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**TENTH AMENDMENT**

**TO**

**CONDOMINIUM OFFERING PLAN**

**THE CENTRIA CONDOMINIUM**  
**18 WEST 48<sup>TH</sup> STREET**  
**NEW YORK, NEW YORK 10017**

**Dated: June 10, 2009**

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A	Budget
B	Financial Statements
C	List of Unsold Units

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**NINTH AMENDMENT  
TO  
CONDOMINIUM OFFERING PLAN  
FOR  
THE CENTRIA CONDOMINIUM**

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This Tenth Amendment (this "Amendment") modifies and supplements the terms of the Condominium Offering Plan for the premises known as The Centria Condominium at 18 West 48th Street, New York, New York 10017, first accepted for filing on March 14, 2005, as modified by the First Amendment dated April 7, 2005, the Second Amendment dated April 11, 2005, the Third Amendment dated November 5, 2005, the Fourth Amendment dated March 13, 2006, the Fifth Amendment dated March 23, 2007, the Sixth Amendment dated June 1, 2007, the Seventh Amendment dated March 19, 2008, the Eighth Amendment dated July 28, 2008, and the Ninth Amendment dated December 4, 2008 (hereinafter collectively referred to as the "Plan"), and should be incorporated into and read in conjunction with the Plan.

The terms of this Tenth Amendment are as follows:

**1. EXTENSION OF OFFERING PLAN**

The Plan, as modified and supplemented by this Amendment, is hereby extended for twelve (12) months following the Filing Date of this Amendment.

**2. BUDGET**

Attached hereto as Exhibit "A" is a copy of the current Budget for fiscal year 2009.

**3. FINANCIAL STATEMENTS**

Attached hereto as Exhibit "B" is a copy of the Condominium's financial statement for the fiscal year ended March 31, 2008. The financial statement for the fiscal year ended March 31, 2009 is currently being prepared.

**4. UNSOLD UNITS**

As of May 7, 2009, there are eleven (11) Unsold Units owned by the Sponsor. Attached hereto as Exhibit "C" is a list of the Unsold Units.

**5. CONTROL OF CONDOMINIUM BOARD AND RESIDENTIAL BOARD**

The Sponsor no longer controls either the Condominium Board or the Residential Board. The Sponsor relinquished control of the Board on November 5, 2008.

**6. INCORPORATION OF THE PLAN**

The Plan, as modified and supplemented hereby, is incorporated herein by reference with the same effect as if set forth at length.

**7. DEFINITIONS**

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

**8. NO MATERIAL CHANGES**

Except as set forth in this Amendment, there have been no material changes of facts or circumstances affecting the Property or the offering.

**SPONSOR**

RC House LLC

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## **EXHIBIT “A”**

## **BUDGET**

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**Centria - 18 West 48th Street**  
**April 1, 2009 - March 31, 2010 Budget**

FY 2009  
04/09-03/10  
Budget

**INCOME**

**OPERATING INCOME**

Common Charges - Residential	\$	1,994,720
Common Charges - Commercial		97,427
Late Fee's		5,000
Laundry Income		2,000
Other Tenant Chargebacks		
<b>TOTAL INCOME</b>	<b>\$</b>	<b>2,099,147</b>

**OTHER INCOME**

Other Income	\$	2,500
<b>TOTAL OTHER INCOME</b>	<b>\$</b>	<b>2,500</b>
<b>TOTAL INCOME</b>	<b>\$</b>	<b>2,101,647</b>

**Centria - 18 West 48th Street**  
**April 1, 2009 - March 31, 2010 Budget**

FY 2009  
04/09-03/10  
Budget

**DISBURSEMENTS**

**PAYROLL & RELATED COSTS**

Gross Payroll	\$	744,824
Payroll Taxes		63,047
Health, Pension, Annuity		178,933
W/C & Disability		37,991
Uniforms		5,000
Other payroll cost		-
<b>TOTAL PAYROLL &amp; RELATED COSTS</b>	<b>\$</b>	<b>1,029,794</b>

**UTILITIES**

Electric	\$	217,607
Gas		25,688
Heating		212,541
Cable/DSL		4,704
Water & Sewer		65,119
<b>TOTAL UTILITIES</b>	<b>\$</b>	<b>525,660</b>

**INSURANCE & TAXES**

Insurance	\$	101,280
Real Estate Taxes		13,122
Corporate Taxes		1,000
<b>TOTAL TAXES</b>	<b>\$</b>	<b>115,402</b>

**PROFESSIONAL**

Management	\$	52,000
Legal		10,000
Accounting		11,200
Engineer / Architect		2,500
Other Professional		2,500
<b>TOTAL PROFESSIONAL</b>	<b>\$</b>	<b>78,200</b>

**FINANCIAL**

Mortgage - Principal & Interest (RM unit)	\$	92,268
Finance Expense (RM Unit)		-
<b>TOTAL FINANCIAL</b>	<b>\$</b>	<b>92,268</b>

**Centria - 18 West 48th Street**  
**April 1, 2009 - March 31, 2010 Budget**

FY 2009  
04/09-03/10  
Budget

**R & M and SUPPLIES**

Supplies	\$	45,000
Elevator repair		2,000
HVAC		20,000
Boiler/Burner/Heating		10,000
Compactor		500
Plumbing		5,000
Pumps & Motors		2,500
Electrical		2,000
Intercom		2,500
Flooring		2,000
Painting & Plastering		3,000
Windows /Doors/Locks		1,000
Landscaping/Flowers		
Sidewalk/Pavement Repairs		
General Repairs		10,000
Contracts		124,325
<b>TOTAL R &amp; M and SUPPLIES</b>	<b>\$</b>	<b>229,825</b>

**ADMINISTRATIVE**

Permits & Fees	\$	1,000
Bank fees		
Holiday expense		
Dues and Subscriptions		
Telephone & Beeper		12,000
Postage & Messenger, Copies		2,000
Health Club Expense		1,000
Equipment Repair/office		1,200
Building Security		-
Board/Office Expense		3,500
Payroll Fees/Other payroll		500
Other Administrative		5,000
Contingency		-
<b>TOTAL ADMINISTRATIVE</b>	<b>\$</b>	<b>26,200</b>

**TOTAL DISBURSEMENTS** **\$ 2,097,349**

**NET INCOME (DEFICIT)** **4,299**



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## **EXHIBIT “B”**

## **FINANCIAL STATEMENTS**

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**CENTRIA CONDOMINIUM  
FINANCIAL STATEMENTS  
YEAR ENDED MARCH 31, 2008**

# CENTRIA CONDOMINIUM

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TARLOW & CO., C.P.A.'S  
A PROFESSIONAL CORPORATION

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### **INDEPENDENT AUDITOR'S REPORT**

To the Board of Managers and Unit Owners  
Centria Condominium  
New York, New York

We have audited the accompanying balance sheet of Centria Condominium as of March 31, 2008, and the related statement of revenues and expenses, changes in members' equity and cash flows for the year then ended. These financial statements are the responsibility of the Association's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Centria Condominium as of March 31, 2008 and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Centria Condominium has not estimated the remaining lives and replacement costs of the common property and, therefore, has not presented supplementary information on future major repairs and replacements that accounting principles generally accepted in the United States of America require to supplement, although not be a part of, the basic financial statements.

*Tarlow & Co., C.P.A.'s*

New York, New York  
June 8, 2008

## CENTRIA CONDOMINIUM

## BALANCE SHEET

MARCH 31, 2008

ASSETS

Cash	\$ 655,177	
Assessments receivable	134,504	
Prepaid expenses	15,495	
Investment in resident manager's apartment (net of accumulated depreciation of \$13,221)	<u>1,044,487</u>	
Total assets		<u>\$ 1,849,663</u>

LIABILITIES AND MEMBERS' EQUITYLiabilities

Accounts payable and accrued expenses	\$ 157,733	
Assessments received in advance	51,695	
Mortgage payable	<u>997,550</u>	
Total liabilities		\$ 1,206,978
Members' equity		<u>642,685</u>
Total liabilities and members' equity		<u>\$ 1,849,663</u>

**CENTRIA CONDOMINIUM**  
**STATEMENT OF REVENUES AND EXPENSES**  
**YEAR ENDED MARCH 31, 2008**

**Revenues**

Member assessments	\$ 1,959,068	
Late fees	6,135	
Laundry income	1,864	
Other income	<u>4,777</u>	
Total revenue		\$ 1,971,844

**Expenses**

Salaries	605,445	
Employee benefits	77,969	
Payroll taxes	58,609	
Utilities	190,651	
Management fees	49,827	
Professional fees	15,453	
Insurance	123,807	
Repairs and maintenance	187,429	
Water and sewer	46,732	
Telephone	11,904	
Administrative	15,155	
Taxes - resident manager's unit	9,494	
Mortgage interest - resident manager's unit	34,682	
Other interest expense	2,714	
Fees	3,170	
Uniforms	18,264	
Income taxes	480	
Miscellaneous	<u>677</u>	
Total expenses		<u>1,452,462</u>
<b>Excess of revenues over expenses before depreciation and amortization</b>		519,382
Depreciation and amortization		<u>(13,221)</u>
<b>Excess of revenues over expenses</b>		<u><u>\$ 506,161</u></u>

**CENTRIA CONDOMINIUM**  
**STATEMENT OF CHANGES IN MEMBERS' EQUITY**  
**YEAR ENDED MARCH 31, 2008**

Members' equity - beginning of period	\$ -	
Capital contributions	136,524	
Excess of revenues over expenses	<u>506,161</u>	
Members' equity- end of period		<u>\$ 642,685</u>

**CENTRIA CONDOMINIUM**  
**STATEMENT OF CASH FLOWS**  
**YEAR ENDED MARCH 31, 2008**

**Cash flows from operating activities**

Excess of revenues over expenses	\$ 506,161	
Adjustments to reconcile excess of revenues over expenses to net cash provided by operating activities		
Depreciation	13,221	
(Increase) decrease in:		
Assessments receivable	(134,504)	
Prepaid expenses	(15,495)	
Increase (decrease) in:		
Accounts payable and accrued expenses	157,733	
Assessments received in advance	<u>51,695</u>	
Net cash provided by operating activities		\$ 578,811

**Cash flows from investing activities**

Purchase of resident manager's apartment	(1,057,708)
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**Cash flows from financing activities**

Proceeds from mortgage	\$ 1,000,000	
Payments to reduce mortgage	(2,450)	
Capital contributions	<u>136,524</u>	
Net cash provided by financing activities		<u>1,134,074</u>
Net increase in cash		\$ 655,177
Cash at beginning of period		<u>-</u>
Cash at end of period		<u>\$ 655,177</u>

**Supplemental disclosure of cash flow information**

Cash paid for interest	\$ 37,396
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**CENTRIA CONDOMINIUM**  
**NOTES TO FINANCIAL STATEMENTS**  
**MARCH 31, 2008**

**NOTE 1 - ORGANIZATION AND NATURE OF OPERATIONS**

Centria Condominium ("the Association") is a statutory condominium association organized in the State of New York on March 29, 2006. The Association is organized for the purposes of preserving the common property of the condominium. The condominium consists of 152 residential units and one commercial unit in New York City. The condominium sponsor currently owns 17 residential units and one commercial unit.

The Association maintains a Residential Board of Managers and a Commercial Board of Managers.

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Member assessments**

Association members are subject to monthly assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments receivable at the balance sheet date represent fees due from unit owners at March 31, 2008. The Association's policy is to retain legal counsel and place liens on the units of members whose assessments are unreasonably delinquent. In addition, late fees are assessed once a member is thirty days in arrears. Assessments received in advance represent assessments prepaid by unit owners.

At March 31, 2008, 14 residential units are significantly in arrears of more than sixty days. The managing agent is working with the Association's attorney to collect these common charges and has placed liens on all 14 units as of May 2008.

**Income taxes**

The Association qualifies as a tax-exempt homeowners' association under Internal Revenue Code Section 528, and expects to elect to apply the provisions of that section for the fiscal year ending March 31, 2008. Section 528 exempts from tax income and expenses related to a homeowners' association's exempt purpose, which is the acquisition, construction management, and care of the common property. Entities electing to apply Section 528 are subject to federal income tax on net nonexempt function income, which includes earned interest and revenues received from nonmembers.

In the absence of an election under Section 528, the Association would be taxed under the provisions of Subchapter C of Chapter 1 of the Internal Revenue Code.

**Cash equivalents**

The Association classifies all highly liquid debt instruments with original maturities of three months or less as cash equivalents. Cash includes cash in checking and savings accounts.

**CENTRIA CONDOMINIUM**  
**NOTES TO FINANCIAL STATEMENTS**  
**MARCH 31, 2008**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Property and equipment**

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements, because those properties are owned by the individual unit owners in common and not by the Association. The Association capitalizes personal property at cost and depreciates it using the straight-line method over its estimated useful life.

Apartment 3E has been acquired by the Association and is carried at cost. Depreciation expense for financial statement purposes is recorded on the straight-line method over an estimated life of 40 years.

**Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reported period. Actual results could differ from those estimates.

**NOTE 3- INVESTMENT IN RESIDENT MANAGER'S APARTMENT, MORTGAGE PAYABLE AND INTEREST PAYABLE**

On October 1, 2007, the Association purchased apartment 3E from the Sponsor on behalf of all the unit owners for \$1,000,000, to be used to house the resident manager. In connection with the transaction, the Association obtained a \$1,000,000 mortgage, which is held by the Sponsor and secured by real property with a book value of \$1,000,000. The loan bears interest at 8.5% per annum. Equal monthly payments of \$7,689 are applied to interest and principal based on a 30-year amortization schedule. The loan matures on November 1, 2012. The entire principal amount with accrued but unpaid interest is due on the maturity date.

The following principal payments will be due during the next five fiscal years:

<u>Fiscal Year</u>	<u>Amount</u>
March 31, 2009	\$ 7,776
2010	8,463
2011	9,211
2012	972,092

Interest expense for the year ended March 31, 2008 was \$34,682.

**CENTRIA CONDOMINIUM**

**NOTES TO FINANCIAL STATEMENTS**

**MARCH 31, 2008**

**NOTE 4 - FUTURE MAJOR REPAIRS AND REPLACEMENTS**

The Association has not conducted a study to determine the remaining useful lives of the components of common property and current estimates of costs of major repairs and replacements that may be required in the future. The Board has also not developed a plan to fund those needs. When replacement funds are needed to meet future needs for major repairs and replacements, the Association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

**NOTE 5 - CONCENTRATION OF CREDIT RISK**

The Association maintains its cash in bank deposit accounts which at times, may exceed federally insured limits and in money market funds that are not FDIC insured. The Association has not experienced any losses in such accounts.

**NOTE 6 - MANAGEMENT AGREEMENT**

The Association entered into a management agreement which provides for a term of three years commencing on the first closing and thereafter, if not otherwise terminated by the Association on a month-to-month basis. The Managing Agent will receive an annual fee of \$50,000 for the first year of operation, \$52,000 for the second year and \$54,000 for the third year. In addition, the managing agent is entitled to various additional fees related to its work in connection with the sale, rental or renovation of units.



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A PROFESSIONAL CORPORATION

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**INDEPENDENT AUDITOR'S REPORT**  
**ON SUPPLEMENTARY AND PROSPECTIVE INFORMATION**

To the Board of Managers and Unit Owners of  
Centria Condominium  
New York, New York

Our report on our audit of the basic financial statements of Centria Condominium for the year ended March 31, 2008 appears on Page 1. This audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The accompanying comparative schedule of revenue and expenses – budget, historical and forecast is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information, except under the portion marked “unaudited,” on which we express no opinion, has been subjected to the auditing procedures applied in the audit of the basic financial statements, and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

We have compiled the accompanying forecasted schedule of revenues and expenses of Centria Condominium for the year ending March 31, 2009 in accordance with attestation standards established by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of a forecast information that is the representation of management and does not include evaluation of the support for the assumptions underlying the forecast. We have not examined the forecast and, accordingly, do not express an opinion or any other form of assurance on the accompanying forecasted statement or assumptions. Furthermore, there will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

*Tarlow & Co., C.P.A.'s*

New York, New York  
June 8, 2008

## CENTRIA CONDOMINIUM

## COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES

## BUDGET, HISTORICAL AND FORECAST

	<b>For The Year</b>		<b>Next Year</b>
	<b>April 1, 2007 - March 31, 2008</b>		<b>April 1, 2008 - March 31, 2009</b>
	<b>Budget (Unaudited)</b>	<b>Actual</b>	<b>Forecast (Unaudited)</b>
<b><u>Revenues</u></b>			
Member assessments	\$ 2,092,147	\$ 1,959,068	\$ 2,092,147
Late fees	-	\$ 6,135	\$ 5,000
Laundry income	-	1,864	2,000
Other income	-	4,777	2,500
Total revenue	2,092,147	1,971,844	2,101,647
<b><u>Expenses</u></b>			
Salaries	701,269	605,445	744,824
Employee benefits	180,675	77,969	178,933
Payroll taxes	58,724	58,609	63,047
Utilities	368,747	190,651	460,541
Management fees	50,000	49,827	52,000
Professional fees	17,500	15,453	26,200
Insurance	154,507	123,807	139,271
Repairs and maintenance	239,200	187,429	229,825
Water and sewer	55,429	46,732	65,119
Telephone	9,000	11,904	12,000
Administrative	15,750	15,155	13,700
Taxes - resident manager's unit	-	9,494	13,122
Mortgage interest - resident manager's unit	183,846	34,682	92,268
Other interest expense	-	2,714	-
Fees	-	3,170	500
Uniforms	7,500	18,264	5,000
Income taxes	-	480	1,000
Miscellaneous	50,000	677	-
Total expenses	2,092,147	1,452,462	2,097,350
<b>Excess of revenues over expenses before depreciation and amortization</b>	-	519,382	4,297
Depreciation and amortization	-	(13,221)	-
<b>Excess of revenues over expenses</b>	<b>\$ -</b>	<b>\$ 506,161</b>	<b>\$ 4,297</b>

See independent auditor's compilation report on supplementary and prospective information and summary of significant accounting policies and forecast assumptions  
TARLOW & CO., C.P.A.'S

**CENTRIA CONDOMINIUM**

**SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES  
AND FORECAST ASSUMPTIONS**

**YEAR ENDED MARCH 31, 2009**

This financial forecast presents, to the best of management's knowledge and belief, the Association's expected results of operations for the forecast period. Accordingly, the forecast reflects management's judgment, as of June 8, 2008, the date of this forecast, of the expected conditions and its expected course of action. The assumptions disclosed herein are those that management believes are significant to the forecast. There will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Basis of accounting**

This forecast has been prepared on the cash receipts and disbursement basis of accounting, which is a comprehensive basis of accounting other than generally accepted accounting principles, that the Association does not expect to use when preparing its financial statements.

**NOTE 2 - SUMMARY OF SIGNIFICANT FORECAST ASSUMPTIONS**

**Revenue**

Member assessments have been computed based on the prior year. Laundry income, late fees and other income amounts are based upon historical experience and anticipated transactions.

**Expenses**

Utilities and water and sewer charges are based on increases in consumption and price due to prevailing market conditions. Payroll and related expenses are based on anticipated staffing requirements and the current contract rates with Local 32B-32J covering substantially all building employees. Repairs and maintenance are based upon historical experience and expected maintenance requirements. Insurance is based on the most recent policy renewals covering the fiscal year. Other expenses are based upon historical experience or contracts in place.

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**EXHIBIT “C”**

**LIST OF UNSOLD UNITS**

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## EXHIBIT C

<b>UNSOLD UNITS:</b>
<b>4E</b>
<b>4F</b>
<b>5E</b>
<b>6E</b>
<b>7E</b>
<b>8D</b>
<b>10D</b>
<b>24D</b>
<b>31A</b>



<b>34A</b>
<b>34B</b>