 4 related European entities.	20,000,000

G. Other Liabilities

Description	Amount
None	-

H. Other Income

Description	Amount
K-1 Income from Partnership Holding Corporation	208,495
Net losses from Real Estate holdings	(331,215)



REAL ESTATE

Charles H. Greenthal Management

Four Park Avenue • Third Floor • New York, NY 10016-5339

Telephone: 1(212) 340-9300

FAX: 1(212) 447-1887

**IMPERIAL HOUSE
69TH TENANTS CORP.
150 EAST 69TH STREET
NEW YORK, NEW YORK 10021**

REQUIREMENTS FOR THE TRANSFER OF APARTMENTS

Please provide the following and send to Charles H. Greenthal Management Corp., 4 Park Avenue, New York, New York 10016, Attention: Homer Carroll:

- A. **One (1)** complete board package marked "original" consisting of all items (1-21).
- B. **Ten (10)** collated copies of Items 1-10 in individually bound three-ring binders no wider than 1 1/2". Please include dividers and/or tabs for each section of your application.
- C. **Ten (10)** identical CD's each with a scanned copy of Items 1-12 only (in PDF format). (Each requirement must be clearly titled on the CD by having its own file for easy referral by Board members.)
 1. **Purchase Application**, completed and signed (application enclosed).
 2. **Contract of Sale**, fully executed and dated by all parties.
 3. **Financial Statement** (3-page form enclosed) listing all assets and liabilities.
 4. Signed copies of the last two (2) years **Federal and state income tax returns** (pages one and two only) and **W-2** forms;
 5. **Employer reference letter** stating annual salary, position and length of employment. If self-employed, not employed or retired, please provide a letter from a certified public accountant stating income and how many years accountant has prepared returns.
 6. **Reference letter from present landlord or Managing Agent**, should include verification of rent, maintenance or mortgage payments.
 7. **Bank verification letter** stating type of account, amount on deposit in dollars, when account was first opened. Include account numbers. This letter is required in addition to current bank statements.
 8. **Three (3) or four (4) personal reference letters.**
 9. If apartment is being financed, please include the **Commitment Letter** from the bank (Maximum Financing Permitted is 50% of Purchase Price).
 10. **Supplemental Rider to Contract of Sale** (see attached form for language to use in Rider).

The following items (11 and 12) are to be included in the original package and on CD:

MEMBERS OF THE WEST GROUP OF COMPANIES
The Charles H. Greenthal Group Inc. • Charles H. Greenthal Management Corp. • Charles H. Greenthal Commercial Corp.
Charles H. Greenthal Residential Rentals • Greenshore N.C., Associates
West Properties, Inc. • Westampa Co. • Lilton, LLC, FL
www.greenthal.com

EFTA00729696



11. Financial Statement (form enclosed) listing all assets and liabilities together with documentation to verify entries including the verification of bank accounts, stocks, bonds, real estate and all other items listed. Statements must include all pages.
12. Signed copies of the last two (2) years Federal and state tax returns including all schedules and attachments (i.e., and 1099R's, K-1's) required to be filed with tax returns.

The following items and checks are to be submitted with the original package, but do not need to be included on the CD:

13. Lead Paint Disclosure Form executed by Seller(s), Purchaser(s) and Agents) (form enclosed).
14. Alteration and move-in deposit letter to be executed by applicant(s) and submitted with papers (enclosed form).
15. If apartment is being financed, please include originals of the Recognition Agreement, in triplicate, fully executed (Aztech form only) in the original package.
16. Apartment Alteration guidelines for informational purposes only (enclosed form).
17. Window Guard Notice fully executed by potential purchasers(s) (enclosed form).
18. A credit check authorization form to be signed by applicant(s) (enclosed form).
19. Credit check fee and nationwide criminal background check of \$200.00 (non-refundable) per person payable by Certified Check, bank check or Money Order to Charles H. Greenthal Management Corp. from applicant(s).
20. An application fee of \$300.00 (non-refundable) payable by Certified Check, bank check or Money Order to Charles H. Greenthal Management Corp. from applicant(s).
21. Certified Check, bank check or Money Order of \$450.00 payable to Stroock Stroock & Lavan for litigation search.

SPECIAL NOTES:

SOCIAL SECURITY NUMBERS AND ACCOUNT NUMBERS SHOULD BE BLOCKED OUT ON ALL COPIES THROUGHOUT THE PACKAGE INCLUDING APPLICATION AND TAX RETURNS. PART A (THE ORIGINAL) SHOULD INCLUDE SOCIAL SECURITY NUMBERS AND ACCOUNT NUMBERS.

Any packages received incomplete will be returned to sender via U.S. mail.

Children over the age of twelve (12) may be asked to accompany parents to the interview.

If stock certificate and proprietary lease are to be held in the name of a Revocable Trust, please submit copy of the trust agreement.

A Certificate of Insurance showing one million dollars of liability for the apartment is required at closing.

The Board of Directors must approve any work of any nature. Please contact Mark E. Hamilton at (212) 535-2218 for necessary documents.



**IMPERIAL HOUSE
69TH TENANTS CORP.**



SELLER

ALL FEES BY THE SELLER(S) MUST BE PAID BY CERTIFIED CHECK, MONEY ORDER OR ATTORNEY ESCROW CHECKS. CHECKS FROM THE PURCHASER MAY BE PERSONAL WITH THE EXCEPTION OF THE MOVE-IN DEPOSIT, WHICH MUST BE CERTIFIED OR BANK CHECK.

MANAGING AGENT'S TRANSFER FEE \$600.00
PAYABLE TO CHARLES H. GREENTHAL MANAGEMENT CORP.

N.Y. STATE TRANSFER STAMPS (\$.05 PER SHARE)
PAYABLE TO CHARLES H. GREENTHAL MANAGEMENT CORP.

Administrative fee payable \$25.00
PAYABLE TO 69TH TENANTS CORP.

ESTATE SALE, IF APPLICABLE:

- A) COPY OF WILL
- B) ORIGINAL LETTERS OF TESTAMENTARY
- C) ORIGINAL NEW YORK STATE TAX WAIVER

YOUR PROPRIETARY LEASE AND STOCK CERTIFICATE MUST BE BROUGHT TO CLOSING. ALL MAINTENANCE AND OTHER ARREARS MUST BE PAID AT CLOSING.

PURCHASER

IF FINANCING, PROCESSING FEE \$425.00
PAYABLE TO CHARLES H. GREENTHAL MANAGEMENT CORP.

Administrative fee payable \$25.00
PAYABLE TO 69TH TENANTS CORP.

ALTERATION AND MOVE-IN DEPOSIT (REFUNDABLE) \$10,000
PAYABLE TO 69TH TENANTS CORP.
CHECK MUST BE CERTIFIED OR BANK CHECK AND WILL BE DEPOSITED.

WHEN CLOSING TAKES PLACE ON OR AFTER THE 18TH OF THE MONTH, MAINTENANCE FOR THE FOLLOWING MONTH IS DUE AT CLOSING.

SELLER AND PURCHASER MUST BRING PHOTO IDENTIFICATION TO CLOSING.

ADDITIONAL CLOSING CHARGES

IF THE CLOSING IS NOT COMPLETED WITHIN 2 HOURS, AN ADDITIONAL CHARGE OF \$200.00 WILL BE ADDED TO THE MANAGEMENT FEE.

THERE IS A \$200.00 CANCELLATION CHARGE IF OUR TRANSFER AGENT IS REQUIRED TO ATTEND A CLOSING, WHICH IS NOT CONSUMMATED.

THERE IS ALSO A \$200.00 LATE CANCELLATION CHARGE IF A CLOSING IS NOT CANCELED PRIOR TO 24 HOURS OF THE SCHEDULED DATE.



Charles H. GREENTHAL MANAGEMENT CORP.
Four Park Avenue, Third Floor
New York, NY 10016-7500



PURCHASE APPLICATION
COOPERATIVE/CONDOMINIUM
(Please Type All Responses)

Real Estate

THE UNDERSIGNED APPLIES FOR APPROVAL BY THE BOARD OF DIRECTORS OF THE CORPORATION LISTED BELOW OF THE PROPOSED PURCHASE OF SHARES OF THE CAPITAL STOCK IN CONNECTION WITH THE FOLLOWING APARTMENT/THE UNDERSIGNED OFFERS TO PURCHASE THE CONDOMINIUM UNIT:

COOPERATIVE/CONDOMINIUM NAME: _____

ADDRESS: _____ APT: _____ NO. OF SHARES/PERCENTAGE: _____

PURCHASE PRICE: \$ _____ CURRENT MONTHLY MAINTENANCE/ COMMON CHARGES: \$ _____

FINANCING: YES NO LENDER: _____

AMOUNT TO BE FINANCED: \$ _____ PERCENTAGE: _____ %

PROPOSED CLOSING DATE: _____ PROPOSED OCCUPANCY DATE: _____

SELLER'S NAME: _____ SS#: _____

SELLER'S NAME: _____ SS#: _____

PRESENT ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

TELEPHONE: BUSINESS: _____ HOME: _____ FAX: _____

SELLER'S ATTORNEY: _____ TELEPHONE: _____ FAX: _____

FIRM: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

NAME OR NAMES MUST BE ENTERED BELOW IN THE MANNER THAT THE STOCK CERTIFICATE (COOPERATIVE) OR DEED (CONDOMINIUM) AND OTHER DOCUMENTS ARE TO BE DRAWN.

APPLICANT'S NAME: _____ SS#: _____

CO-APPLICANT'S NAME: _____ SS#: _____

PRESENT ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

TELEPHONE: BUSINESS: _____ HOME: _____ FAX: _____

APPLICANT'S ATTORNEY: _____ TELEPHONE: _____ FAX: _____

FIRM: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

BROKER'S NAME: _____ TELEPHONE: _____ FAX: _____

FIRM: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

BROKER'S NAME: _____ TELEPHONE: _____ FAX: _____

FIRM: _____

APPLICANT INFORMATION

NAME: _____ CURRENT ADDRESS: _____

ANNUAL RENT OR MAINTENANCE: _____ DATES OF OCCUPANCY: _____ CITIZENSHIP: _____

PRESENT LANDLORD OR MANAGING AGENT: _____ TELEPHONE NO. _____

PREVIOUS HOME ADDRESS: _____ DATES OF OCCUPANCY: _____

PREVIOUS LANDLORD OR MANAGING AGENT: _____ TELEPHONE NO: _____

EMPLOYMENT:

PRESENT EMPLOYER: _____ ADDRESS: _____ TELEPHONE NO: _____

DATES OF EMPLOYMENT: _____ POSITION HELD: _____ ANNUAL SALARY: _____

PREVIOUS EMPLOYER: _____ ADDRESS: _____ TELEPHONE NO: _____

DATES OF EMPLOYMENT: _____ POSITION HELD: _____ ANNUAL SALARY: _____

EDUCATION BACKGROUND:

HIGH SCHOOL: _____

COLLEGE: _____

GRADUATE SCHOOL: _____

ACTIVITIES:

LIST MEMBERSHIP IN ALL CLUBS, SOCIETIES, WITH DATES: _____

LIST HOBBIES: _____

LIST VOLUNTEER/PHILANTHROPIC ACTIVITIES: _____

APPLICANT'S REFERENCES:

NAME OF BANK: _____ ADDRESS: _____ TYPE OF ACCOUNT: _____

NAME OF BANK: _____ ADDRESS: _____ OF ACCOUNT: _____

NAME OF ACCOUNTANT: _____ FIRM: _____ TYPE OF ACCOUNT: _____

ADDRESS: _____ TELEPHONE NO: _____

BUSINESS REFERENCES:

NAME: JK FIRM: _____

ADDRESS: _____ TELEPHONE NO: _____

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO: _____

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO: _____

PERSONAL REFERENCES:

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO: _____

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO: _____

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO: _____

CO-APPLICANT INFORMATION

NAME: _____ CURRENT ADDRESS: _____

ANNUAL RENT OR MAINTENANCE: _____ DATES OF OCCUPANCY: _____ CITIZENSHIP: _____

PRESENT LANDLORD OR MANAGING AGENT: _____ TELEPHONE NO. _____

PREVIOUS HOME ADDRESS: _____ DATES OF OCCUPANCY: _____

PREVIOUS LANDLORD OR MANAGING AGENT: _____ TELEPHONE NO. _____

EMPLOYMENT:

PRESENT EMPLOYER: _____ ADDRESS: _____ TELEPHONE NO. _____

DATES OF EMPLOYMENT: _____ POSITION HELD: _____ ANNUAL SALARY: _____

PREVIOUS EMPLOYER: _____ ADDRESS: _____ TELEPHONE NO. _____

DATES OF EMPLOYMENT: _____ POSITION HELD: _____ ANNUAL SALARY: _____

DUND:

HIGH SCHOOL: _____

COLLEGE: _____

GRADUATE SCHOOL: _____

ACTIVITIES:

LIST MEMBERSHIP IN ALL CLUBS, SOCIETIES, WITH DATES: _____

LIST HOBBIES: _____

LIST VOLUNTEER/PHILANTHROPIC ACTIVITIES: _____

APPLICANT'S REFERENCES:

NAME OF BANK: _____ ADDRESS: _____ TYPE OF ACCOUNT: _____

NAME OF BANK: _____ ADDRESS: _____ TYPE OF ACCOUNT: _____

NAME OF ACCOUNTANT: _____ FIRM: _____ TYPE OF ACCOUNT: _____

ADDRESS: _____ TELEPHONE NO. _____

BUSINESS REFERENCES:

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO. _____

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO. _____

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO. _____

PERSONAL REFERENCES:

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO. _____

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO. _____

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO. _____

ADDITIONAL INFORMATION:

LIST NAMES AND AGES OF CHILDREN: _____

LIST NAMES AND RELATIONSHIP OF PROPOSED OCCUPANTS OF THE APARTMENT: _____

WILL THE APARTMENT BE YOUR PRINCIPAL RESIDENCE? YES NO

NAMES OF RESIDENTS IN THE BUILDING KNOWN TO THE APPLICANT(S): _____

DOES APPLICANT WISH TO MAINTAIN PETS IN THE APARTMENT? IF SO SPECIFY NUMBER AND TYPE OF PET: _____

ANY ADDITIONAL INFORMATION WHICH MAY BE PERTINENT OR HELPFUL IN SUPPORT OF THIS APPLICATION: _____

CERTIFICATION

THE UNDERSIGNED APPLICANT(S) CERTIFIES THAT ALL THE INFORMATION SET FORTH IN THIS APPLICATION IS A COMPLETE AND ACCURATE STATEMENT OF FACTS. IT IS UNDERSTOOD THAT THE BOARD OF DIRECTORS OF THE COOPERATIVE CORPORATION OR THE BOARD OF MANAGERS OF THE CONDOMINIUM WILL RELY ON THE INFORMATION FURNISHED IN CONSIDERING THIS APPLICATION. THE UNDERSIGNED AUTHORIZES THE BOARD OF DIRECTORS/MANAGERS AND ITS AGENTS TO CONTACT ANY EMPLOYERS, BANKS, LANDLORD, EDUCATIONAL INSTITUTIONS, REFERENCES, AND CREDIT INVESTIGATORY AGENCIES FOR INFORMATION BEARING UPON THIS APPLICATION.

IN NO EVENT WILL THE COOPERATIVE CORPORATION/CONDOMINIUM, ITS BOARD OF DIRECTORS/MANAGERS, ITS AGENT OR ITS REPRESENTATIVES BE RESPONSIBLE FOR ANY DAMAGE, COST, EXPENSE OR LIABILITY RESULTING FROM OR RELATING TO ANY DELAY IN THE REVIEW PROCESS, THE DISAPPROVAL OF THE APPLICATION OR OTHERWISE.

THE APARTMENT/UNIT IS SOLD "AS IS" AND UNLESS SPECIFICALLY SET FORTH TO THE CONTRARY, THE SELLER IS NOT OBLIGATED TO MAKE ANY REPAIRS OR DECORATIONS. THE OBLIGATION TO OBTAIN POSSESSION OF THE APARTMENT/UNIT IS THAT OF THE PURCHASER. THE PURCHASER OF AN APARTMENT/UNIT TAKES, SUBJECT TO THE PROVISIONS OF THE PROPRIETARY LEASE, BY-LAWS AND RULES AND REGULATIONS (COOPERATIVE) OR THE BY-LAWS, DECLARATION AND RULES AND REGULATIONS (CONDOMINIUM), AND ASSUMES ALL OF THE SELLER'S OBLIGATIONS THEREUNDER.

IT IS UNDERSTOOD THAT CHARLES H. GREENTHAL MANAGEMENT CORP. IS ACTING AS AN AGENT FOR THE COOPERATIVE CORPORATION/CONDOMINIUM AND MAKES NO REPRESENTATION WITH RESPECT TO THE VALUE OF THE BUILDING OR THE APARTMENT/UNIT OR OTHERWISE, AND ASSUMES NO LIABILITY TO THE UNDERSIGNED OR ANY OTHER PERSON ARISING OUT OF OR RELATING TO THIS APPLICATION OR THE SALE CONTEMPLATED HEREBY.

APPLICANT'S SIGNATURE: _____ DATE SIGNED: _____

CO-APPLICANT'S SIGNATURE: _____ DATE SIGNED: _____

FINANCIAL STATEMENT

Name: _____

Address: _____

Assets:

Total of cash in banks, CMA's, CD's, etc. (see Schedule A) \$ _____

Securities (see Schedule B) \$ _____

Real Estate (see Schedule C) \$ _____

Pension Funds (see Schedule D) \$ _____

Life Insurance: Cash Surrender Value (see Schedule E) \$ _____

Escrow deposit on apartment \$ _____

Other Assets (see Schedule F) \$ _____

TOTAL ASSETS..... \$ _____

Liabilities:

Mortgages payable (see Schedule C) \$ _____

Other Liabilities (see Schedule G) \$ _____

TOTAL LIABILITIES..... \$ _____

NET WORTH (excess of assets over liabilities) \$ _____

Income:

Salary (or earned income) \$ _____

Dividends & Interest \$ _____

Other (see Schedule H) \$ _____

TOTAL INCOME..... \$ _____

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

FINANCIAL STATEMENT: Supplementary Schedule

A. Cash, Bank, Money Fund, CD, CMA, or other

Name, Address	Type of Account	Cash Balance

B. Securities

Description of security	No. of shares	Market Value

C. Real Estate

Location of Property	Market Value	Mortgage Balance

D. Pension Funds

Description	Amount

FINANCIAL STATEMENT: Supplementary Schedule

E. Life Insurance

Beneficiary, Insurance Co.	Cash Surrender Value

F. Other Assets

Description	Amount

G. Other Liabilities

Description	Amount

H. Other Income

Source of Income	Amount

SUPPLEMENTAL RIDER ANNEXED TO AND FORMING A PART OF CONTRACT OF SALE DATED _____, 200__ BETWEEN _____ ("SELLER") AND _____ ("PURCHASER") FOR COOPERATIVE UNIT _____ LOCATED AT 150 EAST 69TH STREET, NEW YORK, NEW YORK

Paragraph 2.1 of the Contract of Sale is hereby deleted and replaced with the following:

"2.1 Seller agrees to sell to Purchaser, and Purchaser agrees to purchase from Seller, the Seller's Shares, Lease, Personalty, Included Interests, Seller's Interest's in 69th Leasing LLC ("the LLC"), and all other items included in this sale, for the Purchase Price and upon the terms and conditions set forth in this Contract."

Paragraph 10.1 of the Contract is hereby supplemented so that at Closing: (1) Seller shall assign to Purchaser all of Seller's interests in the LLC (if applicable, by delivery of a certificate duly endorsed); and (2) Purchaser shall execute and deliver to Seller and the LLC an agreement assuming Seller's interests in the LLC in the form required by the LLC. Supplementing the foregoing, Seller and Purchaser shall cooperate with each other and with the LLC and at the Closing shall execute such other documents as shall be reasonably necessary to assign Seller's interests in the LLC to Purchaser.

IN WITNESS WHEREOF:

PURCHASER:

SELLER:

Disclosure Format for Target Housing Sales

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check one below):
- Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (Initial)

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home".
- (e) Purchaser has (check one below):
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

- (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Seller	Date	Seller	Date
Agent	Date	Agent	Date
Purchaser	Date	Purchaser	Date

BOARD OF DIRECTORS
69TH TENANTS CORP.

Re: Move-in Alteration Deposit
Apartment No. _____

Ladies and Gentlemen:

I (We) the undersigned hereby agree to a deposit of \$10,000 made payable to 69th Tenants Corp. The monies will be maintained in an interest bearing account. This move-in/alteration fee is to cover any damage to the public hallway and service area of Imperial House, 150 East 69th Street, New York, NY 10021 during the period of move-in and/or alteration to the above referenced apartment.

The deposit will be refunded after management inspects the public hallway and service area and finds them in the same satisfactory condition they were in prior to the move-in and/or alteration of the above referenced apartment. In the event I (we) need to restore the condition of the hallway or service area, I hereby assign this deposit to the Corporation to cover costs for this repair and to return the unused portion of this deposit.

AGREED TO AND ACCEPTED

By: _____

Date: _____

The undersigned acknowledges that the rights and obligations of the undersigned with respect to the ownership of shares of _____ and the proprietary lease to the undersigned's apartment in _____ are governed by and subject to the terms of such lease, the house rules attached thereto, the certificate of incorporation and by-laws of _____ and such policies and procedures as may from time to time be adopted by the Board of Directors, whether or not specifically incorporated in any of the foregoing documents, including, without intending to limit the generality of the foregoing:

1. No alterations without consent of lessor;
 2. Lessor has right of entry to inspect apartment or to effect repairs;
 3. Lessor to have copies of necessary keys for entry to apartment and lessee may not change locks without consent of lessor;
 4. No structure or flower boxes may be placed on any terrace or balcony without consent of lessor;
 5. Decorating of public halls above the ground floor to be subject to consent of lessor but at expense of lessees of abutting apartments except for a limited contribution by the lessor.
 6. One million dollars of insurance must be purchased by lessee naming 69th Tenants Corp. and Charles H. Greenthal & Co. as additional insureds, upon closing.
-
-

APARTMENT ALTERATIONS



GENERAL POLICIES OF COOPERATIVES AND CONDOMINIUMS UNDER THE MANAGEMENT OF CHARLES H. GREENTHAL MANAGEMENT CORP.

In Cooperatives, the Proprietary Lease of the Corporation with its Stockholders, and in Condominiums, the By-Laws, provide that alterations and improvements in apartments must first be approved by the Cooperative Corporation or the Condominium Association. In most cases, the Board of Directors or Managers, respectively, approve after certain requirements have been met. In some instances, the Managing Agent has been authorized to approve alterations and improvements.

So that you may act accordingly, the following guidelines are set forth:

1. Architectural plans prepared by a registered architect, not designer or decorator plans, together with detailed specifications, must first be submitted to the Managing Agent regardless of whether it is a large or small alteration. Alterations to facades or window changes are not permitted.
2. Plans are then referred, at the apartment owner's expense, to an architect or engineer selected by the Corporation or Condominium for review to make certain that they comply with the requirements of all governmental and other authorities having jurisdiction.
3. After the architectural or engineering review, the proposed alteration plans will be submitted to the Board for their consent. In some buildings, the apartment owner must then execute and deliver a form of Alteration Agreement to the Managing Agent.
4. Before any work can commence, the apartment owner must notify the owners of apartments adjacent to, above and below, of the alterations duration and that they will be indemnified for any damage whatsoever, copies of which are to be delivered to the Managing Agent. In addition, governmental approvals, including but not limited to the Department of Buildings and the Landmarks Commission, work schedules and names of all contractors and trades, together with certificates of insurance from each of them must be submitted to the Managing Agent. Insurance certificates must name the apartment owner, the Cooperative or Condominium entity, and the Managing Agents as additional insureds.
5. It may be necessary to deliver a bond to indemnify the Corporation or the Condominium Association; to complete the alteration within a certain time limit; in some buildings, demolition work must be performed during morning hours only, or on designated weekdays only; electric or air hammers and chisels are prohibited; no work can commence before 9:00 [redacted] or continue after 4:00 [redacted], nor can work be performed on Saturdays, Sundays or holidays; debris must be removed from all quarters and public hallways on a daily basis; an engineer may be retained at the apartment owner's expense to inspect the alteration work from time to time until its completion; a uniformed guard may be required; and if there is any interruption in the normal day-to-day operation of the building, or if the House Rules are violated, the work may be halted temporarily until the contractors comply.

If an apartment owner is considering any type of alteration, it is recommended that the Account Executive be consulted as each building has different policies and some of these policies may be more or less restrictive than the foregoing. In some buildings no major alterations are permitted.

ref:altclose.plg

DEPARTMENT
OF HEALTH
OF THE
CITY OF
NEW YORK

Notice to Tenant or Occupant

You are required by law to have window guards installed in your windows* if a child 10 years of age or younger lives in the apartment.

Your landlord is required by law to install window guards in your apartment if a child 10 years of age or younger lives in the apartment,
OR

if you ask him to install window guards at any time (you need not give a reason).

It is a violation of law to refuse, interfere with installation, or remove window guards where required, or to fail to complete and return this form to your landlord. If this form is not returned promptly, an inspection by the landlord will follow.

CHECK WHICHEVER APPLY:

- | | |
|---|--|
| <input type="checkbox"/> CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT | <input type="checkbox"/> WINDOW GUARDS ARE INSTALLED IN ALL WINDOWS* |
| <input type="checkbox"/> NO CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT | <input type="checkbox"/> WINDOW GUARDS ARE NOT INSTALLED IN ALL WINDOWS* |
| <input type="checkbox"/> I WANT WINDOW GUARDS EVEN THOUGH I HAVE NO CHILDREN 10 YEARS OF AGE OR YOUNGER | <input type="checkbox"/> WINDOW GUARDS NEED MAINTENANCE OR REPAIR |
| | <input type="checkbox"/> WINDOW GUARDS DO NOT NEED MAINTENANCE OR REPAIR |

Tenant's Name: _____
(Print) (Address/Apt. No.)

Tenant's Name: _____ Date _____
(Signature)

TEL# _____

RETURN THIS FORM TO:

**CHARLES H. GREENTHAL MGMT.
4 PARK AVE, 3RD FL
NEW YORK, NY 10016
ATTN: MARTHA MUCCIO**

**For Further Information Call:
Window Falls Prevention (212)676-2158**

*Except windows giving access to fire escapes or a window on the first floor that is a required means of egress from the dwelling unit.

CVI

CREDIT VIEW INC.

P.O. BOX 308

POUND RIDGE, NY 10576

TELEPHONE [REDACTED]

FAX (914) 764-1701

I hereby authorize Credit View Inc., Incorporated to conduct inquires concerning my credit history with any of the credit bureaus used by the above named organization for the purpose of verifying information on me for my Rental/Coop or Mortgage application.

Social Security #

Authorized Signature

Social Security #

Authorized Signature