

EXHIBIT A

Site Plan and Area Map

EXHIBIT B

Salon Price and Estimated Monthly Charges

EXHIBIT B-1

WASHINGTON'S HEAD QUARTERS TOWNHOUSES

Sales Prices and Estimated Monthly Charges for the First Year of Operation Based on Substantially Full Occupancy of 20 Units - (Without Mortgage)

Unit Number	Description	Percentage Common Elements	Sales Price	Estimated Monthly Common Charges	Estimated Monthly Real Estate Taxes	Estimated Total Monthly Payments	Estimated Monthly Charges Deductible for Income Tax Purposes
1	Detached Unit	6.87	\$145,000	\$231.44	\$378.88	\$612.32	\$378.88
2	"	7.05	155,000	239.56	388.63	628.21	388.63
3	Rochambeau	5.09	129,000	172.95	281.10	454.05	281.10
4	"	5.09	129,000	172.95	281.10	454.05	281.10
5	"	5.21	129,000	177.04	287.21	464.25	287.21
6	"	5.09	129,000	172.95	281.10	454.05	281.10
7	Gariton	6.66	115,000	158.35	256.66	415.01	256.66
8	"	6.66	115,000	158.35	256.66	415.01	256.66
9	"	6.66	115,000	158.35	256.66	415.01	256.66
10	"	6.76	115,000	161.74	262.77	424.51	262.77
11	"	6.66	115,000	158.35	256.66	415.01	256.66
12	"	6.66	115,000	158.35	256.66	415.01	256.66
13	"	6.66	115,000	158.35	256.66	415.01	256.66
14	"	6.66	115,000	158.35	256.66	415.01	256.66
15	"	6.76	115,000	161.74	262.77	424.51	262.77
16	"	6.76	115,000	161.74	262.77	424.51	262.77
17	"	6.66	115,000	158.35	256.66	415.01	256.66
18	"	6.66	115,000	158.35	256.66	415.01	256.66
19	"	6.66	115,000	158.35	256.66	415.01	256.66
20	"	6.72	115,000	160.39	259.71	420.10	259.71

EXHIBIT B-2

WASHINGTON'S HEAD QUARTERS TOWNHOUSES

Sales Prices and Estimated Monthly Charges for the First Year of Operation Based on Substantially Full Occupancy of 20 Units - (With Mortgage) *

Unit Number	Description	Percentage Common Elements	Sales Price	Minimum Cash Down Payment	Maximum Mortgage Loan	0.5% 30 Yrs. Monthly Mortgage Payment	Estimated Monthly Common Charges	Estimated Monthly Real Estate Taxes	Estimated Total No. Pay.	Estimated Monthly Charges Deductible for Income Tax Purposes
1	Detached Unit	6.87	\$145,000	\$55,000	\$75,000	\$375.69	\$233.44	\$378.88	\$1,189.01	\$909.13
2	"	7.05	155,000	55,000	75,000	576.69	239.56	388.65	1,204.90	918.90
3	Rochambeau	5.09	129,000	57,000	60,000	461.35	172.95	281.10	915.40	705.30
4	"	5.09	129,000	57,000	60,000	461.35	172.95	281.10	915.40	705.30
5	"	5.21	129,000	57,000	60,000	461.35	172.95	281.10	915.40	705.30
6	"	5.09	129,000	57,000	60,000	461.35	172.95	281.10	915.40	705.30
7	Carlton	4.66	115,000	50,000	55,000	422.91	158.35	256.66	837.92	645.16
8	"	4.66	115,000	50,000	55,000	422.91	158.35	256.66	837.92	645.16
9	"	4.66	115,000	50,000	55,000	422.91	158.35	256.66	837.92	645.16
10	"	4.76	115,000	50,000	55,000	422.91	161.74	262.77	847.42	651.27
11	"	4.66	115,000	50,000	55,000	422.91	158.35	256.66	837.92	645.16
12	"	4.66	115,000	50,000	55,000	422.91	158.35	256.66	837.92	645.16
13	"	4.66	115,000	50,000	55,000	422.91	158.35	256.66	837.92	645.16
14	"	4.66	115,000	50,000	55,000	422.91	158.35	256.66	837.92	645.16
15	"	4.76	115,000	50,000	55,000	422.91	161.74	262.77	847.42	651.27
16	"	4.76	115,000	50,000	55,000	422.91	161.74	262.77	847.42	651.27
17	"	4.66	115,000	50,000	55,000	422.91	158.35	256.66	837.92	645.16
18	"	4.66	115,000	50,000	55,000	422.91	158.35	256.66	837.92	645.16
19	"	4.66	115,000	50,000	55,000	422.91	158.35	256.66	837.92	645.16
20	"	4.72	115,000	50,000	55,000	422.91	160.39	259.71	843.01	648.21

*Sponsor does not have a commitment for mortgage loans to unit purchaser but said mortgage loans may be obtained directly by the unit purchaser and sponsor will endeavor to arrange recommended lending instructions.

FOOTNOTES TO EXHIBIT B-1 and B-2

1. These prices have been set by the Sponsor and are not subject to the approval of any governmental agency. For change of price, see page 9.

2. The mortgage figures in Exhibit B-2 are based on an estimated mortgage loan at an interest rate of 8-1/2% for a term of 30 years. The Sponsor does not have a commitment for such mortgages and the unit purchaser will have to apply for his own mortgage which may or may not be available or in the amount, term and rates set forth in Schedule B.

3. Does not include the cost of utilities consumed within the Units. The following are estimates of the annual cost of consumption of gas and electricity for the typical Townhouse unit based on an estimated normal usage and occupancy over the course of a year as prepared by Petroleum Heat and Power Co., Inc. for fuel and Con Ed for electricity.

FUEL ESTIMATE

The Carleton (2 Bedroom)

Estimated Gallons for heat	1800		
Estimated Gallons for hot water	<u>600</u>		
	2400	at .389 (gallon)	\$933.60
		NYS tax	<u>46.58</u>
			\$980.18

The Rochambeau (3 Bedroom)

Estimated Gallons for heat	2100		
Estimated Gallons for hot water	<u>600</u>		
	2700	at .389 (gallon)	\$1050.30
		NYS tax	<u>52.51</u>
			\$1102.81

The Two Individual Homes

Estimated Gallons for heat	2400		
Estimated Gallons for hot water	<u>600</u>		
	3000	at .389 (gallon)	\$1167.00
		NYS tax	<u>58.35</u>
			\$1225.35

FUEL ESTIMATE =

KILLOWATTHOURS PER MONTH

	<u>"Carlton"</u> <u>(3 people)</u>	<u>"Rochambeau"</u> <u>(4 people)</u>	<u>private dwellings</u> <u>(3 people)</u>
Basic elec. & small appl. including color T.V. & wash Mach.	236	258	258
Range	90	110	110
Dishwasher	30	33	33
Dryer	41	49	49
Air Conditioner (3 1/2 Tons)	392	333 (4 Tons)	525 (7 1/2 Tons)
Refrig. (16 cu. ft. frost free)	110	110	110
Total Kwhrs and Cost per 30 day month	799 KWERS \$70.45	893 KWERS \$78.44	1185 KWERS \$102.58

As with all sources of energy, the effect of inflation, fuel shortages and other factors may raise the cost of oil or electricity higher than the estimates provided.

In view of the fact that such estimates may include the use of energy by persons of varying need, with different standards of comfort, with families of different sizes or who may be absent, on vacation or elsewhere during a portion of the year, the amount of oil or electricity consumed by a purchaser of a Unit or by the Board of Managers as a common charge may vary substantially from the estimates for normal usage and occupancy herein provided.

Although the Sponsor is under obligation to provide the prospective purchasers information as reasonable and adequate as present circumstances permit, factors beyond Sponsor's control may substantially affect the cost of usage after the occupancy of the Units or in subsequent years. Sponsor, however, represents that he has followed the installation specifications, if any, provided by the manufacturers of heating, air-conditioning, hot water equipment, etc. and the recommendation of the utility companies and other experts to enable these pieces of equipment to operate properly for their intended use.

Further, Sponsor has not been induced to select the heating and cooling system or appliances described herein on the basis of any financial inducement other than the price of the system made to him by the manufacturer or distributor of the system or by the supplier of energy to be used in connection therewith or any of their agents or employees.

includes sewer charges. The estimated monthly real estate taxes have been calculated on the basis of estimated assessed value of \$451,050.00 for the 20 Units allocated among the Units on the basis of their respective percentage of interest in the common elements and the result for each multiplied by the tax rate which is \$146.6617 per \$1,000 of assessed value. (.9498 \$991 County & Court, 35.90 Village, 84.49 (tentative) School, (tentative)). All such tax estimates are subject to any yearly changes which occur in the tax rate.

EXHIBIT C

Description of the Units and Common Elements
in the Washington's Head Quarters Townhouses
Condominium

EXHIBIT C

Description of the Units and Common Elements in the
WASHINGTON'S HEAD QUARTERS TOWNHOUSES Condominium.

There are two types of Townhouse Units, the Carleton and the Rochambeau, and they are more fully described in the plans annexed hereto as Exhibit I or in the full set of plans available for inspection in the sales office. Two detached Units are planned and it is anticipated that these will be purchased by the principals of the Sponsor.

GARAGES

Included as part of each Unit is either a two car garage or a one car garage in the basement area. Those Units with a one car garage will have an additional outside parking space assigned as a limited common area with exclusive use to that Unit Owner. Each garage is part of the Unit and is separated from the adjacent garage by a masonry wall and each has a garage door at the entry with a lock and the Unit Owner will be the sole party given a key to its garage.

CONSTRUCTION

The Building is primarily of brick veneer construction. The particular brick used is known as Ballston and produced by the Hudson Valley Block Company Inc. Variations in the shade are possible with different production runs and are to be expected.

Standard 2 inch by 8 inch or 2 inch by 12 inch wood joists are used in the roof construction. On the lower levels floor construction is either of standard 2 inch by 10 inch or 2 inch by 12 inch joists. The garage floor is a 4 inch reinforced concrete slab on 4 inch gravel and the storage area or cellar floor is on 4 inch concrete.

1/2" plywood will be used for roof and wall sheathing. 1/2" plywood will be used as sheathing beneath brick.

ROOF SHINGLES

Roof shingles are 340 asphalt shingles by Carey asphalt shingles or equal.

LEADERS AND GUTTERS

Leaders and gutters are copper.

FOUNDATIONS:

The foundations are 12" x 24" concrete. Foundation walls are all masonry consisting of 12" concrete block and brick. Walls are reinforced horizontally 16" o.c. vertically.

FIREPLACES:

All units are masonry in construction and consist of 12" block and brick with 8" x 8" T.C. (terra cotta) flues with cast iron dampers.

ELECTRICAL WIRING MATERIALS

All copper 200 AMP. 220 volt underground service; 40 circuit General Electric breaker panel with 15 AMP. lighting circuit and 20 AMP. power circuit.

PAVING FOR PEOPLE AND CARS

Entrance walkways are blue-stone. Paving for roadway consists of 4" Item #4 and 2" asphalt with granite stone curbing.

PIPING MATERIALS FOR WATER AND SANITARY WASTE

Domestic water is supplied to all units with a 1" copper line, except Unit #1, which is supplied by a 1 1/2" copper line. All copper lines are supplied from a 4" ductile iron pipe, Class 2 with union joints. Inside the units, the piping is all copper to comply with code requirements. Sanitary waste line consists of an 8" A.C.P. (Asbestos Cement Pipe) for the private trunk sewer, a 6" A.C.P. for branch sewer and 4" cast iron pipe to enter the building below slab. Inside the units above slab, copper piping is used, sized to comply with code requirements.

VENTILATION FOR BATHROOM

60 CFM fan units in bathrooms without windows.

LANDSCAPING SHRUBBERY

The following landscaping materials are to be added to the existing shrubbery: 8 white birch, 45 azalea, 20 juniper, 40 laurel, 60 rhododendron and 5 dogwood.

WINDOWS AND GLASS DOORS

Windows are wood double hung and the front entrances are solid wood doors and the rear or garden doors are pairs of French doors with glass transoms manufactured or supplied by Hatfield Bros., Inc.

METHOD OF HEATING

Carlton Units: Borg-Warner oil-fired furnace
WSD16 (125,000 BTU Bonnet Capacity) coil 440F
48,000 BTU Cooling Capacity) condenser MC42.

Rochambeau: Borg-Warner oil-fired furnace UF123
125,000 BTU Bonnet Capacity) coil (48,000 BTU
Cooling Capacity) condensers 2-MC 24-Dual two-ton
units.

zoning for heating and cooling: Two-zone heating; one-
zone cooling lay-out, manual changeover switch, each
zone automatic.

Fuel oil tank to be 275 gallon vertical steel tank in
cellar with necessary fill and vent piping under garage to front
wall of Unit complete with all copper oil lines, valves, fittings
and hangers for oil furnace and hot water heater.

INSULATION

To insure efficient heating and cooling, 6" insulation
(R-19) is used in the ceilings and full thick insulation (R-11)
is used in the walls.

8 inch masonry walls are used to reduce noise trans-
mission between units along with furring strips on both sides
and 1/2 inch sheet rocking.

ELECTRICAL OUTLETS

Each Unit will be provided with a 200 ampere service.
All outlets will be duplex receptacles. The following is a
table of electrical outlets. The table does not include special
outlets for the appliances:

	<u>Carlton</u>	<u>Rochambeau</u>
Living Room	6	8
Dining Room	3	5
Foyer	2	2
Kitchen	6	4
Master Bedroom	3	5
Bedroom #2	6	4
Bedroom #3	4	4

Almost all electrical service is underground. The only visible structures are the meters, grates covering the underground transformers and one above grade transformer. All electrical equipment and wiring, including meter and transformer, is the property and responsibility of the Condominium, unless arrangements are made for Con Ed to assume responsibility for these items.

KITCHEN CABINETS

Kitchen cabinets shall be factory manufactured of wood. Counter tops shall be of laminated plastic (commonly known as "formica" although it may be a different brand).

APPLIANCES

The kitchens of the Units will be equipped with the following electric appliances manufactured by General Electric:

Carlston

Cook top-30" 4-burner, model JP-651
 Hood-36" outside vented model JV530
 Wall oven-24" single self-cleaning, model JRP12
 Refrigerator-freezer-15.6 cu. ft. completely
 no-frost, model TBF-16ST
 Dishwasher-3-cycle with power saver, model GSD-442
 Disposer-batch feed 1/2 H.P., model GFA-852
 Clothes Dryer-3-temperature electric dryer,
 model DDE-5300P
 Clothes Washer-3-cycle with 3 water levels,
 model WWA-5500P

Rochambeau

Cooktop 30" 4-burner model VP656-remote controls in
 matching hood 36" outside vented model VV 655
 Wall oven 27" wide, self cleaning, with black glass
 door-model JRP16
 Refrigerator/Freezer 18.8 cubic feet-side by side-all
 frost-free model TFF-19DT
 Dishwasher-3-cycle with power saver, model GSD442
 Disposer-Batch feed 1/2 H.P., model GFA-852
 Clothes Washer-3-cycle with 3 water levels,
 model WWA5500P
 Clothes Dryer-3-temperature electric dryer,
 model DDE-5300P

MASTER TV ANTENNA

A master antenna will be installed in each block of units with appropriate outlets within each unit.

INTERIOR STAIRS

Interior stairs shall be built with pine risers and oak treads.

INTERIOR LIGHTING FIXTURES

Interior electric fixtures are not included in the purchase price of the Unit. Porcelain light fixtures will be installed prior to delivery.

PLUMBING

Bathtubs in the master bathroom are American Standard No. 2185.403, 5 foot 6 inch contour. In the second bathroom an integral tub-wall unit of fiberglass reinforced polyester American Standard Designer Line No. 2146.2. Water closets are American Standard No. 2109.056 elongated Cadet. Bidets are American Standard Model No. 5002.19. Lavatories are made of synthetic molded stone integral counter top and bases manufactured by Dupont. Hot water heaters are 30 gallon high recovery glass lined oil fired unit capacity 120 gallons per hour at 100 degree rise manufactured by Sunray. All fixtures to be white except that fixtures in bathroom #1 shall be bone color.

FLOORING

All rooms except the living room, kitchen, lavatory, laundry, baths, garage and storage space will be carpeted by Sponsor. Each Purchaser shall select its own carpeting and be entitled to an allowance of \$8.00 per square yard. The living room shall have tongue and groove 25/32 of an inch oak flooring. The kitchen, lavatory and laundry floor will be vinyl asbestos unless other arrangements are made by the Unit purchaser with the Sponsor. Vinyl asbestos floor covering is Congoleum cushioned vinyl floor 3/32" thick or equal.

TILING

The master bath will be tiled to a height of 6' in the shower area and the second bathroom will have a vinyl prefabricated tub and shower enclosure. Base will be installed in all other areas except behind vanities.

KITCHEN SINK

The kitchen sink is a stainless steel Pacemaker two compartment unit manufactured by the Dayton Division of Elkay Manufacturing Company.

PAINT

Rooms shall be painted in accordance with the following schedule as to number of coats and type paint:

	Walls & Woodwork	Ceilings
Living Room & Dining Room	2 flat*	2 flat*
All Bedrooms	2 flat*	2 flat*
Kitchen	2 semi-gloss*	2 rubber white
Lavatory & Baths	2 semi-gloss*	2 rubber white
Furnace Room	unpainted	unpainted
Closets	1 flat white	1 flat white

Purchaser may select any color on Seller's paint charts for the areas marked with an asterisk. However, only one color may be used in any one room. Wallpaper is not included and will not be provided or installed by the Seller.

LOCKS

All unit locks shall be Schlage "A" Series residential 2-3/4 backset bored locksets, style to be Georgian polished brass finish except for garage doors which shall be an integral type lock, and the French doors which are to be surface mounted hook locks with flush bolts. Bedrooms and bathrooms to be privacy sets R40S.

MEDICINE CABINETS

The medicine cabinets will be Ketchum model No. SF-110 in the powder and bath #2 and model No. SF-990 in bath #1.

DRAINAGE

All leaders, gutters and yard drains will be connected into a storm drainage system.

The sanitary sewer system discharges into the public system.

LANDSCAPING

Most common areas will be landscaped with sod or shrubbery, as much of the existing trees and plants will be retained as is possible during the construction and some areas such as slopes, areas in the vicinity of existing trees, and areas near structures will be left as is. Existing trees 6" or greater shall be maintained providing the original grade is not altered more than 24".

SUB-SURFACE SOIL CONDITIONS

The sub-surface soil consists of medium to fine sand and gravel clay, inorganic silt and decomposed rock. The architect has designed all footings for two ton per square foot building soil.

SITE LIGHTING

Diisco 150 watt units spaced as required.

Site lighting shall be placed along all roadways and walkways. A site lighting plan is available for inspection at the sales office.

REFUSE COLLECTION

The Unit Owner will provide a 20 gallon plastic refuse receptacle in the closet next to the garage of his Unit. Employees of the Condominium will pick up refuse from each Unit, and bring it to a central area from which the Village of Dobbs Ferry has promised to collect at no charge.

YARDS .

Sponsor will provide a visual separation between the yards of the Units which may be shrubbery, fencing or other suitable material.

Areas for restricted common use for each residence:

Unit #1	5,500 sq. ft.	*
" #2	6,000 " "	"
" #3	510 " "	20'-0" x 25'-4"
" #4	815 " "	25'-4" x 32'-0"
" #5	2,485 " "	*
" #6	1,122 " "	44' x 25'-4"
" #7	400 " "	20'-0" x 20'-0"
" #8	600 " "	30'-0" x 20'-0"
" #9	560 " "	28'-0" x 20'-0"
" #10	492 " "	24'-0" x 20'-4"
" #11	400 " "	20'-0" x 20'-0"
" #12	400 " "	20'-0" x 20'-0"
" #13	480 " "	24'-0" x 20'-0"
" #14	480 " "	24'-0" x 20'-0"
" #15	410 " "	20'-0" x 20'-4"
" #16	656 " "	32'-0" x 20'-4"
" #17	780 " "	39'-0" x 20'-0"
" #18	620 " "	31'-0" x 20'-0"
" #19	730 " "	36'-0" x 20'-0"
" #20	2,020 " "	"

*See Exhibit A for visual definition of each area.

At the time of conveyance of title to the first Unit, the following subcontractors guarantees covering a one year period subsequent to the conveyance of title to the first Unit shall be delivered to the Board of Managers: plumbing, roofing, heating and electric. At the time of conveyance of each Unit, the following manufacturers' warranties covering a period subsequent to conveyance of title shall be delivered to the Purchaser thereof: kitchen appliances, laundry appliances, heating and air conditioning equipment.

The Building and fixtures will conform to the applicable governmental codes. The Sponsor reserves the right to substitute for any of the herein mentioned materials or equipment, materials or equipment of equal quality.

OPTIONAL ITEMS

A Purchaser may order any of the following items or other items at the additional cost agreed to in writing between Sponsor and Purchaser:

1. An AM/FM radio and intercom system.
2. A concealed vacuum cleaner system throughout the Unit.
3. Ceramic wall tile - change of color or fixture.
4. Ceiling, wall and floor moldings.
5. Wood panelling.
6. Additional kitchen equipment.

EXHIBIT D

Estimated Income Expenses
Letter of Adequacy
Tax Opinion

WASHINGTON'S HEADQUARTERS TOWNHOUSES

EXHIBIT D

ESTIMATED RECEIPTS AND EXPENSES

(First Year of Operation Based
on Full Occupancy of 20 Units)

RECEIPTS:

Common charges.....	\$40,776.00	
Escrow fund.....	2,000.00	(a)
	<u>\$42,776.00</u>	

EXPENSES:

Audit.....	\$ 300.00	(b)
Management.....	16,100.00	(c)
Custodial supplies, garden supplies, pool supplies.....	3,000.00	(d)
Repairs and replacements.....	2,000.00	(e)
Electricity (common areas only).....	3,000.00	(f)
Water.....	3,800.00	(g)
Clubhouse and pool heating.....	1,226.00	(h)
Insurance.....	8,350.00	(i)
Miscellaneous and contingencies.....	3,000.00	(j)
Escrow fund.....	<u>2,000.00</u>	(k)

TOTAL: \$42,776.00

It should be noted that these are items that would normally be paid directly by an individual homeowner.

FOOTNOTES TO EXHIBIT D

- (a) Represents \$100.00 per unit to be deposited with the Board of Managers at each closing. See page 26.
- (b) Based upon a letter received by the Sponsor from a certified public accountant for an annual review of the books and records of the Condominium and the rendering of a statement of receipts and disbursements for the year then ended.
- (c) Consists of the following: (1) telephone and office supplies of \$500.00 (2) superintendent salary and payroll tax burden and benefits of \$14,000.00 (3) a part-time management secretary and bookkeeper \$1,600.00.
- (d) Estimates made by Sponsor based on Sponsor's experience and judgment.
- (e) Estimates made by Sponsor based on Sponsor's experience and judgment.
- (f) Street lighting based on letter from Con Ed (item c).
- (g) Estimated charges of \$30 per quarter per home equals \$120 per house x 20 equals \$2,400 plus \$351.42 for 2 hydrants is reflected in letter from the New Rochelle Water Co. minimum charges for 6" of domestic water main of \$1,399.92 per year.
- (h) Oil consumption based on a written letter estimated received by Sponsor.
- (i) Based upon written proposal from insurance broker for fire insurance on the buildings in the amount of \$1,500,000.00 on an all risk basis and liability insurance in the amount of \$1,000,000.00 and officers liability insurance. See By-Laws Article V Section 2 Insurance on page 99 herein.
- (j) Based upon estimate prepared by Sponsor.
- (k) This fund may be used to make up deficits and other items and may not, in fact, be available at the end of the year.