

SIRIUS LLC

ALTERATION AGREEMENT

THE ANSONIA CONDOMINIUM
2109 Broadway
New York, NY 10023
Tel 212-799-6671

DECEMBER 2005

To : Unit Owners applying to alter their apartment
From : Marc Lippman

The following rules apply to all apartment renovations at the ANSONIA. Please review these rules with your contractor. Failure to comply with these rules will result in a shut down of your work until your project is in compliance.

The City of New York holds the Condominium responsible for maintaining a legal Certificate of Occupancy and/or Certificate of Completion. Open or incomplete Building Department applications can result in violations or liens being filed against the Condominium. Such action could result in a bank refusing to offer financing on sales of individual apartments. It is for this reason that all applications need to be filed through a single office in order for the Condominium to keep an accurate record of open applications.

01) Before any work begins, the unit owner must provide the Managing Agent with a written scope of work or plan for approval. The plans will then be sent to the Condominium's architect for review. This review determines whether a Building Department permits needs to be filed. All plans are reviewed for building code compliance. The unit owner shall pay a \$ 300. fee to the architect upon submission of your plans, payable to "FARINELLA AND SAM", P.C.. An additional cost of \$500., payable to "SIRIUS LLC" shall apply if Structural or Mechanical Engineers are needed for review. In addition, Unit Owners will be charged an inspection fee of \$ 500., payable to " SIRIUS LLC " for all projects that require a Building Department permit or Alt. 2. The purpose of these inspections is to check on the progress of the project, confirming that all work is being done according to plans submitted to and files with the Building Department, and is being performed in compliance with the Condominium policies and procedures.

02) Any unit owner doing work that does not necessitate a Department of Building permit or an Alt. 2 will be asked to leave a \$ 500. deposit, payable to ANSONIA CONDOMINIUM, to be held against security against the cost of repairs to any public area that might be damaged by Unit Owner's construction. At project's completion, it is the responsibility of the Unit Owner to address in writing a letter to Management stating that their project is complete and they would like their security deposit refunded.

03) Any unit owner doing work that necessitates a Department of Building permit or an Alt. 2 is required to make a deposit of \$ 2,500., payable to ANSONIA CONDOMINIUM, to be held until the Managing Agent has received a completion notice stamped by the Department of Building, together with all required sign-offs. The deposit shall also be held as security for the repair of any public area damage that occurs during the construction process. All hallways damaged by renovation work must be repaired by Unit Owner. If any damaged hallway is not repaired to the Condominium's satisfaction, the Condominium will repair the damage at the expense of the Unit Owner.

04) Contractors: All contractors must be licensed, insured, (to the satisfaction of the Condominium) and not have their presence disrupt the Condominium in any way.

05) Insurance: The certificate of insurance shall name the contractor and all sub-contractors as the insured policy holders. You should list the individual(s) associated with the work, and the location itself, whether an apartment or another area, as certificate holder. You must list SIRIUS LLC and ANSONIA CONDOMINIUM as additional insureds. The contractor must have at least one million dollars'

BUILDING ALTERATION REQUIREMENTS
- continued -

05) continued > ... all-risk occurrence and workers' compensation coverage. A certificate of insurance demonstrating compliance must be submitted for EACH contractor or sub contractor working at the particular location. Please provide a general description of the contracted work on the certificate area noted DESCRIPTION OF OPERATIONS. All certificates must be submitted prior to work commencing.

06) Any chopping, demolition, wall channeling, and like work including the breaking of the brown coat of plaster, must be treated as work involving Asbestos Containing Material (ACM) and done in accordance with all city, state and federal regulations, including the filing of an ACP 7. All ACM work must also be reviewed with the Management Office BEFORE proceeding.

Any violations incurred by the CONDOMINIUM and/or unit owner due to subject work, shall be the sole responsibility of the unit owner to satisfy with the subject BUILDING agency.

07) All contractors and tenants are subject to the building service elevator hours unless given written alternate instructions. Freight elevator hours are 8:00 a.m. to 4:00 p.m., Monday through Friday, except holidays. Work hours are the same. Contractors must complete their day's work, clean-up and building exit, by 4:00 p.m. Saturday work (*quiet work only*) requires prior authorization from the Management Office.

08) Deliveries or elevator use after 4:00 p.m., or at *anytime* other than normal work hours, are subject to a \$40.00 per hour charge, for a minimum of four hours. The check for one hundred sixty dollars { \$160.00 } should be made payable to ANSONIA CONDOMINIUM. All overtime usage must be scheduled and paid for in advance.

09) Neither ANSONIA CONDOMINIUM nor its' personnel are authorized to loan out ladders, tools or equipment of any kind.

10) All outside contractors must provide for their own bathroom use arrangements. You may not use the building staff's facilities for this purpose.

11) There is no smoking, eating and drinking in any public areas of the building.

12) Outside contractors may use only the freight elevators; they may not use the main bank passenger elevators or enter and exit the building through the lobby. Entrance for outside contractors shall be through the rear at the Garage Entry only.

13) We do not permit excessive noise, foul language or loud radio playing that can be heard in public areas or other units.

14) In order to bring in or remove materials from the building, masonite and construction paper must be laid down from the freight elevator, to your apartment. After delivery is made, all protection material must be picked up. All contractors are responsible for supplying these materials themselves.

15) All outside personnel must wear ANSONIA HOUSE CONTRACTOR PASS badges. Job foremen may pick these up from the freight elevator operator. If a badge is lost, there is a \$ 5.00 replacement fee. If outside personnel are not wearing the badges, they will be asked to leave the building.

Read and Agreed,

Unit Owner Signature

Date Of Signature

Unit Owner Signature

Date Of Signature