

93 WORTH LLC

2 Rector Street, Suite 1002, New York, NY, 10006 | Tel: 212-219-7555 | Fax: 212-937-2226 | www.IGI-US.com

November 4, 2013

Kathleen H. Burgess
Secretary
New York State Public Service Commission
State of New York
3 Empire State Plaza
Albany, NY 12223

Re: Petition to sub-meter electricity at a building located at 93 Worth Street, New York, NY 10013

Dear Secretary Burgess,

93 Worth LLC, is the owner of the above referenced existing building which has been renovated into a condominium. The owner submits this petition pursuant to 16 NYCRR § 96.2 (f) to provide future sub-metering services for the building mentioned above which is located within the service territory of Consolidated Edison Company, Inc., 93 Worth Street, New York, NY 10013.

Construction began November 2012 and was completed in August 2013. The Building consists of 91 Units. All condominium units will be fair market units. There will be no low-income or rent subsidized/stabilized units. Currently there are no tenants in the building. Unit Owners are expected to move in December 2013.

The building is heated by a boiler at the building expense. The heating plant is designed to maintain 70 degrees on a 13F Day. The heating system shall be provided via a (3) 2,000 MBH boiler plant, (Aerco Benchmark 2.0, equal or better, 86+% efficient) perimeter hydronic and heat injected condenser water. Water source heat pumps are provided in condo apartments for heating and cooling. The boilers are provided with a (10) ten year limited parts and (1) one year labor warranty from the date of shipping on the pressure vessel/heat exchanger against failure due to condensate corrosion, thermal stress, mechanical defects or workmanship. The boilers are provided with a (2) two year limited warranty on the control panels from the date of shipment.

In addition to the heating of the units via boiler the building is also responsible for Electric and hot water cabinet unit heaters. Convertors are provided throughout the common areas in the building to provide convective heating. The outside air ventilation for the common areas are pre-heated by ventilation supply fans with hydronic heating coils before mixing with the spaces return air. Electric heaters are provided in the stair cases to prevent the standpipe and sprinklers from freezing.

In addition, the Owner's sub-metering plan satisfies the requirements of 16 NYCRR § 96.2 (f). Accordingly, the Owner respectfully requests the Commission approve this petition.

Economic advantages of sub-metering over direct utility metering:

The sub-metering system to be installed in the Building will include remote reading capabilities utilizing Power Line Carrier. This communication will allow a more cost-effective sub-metering system due to the elimination of control wiring. Each of the meters will communicate daily over the existing power lines in the Building using a data collection device referred to as a Scan Transponder. The data that is sent will include the hourly usage of electricity for each apartment.

The QuadLogic sub-metering system has an advantage in that; it includes fair energy cost allocation based on actual resident consumption. The QuadLogic system also includes daily data availability for usage and

the convenience of a remote reading system, which makes entry to the private residences and inconveniencing the tenants not required for meter reading.

Description of the sub-metering system to be installed:

Quadlogic Control Corporation's Mini-Closet-5 meters measure usage in kilowatt-hours, VARs, VAs, Watts, Amps, and Power Factor. Other features of this meter include a non-volatile memory and an easy to read LCD 6-digit display. Additionally, the meter monitors and stores an apartment's hourly electric usage and retains this information for approximately 60 days. The submetering system meets ANSI C12.1 and C12.16 American National Standards Institute Code for Electricity Metering.

Remote reading capability is possible through the use of Quadlogic Controls Power Line Carrier system, which is installed in more than 60,000 apartment units in the New York Metropolitan area. The system also features sophisticated self-diagnostics to ensure reliable operations. It can also be upgraded to provide advanced data. Please see attached Quadlogic Specifications for further details.

Method to be used to calculate rates to tenants:

The average rate calculation is derived by taking the total dollar cost charged to the building by Consolidated Edison (Con Edison) (and ESCO if applicable) and dividing it by the total electric usage (kWh) of the building for a specific period. The cost per kWh is then multiplied by the tenant's actual consumption plus sales tax to derive total electric cost.

The average rate includes components, such as:

Basic Charge: This is a charge for basic system infrastructure and customer-related services, including customer accounting, meter reading, and meter maintenance.

kWh Cost: This energy charge is broken down into four separate components – market supply, monthly adjustment, delivery (transmission and distribution).

Systems Benefit Charge (SBC)/Renewable Portfolio Standard (RPS): This is an additional charge per kWh.

Fuel Adjustment: The sum of Market Supply Charge (MSC) and Monthly Adjustment Charge (MAC) adjustment factors.

Utility Tax: The sum of Commodity Gross Receipt Tax and Full Service Gross Receipt Tax.

Sales Tax: The current NYS sales tax.

The following is an example of the formula that will be used to derive a tenant's electricity charges based on Average rate and a monthly usage of 250 kWh:

		Total
Total building's cost: Con Edison (and ESCO if applicable)	\$AA.AA	
Total building kWh	BBBB	
Rate	\$AA.AA / BBBB	\$CC.CC

kWh (Tenant)	250 times \$CC.CC	\$YY.YY
Sales Tax	YY.YY times .045000	\$ T.TT
	YY.YY plus T.TT	\$ZZ.ZZ
Tenant Cost		\$ZZ.ZZ

In no event will the total monthly rates (including any monthly administrative charge) exceed the utility's tariff residential rate for direct metered service to such residents (see 16 NYCRR § 96.2 [b] (3))

All Con Edison rates by classification are available on its website (www.coned.com) under Rates and Tariffs. The electric Rates and Tariffs are listed under the heading "PSC No. 10" – Electric: Full Service.

QuadLogic Controls Corp. as the Building's electric billing company will read the meters monthly and process a bill based on the actual consumption of each unit owner. The meter reading data and billing calculations will be documented and maintained for six (6) years, per the requirements set forth in 16 NYCRR §96.

Complaint procedures and tenant protection:

When a unit owner has a question about electric bill or believes the electric bill is inaccurate, the following protocol will be followed:

Unit owner should submit the complaint to the property manager of the Building, including the action or relief requested and/or the reason for a complaint about a submetering charge. The property manager shall investigate and respond to the complaint in writing within 15 days of the receipt of the complaint. **The Property Manager below can be contact via email, by telephone number or at the office location:**

Gloria M. Ventura
 Sr. Property Manager
 Metro Management Development, Inc.
 42-25 21st Street
 Long Island City, NY 11101
gventura@metromanagementdev.com
 Direct 718-593-8907
 Fax 718-706-7760
www.metromanagementdev.com

If the unit owner and the property manager cannot reach an equitable agreement and the unit owner continues to believe the complaint has not been adequately addressed, then the unit owner may file a complaint with the Public Service Commission through the Department of Public Service. Alternatively, unit owner may contact the Department of Public Service at any time concerning submetered service in writing at New York State Department of Public Service, 3 Empire State Plaza, Albany, New York 12223, by telephone at 1-800-342-3377, in person at the nearest office at 90 Church Street, New York, New York 10007, or via the Internet at www.dps.ny.gov

Electric bills from Quadlogic to unit owners will contain, among other things, opening and closing meter reads and dates, usage during a current period, a breakdown of dollar amounts billed, sales tax, the total charge for the period, and the total amount due (see attached sample Quadlogic electric bill).

In the event of non-payment of electric charges, the Owner shall afford the owner's all notices and protections available to such owner's pursuant to the Home Energy Fair Practices Act ("HEFPA") before any action(s) based on such non-payment, including termination of service, is commenced (see attached HEFPA documents for the Building). Electric will not be treated as additional by the Owner.

Procedure for notifying owner and Con-Edison of the proposal to sub-meter: lease riders; test billing:

A section in the offering plan will notify each owner that their unit is submetered for electricity.(the submetering offering plan will be added as an addendum to the building's offering plan) The provision will in plain language clearly enumerate the grievance procedures for the owner and will specify the rate calculation, rate caps, complaint procedures, and owner protections and enforcement mechanisms and such provisions will be in compliance with the Home Energy Fair Practices Act. (there are currently no owners at this time) The Con Edison will be notified at the time this petition is filed with the Public Service Commission under separate cover (see attached letter to Con Edison)

Enforcement mechanism is available to tenants:

The complaint procedure constitutes the owner's standard enforcement program, which are in compliance with the Home Energy Fair Practices Act

Certification that the offering plan language shall be sufficient to describe all relevant information to the owner:

The Owner will certify that the method of rate calculation, rate cap, complaint procedures, owner protections, and enforcement mechanism will be incorporated in all offering plan agreements for sub-metering (see attached submetering offering plan).

Statement on sub-metering system capability to individually terminate electricity from each unit:

The sub-metering system is not designed to disconnect any single owner's unit from the utility system.

Installation of the sub-metering system:

The submetering system has not been installed.

Thank you for your attention to this matter.

Sincerely,



93 Worth LLC

93 WORTH LLC

2 Rector Street, Suite 1002, New York, NY, 10006 | Tel: 212-219-7555 | Fax: 212-937-2226 | www.IGI-US.com

November 4, 2013

Mr. David DeSanti
General Manager
Central Energy Services
Consolidated Edison Company of New York, Inc.
4 Irving Place
New York, NY 10003

Re: Petition to sub-meter electricity at buildings located at 93 Worth Street, New York, NY 10013.

Dear Mr. DeSanti,

Please be advised that 93 Worth LLC, submitted to the New York State Public Service Commission a petition for an order to sub-meter electricity at the above-referenced property, which is located within the service territory of Consolidated Edison Company, Inc.

Thank you,

Sincerely,

93 Worth, LLC.

Signature


Eldad Blaustein

Name

93 Worth LLC

Company Name

ENERGY SAVING IDEAS

Conserve Energy. Save Money. Protect the Environment.

What can you do to lower your electric bill? Quadlogic has put together the following guidelines to help you conserve energy and lower your electric bill. This information was collected from various sources*, and is intended to show you how easy it can be to make a few changes that won't have a big impact on your lifestyle but *will* have a big impact on your electric bill.

LIGHTING

- ❖ Replace ordinary light switches with dimmers. Dimmers let you set bulb brightness to suit different needs. Whenever lights are set at less than full brightness, you save energy.
- ❖ Replace ordinary incandescent bulbs with new compact fluorescent bulbs. Compact fluorescent bulbs give the same light levels as the ordinary bulbs they replace, but use 40-60% less energy.
- ❖ Use timers to turn off lights when you're away from home. That saves energy and adds security to your home.
- ❖ Use lower wattage bulbs whenever you can. Wattage isn't a measure of brightness, it's a measure of energy usage. The lower the wattage, the less energy used.
- ❖ Replace ordinary switches with motion sensors. Motion sensors monitor a room for the presence of people. When someone enters the room, lights go on automatically so you don't light an unoccupied room.

APPLIANCES

- ❖ Choose Energy Star appliances, which use considerably less energy than other appliances.
- ❖ Use your refrigerator as efficiently as possible by keeping the condenser coils clean.
- ❖ Use washers, dryers and dishwashers efficiently. Every time these appliances go through a cycle, they use very nearly the same amount of energy whether empty or full. So cleaning with full loads makes for best efficiency and best value on your energy dollars.
- ❖ Switch off the "instant on" feature in electronic devices. Many electronic products have an "instant on" circuit that uses energy continuously, even when the device is turned off. On some electronic devices, you can choose to turn it off.

COMPUTER & HOME OFFICE EQUIPMENT

- ❖ Turn your computer off when it is not in use. Much of the energy use associated with computer is wasted because PC's are often left on when not in use, including nights, weekends, and even extended periods of inactivity during the day.

- ❖ Turn off your display device or monitor. Monitors consume a significant portion of the energy used by PC's.
- ❖ Use a laptop. A typical laptop computer has a maximum power consumption of 15 watts, and extensive power management capabilities. A typical desktop PC, with display consumes about 10 times that or 150 watts, and has limited power management features. The potential energy savings from substituting PC's with portable laptops are large, up to 90% or more.
- ❖ Select a printer with power management capabilities. Printers with automatic "power down" features can reduce electricity use by over 65%.
- ❖ Select a fax machine with power management capabilities. Fax machines are generally turned on 24 hours-a-day to receive incoming faxes. However, they are typically in use for only 5% of the total time they are turned on. Fax machines with power management features can reduce energy costs by almost 50%.

AVERAGE ANNUAL ENERGY CONSUMPTION			
Equipment	Conventional Products	Energy Saving Products	Potential Energy Savings
Desktop PC's	500 kWh	250 kWh	50%
Fax Machines	300 kWh	135 kWh	55%
Laser Printers	750 kWh	270 kWh	65%
Copier (Medium)	1200 kWh	535 kWh	55%
Copier (Large)	2800 kWh	1200 kWh	55%

You may find "Energy Star" appliances at your local retail stores.

USEFUL LINKS

- www.sears.com
- www.circuitcity.com
- www.bestbuy.com
- www.perichard.com
- www.allcityappliance.com

OTHER HELPFUL HINTS

- ❖ Stop drafts coming in near doors, windows, or air conditioners. Drafts make the heating and cooling systems work harder therefore costing you more money.
- ❖ Stop leaks at faucets, toilets, tubs, and showers. If the leak is from hot-water faucets, it wastes the energy from your hot water heater and costing you more money.

* Sources: Con Edison, LIPA, Orange and Rockland, NYSERDA, Niagra Mohawk, Southern California Edison.

DIVISION 16 ELECTRICAL SPECIFICATIONS

ELECTRIC SUBMETERING

Available in MS Word format:
www.quadlogic.com
Click "Support" then
[Submetering Specifications](#)

PART 1 – GENERAL

1.01 DESCRIPTION

- A. Provide electric submetering to meter electric consumption for each tenant in accordance with the Contract Documents.

1.02 ELECTRONIC POWER METERING

- A. Provide electronic power metering where indicated complying with all requirements below. Meter(s) shall be Quadlogic Controls Corp. or approved equal.
- B. The meters shall be manually readable using local Liquid Crystal Display (LCD) via push-button and automatically readable utilizing Frequency Hopping Spread Spectrum Power Line Carrier Communication ("PLC").
- C. The metering system shall consist of the Quadlogic MiniCloset-5, MiniCloset-5c, RSM-5, RSM-5c, S-20, S-10 & Transponder(s) or equal.
- D. Meter shall be configured for [residential] [commercial] application and applied on [120/240V] [120/208V] [277/480V] [347/600V] [480V delta 3P3W] [600V delta 3P3W] nominal systems or as indicated on the drawings.

1. Residential Use (kWh):

- a. 120/208V single phase, 3 wire (2 pole)
- b. 120/240V split phase, 3 wire

2. Commercial/Industrial Use (kWh and Demand):

- a. 120/208V, 277/480V and 347/600V, 3 phase/4 wire
- b. 480V and 600V Delta, 3 phase/3 wire

- E. **NOTE TO SPECIFIER: DELETE FOLLOWING PARAGRAPH IF METER IS CONFIGURED FOR RESIDENTIAL APPLICATION.** [kW Demand shall be measured and recorded every [15] minutes. (Demand is factory configured in block intervals. Rolling (overlapping) time interval demand shall also be configurable as an option.) Demand shall be recorded along with the time and date at which it occurs. The meter shall be classed as a mass memory interval meter (meters which record and store the energy use by time). The demand interval and optional time-of-use schedules shall be factory programmed and stored in each meter. Daily peak demands shall be capable of being read by a remote computer.]
- F. **NOTE TO SPECIFIER: DELETE FOLLOWING PARAGRAPH IF METER IS CONFIGURED FOR COMMERCIAL APPLICATION.** [kW Demand shall be measured and recorded every [60] minutes. (Demand is factory configured in block intervals. Rolling (overlapping) time interval demand shall also be configurable as an option.) Demand shall be recorded along with the time and date at which it occurs. The meter shall be classed as a mass memory interval meter (meters which record and store the energy use by time). The demand interval and optional time-of-use schedules shall be factory programmed and stored in each meter. Daily peak demands shall be capable of being read by a remote computer.]

DIVISION 16 ELECTRICAL SPECIFICATIONS

- G. The Meter shall have the following Testing and Certification:
1. UL/CUL recognized
 2. Meets or exceeds requirements of ANSI C12.1, ANSI/IEE C37.90.2. ANSI/IEEE C37.90.1, and Measurement Canada.
- H. Each meter shall interface to the electrical load being measured with a direct voltage tap, up to 600 VAC, and with 0.1Amp or 5.0A secondary for split and solid core current transformers.
- I. Monitoring
1. Provide true RMS measurement of current, volts, %THD, kW, kVA, kVAR, kWh, power factor.
 2. The Meter shall have an accuracy of $\pm 0.5\%$ or better.
- J. User Interface
1. Reading shall be accessible on a local LCD display. The display shall consist of two rows of 16 characters on each row. The consumption reading shall be up to six (6) digits.
 2. Provide an IEC type optical port capable of direct connection to a laptop.
- K. The system shall be a fully automated, microprocessor-based electric utility measurement system. The system shall be capable of measuring and recording the usage of electricity and shall be capable of communicating the reading to an optional on-site or remote computer (i.e. the billing computer) via modem or other means of communications.
- L. The meter shall not depend on battery power for maintaining functionality. Meter shall monitor all metering parameters and perform communication tasks using a non-volatile flash memory. On-board battery shall only be used in power failure to maintain time, log incoming pulses (if applicable) and to store the data acquired within the incomplete interval at the time of the power failure.
- M. Each meter shall be capable of reading minimum of four (4) dry contact, Form A pulse inputs to automate the reading of other utilities such as gas, water or BTU's. MiniCloset-5 and MiniCloset-5c shall be capable of reading up to 48 pulses.
- N. Each meter shall be equipped with a clock/calendar that automatically accommodates leap years. The clock/calendar shall be backed up by battery and continue operating during power outages. The time and date shall be automatically synchronized by the Scan Transponder(s) and capable of being reset by a remote computer.
- O. Each meter shall be complete with internal CT termination and shorting and fuse block <where applicable>.
- P. Revenue related metering parameters (i.e. demand intervals) shall be permanent and stored in each individual meter. It shall not be possible to change metering parameters through unauthorized access to the system.

DIVISION 16 ELECTRICAL SPECIFICATIONS

- Q. Provide Phase Diagnostic Registers that include multipliers for amperage, voltage, watts, and line frequency. On a per-phase basis Phase Diagnostics shall include voltage, VAR phase shift, accumulated kWh and kVARh and instantaneous amps, watts, VAR's, VA's, phase angle (degrees displacement between current and voltage waveforms), and Power Factor.
- R. Provide Event Diagnostic Registers that include time and date and the number of times the time has been changed, number of power downs, power ups and start ups with time and date of last occurrence, and the number of times the accumulated peak demand has been reset, also with the time and date of the last occurrence. Meters that communicate by Power Line Carrier Communications shall also include counts of properly received messages, rejected messages and the numbers of transmissions without replay.
- S. On-board Memory Storage
1. The meter shall maintain a minimum of 60-day log of daily Time-of-Use consumption, interval data and peak demand readings along with the time and date at which the daily peak demands occur. The consumptions recorded shall be the reading at the end of the Time-of-Use period of the end of the day. The peak demand recorded in the log shall be the peak demand for the Time-of-Use period for that day.
 2. Each meter shall maintain a minimum of 60-day date logging capacity consisting of fifteen (15) minute or hourly demands with time and date stamp.
 3. Memory shall be non-volatile.
- T. Control power for the meter shall be obtained via the monitored voltage connections. A separate control power input is not allowed.
- U. Communications Interface
1. Where indicated in the drawings, the system shall communicate with a remote computer using one or more of the methods noted below. Preferred method communications method shall be Power Line Carrier Communications.
 - a. The meter shall communicate over the electrical power wiring to a Scan Transponder via bi-directional, frequency hopping, spread spectrum power line carrier communications. These signals shall be capable of passing through a single 600/120V or 480/120V transformer. The Scan Transponder and each meter shall select the best available combination of phase, frequency range and baud rate for communication at any given time.
 - b. RS-485. Install per manufacture's guidelines and recommended wire specification.
 2. All meters shall have as an option a local RS-485 serial port for direct connection to the PC.
 3. Individual meters shall be capable of being equipped with a modem for direct connection to a telephone line if necessary.

DIVISION 16 ELECTRICAL SPECIFICATIONS

1.03 SCAN TRANSPONDER

- A. Scan Transponders shall be installed to collect data from meters on a daily basis and provide a centralized data access point.
- B. All communication shall be direct between a Scan Transponder and each meter, and under the control of the Scan Transponder. Meters will not repeat messages from other meters nor will message routing be determined by meters.
- C. A Scan Transponder shall be provided for every 240 electric metering points and one Scan Transponder shall be provided per utility transformer or electrical service. Contractor shall provide required location, quantities and voltage connections for Transponders based on manufacture's specifications and instructions.
- D. Scan Transponder shall begin each communication with a meter with verification of clock and meter ID to ensure date integrity.
- E. The Scan Transponder shall store downloaded meter values in flash memory and shall hold at least 30 days worth of records.
- F. All communication shall be direct between a Scan Transponder and each meter, and under the control of the Scan Transponder.
- G. Multiple Scan Transponders shall be connected by Data Link (RS-485).
- H. Where indicated on manufacturer's shop drawings, meter shall be connected to the Scan Transponder by Data Link (RS-485).
- I. Where indicated on manufacturer's shop drawings, provide a modem on a Scan Transponder for phone line connection to remote computer.
- J. Scan Transponder locations shall be approved by manufacture and installed per manufactures' guidelines. Upon request, manufacture shall provide a project specific design for Scan Transponder system.
- K. Owner shall provide a dedicated telephone line for remote access to the Transponder.

1.04 SOFTWARE

- A. Quadlogic's IQ software or comparable system shall be capable of reading the system, downloading the metered data, and generating energy bills for electricity. (System must also be capable of compiling data from other utility meters such as BTU, gas, water and steam.)
- B. Quadlogic's IQ software or comparable system shall be capable of producing graphs and charts for load profiling including intervals ranging from 5 through 60 minute time periods.
- C. Data collected through IQ software or comparable must be able to be uploaded to spreadsheet programs for analysis such as Microsoft Excel.

DIVISION 16 ELECTRICAL SPECIFICATIONS

PART 2 – EXECUTION

2.01 INSTALLATION

- A. A circuit breaker shall be provided at the metering location to allow safe access to metering components without powering down the entire panel. Where utilized, S-20 200A meters require tenant disconnect to be on the line side of the electric meter.
- B. All meters shall be installed to manufacture's installation instructions.

2.02 SYSTEM COMMISSIONING AND START-UP

- A. Contractor to provide third party testing of power metering system or "commissioning". The owner's submetering service company or manufacturer's qualified service organization can provide third party testing. Testing shall be performed prior to tenant occupancy through the following process:
 - 1. Have the installation contractor record the "cross reference" or the meter serial number (unique ID), meter point, to apartment/unit relationship.
 - 2. Check for power to the meter.
 - 3. Check the serial number inside the meter.
 - 4. Open the panel so that all CT's are visible.
 - 5. Verify the CT ratio and write up the cross reference information for the meter.

NOTE TO SPECIFIER: ITEMS 6-8 BELOW APPLY TO RESIDENTIAL APPLICATIONS ONLY. DELETE IF METER/SYSTEM IS CONFIGURED FOR A COMMERCIAL APPLICATION.

- 6. Confirm the "cross reference". This can be accomplished by having one technician turn on a known load in the respective unit on each phase (hair dryer, electric heater, electric stove, etc)
 - 7. Have a second technician at the meter verify the meter's phase diagnostics for the assigned apartments/units. Confirm that there is a significant increase on the load for each phase of the meter point.
 - 8. Once all phases have been checked and loads are still running, turn off the breaker serving the apartment and confirm that all loads in the apartment are disconnected. This completes the verification of the cross-reference list.
- B. Test Results:
 - 1. Submit two draft copies of test results to the Owner for review.
 - 2. After approval by the Owner, submit the test results in two final printed copies and one computer readable copy.

DIVISION 16 ELECTRICAL SPECIFICATIONS

- C. Third party testing shall include testing of Power Line Carrier Communications between power meters and Transponders referred to as "start up".
1. Testing shall confirm that all power meters included in cross reference are properly communicating with the Transponders.
 2. Testing shall confirm that remote connection system via phone line is complete.
 3. Testing shall confirm that all Transponders on the RS-485 network are communicating properly.

END OF SECTION

MAKE PAYMENT TO

[Empty box for payment recipient information]

PLEASE PAY BY:

[Empty box for payment due date]

METER NO.	PREVIOUS READING	CURRENT READING	USAGE - KWH	AMOUNT - \$	RATE - \$

USAGE - KWH

AMOUNT DUE - \$

TENANT

QPLC

RETAIN THIS PORTION FOR YOUR RECORDS

RETURN THIS STUB WITH PAYMENT



MiniCloset-5 Technical Specifications (MC5)



Metering Specifications

Metered Voltage:	120, 220, 240, 277, 347, 380, 480, 600 Delta or Wye, 50/60 Hz
Current Input:	0.1 Amp or 5 Amp inputs available
Field programmable:	(8) 3-phase meters, (12) network meters, or (24) single phase meters
Four quadrant Consumption & Demand for each of the 24 channels:	Delivered and received: kW, kVARLeading, kVARLagging, & kVA Volts-squared hours & amp-squared hours
Programmable Interval data & peak demand:	5 min to hourly window, block or rolling block demand Meter total and/or by phase
Real time per phase:	Voltage, current, phase angle, power factor, THD, watts, VARs, VA and frequency
Time of Use:	Up to 16 blocks per day available for all metering parameters (except TOU)
Meets ANSI C12.1, C12.16 and Measurement Canada UL, UL-C File E204142	
IEC Optical Communication Interface (Standard Feature)	

Additional Features

Pulse Datalogger Module (PDM-12):	Maximum 4 PDM-12 units per MC5 Up to 48 Form A dry contact pulse inputs for water, BTU, gas, other Power supplied by MC5 Pulses can be logged in programmable intervals and will count during power outage
PDM-12 Specifications:	Max. Distance: 300 feet from pulse meter to PDM (18 gauge min.) 300 feet of CAT5 cable (to connect all 4 PDMs to MC5) Min. Pulse Width: Power on: 50 msec, Power off: 500 msec When the MC5 loses power or is disconnected from the PDM, the PDM has the capability to record pulses but the sample rate is reduced. Max. Pulse Rate: Power on: 10 pulses/sec max, Power off: 1 pulse/sec max Peak voltage: 5.5V, Peak current: not applicable Isolation: 2.5kV isolation between pulse output and AC line Max. signal debounce tolerance: 20 msec
Demand Reset:	Allows local reset of peak demand register
Data Integration Options:	IQ Software MV-90 TIM module ASCII-based, open-data protocol Open-source data conversion program

Communications Options

Power Line Communications (standard feature)
19.2K internal modem
Network data link (4-wire RS-485)

Accuracy

+ 0.5% @ unity and 50% power factor; 1-100% of full-scale (excluding external CT error)

Liquid Crystal Display

Push button scroll, 32 digit liquid crystal display (16 digit x 2 rows)
6 whole digit consumption register, Data digit height: 0.31"
Programmable display scroll & decimal place display

Operating Range

Voltage: Rated Voltage (90% to 110%) Humidity: 0 to 95% R.H. (non-condensing)
Temperature: (-20 C to +60 C) Transient/Surge Suppression: ANSI C37.90.1-1989

Memory

512 kbyte non-volatile flash memory retains daily and interval data
During power outage:
- Flash memory retains daily and interval data
- Long-life lithium battery maintains time, logs incoming pulses and retains data acquired within the incompletd interval at the time of the outage

Shipping Weight & Dimensions

2 enclosures (each): 13.5"H x 8.5"W x 4.5"D
Field mounting option: Top to bottom or side to side
Shipping weight: 1 meter assembly: 34 lbs

For installation diagrams visit
www.quadlogic.com

QUADLOGIC

33-00 Northern Blvd., 2nd Floor Long Island City, NY 11101 Tel (212) 930-9300 Fax (212) 930- 9394 www.quadlogic.com



New York State Public Service Commission
Office of Consumer Policy



Submetering Identification Form

Name of Entity: <u>93 Worth Street</u>			Corporate Address:		
City: <u>New York</u>	State: <u>N.Y.</u>	Zip: <u>10013</u>	Web Site:		
Phone:			Utility Account Number:		
Chief Executive:			Account Holder Name:		
Phone: <u>718-593-8907</u>			E-mail:		
DPS Case Number:					

Primary Regulatory Complaint Contact

Secondary Regulatory Complaint Contact

Name: <u>Gloria Ventura</u>			Name: <u>N/A</u>		
Phone: <u>718-593-8907</u>			Phone:		
Fax: <u>718-706-7760</u>			Fax:		
E-mail: <u>gventura@metromanagement.com</u>			E-mail:		
Address: <u>42-25 21st Street</u>			Address:		
City: <u>Long Island City</u>	State: <u>N.Y.</u>	Zip: <u>11101</u>	City:	State:	Zip:

We do not send complaints to personal e-mail addresses. A shared e-mail address must be provided or the transmission will default to the fax number listed above. Please enter the e-mail address, if any, to which we should send complaints: _____

Name of Property: <u>93 Worth Street</u>			Service Address:		
City: <u>New York</u>	State: <u>N.Y.</u>	Zip: <u>10013</u>			
Electric Heat? <u>Y</u>	<u>Common areas</u>		Electric Hot Water? <u>Y/N</u>		
# Units Occupied by Sr Citizens <u>N/A</u>	Disabled <u>N/A</u>	Total # of Units <u>91</u>			
Rent Stabilized: <u>N/A</u>	# Rent Controlled <u>N/A</u>	# Rent-Regulated <u>N/A</u>	# Market Rate <u>Yes</u>		
Rental: <u>Y</u> <u>No</u>	Condo: <u>Y</u> <u>Yes</u>	Co-Op: <u>Y</u> <u>No</u>			
# Low Income	# Section 8	# Landlord Assist Program	# Other		
Submeter / Billing Agent: <u>Analogic Control</u>			Address: <u>3300 Northern Blvd - 2nd Fl.</u>		
City: <u>Long Island City</u>	State: <u>N.Y.</u>	Zip: <u>11101</u>			
Contact Name: <u>Mendel Lipszyc</u>	Contact Phone: <u>212-930-9300</u>	Contact Fax:			

Please return this form within 5 days to:

Hon. Kathleen H. Burgess, Secretary to the Commission
NYS Public Service Commission
3 Empire State Plaza
Albany NY 12223-1350
E-mail: secretary@dps.ny.gov

REV 10/01/00

Changes in contact information should be submitted within 5 days of any personnel change.

NEW YORK STATE DEPARTMENT OF PUBLIC SERVICE

METHOD OF SERVICE FORM

This form should be filed with all new petitions and applications that require action by the Commission. It will allow us to serve you with the Commission decision using the method you select.

Name:	Mendel Lipszyc
Your Company/Organization:	Quadlogic Control Corp.
Mailing Address:	
Company/Organization you represent, if different from above:	3300 Northern Blvd. 2nd Fl. Long Island City, N.Y. 11101
E-Mail Address:	Mendel@quadlogic.com
Case/Matter # (if known)	

If you consent to receive Commission-issued orders electronically, you will receive all Commission-issued documents electronically. If you do not consent to receive Commission-issued orders electronically, you will receive all Commission-issued documents by mail.

Check the box(es) in A or B, below:

A.

I am authorized by the party I represent to grant consent to receive electronic-only service of Commission-issued orders, AND

I, on behalf of myself or the party I represent, knowingly waive the right specified in Public Service Law §23(1) to be served personally or by mail with orders that affect me or the party I represent and consent to receive service of Commission-issued orders by electronic means only. This consent remains in effect until revoked.

B

I do not consent to receive electronic service and instead request that the DPS mail Commission-issued document(s) to me.

Signature: Mendel Lipszyc	Date: November 11 th 2013
---------------------------	--------------------------------------

Please note that this form applies to this filing only.

To the extent possible, please file this form in .pdf format.

Submetering Offering Plan
93 Worth Street, New York NY 10013

1. You acknowledge that Consolidated Edison Company of New York (Con Edison), will be the provider of electricity to the building and that Owner will be paying the charges for such electricity directly to this entity (or its successor), You will be required to pay Owner for the use of electricity at the Apartment on the basis of a separate (submetered) charge that will be billed to You by Owner (or its agent) on a monthly basis. The charges to You for electricity are due without offset or abatement on the first day of each and every month for which a bill is rendered. In the event of non-payment of electric charges, the Owner shall afford You all notices and protections available to You pursuant to the Home Energy Fair Practices Act (HEFPA) before any action(s) based on such non-payment, including termination of service, is commenced. Electricity will not be treated as additional rent.

2. Method to be used to calculate rates to residents

The average rate calculation is derived by taking the total dollar cost charged to the building by Consolidated Edison (Con Edison) (and ESCO if applicable) and dividing it by the total electric usage (kWh) of the building for a specific period. The cost per kWh is then multiplied by the tenant's actual consumption plus sales tax to derive total electric cost.

The average rate includes components, such as:

Basic Charge: This is a charge for basic system infrastructure and customer-related services, including customer accounting, meter reading, and meter maintenance.

kWh Cost: This energy charge is broken down into four separate components – market supply, monthly adjustment, delivery (transmission and distribution).

Systems Benefit Charge (SBC)/Renewable Portfolio Standard (RPS): This is an additional charge per kWh.

Fuel Adjustment: The sum of Market Supply Charge (MSC) and Monthly Adjustment Charge (MAC) adjustment factors.

Utility Tax: The sum of Commodity Gross Receipt Tax and Full Service Gross Receipt Tax.

Sales Tax: The current NYS sales tax.

The following is an example of the formula that will be used to derive a tenant's electricity charges based on Average rate and a monthly usage of 250 kWh:

		Total
Total building's cost: Con Edison (and ESCO if applicable)	\$AA.AA	
Total building kWh	BBBB	
Rate	\$AA.AA / BBBB	\$CC.CC
kWh (Tenant)	250 times \$CC.CC	\$YY.YY

Sales Tax	YY.YY times .045000	\$ T.TT
	YY.YY plus T.TT	\$ZZ.ZZ
Tenant Cost		\$ZZ.ZZ

In no event will the total monthly rates exceed the utility's rate for direct metered service to residents (per 16 NYCRR § 96.2 (b)).

All Con-Edison rates are detailed on the Con-Edison website (www.coned.com) under Rates and Tariffs. The electric rates are listed under the heading "PSC No. 10" – Electric: Full Service.

Quad Logic Controls Corp. as the Building's electric billing company will read the meters monthly and process a bill based on the actual consumption of each tenant. The meter reading data and billing calculations will be documented and maintained for six (6) years, per the requirements set forth in 16 NYCRR §96.

- When a unit owner has a question about an electric bill or believes the electric bill is inaccurate, the following protocol will be followed:

Unit owner should submit the complaint to the property manager of the Building, including the action or relief requested and/or the reason for a complaint about a submetering charge. The property manager shall investigate and respond to the complaint in writing within 15 days of the receipt of the complaint. **The Property Management; can be contacted via telephone at 718-593-8907, via email at gventura@metromanagementdev.com or by mail at Metro Management Development, Inc. 42-25 21st Street, Long Island City, NY 11101.** If the unit owner and the property manager cannot reach an equitable agreement and the unit owner continues to believe the complaint has not been adequately addressed, then the unit owner may file a complaint with the Public Service Commission through the Department of Public Service. Alternatively, Unit owners may contact the Department of Public Service at any time concerning submetered service in writing at New York State Department of Public Service, 3 Empire State Plaza, Albany, New York 12223, by telephone at 1-800-342-3377, in person at the nearest office at 90 Church Street, New York, New York 10007, or via the Internet at www.dps.ny.gov

Electric bills from Quadlogic to unit owners will contain, among other things, opening and closing meter reads and dates, usage during a current period, a breakdown of dollar amount billed, sales tax, the total charge for the period, and the total amount due.

- You will be afforded rights and protections available to residential energy consumers in New York State under HEFPA, including the ability to file a complaint with the PSC. The nearest office of the PSC is at: NYS Public Service Commission, 90 Church Street, New York, NY 10007, 212-417-2234, 800-342-3377, www.dps.ny.gov. You may contact the PSC at any time if You are dissatisfied regarding management's response to Your complaint or at any time regarding submetered service.
- You may request balanced billing for Your electric charges. Balanced billing divides the electric costs into equal monthly payments. Periodically, the balanced billing amounts will be reviewed and adjusted as necessary. At the end of one year, You shall be responsible to pay for any electric costs in excess of the balanced billing amount paid.
- If You have difficulty paying the electric bill, You may contact the management company for the Building by telephone or by letter in order to arrange for a deferred payment agreement, whereby

You may be able to pay the balance owed over a period of time. If You can show financial need, the management company for the Building can work with You to determine the length of the agreement and the amount of each monthly payment.

7. Regardless of Your payment history, the management company and submeterer of the Building will continue electric service if Your health or safety is threatened. When You become aware of such hardship, the management company for the Building can refer You to the Department of Social Services. Please notify the management company for the Building if the following conditions exist:
 - a. **Medical Emergencies.** You must provide a medical certificate from a doctor or local board of health; or
 - b. **Life Support Equipment.** If You have life support equipment and a medical certificate.
8. Special protections may be available if You and/or those living with You are age eighteen (18) or younger or sixty-two (62) and older, blind, or disabled.
9. If You are age sixty-two (62) or older, You may be eligible for quarterly billing for Your electrical charges.
10. You can designate a third party as an additional contact to receive notices of past due balances for your electrical charges.
11. As a residential customer for electricity, You also have certain additional rights assured by HEFPA.
12. You agree that at all times the use of electricity in the Apartment shall never exceed the capacity of existing feeders to the Building or the risers, wiring or electrical installations serving the Apartment. You shall not make any alterations, modifications or additions to the electrical installations serving the Apartment.
13. Owner shall have the right to suspend electric service to the Apartment when necessary by reason of accident or for repairs, alterations, replacements or improvements necessary or desirable in Owner's judgment for as long as may be reasonably required by reason thereof and Owner shall not incur any liability for any damage or loss sustained by You or any other occupant of the Apartment as a result of such suspension. Owner shall not in any way be liable or responsible to You or any other occupant for any loss, damage, cost or expense that You or any occupant of the Apartment may incur if either the quantity or character of electric service is changed or is no longer available or suitable for Your requirements or if the supply or availability of Electricity is limited, reduced, interrupted, or suspended by the public utility company serving the Building or for any reason or circumstances beyond the control of Owner. Except as may be provided by applicable law, You shall not be entitled to any rent reduction because of a stoppage, modification, interruption, suspension, limitation, or reduction of electric service to the Apartment.
14. If Owner (or its agent) fails to deliver a bill to You for the use of electricity at the Apartment for any given month, then such failure shall not prejudice or impair Owner's right to subsequently deliver or cause its agent to deliver such a bill to You, nor shall any such failure relieve or excuse You from having to pay such bill, except as may otherwise be provided by applicable law.
15. You may qualify for a rate reduction the equivalent of that which is provided by Con Edison to customers who are enrolled in its low-income program pursuant to its tariff (see P.S.C. No. 10 – Electricity, Thirtieth Revised Leaf No. 202). If you receive benefits under Supplemental Security Income, Temporary Assistance to Needy Persons/Families, Safety Net Assistance, or Food Stamps, or have received a Home Energy Assistance Program grant in the preceding twelve (12) months, please alert a management company representative by phone or in writing and he/she will work with you.

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through October 23, 2012.

Selected Entity Name: 93 WORTH LLC

Selected Entity Status Information

Current Entity Name: 93 WORTH LLC

DOS ID #: 4141571

Initial DOS Filing Date: SEPTEMBER 14, 2011

County: NEW YORK

Jurisdiction: DELAWARE

Entity Type: FOREIGN LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

C/O NATIONAL REGISTERED AGENTS, INC.

111 EIGHTH AVENUE

NEW YORK, NEW YORK, 10011

Registered Agent

NATIONAL REGISTERED AGENTS, INC.

111 EIGHTH AVENUE

NEW YORK, NEW YORK, 10011

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
SEP 14, 2011	Actual	93 WORTH LLC

FILING RECEIPT

ENTITY NAME: 93 WORTH LLC

DOCUMENT TYPE: CERTIFICATE OF PUBLICATION (FOR LLC)

COUNTY: NEWY

FILED:12/13/2011 DURATION:***** CASH#:111213000180 FILM #:111213000175

FILER:

WINDSOR PUBLISHING INC.
P. O. BOX 8627

ALBANY, NY 12208

ADDRESS FOR PROCESS:

REGISTERED AGENT:

SERVICE COMPANY: WINDSOR PUBLISHING, INC.

SERVICE CODE: Q5

FEES 50.00
FILING 50.00
TAX 0.00
CERT 0.00
COPIES 0.00
HANDLING 0.00

PAYMENTS 50.00
CASH 0.00
CHECK 0.00
CHARGE 0.00
DRAWDOWN 50.00
OPAL 0.00
REFUND 0.00

DOS-1025 (04/2007)

**Affidavit of Publication
Under Section 802 of the
Limited Liability Company Law**

**State of New York
County of New York, ss.:**

The undersigned is the Publisher of the NEW YORK LAW JOURNAL, a Daily Newspaper published in New York, New York. A notice regarding 93 Worth LLC, was published in said newspaper once in each week for six successive weeks, commencing on 11/01/11 and ending on 12/06/11. The Text of the Notice as published in said newspaper is as set forth below. This newspaper has been designated by the Clerk of New York County for this purpose.

NOTICE OF QUAL. of 93 Worth LLC.
Auth. filed Sec'y of State (SSNY)
9/14/11. Office loc.: NY County, LLC
org. in DE 10/28/10. SSNY desig. as
agent of LLC upon whom process
against it may be served. SSNY shall
mail copy of proc. to NRAL 875 Ave of
the Americas, NY, NY 10001, the Reg.
Agt. upon whom proc. may be served.
DE off. addr.: 160 Greentree Dr., Ste.
101, Dover, DE 19904. Cert. of Form.
on file: SSDE, Townsend Bldg., Dover,
DE 19901. Purp.: any lawful activities.
1779097 n1-Tu d6

Stephen Lincoln, Publisher



By: Paul Claro, Authorized Designee of the Publisher

SWORN TO BEFORE ME, this 6th day of
December, 2011



Notary/ Jennifer Hannafey

**Jennifer Hannafey
Notary Public, State of New York
No. 01ha6128042
Qualified in Richmond County
Commission Expires June 06, 2013**

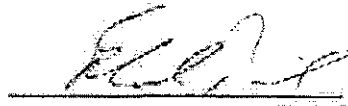
Affidavit of Publication

Under Section 802 of the Limited Liability Company Law

State of New York,

County of New York, ss.:

The undersigned is the publisher of THE CHIEF, Civil Service Leader, a weekly newspaper published in New York, New York. A notice regarding 93 Worth LLC was published in said newspaper once in each week for six successive weeks, commencing on November 4, 2011 and ending on December 9, 2011. The text of the notice as published in said newspaper is as set forth below, or in the annexed exhibit. This newspaper has been designated by the Clerk of New York County for this purpose.



Edward Prial

Subscribed and sworn to before me,
This 9 day of December 2011



Notary Public, State of New York
No. 01248426783
Qualified in Queens County
Commission Expires May 2, 2013

Legal 942

93 WORTH LLC

Notice of Qual. of 93 Worth LLC.
Auth. filed Sec'y of State (SSNY)
9/14/11. Office loc.: NY County. LLC
org. in DE 10/28/10. SSNY desig. as
agent of LLC upon whom process
against it may be served. SSNY
shall mail copy of proc. to NRAI,
876 Ave of the Americas, NY, NY
10001, the Reg. Agt. upon whom
proc. may be served. DE off. addr.:
160 Greentree Dr., Ste. 101, Dover,
DE 19904. Cert. of Form. on file:
SSDE, Townsend Bldg., Dover, DE
19901. Purp.: any lawful activities.
11/04/11-12/09/11

EXHIBIT I

93 Worth Street
Condominium
New York, New York

Description of Property and Building Condition

Date: 06 12 13

Prepared by: ODA – Architecture. P.C
494 Broadway
New York, NY 10012

PART 20

PROPERTY ADDRESS: 93 Worth Street
New York, NY 10013
Borough of Manhattan

BLOCK: 173

LOT: 33

ZONING DISTRICT: C6-2A/R8A (Interior Lot) & C6-4A/R10A (Corner Lot)

ZONING MAP: 12A

COMMUNITY DISTRICT: Manhattan Community District 1

OWNER: 93 Worth LLC.
93 Worth Street
New York, NY 10013

ARCHITECT: ODA - Architecture P.C.
494 Broadway, 3rd Floor
New York, NY 10012

STRUCTURAL ENGINEER: Christie Engineering, P.C.
211 Somerville Road
Bedminster, NJ 07921

MEP ENGINEERS: AMA Consultants Engineers, P.C.
250 West 39th Street
New York, NY 10018

This Report was prepared for the Sponsor for inclusion in an Offering Plan for conversion of the property to condominium units. The Report is based on:

(a) A visual inspection of the existing spaces and mechanical equipment and a description of the proposed work to be performed as deemed necessary, but not, unless otherwise stated herein, any tests or penetration into existing walls, ceilings, floors, etc. or removal of any remaining structural or mechanical elements. It is understood that not all aspects of the physical condition of the Property can be ascertained from a visual inspection alone,

and

(b) Information provided by representatives enlisted by the sponsor. This Report fairly describes the condition of the building and proposed improvements on the Property as of the date of the inspection with respect to those facts, which could be ascertained from a visual inspection at that time, except as noted herein. This Report provides a general description of the Property, interior spaces and mechanical equipment and a fair summary of their general condition, but is not intended to be a complete detailed list of every piece of equipment or of their condition.

The contents of this Report are correct to the best of my knowledge and belief. This Report and the conclusions stated herein are, however, limited to actual knowledge based upon visual inspection, undertaken with due diligence of visible portions of the Property and information voluntarily supplied by the Sponsor, No representation is made, however, as to the truth, completeness or accuracy of this information.

This Report is not to be construed as a guarantee or warranty. It is not intended or prepared for the purpose of fixing a value to the Property or as an opinion as to the advisability or inadvisability to purchase the Property or acquire the condominium units being offered pursuant to the Sponsor's Offering Plan.

ARCHITECT'S STATEMENT

DESCRIPTION OF PROPERTY AND BUILDING CONDITIONS

- A. Location and Use of Property
- B. Status of Construction
- C. Site
- D. Utilities
- E. Sub-Soil Conditions
- F. Landscaping and Enclosures
- G. Building Size
- H. Structural System
- I. Auxiliary Facilities
- J. Plumbing and Drainage
- K. Heating
- L. Gas Supply
- M. Air Conditioning
- N. Ventilation
- O. Electrical System
- P. Intercommunication
- Q. Public Area Lighting
- R. Garages and Parking Area
- S. Swimming Pools
- T. Tennis Courts
- U. Permits and Certificates
- V. Violations
- W. Unit Information
- X. Finish Schedule
- Y. Safety and Warning Devices
- Z. Additional Information Required
- AA. Further Development
- BB. Asbestos
- CC. Lead Based Paint

Appendix:

- Unit Schedule
- Unit Measurement
- Finish Schedule

(a) *Location and use of property.*

- (1) 93 Worth Street, New York, New York 10013
- (2) Block 173 and Lot 33
- (3) Zoning; C6-2A/R8A (Interior Lot) & C6-4A/R10A (Corner Lot)
- (4) Permissible use. Uses Existing:
UG 6 – Commercial (retail)
Uses Permitted:
UG 1&2 – Residential
UG 3&4 – Community Facility
UG 5-12 – Commercial
Uses Proposed:
UG 2 – Residential
UG 6 – Retail, Bank

(b) *Status of construction:*

- (1) The building was built in 1924. Construction of the project began in November 2011
- (2) The construction class is I-C
- (3) A certificate of occupancy will be issued for the entire building upon completion of conversion and at minimum a temporary certificate of occupancy prior to closing of the first unit shall be issued
- (4) Alteration permit numbers:

a) ALT-1

Job Description: This application is being filed for the conversion on cellar, 001 thru 013 floors to residential and to add 4 floors at the subject premises as per plans submitted herewith.

Status: The job was approved on October 20, 2011. DOB application # 120649138.

b) DIR-14 (Sprinkler and Standpipe)

Job Description: Filing application for installation of new sprinkler and standpipe system on cel, mez, rof and 001-018, as per plans submitted herewith. No change in use, occupancy or egress.

Status: Job #120702230 approved on 2/28/12 and permitted on 3/20/12

c) DIR-14 (Structural)

Job Description: This application is being filed for structural work at the subject premises as per plans submitted herewith. No change in use, egress and occupancy.

Status: Job #120667368 approved on 12/6/11

d) DIR-14 (OT & PL)

Job Description: Filed herewith for interior partition and mechanical demolition. Removal of all plumbing fixtures and cap and plug lines after removal. No change in use, occupancy or egress.

Status: This application was approved and permitted on Oct 25, 2011.

e) DIR-14 (PL & MH)

Job Description: This application is being filed for mechanical and plumbing work at the subject premises, as per plans submitted herewith. No change in use, egress or occupancy.

Status: Job #120665306 approved on 1/26/12 and permitted on 2/15/12

f) Fire Alarm

Job Description: This application is being filed for the installation of a fire alarm system at the subject premises.

Status: Job #120700875 approved and permitted on 5/15/12

(c) *Site.*

- (1) The site has a lot area of 12,454 sf. The lot is 203'-2" along Worth Street and 55'-5 1/2" along Broadway.
 - (2) The condominium is one building that will have commercial and residential uses. There are total of 6 commercial units. There are 5 existing commercial units on the first floor that will remain. There will be 1 commercial unit in the cellar. The existing floors 2 thru 14 will be converted from commercial use to residential use. The new 4 floor addition will be for residential use. There will be 91 residential dwelling units.
 - (3) The condominium is located at the corner of Broadway and Worth Street. These streets are owned and maintained by the City of New York. Sidewalks are maintained by the condominium.
 - (4) The sidewalks along Broadway and Worth are in fair condition and will be repaired in accordance to NYC guidelines
- (d) Consolidated Edison Company of New York is the provider of electricity for the condominium. Retail areas on ground floor will be directly metered by Con Ed. The building's electric service will be master metered (except for the retail

spaces). Individual condominium units will be provided with sub metering by a third party.

Consolidated Edison Company of New York is the provider of gas for the project . Gas will be used for apartment cooking, gas stub-up at terraces, fireplaces in PH 1, PH 2, PH 3, PH 7, space heating and domestic water, details, laundry and a spare will have individual meters.

New York City Water Board is the provider for water and sewer.

- (e) The condominium is an existing building and there is no anticipation of any sub soil work. The project is located in FEMA zone X.
- (f) *Landscaping and enclosures.*
 - (1) An area with grass covering to be provided on the 15th floor public terrace.
 - (2) Plantings will be provided on the 15th floor public terrace.
 - (3) Street trees are required to be planted along 93 Worth sidewalk as per Quality Housing requirements. There are existing vaults located below the sidewalk and the 8 trees required will be planted offsite.
 - (4) An acoustical enclosure will be provided at the 15th floor roof surrounding the cooling tower equipment. Wood terrace fencing for residential units will be provided at the 15th floor and roof above 18th floor.
 - (5) Iron gate will be provided at service entrance.
 - (6) A green wall will be located at the cooling tower enclosure on the 15th floor roof.
 - (7) The building is existing and the foundation and moisture protection system at foundation appear to be in good condition.
 - (8) Display pools: N/A
- (g) Building size.
 - (1) The existing building is approximately 153'-5" above the sidewalk. The existing building with the addition will be approximately 210'-0" above the sidewalk.
 - (2) There are no crawl spaces.
 - (3) There is 1 cellar and 1 partial sub cellar.

- (4) There will be 17 floors including the penthouses. The existing building consists of 13 floors. The sound insulation between floors and impact noise ratings will have a rating of STC 50 and IIC 50. For floors labeled 2 through 14, the floor assembly will consist of 5/8" engineering flooring, cementitious substrate, acoustical mat, 6"-8" existing concrete slab and partial suspended gypsum ceiling. For floors labeled 15 through 18, the floor assembly will consist of 5/8" engineering flooring, cementitious substrate, acoustical mat, 4 3/4" concrete slab, suspended double layer gypsum ceiling with 3" batt insulation.
- (5) Equipment rooms will be located in the cellar, partial sub cellar floors and 2nd floor. The cellar will house the mechanical room, electrical room, fire pump room, gas meter room, water service room, trash compactor room and telecommunication room. The sub cellar will house the boiler and generator rooms. The 2nd floor will house condenser water pumps. Electrical and Tel/Data room will be located in the 1st through 14th floor.
- (6) All parapets/railings will be 3'-6" above the exterior finish floor.

(h) Structural System.

Existing 14 story building structure consists of a structural steel frame consisting of steel columns, girders and floor beams, all encased in concrete. The girders and floor beams at each level support cast in place reinforced concrete floor decks, poured integrally with the beam encasement. The existing foundations, as determined through test pit excavations, appear to be reinforced concrete piers on either piles or pylon foundations. Portions of the floor slabs and beams will be removed between beams and girders on the 3rd, 4th and 6th floors. Additional steel bracing will be installed to maintain integrity of the floor slab diaphragm where required.

A new four story penthouse addition will be constructed that will be supported on the existing steel framing of the building. The penthouse addition will be framed with structural steel columns and beams and will use light-weight concrete floor slabs on metal deck.

The existing structural framing will be reinforced at floors 6 thru 14 to support the structural properties and load at the new addition. The existing columns at these floors will be reinforced through welded flange and web plates. The existing columns between the cellar and fifth floor including the building foundation have satisfactory capacity to carry the additional structural load.

Some of the existing steel roof framing main girders will be reinforced with the installation of new beams welded to the top flanges and bottom flange channels. This will increase girder capacity to carry the post loads of the new penthouse addition.

Separate seismic analyses were performed, one for the existing 14 story structure, and another for the proposed building with the four story penthouse addition. The results show an increase in seismic base shear of 10% from existing to proposed. As this falls within the allowable 20% increase in seismic base shear, and because no new foundations or foundation reinforcing is required, seismic retrofit of the existing building is not required.

(1) Exterior of buildings:

- (i) The existing walls of the 14 story building are constructed of masonry. The walls of the addition on floors labeled 15 thru 18 will be constructed of metal framing with glass and metal cladding and stucco. The exterior walls will have an R value of 13 with foil faced mineral wool insulation/vapor barrier. The roof will have an R value of 19 with rigid insulation. The U-Value of the exterior wall assembly is to meet the requirements of the NYC Energy Code. The sponsor will have a local law 11 report completed for the upcoming 2012 cycle as well as repair any remedial work as required.

All existing windows from the 2nd floor thru 14th floor will be removed and replaced. All new replacement and new windows from the 2nd floor to the 14th floor will be factory glazed, thermally broken, aluminum window assemblies, consisting of fixed units and inward swinging casement operable units with limit stops on operable windows complying with the requirements of the New York City Department of Health and Mental Hygiene. The make and model of the replacement windows are Architectural Window Manufacturing Corp. (AWM) Series 3000i In Swing Casement meeting AAMA C-AW100 and AWM Series 3050i Fixed Windows meeting AAMA FW-AW100 . The window finish will be factory oven cured with 1 finish coat. The warranty for the windows to have a 10 year warranty. The interior wood sills to be painted fiberboard, satin latex finish with 1 coat of primer (Moore's Fresh Start 023 or equal), and finish coat of Waterborne Satin Impervo 314 or equal

The roof addition will be constructed with an extruded aluminum curtain wall with internal reinforcing as required for the penthouse floors. The glass and aluminum panels to be retained to the framing by structural silicone on two-sides. The windows to be factory glazed, thermally broken, aluminum casement window assemblies for installation into the curtain wall framing. The make and model of the curtain walls is as follows: a) YKK YCW 750 SSG Curtain Wall, typical structurally glazed curtain wall system, b)YKK YES SSG Vent Window, outswing casement windows, installed within the

curtain wall system, c) Wausau, Series TD-4250i outswing terrace doors, installed within the YKK curtain wall systems, and d)YKK YCW 750 OG Curtain Wall, used to frame the terrace door openings on level 2.

The existing lobby entrance storefront constructed of steel is in good condition and to remain. Storefront to be painted and provided with a Primer: Moore IMC Acrylic Metal Primer or equal. Finish coat: Moore Urethane Alkyd Gloss Enamel or equal.

There are lot line windows on the north and west facades. The north façade will have lot line windows from floors labeled 3 thru 18. An easement agreement for legal light and air exists for the north façade. The west façade will have lot line windows from floors labeled 7 thru 14. The adjacent west facade neighbors can potentially build up to adjacent wall, blocking light and air. All lot line windows will be protected with sprinkler.

(ii) This building is not landmark nor is it located in a landmark district.

- (2) Parapets are of solid masonry construction, possibly reinforced by extensions of the building's steel columns. Parapets and are in satisfactory condition and show no signs of structural distress.
- (3) There will be 1 chute for the refuse compactor that will extend from the cellar thru the roof. There will be 1 boiler flue and generator flue that will be located in the north court area that will extend from the sub cellar thru the roof. There will be 1 combustion flue for the domestic hot water plant originating on the 2nd floor domestic hot water mechanical room and shall terminate above the west roof of 15th floor.

There will be 5 prefabricated gas fireplaces located in the penthouse units including 1 outdoor fireplace: PH 3 on floor 16, PH 2 on floor 17, PH 1 on floors 18 and PH 7 on floor 14 along with an outside fireplace on roof terrace at 15th floor. The indoor fire places will be power vented to the roof via single wall steel flues (CAT III) and exhausted (3) feet above all construction in a (10) foot radius. Chimney exhaust fans will be used to maintain proper stack pressure. PH 7 terrace and public amenity space in the 15th floor will have an outdoor gas fireplace that will be vent free, manufactured by Regency or equal.

- (4) A public terrace will be located at the 15th floor roof. Private terraces will be located at PH2, PH3, PH4, PH5 and PH 6 on floors 15 thru 18. PH 1 on the 18th floor will also have a private terrace on the roof. A private terrace

will be located at unit 2L on the 2nd floor. Unit PH 7 on the 14th floor will have stairs to a private terrace on the 15th floor roof area.

- (i) The deck finish will be concrete pavers
 - (ii) Balustrades: N/A
 - (iii) The railings will be laminated glass 3'-6" above finished surface.
 - (iii) The existing copings at 15th floor are masonry. New copings will be aluminum that will have a thickness of .063".
 - (iv) Exterior soffits: N/A
 - (vi) The terrace doors to be factory glazed, thermally broken, aluminum single and double terrace door assemblies with ADA compliant sills for installation into the curtain wall framing. Private terrace doors to be hinged door with Adams Rite hardware or equal.
- (5) Exterior entrances.
- (i) Exterior doors and frames: N/A
 - (ii) Lobby vestibule existing swing doors and steel frames on the 1st floor are in good condition and to remain. Steel frames to be painted. Primer: Moore IMC Acrylic Metal Primer (M04) or equal. Finish coat: Moore Urethane Alkyd Gloss Enamel (Z22) or equal. Automatic door openers with push button will be provided to comply with ADA. Glass canopy with steel frame will be provided at entrance. Glass type will be ¾" laminated.
 - (iii) A galvanized steel exterior vertical ship ladder will be located at the elevator machine room.
 - (iv) Tempered glass railings will be provided at terraces.
 - (v) A U.S. Postal Service approved (Auth-Florence Manufacturing, Model: 4CAT8-19, Series 4C Horizontal-Suite A or equal), front-loading, horizontal apartment mailboxes consisting of multiple compartments with fixes, solid compartment backs, enclosed within recessed wall box will be located in the lobby constructed out of extruded aluminum with black finish.
 - (vi) Exterior Lighting will be provided at the public and private terraces. Bollard LED at Penthouse Terraces, Ligman Lighting or equal

- (6) Service entrances.
- (i) Service entrance doors: N/A
 - (ii) A custom painted iron service gate will be located at the first floor service entrance that could be shared by residential and retail tenants. Primer: Moore IMC Acrylic Metal Primer or equal. Finish coat: Moore Urethane Alkyd Gloss Enamel or equal.
 - (iii) A galvanized steel exterior vertical ship ladder will be located at the elevator machine room.
 - (iv) Railings: N/A
- (7) Roof and roof structures.
- (i) Type roofs for all areas:
 - (a) The roof waterproofing will be a 2 ply modified bitumen roofing and waterproofing membrane with cold fluid applied membrane flashing.
 - (b) The roof insulation will be a rigid R20 rigid insulation type.
 - (c) The roof finish surface will be concrete pavers and a portion of the 15th floor roof amenity space consists of IPE wood decking.
 - (d) Bond or guarantee; 15 years from the date of acceptance of the work by the owner
 - (e) The flashing materials including counter flashing will be aluminum.
 - (ii) Drains will be provided at all roofs. A scupper will be located at the stair/elevator bulkhead roof. Rainwater shall be collected from roofs and terraces via conventional and controlled flow type drains by gravity. All piping shall be cast iron. Refer to drawings for roof drain locations.
 - (iii) An aluminum skylight approximately 4' x 6' will be located in the stair bulkhead in unit PH-7 located on the 14th floor. Glass type will be 1" double laminated/ insulated.
 - (iv) The roof stair and elevator bulkhead will be framed with steel and clad with aluminum panels. There will be a 2'x2' access hatch

for bulkhead at roof above 18th floor. Aluminum store front window and door will be provided at PH 1 stair bulkhead.

- (v) The metal work at roof levels will include a galvanized steel exterior vertical ship ladder that will be located at the elevator machine room.
 - (vi) The roof top recreational space on the 15th floor will consist of an outdoor terrace area with a temporary outdoor enclosed pavilion for seating, outdoor gas fireplace and grilling area. A private rooftop will be located above the 18th floor connected to unit PH1.
- (8) There are no exterior fire escapes.
- (9) There are two courts on the property. The court at the north façade is approximately 8'-3" x 16'-6" and is accessed from the first floor service entrance. The court extends from the first floor alley thru the 15th floor roof. The court at the northwest corner of the site is accessible from the cellar residential storage area. The paving is existing concrete with metal drains and existing masonry walls.
- (10) Interior stairs
- (i) There will be 2 egress stairs provided for residential use that service the building from the 1st floor thru roof level. There are 2 separate residential stairs that service the 1st floor and cellar where amenity and mechanical areas are located. There are 2 stairs that service the cellar commercial unit.
 - (ii) A 2 hour rated enclosure will be provided with paint finish. The stair construction will be steel, with steel stringers, risers, guard rails and balustrades. The treads will be concrete.
- (11) Interior doors and frames
- (i) Entrance doors will be solid mineral core with veneer wood with hollow metal frames with 1 1/2 hour fire rating per NYC Building Code. Interior doors are wood particle core with veneer wood and wood frames. Apartment entry door hardware to have hinged door with MD Centro Series lever or equal with finished satin brass finish. Apartment interior doors to have Hinged door with MD Centro Series lever or equal, finished Satin Brass
 - (ii) Corridor doors and frames will be hollow metal, self-closing with 1 ½ hour fire rating per NYC Building Code. Corridor door hardware

to have hinged doors with MD Centro Series lever or equal, finished satin brass.

- (iii) Stair hall doors and frames will be hollow metal, self-closing with 1 ½ hour fire rating per NYC Building Code. Stair doors hardware to have hinged doors with MD Centro Series lever or equal, finished satin brass.
- (iii) Roof and Cellar utility doors and frames will be hollow metal, self-closing with 1 ½ hour fire rating per NYC Building Code. Door hardware to have hinged doors with MD Centro Series lever or equal, finished satin brass.

(12) Elevators.

- (i) There will be 3 passenger elevators. PE #1, PE #2, and PE #3.
- (ii) PE #1: passenger elevator @ 3500 lb capacity = 16 passengers
PE #2 & PE#3: passenger elevators @ 2500 lb capacity = 10 passengers each. Manufacturer to be Hoister Whitney.
- (iii) The controls will be fully automatic with AC VVVF controllers
- (iv) Floors served;
PE #1 – stops on floors C and 1 through 15 (15 stops) serving amenities at cellar and 15th floor roof and apartments on floors 2 through 15.
PE #2 – stops on floors 1 through 15 (14 stops) serving amenities on 15th floor roof and apartments on floors 2 through 15
PE #3 – stops on floors 1, 15, 16, 17, 18 and roof above floor 18 (6 stops). Units PH 1, PH 2, PH 3 on floors 16, 17, 18 and roof and outdoor mechanicals will have key access controls only. Initially intended for PH access directly, the Sponsor reserves the right to utilize set elevator for use of all residential floors while sponsor is in control of board of managers. PE #3 will also serve floors 2 through 14 in the event other elevators are under repair or not in service. Units PH 4, PH 5, PH 6, and PH 7 will not have keyed elevator service.
- (v) The elevator type will be new AC geared machines
- (vi) Automatic two speed horizontal sliding doors will be provided.
- (vii) The machine rooms will be located in floor 16 for PE #1, #2 and the roof above floor 18 for PE #3.

- (viii) The existing sidewalk elevator located along Worth Street to be removed.
- (13) Three residential elevator cabs with approximately 9'-0" ceiling height will be provided with stone floors, metal panel and corian walls and ceilings. Lighting will be recessed.
 - (i) Alarm, safety system:
In car stop switch and in car alarm button. Two new alarm bells per elevator with 4 hour battery back-up. New hands-free communication for each elevator with 4 hour battery back-up. All electrical safety devices as specified in ASME A17.1 2003 Elevator Code
- (i) *Auxiliary facilities:*
 - (1) Laundry rooms.
 - (i) A common laundry room will be located in the cellar. Each apartment will be furnished with washer and dryer in either stack unit or separate units.
 - (ii) Clothes washers: There will be 4 heavy duty, card hardmount operated, electric clothes washers provided in the common laundry room. The manufacturer will be Maytag, the model will be MHN 30PD or equal.
 - (iii) Clothes dryers: There will be 4 heavy duty stackable gas commercial card drying tumblers provided in the common laundry room. The manufacturer will be Whirlpool, the model will be CSP 2761TQ or equal.
 - (iv) Room ventilation: Make up air shall be provided to laundry room when laundry exhaust fan activates fan shall be ramped up as LEF is ramped up.
 - (v) Dryer ventilation: Laundry exhaust for the commercial dryers shall be operated via (LEF-1) Laundry Exhaust Fan-1. LEF-1 shall modulate capacity from off, 25% → 100% (0-1600 CFM). The fan shall modulate when a duct pressure sensor detects the dry use. The dryer for the apartment units will be ventless.
 - (2) Refuse disposal.

- (i) Compactor: One (1) in cellar; MC-4500, Metro Pak by Metropolitan Compactor or equal will be provided.
- (ii) A refuse disposal rooms and recycle rooms will be located on each floor. A Refuse storage room will be located in the cellar.
- (vi) Pick-up schedule, and whether public or private provider.

Pick up will be public, by the New York City Department of Sanitation, as per their requirements and schedule, minimum twice per week.

- (3) Residential storage areas will be located on the cellar and second floors.

(j) *Plumbing and drainage.*

- (1) Water supply: The water supply to the building shall be from a 6" domestic water main (Ductile Iron) from Worth Street located in the cellar. The water shall be metered and have an RPZ backflow preventer assembly installed. Triplex domestic booster pumps (3 @ 100 GPM ea.) shall supply adequate flow and pressure to the building. The building shall be split into two zones (High & Low). The low zone pressure will be regulated by a duplex pressure reducing valve station.
- (2) Fire protection system: The fire protection system will be supplied from 6" water service from Worth Street located in the cellar. A double detector check valve shall be provided. An automatic 500 GPM fire pump shall supply adequate flow and pressure to the combined fire standpipe/sprinkler system. A jockey pump is provided to maintain system pressure.
 - (i) Standpipes/combined standpipe sprinkler risers shall be located in each required stair. Standpipes shall be black steel schedule 40 pipe 6" in size.
 - (ii) A 2 1/2" Fire Hose Valve shall be located at each stair landing. A lobby hose cabinet and fire department key cabinet shall be provided near the main lobby entrance.
 - (iii) Sprinkler heads: The building shall be sprinklered throughout. All systems shall be wet type. Sprinkler floor control assemblies shall be located in stairwells (1 per floor) and individual control assemblies for each of the retail spaces.
 - (iv) Siamese connection: A flush type combined sprinkler/standpipe Siamese will be located in Worth Street within 15 feet of Broadway.

- (v) There are dry sprinkler systems as follows: (1) system for cooling tower and (1) system for the emergency generator room and exit passage at the service entrance.
- (3) There are no water storage tanks.
- (4) Water pressure to the building shall be maintained by a triplex booster pump system (3 pumps @ 100 GPM). Peerless Package Model 55TE203GAF with Amtrol Model WX-451C cushion tank, equal or better.
- (5) Sanitary sewage system.
 - (i) Sewage piping: Soil and waste water shall drain by gravity from all fixtures, equipment and appliances requiring same. All piping shall be cast iron.
 - (ii) Sewage pumps: Duplex ejector pumps (2 @ 100 GPM) Flygt Model CP3085IMP414, equal or better shall collect all drainage from cellar fixtures and pump to gravity drainage system and connect to the street side of the house traps on the gravity sanitary house sewer.
 - (iii) Sewage disposal: Three Sanitary house sewers (2 to Worth Street, 1 to Broadway) shall discharge to combined sewers located in Worth Street and Broadway.
- (6) Permit(s) required. List and include date(s) obtained.

See (B)(4) for permits.
- (7) Storm drainage system. Describe system, adequacy, method of disposal and materials including:
 - (i) Catch basins (location);

Rainwater shall be collected from roofs and terraces via conventional and controlled flow type drains by gravity. All piping shall be cast iron.
 - (ii) Yard and roof drains (location);

All roof and terrace drains shall be accompanied by overflow drains connected to the storm leader on verticals.
 - (ii) Piping:

Courtyard drains to discharge to sump pit. Sump Pumps shall discharge effluent to gravity storm system.

- (iv) Three Storm house sewers (2 to Worth Street, 1 to Broadway) shall discharge to combined sewers located in Worth Street and Broadway.

(k) *Heating.*

- (1) Heating and distribution of domestic hot water and whether capable of providing peak required services. Describe heating system's ability to maintain legally required conditions under anticipated weather conditions, specifying internal temperature and ambient temperature used in calculations;

The building's domestic hot water system shall be comprised of 2 domestic zones supporting the condominium units and common areas. Retail areas will be responsible for producing their own hot water needs. The condo apartments will be provided with 120°F hot water and the commercial laundry will be provided with 140°F water. The lower zone shall be equipped with (2) 1,000 MBH condensing domestic hot water heaters PVI Model 100L250A-PVIF, equal or better, (86+% Efficient) or equal. The upper zone shall be equipped with (2) 500 MBH condensing domestic hot water heaters PVI Model 50L125APVIF, equal or better, (86+% Efficient). The domestic hot water heaters are provided with a (10) ten year parts, (1) one year labor warranty, and 3 year scale failure warranty from the date of substantial completion on the storage tank, controls, and all other components except for the compression tank. The compression tank is provided with a (1) warranty period. T

- (2) Boilers: The heating plant is designed to maintain 70 degrees on a 13°F Day. The heating system shall be provided via a (3) 2,000 MBH boiler plant, (Aerco Benchmark 2.0, equal or better, 86+% Efficient), perimeter hydronic & electric heating, & heat injected condenser water. Water source heat pumps are provided in condo apartments for heating and cooling. The penthouse apartments are being provided with electric radiant floor heating for supplemental thermal comfort. The boilers are provided with a (10) ten year limited parts and (1) one year labor warranty from the date of shipping on the pressure vessel/heat exchanger against failure due to condensate corrosion, thermal stress, mechanical defects or workmanship. The boilers are provided with a (2) two year limited warranty on the control panels from the date of shipment. The remainder of the boiler parts, except the igniter and flame detectors is provided with limited warranties for (18) eighteen months from the date of shipment from any failure

The ventilation for the amenity spaces will be tempered via hot water or electric heating coils. Perimeter hydronic or electric heating is provided in the amenity spaces, lobbies and hallways. Electric heat is provided in staircases to prevent freezing of fire standpipes.

- (3) The boiler plant shall consist of three new gas fired (3) Aerco Benchmark (2.0). condensing boilers, equal or better, (86+% Efficient), 2 end suction pumps with valuable frequency drives (VFD). Heat shall be supplied at 150°F (adjustable) with a linear outdoor temperature reset.
- (4) Burner integral to gas fired boiler
- (5) Controls shall be direct digital controls (DDC)
- (6) Radiators, piping, insulation, valves, pumps: The HVAC system shall be served by six (6) pumps. The cooling tower, boilers, and heat pumps all shall be served by two (2) end suction pumps in the 2nd floor domestic hot water mechanical room and in the cellar boiler room. These pumps are each sized for 2/3 capacity and shall have inverter duty motors and VFD drives.

Electric and hot water cabinet unit heaters, convertors are provided throughout the common areas in the building to provide convective heating. The outside air ventilation for the common areas are pre-heated by ventilation supply fans with hydronic heating coils before mixing with the spaces return air. Electric heaters are provided in the stair cases to prevent the standpipe & sprinklers from freezing.

All pipes insulating capacity shall be based upon the New York City energy conservation code 2011.

- (7) Natural Gas, Utility provided by Con Edison at 4" W.C. Gas pressure
 - (l) *Gas supply*
 - (l) Gas shall be provided to the building via a high pressure gas service from the utility company and service apartment cooking, building heating and domestic hot water equipment and central laundry dryers.
 - (2) Separate Consolidated Edison gas utility regulators and meters will be provided: (1) twin meter set for apartment cooking, domestic hot water equipment laundry, retail, and spare. (1) meter for space heating.
 - (3) All piping will be schedule 40 black steel

- (4) Gas connections are provided at private terraces for connecting a BBQ grille.

(m) *Air conditioning.*

The building shall be cooled via a 395 ton Baltimore air coil series FT2 cooling tower with intake and discharge attenuation. The cooling tower is located on the existing roof level (14th Floor) on the west side. The cooling tower is sized based on a 95°F day, and a design cooling to a space temperature of 75°F providing a required dead band between heating and cooling systems.

- (l) Type of system: The cooling tower is an open single cell tower. Supply condenser water from the cooling tower is distributed to (1) plate and frame heat exchanger for apartment heat pump loop, to amenity spaces, for future retail. The elevated water temperature on the cooling tower return will provide code required service water pre-heating before returning to the cooling tower. The cooling tower is provided with a 5 year parts and 1 year labor warranty for the date of substantial completion, inclusive of the fans, fan shafts, fan motors, bearings, sheaths, gear boxes, drove shafts, couplings & mechanical support
- (2) Central system: The condo apartments will be provided with either ceiling hung horizontal heat pumps or vertical stack heat pumps. The apartment heat pumps range from $\frac{3}{4}$ of a ton to 6 tons (CLIMATEMASTER Model TRH, with 14.6 EER to 17.4 EER) based upon the heat gain of each apartment zone. Each zone shall be provided with its own 7 day programmable thermostat. The apartment heat pumps will be typically 208/1/60 HZ. The water source heat pumps are provided with a 5 year parts and labor warranty from the date of substantial completion, inclusive of refrigeration parts, fans, belts, motors.

The amenity spaces shall be provided with water cooled AC units (Thermalplus Model type KHP, equal or better, 14.0 EER to 17.4 EER) with water side economizers. These units will either be 208/1/60 or 208/3/60 depending on the capacity of the units.

Gym area shall be conditioned by a (6) six ton horizontal water cooled ac unit(MAMMOTH Model F-0084 with 14.0 EER).

The water source heat pumps are provided with a 5 year parts and labor warranty from the date of substantial completion, inclusive of refrigeration parts, fans, belts, motors.

- (3) Cooling towers, condensers: The cooling tower is an open single cell tower. Supply condenser water from the cooling tower is distributed to (1) plate and frame heat exchanger for apartment heat pump loop, to amenity spaces, for future retail.

- (n) *Ventilation.* Describe system in kitchens, fireplaces and all windowless areas such as corridors, garages, laundries, baths, etc.

The condo apartments are naturally ventilated through operable windows. The kitchenettes are either naturally or mechanically ventilated based upon its proximity to operable windows. The kitchenettes that are mechanically ventilated are exhausted to exhaust fans on the roof. All bathrooms and powder rooms are exhausted 50 CFM each to common roof fans that operate continuously.

The corridors shall be ventilated by a gas fired roof top unit providing tempered 100% O.A. The gas fired roof top unit is located on the elevator machine room roof on the 16th Floor

Common spaces shall be provided with treated 20 CFM of outside air per person based upon New York City 2008 Mechanical codes ventilation and density tables.

Kitchenettes and bathrooms shall be exhausted continuously via exhaust fans on the roofs of the building. The laundry and mechanical rooms in the cellar are being provided with tempered outside air and being exhausted at the roof levels.

The ventilation for the gas fireplaces locate on floors 15, 16, and 17 will be vented thru the roof.

- (o) *Electrical system.*

- (1) *Service from main service switchgear* (amperes, voltage, phases, wire, protective equipment); 2500A, 120/208v 3phase, 4 wire and ground enclosed busway from main switchgear 2500A fused switch. 400A switch and fuse (the 12th floor has 800A fused switch) 120/208v 3phase, 4wire and ground busway takeoffs serving metering distribution boards for units on floors (see comment 2 below). Base Building loads and 3rd floor metering distribution board are served by a separate conduit and wire distribution system at 120/208v 3phase 4 wire and ground.
- (2) *Service to individual units:* Busway with fused switch takeoff to metering distribution boards serving multiple floors. Each unit has a dedicated meter in the common closet and a panel in the unit. The lower floors are served by conduit and wire to the 3rd floor metering distribution panel
- (3) *Compartment switch gear:* No transformers as building service 120/208v, 3ph, 4w. Switchboards are located on the basement level with metering switchboards on 3rd, 4th, 6th, 8th, 10th, 12th floors.

- (4) Unit service (ratings of fuses and circuit breakers); adequacy of electrical system to handle modern usage and appliances such as air conditioners, dishwashers and dryers;

Units on the 2nd thru 17th floor currently range from 80-175A 120/208v single phase.

- (5) Adequacy:

Where required the electrical service to these units is sized to accommodate all listed appliances.

- (i) Service - average number of circuits per apartment and capacity to handle modern appliances - specifically air conditioners, dishwashers and electric dryers;

(1) Heatpump, (1) electric baseboard heater, (1) combination washer/dryer.

- (ii) Lighting and fixtures;

Apartment Interior

Recessed Halogen downlight, Elite or equal

Recessed Halogen downlight at Kitchen Area, Elite or equal

Recessed Halogen pucklight at Kitchens, Hera or equal.

Recessed Halogen downlight at Bathrooms, Elite or equal

Continuous Fluorescent Run Fixture at Bathrooms, Bartco or equal

Ceiling Surface Mount incandescent light at Closets, Progress

Lighting or equal

- (iii) Convenience outlets, appliance outlets.

Outlets will be located per code throughout the project. Appliance outlets will be provided at kitchens.

- (6) Emergency Generator:

- (i) The building will have an emergency generator that will support the life safety loads of the building (i.e. emergency lighting, fire alarm system, fire pump, elevators, etc.) as required by code. The generator will be an oil fired diesel generator located in the cellar. A day tank will be provided adjacent to the generator and will store fuel oil capable of operating the generator for a minimum of 6 hours.

The generator shall be inspected weekly and exercised under load on a monthly basis. The generator exercising will be a minimum of 30 minutes and conducted under a minimum load no less than 30% of its kW rating. The associated automatic transfer switches will be tested at least twice a year in accordance with NYC Code requirements.

- (p) *Intercommunication and/or door signal systems, security closed circuit TV.* Specify mode of operation and condition. Describe television reception facilities (master antennae, cable TV, antennae by tenants).

A telephone system will be provided for the concierge desk and building engineer's office. A phone system shall store a database of residents contact information and allow for 'click-to-dial' functionality. No intercom system is required within the apartments. An audio intercom system (Aiphone audio intercom, equal or better, warranty spans one year from the date of purchase or install whichever is greater) is required at the exterior alley gate for communications with the concierge desk to allow for remote release during deliveries or Tenant move-in.

A security system will be provided to allow for access control and video surveillance of common building areas. Tenants shall have the ability to order telecommunications services provided by Verizon.

- (q) *Public area lighting.* Describe and state adequacy (entrances, halls and stairs, corridors, basements, courts and yards).

Emergency lights will be distributed as per code. Stairwells will be provided with wall mounted emergency lights.

Public Area Lighting:

Decorative custom chandelier at Lobby entrance.

Decorative Pendant at Mail Room, Lindsey Adelman for Mattermade or equal
Recessed compact fluorescent downlight at Typical Public Corridors, Maxilume or equal

Recessed compact fluorescent Downlight at Cellar, Maxilume, or equal

Recessed compact fluorescent Downlight at Penthouse Public Corridor, Element or equal

Linear fluorescent Fixture at Elevators, Bartco or equal

Cove LED Linear Fixture at Lobby, Philips Color Kinetics or equal.

Linear LED Recessed Fixture at Lobby, Tempo or equal

Continuous fluorescent Run Fixture at Lobby, Bartco or equal

Continuous fluorescent Run Fixture at Cellar, Corelite or equal.

- (r) *There are no garages and parking areas.*

- (s) *There are no swimming pools*

(t) Recreation facilities will be located on the cellar, first, and 15th floors roof level. The recreational area in the cellar floor will consist of a fitness center, children's playroom, bicycle storage, and dog washing area. The fitness center equipment will include running, cycling machines, free weights. An entrance lounge will be located at the first floor residential lobby. The recreational space on the 15 floor roof area will consist of an outdoor terrace area with a temporary outdoor enclosed pavilion for seating, outdoor gas fireplace and grilling area.

(u) *Permits and certificates.*

See (B)(3)&(4) for certificate of occupancy and permits.

(v) *Violations.*

As of the date of the report there are no violations. The work necessary to remove any violations due to individual Sponsor's work that may be issued during construction will be performed prior to the issuance of the permanent certificate of occupancy

(w) *Unit information:*

(1) Type and Grade of Finish Materials:

Paint Finish @ Interior Drywall:

Flat Finish/Vinyl Acrylic Latex

Primer: 1 coat Aura Eco Spec WB Interior Latex Primer (N 372) or equal

First Coat: 1 coat Acura Eco Spec WB Interior Latex Flat (N 373) or equal

Second Coat: Same as First Coat

Eggshell Finish/Vinyl Acrylic Latex

Primer: 1 coat Aura Eco Spec WB Interior Latex Primer (N 372) or equal

First Coat: 1 coat Aura Eco Spec WB Interior Latex Eggshell (N 374) or equal

Second Coat: Same as First Coat

Paint Finish @ Interior Painted Wood:

Satin Finish/Latex

Primer: 1 coat Moore's Fresh Start 023 or equal

First Coat: 1 coat Waterborne Satin Impervo 314 or equal

Second Coat: 1 coat Waterborne Satin Impervo 314 or equal

Semi-Gloss Finish/Latex

Primer: 1 coat Moore's Fresh Start 023 or equal

First Coat: 1 coat Moore's Regal AquaGlo 333 or equal

Second Coat: 1 coat Moore's Regal AquaGlo 333 or equal

Wallcoverings:

Vinyl Wall Coverings

Primer: 1 coat "Shield Z Mold and Mildew Proof Commercial Wallcovering

Primer" made by "Wall Grip" by Benjamin Moore or equal

StoneFlooring:

Typical Master Bathrooms: marble 6" x 16" tile typical

Typical Second Bathrooms: marble 24" x 24" tile typical

Typical Powder Rooms: marble 6" x 16" tile typical

Penthouse Master Bathrooms: marble slabs

Penthouse Second Bathrooms: marble 24" x 24" tile typical

Penthouse Powder Rooms: marble slabs

Public Lobby: ¾" thick limestone slabs and limestone mosaics

(2) Bathroom fixtures.

Master Bathroom Equipment

Undermount Tub: Waterworks Vicky, equal or better

Free-standing tub: Sunrise model 895, equal or better

Handshower: Waterworks 225929, equal or better

Shower Rose: Waterworks 510580 , equal or better

Volume control valve: Waterworks 964192, equal or better

Thermostatic control valve: Waterworks 337444, equal or better

Tub filler: Waterworks 562288, equal or better

Toilet: Toto, Eco Guinever, equal or better

Faucet: Waterworks 667792, equal or better

Lavatory: Waterworks Clara, equal or better

Secondary Bathroom Equipment

Undermount Tub: Waterworks Vicky, equal or better

Handshower: Waterworks 225929, equal or better

Shower Rose: Waterworks 332060 , equal or better

Volume control valve: Waterworks 964192v, equal or better

Pressure valance control valve: Waterworks 6i3982, equal or better

Tub: Waterworks 562288, equal or better

Toilet: Toto, Eco Guinever, equal or better

Faucet: Waterworks 667792, equal or better

Lavatory: Waterworks Clara, equal or better

Powder Room Equipment

Toilet: Toto, Eco Guinever, equal or better

Faucet: Waterworks 667792, equal or better
Lavatory: Waterworks Clara, equal or better

(3) Kitchen and laundry equipment:

Kitchen Appliances:

STUDIOS

(2A, 2D, 2E, 2F, 2G, 2H, 2J, 3E, 3G, 3J, 3K, 3M, 4E, 4F, 4G, 4H, 4J, 4K, 4M, 5C, 5D, 6G)

Refrigerator: Sub-Zero 700TCI

Range: Viking VGIC 245 4B SS

Dishwasher: Fisher & Paykel DD24SI6V2

Hood: Meile DA3160 with recirculating kit and charcoal filter

1 BEDROOM

(2C, 3A,3B, 3D, 4B, 4D, 4P, 6C, 6H, 7C, 8C, 9C, 10C, 11C, 12C)

Refrigerator: Sub-Zero 700TCI

Range: Viking VGIC 2454BSS

Dishwasher: Fisher & Paykel DD24SI6V2

Hood: Meile DA3160 with recirculating kit and charcoal filter

2-BEDROOM

(5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A)

Refrigerator: Sub-Zero 700TCI

Range: Viking VGIC 2454BSS

Dishwasher: Fisher & Paykel DD24SI6V2

Hood: Meile DA3160 with recirculating kit and charcoal filter

2-BEDROOM

(2B, 2K, 2L, 3C, 3L, 3N, 4C, 4L, 5J, 6E, 6F, 7E, 8E, 9E, 10E, 11E, 12E, 11F, 12F)

Refrigerator: Sub-Zero 736TCI

Cooktop: Viking, built-in Gas Cooktop VGSU1044BSS

Oven: Viking, VESO1302SS

Dishwasher: Bosch SHV43R53UC

Hood: Meile DA3180 with recirculating kit and charcoal filter

3-BEDROOM

(5B, 5E, 6B, 7B, 8B, 9B, 10B, 7D, 8D, 9D, 10D, 7F, 8F, 9F, 10F, 11B, 11D, 12B, 12D, 13D)

Refrigerator: Sub-Zero 736TCI

Cooktop: Viking, built-in Gas Cooktop VGSU1044BSS

Oven: Viking, VESO1302SS

Dishwasher: Bosch SHV43R53UC

Hood: Meile DA3180 with recirculating kit and charcoal filter

Wine Storage: Sub-Zero Undercounter Wine Chiller 424 G/S

4-BEDROOM

(5K, 13 E)

Refrigerator: Sub-Zero 736TCI

Cooktop: Viking, built-in Gas Cooktop VGSU1044BSS

Oven: Viking, VESO1302SS

Dishwasher: Bosch SHV43R53UC

Hood: Meile DA3180 with recirculating kit and charcoal filter

Wine Storage: Sub-Zero Undercounter Wine Chiller 424 G/S

PENTHOUSE

(PH1, PH2, PH3, PH4, PH5 & PH6)

Refrigerator: Sub-Zero 736TC

Cooktop: Viking, built-in Gas Cooktop VGSU1044BSS

Oven: Viking VESO1302SS

Dishwasher: Bosch SHV43R53UC

Hood: Meile DA3180 with recirculating kit and charcoal filter

Wine Storage: Sub-Zero Undercounter Wine Chiller 424 G/S

Kitchen Cabinets:

The kitchen cabinet exposed surfaces to receive matte lacquer finish over fiberboard. The kitchen cabinet interiors to receive melamine finish over fiberboard.

Kitchen Sink: Rohl Allia Fireclay 6307, equal or better at following units:

- 3N
- 5K
- 11F
- 12F
- 13E
- PH1-PH6

All other units to have kitchen sink Rohl Allia Fireclay 6347, equal or better.

- 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L
- 3A, 3B, 3C, 3D, 3E, 3G, 3J, 3K, 3L, 3M
- 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4J, 4K, 4L, 4M, 4P
- 5A, 5B, 5C, 5D, 5E, 5J
- 6A, 6B, 6C, 6E, 6F, 6G, 6H
- 7A, 7B, 7C, 7D, 7E, 7F
- 8A, 8B, 8C, 8D, 8E, 8F
- 9A, 9B, 9C, 9D, 9E, 9F
- 10A 10B, 10C, 10D, 10E, 10F

- 11A, 11B, 11C, 11D, 11E
- 12A, 12B, 12C, 12D, 12E
- 13D

Kitchen Faucet:

- Penthouse units (including 13E): Waterworks Henry, equal or better.
- Typical units: Waterworks Orleans, equal or better.

Laundry Equipment:

An electric clothes washer will be provided in each apartment unit. The manufacturer will be Bosch and the model number will be WAE20060UC or equal.

An electric clothes dryer will be provided in each apartment unit. The manufacturer will be Bosch and the model number will be WTE86300US or equal.

- (x) *Finish schedule of spaces other than units.*

See Appendix with Finish Schedules for Residential and Common/Public areas at end of report.

- (y) *Safety and warning devices.*

Combination smoke/carbon monoxide detectors are provided each bedroom in Residential Units. Ceiling mounted smoke detectors are provided on the egress path from outside the bedroom door to the unit exit door, with a detector mounted a maximum of 15 feet from the outside of each bedroom door. The devices are hardwired and interconnected within each dwelling unit, with alarm and reporting direct to the FCS for the respective unit (eg entire floor does not go into alarm automatically).

Area smoke detectors are installed in all electrical and mechanical equipment rooms, as required by law, and is connected to a sprinkler alarm control panel.

Sprinkler water flow switches, are located in the sprinkler supply to each floor and the main sprinkler service at the cellar, and are connected to a sprinkler alarm control panel. A manual pull station and remote annunciater are located in the Residential lobby and are connected to a sprinkler alarm control panel. Tamper switches are mounted on each sprinkler control valve through-out the building and are connected to a sprinkler alarm control panel.

The fire booster pump is also monitored by the sprinkler alarm control panel.

The sprinkler alarm control panel is connected to a central office transmitter via a telephone connection for 24-hour monitoring of alarm and trouble indications.

The commercial retail areas of the building shall be provided with standalone Fire Alarm Systems during the respective tenant fit outs as required by code. Standalone systems shall be interconnected to the base building fire alarm system for trouble and alarm monitoring

(z) *Additional information required.*

- (1) Landscape Plan: Refer to attached drawings
- (2) Area Map: N/A
- (3) Floor Plan of each unit: Refer to attached drawings
- (4) Floor to ceiling heights of units:

Floor 2-14: Ceiling heights range from approximately 8'-0" to approximately 10'-0"

Floors 15- 18: Ceiling heights range from approximately 8'-0" to approximately 12'-0"

Residential Lobby: Ceiling heights range from 10'-0" to approximately 17'-0"

Drop soffits for kitchenettes in studio units will be ½" tempered glass dropped 12" from ceiling to provide drop smoke soffit and mechanical ventilation for studio required by Building Code. Drop soffits for kitchens that are deeper than 30' will be gyp board construction dropped 12" from ceiling to provide drop smoke soffit and mechanical ventilation for studio required by Building Code.

- (5) Area for each unit: Refer to attached drawings.

UNIT MEASUREMENT

Units are measured horizontally from the exterior side of the exterior walls (columns, mechanical pipes, shafts, shaft ways, chases, chase ways, and conduits are not deducted) to the centerline of the partitions separating one Unit from another Unit, or the exterior of the interior walls and partitions separating a Unit from public corridors, stairs, elevators and other mechanical equipment spaces or any Common Elements not within a Unit. Each Residential Unit consists of the area measured vertically

from the top of the concrete floor slab below to the underside of the finished ceiling.

(6) Master floor plan: Refer to attached drawings.

(aa)

(bb) There is no further development

(cc)

Asbestos.

ACP-7 and ACP 20/21 will be provided by Owner. All asbestos will be removed before the issuance of the certificate of occupancy and before the first unit closing.

(dd)

Lead-based paint.

ACP-7 and ACP 20/21 will be provided by Owner. All lead-based paint will be removed before the issuance of the certificate of occupancy and before the first unit closing.

APPENDIX

FINISH SCHEDULE

FINISH SCHEDULE FOR RESIDENTIAL SPACES					
LEVEL	LOCATION	FLOOR	BASE	WALLS	CEILING
2ND-14TH FLOORS	APT. VESTIBULE, CLOSETS	WOOD	PAINT	PAINT	PAINT
	APT. LIVING, LIBRARY, HOME OFFICE	WOOD	PAINT	PAINT	PAINT
	APT. BEDROOMS	WOOD	PAINT	PAINT	PAINT
	APT. BATHROOMS	STONE	STONE /	PAINT + STONE / CERAMIC TILE	PAINT
	APT. KITCHEN	WOOD	PAINT	PAINT	PAINT
	WASHER DRYER CLOSET	WOOD	WOOD	PAINT	PAINT
	15TH-18TH FLOORS	PENTHOUSE FOYER, CLOSETS	WOOD	PAINT	PAINT
PENTHOUSE LIVING ROOM		WOOD	PAINT	PAINT	PAINT

	PENTHOUSE BEDROOMS	WOOD	PAINT	PAINT	PAINT
	PENTHOUSE BATHROOMS	STONE	STONE	PAINT + STONE / CERAMIC TILE	PAINT
	PENTHOUSE KITCHEN	WOOD	PAINT	PAINT	PAINT
	WASHER DRYER CLOSET	WOOD	WOOD	PAINT	PAINT

FINISH SCHEDULE FOR COMMON/PUBLIC SPACES					
LEVEL	LOCATION	FLOOR	BASE	WALLS	CEILING
CELLAR	ELEVATOR LOBBY	RESILIENT FLOOR	PAINT	PAINT	PAINT
	CORRIDOR	RESILIENT FLOOR	PAINT	PAINT	PAINT
	TRASH ROOM	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE / PAINT	PAINT
	STAIR C	PAINT	-	PAINT	PAINT
	ES. STORAGE II	PAINT	RUBBER	PAINT	PAINT
	RES. STORAGE I	PAINT	RUBBER	PAINT	PAINT
	WOMEN'S ROOM	STONE	STONE	PAINT	PAINT
	MEN'S ROOM	STONE	STONE	PAINT	PAINT
	LAUNDRY	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE / PAINT	PAINT
	DOG WASHING ROOM	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE / PAINT	PAINT
	PLAYROOM	RESILIENT FLOOR	PAINT	PAINT + GLASS	PAINT
	GYM	RESILIENT FLOOR	PAINT	PAINT + MIRROR + GLASS	PAINT
	RETAIL	-	-	-	-
	STAIR D	PAINT	-	PAINT	PAINT
	SUPER'S OFFICE	VCT	RUBBER	PAINT	PAINT

	FIRE PUMP	PAINT	RUBBER	PAINT	PAINT
	BOILER ROOM	PAINT	RUBBER	PAINT	PAINT
	ATS ROOM	PAINT	RUBBER	PAINT	PAINT
	GAS METER	PAINT	RUBBER	PAINT	PAINT
	ELECTRICAL	PAINT	RUBBER	PAINT	PAINT
	CON ED VAULT	PAINT	RUBBER	PAINT	PAINT
	RETAIL	-	-	-	-
	GENERATOR	PAINT	RUBBER	PAINT	PAINT
	BOILER ROOM	PAINT	RUBBER	PAINT	PAINT
1ST FLOOR	LOBBY	STONE	-	PAINT + CORIAN + BRASS	PAINT + MOULDING
	SITTING AREA	STONE	-	PAINT + CORIAN + BRASS	BRASS
	SITTING AREA	STONE	-	PAINT + CORIAN + BRASS	BRASS
	CONCIERGE	STONE	-	PAINT + CORIAN + BRASS	BRASS
	MAIL ROOM	STONE	PAINT	PAINT	PAINT
	STORAGE ROOM	STONE	PAINT	PAINT	PAINT
	ELECTRIC CLOSET	PAINT	RUBBER	PAINT	PAINT
	STAIR A	PAINT	-	PAINT	PAINT
	STAIR B	PAINT	-	PAINT	PAINT
	STAIR C	PAINT	-	PAINT	PAINT
	LOADING	PAINT	RUBBER	PAINT	PAINT
	STAIR D	PAINT	-	PAINT	PAINT
	STAIR D	PAINT	-	PAINT	PAINT

	RETAIL A	--	--	--	--
	RETAIL B	--	--	--	--
	RETAIL C	--	--	--	--
	RETAIL D	--	--	--	--
	RETAIL E	--	--	--	--
MEZZANIN E	MECHANICAL ROOM	PAINT	PAINT	PAINT	PAINT
	RETAIL E	--	--	--	--
2ND-14TH FLOORS	ELEVATOR LOBBY	CARPET	PAINT	PAINT + WALLCOVERIN G	PAINT + WALLCOVERIN G
	CORRIDOR WEST	CARPET	PAINT	PAINT	PAINT
	CORRIDOR EAST	CARPET	PAINT	PAINT	PAINT
	TRASH ROOM	VCT	RUBBER	PAINT	PAINT
	STAIR A	PAINT	--	PAINT	PAINT
	STAIR B	PAINT	--	PAINT	PAINT
	ELECTRIC CLOSET	PAINT	RUBBER	PAINT	PAINT
15-18TH FLOORS	ELEVATOR LOBBY	CARPET	PAINT	PAINT + WALLCOVERIN G	PAINT + WALLCOVERIN G
	CORRIDOR	CARPET	PAINT	PAINT	PAINT
	TRASH ROOM	STONE	STONE	PAINT	PAINT
	STAIR B	PAINT	-	PAINT	PAINT
	STAIR A	PAINT	-	PAINT	PAINT
	STAIR B	PAINT		PAINT	PAINT

Sign _____

Date _____

Seal

NOTIFICATION OF RIGHTS AND PROCEDURES

As a residential customer for electricity, you have certain rights assured by New York's Home Energy Fair Practices Act ("HEFPA"). This notification is an overview of those rights and certain policies and procedures regarding the service and billing of your electricity. A copy of this notification of rights and procedures will be available in the management office for your convenience. For a full explanation of HEFPA, you can go to the Department of Public Service's website at www.dps.ny.gov, or you may review a copy of the regulations in the property manager's office.

The building at **93 Worth Street, New York, NY 10013** will be a submetered facility. 93 Worth LLC is the owner of these buildings. The administration of submetering will be performed by an outside vendor, Quadlogic Controls Corporation ("Quadlogic"), located at 33-00 Northern Blvd., Long Island City, NY 11101. Quadlogic is a third-party agent under contract with **93 Worth LLC** to invoice/bill tenants for their monthly utility usage. Tenants will receive monthly bills from Quadlogic for their respective electric usage, (meters are read daily) which amounts are payable to Metro Management Development, Inc. 42-25 21st Street, Long Island City, NY 11101 Management could also be contacted at **718-593-8907**

When a tenant has a question about electric bill or believes the electric bill is inaccurate, the following protocol will be followed:

Tenant should submit the complaint to the property manager of the Building, including the action or relief requested and/or the reason for a complaint about a submetering charge. The property manager can be contacted at **Metro Management Development, Inc. 42-25 21st Street, Long Island City, NY 11101 Tel:718-593-8907 or via email to: gventura@metromanagementdev.com** The property manager shall investigate and respond to the complaint in writing within 15 days of the receipt of the complaint. If the tenant and the property manager cannot reach an equitable agreement and tenant continues to believe the complaint has not been adequately addressed, then the tenant may file a complaint with the Public Service Commission through the department of Public Service. Alternatively, tenants may contact the Department of Public Service at any time concerning submetered service in writing at New York State Department of Public Service, 3 Empire State Plaza, Albany, New York 12223, by telephone at 1-800-342-3377, in person at the nearest office at 90 Church Street, New York, New York 10007, or via the Internet at www.dps.ny.gov

The electric bills that you receive show the amount of kilowatt hours ("kWh") that you used. The bills you receive shall provide, in clear and understandable form and language, the charges for service. In no event will the total monthly charges (including any administrative charges) exceed the utility's (Consolidated Edison Company of New York, Inc.) direct metered residential rate.

You have the right to request messages on bills and notices in Spanish. To make such a request, contact a representative by telephone at **(718-593-8907)** or by mail at c/o Metro Management Development, Inc. 42-25 21st Street, Long Island City, NY 11101 Usted tiene el derecho de solicitar informacion en facturas e informativos en Espanol.

Para solicitar informacion en Espanol, por favor contacte a un representante marcando el telefono **718-593-8907** o por correo escrito a la siguiente direccion: c/o Metro Management Development, Inc. 42-25 21st Street, Long Island City, NY 11101

You may request balanced billing for the payment of electric charges. This plan shall be designed to reduce fluctuations in customers' bills due to seasonal patterns of consumption. Balanced billing divides your electric costs into twelve (12) equal monthly payments. Periodically, **42-25 21st Street, Long Island City, NY 11101** will review and adjust the balanced billing amount as necessary. At the end of one (1) year, you shall be responsible to pay for any electric costs in excess of your balanced billing amount paid. You may contact **42-25 21st Street, Long Island City, NY 11101** to discuss the details of this plan, if you are interested.

Your meter is read because it measures and records the actual amount of electric you use; this enables an accurate bill to be sent to you. Making sure your electric bills are accurate and correct is important to **42-25 21st Street, Long Island City, NY 11101** and to you. That is why every effort is made to read your meter regularly.

You may qualify for a rate reduction the equivalent of that which is provided by Con Edison to customers who are enrolled in its low-income program pursuant to its tariff (see P.S.C. No. 9 – Electricity, Thirtieth Revised Leaf No. 202). If you receive benefits under Supplemental Security Income, Temporary Assistance to Needy Persons/Families, Safety Net Assistance, or Food Stamps, or have received a Home Energy Assistance Program grant in the preceding twelve (12) months, please alert a **42-25 21st Street, Long Island City, NY 11101** representative by phone or in writing and he/she will work with you.

If you are having difficulty paying your electric bill, please contact us by telephone or by letter in order to arrange for a deferred payment agreement, whereby you may be able to pay the balance owed over a period of time. A deferred payment agreement is a written agreement for the payment of outstanding charges over a specific period of time, signed by both the submeterer and customer. If you can show financial need, **42-25 21st Street, Long Island City, NY 11101** can work with you to determine the length of the agreement and the amount of each monthly payment. You may not have to make a down payment, and installment payments may be as little as \$10.00 per month. **42-25 21st Street, Long Island City, NY 11101** will make reasonable efforts to help you find a way to pay your bill.

Regardless of your payment history relating to your electric bills, your electric service will be continued if your health or safety is threatened. When **42-25 21st Street, Long Island City, NY 11101** becomes aware of such hardship, **42-25 21st Street, Long Island City, NY 11101** can refer you to the Department of Social Services. Please notify **42-25 21st Street, Long Island City, NY 11101** if the following conditions exist:

- (a) **Medical Emergencies.** You must provide a medical certificate from your doctor or local board of health; or
- (b) **Life Support Equipment.** If you have life support equipment and a medical certificate.

Special protections may be available if you and/or those living with you are age

eighteen (18) or younger or sixty-two (62) and older, blind, or disabled.

To ensure that you receive all of the protections that you are eligible for, please contact a **42-25 21st Street, Long Island City, NY 11101** representative and identify yourself.

You can also designate a third party as an additional contact to receive notices of past due balances.

Every submeterer shall permit a residential customer to designate a third party to receive all notifications relating to disconnection of service or other credit actions sent to such residential customer, provided that the designated third party agrees in writing to receive such notices. The submeterer shall inform the third party that the authorization to receive such notices does not constitute acceptance of any liability on the third party for service provided to the customer. The submeterer shall promptly notify the residential customer of the refusal or cancellation of such authorization by the third party. If you are interested in Voluntary Third-Party Notice, notify **42-25 21st Street, Long Island City, NY 11101** with the party's contact information and written agreement of the third party to receive copies of all notifications relating to disconnection of service or other credit actions sent to you.

Please review the attached "Special Protections Registration Form" relating to some of the rights discussed above. Although you are not required to do so, it is requested that you please fill it out if you qualify for any special protection described on the form. You may return the completed form to **42-25 21st Street, Long Island City, NY 11101** at the address above.

BUDGET BILLING PLAN

Resident(s) Name(s): _____

Address: _____

Account No.: _____

As set forth below, **Metro Management Development, LLC, 42-25 21st Street, LIC, NY 11101 (93 Worth Street, New York, NY 10013)** agrees to provide services in return for your agreement to make payments according to the terms of this Budget Billing Plan (the "Plan").

The Plan requires that you pay **\$XX.XX** per month for the 12-month period starting with the billing cycle commencing on **MM/DD/YYYY** and ending on **MM/DD/YYYY**.

This monthly payment is based on an estimate of your annual billing, which has been calculated by multiplying the average monthly consumption by the current estimate of commodity prices over the above-referenced 12-month period. Your average monthly consumption is _____ kWh, based on your or the premises' last 12 months of actual consumption.

The Plan shall be subject to regular review for conformity with actual billing. **93 Worth Street, New York, NY 10013** reserves the right to recalculate the monthly payment to reflect either (a) an increase in consumption beyond the average monthly consumption, and/or (b) an increase in commodity prices.

Each month, you will be billed the equal monthly payment and you will be required to pay that amount. Your bill will inform you what your consumption for the period was, as well as the actual charge you would have incurred if you were not on the Plan. If you fail to pay the bill when due, you may be subject to a final termination notice pursuant to the Home Energy Fair Practices Act or other collection remedies.

In the last month of the Plan, **93 Worth Street, NY, New York 10013** Street shall true up your account based on a comparison of the billing under the Plan and the amount you would have been charged for the 12-month period if you were not on the Plan. If you owe **93 Worth Street, NY, New York 10013** Street a sum of money due to the true up, you will be billed for the amount due. If you have been over billed, you will be issued a credit to be applied to the next plan year.

Yes! I would like budget billing and agree to the terms of the Plan.

Acceptance of Agreement:

Resident(s) Signature(s): _____
Date: _____
By: _____
Date: _____

Return one signed copy to 93 Worth Street, New York, NY 10013 by MM/DD/YYYY.

Residential Payment Agreement

Resident(s) Name(s): _____

Address: _____

Account No.: _____

The total amount owed to **93 Worth Street, New York, NY 10013** on this account as of **MM/DD/YYYY** is **\$XX.XX**.

Subject to 16 NYCRR § 11.10 (a-b) of the Home Energy Fair Practices Act ("HEFPA"), **93 Worth Street, New York, NY 10013** is required to offer a payment agreement that you are able to pay considering your financial circumstances. **This agreement should not be signed if you are unable to keep the terms.** Alternate terms may be available if you can demonstrate financial need. Alternate terms may include no down payment and payments as low as \$10 per month above your current bills. **If you sign and return this form, along with a down payment of \$XX.XX, by MM/DD/YYYY, you will be entering into a payment agreement and, by doing so, will avoid termination of electricity service.**

Assistance to pay utility bills may be available to recipients of public assistance or supplemental security income from your local social services office. This agreement may be changed if your financial circumstances change significantly because of conditions beyond your control. If after entering into this agreement, you fail to comply with the terms, **93 Worth Street, New York, NY 10013** may terminate your electricity service. If you do not sign this agreement or pay the total amount due of **\$XX.XX** by **MM/DD/YYYY**, **93 Worth Street, NY, New York 10013** may seek to terminate your electricity service. **If you are unable to pay these terms, if further assistance is needed, or if you wish to discuss this agreement, please call Metro Management Development, Inc. Tel: 718-593-8907**

Payment of Outstanding Balance:

Your current monthly budget amount is: \$XX.XX (in addition to your current electricity charges)

If you are not already enrolled in our Budget Billing Program, which allows you to pay for your service in equal monthly installments, and wish to enroll, check the box below and we will start you on this process.

Yes! I would like Budget Billing:

Acceptance of Residential Payment Agreement:

Resident(s) Signature(s): _____ Date: _____

This agreement has been accepted by Metro Management Development Inc.

. If you and 93 Worth Street cannot negotiate a payment agreement, or if you need any further assistance, you may contact the Public Service Commission at 1-800-342-3377.

Return one copy of this agreement signed, along with the down payment of \$XX.XX, by MM/DD/YYYY to Metro Management Development, Inc, 42-25 21st Street, Long Island City, NY 11101 if not done, your electricity service may be terminated.

FAILURE TO MAKE PAYMENT NOTICE DATED:

Resident(s) Name(s): _____

Address: _____

Account No.: _____

Dear [customer name]:

Your account is now ninety (90) days overdue. Please make payment of **\$XX.XX** by **MM/DD/YY** or we shall institute termination of your electricity service.

PLEASE REMIT \$XX.XX BY MM/DD/YY TO AVOID INITIATION OF TERMINATION OF YOUR ELECTRICITY SERVICE.

If you are unable to make payment because your financial circumstances have changed significantly due to events beyond your control, please contact Metro Management Development, Inc. 42-25 21st Street, Long Island City, NY 11101 at **XXX-XXX-XXXX**. If you or anyone in your household meets any of the following conditions please contact us: medical emergency, elderly, blind, or disabled.

Sincerely,

93 Worth Street LLC

FINAL TERMINATION NOTICE DATED:

Resident(s) Name(s): _____

Address: _____

Account No.: _____

Dear [customer name]:

By letter dated **MM/DD/YY**, we notified you that your failure to remit the past due amount of **\$XX.XX** by **MM/DD/YY** would result in our terminating your electricity service. Our records indicate that we have not received your payment. Please remit **\$XX.XX** or your service will be terminated after **MM/DD/YY**.

If you disagree with the amount owed, you may call or write Metro Management Development, Inc. 42-25 21st Street, Long Island City, NY 11101 (Tel; 718-593-8907) or you may contact the Public Service Commission at 1-800-342-3377.

THIS IS A FINAL TERMINATION NOTICE. PLEASE BRING THIS NOTICE TO OUR ATTENTION WHEN PAYING THIS BILL.

PLEASE REMIT \$XX.XX BY MM/DD/YY TO AVOID TERMINATION OF YOUR ELECTRICITY SERVICE.

If you are unable to make payment because your financial circumstances have changed significantly due to events beyond your control, please contact: Metro Management Development, Inc. 42-25 21st Street, Long Island City, NY 11101 (Tel; 718-593-8907) If you or anyone in your household meets any of the following conditions please contact: Metro Management Development, Inc. 42-25 21st Street, Long Island City, NY 11101 (Tel; 718-593-8907) medical emergency, elderly, blind, or disabled.

Sincerely,

93 Worth LLC

NOTIFICATION TO SOCIAL SERVICES OF CUSTOMERS
INABILITY TO PAY

Metro Management Development, Inc.
42-25 21st Street
Long Island City, NY 11101
Tel: 718-593-8907

Resident(s) Name(s): _____

Address: _____

Account No.: _____

The above resident/customer has been sent a final notice of termination of electricity service. If the total payment due of **\$XX.XX** is not paid by **MM/DD/YYYY**, termination of their electricity service may occur anytime after **MM/DD/YYYY**.

Past Due Reminder Notice

RESIDENT(S) NAME(S): _____

ADDRESS: _____

ACCOUNT NO.: _____

On **MM/DD/YYYY**, you signed a Residential Deferred Payment Agreement (DPA), which obligated you to make a down payment of **\$XX.XX** by **MM/DD/YYYY** and regular payments of **\$XX.XX** (in addition to your current electricity charges) in order to avoid termination of electricity service. Our records indicate that you have failed to comply with the terms of the DPA. As a result, we are hereby notifying you that you must meet the terms of the existing DPA by making the necessary payment within twenty (20) calendar days of the date payment was due or a final termination notice may be issued to terminate your electricity service.

If you are unable to make payment under the terms of the DPA because your financial circumstances have changed significantly due to events beyond your control, you should immediately contact 42-25 21st Street, Long Island City, NY 11101 because a new payment agreement may be available. Further, assistance to pay utility bills may be available to recipients of public assistance or supplemental security income from your local social services office.

The total amount owed to Metro Management Development, Inc. 42-25 21st Street, Long Island City, NY 11101 Tel: 718-593-8907 for this account as of MM/DD/YYYY is: \$XX.XX.

**SPECIAL PROTECTIONS
REGISTRATION FORM**

Please complete this form if any of the following applies. Return this form to:

Metro Management Development, Inc.
42-25 21st Street
Long Island City, NY 11101
Tel: 718-593-8907

ACCOUNT INFORMATION

(Be sure to complete before mailing)

Name

Address

Apartment

Town/City

Zip

Telephone # Daytime

Evening

Account Number (as shown on bill)

I would like to be considered for Special Protections.

In my household (Check):

- Unit Owner is 62 years of age or over, and any and all persons residing therewith are either 62 years of age or under 18 years of age.
- Unit Owner is blind (Legally or Medically)
- Unit Owner has a permanent disability
- Unit Owner/resident of my house has a Medical Hardship (type):

-
- Unit Owner/resident of my house has a Life Support Hardship (type):
-

I receive government assistance.

- I receive Public Assistance (PA). My case number is:

- I receive Supplemental Security Income (SSI). Note: SSI benefits are not the same as Social Security Retirement Benefits. My Social Security Number (optional) is:

Please send me more information about:

- Balanced billing

To be Completed by Third Party

Please let me know if this customer's bill is overdue. As a "caregiver," I understand that I am not responsible for payment of this bill.

Caregiver/Agency

Address

Apartment

Town/City

Zip

Telephone # Daytime

Evening

Designee Signature