EXHIBIT D

DESCRIPTION OF PROPERTY AND SPECIFICATIONS OR BUILDING CONDITION

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BRIAN E. BOYLE, AIA

75 Spring Street 6th Floor
New York, NY 10012
212.334.7402
Fax 212.334.6112

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Property Description

Introduction: The purpose of this report is to provide the information required for an offering plan for a new condominium building. The format utilized is based on the legal requirements that govern this type of project.

Exclusions and Limitations:

- The contents of this report reflect the Architect's professional opinion based on experience and training. Building codes are subject to interpretation by the person, firm, or agency using the Code; Differences of interpretation may occur. The Architect does not represent or guarantee that the Architect's interpretation will be the same as the relevant agency's interpretation.
- This report is not intended as an instrument to determine the value of the property nor is it intended to make any representation with regard to the advisability of a purchase.
- The report is not intended as a guarantee or warranty of the property and/or contained equipment or its fitness for use.

Location of Property:

Address:	534 West 42nd Street, New York, NY 10036	
Block/Lot Number:	Block 1070 Lot 49	
Zoning District:	C6-4 as indicated on Map 8d of the Zoning Resolution of the City of New York Site is in the Perimeter Area of the Special Clinton District as defined in Article IX of the Zoning Resolution of the City of New York	
Community District:	4	
Use Group:	Cellar	Mechanical, Accessory to Use Group 2
	First Floor	Use Group 6C, egress, and Lobby accessory to Use Group 2
	Floors 2– 9	Use Group 2, Residential
Permissible Use:	An easement has been granted by FedEx Corporation, owner of the property to the west, as the former and current building encroach on their property by 7" +/-.	
Handicap Accessibility:	The building complies with Local Law 58 and the American with Disabilities Act Accessibility Guidelines.	

Construction Status:

Class of Construction:	Non-combustible class 1-C, 2-hr. protected structure fully sprinklered throughout. See the engineer's report below by M. A. Rubiano, P.C., for a full description of the sprinkler system.
Occupancy Group:	J-2
Cert. of Occupancy:	Certificate of Occupancy will be issued after construction is complete. The sponsor will obtain, at a minimum, a temporary Certificate of Occupancy by the NYC Department of Buildings prior to the first closing.
Building Permit:	A Type II permit has been issued for demolition, #104241562. Approval from the NYC Department of Buildings has been received (Type I permit #104032949). The project is currently under review by the NYC Department of Buildings for a New Building permit.
Completion:	Completion of construction is scheduled for September 30, 2008

Site Description:

General: The building site is located on 42nd Street west of Times Square. It was formerly occupied by a three story rowhouse type building of brick and brownstone, with a brick addition on the rear.

Site: Block 1070 Lot 49 is a rectangular site described as follows:

Beginning at a point on the southerly line of West 42nd Street, distant 384 feet 2 inches easterly from the corner formed by the intersection of the easterly line of Eleventh Avenue and the southerly line of 42nd Street; Running thence easterly along the said southerly line of 42nd Street, 19 feet 7 inches, to a point; Thence southerly at right angles to the preceding course, and parallel to Eleventh Avenue, 98 feet 9 inches to a point; Thence westerly at right angles to the preceding course, and parallel to 42nd Street, 19 feet 7 inches to a point; Thence northerly at right angle angles to the preceding course, 98 feet 9 inches to the southerly line of West 42nd Street, the point or place of beginning.

Catch Basin: There is no catch basin on the site. Existing catch basins at intersections of 42nd Street capture storm water and divert it to the City storm water disposal system located in the street.

Lighting: Street Lighting is existing and maintained by N.Y.C. Department of Highway Traffic and Lighting.

Landscaping: There are no landscaping elements or ground level plantings on the site.

Road and Sidewalk: West 42nd Street is an asphaltic roadway and the sidewalk is concrete with steel faced curbs. The sidewalk on the north side of the site will be new.

Yards and Courts: There is an existing 4'-1" rear yard which will be maintained. It will be gravel covered and have an area drain to the storm sewer. There will be some common mechanical equipment located in the rear yard. On the first floor the remainder of the required rear yard setback is occupied by a one story structure, the roof of which will be an outdoor terrace dedicated to the second floor unit.

Utilities: Water: New York City – Public Utility, metered collectively

Sewer: New York City, Department of Environmental Protection – Public Utility, unmetered

Electricity: Consolidated Edison, Regulated Company, metered for common areas and individually for each residential unit.

Gas: Consolidated Edison, Regulated Company, metered collectively

Telephone: Verizon, Regulated Company

Refuse Removal: New York City Department of Sanitation

Cable Television: Time Warner

Sub-Soil Conditions: A geotechnical investigation was performed to obtain subsurface data for the design of the new foundation. The report indicated bedrock exists at a depth of between 20 and 28 feet below the level of the existing cellar floor slab, and the soil between the cellar slab and bedrock consists of loose sandy fill, estuarine deposit, and glacial deposit. A copy of the report is attached.

The Foundation - Mini caissons have been drilled into bedrock. They are covered with cast concrete pile caps and strap beams. The foundation rests on the pile caps and is cast in place concrete with an interior applied crystalline waterproof coating.

Landscaping: There is one existing tree in a sidewalk tree well at the front of the building.

Building Size: Total Height - The overall building height is 105'-2" above mean curb, the main roof is 96'-2" above mean curb.

Proximity to Other Structures - The building is separated from a building owned by Con Ed to the east by a minimum of 2". It is separated from a masonry wall on the property line to the south by 4'-1", and there is not building to the west.

Cellar - There is a cellar the full footprint of the building containing mechanical spaces in the front, and storage rooms for the residential owners in the rear. Above these store rooms is a mechanical chase space which is approximately 3 feet tall.

Number of Floors – The building will be nine stories above the street level, with a cellar. There is no cornice on the building.

Equipment Rooms – In the cellar are: Boiler Room, Electric Meter Room, Gas and Water Meter Room, Fire Pump Room, Laundry Area, and Elevator Machine Room.

Parapets - Extend 42" above the roof paving.

Structural System: The proposed building is a new 9-story structure with a full cellar, approximately 100' high to the roof level. The structure has an earthquake-resistant cast-in-place concrete floor slabs and structural frame with infill of concrete masonry units (C.M.U.), all supported on mini caissons and reinforced concrete foundation. The one story section at the rear of the building has solid brick walls that were existing construction. The two buildings are pinned together in a manner that will allow them to move independent of each other. The exterior shell of the front 9-story portion of the building has exposed cast concrete frame and C.M.U. with metal frame doors and horizontal sliding double glass acoustical windows. The first floor has commercial space toward the street. The second floor has a terrace on the roof of the rear one-story building with dedicated use for the second floor unit. Floors 3 through 9 have balconies facing the rear. Floors 8 and 9 are setback at the front of the building forming a terrace at the 8th floor level, for the sole use of the duplex unit. The roof of the building has a terrace at the rear for the sole use of the duplex unit, and mechanical equipment and stair and elevator bulkheads in the center with open common space toward the front.

Exterior: Walls – The structural frame of the building will be cast in place architectural concrete with a smooth exterior finish and reveals creating a pattern on the face of the concrete. In between the frame will be concrete masonry units as infill. Both frame and infill will be backed up on the interior with metal frame interior walls. Within 6 months of the construction reaching the 7th floor, a professional engineer or architect will file the first Local Law 11/1998 report with the City of New York. Then commences the required 5 year cycle, every 5 years a new report will need to be filed with the city.

Windows and Exterior doors – All windows are thermally broken clear anodized aluminum windows in a horizontal sliding configuration. Windows are as manufactured by St. Cloud windows, and are from their Acoustical Series. They have a 7" deep frame and the windows have interior and exterior glass units separated by an air space to provide high sound attenuation.

There are fixed lot line windows on the east façade, which are protected by sprinklers as per New York City Building Code. These windows are not counted in calculations of required legal light and air requirements. Being lot line windows, in the event that new construction takes place east of the site, these windows may be blocked and have to be infilled with masonry.

Landmark Status – This building is not a landmark building and is not located in a landmark district.

Parapets: Parapets are extensions of the exterior concrete wall construction on the main roof. On the second floor terrace they are existing and/or new brick with stucco finish on the inside face, and have cast stone copings.

Chimneys: There is a metal boiler flue that exits the rear of the building on the first floor. There are no fireplaces.

Terraces & Balconies: The roof over the rear cellar/mechanical level will be a dedicated terrace accessed from the second floor residential unit. There is a setback terrace in the front of the eighth floor dedicated to the duplex unit. There is a roof terrace at the south end of the main roof, dedicated to the eighth/ninth floor duplex unit. It is separated from the remaining roof by a metal fence with a gate. This remaining portion of roof is partly occupied by mechanical equipment, and partly left available for common use.

Traffic Surface Finish - Finish walking surface on roof three terraces will be precast concrete pavers on pedestals to provide a level surface and proper drainage. Balconies are

provided at the rear of the third through ninth floors, these will have a Urethane based traffic surface with a sand finish.

Railings - Terraces have parapet enclosures and balconies have 42" high metal railings.

Exterior Entrances: Doors and Frames - There are separate aluminum and insulated glass entrances into the residential elevator lobby, and the retail space, as well as the second residential egress door.

The residential entrance has an airlock vestibule with access security through a combined video/intercom system. Door locks are electrically operated and interface with the security system.

Vestibule Doors – Are aluminum and single pane glass doors similar to the entrances.

Entrance and Security System – There will be an entrance call station on the front of the building to alert unit owner of guest arrivals. This station will include a video camera which can be viewed at individual intercom stations in each of the residential units. Intercom stations also include a handset to speak to guest at the exterior door and a release for the entry doors. The system will also include card reader access for the outer and inner entrance doors to the residential lobby for residential owners. There will be additional video cameras in the interior lobby, the elevator, and the laundry room in the cellar. These can all be viewed from intercom stations in the residential units. The entire system is as supplied by Siedle from their iDor series of products. In each apartment will be a Deluxe iDor video intercom station.

Mailboxes – There are metal front loading mailboxes approved for use by the U.S.P.S. for the residential tenants of the building in the airlock vestibule.

Public Lighting – There will be two exterior lights on the front face of the building, 48" tall Aliante Exterior Scones from Ivalo Lighting. Lobby lighting will be recessed lighting by RSA Lighting #QCT-2075WH-QCT900 and #QCT-1975WH/QCT900. Lighting in egress stair will be #2050-14-226-WA-EMB by Brownlee lighting.

Service Entrance: There is no dedicated service entrance or service elevator.

Roof and Roof Structures: Roofing - The resin based roof membrane throughout the project is a 20 year guaranteed product from Kemper Systems, Inc. (MEA # 39-93-M Vols 2 + 3) with a 5 year installation guaranty from the installer. It is a two component unsaturated polyester resin and polyester fleece product over tapered concrete slab, sloped to roof drains. Roof insulation is rigid board type with a minimum thickness of 1" yielding an average R-value of 5. The surface of the roof is covered in cast concrete roof pavers on pedestals creating a level surface.

Parapet walls protect all around the ninth floor roof, and 42" high brick parapets protect the terrace on the second floor rear terrace at the south side of the building. There is an asphalt shingle roof covering the rear 6'-0" full width at the cellar level. These are shingles by CertainTeed with a 30 year warranty. Flashing is a resin based flashing, and counter flashing is copper metal, or alloy copper (zinc coated) metal flashing.

Drains, gutters and leaders – Scuppers and leaders conduct water from the bulkhead roof onto the ninth floor roof. Ninth floor roof water is collected through three area drains into internal leaders dedicated to storm water. The eighth floor terrace as well as the second floor terrace, and all the rear balconies have roof drains connected to these internal leaders. The storm drain water is conducted through its own piping to the front wall of the cellar where it is joined to the sanitary waste line before exiting the building. The 6' section of asphalt shingle roof at the rear of the first floor has a metal gutter and leader directed into the storma drainage system.

Skylights – There is a metal and glass skylight over each of the two egress stairs as per Multiple Dwelling Law and NYC code, and a metal and glass skylight over the interior convenience stair that provides private access to the roof for the duplex apartment.

Bulkheads – There are two bulkheads on the roof, one contains both exist stairs, which are in a scissors configuration, and the top of the elevator shaft. The other contains a convenience stair from the duplex unit to a private roof terrace. These bulkheads are cast

in place concrete construction. Their roofing is resin roofing as described above with loose stone ballast instead of pavers.

Metalwork at Roof Level – There is a metal access ladder from the finish roof surface to the door at the elevator penthouse for service use. There is also a painted open grate metal fence with gate separating the private duplex roof area from the common area.

Equipment – There are two ventilating fans that serve bathrooms, one fan serving all kitchens, one fan serving all dryers (except the duplex), and two condensers serving the duplex unit.

Fire Escapes: Interior Stairs – There are two interior fire stairs, in a scissors configuration on the west wall of the building, serving all floors. These exit through separate doors at street level on the north side of the building.

Floors Served – Cellar through Roof

Materials – The stairs are concrete filled painted steel pan stairs with painted steel handrails. Handrails are anchored to the cast concrete and/or gypsum board walls and are painted steel.

Yards and Courts: There is a courtyard at the rear of the property, 4 feet deep by the full width of the property. It has a concrete surface with one area drain which is piped into the storm drainage system. It is accessed through a metal door from the cellar, and is used as the location for air conditioning condensers for the cellar and first floor.

Interior Stairs: There is one interior convenience stair in the duplex unit, connecting the eighth floor, to the ninth floor and to the roof terrace. This stair will be steel construction with an open stringer design, open risers and wood finish on the treads. It will have painted metal handrails and straight metal balusters and guardrails at the stair openings on the ninth floor.

Interior Doors And Frames: Entrance Doors – Entry to residential units is directly from the elevator, which has a 1-1/2 hour rated sliding painted metal elevator door in painted metal frame.

Stairwell Doors and Frames – All stairwell doors and frames are painted hollow metal with 1-1/2 hour rating.

Interior Doors and Frames – All interior doors in the apartments will be flush wood doors in hollow metal frames, painted finish on both

Roof and Cellar Doors and Frames – Doors from stairs to roof, and from roof to elevator mechanical penthouse and all cellar doors to rooms, are painted hollow metal doors in painted hollow metal frames.

Elevator: There is one traction type elevator serving the building, from cellar to ninth floor. Freight will be handled in the passenger elevator. The elevator opens directly into units on floors two through eight, with keyed access, and into a common vestibule on the ninth floor to allow access to the roof through the fire stair. The interior finish will be metal panels with stone tile flooring. The elevator equipment will be as manufactured by Hollister-Whitney with a custom cab as noted above manufactured by Columbia Elevator Products, It will come equipped with a #54 O.D. basement set traction motor.. The elevator has a capacity of 2000 lbs and a travel speed of 200 feet per minute. The safety system includes #480 Type 'B' flexible guide clamps, and a phone in the cab.

Auxiliary Facilities: Laundry Facilities – In the cellar there will be a laundry facility including one coin operated washing machine, Frigidaire Model #FCCW3000FS, and one coin operated dryer, Frigidaire Model #FCGD3000ES. Also included will be a utility sink in a separate location, also intended for building maintenance use. Dryer exhaust is through rigid metal duct with in-line assist blower, to the rear yard.

Refuse Disposal – Refuse may be left by the condo owners in a refuse storage room in the cellar. It is to be set at the curb for municipal collection on days designated by the City of New York by the building superintendent. There is a separate room for waste to be recycled. There is no refuse compaction or incineration on the property. Containers for refuse to storage until time of collection to be provided by the Board of Managers.

Storage Lockers – Each residential unit will have access to a locked storage room in the basement of approximately 50 gross square feet.

Information below as provided by M. A. Rubiano, P.C. Consulting Engineer.

Plumbing & Drainage: Water Supply - To the building is supplied by a new 6" combined water service to serve the fire protection and the domestic water service. The domestic water service is protected by a 2½" double check valve, the fire service is 6" and protected by a double check detector valve assembly, as required by EPA. Water consumption is measured by the use of a New York City approved meter. The water usage charges will be included in the common service charges.

Fire Protection System - The building is protected by a system of sprinklers consisting of a fire pump manufactured by Peerless Co. model 4x4x8A-PV, with a capacity of 500 GPM at 207 ft of pressure with a 40 HP motor. The pump raises the pressure to the code mandated pressures. A jockey pump maintains the pressure in the system without use of the main fire pump. The jockey pump is manufactured by Peerless Co. model BR-2-40. The sprinkler protection covers the entire building except bathrooms and small closets as permitted by the NYC Code. The sprinkler system is combined with the standpipe system in the main stair with hoses at the basement and first floors and hose valves at the other floors. There is also a roof manifold as required by code and a box with wrenches and hoses located in the first floor. There is a Siamese connection on the front of the building.

The sprinkler system is supervised by a sprinkler and smoke detectors alarm system connected to a central station that contacts the fire department in the event of an emergency.

Water Storage Tank – There are no water storage tanks in his project.

Water Pressure - Available water pressure from the street main is about 51 PSIG. Due to requirements of EPA, a DCV assembly is required. It reduces the water pressure available by about 8 to 10 pounds. Thus a water booster pump is needed to supply adequate pressure to the top floor. The pump is manufactured by Federal Pump Corp. Model SP-4030-2 with a cushion tank, pressure reducing valve, and controls. The capacity of the pump system is 40 GPM at 70 Ft of developed pressure with (2) 1½ HP motors.

Sanitary Drainage System - The system consists of cast iron piping with neoprene gaskets and mechanical joints for the waste, soil, and vent piping above ground. Bell and spigot piping is used below the floor. The sanitary piping connects to the city sewer system via a house trap with fresh air inlet grille. Storm piping is also cast iron, similar to the sanitary piping and connects to the sanitary with a running trap. The combined sanitary and storm system connects to a combined system in 42nd Street. There are no sewage ejectors but there are two sump pumps. One pump is for the elevator pit and the other sump pump for fixtures below the sewer line. The pumps are manufactured by Federal Pump Co. models 1 1/2-P-1/3-4, each with a capacity of 30 GPM at 17 head of lift. Domestic water piping is made of copper tubing with soldered joints. Both cold water and hot water are insulated. Domestic water as mentioned before is supplied by the city and the building distribution system connects to the city main via backflow preventors and city-approved meters.

Storm Drainage System - The building has internal leader to pick up the storm water from the roof of the building by means of roof drains. The upper roofs of the stair and elevator bulkheads are drained to the main roof by means of downspouts.

Heating: Central gas fired boilers supply heat to the entire building using baseboard radiation to distribute heat to the various areas. They also connect to the water heater to supply domestic hot water to the building. The boilers are located in the basement of the building. The boilers are manufactured by Laars Co., Summit Model SMB250, M.E.A. # 179-97-E VOL. IV. They consist of three modules with a capacity of 250 MBH each and a combined input of 750 MBH. The combined output is 694 MBH. The boilers provide heat to the space and to the domestic water heater. The boilers connect to gas piping and they are vented to the exterior at the back of the building. The heating charges are part of the house gas meter; charges for heating are part of the common charges.

A central domestic water heater will supply hot water to each apartment. The heater is manufactured by Turbomax Model Turbomax 45 with 500 gallons of storage capacity and 460 GPH of recovery at 100 degrees F rise. Charges for heating of domestic water are measured by the house gas meter and the charges included in the common charges. Hot water is re-circulated throughout the building by means of a return pipe and a circulating pump manufactured by Bell & Gossett Model Little Red pump with a capacity of 5 GPM at 15 Ft of developed pressure. Pump uses a 1/6 HP motor.

Gas Supply: Consolidated Edison, the utility company, provides gas service to the building. A new 3" gas service connects to the street main and to the distribution system of the building with meters to measure consumption by each user. Gas is used to fire the boilers for space heating and domestic water heaters; it is also used for cooking, and for the gas dryers in the laundry area of the basement. There are two gas meters in the building. Gas usage is part of the common charges. Gas usage for the dryers will be part of a concession where users will pay for the use of the dryers and the monies will be reimbursed to pay for the utility costs.

Air Conditioning: The building is supplied by a combination of thru-the-wall air conditioners at the north and south side of the building and split systems. The typical apartment will have two thru-the-wall units with a combined capacity of 2.25 tons of air conditioning and a central unit located in the ceiling of the central area of the apartment with a condensing unit at the exterior wall. The duplex apartment will have the condensing units located on the roof. Split systems provide cooling to the common lobby, for the laundry area in the basement, and for the small commercial space in the first floor. A small split system provides cooling for the elevator machine room and for the trash room area.

The cost of electrical for running the thru-the-wall units and the apartments split systems will be paid by each apartment owner thru their electric meters; the cost of running the split systems for the lobby area, the laundry, and the split system for the elevator and trash rooms, will be part of the common charges.

The systems are designed to maintain at least the temperatures required by the New York State Energy Code. Design inside conditions are 72 degrees F for heating, and 78 degrees F for cooling, when the outside air temperatures are 15 degrees F for winter and 89 degrees F dry bulb and 73 degrees F wet bulb in summer.

Ventilation: Most of the bathrooms and kitchens do not have natural ventilation provided by windows. All the kitchens will have ventilation provided by means of local fans controlled by local switches and connected to a central exhaust duct terminating at the roof. The kitchen exhaust fan is manufactured by Greenheck model CUE-181. Bathrooms without windows will be vented to central exhaust ducts connected to roof exhaust fans The toilets are ventilated by two roof fans manufactured by Greenheck models GB-081. There are provisions made for future dryer exhaust with a roof fan manufactured by Greenheck model GB-081.

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Electrical System: 208 Volt, 3 phase, 60 cycles, 4 wire electric service is supplied by the utility company to a service end box. The house service consists of two switches connected to a single meter. One 600 Amp switch, three phase, fused at 500 Amps, to power the elevator, the chiller, boiler, pumps and related equipment for cooling and space heating, and the public lighting. The second switch powers the fire pump and jockey pump. Each apartment, except 8/9 floors apartment, has a 125 Amp circuit breaker at the meter bank, the feed is single phase, 3-wire connected to a panel. The 8/9 floors apartment has a separate meter connected to a 200 Amps disconnect switch, three (3) phase, 4-wire, fused at 125 Amps. It is connected to

the apartment panel. The tenant space at the first floor has a 60 Amps panel, single-phase, 3-wire. There are 10 meters, one for each apartment plus the house meter. The charges for the house are part of the common charges.

End of M. A. Rubiano, P.C. supplied information.

Facilities Summary: The building has a single one-bedroom apartment with one and a half bathrooms on each of floors two through seven, and a duplex unit with two bedrooms and two and a half bathrooms, on the eighth and ninth floors. The bathrooms will have high-end fittings and finishes, as will the powder rooms. The kitchens will be furnished with cabinets by Pedini with a plastic laminate finish on the exterior. Kitchens will be provided with sink and faucet, dishwasher, gas range, refrigerator/freezer and mechanical ventilation. There is a closet in the kitchen area that can be used for pantry storage, or has hook-ups for washer and dryer. Washer are dryers are not supplied on the second through 7th floors. Space allows for European style stacking washer and dryer; 24" wide; electric dryer. Connection is provided for dryer exhaust to the roof.

Building services include a gas-fired boiler for heat and hot water shared between the apartment units, the retail unit, and common facilities. Heating will be provided through perimeter fin-tube hot water radiation. Air conditioning will be provided by through wall units in the front and rear of the building. In addition there will be a through wall condenser at the front of each unit connected to an air handler in the ceiling of the kitchen or stair hall to cool the central spaces. Condensers for the two duplex floors will be on the main roof. See mechanical engineer's report (above) for further description of heating and air conditioning systems. The building is fully sprinklered. Wiring for voice and data connections are provided throughout each apartment.

The apartment elevator lobby is accessed at street level on 42nd Street. The lobby has stone floor tile and plaster on concrete masonry and/or gypsum board walls and ceiling.

Emergency lighting is provided throughout the fire stair and egress halls to allow for safe egress.

Unit Information: See above for partial description. Interior surface of exterior walls, and all interior partitions are finished with painted gypsum wallboard over metal studs. Exterior wall to include a combination of fiberglass and rigid foam insulation. Floors are hardwood on a resilient membrane to reduce sound transmission between floors. Ceilings are either plaster on concrete slab or hung gypsum board, and there will be gypsum board soffits to conceal mechanical and other piping runs.

The following is a schedule of the sellable areas for each of the residential units, see also floor plans attached herein:

Unit	Interior Square Footage	Exterior S.F.	Storage S.F.	Total
2nd Flr.	1,148	405	50	1,603 s.f.
3rd Flr.	1,148	57	50	1,255 s.f.
4th Flr.	1,148	57	50	1,255 s.f.
5th Flr.	1,148	57	50	1,255 s.f.
6th Flr.	1,148	57	50	1,255 s.f.
7th Flr.	1,148	57	50	1,255 s.f.
8th / 9th Flrs.	2,157	579	58	2,794 s.f.

Areas are approximate. Interior areas are the gross area (from the outside face of the building) less the elevator and stair interiors. Exterior areas are from the outside face of building to the outer edges of the balcony or roof spaces. Storage rooms are from center of wall to exterior face of building.

Finishes for Typ. Residential Unit:

Space	Floor	Walls	Base	Ceiling
Foyer	Wood	Paint	Ptd.Wood	Paint
Powder Room	Ceramic or Stone Tile	Paint	Ptd. Wood	Paint
Living/Dining	Wood	Paint	Ptd. Wood	Paint

Kitchen	Wood	Paint	Ptd. Wood	Paint
Hall	Wood	Paint	Ptd. Wood	Paint
Bedroom	Wood	Paint	Ptd. Wood	Paint
Bathroom	Ceramic or Stone Tile	Paint and Tile	Stone	Paint
Closets	Wood	Paint	Ptd. Wood	Paint
Stairs (Convenience)	Wood + Steel			
Stairs (Egress)	Cement	Paint and Raw Concrete	None	Paint

Bathroom and Kitchen Fixtures:

Full Bathrooms:	Tub:	Zuma, White 32" X 60"	or of equivalent or better quality
	Tub Set:	DaVinci Series Thermostatic valve From AF Supply, Pol. Chrome	or of equivalent or better quality
	Lavatory:	Kohler Ladena undermount, white 21" X 14" O.A.	or of equivalent or better quality
	Lav. Set:	DaVinci Series 3 hole Lav Faucet, AF Supply, Pol. Chrome	or of equivalent or better quality
	Countertop:	Stone Countertop	or man-made Quartz product
	Base Cabinet:	Custom Wood Cabinet	
	Toilet:	Duravit – Stark 2, white	or of equivalent or better quality
	Accessories:	DaVinci Series from AF Supply, Pol. Chrome	or of equivalent or better quality
	Medicine Cab:	Robern 16" X 30"	or of equivalent or better quality
Powder Room:	Lavatory:	Duravit Vero Washbasin, White	or of equivalent or better quality
	Lav. Set:	DaVinci Series 3 hole Lav Faucet, AF Supply, Pol. Chrome	or of equivalent or better quality
	Toilet:	Duravit – Stark 2, white	or of equivalent or better quality
Kitchen:	Sink:	Blanco – Model 512-749, Stainless	or of equivalent or better quality
	Faucet:	Hansgrohe – Model 06694XX0	or of equivalent or better quality
Appliances:	Cooktop:	G.E. Monogram ZGU384NSMSS, Stainless Steel	or of equivalent or better quality
	Hood:	G.E. Monogram ZV800SJ/BJ – Stainless Steel	or of equivalent or better quality or of equivalent or better quality
	Ref./Freezer:	G.E. Monogram ZICP360S – Stainless Steel	or of equivalent or better quality
	Double Oven:	G.E. Monogram ZET2SL – Stainless Steel	or of equivalent or better quality
	Dishwasher	Bosch – SHV46C13UC, Integrated	or of equivalent or better quality
	Washer:	Frigidaire FTF2140E – White	or of equivalent or better quality Duplex only
	Dryer:	Frigidaire FQG1442E - White	or of equivalent or better quality Duplex only

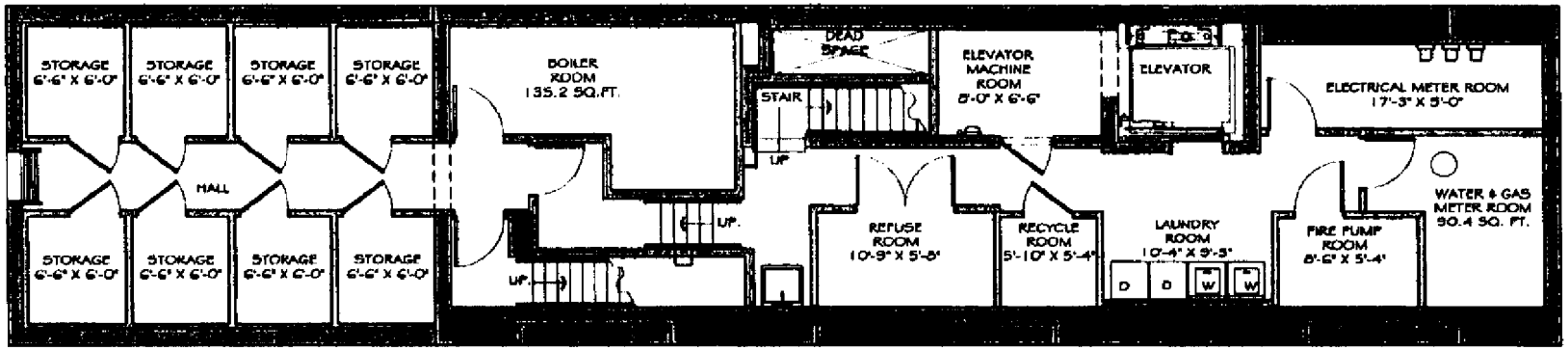
General Common Elements: The following is a list of general common elements:

A. Electric Meter Room
B. Water and Gas Meter Room
C. Fire Pump Room
D. Cellar Laundry Room
E. Recycle Room
F. Refuse Room
G. Boiler Room

H. Cellar Corridors and Stairs
I. Vestibule
J. Lobby
K. Egress Hall
L. Exit Stairs
M. Elevator
N. That portion of the roof not dedicated to duplex terrace
O. Lighting, Heating, Air Conditioning and/or Plumbing in all common element spaces

Safety Devices: Each residential unit will be provided with smoke/carbon monoxide detectors; BRK First Alert Model SC9120B.

Additional Infomation: On the rear portion of the building, the pre-existing brick section: one half story of brick wall, roof framing and material, finish floor material, mechanical equipment, and stair bulkhead were all removed. A concrete deck on steel beams, with concrete pavers was added. It is the opinion of the structural and geotechnical consulting engineers that the new load is the same or less than the former loads, therefore no remedial foundation work was required for the existing rear addition.

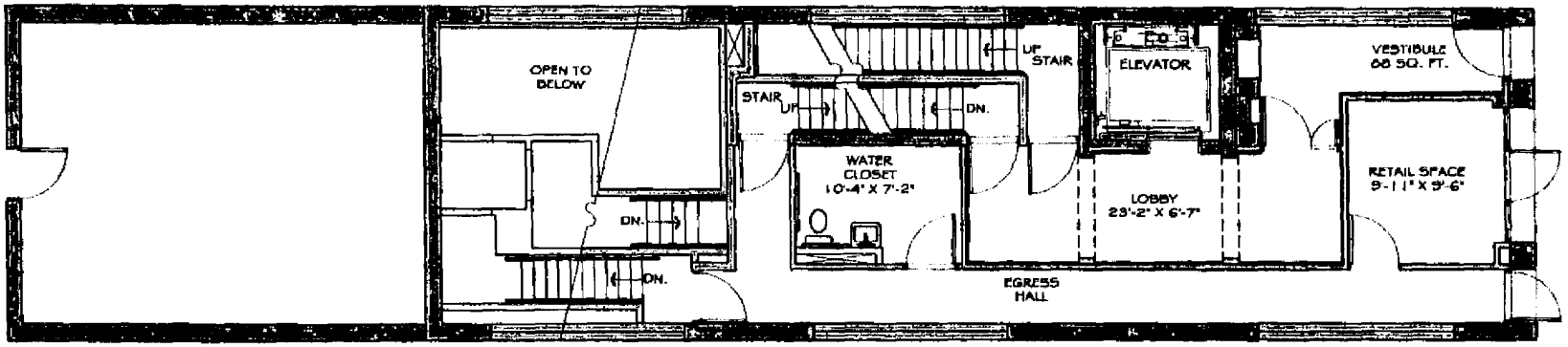


NOTE: ALL DIMENSIONS ARE APPROXIMATE

Architect:
Brian E. Boyle, AIA
75 Spring St. 6th. Flr.
New York, New York 10012
Tel. 212-334-7402 Fax 212-334-6112

CELLAR / BASEMENT PLAN

Project:
The Deuce Condominium
534 W. 42nd Street
New York, NY 10036



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Architect:
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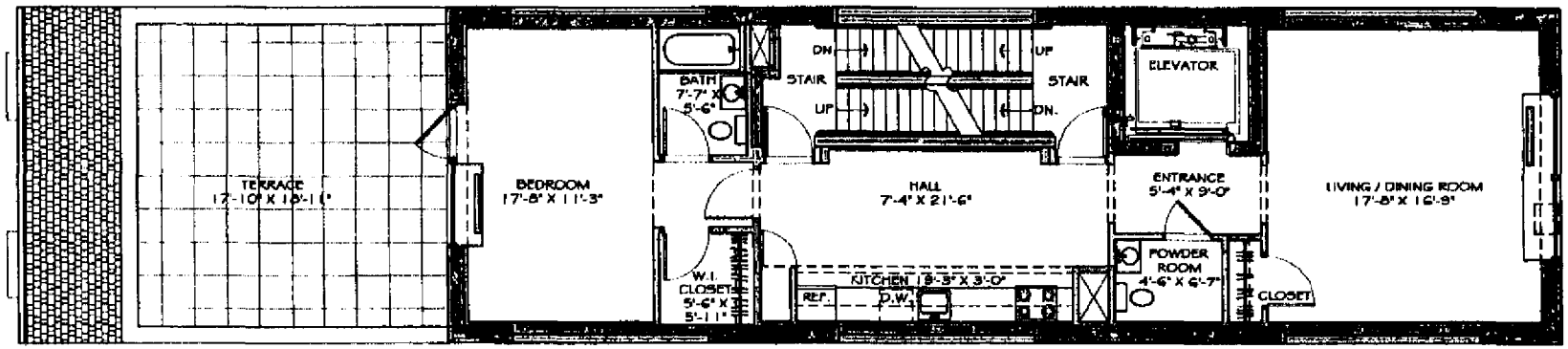
75 Spring St. 6th. Flr.
New York, New York 10012
Tel. 212-334-7402 Fax 212-334-6112

FIRST FLOOR PLAN

Project:
The Deuce Condominium
534 W. 42nd Street
New York, NY 10036



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Architect:

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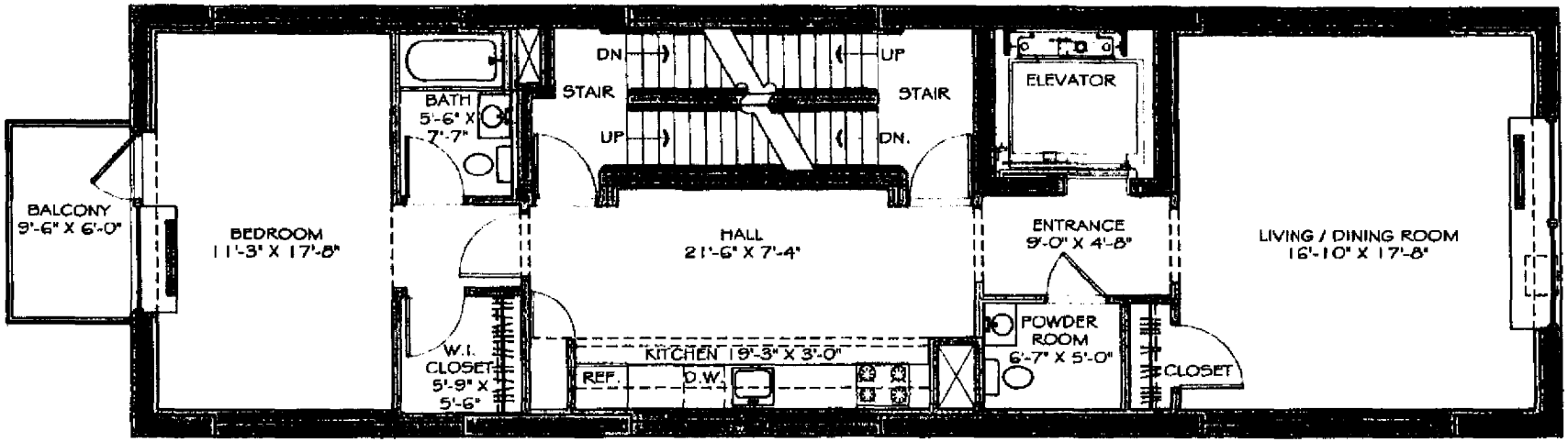
75 Spring St. 6th. Flr.
New York, New York 10012
Tel. 212-334-7402 Fax 212-334-6112

SECOND FLOOR PLAN

Project:

The Deuce Condominium
534 W. 42nd Street
New York, NY 10036



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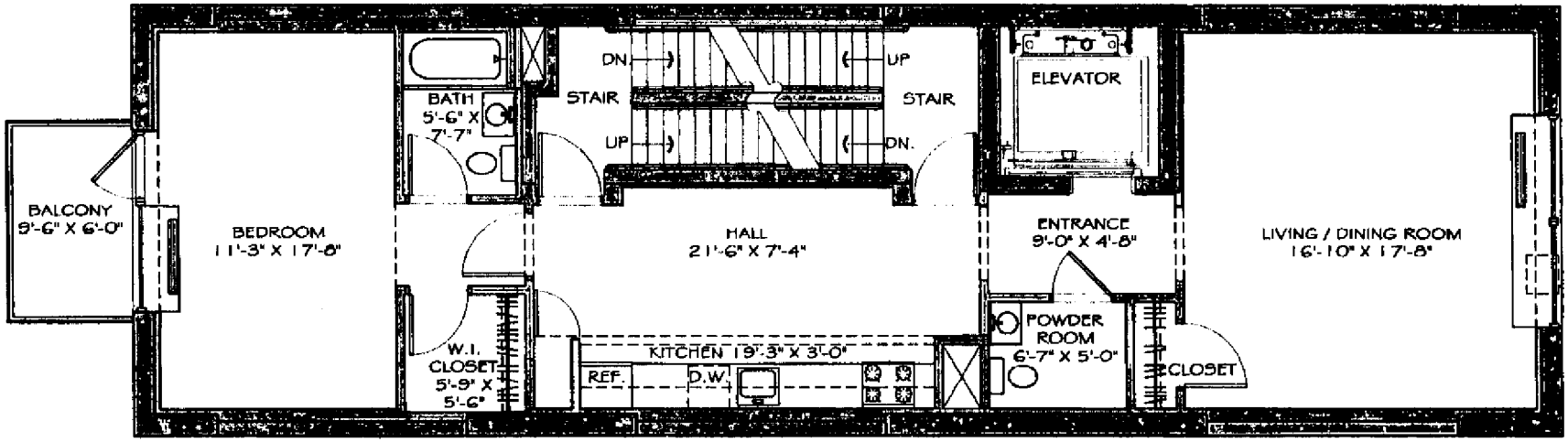
Architect:

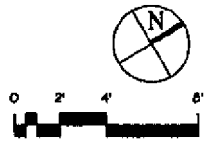
Brian E. Boyle, AIA
75 Spring St. 6th. Flr.
New York, New York 10012
Tel. 212-334-7402 Fax 212-334-6112

THIRD FLOOR PLAN

Project:

The Deuce Condominium
534 W. 42nd Street
New York, NY 10036





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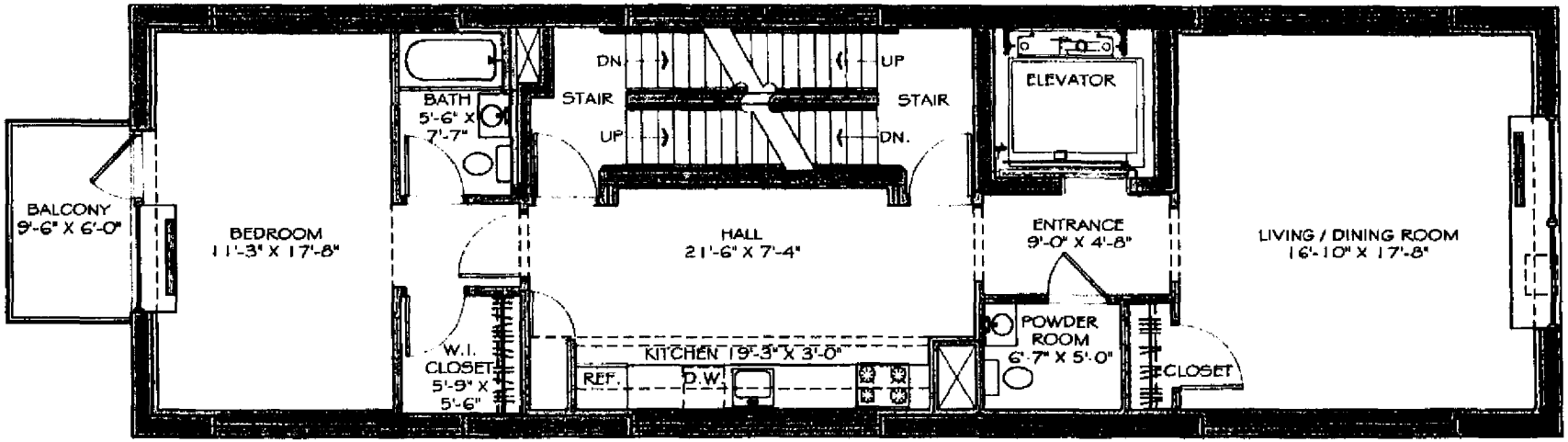
Architect:

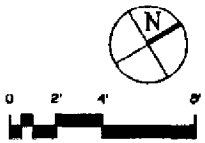
Brian E. Boyle, AIA
75 Spring St. 6th. Flr.
New York, New York 10012
Tel. 212-334-7402 Fax 212-334-6112

FOURTH FLOOR PLAN

Project:

The Deuce Condominium
534 W. 42nd Street
New York, NY 10036





NOTE: ALL DIMENSIONS
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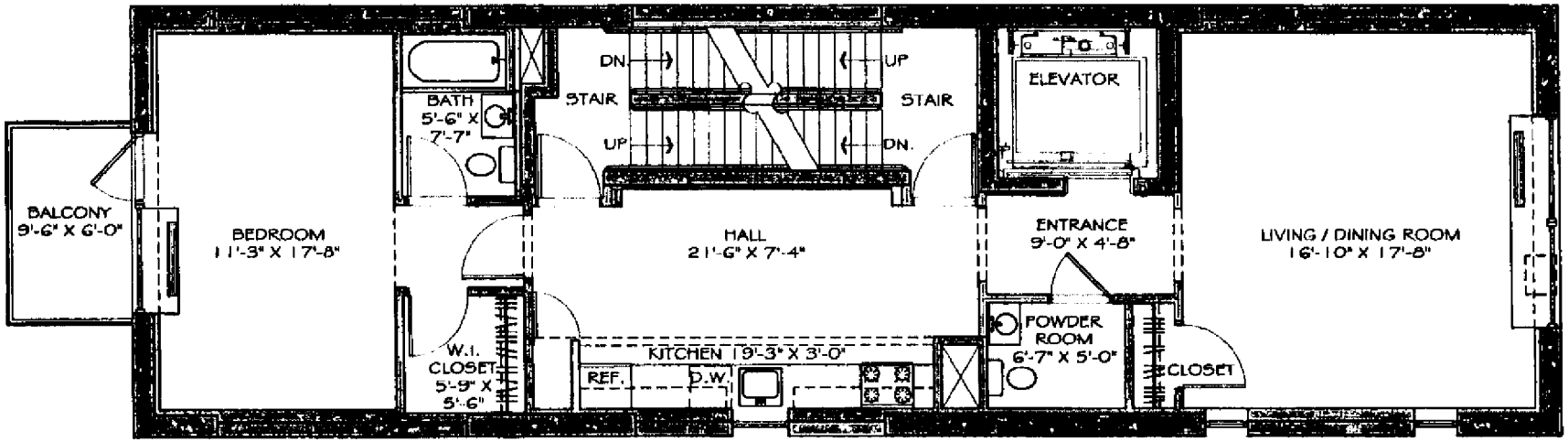
Architect:

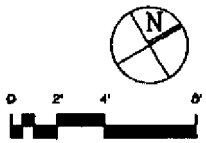
Brian E. Boyle, AIA
75 Spring St. 6th. Flr.
New York, New York 10012
Tel. 212-334-7402 Fax 212-334-6112

FIFTH FLOOR PLAN

Project:

The Deuce Condominium
534 W. 42nd Street
New York, NY 10036





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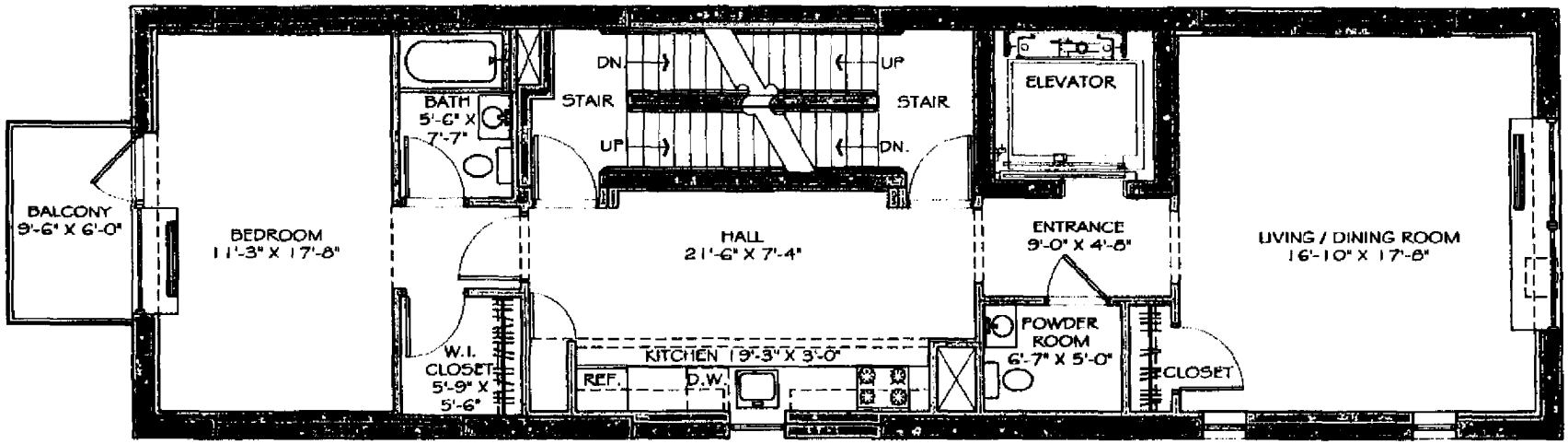
Architect:

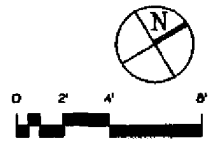
Brian E. Boyle, AIA
75 Spring St. 6th. Flr.
New York, New York 10012
Tel. 212-334-7402 Fax 212-334-6112

SIXTH FLOOR PLAN

Project:

The Deuce Condominium
534 W. 42nd Street
New York, NY 10036





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Architect:

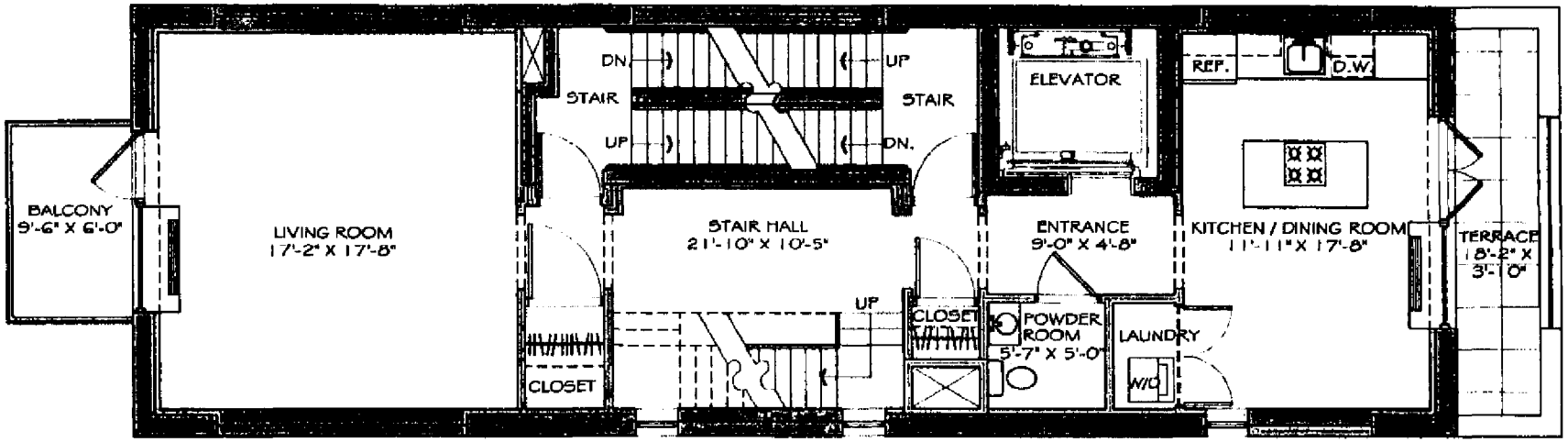
Brian E. Boyle, AIA
75 Spring St. 6th. Flr.
New York, New York 10012
Tel. 212-334-7402 Fax 212-334-6112

SEVENTH FLOOR PLAN

Project:

The Deuce Condominium
534 W. 42nd Street
New York, NY 10036

C9.1



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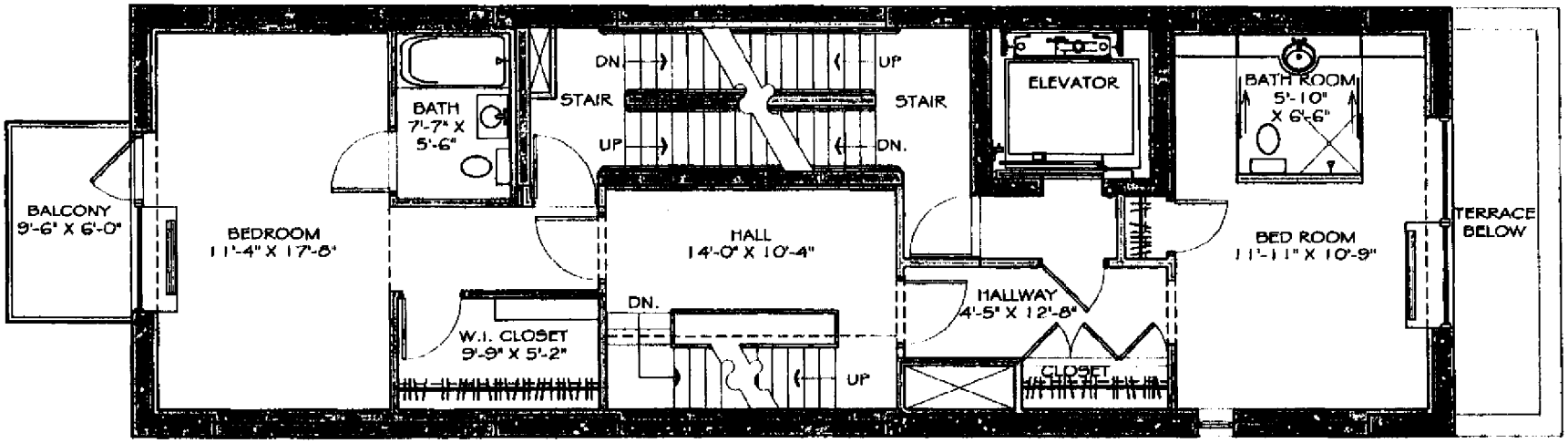
Architect:

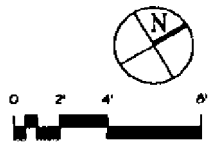
Brian E. Boyle, AIA
75 Spring St. 6th. Flr.
New York, New York 10012
Tel. 212-334-7402 Fax 212-334-6112

EIGHTH FLOOR PLAN

Project:

The Deuce Condominium
534 W. 42nd Street
New York, NY 10036





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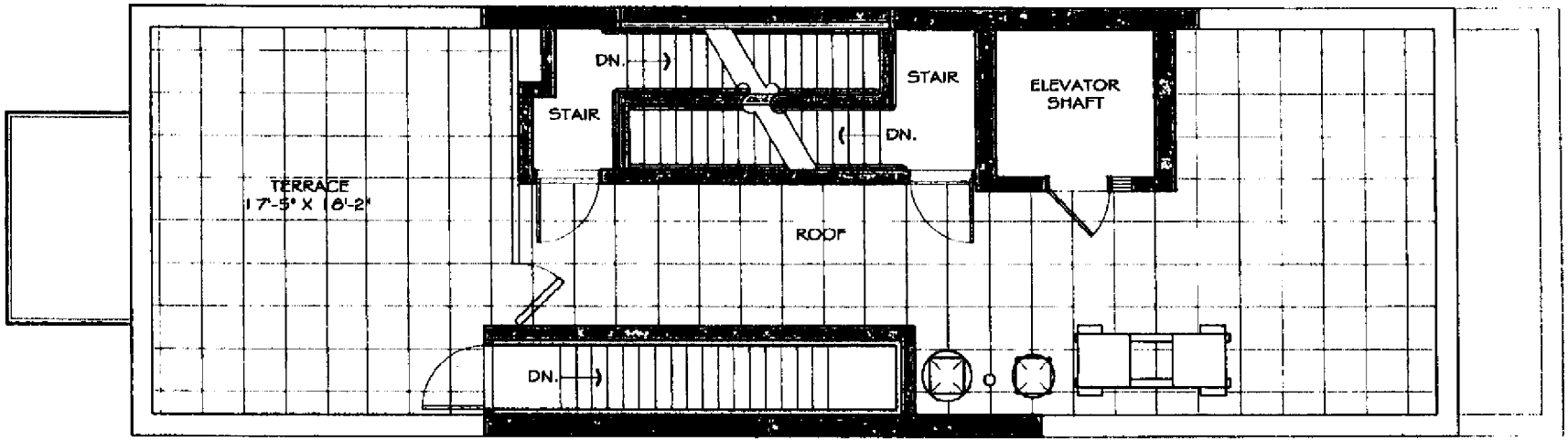
Architect:

Brian E. Boyle, AIA
75 Spring St. 6th. Flr.
New York, New York 10012
Tel. 212-334-7402 Fax 212-334-6112

NINTH FLOOR PLAN

Project:

The Deuce Condominium
534 W. 42nd Street
New York, NY 10036



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Architect:

Brian E. Boyle, AIA
75 Spring St. 6th. Flr.
New York, New York 10012
Tel. 212-334-7402 Fax 212-334-6112

ROOF / TERRACE PLAN

Project:

The Deuce Condominium
534 W. 42nd Street
New York, NY 10036