COMMERCIAL BOARD PACKAGE
PURCHASE APPLICATION SUBMISSION

534 West 42nd Street, Unit 1
The 534 West 42 Street Condominium

Purchaser
West 42nd Street Property LLC

Principal
Charles Brigham
Sole Member & Manager

Submitted For
Board Review & Approval

Purchaser's Counsel
Marc Kaufman
Wexler & Kaufman, PLLC

Purchaser's Broker
Grayce Kelle Candido
Highline Residential LLC

August 2026

Re: Commercial Board Submission
Purchaser: West 42nd Street Property LLC
Property: 534 West 42nd Street, Unit 1
New York, NY

Dear Members of the Board,

On behalf of the purchaser, West 42nd Street Property LLC, please accept the enclosed corporate and financial package submitted in connection with the proposed acquisition of the commercial condominium unit located at 534 West 42nd Street, Unit 1.

The purchasing entity is a duly organized New York limited liability company formed exclusively for the ownership of this asset. West 42nd Street Property LLC is a domestic, single-member, member-managed LLC in good standing with the New York State Department of State. Charles Brigham is the sole member and manager of the entity and possesses full authority to act on its behalf. The submission includes the Articles of Organization, New York State filing documentation, and the IRS-issued Employer Identification Number confirmation.

From a financial standpoint, the purchaser demonstrates substantial liquidity and overall financial strength. The enclosed financial documentation reflects:

- Combined annual earned income of approximately **$360,000**.
- Significant immediately available cash reserves, including approximately **$294,000** remaining in the primary operating account after funding the contract deposit, together with additional liquid banking assets.
- Retirement and investment assets exceeding **$490,000**, providing additional long-term financial capacity.
- A conservative overall financial profile with sufficient resources to support both the acquisition and the ongoing ownership obligations associated with the property.

The package has been prepared to provide a complete and transparent representation of the purchaser's financial qualifications while excluding documents with imminent expiration dates that are not material to the Board's review.

In addition to the financial qualifications, the principal, Charles Brigham, maintains a distinguished professional background. His experience includes senior leadership and advisory roles involving internationally recognized institutions and complex development initiatives, with work performed in collaboration with organizations including the World Bank, the United Nations, NASA, and CARICOM. His career reflects a high degree of professional responsibility, institutional governance, and long-term financial stability.

The purchaser is acquiring the property through a single-purpose ownership entity established solely for this investment. The enclosed documentation has been organized to facilitate the Board's review and to demonstrate the purchaser's financial capacity, organizational structure, and commitment to responsible ownership.

Should the Board or its representatives require any additional documentation or clarification during the review process, we will respond promptly.

Thank you for your time and consideration.

Respectfully,

Grayce Kelle Candido
Licensed Real Estate Salesperson
Highline Residential LLC

Livingston Management Services, LLC.
225 West 35th Street, Suite 1400, New York, NY 10001
646.214.0333 Phone / 212.810.4162 Fax

the 534 West 42nd Street Condominium Purchase/Sublease Package

- NOTICE OF INTENTION TO SELL OR LEASE CONDOMINIUM UNIT
- OWNER INFORMATION FORM
- CERTIFICATE OF TERMINATION OF RIGHT OF FIRST REFUSAL
- COPY OF SALES CONTRACT OR LEASE
- PURCHASE OR LEASE APPLICATION
- INQUIRY AUTHORIZATION (SIGN & INCLUDE SSN FOR EACH PERSON 18+)
- FINANCIAL STATEMENT//W9
- PET APPROVAL (SIGN: EVEN IF NO PET)
- RULES AND REGULATIONS (INITIAL APPROVE PER PAGE)
- PROVIDE COPY OF HOMEOWNERS INSURANCE POLICY

All completed packages must be returned with a copy of the signed contract or lease to:

Livingston Management Services, LLC
Attn: Kevin Seaman
225 West 35th Street, Suite 1400
New York, NY 10001

Please be sure to remit the proper amount of checks for the processing of this board package. Most applications take approximately 2 weeks (10 business days) to process from the date that all materials are received by Kevin Seaman.

Schedule of Fees

- $500 –Board Package for Sale - Owner payable to Livingston Management Services, LLC
- $500 –Board Package for Rental - Owner payable to Livingston Management Services, LLC
- $500 - Unit Owner Refinancing Fee
- $375 – Financing Questionnaire
- $250 – Move in Fee
- $250 – Move out Fee
- $20 – Credit check fee (per each person 18+) payable by Certified Check or Credit Card

Owners; Please be reminded that your account must be current, with no outstanding balances, when submitting this package.

CB

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CB

OWNER INFORMATION FORM

THE 534 WEST 42ND STREET CONDOMINIUM

NOTICE OF INTENTION TO SELL OR LEASE CONDOMINIUM UNIT

The Undersigned, being the owner of Unit No.:_#1_, at the 534 West 42nd Street Condominium
Condominium, Brooklyn, New York hereby notifies the residential Board of Managers in care of Livingston Management Services, LLC, the Managing Agent, that the undersigned has received a bona fide offer to SELL (✓) LEASE ( ) said Apartment from the below names prospective purchaser or lessee on the terms stated below, and that the undersigned intends to accept such offer.

NAME AND ADDRESS OF PROSPECTIVE PURCHASER OR LESSEE:

If a prospective purchaser or lessee is a corporation, name the designated officer. Director, stockholder, or employee of the corporation who will occupy the apartment unit and for how long a term. When and if designated occupant vacates the unit, another application much be filed and references submitted before occupancy can be allowed to successor designated occupant.

West 42nd Street Property LLC - Charles Brigham charles brigham

TERMS OF PROPOSED SALE OR LEASE.

Attached is a true copy of the contract of sale or lease setting forth all of the terms of agreement between the parties.

Purchase Price: $340,000.00_______

Proposed Closing date:

Monthly Rental: _N/A (Sale Transaction)______

Lease Term: _N/A (Sale transaction)_

Anticipated Occupancy Date: ________________

CB

Original Purchase Price (upon acquisition by Owner): $310,566____

Date of Initial Acquisition by Owner: 11/20/2015___

OWNERS NAME: Chicagoland Oil Company LLC____
OWNERS SIGNATURE: The owner signed at the bottom right corner instead.
OWNERS EMAIL ADDRESS: praveeng217@gmail.com____

THE 534 WEST 42ND STREET CONDOMINIUM

OWNER INFORMATION FORM

All residents are required to be registered with the Association, therefore, it is imperative that each owner/tenant complete the information below and return it to Management within ten (10) days of receipt. If not returned, the Association has the right to fine the unit owner(s).

.... (PLEASE PRINT CLEARLY)....................................

BUILDING # & UNIT #:_534 West 42nd Street – 1

Owner Name: West 42nd Street Property LLC______Spouse: __N/A________________________

Home Phone: ______________________ Business Phone: ______________________

Cell Phone: __+1 (646) 716-1682________Fax Number: ______________________

Email: _brighamcharles@gmail.com______

Address (if unit owner does not live at the 534 West 42nd Street Condominium): 5199 Gardenia Ct West Lafayette, IN 47906

Other Members of your household who live in your unit:
Name/Relationship:

1. N/A – Commercial unit ______________________

2. ______________________ ______________________

Person to contact in case of an emergency (other than you and spouse):
Name/Relationship/Phone:

CB

1. ______________________ ________________ ____________________

2. ______________________ ________________ ____________________

Do you rent your apartment to a tenant?

Yes _____ (if yes, please complete information below and provide the Association with a current copy of the lease).

No _✓__

Tenant Name(s): ____

Home Phone: _____________________ Business Phone: __________________

Cell Phone: ______________________ Email: ________________________

Person to contact in case of an emergency (other than you and spouse):
Name/Relationship/Phone

1. __________________ ________________ __________________

2. __________________ ________________ __________________

THE 534 WEST 42ND STREET CONDOMINIUM
the 534 West 42nd Street Condominium
Brooklyn, NY 11211

CERTIFICATE OF TERMINATION
OF RIGHT OF FIRST REFUSAL

Date: ___________

RE: Unit 1

534 West 42nd Street Condominium

Reference is made to that certain Contract of sale for Condominium Unit (the "Agreement"), dated ______________between _Chicagoland Oil Company LLC___ ("Seller") and _West 42nd Street Property LLC___("Purchaser") with respect to Unit _#1__("Unit") at the 534 West 42nd Street Condominium, located at __534 West 42nd Street, New York, New York.
The undersigned hereby certifies that the provisions of the By-Laws of the 534 West 42nd Street Condominium with respect to the Agreement have been met and, as a result thereof, the Right of First Refusal with respect to the Agreement is terminated in accordance with, and subject to, the provisions in the By-Laws.

Nothing herein contained shall be construed as a waiver, modification or termination of any other rights of the Board of Managers of the 534 West 42nd Street Condominium under the Declaration of By-Laws of the Condominium.

Except as otherwise defined herein, all capitalized terms herein shall have the same meanings given to those terms in the Declaration of the 534 West 42nd Street Condominium
Condominium.
IN WITNESS WHEREOF, the Board of Managers of the 534 West 42nd Street Condominium Condominium have had duly executed this Certificate as of _________, 20__.

BOARD OF MANAGERS

THE 534 WEST 42ND STREET CONDOMINIUM

BY: ______________________
THE 534 WEST 42ND STREET CONDOMINIUM

Purchase Application - Unit#:_1_

PURCHASE PRICE: _$340,000_ MONTHLY COMMON CHARGES: _$922.82_

AMOUNT OF FINANCING: $__N/A__ DEPOSIT ON CONTRACT: $__34,000_

PROPOSED CLOSING DATE: _Within (30) days of the expiration of the Contingency Period._

SPECIAL CONDITIONS (IF ANY): Cash purchase. Sale of commercial condominium Unit 1 only.

SELLERS

NAME: _ Chicagoland Oil Company LLC__S.S. # ___________________

CB

NAME: _Praveen Gulati_____________ S.S. # _to be provided by the seller if required by the board

OFFICE#: _+1(530) 446-4816_ HOME#:__+1 (765) 412-0756____

PRESENT ADDRESS: __5199 Gardenia Court, West Lafayette IN 47906_

ATTORNEY: _Timothy Broden______ TELEPHONE: _+1(765) 742-4280_____

FIRM: _Timothy Broden Attorney at Law____ FAX: __(765) 742-4243__

ADDRESS: __300 Main Street Suite 301, Lafayette, IN 47901__

COPY OF SALES CONTRACT OR LEASE

REAL PROPERTY PURCHASE AGREEMENT

This Real Property Purchase Agreement (the **"Agreement"**) is entered into as of the **"Effective Date"** (as defined in Section 19 below) by and between **CHICAGOLAND OIL COMPANY, LLC, an Illinois limited liability company** ("**Seller**") and **West 42nd Street Property LLC** ("**Buyer**").

RECITALS:

A. Seller owns the real estate commonly known as 534 West 42nd Street, New York, New York and as legally described on the attached **Exhibit A** (the "**Property**").

B. Seller desires to sell and Buyer desires to purchase the Property upon the terms and conditions set forth in this Agreement.

AGREEMENTS:

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. **Purchase Price**. Seller shall sell and transfer the Property to Buyer, and Buyer shall purchase the Property from Seller on the terms and conditions set forth in this Agreement. The purchase price ("**Purchase Price**") to be paid by Buyer to Seller for the Property shall be Three Hundred Forty Thousand Dollars ($340,000.00). The Purchase Price shall be payable as follows:

(a) **Earnest Money**. Within three (3) business days after the Effective Date, Buyer shall deposit with a Title Company acceptable to Seller an earnest money deposit in the amount of Thirty-Four Thousand Dollars ($34,000.00) to be held until the **"Closing"** in a non-interest bearing account (the "**Earnest Money**"). Provided Buyer does not terminate this Agreement pursuant to its contingencies, the Earnest Money shall become non-refundable at the expiration of the Contingency Period except as otherwise set forth herein, but credited against the Purchase Price at the Closing (as defined below). The Earnest Money shall be held and disbursed as provided in this Agreement.

(b) **Balance of Purchase Price.** Buyer shall deliver the balance of the Purchase Price to Seller at the Closing by electronic wire transfer or other immediately available funds, subject to adjustment for credits and prorations as set forth in this Agreement.

2. **Casualty**. Seller shall maintain the Property until the Closing in materially the same condition as of the Effective Date, except for ordinary wear and tear. If, prior to Closing, the Property is damaged in an amount of not more than ten percent (10%) of the Purchase Price, Seller shall use its best efforts to restore the Property to the same condition that it was on the Effective Date; provided, however, Buyer may elect to accept Seller's insurance proceeds and assume Seller's obligation to restore the Property. Provided (i) the Property is promptly and diligently restored as required in the preceding sentence, and (ii) the restoration repairs are reasonably acceptable to Buyer, then the Closing Date shall be extended to accommodate the completion of such repairs. If the damage

exceeds such amount, Seller shall promptly notify Buyer of the damage and this Agreement may be terminated at the option of either Buyer or Seller by providing written notice to the other party within ten (10) days of such notice.

3. **Closing**. This transaction shall be closed (the "**Closing**") on a date determined by Buyer; provided the Closing shall occur within thirty (30) days of the expiration of the Contingency Period. For purposes of determining all prorations, the Closing Date shall be inclusive of said date. Buyer shall give Seller at least seven (7) days prior written notice of the Closing Date.

(a) **Prorations**. Real property taxes and assessments levied against the Property (collectively the "**Taxes**") and all utilities, water, sewer use charges and any other charges related to the operation, use or maintenance of the Property shall be prorated as of the date of Closing. Should any Taxes be delinquent or outstanding but not yet paid as of the Closing Date, Seller shall be responsible for paying such Taxes at or prior to Closing.

(b) **Conveyance Documents**. At Closing, Seller shall execute a bargain and sale deed without covenants against grantor's acts (in proper New York statutory short form for recording) conveying the Property (consisting of the Unit, together with its undivided percentage interest in the Common Elements and all appurtenances thereto, as more particularly described in the Purchaser's Rider annexed hereto) to Buyer, free and clear of all liens and encumbrances, except for Permitted Encumbrances (as defined below), municipal and zoning ordinances and agreements entered under them (of which there are no violations), recorded easements for the distribution of utility and municipal services that in Buyer's sole discretion do not impair the use of the Property, recorded building, use restrictions, and covenants as well as Taxes not yet due and payable.

(c) **Not a Foreign Person Affidavit.** At Closing, Seller shall provide an affidavit executed by Seller to the effect that Seller is not a "foreign person" within the meaning of Internal Revenue Code Section 1445 or successor statutes. If Seller does not provide such affidavit in form reasonably satisfactory to Buyer at least 3 business days prior to the Closing, Escrow Holder shall at the Closing deduct from Seller's proceeds and remit to the Internal Revenue Service such sum as is required by applicable Federal law with respect to purchases from foreign sellers.

(d) **Closing Costs**. In the event that Seller has not received the Purchase Price in readily available funds by 2:00 p.m. Eastern Time, then for purposes of all prorations, the Closing Date shall be the next business day. Closing costs shall be paid by the parties as set forth below. Seller shall pay Seller's attorneys' fees, all recording fees on recordable sale documents and the title insurance premium for a basic owner's title policy without endorsements. Buyer shall pay Buyer's attorneys' fees, the premium for any endorsements or revisions to the title policy, if any, requested by Buyer and all of any Title Company closing fees. Seller shall pay brokerage commissions to Highline Residential, LLC and Invictus Property Advisors, LLC per separate Co-Brokerage Agreement. Each party shall indemnify and hold the other harmless for all claims or expenses, including reasonable attorney fees, arising from any commission or demand by any other broker, listing agent or similar individual or entity claiming to have represented the other with respect to this transaction. All New York State and New York City real estate property transfer taxes shall be paid by Seller.

4. **Seller's Representations and Warranties; Condition of the Property**.

(a) **Due Organization and Power**. Seller is a limited liability company duly organized, validly existing and in good standing under the Laws of the State of Illinois. Seller has full right, power and authority to execute and deliver this Agreement, to consummate the Closing, to comply with and fulfill the terms and conditions hereof, and to sell and convey the Property to Buyer.

(b) **Authority**. This Agreement, and all of the documents to be delivered by Seller at the Closing will be, authorized and executed and constitute, or will constitute, as appropriate, the valid and binding obligation of Seller, enforceable in accordance with their terms.

(c) **Conflicts and Pending Actions**. There is no agreement to which Seller is a party or, to Seller's knowledge, that is binding on Seller which is in conflict with this Agreement. As of the Effective Date there is no litigation, action or proceeding pending or, to Seller's knowledge, threatened, relating to the Property, the Leases or against Seller that challenges or impairs Seller's ability to execute or perform its obligations under this Agreement or which would affect Buyer or the Property after Closing, nor does Seller know of any circumstances which should or could reasonably form the basis for any such suits or claims which have not been disclosed in writing to Buyer by Seller.

(d) **Environmental Laws**. Seller has received no written notices, and has no actual knowledge, of any condition on or relating to the Property that constitutes a violation of any applicable Environmental Law. For purpose of this Agreement, the term "Environmental Law" means any local, state or federal law, rule, ordinance or regulation in existence as of the date hereof that concerns the existence, management, control, discharge, treatment, containment and/or removal of hazardous substances or materials. To Seller's knowledge, the Property does not have any underground storage tanks or above-ground storage tanks located on or under it.

(e) **Condemnation**. Seller has not received from any governmental entity written notice of, nor does Seller have any knowledge of, any pending or threatened condemnation action affecting the Property

(f) **Defects**. Seller has not received any written notice from any insurance carrier nor is Seller aware of any defects or inadequacies in the Property which, if not corrected, would result in termination of insurance coverage or increase its cost. The Property, including, without limitation, all building systems and structural components are in good condition and repair, and there exist no defects in the Property. All installations, repairs, alterations or any other work done or being done on the Property, and all fixture included in the sale, have been paid in full.

(g) EXCEPT AS SET FORTH EXPRESSLY IN SECTION 4 OF THIS AGREEMENT AND THE CLOSING DOCUMENTS DESCRIBED IN SECTION 3(B) OF THIS AGREEMENT, BUYER IS PURCHASING THE PROPERTY ON AN "AS IS," "WHERE IS" BASIS WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES OR REPRESENTATIONS WHATSOEVER BEING MADE BY SELLER. IN THE EVENT ANY EXPRESS OR IMPLIED WARRANTIES HAVE BEEN MADE (OTHER THAN IN SECTION 4 ABOVE OR THE CONVEYANCE DOCUMENTS DESCRIBED IN SECTION 3(B)) REGARDING THE PROPERTY OR THE TRANSACTION CONTEMPLATED BY THIS AGREEMENT, SELLER

HEREBY DISCLAIMS AND DENIES SUCH REPRESENTATIONS OR WARRANTIES. NOTWITHSTANDING THE FOREGOING, BUYER EXPRESSLY SHALL NOT ASSUME ANY LIABILITIES OR RESPONSIBILITIES IN ANY WAY ARISING FROM OR IN CONNECTION WITH THE PROPERTY PRIOR TO THE CLOSING DATE, INCLUDING BUT NOT LIMITED TO ANY LIABILITIES ARISING FROM SELLER'S OR ITS PREDECESSOR'S BUSINESS, OWNERSHIP, OPERATION OR LEASING OF THE PROPERTY.

5. **Default**.

(a) **Seller's Default.** In the event the purchase and sale is not consummated because of Seller's failure to perform Seller's obligations under this Agreement, Buyer shall have the following rights and remedies: (i) sue for specific performance; or (ii) terminate this Agreement, in which case all Earnest Money paid in connection with this Agreement shall be returned to Buyer.

(b) **Buyer's Default.** In the event the purchase and sale is not consummated because of default by Buyer, Seller may as its sole remedy terminate this Agreement and retain the Earnest Money as liquidated damages.

(c) **Legal Fees.** In the event legal action is instituted by any party to enforce the terms of this Agreement or which arises out of the execution of this Agreement, the prevailing party in such legal action will be entitled to receive from the other party the prevailing party's reasonable attorneys' fees and court costs, including the costs of appeal as may be determined by the court in which the action is brought.

6. **Buyer's Contingencies**. The Closing of this transaction is contingent upon the satisfaction or waiver of the following contingencies:

(a) **Inspection**. Buyer shall have the right during the Contingency Period to obtain, at Buyer's expense, such additional surveys, studies and reports relating to the Property and the Property's condition, as Buyer may desire. Buyer shall also, at its expense, have the right during the Contingency Period to obtain any required governmental approvals, permits and licenses. If the Property or its condition (physical or financial) is unsatisfactory to Buyer for any reason, Buyer may, by written notice to Seller prior to the date which is seven (7) days after the Effective Date (the "**Contingency Period**"), terminate this Agreement. Upon such timely termination of this Agreement, the Title Company shall return the Earnest Money to Buyer within five (5) business days of receipt of Buyer's written notice. Buyer and its agents shall have access to the Property for purposes of performing such surveys, audits, inspections, tests, and appraisals Buyer may desire in connection with this contingency. Buyer shall indemnify and defend Seller against any and all claims, costs, damages, and liabilities resulting from such access, provided that these obligations shall not apply to any environmental remediation that, as a result of Buyer's inspections, is found to be required. The indemnification clause set forth in this Section 6(a) shall survive six months after the Closing or, if there is no Closing and this Agreement is terminated, six months after the date of termination of this Agreement. Buyer shall promptly repair any damage to the Property caused by such access. Notwithstanding the foregoing, Buyer shall not perform any subsurface or invasive testing of the Property without Seller's prior written consent, which shall not be unreasonably withheld.

(b) **Title/Survey**. Within fourteen (14) days of the Effective Date, Seller shall deliver to Buyer a title insurance commitment from Title Company for an owner's policy of title insurance in favor of Buyer in the amount of the Purchase Price. The title insurance commitment shall be in the current ALTA form and shall include legible copies of all instruments underlying non-standard exceptions to coverage other than liens that will be paid out of the Purchase Price at Closing. Buyer shall deliver written objections to the title insurance commitment ("Title Objections") which, in Buyer's reasonable opinion, prevent Seller from conveying merchantable title to the Property within fourteen (14) days of the receipt of the title insurance commitment. Within fourteen (14) days after Seller receives the Title Objections, Seller shall notify Buyer in writing of those Title Objections, if any, that Seller is willing cure or cause the Title Company to insure against (the "**Seller's Cure Items**"). Any exceptions to coverage to which Buyer does not object shall be "Permitted Encumbrances". Seller shall use good faith efforts to remove or cause the Title Company to insure against the Seller's Cure Items by Closing. If Seller is unable to remove or cause the Title Company to insure against all of the Title Objections despite efforts by Seller to remove the Seller's Cure Items, Seller shall not be in default, but Buyer shall have the option, exercisable by written notice to Seller prior to the Closing Date, to terminate this Agreement. Upon such timely termination of this Agreement, the Title Company shall promptly return the Earnest Money to Buyer. If Buyer waives this option, the Title Objections against which the Title Insurance Company will not insure shall be Permitted Encumbrances.

(c) **No Modification**. Seller shall not have entered into any Leases from and after the date of this Agreement without the prior written consent of Buyer. Seller shall operate and manage the Property in a manner consistent in all material respects with past practice but in any event shall perform its obligations under any Service Contracts and other agreements of Seller relating to the Property in all material respects.

7. **Assignment.** This Agreement may be assigned or transferred by Buyer to an entity owned or controlled by Buyer; provided Buyer provides Seller with prior written notice of such assignment and the assignee agrees in writing to be specifically bound by the terms of this Agreement. Seller acknowledges and agrees that Buyer may assign this Agreement to a qualified intermediary to effectuate a like-kind exchange of the Property. No assignment of this Agreement shall release Buyer of its obligations or duties hereunder.

8. **Captions, Gender.** The captions and section numbers appearing in this Agreement are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such section or otherwise affect this Agreement. Words of any gender used in this Agreement shall be held and construed to include any other gender and words in the singular number shall be held to include the plural, and vice versa, unless this Agreement requires otherwise.

9. **Applicable Law.** This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of New York, without regard to its conflict-of-laws principles. The parties irrevocably submit to the exclusive jurisdiction of the state and federal courts located in New York County, New, New York, in connection with any dispute arising out of this Agreement and each party hereby waives any right to a trial by jury.

10. **Entire Agreement**. This Agreement contains the entire agreement between the parties relating to the transactions contemplated hereby and all prior or contemporaneous agreements whether oral or written, are superseded hereby.

11. **Time of Essence.** Buyer and Seller hereby agree that time is of the essence with regard to the terms and conditions of this Agreement.

12. **Binding Effect.** Seller and Buyer hereby acknowledge and agree that they intend this Agreement to be a binding and enforceable agreement, subject to the terms and conditions set forth herein. All of the terms, covenants and conditions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

13. **Notices.** Any notice hereunder must be in writing, and shall be effective upon the earlier of: (i) when deposited with a reputable overnight carrier service that provides delivery confirmation, (ii) in the case of facsimile, or e-mail notice (which shall be effective for all purposes hereunder), upon receipt of a facsimile confirmation page by the facsimile sender, (iii) if by hand delivery, when received by the party to be notified. For purposes of notice, the addresses and facsimile numbers of the parties shall be as set forth below or as may be designated from time to time.

If to Seller:

Chicagoland Oil Company, LLC
Attn: Praveen Gulati
5199 Gardenia Court
West Lafayette, IN 47906
P: 765-412-0756
Email: praveeng217@gmail.com

With a copy to:
Timothy P. Broden
P.O. Box 506
Lafayette, IN 47902
P: 765-742-4280
Email: tim@brodenlaw.com

If to Buyer:

Charles Brigham
531 Main St
New York
United States
NY
10044

With a copy to:
Marc Kaufman, Esq.
Wexler & Kaufman, PLLC
462 Seventh Avenue, 12th Floor
New York, NY 10018
P: (516) 242-2404
E-Mail: mkaufman@wlklegal.com

The refusal to accept delivery by any party or the inability to deliver any communication because of a changed address (including e-mail address) of which no notice has been given in accordance with this Section shall constitute delivery. Any party delivering a notice to the Title Company must deliver a copy of such notice to the other party complying with the terms of this Section.

14. **No Third-Party Beneficiaries.** Seller and Buyer agree and acknowledge that, except as expressly set forth herein, there are no intended third-party beneficiaries of this Agreement nor any of the rights and privileges conferred herein.

15. **Waiver.** The failure of either party to exercise any right given hereunder or to insist upon strict compliance with any term, condition or covenant specified herein, shall not constitute a waiver of such party's right to exercise such right or to demand strict compliance with such term, condition, or covenant.

16. **Severability.** The invalidity or unenforceability of any provision of this Agreement shall not affect the other provisions, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted.

17. **Amendment.** Neither this Agreement nor any provision hereof may be changed, amended, modified, waived, or discharged either orally or by any course of dealing, but only by an instrument in writing signed by the party against whom enforcement of the change, amendment, modification, waiver or discharge is sought.

18. **Counterparts, Separate Signature Pages, Facsimile Signatures.** This Agreement may be executed in several counterparts, by separate signature pages, and/or by facsimile or e-mail signatures, each of which may be deemed an original, and all such counterparts, separate signature pages, and facsimile and/or e-mail signatures together shall constitute one and the same Agreement.

19. **Date of Agreement.** If this Agreement is not signed simultaneously by both parties, it shall be considered to be an offer made by the party first executing it to the other party. Such offer shall expire at 5:00 p.m. Eastern Time on the third (3rd) business day following execution by the offering party, unless by that time the party to whom the offer has been made this Agreement has executed and delivered a fully executed copy of this Agreement to the party making the offer. The **"Effective Date"** of this Agreement shall be the latest date upon which it is executed by both parties as indicated on the signature pages attached hereto.

20. **Business Days.** In the event that any date described in this Agreement for the performance of an action required hereunder by Seller, Buyer and/or the Title Company falls on a Saturday, Sunday or federal legal holiday, such date shall be deemed postponed until the next business day thereafter.

21. **Confidentiality**. Buyer and Seller agree that the terms and conditions of this Agreement and all other matters related thereto are confidential and that each party shall not, without the prior written consent of the other party, disclose the terms and conditions of this Agreement or the content of any documents delivered or created in accordance with this Agreement to any parties except (a) parties owning an interest in the Property (including Tenant) and whose interest will be affected by the transfer of the Property to Buyer, (b) Buyer's and Seller's attorneys, accountants, lenders, engineers, and other professionals engaged by Buyer or Seller, as the case may be, to assist in the due diligence process or transfer of the Property, and any other party who has a legitimate business need to know such information, and (c) disclosure as required by applicable law. In the event of any such communication permitted by the preceding sentence, Buyer and Seller agree to direct their respective parties to such communication to maintain the same confidentiality with respect to such information as is set forth above. In the event that this Agreement is terminated prior to Closing, Buyer agrees to promptly return or cause to be returned to Seller all materials and information which Buyer has received from Seller relating in any way to the Property. Buyer shall not keep copies of any such documents. Buyer agrees that if Buyer violates, breaches or threatens to breach any of the provisions contained in this Section 21, monetary damages would be inadequate to compensate Seller and that, in addition to monetary damages and any other remedies available at equity or law, Seller shall be entitled, without notice or bond, to an injunction restricting any such violation or threatened breach. Seller shall also have all other remedies at law and in equity with respect to a breach of this Section 21. This Section 21 shall survive the termination of this Agreement.

~~22. **Brokers**. Buyer represents to Seller that Buyer has not dealt with any broker, finder or like agent in connection with this transaction other than Invictus Property Advisors, LLC (the Broker). Seller shall pay the amounts due Broker as set forth in a separate agreement by and between Seller and Broker. Buyer shall indemnify and hold Seller harmless from and against any and all claims for any commission, fee or other compensation by any person or entity, other than Broker, who shall claim to have dealt with Buyer in connection with the sale of the Property and for any and all costs incurred by Seller in connection with such claims including, without limitation, reasonable attorney fees and disbursements. Seller represents to Buyer that it has not dealt with any broker, finder or like agent in connection with this transaction other than Broker. Seller shall indemnify and hold Buyer harmless from and against any and all claims for any commission, fee or other compensation by any person or entity, other than Broker, who shall claim to have dealt with Seller in connection with the sale of the Property and for any and all costs incurred by Seller in connection with such claims including, without limitation, reasonable attorney fees and disbursements. These obligations shall survive Closing.~~

23. **Like-Kind Exchange**. In the event Buyer elects to effectuate a like-kind exchange of the Property, Seller shall cooperate with Buyer, provided that Seller shall not be required to incur any additional expense or take title to any other property in connection with such exchange. In the event Seller elects to effectuate a like-kind exchange of the Property, Buyer shall cooperate with Seller, provided that Buyer shall not be required to incur any additional expense or take title to any other property in connection with such exchange.

PURCHASER'S RIDER TO REAL PROPERTY PURCHASE AGREEMENT

This Purchaser's Rider (this "Rider") is annexed to and made a part of the foregoing Real Property Purchase Agreement (the "Agreement") between Chicagoland Oil Company, LLC, as Seller, and West 42nd Street Property LLC, as Buyer, with respect to the Property. In the event of any conflict orinconsistency between this Rider and the printed portion of the Agreement, this Rider shall governand control. Capitalized terms used and not defined in this Rider have the meanings given in theAgreement.

R-1. Condominium Unit; Description. The Property is a condominium unit and not a parcel of land in fee. The "Unit" means the commercial (retail) condominium unit known as Unit 1 in the building known as The 534 West 42nd Street Condominium (also of record as "The Deuce Condominium"), 534 West 42nd Street, New York, New York, as designated and described in the Declaration of Condominium and the floor plans recorded in the Office of the City Register, New York County, and any amendments thereto (collectively, the "Declaration"), together with an undivided 6.900% interest in the Common Elements appurtenant to the Unit and all other rights and appurtenances belonging thereto (collectively, the "Appurtenances"). Exhibit A shall set forth the Unit's separate tax lot (Block 1070, Lot ____) and the recording information for the Declaration and the By-Laws of the Condominium (the "By-Laws").

R-2. Conveyance; Condominium Documents. Seller shall convey the Unit, together with its Appurtenances, by bargain and sale deed without covenants against grantor's acts in proper New York statutory short form, subject only to the Permitted Encumbrances. Title shall be conveyed subject to the Declaration, the By-Laws, the rules and regulations of the Condominium and the terms of the condominium offering plan, as amended (collectively, the "Condominium Documents"), provided the same do not prohibit the present use of the Unit as a retail unit. At Closing Seller shall also deliver the Unit Owner's Power of Attorney to the Board required under the By-Laws.

R-3. Permitted Encumbrances; Mandatory Discharge Items. Notwithstanding anything in the Agreement to the contrary, Permitted Encumbrances shall not include, and Seller shall be obligated to pay, satisfy, discharge, bond or cause the Title Company to omit (in each case regardless of cost), at or prior to Closing: (i) any mortgage, mechanic's lien, judgment, federal, state or local tax lien, UCC financing statement, or other monetary lien or encumbrance of an ascertainable amount; and (ii) any unpaid Common Charges, Special Assessments, late charges or interest assessed against the Unit; and (iii) any note or notice of violation of law or municipal ordinance, order or requirement issued by any governmental authority (including the New York City Departments of Buildings, Housing Preservation and Development, the Fire Department and the Environmental Control Board) noted or issues against the Unit (collectively, the "Mandatory Discharge Items"). Seller's obligation to remove the Mandatory Discharge Items shall not be subject to any cure cap and shall not give Seller a right to terminate this Agreement.

R-4. Common Charges; Special Assessments. Common Charges for the Unit shall be apportioned between the Seller and Buyer as of 11:59 p.m. on the day preceding the Closing Date, in accordance with REBNY apportionment customs. Seller shall be solely responsible for, and shall pay or credit Buyer at Closing for, all Common Charges and all Special Assessments (and all installments thereof) levied, or attributable to any period or attributable to any period, prior to the

Closing Date, whether payable before or after Closing, including without limitation the Unit's share of the Special Assessment levied by the Condominium to fund the Local Law 11 façade restoration project.

R-5. New York Transfer Taxes; Nonresident Filings. Buyer shall be solely responsible for, the New York State Real Estate Transfer Tax (Tax Law Article 31) and the New York City Real Property Transfer Tax (Administrative Code Title 11), and shall prepare, execute and deliver at Closing the combined Form TP-584, the New York City Form NYC-RPT, and the Form RP-5217NYC, together with the funds to pay all such taxes. If applicable, Seller shall deliver at Closing a duly completed Form IT-2663 (or evidence of exemption therefrom).

R-6. Additional Seller's Representations and Warranties. In addition to the representations in Section 4 of the Agreement, Seller represents and warrants to Buyer, as of the Effective Date and again as of the Closing Date, that:
(a) the monthly Common Charges for the Unit are currently $922.82, and there are no unpaid Common Charges, Special Assessments, late charges or interest assessed against the Unit other than as disclosed in writing to Buyer;
(b) Seller is not in default under, and has received no notice of any default under, the Condominium Documents;
(c) the Condominium has in effect a valid, final certificate of occupancy permitting the present retail use of the Unit, and Seller has received no notice that the present use violates the certificate of occupancy, applicable zoning or the Condominium Documents;
(d) there are no notes or notices of violation of law or municipal ordinance, order or requirement of record or, to Seller's knowledge, threatened against the Unit;
(e) the Unit constitutes a separate tax lot and all real estate taxes and assessments in respect of the Unit are or will be paid current through Closing;
(f) the Unit is not subject to any lease, tenancy, license or occupancy agreement, and there are no parties in possession other than Seller, except as disclosed in writing to Buyer;
(g) Seller has not performed, and has no knowledge of, any alteration to the Unit requiring the consent of the Board that was not obtained, and all work performed at the Unit has been completed lien-free and in compliance with law;
(h) there is no litigation, arbitration or administrative proceeding pending or, to Seller's knowledge, threatened that affects the Unit or Seller's ability to convey the Unit;
(i) Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code and shall make any New York State nonresident transferor filing required at Closing;
(j) the Condominium Documents delivered to Buyer are true and complete, and the right of first refusal under the By-Laws does not apply to the conveyance of the Unit; and
(k) Seller has full right, power and authority, and has obtained or will obtain all member or company authorizations and other consents required, to convey the Unit.

R-7. Survival; AS-IS Clarification. Seller's representations and warranties in the Agreement and in this Rider, and Seller's obligations as to the Mandatory Discharge Items, Common Charges, Special Assessments and transfer taxes, shall survive the Closing and delivery of the deed for a period of sixty (60) days. The "AS IS" provisions of Section 4 of the Agreement shall not limit, and are subject to, Seller's express representations, warranties and covenants in the Agreement and this Rider.

R-8. Seller's Closing Deliveries. At Closing, in addition to the items required under the Agreement, Seller shall execute and deliver to Buyer: (a) the bargain and sale deed without covenants against grantor's acts; (b) the FIRPTA affidavit and any required Form IT-2663 or exemption; (c) executed Form TP-584, NYC-RPT and RP-5217NYC and the funds to pay all transfer taxes; (d) a statement from the Board or managing agent, dated within thirty (30) days of Closing, confirming that all Common Charges and Special Assessments assessed against the Unit are paid current (By-Laws Section 7.7); (e) the Unit Owner's Power of Attorney to the Board (By-Laws Section 7.8); (f) true and complete copies of the Declaration, By-Laws, rules and regulations and offering plan, with all amendments; (g) evidence of Seller's existence, good standing and authority; (h) keys and access devices to the Unit; and (i) a certificate confirming that Seller's representations and warranties remain true and correct in all material respects as of the Closing Date (the "Bring-Down Certificate").

R-9. Conditions to Buyer's Obligation to Close. It shall be a condition to Buyer's obligation to close that, as of the Closing Date: (i) Seller's representations and warranties are true and correct in all material respects; (ii) Seller has delivered the Bring-Down Certificate, the Board or managing agent estoppel, and the right-of-first-refusal waiver or non-applicability certificate; and (iii) the Title Company is prepared to insure fee title to the Unit, free of the Mandatory Discharge Items, at standard rates. If any such condition is not satisfied and is not waived by Buyer, Buyer may terminate this Agreement and receive a prompt refund of the Earnest Money, in addition to its other rights under the Agreement and this Rider.

R-10. Casualty and Condemnation. Section 2 of this Agreement is modified as follows: if, prior to Closing, the Unit or the Building suffers casualty damage the cost to repair which exceeds \$25,000, of if all or any material portion of the Unit or the means of access thereto is taken or threatened to be taken by condemnation or eminent domain, Buyer may elect, by written notice to Seller to terminate this Agreement and receive a prompt refund of the Earnest Money. If Buyer elects to proceed, Seller shall assign to Buyer at Closing all insurance proceeds and condemnation awards payable in respect of the Unit (together with the amount of any deductible), and Buyer shall receive a credit for any Common Charge or assessment abatement to which the Unit is entitled.

R-11. Earnest Money. The Earnest Money shall be held by a title company or escrow agent mutually acceptable to Buyer and Seller in an interest-bearing account, with interest accruing to the benefit of the party entitled to the Earnest Money. The Earnest Money shall be refunded to Buyer upon any termination of this Agreement by Buyer in accordance with its terms, including a termination during the Contingency Period, for failure of a condition to Closing, for Seller's default, or under the casualty or condemnation provisions of this Rider.

R-12. Assignment. Buyer may assign this Agreement, or direct that title be conveyed at Closing, to one or more entities owned or controlled by, or under common control with, Buyer, or to a qualified intermediary in connection with a like-kind exchange, in each case upon notice to Seller and without Seller's consent, provided Buyer remains liable for its obligations hereunder.

R-13. Notices to Buyer. Notices to Buyer under the Agreement shall be addressed to Buyer at the address set forth on the signature page, with copies to: Marc Kaufman, Esq., Wexler & Kaufman, PLLC, 462 Seventh Avenue, 12th Floor, New York, NY 10018; and Joseph Cohen, Esq., Law Office of Joseph Cohen, P.C., 1 Linden Place, Suite 210, Great Neck, NY 11021 (josephcohen@jcohenlaw.net).

[SIGNATURES ON FOLLOWING PAGE]

The parties have executed this Real Property Purchase Agreement as of the Effective Date.

SELLER:

CHICAGOLAND OIL, LLC

By: ______________________________
Praveen Gulati, Member

This Agreement is executed by Seller on ~~June~~ July 22, 2026.

BUYER:

West 42nd Street Property LLC

Signed by:
Charles Brigham
7BD9EBB23799485
Charles Brigham - Authorized Signatory

This Agreement is executed by Buyer on July ___, 2026.

PURCHASE OR LEASE APPLICATION

PURCHASERS

NAME: West 42nd Street Property LLC S.S. # 42-4017183

OFFICE#: ____________ HOME#: ____________

PRESENT ADDRESS: 531 Main St, Apt 1612, New York, NY 10044

ATTORNEY: _Marc Kaufman__ TELEPHONE: _+1(516) 242-2404_

FIRM: _Wexler & Kaufman, PLLC_______ FAX: ___646-558-0527_____

ADDRESS: __462 Seventh Ave., (35th/36th), 12th Fl. New York, New York 10018

BROKER: _Grayce Kelle Candido____ TELEPHONE: __+1(646) 331-2958_______

FIRM: _Highline Residential LLC___ FAX: __+1(212) 960-8745___

ADDRESS: __10 West 37th St, 4th Fl, New York, NY 10018_______

NEW MORTGAGE LENDER ___None (Cash purchase; no lender)

ATTORNEY: ____________ TELEPHONE: ____________

FIRM: ____________ FAX: ____________

ADDRESS: ____________

THE 534 WEST 42ND STREET CONDOMINIUM

Lease Application – Unit#: ____

RENT AMOUNT: $ ____________ SECURITY DEPOSIT: $____________

LEASE TERM: _______Year(s) PROPOSED MOVE-IN DATE: ____________

SPECIAL CONDITIONS (IF ANY): ____________

CB

Q[illegible]

OWNERS

NAME: ____________________ S.S. # ____________________

NAME: ____________________ S.S. # ____________________

OFFICE#: ____________________ HOME#: ____________________

PRESENT ADDRESS: ____

ATTORNEY: ________________ TELEPHONE: ____________________

FIRM: __________________ FAX: ____________________

ADDRESS: ____

BROKER: __________________ TELEPHONE: ____________________

FIRM: ____________________ FAX: ____________________

ADDRESS: ____

RENTERS

NAME: ____________________ S.S. # ____________________

NAME: ____________________ S.S. # ____________________

OFFICE#: ____________________ HOME#: ____________________

PRESENT ADDRESS: ____

ATTORNEY: ________________ TELEPHONE: ____________________

FIRM: __________________ FAX: ____________________

ADDRESS: ____

BROKER: __________________ TELEPHONE: ____________________

FIRM: ____________________ FAX: ____________________

ADDRESS: ____

THE 534 WEST 42ND STREET CONDOMINIUM

Application for Waiver of Right of First Refusal on Proposed Condominium of Lease

(All Questions Must Be Answered)

Condominium Unit Owner(s) Chicagoland Oil Company LLC Name of Applicant WEST 42ND STREET PROPERTY LLC

Address of Owner 5199 Gardenia Ct, West Lafayette, IN 47906 Telephone # (765)412-0756

Attorney for Owner Timothy P. Broden, Telephone # (646) 716-1682

Attorney's Firm & Address Timothy Broden Attorney at Law, 300 Main Street, Suite 301, Lafayette, IN 47902 (Mailing address listed as P.O. Box 506, Lafayette, IN 47902)

Applicant's Business Address 531 Main St, Apt 1612, New York, NY 10044 Telephone # (212) 555-1234

Applicant's Occupation Real estate investment and ownership of commercial condominium Unit 1 at 534 West 42nd Street. (In the case of an individual, in the case of a Corporation, a detailed summary of the exact nature of business)

Approximate date of closing ____________ Proposed date of occupancy ____________

Purchase $ 340,000.00 Monthly Rental N/A (Sale) Lease Term N/A (Sale)
(If Sale) (If Lease)

Special Conditions Cash purchase; no financing contingency.

____

If a corporation:

Name the individual designated to be the occupant of the Apartment Unit, state for how long a term. (Note: When and if designated occupant vacates the unit, another application must be filed and references submitted before occupancy can be allowed to successor designated occupant.)

Name of Designated Occupant Charles Brigham Relation to Applicant Sole Member / Principal of WEST 42ND STREET PROPERTY LLC

Names of all persons who will reside in the apartment and, if children, state number and their approximate ages ____

____

CB

Schools and Colleges attended by Occupant, Spouse and Children

____

____

____

Does Occupant wish to maintain any pets? If so, please specify ___________________

____

If present residence is rented or is a cooperative or condominium, state name and address of current landlord
or agent ____

Length of Occupancy ____

ARTICLES OF ORGANIZATION
OF
WEST 42ND STREET PROPERTY LLC
Under Section 203 of the Limited Liability Company Law

THE UNDERSIGNED, being a natural person of at least eighteen (18) years of age, and acting as the organizer of the limited liability company hereby being formed under Section 203 of the Limited Liability Company Law of the State of New York certifies that:

FIRST: The Name of the limited liability company is: **WEST 42ND STREET PROPERTY LLC**

SECOND: To engage in any lawful act or activity within the purposes for which limited liability companies may be organized pursuant to Limited Liability Company Law provided that the limited liability company is not formed to engage in any act or activity requiring the consent or approval of any state official, department, board, agency, or other body without such consent or approval first being obtained.

THIRD: The county, within this state, in which the office of the limited liability company is to be located is **ALBANY**

FOURTH: The Secretary of State is designated as agent of the limited liability company upon whom process against the limited liability company may be served. The post office address to which the Secretary of State shall mail a copy of any process against the limited liability company served upon the Secretary of State by personal delivery is:

NORTHWEST REGISTERED AGENT LLC
418 BROADWAY
STE N
ALBANY, NY 12207

FIFTH: The limited liability company designates the following as its registered agent upon whom process against it may be served within the State of New York is:

NORTHWEST REGISTERED AGENT LLC
418 BROADWAY
STE N
ALBANY, NY 12207

SIXTH: The limited liability company is to be managed by: **One or more members**

SEVENTH: The existence of the limited liability company shall begin **upon filing of**

Filed with the NYS Department of State on 07/21/2026
Filing Number: 260721003351 DOS ID: 7971875

these Articles of Organization with the Department of State.

EIGHTH: The limited liability company shall have a perpetual existence.

NINTH: The limited liability company shall defend, indemnify and hold harmless all members, managers, and former members and managers of the limited liability company against expenses (including attorney's fees, judgments, fines, and amounts paid in settlement) incurred in connection with any claims, causes of action, demands, damages, liabilities of the limited liability company, and any pending or threatened action, suit, or proceeding. Such indemnification shall be made to the fullest extent permitted by the laws of the State of New York, provided that such acts or omissions which gives rise to the cause of action or proceedings occurred while the Member or Manager was in performance of his or her duties for the limited liability company and was not as a result of his or her fraud, gross negligence, willful misconduct or a wrongful taking. The indemnification provided herein shall inure to the benefit of successors, assigns, heirs, executors, and the administrators of any such person.

I certify that I have read the above statements, I am authorized to sign these Articles of Organization, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

NAT SMITH (Signature)

NAT SMITH, ORGANIZER
418 BROADWAY
STE N
ALBANY, NY 12207

Filed by:

MARK BOND
418 BROADWAY
STE N
ALBANY, NY 12207

Filed with the NYS Department of State on 07/21/2026
Filing Number: 260721003351 DOS ID: 7971875

NEW YORK STATE DEPARTMENT OF STATE
DIVISION OF CORPORATIONS, STATE RECORDS AND UNIFORM COMMERCIAL CODE
FILING RECEIPT

ENTITY NAME :	WEST 42ND STREET PROPERTY LLC
DOCUMENT TYPE :	ARTICLES OF ORGANIZATION
ENTITY TYPE :	DOMESTIC LIMITED LIABILITY COMPANY
DOS ID :	7971875
FILE DATE :	07/21/2026
FILE NUMBER :	260721003351
TRANSACTION NUMBER :	202607210003335-6134552
EXISTENCE DATE :	07/21/2026
DURATION/DISSOLUTION :	PERPETUAL
COUNTY :	ALBANY
SERVICE OF PROCESS ADDRESS :	NORTHWEST REGISTERED AGENT LLC 418 BROADWAY, STE N ALBANY, NY, 12207, USA
ELECTRONIC SERVICE OF PROCESS EMAIL ADDRESS :	N/A
REGISTERED AGENT :	NORTHWEST REGISTERED AGENT LLC 418 BROADWAY, STE N ALBANY, NY, 12207, USA
FILER :	MARK BOND 418 BROADWAY, STE N ALBANY, NY, 12207, USA
SERVICE COMPANY :	NORTHWEST REGISTERED AGENT LLC
SERVICE COMPANY ACCOUNT :	MG

You may verify this document online at : http://ecorp.dos.ny.gov
AUTHENTICATION NUMBER : 100010720276

TOTAL FEES:	$205.00	TOTAL PAYMENTS RECEIVED:	$205.00
FILING FEE:	$200.00	CASH:	$0.00
PAST DUE FINE FEE:	$0.00	CHECK/MONEY ORDER:	$0.00
CERTIFICATE OF STATUS:	$0.00	CREDIT CARD:	$0.00
CERTIFIED COPY:	$0.00	DRAWDOWN ACCOUNT:	$205.00
COPY REQUEST:	$5.00	REFUND DUE:	$0.00
EXPEDITED HANDLING:	$0.00		

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy for WEST 42ND STREET PROPERTY LLC, File Number 260721003351 has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.

WITNESS my hand and official seal of the Department of State, at the City of Albany, on July 22, 2026.

WALTER T. MOSLEY
Secretary of State

Brendan C Hughes

BRENDAN C. HUGHES
Executive Deputy Secretary of State

Authentication Number: 100010729477 To Verify the authenticity of this document you may access the Division of Corporation's Document Authentication Website at http://ecorp.dos.ny.gov

ARTICLES OF ORGANIZATION
OF
WEST 42ND STREET PROPERTY LLC
Under Section 203 of the Limited Liability Company Law

THE UNDERSIGNED, being a natural person of at least eighteen (18) years of age, and acting as the organizer of the limited liability company hereby being formed under Section 203 of the Limited Liability Company Law of the State of New York certifies that:

FIRST: The Name of the limited liability company is: **WEST 42ND STREET PROPERTY LLC**

SECOND: To engage in any lawful act or activity within the purposes for which limited liability companies may be organized pursuant to Limited Liability Company Law provided that the limited liability company is not formed to engage in any act or activity requiring the consent or approval of any state official, department, board, agency, or other body without such consent or approval first being obtained.

THIRD: The county, within this state, in which the office of the limited liability company is to be located is **ALBANY**

FOURTH: The Secretary of State is designated as agent of the limited liability company upon whom process against the limited liability company may be served. The post office address to which the Secretary of State shall mail a copy of any process against the limited liability company served upon the Secretary of State by personal delivery is:

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STE N
ALBANY, NY 12207

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NORTHWEST REGISTERED AGENT LLC
418 BROADWAY
STE N
ALBANY, NY 12207

SIXTH: The limited liability company is to be managed by: **One or more members**

SEVENTH: The existence of the limited liability company shall begin **upon filing of**

Filed with the NYS Department of State on 07/21/2026
Filing Number: 260721003351 DOS ID: 7971875

these Articles of Organization with the Department of State.

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NINTH: The limited liability company shall defend, indemnify and hold harmless all members, managers, and former members and managers of the limited liability company against expenses (including attorney's fees, judgments, fines, and amounts paid in settlement) incurred in connection with any claims, causes of action, demands, damages, liabilities of the limited liability company, and any pending or threatened action, suit, or proceeding. Such indemnification shall be made to the fullest extent permitted by the laws of the State of New York, provided that such acts or omissions which gives rise to the cause of action or proceedings occurred while the Member or Manager was in performance of his or her duties for the limited liability company and was not as a result of his or her fraud, gross negligence, willful misconduct or a wrongful taking. The indemnification provided herein shall inure to the benefit of successors, assigns, heirs, executors, and the administrators of any such person.

I certify that I have read the above statements, I am authorized to sign these Articles of Organization, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

NAT SMITH (Signature)

NAT SMITH, ORGANIZER
418 BROADWAY
STE N
ALBANY, NY 12207

Filed by:

MARK BOND
418 BROADWAY
STE N
ALBANY, NY 12207

Filed with the NYS Department of State on 07/21/2026
Filing Number: 260721003351 DOS ID: 7971875

OPERATING AGREEMENT

FOR

West 42nd Street Property LLC

A SINGLE MEMBER-MANAGED LIMITED LIABILITY COMPANY

ARTICLE I
Company Formation

1.1. **FORMATION.** The member has formed a Limited Liability Company (the "Company") according to the laws of the state in which the Company was formed. This operating agreement is entered into and effective as of the date it is adopted by the member.

1.2. **REGISTERED AGENT.** The name and location of the Company's registered agent will be stated in the company's formation documents.

1.3. **TERM.** The Company will continue perpetually unless:

(a) The sole member resolves to dissolve;

(b) Any event which causes the Company's business to become unlawful;

(c) The death, resignation, expulsion, bankruptcy, retirement of the sole member or the occurrence of any other event that terminates the continued membership of a member of the Company; or

(d) Any other event causing dissolution of the Company under applicable state laws.

1.4. **CONTINUANCE OF COMPANY.** In the event of an occurrence described in Section 1.3(c), the Company will expire and may be administratively dissolved.

1.5. **BUSINESS PURPOSE.** The Company will conduct any lawful business deemed appropriate in carrying out the Company's objectives.

1.6. **PRINCIPAL PLACE OF BUSINESS.** The Company's principal place of business will be stated in the formation documents, or as later selected by the member.

1.7. **THE MEMBER.** The name and residential address of the sole member is listed in Certification of Member section of this agreement.

1.8. **ADMISSION OF ADDITIONAL MEMBERS.** Additional members may only be admitted to the Company through a Certificate of New Membership issuance by the company of new interest in the Company or as otherwise provided in this agreement.

ARTICLE II
Capital Contributions

2.1. **INITIAL CONTRIBUTIONS.** The member will initially contribute capital to the Company, as described in Exhibit 1 attached to this agreement. The agreed total value of such property and cash is ______________________________.

2.2. **ADDITIONAL CONTRIBUTIONS.** Except as provided in ARTICLE 6.2, no member will be obligated to make any additional contribution to the Company's capital.

ARTICLE III
Profits, Losses and Distributions

3.1. **PROFITS/LOSSES.** For financial accounting and tax purposes, the Company's net profits or net losses will be determined on an annual basis. These profits and losses will be allocated to the member as set forth in this agreement below, as amended, and in accordance with Treasury Regulation 1.704-1.

3.2. **DISTRIBUTIONS.** The member will determine and distribute available funds annually or as they see fit. "Available funds" refers to the net cash of the Company available after expenses and liabilities are paid. Upon liquidation of the Company, distributions will be made in accordance with the positive capital account balances or pursuant to Treasury Regulation 1.704-l(b)(2)(ii)(b) (2). To the extent the member has a negative capital account balance, there will be a qualified income offset, as set forth in Treasury Regulation 1.704-l(b)(2)(ii)(d).

ARTICLE IV
Management

4.1. **MANAGEMENT OF THE BUSINESS.** The member is responsible for the management of the Company.

4.2. **MEMBERS.** The liability of the member will be limited according to state law.

4.3. **POWERS OF MEMBERS.** The member is authorized on the Company's behalf to make decisions as to:

(a) the sale, development, lease, or other disposition of the Company's assets;
(b) the purchase or other acquisition of other assets;
(c) the management of all or any part of the Company's assets;
(d) the borrowing of money and the granting of security interests in the Company's assets;
(e) the pre-payment, refinancing, or extension of any loan affecting the Company's assets;

(f) the compromise or release of any of the Company's claims or debts; and

(g) the employment of persons, firms, or corporations for the operation and management of the Company's business.

The member is further authorized to execute and deliver:

(w) all contracts, conveyances, assignments leases, sub-leases, franchise agreements, licensing agreements, management contracts and maintenance contracts covering or affecting Company assets;

(x) all checks, drafts, and other orders for the payment of the Company's funds;

(y) all promissory notes, loans, security agreements, and other similar documents; and

(z) all other instruments of any other kind relating to the Company's affairs.

4.4. **NOMINEE.** Title to the Company's assets must be held in the Company's name or in the name of any nominee that the member may designate. Pursuant to the powers listed in Section 4.3, the member has the power to enter into a nominee agreement with any such person, and such agreement may contain provisions indemnifying the nominee, except for his or her willful misconduct.

4.5. **EXCULPATION.** Any act or omission of the member, the effect of which may cause loss or damage to the Company, if done in good faith to promote the best interests of the Company, will not subject the member to any liability.

4.6. **INDEMNIFICATION.** The Company will indemnify any person who was or is a party defendant or is threatened to be made a party defendant, in a pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the Company) by reason of the fact that the person is or was a member of the Company, employee, or agent of the Company, or is or was serving at the request of the Company, for instant expenses (including attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred in connection with such action, suit or proceeding if the member determines that the person acted in good faith and in a manner he or she reasonably believed to be in or not opposed to the best interest of the Company, and with respect to any criminal action proceeding, has no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of "no lo Contendere" or its equivalent, does not in itself create a presumption that the person did or did not act in good faith and in a manner which he or she reasonably believed to be in the best interest of the Company, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his or her conduct was lawful.

4.7. **RECORDS.** The member must keep the following at the Company's principal place of business or other location:

(a) A current list of the full name and the last known street address of each member;

(b) A copy of the Articles of Organization, this operating agreement, and all amendments to either document;

(c) Copies of Company's federal, state and local income tax returns and reports for the three (3) most recent years;

(d) Copies of the Company's financial statements for the three (3) most recent years.

ARTICLE V
Compensation

5.1. **MANAGEMENT FEE.** The member rendering services to the Company is entitled to compensation proportionate with the value of those services.

5.2. **REIMBURSEMENT.** The Company must reimburse the member for all direct out-of-pocket expenses incurred in managing the Company.

ARTICLE VI
Bookkeeping

6.1. **BOOKS.** The member will maintain a complete and accurate accounting of the Company's affairs at the Company's principal place of business. The member may select the method of accounting and the company's accounting period will be the calendar year.

6.2. **MEMBER'S ACCOUNTS.** The member's capital account will be determined and maintained in the manner set forth in Treasury Regulation 1.704-l(b)(2)(iv) and will consist of his or her initial capital contribution increased by:

(a) Any additional capital contribution made by the member;

(b) Credit balances transferred from the member's distribution account to his or her capital account;

and decreased by:

(x) Distributions to the member in reduction of Company capital;

(y) The member's share of Company losses if charged to his or her capital account.

6.3. **REPORTS.** The member will close the books of account after the close of each calendar year and will prepare a statement of such member's distributive share of income and expense for income tax reporting purposes. The member must keep such statements with the other financial statements kept pursuant to Section 4.7(d).

ARTICLE VII
Transfers

7.1. **ASSIGNMENT.** The member may sell, assign, or otherwise dispose of all or any part of his or her interest in the Company.

ARTICLE VIII
Dissolution

8.1. **DISSOLUTION.** The member may dissolve the company at any time. The member may NOT dissolve the company for a loss of membership interests. Upon dissolution the company must pay its debts first before distributing cash, assets, and/or initial capital to the member or the member's economic interests. The dissolution may only be ordered by the member, not by the owner of the member's economic interests.

CERTIFICATION OF MEMBER

The undersigned hereby agree, acknowledge, and certify that the foregoing operating agreement is adopted and approved by the member as of this _____ day of __________________, 20___.

Member:

Name charles brigham Percent 100 % X [signature]

Address 418 Broadway Ste N Albany NY 12207

EXHIBIT 1
CAPITAL CONTRIBUTIONS

Pursuant to ARTICLE 2, the member's initial contribution to the Company capital is stated to be $______________________. The description and each individual portion of this initial contribution is as follows:

____ $_______________
____ $_______________
____ $_______________
____ $_______________
____ $_______________
____ $_______________
____ $_______________
____ $_______________
____ $_______________

SIGNED AND AGREED this _____ day of ________________, 20____.

____
Signature of Member

Company Resolution to Open a Bank Account

Account: ______________________ Bank: ______________________
Holder: ______________________ Address: ______________________
Address: ______________________ ______________________
______________________ ______________________

Acct #: ____

As a Member of the Company named above, I certify that the Company has been organized within the bounds of state law as a Limited Liability Company with its principal office located at:
418 Broadway Ste N Albany NY 12207.

I further attest that at the initial meeting of the Company's members held on ____________, 20___, a quorum was present and voting and adopted the following resolutions:

Resolved, that the financial institution named above is designated as a depository for the funds of this Company, which may be withdrawn on checks, drafts, advices of debit, notes, or other orders for payments bearing any officer or authorized employee of this Company.

Further Resolved, that the financial institution will accept and pay on, without further inquiry, any checks or debits drawn against any of the Company's accounts. The checks or debits will be honored by the financial institution whether the item has been drawn or endorsed to the order of any authorized officer or employee signing; tendered by the authorized officer or employee for the purpose of cashing or payment; or for deposit to the officer's or employee's personal account. The financial institution will not be required to inquire as to the use of any check or debit signed in accordance with the resolutions contained herein.

Further Resolved, that the officers or authorized employees may execute other agreements, including, but not limited to, special depository agreements, and arrangements concerning the manner, condition, and/or purposes for which funds, checks, debits, or items of the Company may be deposited, collected, or withdrawn, as long as these other agreements are not contrary to the provisions contained in this resolution.

Further Resolved, that the power granted to the Company's officers or authorized employees will remain in full force and effect until written notice has been delivered and received by the financial institution at each location where an account is maintained. The financial institution will be indemnified and held harmless from any losses suffered or liabilities incurred by continuing to act in accordance with this resolution.

I Further Attest that the persons named below occupy the stated positions, as indicated by their signatures, and that the resolutions contained in this document are recorded on the books of the Company, and these resolutions are in full force and effect and have not been altered in any way.

[Signatures on the following page]

I Agree to all of the above on this ______ day of ____________________________, 20________.

CERTIFIED TO AND ATTESTED BY:

X________________________________

Company Member:

LLC MEMBERSHIP CERTIFICATE

____

Company Name

Organized in ____________________ has a total of _____ member(s) at _______________ date

This certifies that ______________________ is a member of the above named Limited Liability Company, and holds a _______%
interest of the above named company, which is entitled to the full benefits of such membership.
Such benefits are subject to the membership duties and obligations set forth in the Limited Liability Company operating agreement.
This named Limited Liability Company has caused this certificate to be executed by its members this
________day of ______________, ______ A.D. ________________________ ________________________________

Named Member — witness and/or member

---

if sold:

For ____________________ received, I, ________________________ sell and transfer unto
____________________ __________________________, _______% of the membership interest,
represented within this certificate, and appoint

____

____

____

to transfer the allocated interest in the books of the named Limited Liability Company with full power of substitution.

______________________	______________________	______________________
Seller	Newly named member	Witness Signature and name

STATE OF NEW YORK

DEPARTMENT OF STATE

Certificate of Status

I, WALTER T. MOSLEY, Secretary of State of the State of New York and custodian of the records required by law to be filed in my office, do hereby certify that upon a diligent examination of the records of the Department of State, as of the date and time of this certificate, the following entity information is reflected:

Entity Name:	WEST 42ND STREET PROPERTY LLC
DOS ID Number:	7971875
Entity Type:	DOMESTIC LIMITED LIABILITY COMPANY
Entity Status:	EXISTING
Date of Initial Filing with DOS:	07/21/2026
Statement Status:	CURRENT
Statement Due Date:	07/31/2028

No information is available from this office regarding the financial condition, business activity or practices of this entity.

WITNESS my hand and official seal of the Department of State, at the City of Albany, on July 22, 2026 at 12:12 P.M.

WALTER T. MOSLEY
Secretary of State

BRENDAN C. HUGHES
Executive Deputy Secretary of State

Authentication Number: 100010727381 To Verify the authenticity of this document you may access the Division of Corporation's Document Authentication Website at http://ecorp.dos.ny.gov

IRS Notice CP575G

Department Of the Treasury
Internal Revenue Service
Philadelphia, PA 19255-0023
Important Information - Please Read

WEST 42ND STREET PROPERTY LLC
CHARLES BRIGHAM SOLE MBR
% CHARLES BRIGHAM SOLE MBR
418 BROADWAY STE N
ALBANY, NY 12207

July 23, 2026

We assigned you an employer identification number (EIN)

Your EIN is **42-4017183**. The name control associated with this EIN is **WEST**.

What you need to do

- If you did **not** apply for this EIN, visit IRS.gov/EINNotRequested.
- Use this EIN and your name exactly as they appear above when you fill out your tax returns. Otherwise, it may cause delays. Keep a copy of this notice for your records because we'll only send it to you once. You can share a copy with future officers of your organization or anyone asking for proof of your EIN. If your name or address is incorrect as shown, send the correct information to the address at the top of this notice.
- If a Limited Liability Company (LLC) elects to be classified as an association taxable as a corporation, the LLC must file Form 8832, Entity Classification Election. If an LLC wants to elect S corporation status and meets certain criteria, the LLC must timely file Form 2553, Election by a Small Business Corporation. In that instance, we'll treat the LLC as a corporation as of the effective date of the S corporation election and the LLC doesn't need to file Form 8832. Visit IRS.gov/LLC and refer to Publication 3402, Taxation of Limited Liability Companies, for more information.

Additional Information

- Refer to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business, for tips on keeping your EIN safe.
- Find tax forms or publications by visiting IRS.gov/Forms or by calling 800-TAX-FORM (800-829-3676).
- Call us at 800-829-4933 if you can't find what you need online. If you prefer, you can write to the address at the top of this notice.

Bio--background on Charles:

Prior to joining ESRI, he worked as Knowledge and Technology Lead for the World Bank's PNPM Mandiri Support Facility in Indonesia. Charles has focused on Social Accountability and Open Data in Indonesia and within the Bank, extending these to empower Indonesian village communities to participate in the planning process, project implementation with the overall goal to accelerate poverty reduction and enhance sustainability of community investments. Charles came to Indonesia from the World Bank Headquarters, where he worked for the World Bank Institute, Innovation Practice as a Geographer. He was part of the core team who designed and launched in October 2010 Mapping for Results platform to visualize the location of World Bank projects to enhance Bank's ability to monitor and evaluate them, and to increase social accountability.

Charles' expertise is in the areas of International Development, Census and Statistics, Geospatial Infrastructure, ICT Innovations, Imagery Analysis, and Humanitarian affairs. Prior to joining the World Bank, Charles worked for the United Nations, NASA, CARICOM, as well as a number of countries in Central America, Africa and Asia.

Signed:

Date: 08/03/2026

NEW YORK STATE USA
DRIVER LICENSE

Mark J.F. Schroeder
Commissioner of Motor Vehicles

ID 875 130 676 Class D

BRIGHAM
CHARLES,REESE
531 MAIN ST 1612
NEW YORK, NY 10044

DOB [illegible]
Issued 08/[illegible]/2022
Expires [illegible]
E NONE
R NONE
Sex M Height 6'-04" Eyes [illegible]

EXCELSIOR

SEP 75

dmv.ny.gov

I hereby make an anatomical gift

SIGNATURE

(You must notify DMV

IDUSA3RC5545Y16<<<<<<<<

7509292M2609290USA<<<<<

BRIGHAM<<CHARLES<

FINANCIAL STATEMENT / W-9

REBNY
REAL ESTATE BOARD OF NEW YORK

Financial Statement

Applicant:	Charles Brigham	Co-Applicant:	
Address:	531 Main st. #1612 NY, NY 10044	Address:	531 Main st. #1612 NY, NY 10044

Monthly Sources of Income and Projected Housing Expenses

Income:	Applicant	Co-Applicant	Expenses:	Applicant (after closing)	Co-Applicant (after closing)	Joint/Total (after closing)
Base monthly salary:	6600		Maintenance:	922.82		
Overtime (monthly):	N/A		Apt. Financing:	N/A		
Bonuses (monthly):	N/A		Other Mortgages:	N/A		
Commissions (monthly):	N/A		Bank Loans:	90000		
Dividends/Interest:	N/A		Auto Loans:	N/A		
Net rental income (Net):	N/A		Credit Card Debt:	N/A		
Other income (Itemize):	N/A					
TOTAL:	6600		TOTAL:			

Assets & Liabilities

Assets:	Applicant	Co-Applicant	Liabilities	Applicant (present)	Co-Applicant (present)
Cash/Money Market Funds (Sch A):	308,299.85		Notes payable to banks:		
Contract deposit:	34000		Notes payable to relatives:		
Stocks & bonds or Brokerage Accounts (Schedule B):	N/A		Notes payable to others:		
Investment in own business:	N/A		Install accounts payable:		
Accounts receivable:	N/A		Automobile:		
Real estate owned (Schedule C):	1200000		Other accounts payable:		
Automobiles:			Mortgages payable:		
Personal property & Furniture:	20000		Unpaid real estate taxes:		
Life insurance(cash value):	N/A		Unpaid income taxes:		
Retirement funds/IRA:			Chattel mortgages:		
401k:	499,315.82		Loans on life insurance:		
KEOGH:	N/A		Credit card debt:		
Profit sharing/pension:	N/A		Other debts - itemize:		
Other assets (Schedule D):	24609.60		TOTAL LIABILITIES		
TOTAL ASSETS:	2066225.27		NET WORTH::		

Itemized Schedule of Assets & Liabilities

Schedule A – Cash (attach additional pages if necessary) – Total should match cash line above

Applicant or Co-Applicant	Financial Institution	Type of account	Account Balance
Charles Brigham	BFSFCU	Checking	294082.56
Charles Brigham	Charles Schwab	Roth IRA	24609.60
Charles Brigham	Fidelity	401k	499,315.82
Charles Brigham	UNFCU	Checking	14,217.29

Itemized Schedule of Assets & Liabilities (continued)

Schedule B – Stock, Bonds and Mutual Funds (attach additional pages if necessary) – Total Should match Stocks & Bonds Line Above

Amount of shares	Description	Marketable value	Non-marketable value

Form **W-9** (Rev. March 2024) Department of the Treasury Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Charles Reese Brigham

2 Business name/disregarded entity name, if different from above.

West 42nd Street Property LLC

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☑ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

531 Main st. apt 1612

Requester's name and address (optional)

6 City, state, and ZIP code

New York, NY 10044

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

[ ] - [ ] - [ ]

or

Employer identification number

4 2 - 4 0 1 7 1 8 3

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person Chr R B Date 8/4/2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Internal Revenue Service
United States Department of the Treasury

This Product Contains Sensitive Taxpayer Data

Form 1040 Tax Return Transcript

Request Date:	08-05-2026
Response Date:	08-05-2026
Tracking Number:	111039283640

SSN provided:	XXX-XX-2710
Report for Tax Period Ending:	12-31-2024

The following items reflect the amount as shown on the return, and the amount as adjusted, if applicable. They do not show subsequent activity on the account.

SSN:	XXX-XX-2710
Spouse SSN:	XXX-XX-0145

CHAR & LUCI BRIG
531 MA

Filing status:	Married Taxpayer Filing Joint Return
Form number:	1040
Cycle posted:	20251205
Received date:	03-12-2025
Payment:	$0.00
Exemption number:	04
Other dependent credit total eligible per computer:	0
Other dependent credit total eligible verified:	0
Dependent 1 Name control:	BRIG
Dependent 1 SSN:	XXX-XX-7155
Dependent 2 Name control:	BRIG
Dependent 2 SSN:	XXX-XX-4506
PTIN:	XXX-XX-6154
Preparer EIN:	XX-XXX2224

Income

Total wages:	$170,000.00
Form W-2 wages:	$170,000.00
Taxable interest income (Schedule B):	$0.00
Tax-exempt interest:	$0.00
Ordinary dividend income (Schedule B):	$0.00
Qualified dividends:	$0.00
Refunds of state/local taxes:	$0.00
Alimony received:	$0.00
Business income or loss (Schedule C):	-$3,415.00
Business income or loss (Schedule C) per computer:	-$3,415.00
Capital gain or loss (Schedule D):	$0.00
Capital gains or loss (Schedule D) per computer:	$0.00
Other gains or losses (Form 4797):	$0.00
Total IRA distributions:	$0.00
Taxable IRA distributions:	$68,352.00
Total pensions and annuities:	$0.00
Taxable pension/annuity amount:	$0.00
Additional income:	-$3,415.00
Additional income per computer:	-$3,415.00
Refundable credits per computer:	$0.00
Refundable education credit per computer:	$0.00

Standard deduction per computer:	$29,200.00
Additional standard deduction per computer:	$0.00
Tax table income per computer:	$205,737.00
Exemption amount per computer:	$0.00
Taxable income:	$205,737.00
Taxable income per computer:	$205,737.00
Total positive income per computer:	$238,352.00
Tentative tax:	$35,462.00
Tentative tax per computer:	$35,462.00
Form 8814 additional tax amount:	$0.00
Tax on income less Social Security income per computer:	$0.00
Form 6251 alternative minimum tax:	$0.00
Form 6251 alternative minimum tax per computer:	$0.00
Foreign tax credit:	$0.00
Foreign tax credit per computer:	$0.00
Foreign income exclusion per computer:	$0.00
Foreign income exclusion tax per computer:	$0.00
Excess advance premium tax credit repayment amount:	$0.00
Excess advance premium tax credit repayment verified amount:	$0.00
Child & dependent care credit:	$0.00
Child & dependent care credit per computer:	$0.00
Credit for elderly and disabled:	$0.00
Credit for elderly and disabled per computer:	$0.00
Education credit:	$0.00
Education credit per computer:	$0.00
Gross education credit per computer:	$0.00
Retirement savings contribution credit:	$0.00
Retirement savings contribution credit per computer:	$0.00
Total retirement savings contribution (Form 8880 computer):	$0.00
Residential clean energy credit:	$0.00
Residential clean energy credit per computer:	$0.00
Child and other dependent credit:	$4,000.00
Child and other dependent credit per computer:	$4,000.00
Adoption credit (Form 8839):	$0.00
Adoption credit per computer:	$0.00
Form 8396 mortgage certificate credit:	$0.00
Form 8396 mortgage certificate credit per computer:	$0.00
Total other non-refundable credit:	$0.00
Form 3800 general business credits:	$0.00
Form 3800 general business credits per computer:	$0.00
Prior year minimum tax credit (Form 8801):	$0.00
Prior year minimum tax credit (Form 8801) per computer:	$0.00
Earlier year income repayment credit:	$0.00
Clean vehicle credit:	$0.00
Clean vehicle credit per computer:	$0.00
Refundable Adoption Credit Verified Amount:	$0.00
Net elective payment election per computer:	$0.00
Repayment pre-owned clean vehicle credit:	$0.00
Form 4255 Chapter 1 tax:	$0.00
Other additions to tax:	$0.00
Schedule 2 part 2 Form 4255 recapture:	$0.00
Energy efficient home credit verified:	$0.00
Residential clean energy verified:	$0.00
Other credits:	$0.00
Total credits:	$4,000.00
Total credits per computer:	$4,000.00
Income tax after credits per computer:	$31,462.00
Advanced manufacturing credit per computer:	$0.00
Advanced manufacturing invest credit per computer:	$0.00
Clean hydrogen production credit per computer:	$0.00
Carbon oxide sequestration credit per computer:	$0.00
Energy efficient home credit per computer:	$0.00
Energy efficient home credit:	$0.00
Pre-owned clean vehicle credit per computer:	$0.00
Pre-owned clean vehicle credit:	$0.00
Pre-owned clean vehicle verified:	$0.00

Section 965 tax installment:	$0.00
Section 965 tax liability:	$0.00
Premium tax credit amount:	$0.00
Premium tax credit verified amount:	$0.00
Primary NAP first time home buyer installment amount:	$0.00
Secondary NAP first time home buyer installment amount:	$0.00
First time homebuyer credit repayment amount:	$0.00
Form 5405 total homebuyers credit repayment per computer:	$0.00
Small employer health insurance per computer:	$0.00
Small employer health insurance per computer (2):	$0.00
Total other payments refundable:	$0.00
Total payments:	$23,332.00
Total payments per computer:	$23,332.00

Refund or Amount Owed

Amount you owe:	$8,130.00
Estimated tax credit applied to next year:	$0.00
Estimated tax penalty:	$0.00
Tax on income less state refund per computer:	$0.00
Balance due/overpayment using taxpayer figure per computer:	$8,130.00
Balance due/overpayment using computer figures:	$8,130.00
Form 8888 total refund per computer:	$0.00

Third Party Designee

Third party designee ID number:	X0408
Authorization indicator:	Yes
Third party designee name:	ERI GILS

Schedule C - Profit or Loss From Business (Occurrence #: 1)

Social Security Number:	XXX-XX-2710
Employer ID number:	XX-XXX6624
Business name:	1MIN
Description of business/profession:	
North American Industry Classification System (NAICS) code:	541990
Account method:	Cash
First time Schedule C filed:	No
Statutory employee indicator:	No

Income

Gross receipts or sales:	$0.00
Returns and allowances:	$0.00
Net gross receipts:	$0.00
Cost of goods sold:	$0.00
Schedule C Form 1099 required:	None
Schedule C Form 1099 filed:	None
Other income:	$0.00

Expenses

Car and truck expenses:	$0.00
Depreciation:	$0.00
Insurance (other than health):	$0.00
Mortgage interest:	$0.00
Legal and professional services:	$510.00
Repairs and maintenance:	$0.00
Travel:	$0.00
Meals and entertainment:	$0.00
Wages:	$0.00
Other expenses:	$0.00

Form 8995 net capital gains:	$0.00
Form 8995 domestic production deduction:	$0.00
Qualified business net loss carryforward:	$32,082.00
Qualified REIT dividends and PTP loss carryforward:	$0.00
Total qualified business loss carryforward:	$35,497.00
Total REIT dividends loss carryforward:	$0.00
Total qualified business income or loss:	-$3,415.00
Qualified REIT dividends and PTP income or loss:	$0.00

This Product Contains Sensitive Taxpayer Data

⬎ The price of one or more positions has not been updated today and is currently displaying the price from the prior market day. Today's gain/loss data resets daily before the market opens. Some securities, such as mutual funds, are priced once a day, after the market closes.

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Performance data shown represents past performance and is no guarantee of future results. Investment return and principal value will fluctuate, so investors may have a gain or loss when shares are sold. Current performance may be higher or lower than what is quoted, and investors should visit the performance page for most recent month-end performance.

You could lose money by investing in a money market fund. Although the fund seeks to preserve the value of your investment at $1.00 per share, it cannot guarantee it will do so. An investment in the fund is not a bank account and is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Fidelity Investments and its affiliates, the fund's sponsor, is not required to reimburse the fund for losses, and you should not expect that the sponsor will provide financial support to the fund at any time, including during periods of market stress.

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Fidelity Stock Plan Services, LLC, provides recordkeeping and/or administrative services to your company's equity compensation plan, in addition to any services provided directly to the plan by your company or its service providers.

Investment advisory services are provided through Fidelity Personal and Workplace Advisors LLC (FPWA), a registered investment adviser, for a fee. Brokerage services are provided through Fidelity Brokerage Services LLC (FBS). Both are Fidelity Investments companies. Fidelity advisors are licensed representatives of FPWA and registered representatives of FBS. Whether a Fidelity advisor provides advisory or brokerage services to you will depend on the products and services you choose.

Effective March 31, 2025, Fidelity Personal and Workplace Advisors LLC (FPWA) will merge into Strategic Advisers LLC (Strategic Advisers). Any services provided or benefits received by FPWA as

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Internal Revenue Service
United States Department of the Treasury

This Product Contains Sensitive Taxpayer Data

Form 1040 Account Transcript

Request Date:	08-05-2026
Response Date:	08-05-2026
Tracking Number:	111039267700

Form Number:	1040
Report for Tax Period Ending:	12-31-2025
Taxpayer Identification Number:	XXX-XX-2710

Spouse Taxpayer Identification Number: XXX-XX-0145
CHAR & LUCI BRIG
531 MA

--- Any minus sign shown below signifies a credit amount ---

Account balance:	$0.00		
Accrued interest:	$0.00	As of:	04-06-2026
Accrued penalty:	$0.00	As of:	04-06-2026
Account balance plus accruals (this is not a payoff amount):	$0.00		

** Information from the return or as adjusted **

Exemptions:	04
Filing status:	Married Filing Joint
Adjusted gross income:	$172,382.00
Taxable income:	$133,410.00
Tax per return:	$14,178.00
SE taxable income taxpayer:	$0.00
SE taxable income spouse:	$0.00
Total self employment tax:	$0.00
Return due date or return received date (whichever is later):	04-15-2026
Processing date:	03-30-2026

TRANSACTIONS

CODE	EXPLANATION OF TRANSACTION	CYCLE	DATE	AMOUNT
150	Tax return filed 16211-467-14820-6	20261005	03-30-2026	$14,178.00
806	W-2 or 1099 withholding		04-15-2026	-$20,003.00
846	Refund issued		03-30-2026	$5,825.00

This Product Contains Sensitive Taxpayer Data

Ordinary dividend income (Schedule B):	$0.00
Qualified dividends:	$0.00
Refunds of state/local taxes:	$0.00
Alimony received:	$0.00
Business income or loss (Schedule C):	$0.00
Business income or loss (Schedule C) per computer:	$0.00
Capital gain or loss (Schedule D):	$0.00
Capital gains or loss (Schedule D) per computer:	$0.00
Other gains or losses (Form 4797):	$0.00
Total IRA distributions:	$0.00
Taxable IRA distributions:	$0.00
Total pensions and annuities:	$0.00
Taxable pension/annuity amount:	$0.00
Additional income:	$0.00
Additional income per computer:	$0.00
Refundable credits per computer:	$0.00
Refundable education credit per computer:	$0.00
Qualified business income deduction:	$0.00
Rent/royalty/partnership/estate (Schedule E):	$0.00
Rent/royalty/partnership/estate (Schedule E) per computer:	$0.00
Rent/royalty income/loss per computer:	$0.00
Estate/trust income/loss per computer:	$0.00
Partnership/S-Corp income/loss per computer:	$0.00
Farm income or loss (Schedule F):	$0.00
Farm income or loss (Schedule F) per computer:	$0.00
Unemployment compensation:	$0.00
Total Social Security benefits:	$0.00
Taxable Social Security benefits:	$0.00
Taxable Social Security benefits per computer:	$0.00
Other income:	$0.00
Schedule EIC Self-employment income per computer:	$0.00
Schedule EIC earned income per computer:	$172,382.00
Schedule EIC disqualified income per computer:	$0.00
Advanced Child Tax Credit Opt Out:	No
Form 1099-K:	$0.00
Additional child tax credit earned income:	$0.00
Qualified business income deduction:	$0.00
Form 8995 qualified business income deduction computer:	$0.00
Form 8995 net capital gains computer:	$0.00
Scholarship/Fellowship grant:	$0.00
Total income:	$172,382.00
Total income per computer:	$172,382.00

Adjustments to Income

Educator expenses:	$0.00
Educator expenses per computer:	$0.00
Reservist and other business expense:	$0.00
Health Savings Account deduction:	$0.00
Health Savings Account deduction per computer:	$0.00
Moving expenses (Form 3903):	$0.00
Self-employment tax deduction:	$0.00
Self-employment tax deduction per computer:	$0.00
Self-employment tax deduction verified:	$0.00
Keogh/SEP contribution deduction:	$0.00
Self-employment health insurance deduction:	$0.00
Early withdrawal of savings penalty:	$0.00
Alimony paid SSN:	
Alimony paid:	$0.00
Repayment clean vehicle credit:	$0.00
IRA deduction:	$0.00
IRA deduction per computer:	$0.00
Student loan interest deduction:	$0.00
Student loan interest deduction per computer:	$0.00
Student loan interest deduction verified:	$0.00
Total Qualified Tips:	$0.00

Form 3800 general business credits:	$0.00
Form 3800 general business credits per computer:	$0.00
Prior year minimum tax credit (Form 8801):	$0.00
Prior year minimum tax credit (Form 8801) per computer:	$0.00
Earlier year income repayment credit:	$0.00
Clean vehicle credit:	$0.00
Clean vehicle credit per computer:	$0.00
Credit Limit Worksheet B Per Computer:	$0.00
Refundable Adoption Credit:	$0.00
Refundable Adoption Credit Verified Amount:	$0.00
Refundable Adoption Credit Computer:	$0.00
Net elective payment election per computer:	$0.00
Repayment pre-owned clean vehicle credit:	$0.00
Form 4255 Chapter 1 tax:	$0.00
Other additions to tax:	$0.00
Schedule 2 part 2 Form 4255 recapture:	$0.00
Energy efficient home credit verified:	$0.00
Residential clean energy verified:	$0.00
Exterior Doors Credit per Computer:	$0.00
Exterior Windows Credit per Computer:	$0.00
Central AC Credit per Computer:	$0.00
Water Heater Credit per Computer:	$0.00
Furnace or Boiler Credit per Computer:	$0.00
Panelboard Circuit Credit per Computer:	$0.00
Stove or Boiler Credit per Computer:	$0.00
Other credits:	$0.00
Total credits:	$5,000.00
Total credits per computer:	$5,000.00
Income tax after credits per computer:	$14,178.00
Advanced manufacturing credit per computer:	$0.00
Advanced manufacturing invest credit per computer:	$0.00
Clean hydrogen production credit per computer:	$0.00
Carbon oxide sequestration credit per computer:	$0.00
Energy efficient home credit per computer:	$0.00
Energy efficient home credit:	$0.00
Pre-owned clean vehicle credit per computer:	$0.00
Pre-owned clean vehicle credit:	$0.00
Pre-owned clean vehicle verified:	$0.00
New clean vehicle bus credit per computer:	$0.00
New clean vehicle bus verified:	$0.00
Commercial clean vehicle credit per computer:	$0.00
Commercial clean vehicle verified:	$0.00
Clean vehicle credit verified:	$0.00

Other Taxes

Self employment tax:	$0.00
Self employment tax per computer:	$0.00
Social Security and Medicare tax on unreported tips:	$0.00
Social Security and Medicare tax on unreported tips per computer:	$0.00
Tax on qualified plans Form 5329 (PR):	$0.00
Tax on qualified plans Form 5329 per computer:	$0.00
Individual Retirement Account File (IRAF) tax per computer:	$0.00
Taxpayer tax figures (reduced by IRAF) per computer:	$14,178.00
Individual Master File (IMF) total tax (reduced by IRAF) per computer:	$14,178.00
Total other taxes per computer:	$0.00
Unpaid Federal Insurance Contributions Act (FICA) on reported tips:	$0.00
Form 8959 additional Medicare tax:	$0.00
Form 8960 net investment income tax:	$0.00
Interest on deferred tax:	$0.00
Total other taxes:	$0.00
Recapture tax (Form 8611):	$0.00
Household employment taxes:	$0.00

Authorization indicator:	Yes
Third party designee name:	ERI GILS

Schedule A -- Itemized Deductions

Medical/Dental

Medical and dental expenses:	$0.00
Adjusted gross income percentage:	$0.00
Adjusted gross income percentage per computer 10 percent:	$0.00
Adjusted gross income percentage per computer 7.5 percent:	$12,928.00
Net medical deduction:	$0.00
Net medical deduction per computer:	$0.00

Taxes Paid

State and local income or sales taxes:	$20,820.00
Real estate taxes:	$12,462.00
Personal property taxes:	$0.00
Other taxes amount:	$0.00
Schedule A tax deductions:	$33,282.00
Schedule A tax per computer:	$33,282.00

Interest Paid

Mortgage interest (financial):	$5,690.00
Mortgage interest (individual):	$0.00
Deductible points:	$0.00
Qualified mortgage insurance premiums:	$0.00
Deductible investment interest:	$0.00
Total interest deduction:	$5,690.00
Total interest deduction per computer:	$5,690.00

Charitable Contributions

Cash contributions:	$0.00
Other than cash: Form 8283:	$0.00
Carryover from prior year:	$0.00
Schedule A total contributions:	$0.00
Schedule A total contributions per computer:	$0.00

Casualty and Theft Loss

Casualty or theft loss:	$0.00

Jobs and Miscellaneous

Unreimbursed employee expense amount:	$0.00
Total limited miscellaneous expenses:	$0.00
Net limited miscellaneous deduction:	$0.00
Net limited miscellaneous deduction per computer:	$0.00

Other Miscellaneous

Other than gambling amount:	$0.00
Other miscellaneous deductions:	$0.00

Total Itemized Deductions

Total itemized deductions:	$38,972.00
Total itemized deductions per computer:	$38,972.00
Recomputed total itemized deductions per computer:	$0.00
Elect itemized deduction indicator:	
Schedule A itemized percentage per computer:	$0.00

Form 2441 - Child and Dependent Care Expenses

Part I Persons or Organizations Who Provided the Care

Qualifying filing separate:	No

Bank Fund CREDIT UNION

Direct Loan, Electronic Funds Transfer or Statement Error Inquiries To:

Bank-Fund Staff Federal Credit Union
1725 I Street NW, Suite 150, Washington, DC 20006
202.212.6400 • BFSFCU.org

Member Number: 648757
Statement Period: 06/01/2026 to 06/30/2026

CHARLES R BRIGHAM
531 MAIN ST APT 1612
NEW YORK NY 10044-0163

Account Balances at a Glance

Total Shares*:	$329,597.05
Total Certificates:	$0.00
Total Loans:	$90,000.00

*Total Shares includes your $5 Membership Share

CHECKING

Effective Date	Posted Date	Transaction Description	Credit Amount	Debit Amount	Balance
CHECKING 13815602					
06/01		Starting Balance			$235,079.94
06/01	06/01	External Withdrawal SCHWAB BROKERAGE - MONEYLINK		10,000.00	225,079.94
06/03	06/03	ATM Fee Rebate	3.00		225,082.94
06/08	06/08	External Withdrawal SCHWAB BROKERAGE - MONEYLINK		100,000.00	125,082.94
06/17	06/17	External Deposit SCHWAB BROKERAGE - MONEYLINK	100,000.00		225,082.94
06/23	06/23	Descriptive Deposit Deposit Disbursement	90,000.00		315,082.94
06/25	06/25	External Deposit SCHWAB BROKERAGE - MONEYLINK	10,000.00		325,082.94
06/26	06/26	External Deposit WEB - CHARLES BRIGHAM - P2P to WB	4,500.00		329,582.94
06/30	06/30	Credit Interest	9.11		329,592.05
06/30		Ending Balance			$329,592.05

The Annual Percentage Yield Earned for this account is 0.05% .
Year to Date Dividends/Interest: $18.21

CHECKING SUMMARY

Previous Balance as of 06/01/26	235,079.94	
Total Deposit(s)	204,503.00	+
Interest Paid	9.11	+
Withdrawal(s)	110,000.00	-
Service Charge(s)	0.00	-
Ending Balance as of 06/30/26	329,592.05	

Fee Type	Fee Amount This Period	Year to Date
Total Overdraft Fees	$0.00	$0.00
Total Returned Item Fees	$0.00	$0.00

Bank Fund CREDIT UNION

Direct Loan, Electronic Funds Transfer or Statement Error Inquiries To:

Bank-Fund Staff Federal Credit Union
1725 I Street NW, Suite 150, Washington, DC 20006
202.212.6400 • BFSFCU.org

Member Number: 648757
Statement Period: 07/01/2026 to 07/31/2026

CHARLES R BRIGHAM
531 MAIN ST APT 1612
NEW YORK NY 10044-0163

Account Balances at a Glance

Total Shares*:	$294,087.56
Total Certificates:	$0.00
Total Loans:	$90,000.00

*Total Shares includes your $5 Membership Share

CHECKING

Effective Date	Posted Date	Transaction Description	Credit Amount	Debit Amount	Balance
CHECKING 13815602					
07/01		Starting Balance			$329,592.05
07/01	07/01	NOW Withdrawal Transfer to United Nation CK 0002 FEE $3.00		1,503.00	328,089.05
07/23	07/23	Domestic Wire Withdrawal FedWire: First American Title Insurance First American Title Insuranc/Earne		34,000.00	294,089.05
07/23	07/23	Wire Transfer Advice Fee FedWire Fees: First American Title Insurance First American Title Insuranc/		20.00	294,069.05
07/31	07/31	Credit Interest	13.51		294,082.56
07/31		Ending Balance			$294,082.56

The Annual Percentage Yield Earned for this account is 0.05% .
Year to Date Dividends/Interest: $31.72

CHECKING SUMMARY

Previous Balance as of	07/01/26	329,592.05	
Total Deposit(s)		0.00	+
Interest Paid		13.51	+
Withdrawal(s)		35,523.00	-
Service Charge(s)		0.00	-
Ending Balance as of	07/31/26	294,082.56	

Fee Type	Fee Amount This Period	Year to Date
Total Overdraft Fees	$0.00	$0.00
Total Returned Item Fees	$0.00	$0.00

Employer Name:	Environmental Systems Research Institute Inc	Employee Name:	Charles R Brigham	Pay Date:	7/31/2026
Employer Phone:	(909) 793-2853	Employee #:	7755	Pay Period:	7/13/2026 - 7/26/2026
Employer Address:	380 New York St Redlands, CA 92373	Employee Address:	531 Main St Apt 1612 New York, NY 10044	Deposit Advice #:	310715622
		Department:	6508_01	Pay Frequency:	Bi-Weekly
		FEIN:	952775732	Pay Rate:	$6,600.00
				Federal Filing Status:	Married
				Federal Exemptions:	4/$0.00
				Local Exemptions:	0 (New York City)
				State Filing Status:	Married (NY)
				State Exemptions:	0 (NY)

	Current 7/13/2026 - 7/26/2026			YTD As of 7/26/2026	
	Hours/Units	Rate	Amount	Hours/Units	Amount
Earnings			**$6,600.00**	**49.000**	**$108,194.35**
Addl Comp				49.000	$4,014.35
Retro-Addl Comp					$20.00
Salary			$6,600.00		$103,560.00
Retro					$600.00
Taxable Benefits			**$39.62**		**$618.45**
GTL			$39.62		$618.45
Memo Information			**$12,327.68**		**$147,831.95**
M Holiday				64.000	$5,180.00
M Holiday Retro					$20.00
M Sick	12.000	82.5000	$990.00	81.250	$6,530.00
M Sick Retro					$41.88
M Vacation	40.000	82.5000	$3,300.00	66.000	$5,445.00
Medical Value			$1,239.68		$19,834.88
401K Match			$198.00		$3,245.84
401K EW			$6,600.00		$108,194.35
Bank Accrued				-8.000	($660.00)
Pre-Tax Deductions			**$663.30**		**$10,768.46**
401K%			$396.00		$6,491.66
Health			$130.77		$2,092.32
Vision-Pre			$1.91		$30.56
Dependent Care			$134.62		$2,153.92
Taxes			**$1,639.75**		**$27,679.57**
Fed W/H			$590.46		$9,997.20
Social Sec EE			$395.08		$6,481.23
Medicare EE			$92.40		$1,515.77
NY W/H			$330.57		$5,469.96
NY FLIT					$411.91
NYCCityW/H			$231.24		$3,803.50
Reimbursements			**$34.62**		**$553.92**
BYOD			$34.62		$553.92
	Routing #	Account #	Amount		Amount
Net Pay			**$4,331.57**		**$70,300.24**
Direct Deposit	226078609	XXXXXXXXX0002	$4,331.57		

Accruals & Balances					
Sick Balance:	52.25 Hours			Sick Taken:	12 Hours
Vacation Balance:	115.476 Hours	Vacation Accrued:	6.154 Hours	Vacation Taken:	40 Hours
Jury Duty Balance:	40 Hours				
Bank Balance:	8 Hours				
Supplemental Sick Balance:	Hours				
US Vacation Carry Over Balance:	Hours				

dayforce

charles SCHWAB

Summary

Updated: 09:29:49 AM ET, 08/03/2026

Total Value

Total Value	Day Change	3-Month Change
$24,609.60	$0.00 (0.00%)	+$14,609.60 (+146.10%)

Accounts

Additional Info Settings

Account Name	Type	Cash & Cash Investments	Account Value	Day Change $	Day Change %	
Investment						
Individual ...155	Brokerage	$0.31	$0.31	$0.00	0.00%	More
Roth Contributory IRA ...757	IRA	$17.83	$24,609.29	$0.00	0.00%	More
Investment Total		$18.14	$24,609.60			

Disclosures

Positions

ETFs & Closed End Funds

Symbol / Name	Quantity	Price	Price Change $ | %	Market Value	Day Change $ | %	Cost Basis	Gain / Loss $ | %	Ratings	Reinvest	% of Holdings
SCHF SCHWAB INTERNATIONAL EQUITY	72	$27.43 ‡	N/A	$1,974.96 ‡	N/A	$1,999.44	-$24.48	Ratings	--	8.03%
SCHX SCHWAB U.S. LARGE-CAP ETF	590	$29.44 ‡	N/A	$17,369.60 ‡	N/A	$17,410.90	-$41.30	Ratings	--	70.58%
SCHM SCHWAB U.S. MID-CAP ETF	69	$34.70 ‡	N/A	$2,394.30 ‡	N/A	$2,488.14	-$93.84	Ratings	--	9.73%
SCHA SCHWAB U.S. SMALL-CAP ETF	85	$33.56 ‡	N/A	$2,852.60 ‡	N/A	$2,979.25	-$126.65	Ratings	--	11.59%
ETFs & Closed End Funds Total				$24,591.46 ‡	N/A	$24,877.73	-$286.27			99.93%

Cash & Money Market

Symbol / Name	Quantity	Price	Price Change $ | %	Market Value	Day Change $ | %	Cost Basis	Gain / Loss $ | %	Ratings	Reinvest	% of Holdings
Cash & Cash Investments 2				$18.14	$0.00	--	--	--	--	0.07%
Cash & Money Market Total				$18.14	$0.00					0.07%

‡. The value reported may not reflect the current price.
Disclosures

(0219-99ZM, 0916-8X3G)

Today's Date: 09:29 AM ET, 08/03/2026

UNFCU®

Court Square Place, 24-01 44th Road
Long Island City, NY 11101, USA

RETURN SERVICE REQUESTED

CHARLES R BRIGHAM
531 MAIN ST APT 1612
NEW YORK NY 10044-0163

Statement Ending 06/30/2026

CHARLES R BRIGHAM
Member Number:1889040

Managing Your Accounts

Corporate Headquarters	Court Square Place 24-01 44th Road Long Island City, NY 11101, USA
Phone Number	+1 347-686-6000
Email Address	email@unfcu.com
Online Access	www.unfcu.org

Summary of Accounts

Account Type	Account Number	Ending Balance
Membership Share	20003466744	$25.00
Checking Account	20004447850	$0.95
High-Yield Savings Account	1018890400001	$144.41
Checking Account	1018890400002	$3,456.41
Total Current Value		**$3,626.77**

Membership Share - 20003466744

Account Summary

Date	Description	Amount
06/01/2026	**Beginning Balance**	**$25.00**
	0 Credit(s) This Period	$0.00
	0 Debit(s) This Period	$0.00
06/30/2026	**Ending Balance**	**$25.00**

Account Activity

Post Date	Description	Debits	Credits	Balance
06/01/2026	**Beginning Balance**			**$25.00**
	No activity this statement period			
06/30/2026	**Ending Balance**			**$25.00**

Checking Account - 20004447850

Account Summary

Date	Description	Amount
06/01/2026	**Beginning Balance**	**$115.95**
	0 Credit(s) This Period	$0.00
	1 Debit(s) This Period	$115.00
06/30/2026	**Ending Balance**	**$0.95**

Dividend Summary

Description	Amount
Annual Percentage Yield Earned	0.00%
Dividend Days	30
Dividend Earned	$0.00
Dividend Paid This Period	$0.00
Dividend Paid Year-to-Date	$0.00

Checking Account - 20004447850 (continued)

Account Activity

Post Date	Description	Debits	Credits	Balance
06/01/2026	**Beginning Balance**			**$115.95**
06/03/2026	Withdrawal cc	$115.00		$0.95
06/30/2026	**Ending Balance**			**$0.95**

High-Yield Savings Account - 1018890400001

SIGN OWN -LUCIE BRIGHAM

Account Summary

Date	Description	Amount
06/01/2026	**Beginning Balance**	**$569.19**
	3 Credit(s) This Period	$4,075.22
	2 Debit(s) This Period	$4,500.00
06/30/2026	**Ending Balance**	**$144.41**

Dividend Summary

Description	Amount
Annual Percentage Yield Earned	0.98%
Dividend Days	30
Dividend Earned	$0.22
Dividend Paid This Period	$0.22
Dividend Paid Year-to-Date	$5.81

Account Activity

Post Date	Description	Debits	Credits	Balance
06/01/2026	**Beginning Balance**			**$569.19**
06/02/2026	Deposit		$4,000.00	$4,569.19
06/03/2026	Withdrawal ccard	$4,300.00		$269.19
06/03/2026	Withdrawal cc	$200.00		$69.19
06/16/2026	Descriptive Deposit Mobile Deposit		$75.00	$144.19
06/30/2026	Credit Interest		$0.22	$144.41
06/30/2026	**Ending Balance**			**$144.41**

Checking Account - 1018890400002

SIGN OWN -LUCIE BRIGHAM

Account Summary

Date	Description	Amount
06/01/2026	**Beginning Balance**	**$4,117.76**
	9 Credit(s) This Period	$17,587.59
	29 Debit(s) This Period	$18,248.94
06/30/2026	**Ending Balance**	**$3,456.41**

Dividend Summary

Description	Amount
Annual Percentage Yield Earned	1.75%
Dividend Days	30
Dividend Earned	$6.56
Dividend Paid This Period	$6.56
Dividend Paid Year-to-Date	$7.44

Account Activity

Post Date	Description	Debits	Credits	Balance
06/01/2026	**Beginning Balance**			**$4,117.76**
06/01/2026	External Deposit PAYPAL TRANSFER - TRANSFER		$24.98	$4,142.74
06/01/2026	External Withdrawal PAYPAL INSTANT TRANSFER - INST XFER	$52.92		$4,089.82
06/02/2026	External Withdrawal PAYPAL INSTANT TRANSFER - PURCHASE	$36.58		$4,053.24
06/03/2026	External Withdrawal USLIFE INSURANCE - INS_PAYMT	$143.94		$3,909.30
06/03/2026	Deposit ccard		$4,300.00	$8,209.30
06/03/2026	Deposit cc		$200.00	$8,409.30
06/03/2026	Deposit cc		$115.00	$8,524.30

Checking Account - 1018890400002 (continued)

Account Activity (continued)

Post Date	Description	Debits	Credits	Balance
06/30/2026	Credit Interest		$6.56	$3,456.41
06/30/2026	**Ending Balance**			**$3,456.41**

Checks Cleared

Check Nbr	Date	Amount
219	06/08/2026	$20.00

* Indicates skipped check number

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	$0.00	$0.00
Total Returned Item Fees	$0.00	$25.00

UNFCU®

Statement Ending 07/31/2026

CHARLES R BRIGHAM
Member Number:1889040

Court Square Place, 24-01 44th Road
Long Island City, NY 11101, USA

RETURN SERVICE REQUESTED

CHARLES R BRIGHAM
531 MAIN ST APT 1612
NEW YORK NY 10044-0163

Managing Your Accounts

Corporate Headquarters	Court Square Place 24-01 44th Road Long Island City, NY 11101, USA
Phone Number	+1 347-686-6000
Email Address	email@unfcu.com
Online Access	www.unfcu.org

Summary of Accounts

Account Type	Account Number	Ending Balance
Membership Share	20003466744	$25.00
Checking Account	20004447850	$0.95
High-Yield Savings Account	1018890400001	$544.75
Checking Account	1018890400002	$13,646.59
Total Current Value		**$14,217.29**

Membership Share - 20003466744

Account Summary

Date	Description	Amount
07/01/2026	**Beginning Balance**	**$25.00**
	0 Credit(s) This Period	$0.00
	0 Debit(s) This Period	$0.00
07/31/2026	**Ending Balance**	**$25.00**

Account Activity

Post Date	Description	Debits	Credits	Balance
07/01/2026	**Beginning Balance**			**$25.00**
	No activity this statement period			
07/31/2026	**Ending Balance**			**$25.00**

Checking Account - 20004447850

Account Summary

Date	Description	Amount
07/01/2026	**Beginning Balance**	**$0.95**
	0 Credit(s) This Period	$0.00
	0 Debit(s) This Period	$0.00
07/31/2026	**Ending Balance**	**$0.95**

Dividend Summary

Description	Amount
Annual Percentage Yield Earned	0.00%
Dividend Days	31
Dividend Earned	$0.00
Dividend Paid This Period	$0.00
Dividend Paid Year-to-Date	$0.00

Checking Account - 20004447850 (continued)

Account Activity

Post Date	Description	Debits	Credits	Balance
07/01/2026	**Beginning Balance**			**$0.95**
	No activity this statement period			
07/31/2026	**Ending Balance**			**$0.95**

High-Yield Savings Account - 1018890400001

SIGN OWN -LUCIE BRIGHAM

Account Summary

Date	Description	Amount
07/01/2026	**Beginning Balance**	**$144.41**
	2 Credit(s) This Period	$1,500.34
	1 Debit(s) This Period	$1,100.00
07/31/2026	**Ending Balance**	**$544.75**

Dividend Summary

Description	Amount
Annual Percentage Yield Earned	0.50%
Dividend Days	31
Dividend Earned	$0.34
Dividend Paid This Period	$0.34
Dividend Paid Year-to-Date	$6.15

Account Activity

Post Date	Description	Debits	Credits	Balance
07/01/2026	**Beginning Balance**			**$144.41**
07/06/2026	Deposit Digital Transfer from 1014962000004 CK		$1,500.00	$1,644.41
07/15/2026	Withdrawal Digital Transfer to 1018890400002 CK	$1,100.00		$544.41
07/31/2026	Credit Interest		$0.34	$544.75
07/31/2026	**Ending Balance**			**$544.75**

Checking Account - 1018890400002

SIGN OWN -LUCIE BRIGHAM

Account Summary

Date	Description	Amount
07/01/2026	**Beginning Balance**	**$3,456.41**
	9 Credit(s) This Period	$16,347.17
	21 Debit(s) This Period	$6,156.99
07/31/2026	**Ending Balance**	**$13,646.59**

Dividend Summary

Description	Amount
Annual Percentage Yield Earned	0.05%
Dividend Days	31
Dividend Earned	$0.31
Dividend Paid This Period	$0.31
Dividend Paid Year-to-Date	$7.75

Account Activity

Post Date	Description	Debits	Credits	Balance
07/01/2026	**Beginning Balance**			**$3,456.41**
07/01/2026	NOW Deposit Tfr from BFSFCU CK 5602		$1,500.00	$4,956.41
07/01/2026	External Withdrawal CHASE CREDIT CRD - EPAY	$40.00		$4,916.41
07/01/2026	External Withdrawal CHASE CREDIT CRD - EPAY	$1,137.25		$3,779.16
07/02/2026	External Deposit Environmental Sy R6699-006668 001 - PAYROLL		$4,336.66	$8,115.82
07/02/2026	External Withdrawal PAYPAL 260701PPZPRI - PURCHASE	$36.58		$8,079.24
07/02/2026	External Deposit PAYPAL TRANSFER - TRANSFER		$23.94	$8,103.18
07/02/2026	Descriptive Deposit Mobile Deposit		$42.17	$8,145.35
07/02/2026	Point Of Sale Withdrawal TST* TACOMBI - UES New York NY US	$35.63		$8,109.72
07/03/2026	External Withdrawal USLIFE INSURANCE - INS_PAYMT	$143.94		$7,965.78

BankFund CREDIT UNION

Hello, CHARLES BRIGHAM | Logout

Transfers

Transfers > Wires & Global Transfers > Schedule Transfer

Transfer Confirmation Details

Confirmation No:	A8DS1BZLSC
Payment Reference:	560872040167538
Transfer From:	Checking ending in 5602
Transfer To:	First American Title Insurance Company National Commercial Services, ending in 0000
Transfer Type:	Domestic (USA)
Transfer Date:	7/23/2026
Transfer Amount:	34,000.00
Fee:	20.00
Total Amount:	**34,020.00**
Reference #:	Earnest money
Memo:	earnest money for 543 42nd
Notes:	earnest money for 543 42nd

Make Another Transfer | View Transfer Activity

Summary

Updated: 09:29:49 AM ET, 08/03/2026

Total Value

Total Value	Day Change	3-Month Change
$24,609.60	$0.00 (0.00%)	+$14,609.60 (+146.10%)

Accounts

Additional Info Settings

Account Name	Type	Cash & Cash Investments	Account Value	Day Change $	Day Change %	
Investment						
Individual ...155	Brokerage	$0.31	$0.31	$0.00	0.00%	More
Roth Contributory IRA ...757	IRA	$17.83	$24,609.29	$0.00	0.00%	More
Investment Total		$18.14	$24,609.60			

Disclosures

Positions

ETFs & Closed End Funds

Symbol / Name	Quantity	Price	Price Change $ | %	Market Value	Day Change $ | %	Cost Basis	Gain / Loss $ | %	Ratings	Reinvest	% of Holdings
SCHF SCHWAB INTERNATIONAL EQUITY	72	$27.43 ‡	N/A	$1,974.96 ‡	N/A	$1,999.44	-$24.48	Ratings	–	8.03%
SCHX SCHWAB U.S. LARGE-CAP ETF	590	$29.44 ‡	N/A	$17,369.60 ‡	N/A	$17,410.90	-$41.30	Ratings	–	70.58%
SCHM SCHWAB U.S. MID-CAP ETF	69	$34.70 ‡	N/A	$2,394.30 ‡	N/A	$2,488.14	-$93.84	Ratings	–	9.73%
SCHA SCHWAB U.S. SMALL-CAP ETF	85	$33.56 ‡	N/A	$2,852.60 ‡	N/A	$2,979.25	-$126.65	Ratings	–	11.59%
ETFs & Closed End Funds Total				$24,591.46 ‡	N/A	$24,877.73	-$286.27			99.93%

Cash & Money Market

Symbol / Name	Quantity	Price	Price Change $ | %	Market Value	Day Change $ | %	Cost Basis	Gain / Loss $ | %	Ratings	Reinvest	% of Holdings
Cash & Cash Investments 2				$18.14	$0.00	–	–	–	–	0.07%
Cash & Money Market Total				$18.14	$0.00					0.07%

‡. The value reported may not reflect the current price.
Disclosures

(0219-99ZM, 0916-6X3G)

Checking

x5602

$294,102.56
Available Balance

$294,102.56
Current Balance

Details

Alerts

Order Checks

History

Search | Download

Displaying: Transaction Type: All Transaction Types; Date Range: Last 30 Days

Date Posted	Description	Amount	Balance
08/03/2026	Wire Fee Rebate	+$20.00	$294,102.56
07/31/2026	Credit Interest	+$13.51	$294,082.56
07/23/2026	Wire Transfer Advice Fee FedWire Fees: First American Title Insurance First American Title Insuranc/Earnest money/FIRST AMERICAN TRUST, FSB	$20.00	$294,069.05
07/23/2026	Domestic Wire Withdrawal FedWire: First American Title Insurance First American Title Insuranc/Earnest money/FIRST AMERICAN TRUST, FSB	$34,000.00	$294,089.05

PET APPROVAL (SIGN: EVEN IF NO PET)

If prior residence was rented or was a cooperative or condominium, state name and address of current
landlord or agent ______________________________

Length of Occupancy ______________________________
Names of Society Memberships, Fraternities, Honorary Societies and Clubs which Occupant belongs

____

THE 534 WEST 42ND STREET CONDOMINIUM

PET APPROVAL FORM

As specified in the condominium By-Laws, prior to bringing any pet into the building, Unit Owners are asked to execute and deliver to the Condominium Board of Managers this Pet Approval Form.

UNIT NO. 1

NAME OF UNIT OWNER WEST 42ND STREET PROPERTY LLC

NAME OF PET N/A No Pets

TYPE OF PET(S) N/A

DESCRIPTION OF PET(S) No pets – commercial use only
(Size, Weight, Age, Etc.)

I have read and agree to comply with all Rules and Regulations contained in the Condominium By-Laws with reference to pet ownership at the 534 West 42nd Street Condominium. As a
Condominium resident, I understand that I am fully responsible for any damages to persons or property caused by my pet.

______________ ______________
PET OWNER SIGNATURE DATE

TO BE COMPLETED BY THE BOARD OF MANAGERS

APPROVED ______________ DISAPPROVED ______________

______________ ______________

charles brigham

PROVIDE COPY OF HOMEOWNERS INSURANCE POLICY