



New York State Public Service Commission
Office of Consumer Policy
Submetering Identification Form



Name of Entity: 20 West 53 d.d.c.			Corporate Address: 591 West Putnam Ave.		
City: Greenwich	State: CT	Zip: 06830	Web Site:		
Phone:			Utility Account Number:		
Chief Executive:			Account Holder Name:		
Phone:			E-mail:		
DPS Case Number:					

Primary Regulatory Complaint Contact

Secondary Regulatory Complaint Contact

Name: Nadav Schnall			Name: N/A		
Phone: 212-634-5422			Phone:		
Fax:			Fax:		
E-mail: nadav.schnall@residential.com			E-mail:		
Address: One Central Park South			Address:		
City: New York	State: N.Y.	Zip: 10019	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: 20 West 53			Service Address: 20 West 53rd St.		
City: New York	State: NY	Zip: 10019			
Electric Heat? Y/N			Electric Hot Water? Y/N		
# Units Occupied by: Sr. Citizens N/A Disabled N/A			Total # of Units 59		
Rent Stabilized N/A	# Rent Controlled N/A	# Rent-Regulated N/A	# Market Rate 59		
Rental: Y/N	Condo: Y/N	Co-Op: Y/N			
# Low Income: N/A	# Section 8: N/A	# Landlord Assist Program N/A	# Other N/A		
Submeter / Billing Agent: Quadlogic Control			Address: 3300 Northern Blvd.		
City: Long Island City	State: NY	Zip: 1101	2nd Fl.		
Contact Name: Mendel Lipszyc		Contact Phone: 212-930-9300	Contact Fax: 212-930-9393		

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. 9/20/13)

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

20 West 53rd Street, L.L.C.
591 West Putnam Avenue
Greenwich, CT 06830

Kathleen H. Burgess
Secretary
New York State Public Service Commission
State of New York
3 Empire State Plaza
Albany, NY12223

Re: Notice of Intent to sub-meter electricity at a building located at 20 West 53 Street, New York, NY 10019.

Dear Secretary Burgess,

20 West 53rd Street, L.L.C. is the owner of the above referenced new condominium building. The owner submits this notice of intent pursuant to 16 NYCRR § 96.2 to provide future sub-metering services for the building mentioned above which is located within the service territory of Consolidated Edison Company, Inc., 20 West 53 Street, New York, NY 10019.

Construction began in 2012 and expected completion is end of July 2015. The Building consists of 59 Units. Fifteen units are currently occupied. All condominium units will be fair market units. There are no low-income or rent subsidized/stabilized units.

The heating will be provided via heat pumps utilizing the individual apartment electricity which is being submetered individually per unit. Each owner will be able to control its individual HVAC unit and will see electrical consumption in the form of a monthly bill.

In addition, the Owner's sub-metering plan satisfies the requirements of 16 NYCRR § 96.2 . Accordingly, the Owner respectfully requests the Commission to approve this notice of intent.

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.

20 West 53rd Street, L.L.C.
591 West Putnam Avenue
Greenwich, CT 06830

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 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 a 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.

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591 West Putnam Avenue
Greenwich, CT 06830

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. 9" – Electric

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 Owner 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: Nadav Schnall can be contacted via email at nadav.schnall@fsresidential.com or by telephone number 212-634-5422 or at the management office at One Central Park South, New York, NY 10019.** 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; offering plan; 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. Con Edison will be notified

20 West 53rd Street, L.L.C.
591 West Putnam Avenue
Greenwich, CT 06830

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 Owner:

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:

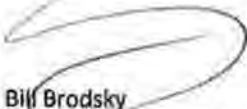
The MCS system allows for the termination of submetered electric service to a particular unit consistent with the requirements of HEFPA.

Installation of the sub-metering system:

The submetering system has been installed.

Thank you for your attention to this matter.

Sincerely,



Bill Brodsky
20 West 53rd Street, L.L.C.

20 West 53rd Street, L.L.C.
591 West Putnam Avenue
Greenwich, CT 06830

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 the building located at 20 West 53 Street, New York, NY 10019

Dear Mr. DeSanti,

20 West 53rd Street, L.L.C, 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,



Signature

Bill Brodsky

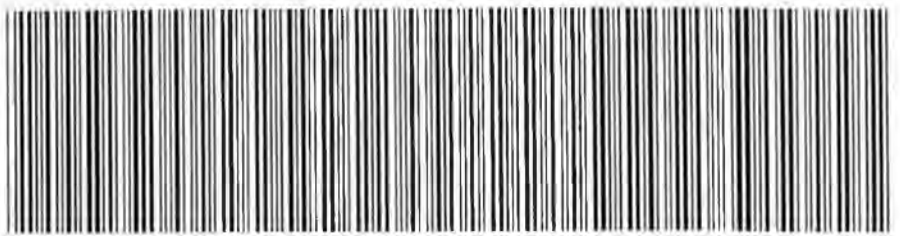
Name

20 West 53rd Street, L.L.C.

Company Name

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 38

Document ID: 2013100400312002

Document Date: 09-25-2013

Preparation Date: 10-04-2013

Document Type: MAPS
Document Page Count: 32

PRESENTER:

FIRST AMERICAN TITLE INSURANCE (FIRSTAM PICKUP)
633 THIRD AVENUE
TITLE# 3020-633955-CQ
NEW YORK, NY 10017
212-850-0670

RETURN TO:

HOLLAND & KNIGHT LLP
31 WEST 52ND STREET
NEW YORK, NY 10019
STUART M. SAFT, ESQ.

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1268	50	Entire Lot	18 WEST 53RD STREET

Property Type: APARTMENT BUILDING

Borough	Block	Lot	Unit	Address
MANHATTAN	1268	1201	Entire Lot	HOTEL 20 WEST 53RD STREET

Property Type: COMMERCIAL CONDO UNIT(S)

Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or Year _____ Reel _____ Page _____ or File Number _____

PARTIES

PARTY 1:

20 WEST 53RD STREET CONDOMINIUM
20 WEST 53RD STREET
NEW YORK, NY 10019

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 210.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 10-04-2013 16:50

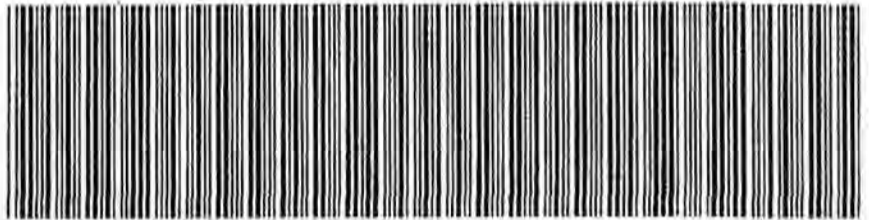
City Register File No.(CRFN):

2013000413152



Annette M. Hill

City Register Official Signature



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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 38

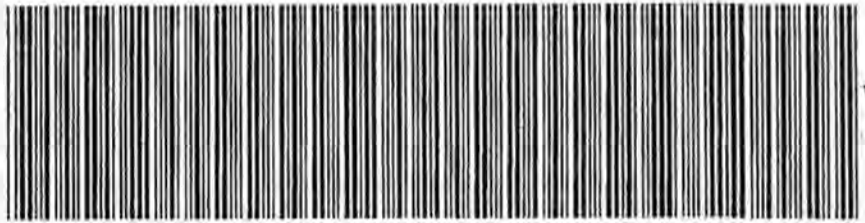
Document ID: 2013100400312002
Document Type: MAPS

Document Date: 09-25-2013

Preparation Date: 10-04-2013

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1268	1202 Entire Lot	REST	20 WEST 53RD STREET
Property Type: COMMERCIAL CONDO UNIT(S)				
MANHATTAN	1268	1203 Entire Lot	LIBR	20 WEST 53RD STREET
Property Type: COMMERCIAL CONDO UNIT(S)				
MANHATTAN	1268	1204 Entire Lot	18A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1205 Entire Lot	18B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1206 Entire Lot	18C	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1207 Entire Lot	20A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1207 Entire Lot	20A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1208 Entire Lot	20B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1209 Entire Lot	20C	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1210 Entire Lot	21A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1211 Entire Lot	21B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1212 Entire Lot	21C	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1213 Entire Lot	22A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1214 Entire Lot	22B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				



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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 3 OF 38

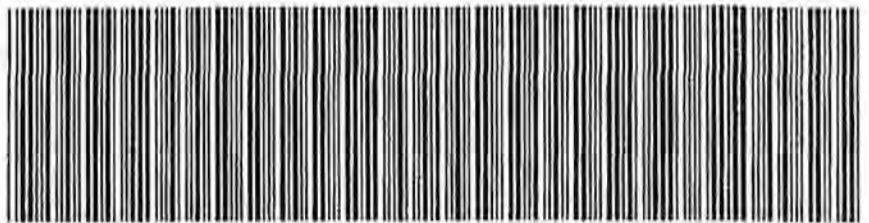
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Document Date: 09-25-2013

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PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1268	1215 Entire Lot	22C	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1216 Entire Lot	23A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1217 Entire Lot	23B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1218 Entire Lot	23C	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1219 Entire Lot	24A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1220 Entire Lot	24B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1221 Entire Lot	24C	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1222 Entire Lot	25A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1223 Entire Lot	25B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1224 Entire Lot	25C	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1225 Entire Lot	26A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1226 Entire Lot	26B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1227 Entire Lot	27A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1228 Entire Lot	27B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				



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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 4 OF 38

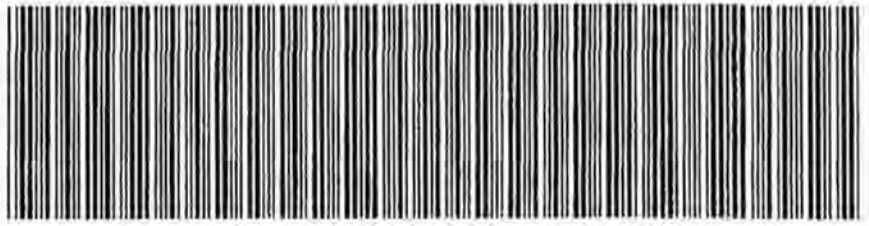
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PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1268	1229 Entire Lot	28A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1230 Entire Lot	28B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1231 Entire Lot	29A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1232 Entire Lot	29B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1233 Entire Lot	30A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1234 Entire Lot	30B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1235 Entire Lot	31A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1236 Entire Lot	31B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1237 Entire Lot	32B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1238 Entire Lot	33A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1239 Entire Lot	33B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1240 Entire Lot	34A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1240 Entire Lot	34A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1241 Entire Lot	34B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				



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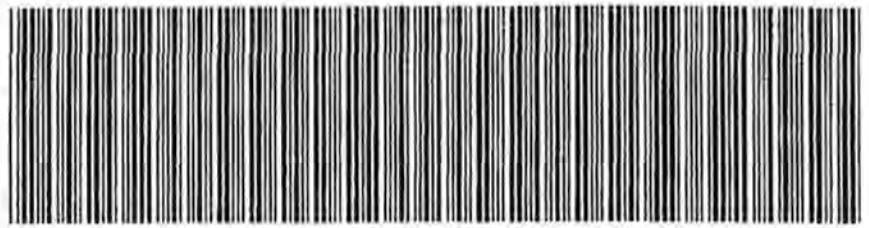
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PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1268	1242 Entire Lot	35A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1243 Entire Lot	35B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1244 Entire Lot	36A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1245 Entire Lot	36B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1246 Entire Lot	37A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1247 Entire Lot	37B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1248 Entire Lot	38A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1249 Entire Lot	38B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1250 Entire Lot	39A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1251 Entire Lot	39B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1252 Entire Lot	40A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1253 Entire Lot	40B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1254 Entire Lot	41A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
MANHATTAN	1268	1255 Entire Lot	41B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				



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PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1268	1256 Entire Lot	42A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	1268	1257 Entire Lot	42B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	1268	1257 Entire Lot	42B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	1268	1258 Entire Lot	43A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	1268	1259 Entire Lot	43B	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	1268	1260 Entire Lot	44A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	1268	1261 Entire Lot	45A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	1268	1262 Entire Lot	46A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	1268	1263 Entire Lot	47A	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	1268	1264 Entire Lot	PH	20 WEST 53RD STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

R

CONDOMINIUM NO. 2410

20 WEST 53RD ST CONDOMINIUM
20 WEST 53RD ST
NEW YORK, NY 10019

TAX BLOCK: 1268
TAX LOTS: 1201 - 1264
FKA LOTS: 00050

APPROVED BY THE TAX MAP UNIT 9-25-2013

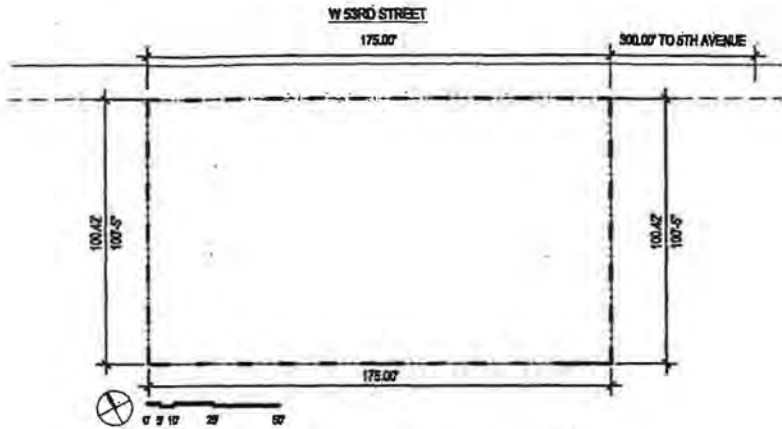
FILED IN THE NEW YORK CITY LAND RECORDS DIVISION _____

THE LAND AFFECTED BY THE WITHIN INSTRUMENT LIES IN SECTION 5 IN BLOCK 1268
ON THE BLOCK MAP OF TAXES AND ASSESSMENTS IN THE BOROUGH OF MANHATTAN

8/20/2013 9:27:18 AM

Blumenthal, Coughlin & Murray LLP 14 Wall Street New York, NY 10005	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: COVER SHEET	DWG NUMBER: TL-1
DATE: 08/05/13			

12'-0"	TOP OF PARAPET	EL. 885'-4"
12'-0"	BALCONY ROOF	EL. 882'-4"
12'-0"	ROOF	EL. 884'-4"
12'-0"	50M FLOOR	EL. 577'-4"
12'-0"	50TH FLOOR	EL. 584'-4"
12'-0"	PH2 FLOOR	EL. 587'-4"
12'-0"	PH1 FLOOR	EL. 591'-0"
12'-0"	47TH FLOOR	EL. 514'-4"
12'-0"	46TH FLOOR	EL. 487'-4"
12'-0"	45TH FLOOR	EL. 489'-0"
12'-0"	44TH FLOOR	EL. 474'-4"
12'-0"	43RD FLOOR	EL. 462'-4"
12'-0"	42ND FLOOR	EL. 451'-0"
12'-0"	41ST FLOOR	EL. 435'-4"
12'-0"	40TH FLOOR	EL. 427'-4"
12'-0"	39TH FLOOR	EL. 419'-0"
12'-0"	38TH FLOOR	EL. 404'-4"
12'-0"	37TH FLOOR	EL. 392'-4"
12'-0"	36TH FLOOR	EL. 381'-0"
12'-0"	35TH FLOOR	EL. 388'-4"
12'-0"	34TH FLOOR	EL. 373'-4"
12'-0"	33RD FLOOR	EL. 368'-0"
12'-0"	32ND FLOOR	EL. 354'-4"
12'-0"	31ST FLOOR	EL. 322'-4"
12'-0"	30TH FLOOR	EL. 311'-0"
12'-0"	29TH FLOOR	EL. 298'-4"
12'-0"	28TH FLOOR	EL. 292'-4"
12'-0"	27TH FLOOR	EL. 278'-0"
12'-0"	26TH FLOOR	EL. 264'-4"
12'-0"	25TH FLOOR	EL. 252'-4"
12'-0"	24TH FLOOR	EL. 241'-0"
12'-0"	23RD FLOOR	EL. 228'-4"
12'-0"	22ND FLOOR	EL. 213'-4"
12'-0"	21ST FLOOR	EL. 208'-0"
12'-0"	20TH FLOOR	EL. 194'-4"
12'-0"	19TH FLOOR	EL. 182'-4"
12'-0"	18TH FLOOR	EL. 171'-0"
12'-0"	17TH FLOOR	EL. 161'-4"
12'-0"	16TH FLOOR	EL. 151'-4"
12'-0"	15TH FLOOR	EL. 149'-4"
12'-0"	14TH FLOOR	EL. 138'-4"
12'-0"	13TH FLOOR	EL. 118'-4"
12'-0"	12TH FLOOR	EL. 126'-4"
12'-0"	11TH FLOOR	EL. 87'-4"
12'-0"	10TH FLOOR	EL. 87'-0"
12'-0"	9TH FLOOR	EL. 78'-4"
12'-0"	8TH FLOOR	EL. 82'-4"
12'-0"	7TH FLOOR	EL. 82'-0"
12'-0"	6TH FLOOR	EL. 82'-0"
12'-0"	5TH FLOOR	EL. 42'-4"
12'-0"	4TH FLOOR	EL. 25'-4"
12'-0"	3RD FLOOR	EL. 19'-4"
12'-0"	2ND FLOOR	EL. 8'-4"
12'-0"	1ST FLOOR	EL. 0'-0"
12'-0"	12THASE	EL. -1'-0"
12'-0"	CELLAR	EL. -17'-0"
12'-0"	SUBCELLAR 1	EL. -28'-0"
12'-0"	SUBCELLAR 2	EL. -41'-0"



CONDOMINIUM PLAN CERTIFICATION

THE TAX MAP UNIT
CITY OF NEW YORK
CERTIFIES THAT

(A) THE ANNEXED FLOOR PLANS CONSISTING OF 32 PAGES
COVERING FLOORS SUBCELLAR 2, SUBCELLAR 1, CELLAR, 1, 1M, 2-13, 13M,
18-47, PH1, PH2, 50 AND 50M IN PREMISES KNOWN AS

20 WEST 53RD ST CONDOMINIUM
20 WEST 53RD ST
NEW YORK, NY 10019

(B) THE LOT DESIGNATIONS FOR THE SEPARATE UNIT SHOWN
THEREON CONFORM TO THE OFFICIAL TAX LOT NUMBER
DESIGNATIONS FOR SUCH UNIT AS SHOWN ON THE BLOCK
MAP OF TAXES AND ASSESSMENTS OF THE
CITY OF NEW YORK BOROUGH OF MANHATTAN

DATE: 9-25-2013

C. Carol

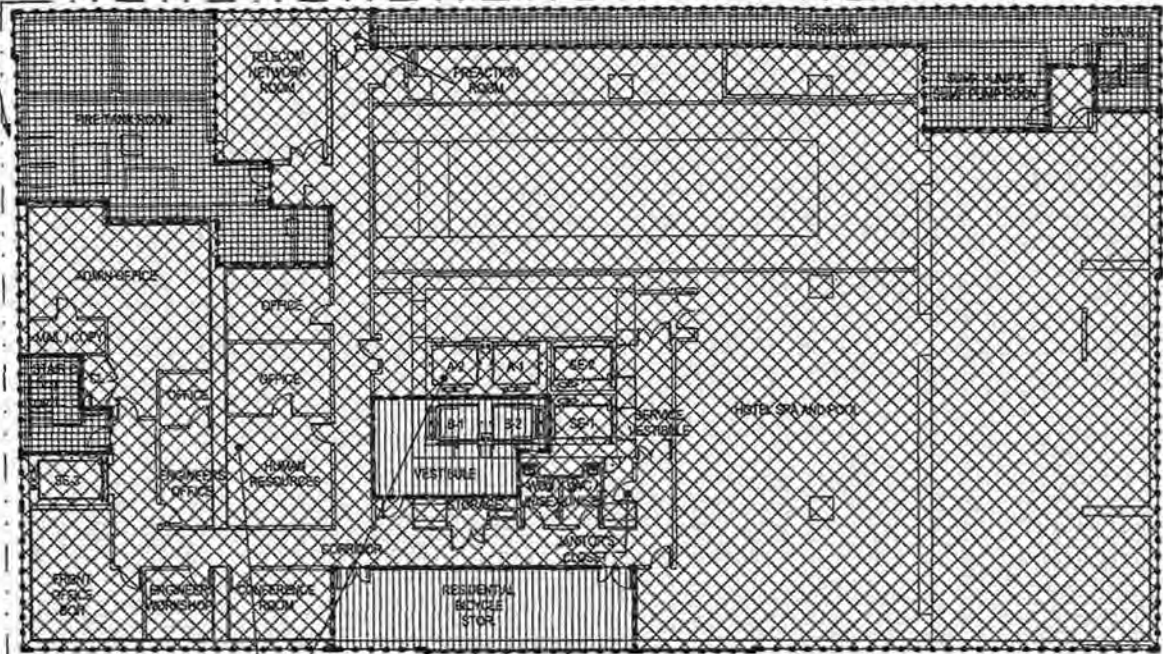
CARTOGRAPHER
TAX MAP UNIT
LAND RECORDS DIVISION

8/3/2013 4:56:14 PM

Addressors, Carriage & Merid LLP 14 West Street New York, NY 10003	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: SECTION/PLOT PLAN	DWG NUMBER: TL-2
DATE: 08/05/13			

NOT EXCAVATED

PROPERTY LINE



HOTEL UNIT
 TAX LOT NO. 1201
 UNIT AREA THIS FLOOR 13206 SF
 UNIT AREA TOTAL 112520 SF

- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

0 5 10 20
 GROSS SQUARE FOOTAGE OF SUBCELLAR 2: 16,536 SF

DIMENSIONS OF UNITS:

THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ADJUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

MEASURED VERTICALLY, EACH UNIT WILL CONSIST OF THE VOLUME (FROM THE TOP OF THE FLOOR SLAB BELOW (LOCATED UNDER THE FINISHED FLOORING AND SUB-FLOOR MATERIALS) TO THE UNDERSIDE OF THE FLOOR SLAB ABOVE.

DECLARANT:

VII - HOTEL II TB INVESTORS, L.L.C.
 C/O STARWOOD CAPITAL GROUP
 591 WEST PUTNAM AVENUE
 GREENWICH, CT 06860

ARCHITECT CERTIFICATION

STATE OF NEW YORK
 COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND THIS PLAN FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS, AND APPROXIMATE DIMENSIONS OF THE UNITS, AS BUILT.

SWORN BEFORE ME TO THIS DAY:

7 DAY OF Aug 13

TINA MOY
 Notary Public, State of New York
 Registration #018606214947
 Qualified in New York County
 Commission Expires Dec. 21, 2015



Warning: It is a violation of the New York State Architecture Law, §63.5(b) for any person, unless they are acting under the direction of a Licensed Architect, to alter this item in any way.

TAX LOT CERTIFICATION:

THE UNIT DESIGNATIONS AND TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

9-25-2013
 DATE

C. Coull
 CARTOGRAPHER

Blomquist, O'Leary & Moriello LLP
 74 West Street
 New York, NY 10005

ADDRESS:
 20 WEST 53RD STREET
 NEW YORK, NY 10019

TITLE:

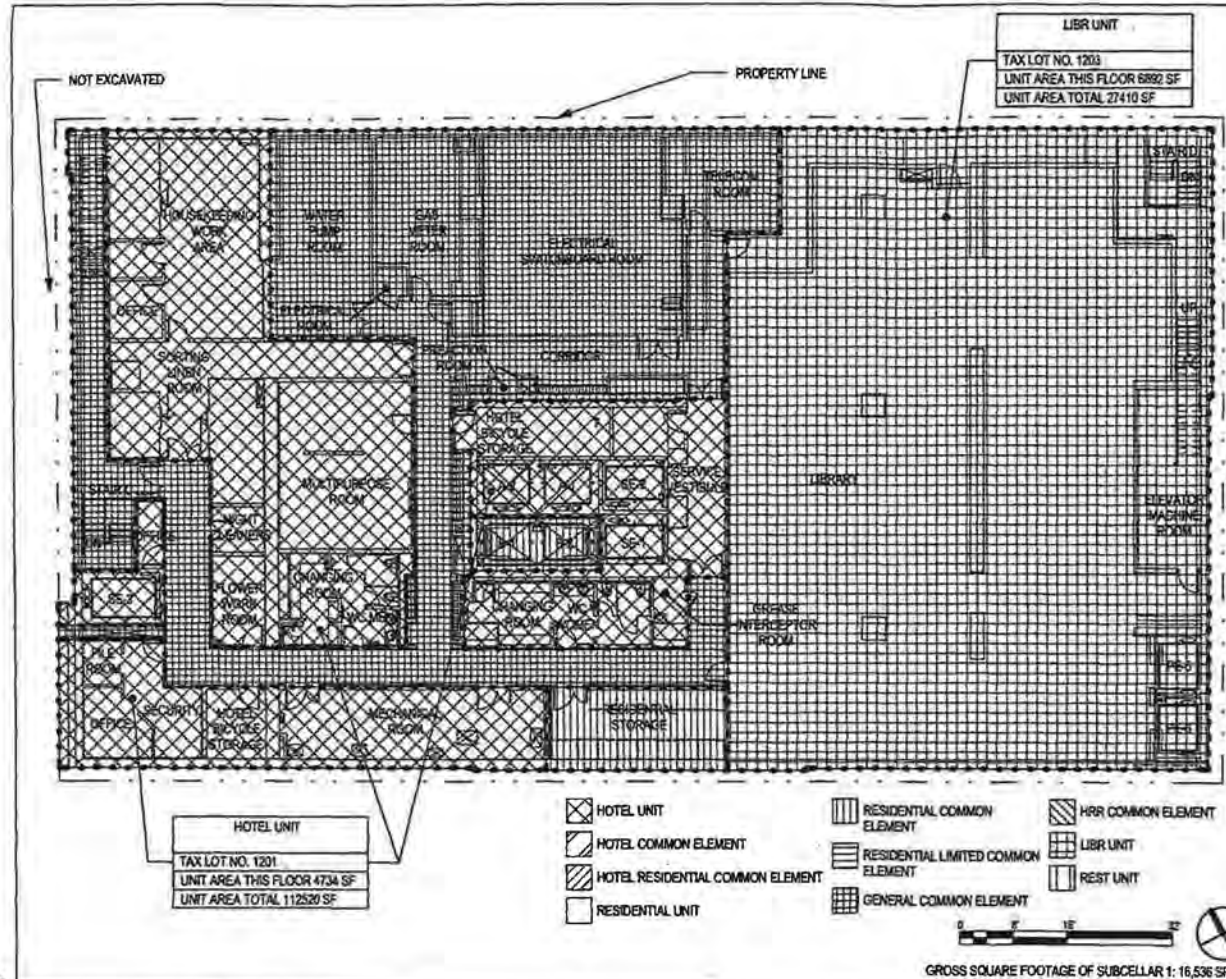
SUBCELLAR 2 FLOOR PLAN

DWG NUMBER:

TL-3

DATE:
 08/05/13

08/2013 4:26:27 PM



DIMENSIONS OF UNITS:

THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ADJUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT, WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

MEASURED VERTICALLY, EACH UNIT WILL CONSIST OF THE VOLUME FROM THE TOP OF THE FLOOR SLAB BELOW (LOCATED UNDER THE FINISHED FLOORING AND SUB-FLOOR MATERIALS) TO THE UNDERSIDE OF THE FLOOR SLAB ABOVE.

DECLARANT:
VIR - HOTEL & TB INVESTORS, L.L.C.
C/O STARWOOD CAPITAL GROUP
391 WEST PUTNAM AVENUE
GREENWICH, CT 06830

ARCHITECT CERTIFICATION
STATE OF NEW YORK
COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND THIS PLAN FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS, AND APPROXIMATE DIMENSIONS OF THE UNITS, AS BUILT.

SWORN BEFORE ME TO THIS DAY:
7 DAY OF Aug 2013

TINA MOY
Notary Public, State of New York
Registration #01M08214947
Qualified in New York County
Commission Expires Dec. 21, 2013



Warning: It is a violation of the New York State Architecture Law, §69.5(b) for any person, unless they are acting under the direction of a Licensed Architect, to alter this plan in any way.

TAX LOT CERTIFICATION:

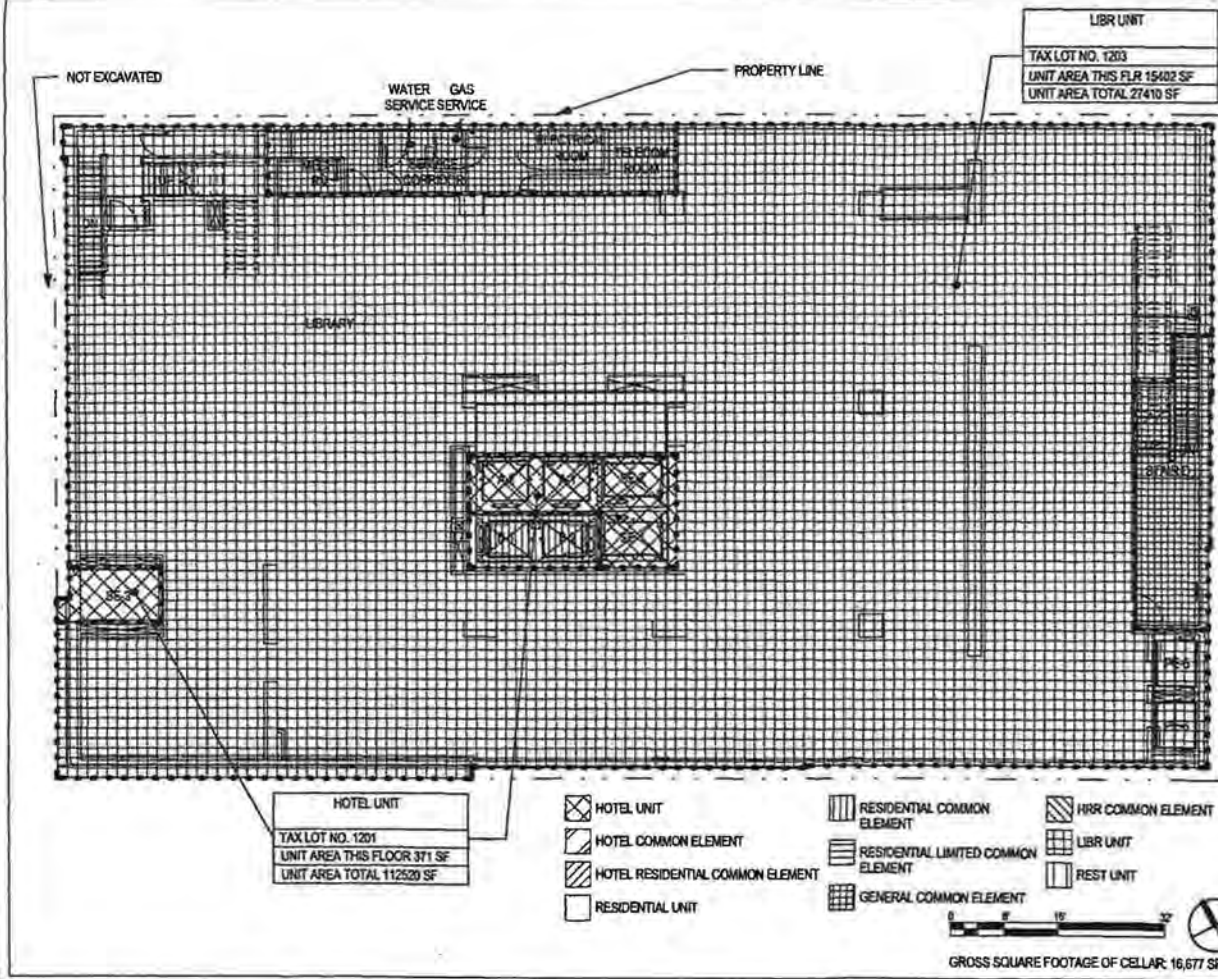
THE UNIT DESIGNATIONS AND TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

9-25-2013
DATE

C. Cuel
CARTOGRAPHER

8/6/2013 4:58:38 PM

Blackman, Cadrano & Merritt LLP 14 West Street New York, NY 10005	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: SUBCELLAR 1 FLOOR PLAN	DWG NUMBER: TL-4
DATE: 08/05/13			



LIBR UNIT
 TAX LOT NO. 1203
 UNIT AREA THIS FLR 15402 SF
 UNIT AREA TOTAL 27410 SF

HOTEL UNIT
 TAX LOT NO. 1201
 UNIT AREA THIS FLOOR 371 SF
 UNIT AREA TOTAL 112520 SF

- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

GROSS SQUARE FOOTAGE OF CELLAR: 16,677 SF

DIMENSIONS OF UNITS:
 THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ABUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.
 MEASURED VERTICALLY, EACH UNIT WILL CONSIST OF THE VOLUME FROM THE TOP OF THE FLOOR SLAB BELOW (LOCATED UNDER THE FINISHED FLOORING AND SUB-FLOOR MATERIALS) TO THE UNDERSIDE OF THE FLOOR SLAB ABOVE.

DECLARANT:
 VII - HOTEL II TB INVESTORS, L.L.C.
 CO STARWOOD CAPITAL GROUP
 391 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

ARCHITECT CERTIFICATION
 STATE OF NEW YORK
 COUNTY OF NEW YORK
 THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND THIS PLAN FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS, AND APPROXIMATE DIMENSIONS OF THE UNITS, AS BUILT.

SWORN BEFORE ME TO THIS DAY:
 7 DAY OF Aug 2013
TINA MOY
 Notary Public, State of New York
 Registration #011M08214947
 Qualified in New York County
 Commission Expires Dec. 21, 2013



Tina Moy
 Warning: It is a violation of the New York State Architects Law, §69.5(b) for any person, unless they are acting under the direction of a Licensed Architect, to alter this item in any way.

TAX LOT CERTIFICATION:
 THE UNIT DESIGNATIONS AND TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGHS OF MANHATTAN.
 9-25-2013
 DATE
 C. Conch
 CARTOGRAPHER

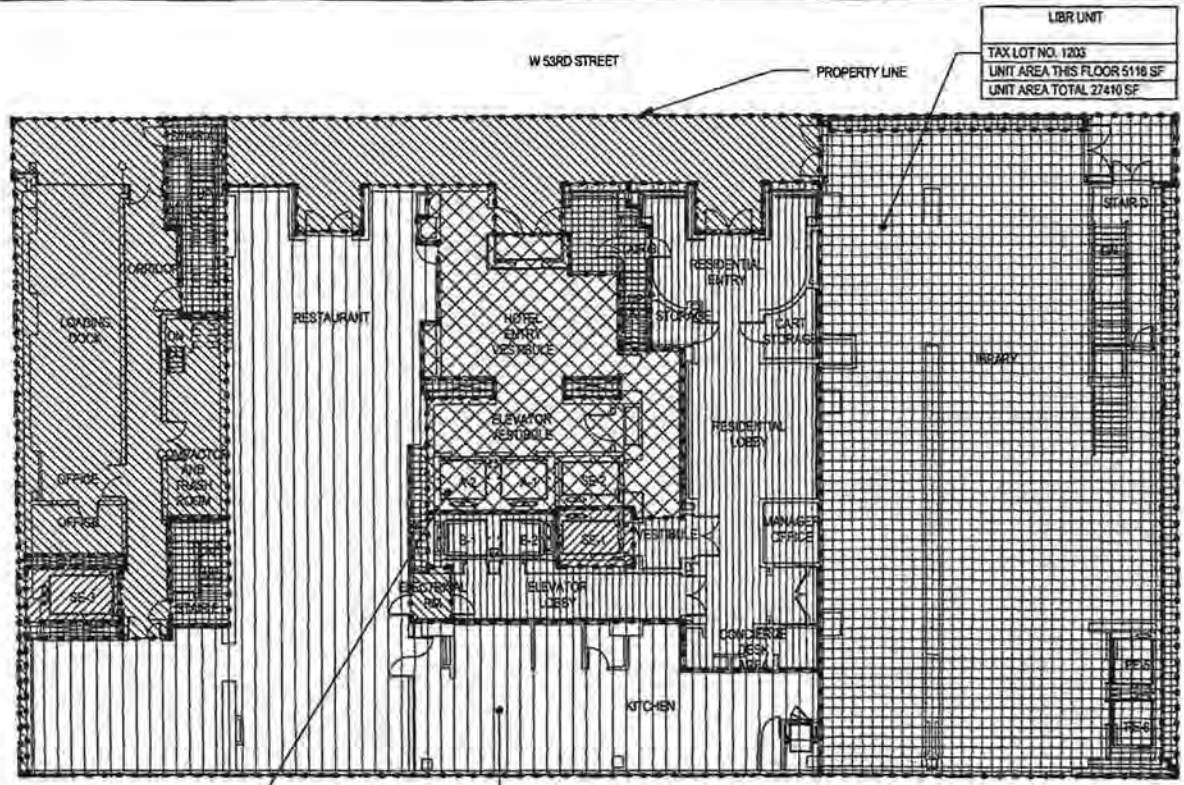
08/2013 4:55:41 PM

SHoWare, Chang & Menni LLP
 14 Wall Street
 New York, NY 10005
 DATE:
 08/05/13

ADDRESS:
 20 WEST 53RD STREET
 NEW YORK, NY 10019

TITLE:
CELLAR FLOOR PLAN

DWG NUMBER:
TL-5



LIBR UNIT
 TAX LOT NO. 1203
 UNIT AREA THIS FLOOR 5118 SF
 UNIT AREA TOTAL 27410 SF

HOTEL UNIT
 TAX LOT NO. 1201
 UNIT AREA THIS FLOOR 1532 SF
 UNIT AREA TOTAL 112520 SF

REST UNIT
 TAX LOT NO. 1202
 UNIT AREA TOTAL 4488 SF

- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

GROSS SQUARE FOOTAGE OF FIRST FLOOR: 15,816 SF

DIMENSIONS OF UNITS:
 THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ABUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

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DECLARANT:
 VII - HOTEL 8 TB INVESTORS, L.L.C.
 C/O STARWOOD CAPITAL GROUP
 391 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

ARCHITECT CERTIFICATION
 STATE OF NEW YORK
 COUNTY OF NEW YORK
 THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND THIS PLAN FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS, AND APPROXIMATE DIMENSIONS OF THE UNITS, AS BUILT.

SWORN BEFORE ME TO THIS DAY:
 7 DAY OF AUG 2013
TINA MOY
 Notary Public, State of New York
 Registration #011M06214947
 Qualified in New York County
 Commission Expires Dec. 21, 2013



Warning: It is a violation of the New York State Architecture Law, §33.5(b) for any person, unless they are acting under the direction of a Licensed Architect, to alter this item in any way.

TAX LOT CERTIFICATION:
 THE UNIT DESIGNATIONS AND TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.
 9-25-2013
 DATE
 C. Lovell
 CARTOGRAPHER

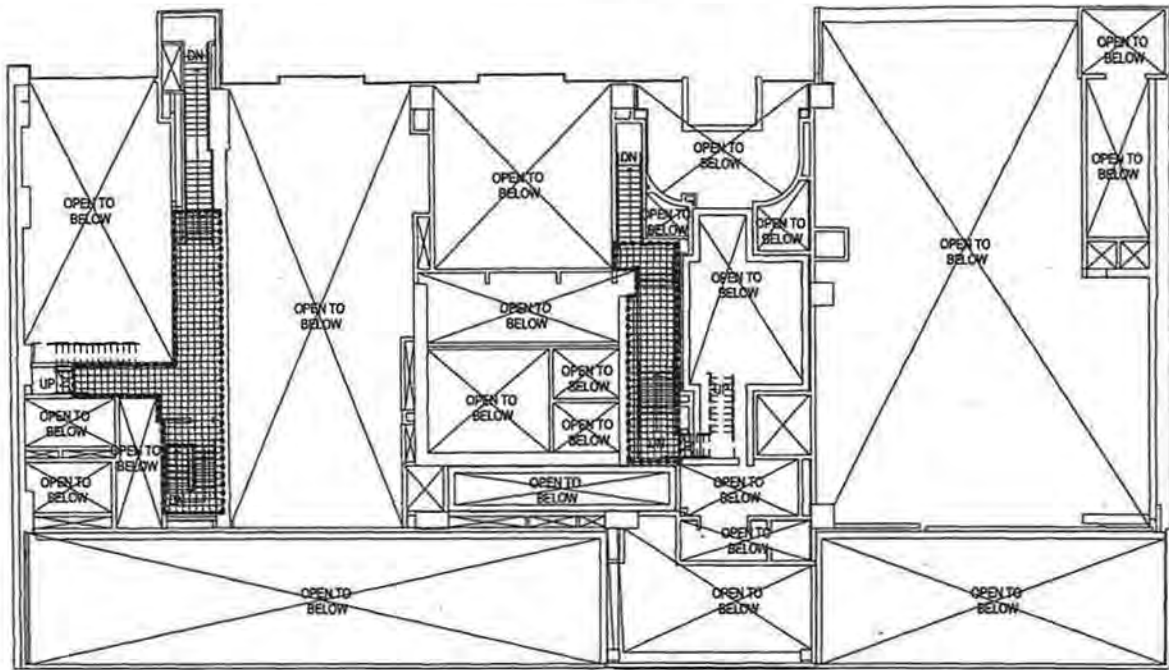
8/5/2013 4:55:40 PM

SKidmore, Oring & Merrill LLP
 14 West Street
 New York, NY 10002
 DATE:
 08/05/13

ADDRESS:
 20 WEST 53RD STREET
 NEW YORK, NY 10019

TITLE:
1ST FLOOR PLAN

DWG NUMBER:
TL-6



- | | | |
|----------------------------------|------------------------------------|--------------------|
| HOTEL UNIT | RESIDENTIAL COMMON ELEMENT | MRR COMMON ELEMENT |
| HOTEL COMMON ELEMENT | RESIDENTIAL LIMITED COMMON ELEMENT | LIBR UNIT |
| HOTEL RESIDENTIAL COMMON ELEMENT | GENERAL COMMON ELEMENT | REST UNIT |
| RESIDENTIAL UNIT | | |



DIMENSIONS OF UNITS:

THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ADJUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNIT'S FLOOR AREAS.

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DECLARANT:

VII - HOTEL II TB INVESTORS, L.L.C.
 CO STARWOOD CAPITAL GROUP
 891 WEST PUTNAM AVENUE
 GREENWICH, CT 06850

ARCHITECT CERTIFICATION

STATE OF NEW YORK
 COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND THIS PLAN FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS, AND APPROXIMATE DIMENSIONS OF THE UNITS, AS BUILT.

SWORN BEFORE ME TO THIS DAY:

1 DAY OF Aug 2013

TINA MOY
 Notary Public, State of New York
 Registration #01M06214847
 Qualified in New York County
 Commission Expires Dec. 21, 2015



Tina Moy

Warning: It is a violation of the New York State Architecture Law, §89.5(b) for any person, unless they are acting under the direction of a licensed Architect, to alter this item in any way.

TAX LOT CERTIFICATION:

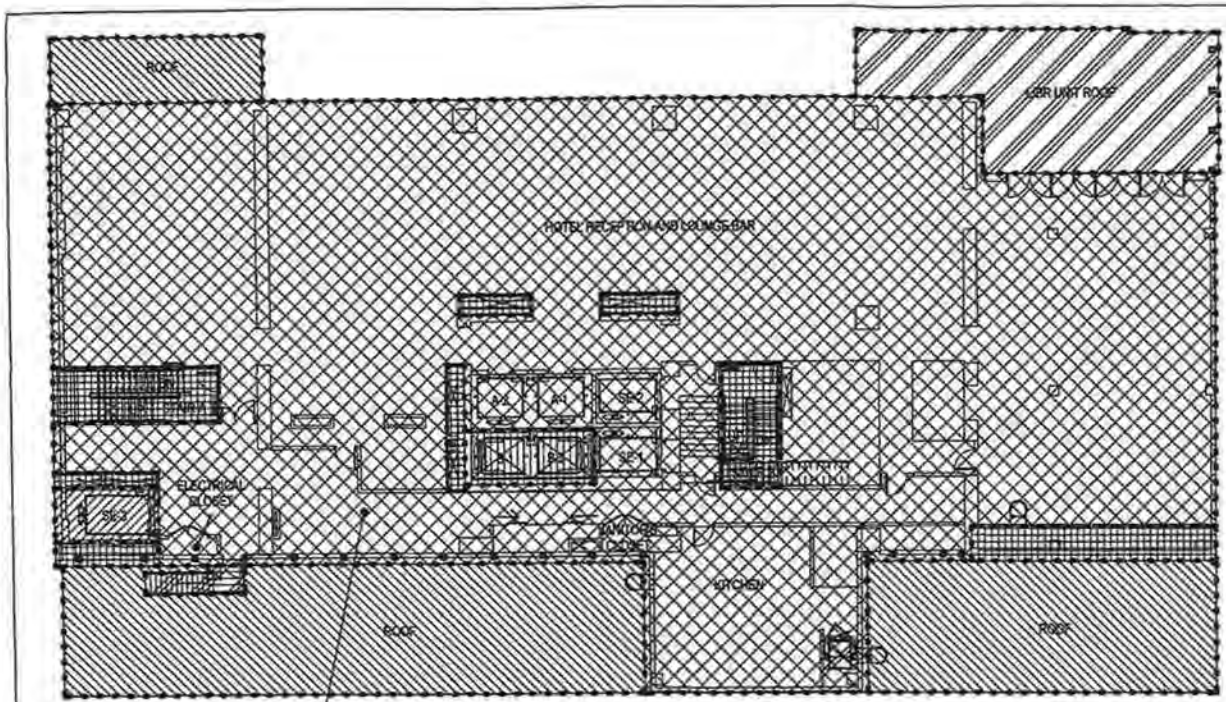
THE UNIT DESIGNATIONS AND TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

9-25-2013
 DATE

C. Conch
 CARTOGRAPHER

8/20/2013 4:55:56 PM

88dman, OrFigs & Mentz LLP 14 West Street New York, NY 10005	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: <h2 style="text-align: center;">1M FLOOR PLAN</h2>	DWG NUMBER: <h2 style="text-align: center;">TL-7</h2>
DATE: 08/05/13			



HOTEL UNIT
 TAX LOT NO. 1201
 UNIT AREA THIS FLOOR 11477 SF
 UNIT AREA TOTAL 112520 SF

- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

GROSS SQUARE FOOTAGE OF 2ND FLOOR: 12,547 SF

DIMENSIONS OF UNITS:
 THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ADJUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR, COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

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DECLARANT:
 VII - HOTEL II TB INVESTORS, L.L.C.
 C/O STARWOOD CAPITAL GROUP
 581 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

ARCHITECT CERTIFICATION
 STATE OF NEW YORK
 COUNTY OF NEW YORK
 THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND THIS PLAN FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS, AND APPROXIMATE DIMENSIONS OF THE UNITS, AS BUILT.

SWORN BEFORE ME TO THIS DAY:
 7 DAY OF Aug 2013
TINA MOY
 Notary Public, State of New York
 Registration #01M06214847
 Classified in New York County
 Commission Expires Dec. 21, 2015



Tina Moy
 Warning: It is a violation of the New York State Architecture Law, §60.5(b) for any person, unless they are acting under the direction of a Licensed Architect, to alter this item in any way.

TAX LOT CERTIFICATION:
 THE UNIT DESIGNATIONS AND TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

9-25-2013 C. Couche
 DATE CARTOGRAPHER

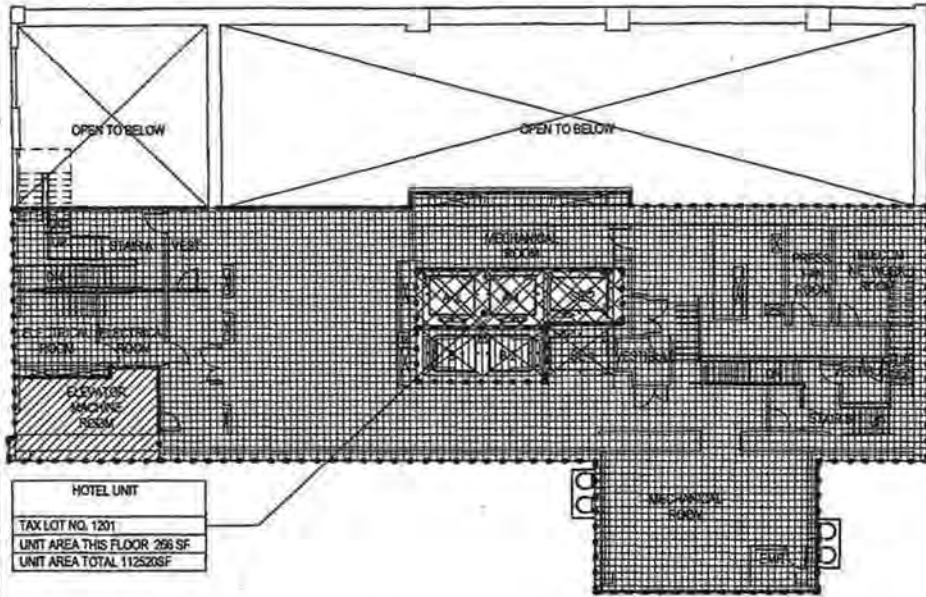
8/5/2013 4:56:03 PM

Skidmore, Oring & Merrill LLP
 14 West Street
 New York, NY 10002
 DATE: 08/05/13

ADDRESS:
 20 WEST 53RD STREET
 NEW YORK, NY 10019

TITLE: 2ND FLOOR PLAN

DWG NUMBER: TL-8



HOTEL UNIT
 TAX LOT NO. 1201
 UNIT AREA THIS FLOOR 296 SF
 UNIT AREA TOTAL 112520SF

- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

GROSS SQUARE FOOTAGE OF 3RD FLOOR MECH: 6,083 SF

DIMENSIONS OF UNITS:
 THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ADJUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNIT'S FLOOR AREAS.

MEASURED VERTICALLY, EACH UNIT WILL CONSIST OF THE VOLUME FROM THE TOP OF THE FLOOR SLAB BELOW (LOCATED UNDER THE FINISHED FLOORING AND SUB-FLOOR MATERIALS) TO THE UNDERSIDE OF THE FLOOR SLAB ABOVE.

DECLARANT:
 VB - HOTEL II TS INVESTORS, L.L.C.
 CIO STARWOOD CAPITAL GROUP
 591 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

ARCHITECT CERTIFICATION
 STATE OF NEW YORK
 COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND THIS PLAN FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS, AND APPROXIMATE DIMENSIONS OF THE UNITS, AS BUILT.

SWORN BEFORE ME TO THIS DAY:
 7 DAY OF Aug 2013

TINA MOY
 Notary Public, State of New York
 Registration #01M08214847
 Qualified in New York County
 Commission Expires Dec. 21, 2013



Warning: It is a violation of the New York State Architecture Law, §99.5(b) for any person, unless they are acting under the direction of a Licensed Architect, to alter this item in any way.

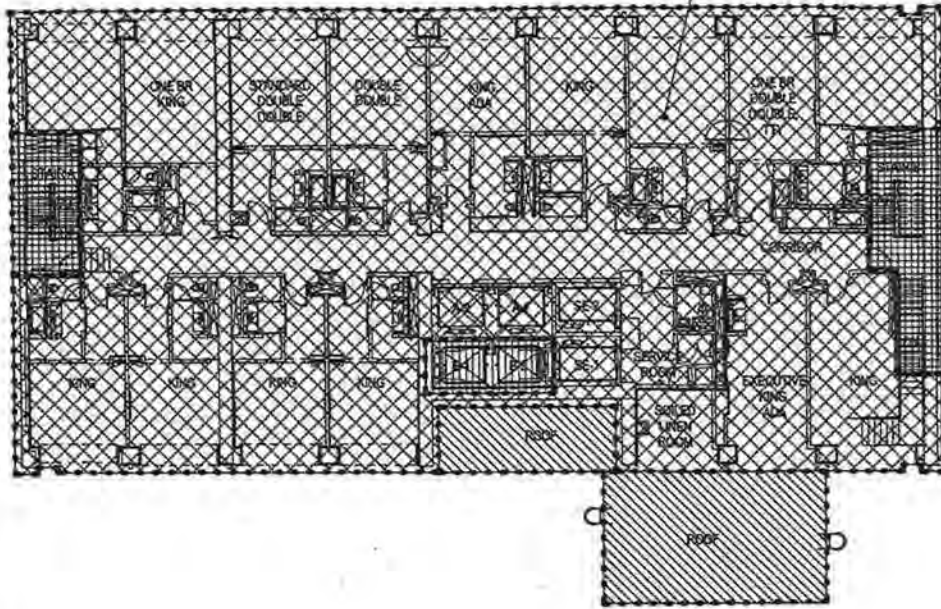
TAX LOT CERTIFICATION:
 THE UNIT DESIGNATIONS AND TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

9-25-2013
 DATE
 C. Couch
 CARTOGRAPHER

08/05/2013 4:28:11 PM

08/05/13 DATE:	20 WEST 53RD STREET NEW YORK, NY 10019 ADDRESS:	3RD FLOOR PLAN TITLE:	TL-9 DWG NUMBER:
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HOTEL UNIT
 TAX LOT NO. 1201
 UNIT AREA THIS FLOOR 8827 SF
 UNIT AREA TOTAL 112520 SF



0 5 10 15 20
 GROSS SQUARE FOOTAGE OF 4TH FLOOR: 9,557 SF

DIMENSIONS OF UNITS:
 THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ABUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

MEASURED VERTICALLY, EACH UNIT WILL CONSIST OF THE VOLUME FROM THE TOP OF THE FLOOR SLAB BELOW (LOCATED UNDER THE FINISHED FLOORING AND SUB-FLOOR MATERIALS) TO THE UNDERSIDE OF THE FLOOR SLAB ABOVE.

DECLARANT:
 VII - HOTEL II TB INVESTORS, L.L.C.
 CO STARWOOD CAPITAL GROUP
 591 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

ARCHITECT CERTIFICATION
 STATE OF NEW YORK
 COUNTY OF NEW YORK
 THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND THIS PLAN FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS, AND APPROXIMATE DIMENSIONS OF THE UNITS, AS BUILT.

SWORN BEFORE ME TO THIS DAY:
 7 DAY OF Aug 2013

TINA MOY
 Notary Public, State of New York
 Registration #018M06214847
 Qualified in New York County
 Commission Expires Dec. 21, 2013

Tina Moy



Nothing is a violation of the New York State Architecture Law, §20-5(b) for any person, unless they are acting under the direction of a Licensed Architect, to alter this item in any way.

TAX LOT CERTIFICATION:
 THE UNIT DESIGNATIONS AND TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGHS OF MANHATTAN.

9-25-2013
 DATE
 C. Conell
 CARTOGRAPHER

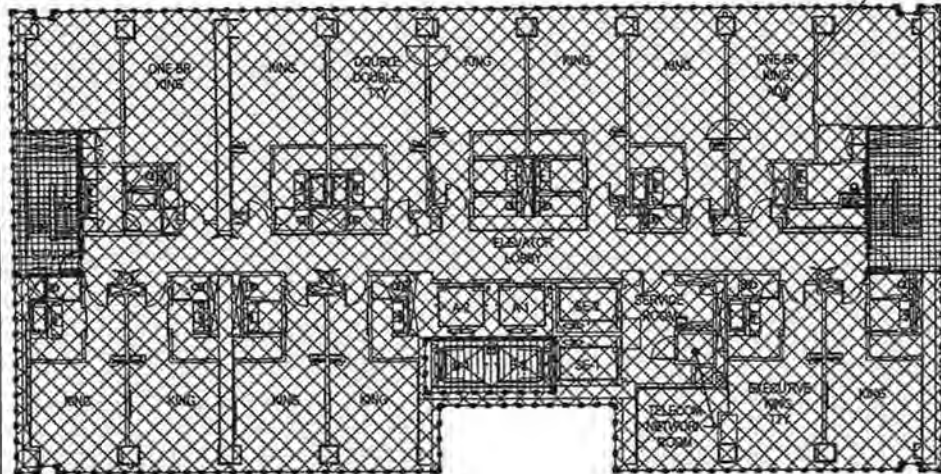
8/5/2013 3:56:20 PM

Address, Outings & Merril LLP
 14 Wall Street
 New York, NY 10005
 DATE:
 08/05/13

ADDRESS:
 20 WEST 53RD STREET
 NEW YORK, NY 10019

TITLE:
4TH FLOOR PLAN

DWG NUMBER:
TL-10



HOTEL UNIT	
TAX LOT NO.	1201
UNIT AREA 5TH FLR	8334 SF
UNIT AREA 6TH FLR	8334 SF
UNIT AREA 7TH FLR	8334 SF
UNIT AREA 8TH FLR	8334 SF
UNIT AREA 9TH FLR	8334 SF
UNIT AREA 10TH FLR	8334 SF
UNIT AREA TOTAL	112520 SF

- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

GROSS SQUARE FOOTAGE OF 5TH-10TH TYP. FLOOR: 9,557 SF

DIMENSIONS OF UNITS:

THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ADJUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

MEASURED VERTICALLY, EACH UNIT WILL CONSIST OF THE VOLUME FROM THE TOP OF THE FLOOR SLAB BELOW (LOCATED UNDER THE FINISHED FLOORING AND SUB-FLOOR MATERIALS) TO THE UNDERSIDE OF THE FLOOR SLAB ABOVE.

DECLARANT:

VII - HOTEL II TB INVESTORS, L.L.C.
 C/O STARWOOD CAPITAL GROUP
 591 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

ARCHITECT CERTIFICATION

STATE OF NEW YORK
 COUNTY OF NEW YORK

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SWORN BEFORE ME TO THIS DAY:

7 DAY OF May 2013

TINA MOY
 Notary Public, State of New York
 Registration #01MCR214947
 Qualified in New York County
 Commission Expires Dec. 21, 2013



Tina Moy

Warning: It is a violation of the New York State Architecture Law, §69.5(h) for any person, unless they are acting under the direction of a Licensed Architect, to alter this item in any way.

TAX LOT CERTIFICATION:

THE UNIT DESIGNATIONS AND TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

9-25-2013
 DATE

C. Louch
 CARTOGRAPHER

8/5/2013 4:58:20 PM

Address: Ortberg & Merrill LLP 14 Wall Street New York, NY 10025	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: <h2 style="text-align: center;">5TH-10TH FLOOR PLAN</h2>	DWG NUMBER: <h2 style="text-align: center;">TL-11</h2>
DATE: 08/05/13			

HOTEL UNIT
TAX LOT NO. 1201
UNIT AREA THIS FLR 8934 SF
UNIT AREA TOTAL 112520 SF



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

DIMENSIONS OF UNITS:

THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ADJUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

MEASURED VERTICALLY, EACH UNIT WILL CONSIST OF THE VOLUME FROM THE TOP OF THE FLOOR SLAB BELOW (LOCATED UNDER THE FINISHED FLOORING AND SUB-FLOOR MATERIALS) TO THE UNDERSIDE OF THE FLOOR SLAB ABOVE.

DECLARANT:

VO - HOTEL II TB INVESTORS, L.L.C.
 C/O STARWOOD CAPITAL GROUP
 591 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

ARCHITECT CERTIFICATION

STATE OF NEW YORK
 COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND THIS PLAN FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS, AND APPROXIMATE DIMENSIONS OF THE UNITS, AS BUILT.

SWORN BEFORE ME TO THIS DAY:

7 DAY of Aug 2013

TINA MOY
 Notary Public, State of New York
 Registration #01M08214947
 Qualified in New York County
 Commission Expires Dec. 21, 2015



Tina Moy

Warning: It is a violation of the New York State Architecture Law, §69.5(b) for any person, unless they are acting under the direction of a Licensed Architect, to alter this item in any way.

TAX LOT CERTIFICATION:

THE UNIT DESIGNATIONS AND TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

9-25-2013
 DATE

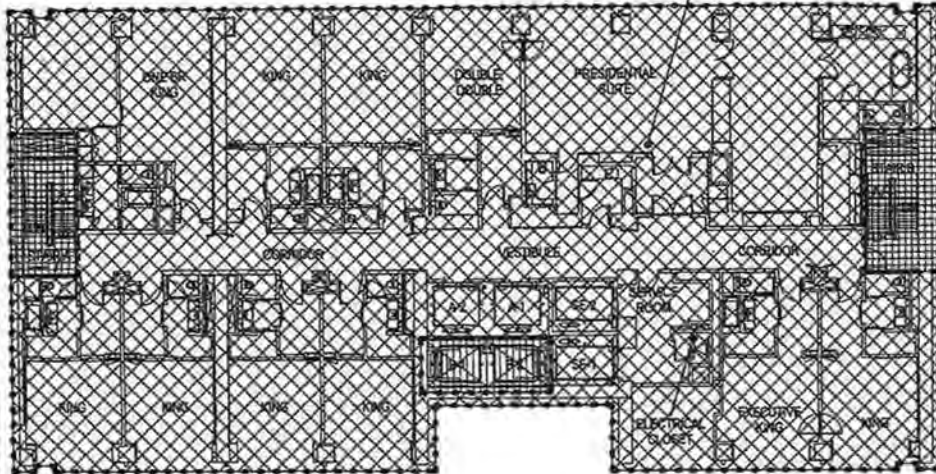
C. Conch
 CARTOGRAPHER



8/5/2013 4:58:48 PM

Skidmore, Owings & Merrill LLP 14 West Street New York, NY 10005	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: <h2 style="text-align: center;">11TH FLOOR PLAN</h2>	DWG NUMBER: <h2 style="text-align: center;">TL-12</h2>
DATE: 08/05/13			

HOTEL UNIT
 TAX LOT NO. 1201
 UNIT AREA THIS FLR 8934 SF
 UNIT AREA TOTAL 112520 SF



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HR COMMON ELEMENT
- LIBR UNIT
- REST UNIT



DIMENSIONS OF UNITS:

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DECLARANT:

VII - HOTEL II TB INVESTORS, L.L.C.
 C/O STARWOOD CAPITAL GROUP
 891 WEST PUTNAM AVENUE
 GREENWICH, CT 06860

ARCHITECT CERTIFICATION

STATE OF NEW YORK
 COUNTY OF NEW YORK

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SWORN BEFORE ME TO THIS DAY:

7 DAY OF Aug 2013

TINA MOY
 Notary Public, State of New York
 Registration #01608214947
 Qualified in New York County
 Commission Expires Dec. 21, 2012



Tina Moy

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TAX LOT CERTIFICATION:

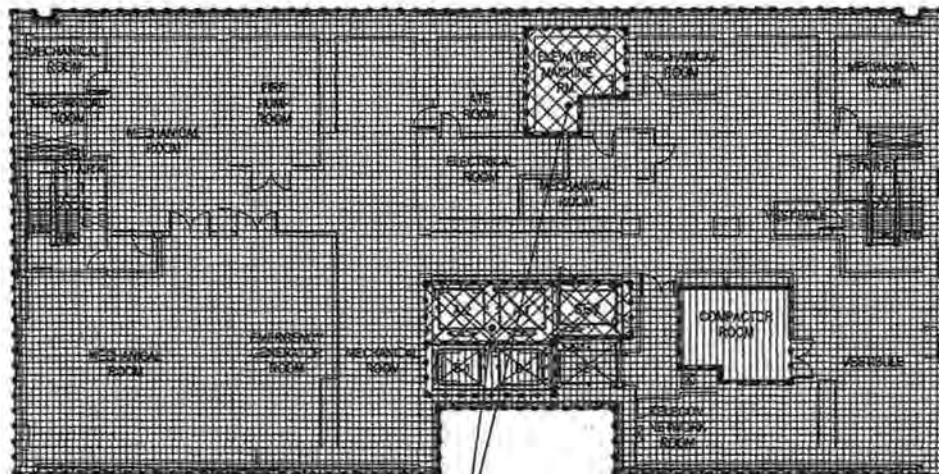
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9-25-2013
 DATE

C. Coe
 CARTOGRAPHER

8/22/2013 4:56:50 PM

Skidmore, Owings & Merrill LLP 14 West Street New York, NY 10006	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: <h2 style="text-align: center;">12TH FLOOR PLAN</h2>	DWG NUMBER: <h2 style="text-align: center;">TL-13</h2>
DATE: 08/05/13			



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

HOTEL UNIT
 TAX LOT NO. 1201
 UNIT AREA THIS FLR 473 SF
 UNIT AREA TOTAL 112520 SF



DIMENSIONS OF UNITS:
 THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIZE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ADJUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNIT'S FLOOR AREA.
 MEASURED VERTICALLY, EACH UNIT WILL CONSIST OF THE VOLUME FROM THE TOP OF THE FLOOR SLAB BELOW (LOCATED UNDER THE FINISHED FLOORING AND SUB-FLOOR MATERIALS) TO THE UNDERSIDE OF THE FLOOR SLAB ABOVE.

DECLARANT:
 VII - HOTEL II TB INVESTORS, L.L.C.
 C/O STARWOOD CAPITAL GROUP
 391 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

ARCHITECT CERTIFICATION
 STATE OF NEW YORK
 COUNTY OF NEW YORK
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SWORN BEFORE ME TO THIS DAY:
 7 DAY OF Aug 2013
TINA MOY
 Notary Public, State of New York
 Registration #01MCG214947
 Qualified in New York County
 Commission Expires Dec. 21, 2013

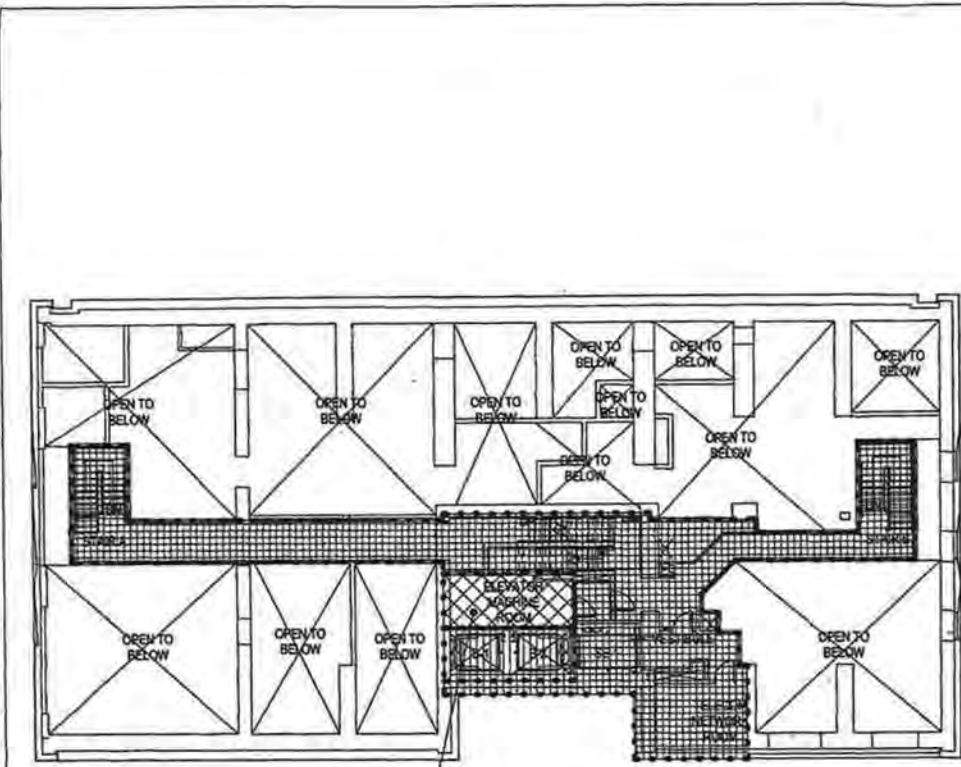


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 9-25-2013
 DATE
 C. Crech
 CARTOGRAPHER

8/5/2013 4:57:10 PM

88hours, Collins & Smith LLP 14 West Street New York, NY 10005 DATE: 08/05/13	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: <h2 style="text-align: center;">13TH FLOOR PLAN</h2>	DWG NUMBER: <h2 style="text-align: center;">TL-14</h2>
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HOTEL UNIT
 TAX LOT NO. 1201
 UNIT AREA THIS FLR 163 SF
 UNIT AREA TOTAL 112520 SF

- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

0 5' 15' 30'
 GROSS SQUARE FOOTAGE OF FLOOR 13M: 2,050 SF

DIMENSIONS OF UNITS:

THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ABUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR, COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

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DECLARANT:

VII - HOTEL II TB INVESTORS, L.L.C.
 C/O STARWOOD CAPITAL GROUP
 591 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

ARCHITECT CERTIFICATION

STATE OF NEW YORK
 COUNTY OF NEW YORK

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SWORN BEFORE ME TO THIS DAY:

7 DAY OF AUG 2013

TINA MOY
 Notary Public, State of New York
 Registration #011801621-4847
 Qualified In New York County
 Commission Expires Dec. 21, 2015



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TAX LOT CERTIFICATION:

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9-25-2013
 DATE

C. Coe
 CARTOGRAPHER

8/5/2013 4:57:18 PM

Edstrom, Oving & Shurtliff LLP
 14 Wall Street
 New York, NY 10005

ADDRESS:
 20 WEST 53RD STREET
 NEW YORK, NY 10019

TITLE:

13M FLOOR PLAN

DWG NUMBER:

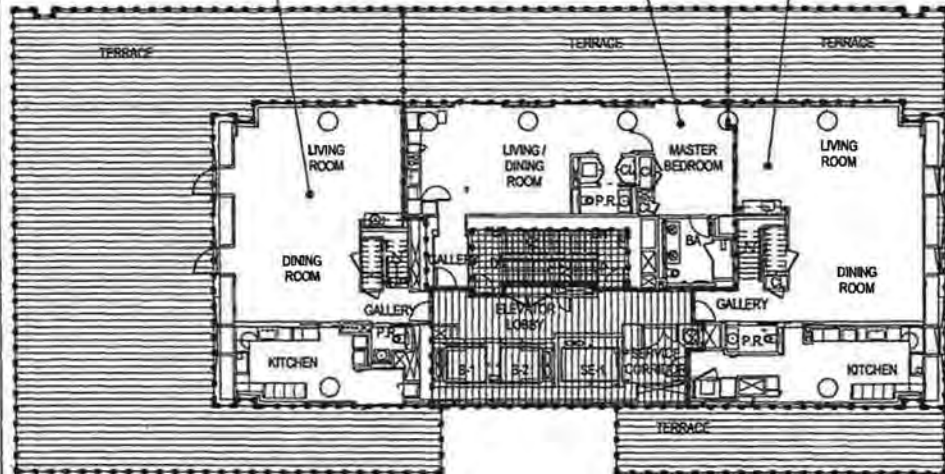
TL-15

DATE:
 08/05/13

RESIDENTIAL UNIT 18C
 TAX LOT NO. 1206
 UNIT AREA THIS FLR 1422 SF
 UNIT AREA TOTAL 3083 SF
 TERRACE AREA THIS FLR 2856 SF
 TERRACE AREA TOTAL 2856 SF

RESIDENTIAL UNIT 18B
 TAX LOT NO. 1205
 UNIT AREA TOTAL 1187 SF
 TERRACE AREA TOTAL 886 SF

RESIDENTIAL UNIT 18A
 TAX LOT NO. 1204
 UNIT AREA THIS FLR 1554 SF
 UNIT AREA TOTAL 3083 SF
 TERRACE AREA THIS FLR 969 SF
 TERRACE AREA TOTAL 969 SF



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

GROSS SQUARE FOOTAGE OF 18TH FLOOR: 5,042 SF

DIMENSIONS OF UNITS:
 THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ADJUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR, COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

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DECLARANT:
 VII - HOTEL ITB INVESTORS, LLC
 CO STARWOOD CAPITAL GROUP
 81 WEST PUTNAM AVENUE
 GREENWICH, CT 06860

ARCHITECT CERTIFICATION
 STATE OF NEW YORK
 COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND THIS PLAN FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS, AND APPROXIMATE DIMENSIONS OF THE UNITS, AS BUILT.

SWORN BEFORE ME TO THIS DAY:
 7 DAY OF Aug 20 13
TINA MOY
 Notary Public, State of New York
 Registration #011606214847
 Commission Expires Dec. 21, 2013



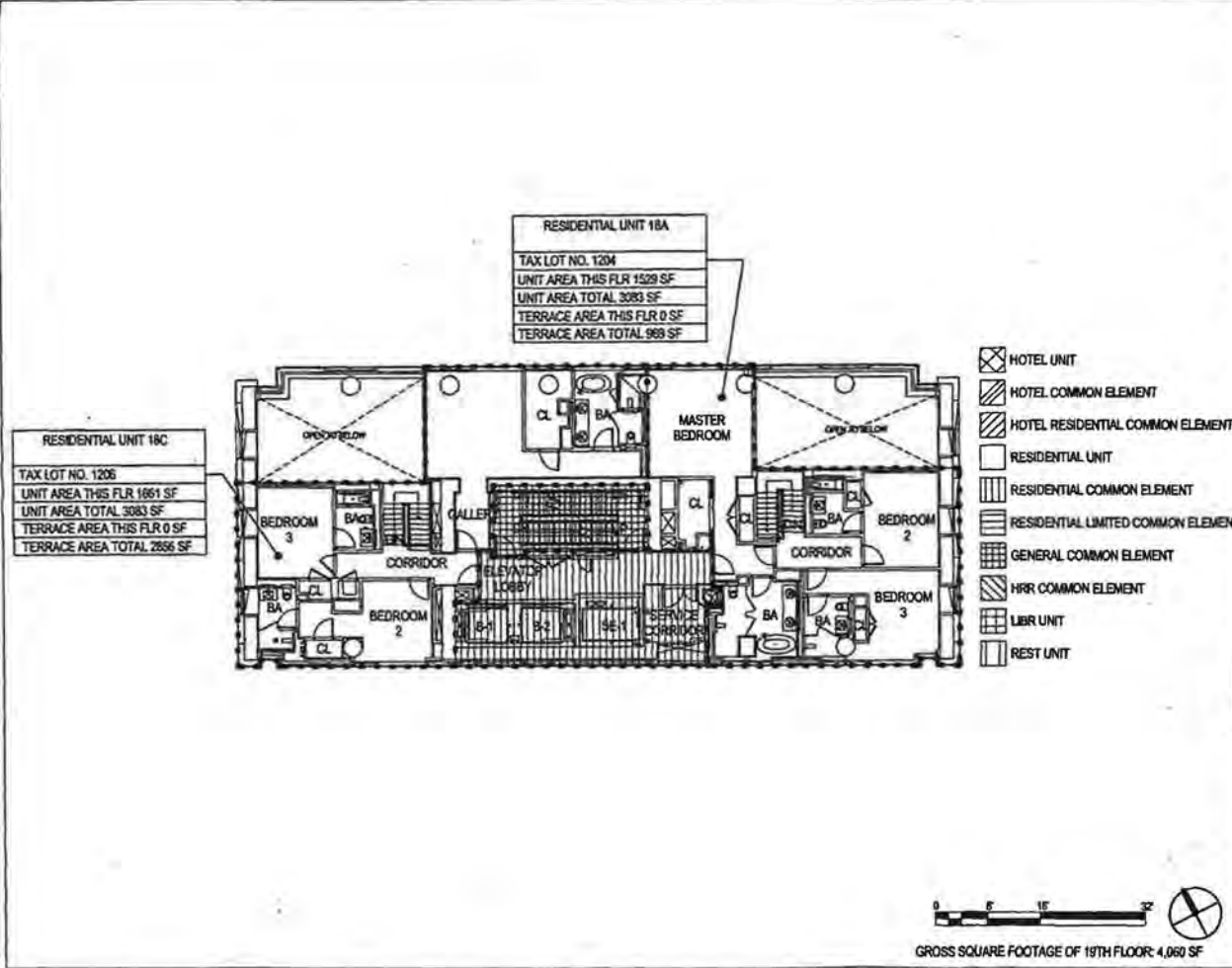
Tina Moy
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TAX LOT CERTIFICATION:
 THE UNIT DESIGNATIONS AND TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

9-25-2013
 DATE: 9-25-2013
 CARTOGRAPHER: C. Corral

09/20/13 4:57:25 PM

Withrow, DeWitt & Merrill LLP 14 West Street New York, NY 10003 DATE: 08/05/13	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: <h2 style="text-align: center;">18TH FLOOR PLAN</h2>	DWG NUMBER: <h2 style="text-align: center;">TL-16</h2>
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DIMENSIONS OF UNITS:
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DECLARANT:
 VIII - HOTEL II TB INVESTORS, LLC.
 C/O STARWOOD CAPITAL GROUP
 591 WEST PUTNAM AVENUE
 GREENWICH, CT 06860

ARCHITECT CERTIFICATION
 STATE OF NEW YORK
 COUNTY OF NEW YORK
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SWORN BEFORE ME TO THIS DAY:
 7 DAY OF Aug 2013
TINA MOY
 Notary Public, State of New York
 Registration #011806214847
 Qualified in New York County
 Commission Expires Dec. 21, 2015



Tina Moy
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 9-25-2013
 DATE
 C. Couch
 CARTOGRAPHER

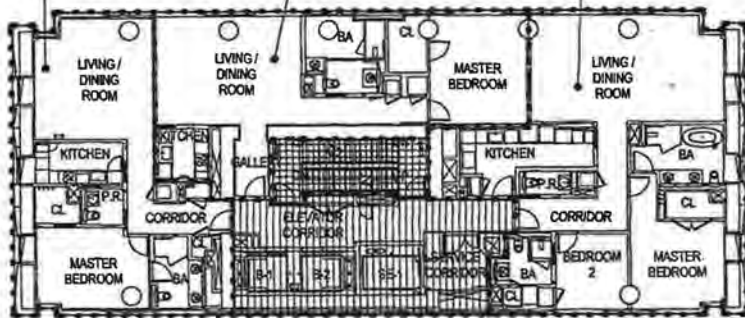
8/14/2013 12:11:03 PM

Address, Outline & Merit LLP 14 Wall Street New York, NY 10005	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: 19TH FLOOR PLAN	DWG NUMBER: TL-17
DATE: 08/05/13			

UNIT	TAX LOT NO.	UNIT AREA TOTAL
20C	1209	1194 SF
21C	1212	1194 SF
22C	1215	1194 SF

UNIT	TAX LOT NO.	UNIT AREA TOTAL
20B	1208	1203 SF
21B	1211	1203 SF
22B	1214	1203 SF

UNIT	TAX LOT NO.	UNIT AREA TOTAL
20A	1207	1728 SF
21A	1210	1728 SF
22A	1213	1728 SF



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
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- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

GROSS SQUARE FOOTAGE OF 20TH-22ND FLOOR: 5,042 SF

DIMENSIONS OF UNITS:

THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ABUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR, COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

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DECLARANT:

VII - HOTEL II TB INVESTORS, L.L.C.
C/O STARWOOD CAPITAL GROUP
591 WEST PUTNAM AVENUE
GREENWICH, CT 06830

ARCHITECT CERTIFICATION:

STATE OF NEW YORK
COUNTY OF NEW YORK

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SWORN BEFORE ME TO THIS DAY:

7 DAY OF Aug 2013

TINA MOY
Notary Public, State of New York
Registration #01M00214947
Qualified in New York County
Commission Expires Dec. 21, 2015



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TAX LOT CERTIFICATION:

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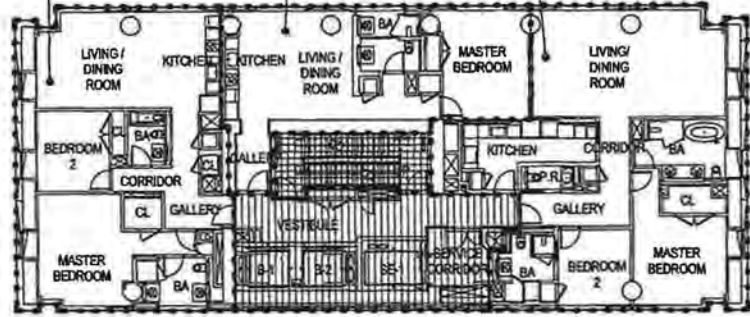
9-25-2013
DATE

C. Conch
CARTOGRAPHER

8/5/2013 4:57:40 PM

Edstrom, Ovinge & Merrill LLP 14 West Street New York, NY 10038	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: 20TH-22ND FLOOR PLAN	DWG NUMBER: TL-18
DATE: 06/05/13			

UNIT	TAX LOT NO.	UNIT AREA TOTAL	UNIT	TAX LOT NO.	UNIT AREA TOTAL	UNIT	TAX LOT NO.	UNIT AREA TOTAL
23C	1218	1464 SF	23B	1217	932 SF	23A	1216	1728 SF
24C	1221	1464 SF	24B	1220	932 SF	24A	1219	1728 SF
25C	1224	1464 SF	25B	1223	932 SF	25A	1222	1728 SF



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

GROSS SQUARE FOOTAGE OF 23RD-25TH FLOOR: 5,042 SF

DIMENSIONS OF UNITS:
 THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS, AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ABUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

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DECLARATION:
 VII - HOTEL II TB INVESTORS, L.L.C.
 C/O STARWOOD CAPITAL GROUP
 591 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

ARCHITECT CERTIFICATION
 STATE OF NEW YORK
 COUNTY OF NEW YORK
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SWORN BEFORE ME TO THIS DAY:
 7 DAY OF Aug 2013



TINA MOY
 Notary Public, State of New York
 Registration #01M00214947
 Qualified in New York County
 Commission Expires Dec. 21, 2013

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TAX LOT CERTIFICATION:
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 9-25-2013
 DATE: 9-25-2013
 CARTOGRAPHER: C. Conrad

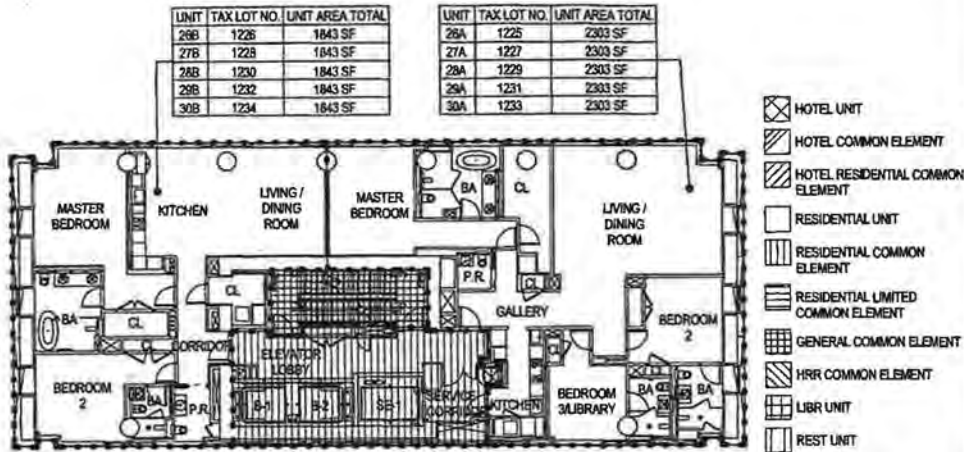
8/5/2013 4:37:48 PM

Address: Onyiah & Merrill LLP
 14 West Street
 New York, NY 10003
 DATE: 08/05/13

ADDRESS: 20 WEST 53RD STREET
 NEW YORK, NY 10019

TITLE: 23RD-25TH FLOOR PLAN

DWG NUMBER: TL-19



UNIT	TAX LOT NO.	UNIT AREA TOTAL
26B	1226	1843 SF
27B	1228	1843 SF
28B	1230	1843 SF
29B	1232	1843 SF
30B	1234	1843 SF

UNIT	TAX LOT NO.	UNIT AREA TOTAL
26A	1225	2303 SF
27A	1227	2303 SF
28A	1229	2303 SF
29A	1231	2303 SF
30A	1233	2303 SF

- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

GROSS SQUARE FOOTAGE OF 26TH-30TH FLOOR: 5,042 SF

DIMENSIONS OF UNITS:

THE APPROPRIATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ADJUTS A STAIR COMMON ELEMENT, IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR, COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNIT'S FLOOR AREAS.

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DECLARANT:

VII - HOTEL ITB INVESTORS, L.L.C.
 C/O STARWOOD CAPITAL GROUP
 591 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

ARCHITECT CERTIFICATION

STATE OF NEW YORK
 COUNTY OF NEW YORK

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SWORN BEFORE ME TO THIS DAY:

7 DAY OF AUG

TINA MOY
 Notary Public, State of New York
 Registration #011M06214947
 Qualified In New York County
 Commission Expires Dec. 21, 2012



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TAX LOT CERTIFICATION:

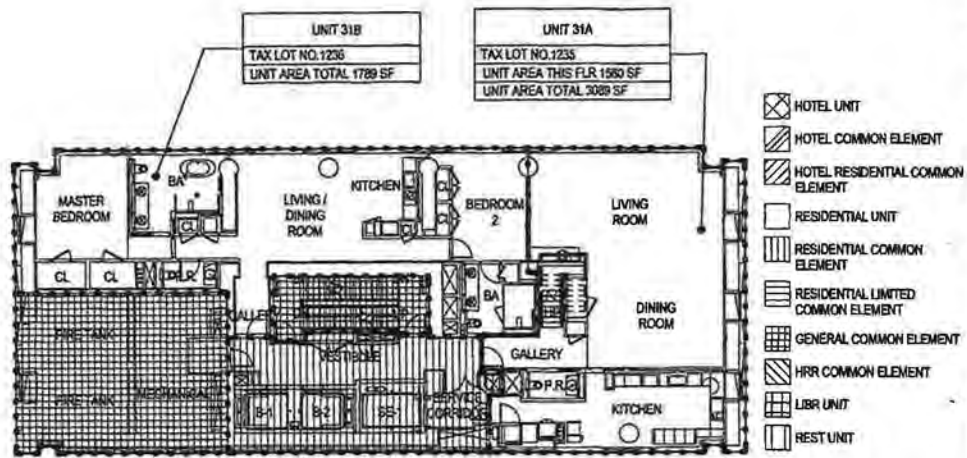
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9-25-2013
 DATE

C. Coe
 CARTOGRAPHER

8/8/2013 4:37:57 PM

Biddons, Owing & Merrill LLP 14 West Street New York, NY 10005 DATE: 08/05/13	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: <h2 style="text-align: center;">26TH-30TH FLOOR PLAN</h2>	DWO NUMBER: <h2 style="text-align: center;">TL-20</h2>
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UNIT 31B
TAX LOT NO. 1236
UNIT AREA TOTAL 1789 SF

UNIT 31A
TAX LOT NO. 1235
UNIT AREA THIS FLR 1560 SF
UNIT AREA TOTAL 3089 SF

- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

GROSS SQUARE FOOTAGE OF 31ST FLOOR: 5,042 SF

DIMENSIONS OF UNITS.
THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ABUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

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591 WEST PUTNAM AVENUE
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SWORN BEFORE ME TO THIS DAY:
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TINA MOY
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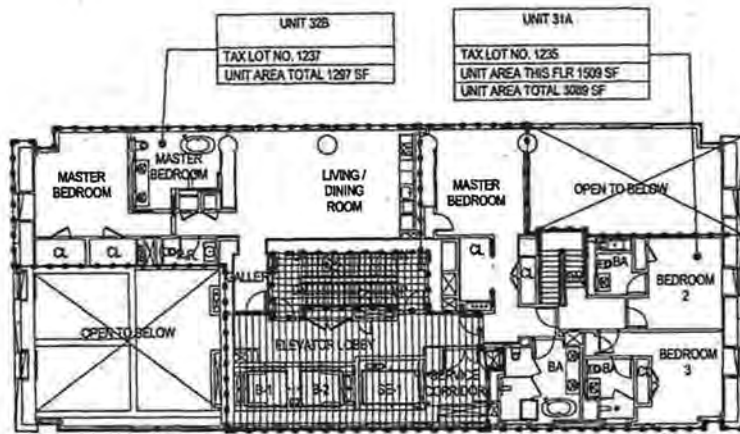


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9-25-2013
DATE
C. Conch
CARTOGRAPHER

05/2013 4:56:10 PM	DRÖGEMANN, Design & Build LLP 14 West Street New York, NY 10005	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: <h2 style="text-align: center;">31ST FLOOR PLAN</h2>	DWG NUMBER: <h2 style="text-align: center;">TL-21</h2>
	DATE: 08/05/13			



UNIT 32B
TAX LOT NO. 1237
UNIT AREA TOTAL 1297 SF

UNIT 31A
TAX LOT NO. 1235
UNIT AREA THIS FLR 1509 SF
UNIT AREA TOTAL 3208 SF

- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

0 5 10 15 20
GROSS SQUARE FOOTAGE OF 32ND FLOOR: 3,714 SF

DIMENSIONS OF UNITS:

THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS, AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ADJUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

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Tina Moy

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TAX LOT CERTIFICATION:

THE UNIT DESIGNATIONS AND TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

9-25-2013
DATE

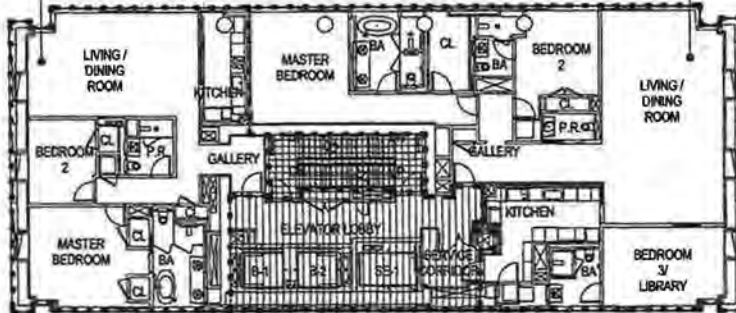
C. Conrad
CARTOGRAPHER

8/14/2013 12:12:00 PM

Bidhuri, Covings & Merrill LLP 14 West Street New York, NY 10005	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: 32ND FLOOR PLAN	DWG NUMBER: TL-22
DATE: 08/05/13			

UNIT	TAX LOT NO.	UNIT AREA TOTAL
33B	1239	1625 SF
34B	1241	1625 SF
35B	1243	1625 SF
36B	1245	1625 SF
37B	1247	1625 SF
38B	1249	1625 SF
39B	1251	1625 SF
40B	1253	1625 SF
41B	1255	1625 SF
42B	1257	1625 SF
43B	1259	1625 SF

UNIT	TAX LOT NO.	UNIT AREA TOTAL
33A	1238	2525 SF
34A	1240	2525 SF
35A	1242	2525 SF
36A	1244	2525 SF
37A	1246	2525 SF
38A	1248	2525 SF
39A	1250	2525 SF
40A	1252	2525 SF
41A	1254	2525 SF
42A	1256	2525 SF
43A	1258	2525 SF



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

0 5' 10' 20'
 GROSS SQUARE FOOTAGE OF 33RD-43RD FLOOR: 5,042 SF

DIMENSIONS OF UNITS:

THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ADJUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTINANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

MEASURED VERTICALLY, EACH UNIT WILL CONSIST OF THE VOLUME FROM THE TOP OF THE FLOOR SLAB BELOW (LOCATED UNDER THE FINISHED FLOORING AND SUB-FLOOR MATERIALS) TO THE UNDERSIDE OF THE FLOOR SLAB ABOVE.

DECLARATION:

VII - HOTEL II TB INVESTORS, L.L.C.
 C/O STARWOOD CAPITAL GROUP
 591 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

ARCHITECT CERTIFICATION

STATE OF NEW YORK
 COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND THIS PLAN FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS, AND APPROXIMATE DIMENSIONS OF THE UNITS, AS BUILT.

SWORN BEFORE ME TO THIS DAY:

7 DAY OF May 2013

TINA MOY
 Notary Public, State of New York
 Registration #01MC6214847
 Qualified In New York County
 Commission Expires Dec. 21, 2013



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TAX LOT CERTIFICATION:

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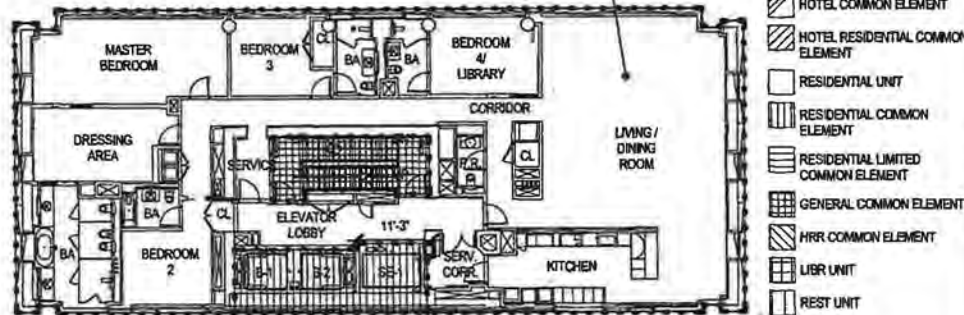
9-25-2013
 DATE

C. Couch
 CARTOGRAPHER

8/5/2013 4:52:27 PM

8/5/2013 4:52:27 PM 08/05/13	Address: 20 WEST 53RD STREET NEW YORK, NY 10019	Title: 33RD-43RD FLOOR PLAN	DWG NUMBER: TL-23
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UNIT	TAX LOT NO.	UNIT AREA TOTAL
44A	1260	4545 SF
45A	1261	4545 SF



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LTR UNIT
- REST UNIT

0 5 10 15 20 SF
 GROSS SQUARE FOOTAGE OF 44TH FLOOR: 5,042 SF

DIMENSIONS OF UNITS:

THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ABUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

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DECLARANT:

VII - HOTEL II TB INVESTORS, L.L.C.
 C/O STARWOOD CAPITAL GROUP
 591 WEST PUTNAM AVENUE
 GREENWICH, CT 06030

ARCHITECT CERTIFICATION

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 COUNTY OF NEW YORK

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SWORN BEFORE ME TO THIS DAY:

7 DAY OF Aug 2013

TINA MOY
 Notary Public, State of New York
 Registration #011808214947
 Qualified in New York County
 Commission Expires Dec. 21, 2013



Tina Moy

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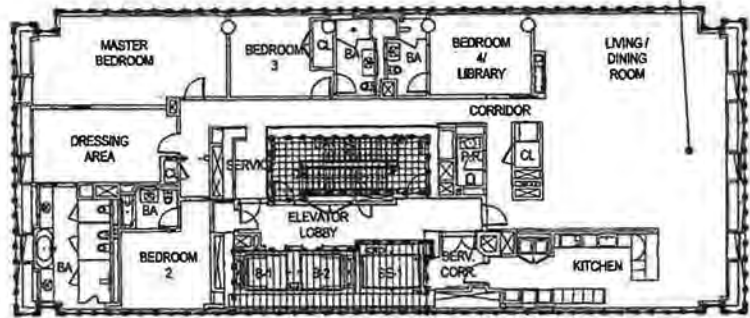
9-25-2013
 DATE

C. Corch
 CARTOGRAPHER

8/20/13 1:56:35 PM

303Divers, Chicago & Merrill LLP 54 West Street New York, NY 10005	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: 44TH-45TH FLOOR PLAN	DWG NUMBER: TL-24
DATE: 08/05/13			

UNIT 46A
 TAX LOT NO. 1282
 UNIT AREA TOTAL 4543 SF



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT



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DECLARANT:

VII - HOTEL ITB INVESTORS, L.L.C.
 C/O STARWOOD CAPITAL GROUP
 391 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

ARCHITECT CERTIFICATION

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 COUNTY OF NEW YORK

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SWORN BEFORE ME TO THIS DAY:

7 DAY OF Aug 2013

TINA MOY
 Notary Public, State of New York
 Registration #01MC0214947
 Qualified in New York County
 Commission Expires Dec. 21, 2013

Tina Moy



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TAXLOT CERTIFICATION:

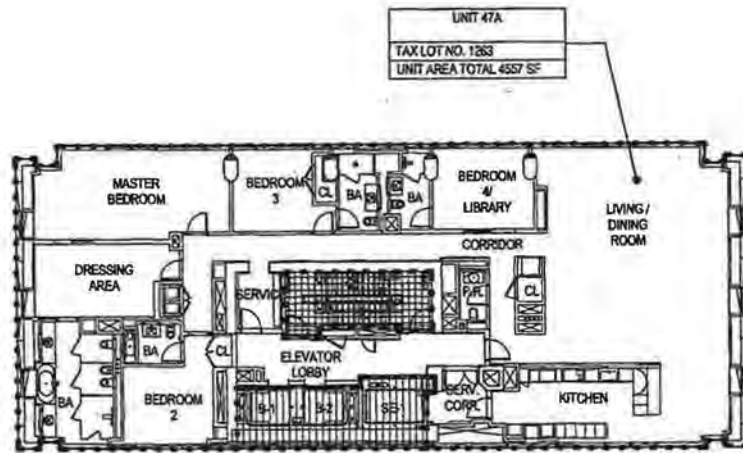
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9-25-2013
 DATE

C. Reich
 CARTOGRAPHER

8/26/2013 4:55:42 PM

Edmonds, O'neill & Harro LLP 14 West Street New York, NY 10003	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: <h2 style="text-align: center;">46TH FLOOR PLAN</h2>	DWG NUMBER: <h2 style="text-align: center;">TL-25</h2>
DATE: 08/05/13			



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT



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DECLARANT:

VII - HOTEL II TB INVESTORS, L.L.C.
 CIO STARWOOD CAPITAL GROUP
 501 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

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SWORN BEFORE ME TO THIS DAY:

7 DAY OF Aug 2013



TINA MOY
 Notary Public, State of New York
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 Qualified in New York County
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Tina Moy

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9-25-2013 DATE
 C. Coull CARTOGRAPHER

5/20/2013 4:56:49 PM

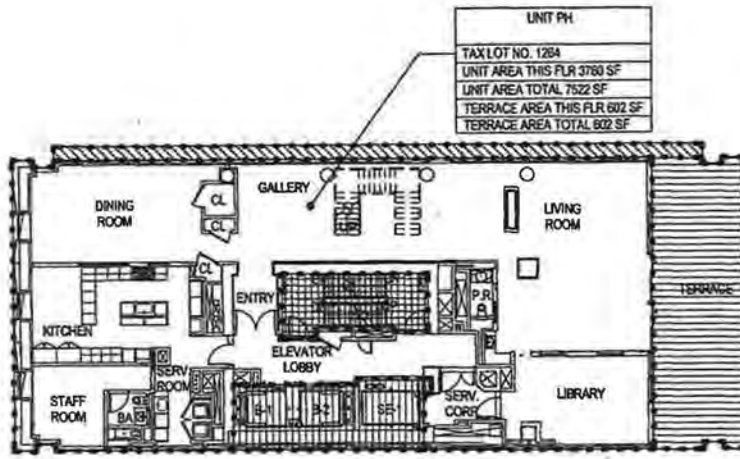
Address, Outing & Merril LLP
 14 West Street
 New York, NY 10003

DATE: 08/05/13

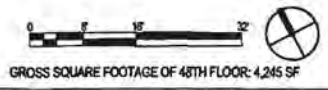
ADDRESS:
 20 WEST 53RD STREET
 NEW YORK, NY 10019

TITLE:
 47TH FLOOR PLAN

DWG NUMBER:
 TL-26



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
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- REST UNIT



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DECLARANT:

VIS - HOTEL II TB INVESTORS, L.L.C.
 C/O STARWOOD CAPITAL GROUP
 591 WEST PUTNAM AVENUE
 GREENWICH, CT 06030

ARCHITECT CERTIFICATION

STATE OF NEW YORK
 COUNTY OF NEW YORK

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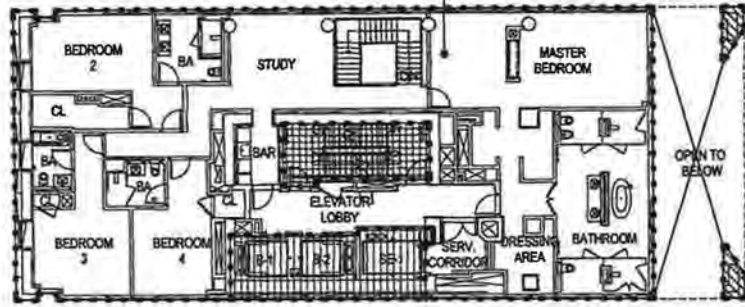
9-25-2013
 DATE

C. J. Conch
 CARTOGRAPHER

8/5/2013 4:58:07 PM

56thours, Oshage & Merrill LLP 14 Wall Street New York, NY 10005	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: PH1 FLOOR PLAN	OWG NUMBER: TL-27
DATE: 08/05/13			

UNIT PH
TAX LOT NO. 1264
UNIT AREA THIS FLR 3762 SF
UNIT AREA TOTAL 7522 SF
TERRACE AREA THIS FLR 0 SF
TERRACE AREA TOTAL 602 SF



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT



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VII - HOTEL II TB INVESTORS, L.L.C.
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591 WEST PUTNAM AVENUE
GREENWICH, CT 06830

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9-25-2013
DATE

C. Conrad
CARTOGRAPHER

8/14/2013 12:42:13 PM

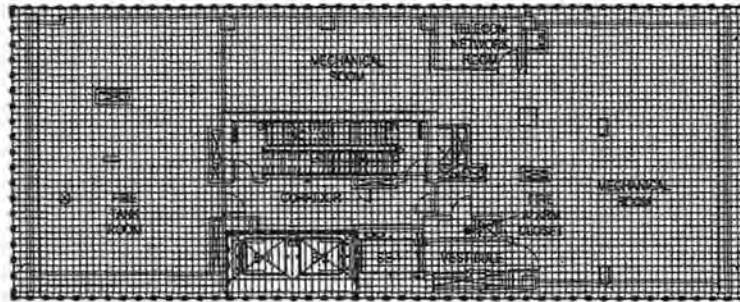
Skidmore, Owings & Merrill LLP
14 Wall Street
New York, NY 10005

ADDRESS:
20 WEST 53RD STREET
NEW YORK, NY 10019

TITLE:
PH2 FLOOR PLAN

DWG NUMBER:
TL-28

DATE:
08/05/13



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

0 5 10 20
 GROSS SQUARE FOOTAGE OF 50TH FLOOR MECHANICAL: 4,971 SF

DIMENSIONS OF UNITS:

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STATE OF NEW YORK
 COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND THIS PLAN FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS, AND APPROXIMATE DIMENSIONS OF THE UNITS, AS BUILT.

SWORN BEFORE ME TO THIS DAY:

7 DAY OF Aug 2013

TINA MOY
 Notary Public, State of New York
 Registration #01M06214947
 Qualified in New York County
 Commission Expires Dec. 21, 2012

Tina Moy



Warning: It is a violation of the New York State Architecture Law, §69.5(b) for any person, unless they are acting under the direction of a Licensed Architect, to alter this item in any way.

TAX LOT CERTIFICATION:

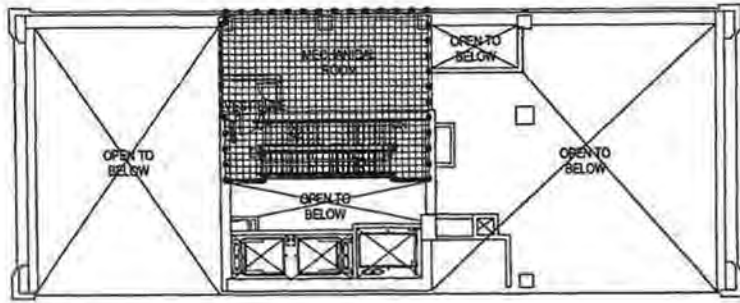
THE UNIT DESIGNATIONS AND TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

8-25-2013
 DATE

C. Couch
 CARTOGRAPHER

8/2/2013 4:58:21 PM

Edelman, Collins & Merrill LLP 14 Wall Street New York, NY 10005	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: <h2 style="text-align: center;">50TH FLOOR PLAN</h2>	DWG NUMBER: <h2 style="text-align: center;">TL-29</h2>
DATE: 08/05/13			



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT

GROSS SQUARE FOOTAGE OF 50TH FLOOR MECHANICAL MEZZANINE: 619 SF



DIMENSIONS OF UNITS:

THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ADJUTS A STAIR COMMON ELEMENT. IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

MEASURED VERTICALLY, EACH UNIT WILL CONSIST OF THE VOLUME FROM THE TOP OF THE FLOOR SLAB BELOW (LOCATED UNDER THE FINISHED FLOORING AND SUB-FLOOR MATERIALS) TO THE UNDERSIDE OF THE FLOOR SLAB ABOVE.

DECLARANT:

VII - HOTEL II TB INVESTORS, LLC
 CIO STARWOOD CAPITAL GROUP
 361 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

ARCHITECT CERTIFICATION:

STATE OF NEW YORK
 COUNTY OF NEW YORK

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SWORN BEFORE ME TO THIS DAY:

7 DAY OF Aug 2013

TINA MOY
 Notary Public, State of New York
 Registration #01MCR214947
 Qualified in New York County
 Commission Expires Dec. 21, 2013



Tina Moy

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TAX LOT CERTIFICATION:

THE UNIT DESIGNATIONS AND TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

9-25-2013
 DATE

C. Coval
 CARTOGRAPHER

8/2/2013 4:39:28 PM

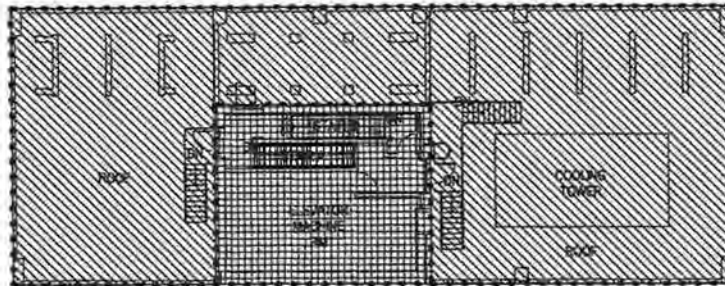
Blumrose, Orling & Merrill LLP
 14 Wall Street
 New York, NY 10005

DATE:
 08/05/13

ADDRESS:
 20 WEST 53RD STREET
 NEW YORK, NY 10019

TITLE:
50M FLOOR PLAN

DWG NUMBER:
TL-30



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
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- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT



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DECLARANT:

VII - HOTEL II TB INVESTORS, L.L.C.
 60 STARWOOD CAPITAL GROUP
 591 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

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TINA MOY
 Notary Public, State of New York
 Registration #018806214847
 Qualified in New York County
 Commission Expires Dec. 21, 2013

Tina Moy



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TAX LOT CERTIFICATION

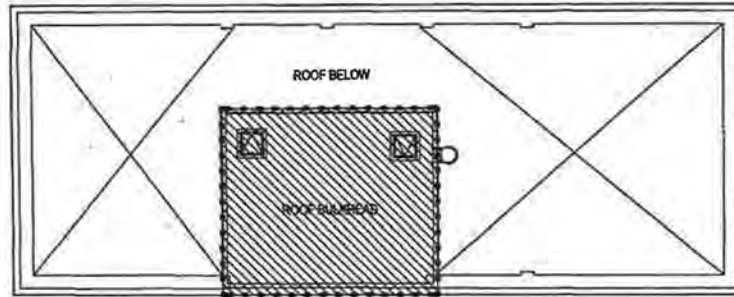
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9-25-2013
 DATE

C. Coed
 CARTOGRAPHER

8/20/13 4:55:31 PM

Address, Outline & Mark LLP 14 West Street New York, NY 10002	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: <h2 style="text-align: center;">ROOF PLAN</h2>	DWG NUMBER: <h2 style="text-align: center;">TL-31</h2>
DATE: 08/05/13			



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
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TINA MOY
Notary Public, State of New York
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Qualified in New York County
Commission Expires Dec. 21, 2013



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9-25-2013
DATE

C. Couch
CARTOGRAPHER

08/05/13 4:58:35 PM

Skidmore, Owings & Merrill LLP 14 West Street New York, NY 10005	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: BULKHEAD ROOF PLAN	DWG NUMBER: TL-32
DATE: 08/05/13			

R

CONDOMINIUM NO. 2410-A

**CONDOMINIUM NUMBER 2410-a
AMENDMENT TO CONDOMINIUM NUMBER 2410**

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM**

Premises known as

20 WEST 53RD STREET CONDOMINIUM

**20 West 53rd Street
New York, New York 10019**

**Pursuant to Article 9-B of the Real Property Law
of the State of New York**

Name: 20 West 53rd Street Condominium

**Date of
Amendment: December 19, 2014**

**Prepared by: Mark A. Hakim, Esq.
Holland & Knight LLP
31 W. 52nd Street
New York, New York 10019**

The land affected by the within instrument lies in

Section: 1

Block: 1268

Lots: 1256 & 1258

f/k/a: 1256, 1257, 1258 & 1259

On the Tax Map of New York
City and State of New York

**FIRST AMENDMENT
TO
DECLARATION OF CONDOMINIUM**

**Premises known as
20 West 53rd Street Condominium**

VIII-Hotel II TB Investors, L.L.C., having an address at c/o Starwood Capital Group, 591 West Putnam Avenue, Greenwich, Connecticut 06830, executes this First Amendment to Declaration of Condominium (the "First Amendment") as the Declarant of 20 West 53rd Street Condominium (the "Condominium"), located at 20 West 53rd Street, New York, New York.

NOTICE IS HEREBY GIVEN that the following First Amendment to the original Declaration of Condominium recorded in the Office of the City Register, New York County (the "Register's Office") on October 4, 2013 in CRFN 2013000413151, (the "Declaration") is enacted:

1. This First Amendment modifies and supplements the Declaration establishing a plan for condominium ownership of 20 West 53rd Street Condominium at 20 West 53rd Street, in the Borough of Manhattan, City, County and State of New York, and the Floor Plans in connection therewith, certified by Skidmore, Owings & Merrill LLP, on August 7, 2013, and filed in the Real Property Assessment Department of the City of New York on September 25, 2013, as Condominium Plan No. 2410 also filed in the City Register's Office on October 4, 2013, as Condominium Map No. 2013000413152.

2. This Declaration is hereby modified and supplemented as follows:

- a. Units 42A and 42B are being combined to form one new unit known as Unit 42A, and Units 43A and 43B are being combined to form one new unit known as Unit 43A.
- b. That portion of Exhibit B to the Declaration, referring to Units 42A, 42B, 43A and 43B of the Condominium, which read as follows:

Residential Units	Tax Lot Number	Approx Interior SF	Approx Terrace SF	Common Interest	Common Elements Accessible	Floor Number
42A	1256	2,525		0.7040%	Hallways, Stairs, Elevators	42
42B	1257	1,625		0.4320%	Hallways, Stairs, Elevators	42
43A	1258	2,525		0.7060%	Hallways, Stairs, Elevators	43
43B	1259	1,625		0.4330%	Hallways, Stairs,	43

					Elevators	
Total		8,300		2.2750%		

--is hereby amended to read

Residential Units	Tax Lot Number	Approx Interior SF	Approx Terrace SF	Common Interest	Common Elements Accessible	Floor Number
42A	1256	4,150		1.1360%	Hallways, Stairs, Elevators	42
43A	1258	4,150		1.1390%	Hallways, Stairs, Elevators	43
Total		8,300		2.2750%		

3. Pursuant to Article 10 of the Declaration, Sponsor has the right, without the vote or consent of the Board, other Unit Owners or the Residential Board, to combine and make alterations in and to the subject unsold Residential Units. In addition, Unit 42A (f/k/a Units 42A and 42B) and Unit 43A (f/k/a Units 43A and 43B) also include additional square feet captured from the adjoining hallway (labeled on the annexed Floor Plans as "Other Area"), specifically, Residential Unit 42A contains an additional 395 square feet of hallway space and Residential Unit 43A contains an additional 395 square feet of hallway space. Pursuant to Section 6.17.4 of the By-Laws, the owner of two or more Residential Units which are served or benefited by any Common Element adjacent or appurtenant to such Residential Units shall be permitted, with the consent of the Residential Board to the exclusive use thereof and, the Residential Board, controlled by undersigned Declarant / Sponsor, by its signature below, has consented to the foregoing.

4. All terms used in this First Amendment shall have the same meanings ascribed thereto in the Declaration.

5. The Declaration, as revised and modified by this First Amendment, is incorporated herein by reference with the same force and effect as if set forth at length herein. Except as modified hereby, all other terms and provisions of the Declaration are hereby ratified and confirmed and shall remain in full force and effect.

6. The provisions of this First Amendment to the Declaration shall be perpetual and construed to be covenants running with the Land and every part thereof and interest therein, and all provisions thereof shall be binding upon and inure to the benefit of the owner of all or any part of the Property or any interest therein, and his heirs, executors, administrators, legal representatives, successors and assigns.

6. If any provision of this First Amendment shall in any way be held by a Court of competent jurisdiction to conflict with the laws of the State of New York, then such laws shall be deemed controlling, such provision shall be deemed of no force and effect and the validity, force and effect of the remainder of this Second Amendment shall not be affected thereby.

VIII-Hotel II TB Investors, L.L.C.

By: _____
Name: *William Brodsky*
Title: *Managing Director*

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On the 19 day of December, in the year 2014 before me, the undersigned, a notary public in and for said state, personally appeared William Brodsky, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in this capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

PATRICK PATTERSON
Notary Public - State of New York
No. 01PA6134900
Qualified in Kings County
My Commission Expires January 21, 2018

R

CONDOMINIUM NO. 2410 - A
AMENDMENT TO CONDOMINIUM 2410

20 WEST 53RD ST CONDOMINIUM
20 WEST 53RD ST
NEW YORK, NY 10019

TAX BLOCK: 1268
TAX LOTS: 1256, 1258
FKA LOTS: 1256, 1257, 1258, 1259

APPROVED BY THE TAX MAP UNIT 12-51-2014

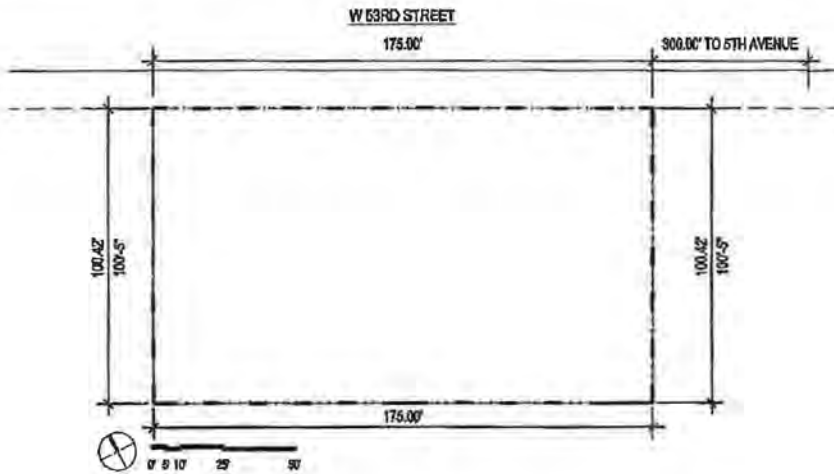
FILED IN THE NEW YORK CITY LAND RECORDS DIVISION _____

THE LAND AFFECTED BY THE WITHIN INSTRUMENT LIES IN SECTION 5 IN BLOCK 1268
ON THE BLOCK MAP OF TAXES AND ASSESSMENTS IN THE BOROUGH OF MANHATTAN

11/14/2014 3:55:33 PM

SMidmore, Ottinger & Hynes LLP 14 Wall Street New York, NY 10005	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: COVER SHEET	DWG NUMBER: TL-1
DATE: 11/14/14			

TOP OF PARAPET	EL. 825'-4"
BLINDHEAD ROOF	EL. 822'-4"
ROOF	EL. 594'-4"
50th FLOOR	EL. 577'-4"
49th FLOOR	EL. 454'-4"
48th FLOOR	EL. 447'-4"
47th FLOOR	EL. 431'-0"
46th FLOOR	EL. 414'-4"
45th FLOOR	EL. 407'-4"
44th FLOOR	EL. 391'-0"
43rd FLOOR	EL. 374'-4"
42nd FLOOR	EL. 357'-4"
41st FLOOR	EL. 340'-4"
40th FLOOR	EL. 324'-0"
39th FLOOR	EL. 307'-4"
38th FLOOR	EL. 290'-4"
37th FLOOR	EL. 274'-0"
36th FLOOR	EL. 257'-4"
35th FLOOR	EL. 240'-4"
34th FLOOR	EL. 224'-0"
33rd FLOOR	EL. 207'-4"
32nd FLOOR	EL. 190'-4"
31st FLOOR	EL. 174'-0"
30th FLOOR	EL. 157'-4"
29th FLOOR	EL. 140'-4"
28th FLOOR	EL. 124'-0"
27th FLOOR	EL. 107'-4"
26th FLOOR	EL. 90'-4"
25th FLOOR	EL. 74'-0"
24th FLOOR	EL. 57'-4"
23rd FLOOR	EL. 40'-4"
22nd FLOOR	EL. 24'-0"
21st FLOOR	EL. 7'-4"
20th FLOOR	EL. -10'-0"
19th FLOOR	EL. -27'-0"
18th FLOOR	EL. -44'-0"
17th FLOOR	EL. -61'-0"
16th FLOOR	EL. -78'-0"
15th FLOOR	EL. -95'-0"
14th FLOOR	EL. -112'-0"
13th FLOOR	EL. -129'-0"
12th FLOOR	EL. -146'-0"
11th FLOOR	EL. -163'-0"
10th FLOOR	EL. -180'-0"
9th FLOOR	EL. -197'-0"
8th FLOOR	EL. -214'-0"
7th FLOOR	EL. -231'-0"
6th FLOOR	EL. -248'-0"
5th FLOOR	EL. -265'-0"
4th FLOOR	EL. -282'-0"
3rd FLOOR	EL. -299'-0"
2nd FLOOR	EL. -316'-0"
1st FLOOR	EL. -333'-0"
MEZANINE	EL. -350'-0"
CELLAR	EL. -367'-0"
CELLAR 1	EL. -384'-0"
CELLAR 2	EL. -401'-0"



CONDOMINIUM PLAN CERTIFICATION

THE TAX MAP UNIT
CITY OF NEW YORK
CERTIFIES THAT

(A) THE ANNEXED FLOOR PLANS CONSISTING OF 4 PAGES
COVERING FLOORS 42 AND 43 IN PREMISES KNOWN AS

20 WEST 53RD ST CONDOMINIUM
20 WEST 53RD ST
NEW YORK, NY 10019

(B) THE LOT DESIGNATIONS FOR THE SEPARATE UNIT SHOWN
THEREON CONFORM TO THE OFFICIAL TAX LOT NUMBER
DESIGNATIONS FOR SUCH UNIT AS SHOWN ON THE BLOCK
MAP OF TAXES AND ASSESSMENTS OF THE
CITY OF NEW YORK BOROUGH OF MANHATTAN

DATE: 12-31-2014

C. Conell

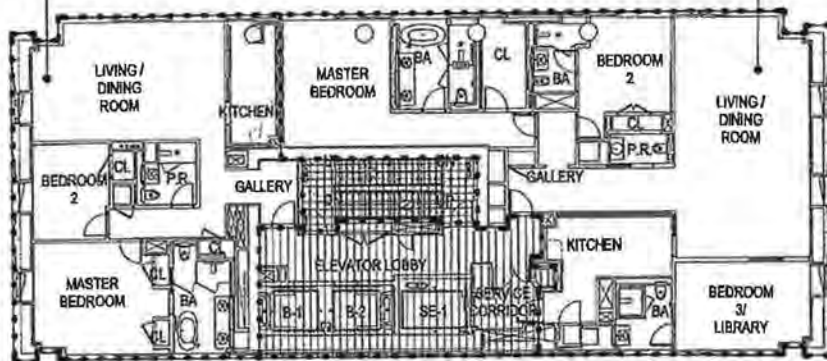
CARTOGRAPHER
TAX MAP UNIT
LAND RECORDS DIVISION

11/14/2014 3:55:08 PM

SMarone, Ovinge & Newell LLP 14 Wall Street New York, NY 10025	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: SECTION/PLOT PLAN	DWG NUMBER: TL-2
DATE: 11/14/14			

UNIT	TAX LOT NO.	UNIT AREA TOTAL
42B	1257	1675 SF
43B	1259	1626 SF

UNIT	TAX LOT NO.	UNIT AREA TOTAL
42A	1256	2525 SF
43A	1258	2525 SF



- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT
- OTHER AREA



DIMENSIONS OF UNITS:

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SWORN BEFORE ME TO THIS DAY:

19th DAY OF FEBRUARY 2014



SHARYN FITTER
 Notary Public, State of New York
 No. 01F8063215
 Qualified in New York County
 My Commission Expires Nov. 12, 2015

TAXLOT CERTIFICATION:

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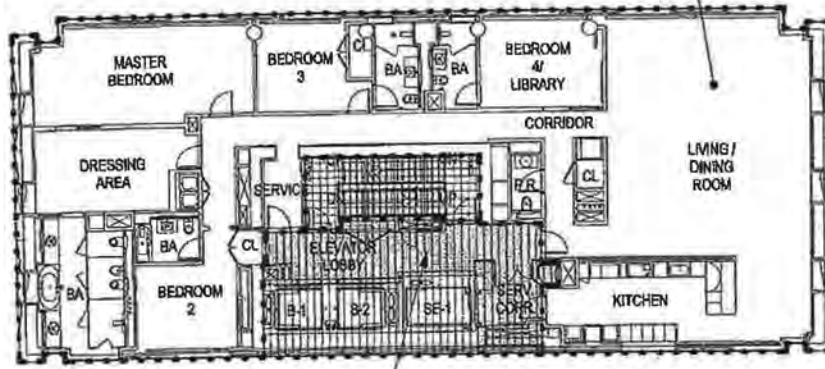
12-21-2014
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C. Couch
 CARTOGRAPHER

11/19/2014 05:10:02 PM

Skidmore, Oring & Merrill LLP 14 West Street New York, NY 10005	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: EXISTING 42ND-43RD FLOOR PLAN	DWG NUMBER: TL-3
DATE: 11/14/14			

UNIT	TAX LOT NO.	UNIT AREA TOTAL	OTHER AREA
42A	1256	4150 SF	385 SF
43A	1258	4150 SF	385 SF



SEE AMENDMENT TO DECLARATION FOR FURTHER INFORMATION ON 'OTHER AREA'

- HOTEL UNIT
- HOTEL COMMON ELEMENT
- HOTEL RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL UNIT
- RESIDENTIAL COMMON ELEMENT
- RESIDENTIAL LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- HRR COMMON ELEMENT
- LIBR UNIT
- REST UNIT
- OTHER AREA



GROSS SQUARE FOOTAGE OF 42ND - 43RD FLOOR: 5,042 SF

DIMENSIONS OF UNITS:

THE APPROXIMATE SQUARE FOOT AREA OF EACH UNIT HAS BEEN MEASURED HORIZONTALLY, ON EACH OF ONE OR MORE FLOORS, FROM THE EXTERIOR SIDE OF THE EXTERIOR BUILDING WALLS, AT THE BUILDING LINE AND/OR PROPERTY LINE, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM ANOTHER UNIT, OR FROM THE MIDPOINT OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE UNIT FROM STAIRS, ELEVATORS, OTHER MECHANICAL EQUIPMENT SPACES OR ANY OTHER COMMON ELEMENTS WITH THE EXCEPTION OF WHERE A RESIDENTIAL UNIT ABUTS A STAIR (COMMON ELEMENT), IN WHICH CASE, THE APPROXIMATE SQUARE FOOT AREA OF THE RESIDENTIAL UNIT HAS BEEN MEASURED TO THE COMMON ELEMENT SIDE OF THE INTERIOR WALLS AND PARTITIONS SEPARATING THE RESIDENTIAL UNIT AND THE STAIR. COLUMNS, MECHANICAL SHAFTS AND PIPES (WHETHER ALONG THE PERIMETER OR WITHIN THE UNIT), WERE NOT DEDUCTED FROM THE SQUARE FOOT AREA OF THE UNIT. OUTDOOR FLOOR AREAS OF TERRACES APPURTENANT TO A UNIT HAVE NOT BEEN INCLUDED IN THE UNITS FLOOR AREAS.

MEASURED VERTICALLY, EACH UNIT WILL CONSIST OF THE VOLUME FROM THE TOP OF THE FLOOR SLAB BELOW (LOCATED UNDER THE FINISHED FLOORING AND SUB-FLOOR MATERIALS) TO THE UNDERSIDE OF THE FLOOR SLAB ABOVE.

DECLARANT:

VII - HOTEL II TB INVESTORS, L.L.C.
 C/O STARWOOD CAPITAL GROUP
 521 WEST PUTNAM AVENUE
 GREENWICH, CT 06830

ARCHITECT CERTIFICATION

STATE OF NEW YORK
 COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND THIS PLAN FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS, AND APPROXIMATE DIMENSIONS OF THE UNITS, AS BUILT.

SWORN BEFORE ME TO THIS DAY:

12/15 DAY OF FEBRUARY 2014



SHARYN FITTER
 Notary Public, State of New York
 No. 01F1608215
 Qualified in New York County
 My Commission Expires Nov. 12, 2018

TAX LOT CERTIFICATION:

THE UNIT DESIGNATIONS AND TAX LOT NUMBERS SHOWN HEREON CORRESPOND TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

12-31-2014
 DATE

C. Lough
 CARTOGRAPHER

1/19/2014 7:24:57 PM

3194 Main, Designs & Merrill LLP 14 Wall Street New York, NY 10005	ADDRESS: 20 WEST 53RD STREET NEW YORK, NY 10019	TITLE: <h2 style="text-align: center;">PROPOSED 42ND - 43RD FLOOR PLAN</h2>	DWG NUMBER: <h2 style="text-align: center;">TL-4</h2>
DATE: 11/14/14			

Submetering Offering Plan
20 West 53, New York, NY 10019

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.
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 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)

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.

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

The 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: Nadav Schnall can be contacted via email at nadav.schnall@fsresidential.com or by telephone number 212-634-5422 or at the management office at One Central Park South, New York, NY 10019.** If the owner and the property manager cannot reach an equitable agreement and the owner continues to believe the complaint has not been adequately addressed, then the owner may file a complaint with the Public Service Commission through the Department of Public Service. Alternatively, 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 owner will contain, among other things, the name, address, dates of the present and previous readings, whether estimated or actual, the meter multiplier, amount consumed between present and current readings, the customer's service classification, administrative charge and the amount owed for the latest period. (see attached sample Quadlogic electric bill).

4. 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.
5. 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.
6. 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 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 Shareholder. 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 Shareholder 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.

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.prichard.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, NYSEERDA, Niagra Mohawk, Southern California Edison.

Dear Resident,

We are pleased to inform you that we are going to be using an electric submetering system at 20 West 53 Street, New York, NY 10019 to save costs and promote energy conservation. This notice provides general information about electric submetering and how the submetering system will affect you.

What are some of the benefits of submetering?

Saves energy. Submetering promotes conservation because residents pay only for the electricity that they use.

Saves money. Lower energy consumption will mean lower energy bills for the residents and for the building owners. In addition, a monthly statement showing electric usage serves as a reminder that residents have control over their energy usage.

Enhances safety. The submetering system is remotely read. No meter readers are required to be on the property to read the meters.

How does submetering work?

A submeter is installed for each unit and measures each unit's electric consumption. The consumption information is sent to a billing services provider's computer system over the building's electric system, where it is processed and converted to individual charges. **With a submetering system, each unit only pays for the electricity that it consumes.**

Who will provide electricity for the building?

Consolidated Edison will provide electricity to 20 West 53 Street, New York, NY 10019. This electricity is subject to the building's master meter, and the building's owner or management's company will pay Con Edison directly for all electricity used in the building.

Who will provide my electric bills?

An independent electric billing services company will generate your electric bills. We will give you the name of the billing services company when one is selected.

What rate will I be charged for my electricity?

Under New York State Public Service Law 16 NYCRR Part 96 Residential Submetering and the Home Energy Fair Practices Act (HEFPA), you can not be charged more than your utility's tariffed residential rate for direct metered service.

Will submetering affect my rent payments?

Once the submetering system is approved, an electric bill will be attached to your monthly rent bill or maintenance bill, or you receive a separate electric bill for your apartment.

What if I have questions regarding the electric bills I receive?

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

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: Nadav Schnall can be contacted via email at

nadav.schnall@fsresidential.com or by telephone number 212-634-5422 or at the management office at One Central Park South, New York, NY 10019. If the Owner and the property manager cannot reach an equitable agreement and Owner continues to believe the complaint has not been adequately addressed, then the Owner may file a complaint with the Public Service Commission through the Department of Public Service. Alternatively, the 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

What can I do to save on my electric costs?

The Con Edison website (www.coned.com) offers energy saving tips and other helpful information. Some of the tips are simple and relatively inexpensive to implement:

- Replace incandescent bulbs with new compact fluorescent ones
- Turn your air conditioner off when no one is home
- Choose EnergyStar appliances for maximum efficiency
- Replace ordinary light switches with dimmers

Where can I get more information?

For general questions regarding the submetering plan or electric billing, you should contact **The Property Manager: Nadav Schnall can be contacted via email at nadav.schnall@fsresidential.com or by telephone number 212-634-5422 or at the management office at One Central Park South, New York, NY 10019.** For more information about energy savings visit www.coned.com or www.getenergysmart.org. For more information about submetering laws and regulations visit www.dps.ny.gov

Thank You,

20 West 53rd Street, L.L.C.

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 **20 West 53 Street, New York, NY 10019** will be a submetered facility. **20 West 53rd Street, LLC** is the owner of this building. 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 **20 West 53 Street, New York, NY 10019** to invoice/bill tenants for their monthly utility usage. Owner will receive monthly bills from Quadlogic for their respective electric usage, (meters are read daily) which amounts are payable to **First Service Residential, One Central Park South, New York, NY 10019**. Management could also be contacted at **212-634-5422**.

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

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: Nadav Schnall can be contacted via email at nadav.schnall@fsresidential.com or by telephone number 212-634-5422 or at the management office at One Central Park South, New York, NY 10019.** The property manager shall investigate and respond to the complaint in writing within 15 days of the receipt of the complaint. If the Owner and the property manager cannot reach an equitable agreement and Owner continues to believe the complaint has not been adequately addressed, then the Owner may file a complaint with the Public Service Commission through the department of Public Service. Alternatively, the 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

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 **(212-634-5422)** or by mail at c/o **First Service Residential, One Central Park South, New York, NY 10019**. 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 **212-634-5422** o por correo escrito a la siguiente direccion: c/o **First Service Residential, One Central Park South, New York, NY 10019.**

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, **20 West 53, New York, NY 10019** 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 **20 West 53, New York, NY 10019** 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 **20 West 53, New York, NY 10019** 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 **20 West 53, New York, NY 10019** 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, **20 West 53, New York, NY 10019** 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. **20 West 53, New York, NY 10019** 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 **20 West 53, New York, NY 10019** becomes aware of such hardship, **20 West 53, New York, NY 10019** can refer you to the Department of Social Services. Please notify **20 West 53, New York, NY 10019** Street 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 **20 West 53, New York, NY 10019** 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 **20 West 53, New York, NY 10019** 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 **20 West 53, New York, NY 10019** at the address above.

BUDGET BILLING PLAN

Resident(s) Name(s): _____

Address: _____

Account No.: _____

As set forth below, **First Service Residential, One Central Park South, New York, NY 10019 (20 West 53rs Street, New York, NY 10019)** 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. **20 West 53rs Street, New York, NY 10019** 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, **20 West 53rs Street, New York, NY 10019** 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 **20 West 53rs Street, New York, NY 10019** 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: _____

20 West 53rd Street, LLC.: _____

Date: _____

Return one signed copy to 20 West 53rs Street, New York, NY 10019 by MM/DD/YYYY.

CONFIDENTIAL
Evaluation of Customer's Ability To Pay

1. Employer Name, Address and Phone Number

2. What is your monthly income?

3. Please identify all other forms of income (Unemployment, Disability, and Public Assistance) and the amounts of each

4. Please list all checking and savings accounts and balances:

5. Please list all credit cards, balances due and the amount of the monthly payment on each:

6. Do you own your home or do you rent? _____

7. What is your monthly mortgage or rent payment? _____

8. List other assets (i.e., Stocks and Bonds) :

9. List other debts (bank loans, credit lines, utility bills, etc.) and the amount of the monthly payment on each:

10. Identify all other monthly expenditures by amount:

- Food expenses	\$	_____
- Medical expenses	\$	_____
- Telephone bills	\$	_____
- Utility bills	\$	_____
- Mandatory loan/credit card payments	\$	_____
- Other	\$	_____
	\$	_____
	\$	_____
	\$	_____

Residential Payment Agreement

Resident(s) Name(s): _____

Address: _____

Account No.: _____

The total amount owed to **First Service Residential, One Central Park South, New York, NY 10019 (212-634-5422)** 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"), **First Service Residential, One Central Park South, New York, NY 10019 (212-634-5422)** 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, **First Service Residential, One Central Park South, New York, NY 10019** 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, First Service Residential, One Central Park South, New York, NY 10019** 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 First Service Residential, One Central Park South, New York, NY 10019 (212-634-5422)**

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 **First Service Residential, One Central Park South, New York, NY 10019 (212-634-5422)**

If you and **First Service Residential, One Central Park South, New York, NY 10019** 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 the property Management. If this is 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 **First Service Residential, One Central Park South, New York, NY 10019 at 212-634-5422**. If you or anyone in your household meets any of the following conditions please contact us: medical emergency, elderly, blind, or disabled.

Sincerely,

**First Service Residential
One Central Park South, New York, NY 10019 at 212-634-5422**

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 **First Service Residential, One Central Park South, New York, NY 10019 (212-634-5422)** 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 **First Service Residential, One Central Park South, New York, NY 10019 (212-634-5422)**. If you or anyone in your household meets any of the following conditions please contact **First Service Residential, One Central Park South, New York, NY 10019** : medical emergency, elderly, blind, or disabled.

Sincerely,

First Service Residential, One Central Park South, New York, NY 10019

NOTIFICATION TO SOCIAL SERVICES OF CUSTOMERS
INABILITY TO PAY

First Service Residential, One Central Park South, New York, NY 10019 (212-634-5422)

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 **First Service Residential, One Central Park South, New York, NY 10019 (212-634-5422)** 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 First Service Residential, One Central Park South, New York, NY 10019 for this account as of MM/DD/YYYY is: \$XX.XX.

Quarterly Billing Plan

Customer Name: _____

Premise Address: _____

Account Number: _____

Under this plan, First Service Residential agrees to provide services in return for your agreement to make payments according to terms of this Plan.

The Customer confirms that he/she is greater than 62 years old, and that the Customer's bills in the preceding 12 months starting on MM/DD/YY and ending on MM/DD/YY, did not exceed \$150.

Under this Plan, the Customer will receive the first bill on MM/DD/YY covering actual charges incurred during the 3-month period MM/DD/YY to MM/DD/YY, and you will receive quarterly bills thereafter on or before MM/DD/YY, MM/DD/YY, and MM/DD/YY for actual charges incurred during each such preceding 3-month period.

On the dates specified above, you will be billed for actual charges incurred and you will be required to pay such amount stated on the bill. If you fail to pay the bill when it is due, you may be subject to termination of service pursuant to the Home Energy Fair Practices Act.

Yes!! would like Quarterly Billing:

Return one completed copy to First Service Residential by MM/DD/YYYY.

**SPECIAL PROTECTIONS
REGISTRATION FORM**

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

First Service Residential, One Central Park South, New York, NY 10019 (212-634-5422)

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

MAKE PAYMENT TO →

PLEASE PAY BY:

USAGE - KWH

AMOUNT DUE - \$

TENANT

METER NO.	PREVIOUS READING	CURRENT READING	USAGE - KWH	AMOUNT - \$	RATE - \$
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RETAIN THIS PORTION FOR YOUR RECORDS



RETURN THIS STUB WITH PAYMENT

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-5N, RSM-5, RSM-5c, S-20, S-20N, S-10N, S-10T, 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.
- 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.

DIVISION 16 ELECTRICAL SPECIFICATIONS

- 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.

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.

DIVISION 16 ELECTRICAL SPECIFICATIONS

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.

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 COMISSIONING AND START-UP

- A. Contractor to provide third party testing of power metering system or "commissioning".

DIVISION 16 ELECTRICAL SPECIFICATIONS

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.

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