

FIRST AMENDMENT
TO OFFERING PLAN RELATING TO PREMISES
31-37 NAGLE and 14 BOGARDUS PLACE
NEW YORK, NEW YORK

The Offering Plan dated February 16, 1982 to convert to cooperative ownership premises at 31-37 Nagle and 14 Bogardus Place, New York, New York (the "Plan") is amended by this First Amendment, as follows:

I. The Plan was declared effective by Notice dated June 26, 1982 of which a copy is annexed hereto as Exhibit A.

II. Annexed hereto as Exhibit B is a list indicating the names of purchasers and the apartments whose shares have been purchased by the respective purchasers.

III. The Notice declaring the Plan Effective sets the closing date for the conveyance of title as of August 3, 1982. Closing is to commence at 11:00 A.M. and will take place at the offices of Goldschmidt, Fredericks & Oshatz, Esqs., 655 Madison Avenue, New York, New York 10021.

IV. Closing of individual tenants is set for August 3, 1982 to commence at 2:00 P.M. at the offices of Goldschmidt, Fredericks & Oshatz, Esqs., 655 Madison Avenue, New York, New York 10021. Maintenance will be collected as of August 1, 1982.

The Notice Declaring the Plan Effective also advised purchasers that the balance of their respective purchase prices under their respective subscription agreements is to be paid as follows: the balance of the purchase price is to be deposited by July 26, 1982 in accordance with the terms of the Plan, purchasers may simultaneously execute two (2) copies of the proprietary lease.

Purchasers should make arrangements with Rosemarie Guarnieri to have their leases executed. The check for the balance of the purchase price is to be delivered with the two (2) copies of the proprietary lease to Goldschmidt, Fredericks & Oshatz, located at 655 Madison Avenue, New York, New York.

The balance of cash needed to close and/or a commitment from a lending institution together with the lender's loan documents must be deposited with Goldschmidt, Fredericks & Oshatz, at their offices located at 655 Madison Avenue, New York, New York 10021 not later than July 26, 1982. The bank commitment referred to above is a commitment for a bank loan with the understanding that the amount of the loan will be paid over to the sponsor on the closing date simultaneously with the closing of the sale of the property to the Apartment Corporation; and in the event that the bank loan is in an amount less than the entire balance of the

NO RENT STABILIZED TENANT MAY BE EVICTED FOR FAILURE TO PURCHASE HIS OR HER APARTMENT, AND WILL HAVE THE RIGHT TO REMAIN IN OCCUPANCY EVEN THOUGH THE SHARES ALLOCATED TO HIS OR HER APARTMENT ARE SOLD TO ANOTHER, SO LONG AS HE OR SHE IS NOT IN DEFAULT IN PAYING RENT OR PERFORMING ANY OTHER OBLIGATION UNDER HIS OR HER LEASE OR TENANCY.

At closing Sponsor will cause Park Avenue Estates Company to convey title to the Property in consideration of (a) the payment to Sponsor of the cash made available from the sale of other than Unsold Shares, less required payments to the Reserve Fund and subject to adjustments, (b) the delivery of Unsold Shares, (c) Wrap-around Mortgage of \$1,950,000.

All closing will take place at the offices of Goldschmidt, Fredericks & Oshatz, 655 Madison Avenue, New York, New York. If a Purchaser defaults in the performance of his Subscription Agreement and thereafter cures it, or closes at a later date or location than prescribed for by the amendment, the Purchaser will pay a fee of \$250.00 to such counsel at the closing of title to his apartment.

The Plan is hereby amended correct the following item:

Page 5 the premium for insurance is \$13,636.

Dated: New York, New York
June 23, 1982

NAGLE APARTMENTS CORP.
Apartment Corporation

Copy from WWW.LAVENDERLAWBLOG.COM

SECOND AMENDMENT
TO OFFERING PLAN RELATING TO PREMISES
31-37 NAGLE AVENUE AND 14 BOGARDUS PLACE
NEW YORK, NEW YORK

The Offering Plan dated February 16, 1982 to convert to cooperative ownership premises at 31-37 Nagle Avenue and 14 Bogardus Place, New York, New York (the "Plan") and amended by the First Amendment dated July 2, 1982 is further amended by this Second Amendment as follows:

I. Title to the premises was transferred to Nagle Apartments Corp. on August 3, 1982 at the offices of Goldschmidt, Fredericks & Oshatz, 655 Madison Avenue, New York, New York pursuant to the Plan as amended up to the time of closing by the First Amendment.

II. The Plan provided for a reserve fund of \$25,000 subject to closing adjustments, with further provisions that if net closing adjustments are in favor of the Sponsor in an amount exceeding \$15,000 the additional amount of such net closing adjustments will be paid to the Sponsor in one payment for the entire additional amount payable one year from the Closing Date with 8-1/2% interest. The actual adjustments in Sponsor's favor were \$41,905.73, \$10,000 of which were paid by reducing the reserve fund and the remainder of \$31,905.73 by promissory note.

III. At Closing, the Apartment Corporation entered into an management agreement with Steppingstone Management Corp. having the same terms as set forth on Page 27 of the Plan.

IV. At the first meeting of shareholders held on September 7, 1982, the following officers and directors were elected:

Robert J. Ettinger	President
Lawrence E. Goldschmidt	Vice President and Assistant Secretary
Patricia Pantellias	Assistant Secretary
Donald J. Honigstock	
Pablo Tapia	Treasurer
Barbara Ricardo	
Bernard Eiser	Secretary

V. As of this date, title to the apartments, listed on the annexed Schedule A has been transferred to purchasers. Title to the remaining apartments is held by Ellwood Gardens Company (the "Sponsor").

Other than as set forth above there are no material changes which require an amendment to the Offering Plan.

Dated: September 13, 1982
New York, New York

ELLWOOD GARDENS COMPANY
Sponsor

SCHEDULE "A"

3A
1B
5B
2C
3C
6C
1D
6D
3G
5G
2H
6H
5K
3L
6L
2M
6M
4R
6S
4U
5U
2W
3W
3X

Copy from WWW.LAVENDERLAWBLOG.COM

THIRD AMENDMENT
TO OFFERING PLAN RELATING TO PREMISES
31-37 NAGLE AVENUE AND 14 BORGARDUS PLACE
NEW YORK, NEW YORK

The Offering Plan dated February 16, 1982 to convert to cooperative ownership premises at 31-37 Nagle Avenue and 14 Bogardus Place, New York, New York (the "Plan") is amended by this third Amendment, as follows:

I. The following are the present officers and directors:

Robert J. Ettinger	President
Lawrence E. Goldschmidt	Vice President and Assistant Secretary
Patricia Pantellias	Assistant Secretary
Donald J. Honigstock	
Pablo Tapia	Treasurer
Barbara Ricardo	
Bernard Eiser	Secretary

II. As of this date, title to the apartments, listed on the annexed Schedule A has been transferred to purchasers. Title to the remaining apartments is held by Ellwood Gardens Company (the "Sponsor").

Other than as set forth above there are no material changes which require an amendment to the Offering Plan.

Dated: April 4, 1983
New York, New York

ELLWOOD GARDENS COMPANY
Sponsor

SCHEDULE A

3A
1B
5B
2C
3C
6C
1D
6D
3G
5G
2H
6H
5K
3L
6L
2M
6M
4R
6S
4U
5U
2W
3W
3X
1A
5F
6J
4A
6U
6E

Copy from WWW.LAVENDERLAWBLOG.COM

FOURTH AMENDMENT
TO OFFERING PLAN RELATING TO PREMISES
31-37 NAGLE AVENUE AND 14 BOGARDUS PLACE
NEW YORK, NEW YORK

The Offering Plan dated February 16, 1982 to convert to cooperative ownership premises at 31-37 Nagle Avenue and 14 Bogardus Place, New York (the "Plan") is amended by this Fourth Amendment, as follows:

I. The annual meeting of the shareholders of Nagle Apartments Corp. was held on July 20, 1983. Listed below are the directors and officers who were elected at that meeting:

Robert J. Ettinger	President
Donald J. Honigstock	Vice President
Albert Cohen	Assistant Secretary
Beth Pressley	Treasurer
Pablo Tapia	Assistant Treasurer
Barbara Ricardo	
Bernard Eiser	Secretary

II. Schedule A attached hereto lists the 8,310 unsold shares held by Robert J. Ettinger and Lawrence E. Goldschmidt and the apartments to which those shares are allocated.

III. The annual maintenance has been increased to \$33.30 per share.

IV. There are no further changes to the Offering Plan.
Dated: New York, New York
October 28, 1983

ELLWOOD GARDENS ASSOCIATES
Sponsor

<u>Apt.</u>	<u>Shares</u>
2A	100
5A	110
6A	110
2B	100
3B	105
4B	105
6B	110
4C	135
5C	140
2D	110
3D	105
4D	105
5D	110
1E	130
3E	135
4E	135
5E	140
1F	100
2F	100
3F	105
4F	105
6F	110
2G	100
4G	105
6G	110
3H	135
4H	135
5H	140
1J	100
2J	100
3J	105
4J	105
5J	110
1K	130

<u>Apt.</u>	<u>Shares</u>
2K	130
3K	135
4K	135
6K	140
1L	100
2L	100
4L	105
5L	110
3M	105
4M	105
5M	105
1R	110
2R	85
3R	90
5R	90
6R	95
1S	130
2S	130
3S	135
4S	135
5S	140
1T	130
2T	130
3T	135
4T	135
5T	140
6T	140
1U	100
2U	100
3U	105
1V	55
2V	55
3V	60
4V	60
5V	65
6V	65
1W	105
4W	110
5W	115
1X	55
2X	55
5X	65
6X	65

Copy from WWW.LAVENDERLAWBLOG.COM

FIFTH AMENDMENT
TO OFFERING PLAN RELATING TO PREMISES
31-37 NAGLE AVENUE AND 14 BOGARDUS PLACE
NEW YORK, NEW YORK

The Offering Plan dated February 16, 1982 to convert to cooperative ownership premises at 31-37 Nagle Avenue and 14 Bogardus Place, New York, New York (the "Plan") is amended by this Fifth Amendment, as follows:

I. The annual meeting of the shareholders of Nagle Apartments Corp. was held on January 23, 1985. Listed below are the directors and officers who were elected at that meeting:

Robert J. Ettinger	President
Robert Kleinbart	Vice President
Donald J. Honigstock	Assistant Secretary
Rafael Infante	Treasurer
Barbara Ricardo	
Bernard Iser	Secretary
Albert Cohen	
Robert Mitchell	

II. The following schedule lists the apartments and shares which are being held by Robert J. Ettinger and Lawrence E. Goldschmidt as unsold:

<u>Apt.</u>	<u>Shares</u>	<u>Apt.</u>	<u>Shares</u>
2A	100	3M	105
5A	110	4M	105
3B	105	1R	110
4B	105	2R	85
6B	110	3R	90
4C	135	5R	90
5C	140	6R	95
2D	110	1S	130
3D	105	2S	130
5D	110	3S	135
3E	135	4S	135
5E	140	5S	140
1F	100	1T	130
2F	100	2T	130
3F	105	3T	135
4F	105	4T	135
6F	110	5T	140
2G	100	6T	140
4G	105	1U	100
3H	135	2U	100
4H	135	3U	105
5H	140	1V	55
1J	100	3V	60

2J	100	4V	60
3J	105	5V	65
4J	105	6V	65
1K	130	1W	105
2K	130	4W	110
3K	135	5W	115
4K	135	1X	55
6K	140	2X	55
1L	100		
2L	100		
4L	105		
5L	110		

III. The monthly maintenance is \$2.94 per share.

IV. The right of rescission is offered to the purchasers of apartments 5M, 5J, 1L, 2B for a period of fifteen (15) days following the presentation date of this amendment.

V. Attached hereto as Exhibit A is the proposed Budget for operation of the building for the year January, 1985 to December, 1985.

VI. Attached hereto as Exhibit B are the financial Statement for the Apartment Corporation for the years ended December 31, 1982 and December 31, 1983.

VII. There are no further changes to the Offering Plan.

Dated: New York, New York
June 20, 1985

ELLWOOD GARDENS ASSOCIATES
Sponsor

EXHIBIT A

PROPOSED BUDGET FOR YEAR
JANUARY, 1985 TO DECEMBER, 1985

31-37 Nagle Avenue and 14 Bogardus Place
New York, New York

Income

Annual Maintenance Charges	\$427,086.00	
Washing Machine Income	2,100.00	
Commercial or Professional Misc.	18,000.00	
Total Estimated Receipts		<u>\$447,186.00</u>

Expenses

Mortgage Interest	147,000.00	
Real Estate Taxes	65,256.00	
Gross Payroll	37,250.00	
Payroll Tax Expenses	3,279.00	
Union Welfare & Pension	3,567.00	
Fuel	80,000.00	
Electric	12,000.00	
Building Supplies	7,000.00	
Repairs & Maintenance	35,500.00	
Telephone	175.00	
Insurance	11,617.00	
Management Fees	15,000.00	
Professional Fees - Decorating	2,500.00	
Federal, State & City Taxes	1,845.00	
Miscellaneous	10,000.00	
Total Expenses		<u>\$431,989.00</u>

Surplus	15,197.00	
---------	-----------	--

Copy from WWW.LAVENDERLAWBLOG.COM

SIXTH AMENDMENT
TO OFFERING PLAN RELATING TO PREMISES
31-37 NAGLE AVENUE AND 14 BOGARDUS PLACE
NEW YORK, NEW YORK

The Offering Plan dated February 16, 1982 to convert to cooperative ownership premises at 31-37 Nagle Avenue and 14 Bogardus Place, New York, New York (the "Plan") is amended by this Sixth Amendment, as follows:

I. At the annual meeting of the shareholders of Nagle Apartments Corp. the following directors and officers were elected:

Robert Kleinbart	President
Robert Mitchell	Vice President
Barbara Ricardo	Vice President
Donald J. Honigstock	Assistant Secretary
Bernard Iser	Secretary
Albert Cohen	

II. The following schedule lists the apartments and shares which are being held by Robert J. Ettinger and Lawrence E. Goldschmidt as unsold:

<u>Apt.</u>	<u>Shares</u>	<u>Apt.</u>	<u>Shares</u>
5A	110	4L	105
3B	105	5L	110
6B	110	1R	110
4C	135	5R	90
5C	140	1S	130
2D	110	2S	130
3D	105	3S	135
5D	110	4S	135
3E	135	1T	130
2F	100	2T	130
3F	105	3T	135
4F	105	5T	140
6F	110	6T	140
2G	100	1U	100
4G	135	2U	100
3H	135	3U	105
5H	140	1V	55
1J	100	4V	60
2J	100	1W	105
3J	105	4W	110
4J	105	5W	115
3K	135	1X	55
4K	135		
6K	140		

III. The monthly maintenance is still \$2.94 per share.

IV. Attached hereto as Exhibit A is the financial Statement for the Apartment Corporation for the year ended December 31, 1984.

V. There are no further changes to the Offering Plan.

Dated: New York, New York
December 24, 1985

ELLWOOD GARDENS ASSOCIATES
Sponsor

Copy from WWW.LAVENDERLAWBLOG.COM

Copy from WWW.LAVENDERLAWBLOG.COM

Nov. '90

SEVENTH AMENDMENT
TO OFFERING PLAN RELATING TO PREMISES
31-37 NAGLE AVENUE AND 14 BOGARDUS PLACE
NEW YORK, NEW YORK

The Offering Plan dated February 16, 1982 to convert to cooperative ownership premises at 31-37 Nagle Avenue and 14 Bogardus Place, New York, New York, is hereby amended by this Seventh Amendment as follows:

I. On July 17, 1985 Sponsor sold all of the then unsold shares to Bernard Iser taking back a Security Agreement to secure a portion of the purchase price. Subsequently, the Purchaser defaulted under his Agreement, and the Sponsor regained possession of 24 unsold apartments on July 25, 1990. The 24 apartments were thereafter allocated as detailed on Exhibits A and B annexed hereto. As part of the repossession of the apartments, Sponsor cured all Purchaser's maintenance defaults and simultaneously entered into a stipulation of settlement with the cooperative corporation. Pursuant to the terms of said stipulation, Sponsor and the cooperative corporation exchanged mutual general releases and Sponsor agreed to provide \$42,500 toward the costs of refinancing the existing wraparound mortgage and to contribute the sum of \$75,000 at such time as the refinancing was accomplished and the cooperative corporation agreed to expeditiously secure a refinancing of said mortgage. It is the corporation's intent to use some of the proceeds of an increased refinancing to cover the capital cost of repairing the roof.

II. Annexed hereto and marked as Exhibit A is a list of the unsold shares held by Ellwood Gardens Co. (the Sponsor) and the apartments to which these shares are allocated.

III. The aggregate monthly maintenance for the Sponsor's units is \$7,579.22.

IV. The aggregate monthly rent collected for the Sponsor's units is \$5,617.83.

V. The Sponsor's only financial obligation at this time is maintenance on the units listed on Exhibit A. The Sponsor is not aware of any other obligation.

VI. The Sponsor's units are not subject to any mortgage nor are they pledged as collateral.

VII. The Sponsor meets its financial obligation for his units either by project sales of the unsold units or by loans from the general partner.

VIII. The Sponsor is current on its maintenance payments.

IX. The principal of the Sponsor is Lawrence E. Goldschmidt. Mr. Goldschmidt is a general partner in other partnerships which own more than 10% of the shares or units in the following buildings:

239 East 79th Street, New York, NY
240 East 35th Street, New York, NY
323 East 8th Street, New York, NY
32 Gramercy Park South, New York, NY
457 West 57th Street, New York, NY
311 East 71st Street, New York, NY
301 East 62nd Street, New York, NY
117 East 37th Street, New York, NY
Gracie Gardens:
515-525 East 89th Street, New York, NY
520-530 East 90th Street, New York, NY
30 East 95th Street, New York, NY
36 Barstow Road, New York, NY
240 East 79th Street, New York, NY
315 East 77th Street, New York, NY

The Offering Plans for these buildings are on file with the Department of Law and are available for public inspection.

X. The Sponsor is current on all his financial obligations in the above listed cooperatives.

XI. Annexed hereto and marked as Exhibit B is a list of the unsold shares held by Robert J. Ettinger and the apartments to which these shares are allocated.

XII. The Sponsor has requested the financial disclosure information for Mr. Ettinger, and when it is received, Sponsor shall amend the Offering Plan to disclose the information.

XIII. Annexed hereto and marked as Exhibit C is the Financial Statement of the cooperative corporation for 1988 and 1989.

XIV. The present officers and directors of the Corporation are:

Rita Jensen	President
Jose Torres	Treasurer
Barbara Ricardo	Secretary
Manuel Burgos	Vice President
Sharon Taylor	Vice President
Margaret Hagan	Assistant Treasurer
Paul Kahn	Assistant Secretary

None of the above officers are Sponsor related.

The Sponsor gave up control of the Board of Directors in June of 1985.

XV. The Identity of Parties page is hereby amended to provide for Mr. Ettinger's withdrawal as a partner of Ellwood Gardens Company, (the Sponsor). This withdrawal is effective as of July 25, 1990.

XVI. The current maintenance is \$3.49 per share per month or \$41.88 per share per year.

XVII. There are no other changes to the Offering Plan.

Dated: New York, New York
September 13, 1990

ELLWOOD GARDENS COMPANY
Sponsor

EXHIBIT A

UNSOLD SHARES HELD BY
ELLWOOD GARDENS COMPANY
DATED: SEPTEMBER 13, 1990

<u>Apartment</u>	<u>Number of Shares</u>
5A	110
3B	105
6B	110
5C	140
5D	110
3E	135
5E	140
3F	105
4F	105
6F	110
3H	135
1J	100
2J	100
3K	135
4K	135
1S	130
2S	130
3S	135

EXHIBIT B

UNSOLD SHARES HELD BY
ROBERT J. ETTINGER
DATED: SEPTEMBER 13, 1990

<u>Apartment</u>	<u>Number of Shares</u>
1T	130
2T	130
3T	135
5T	140
3U	105
5W	115

Copy from WWW.LAVENDERLAWBLOG.COM