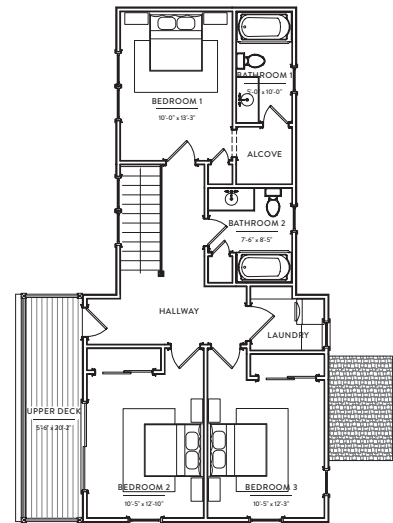
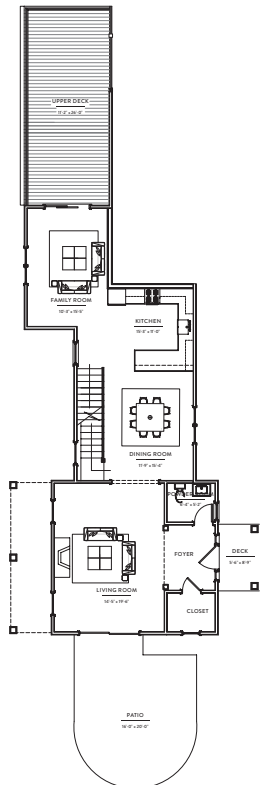
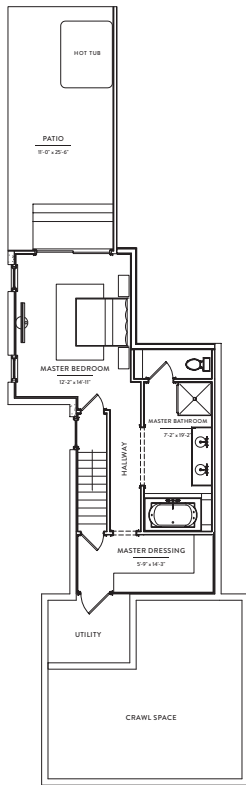


HILLTOP 1

4 BEDROOMS / 3.5 BATHROOMS
INDOOR: 2,527 SQ FT OUTDOOR: 1,004 SQ FT TOTAL: 3,531 SQ FT

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FIRST FLOOR

MASTER BEDROOM
MASTER BATHROOM
MASTER DRESSING
UTILITY ROOM

TOTAL FIRST FLOOR LIVING AREA 699 SQ FT
TOTAL FIRST FLOOR PATIO 280 SQ FT

SECOND FLOOR

LIVING ROOM
DINING ROOM
POWDER ROOM
KITCHEN
PATIO
UPPER DECK

TOTAL SECOND FLOOR LIVING AREA 990 SQ FT
TOTAL SECOND FLOOR DECK 613 SQ FT

THIRD FLOOR

BEDROOM #1 WITH BATHROOM #1
BEDROOM #2
BEDROOM #3
BATHROOM #2
LAUNDRY
UPPER DECK

TOTAL THIRD FLOOR LIVING AREA 838 SQ FT
TOTAL THIRD FLOOR DECK 111 SQ FT

272 OLD MONTAUK HIGHWAY, MONTAUK, NEW YORK 11954
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All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. Each unit consists of the area measured as follows: 9a) Horizontally from the outside face of the glass and/or face of the exterior walls of the building to the center line of the demising partitions and/or the center line of demising partitions separating a unit from corridors, fire stairs, elevators, or other common elements. (b) Vertically from the area enclosed by the unexposed surface of the gypsum board, plaster, or other material forming the ceiling of the story level of the unit with respect to the doors within the unit which open either onto common elements or the exterior of the property. The unit shall be defined by the exposed face of the common element side of each unit.

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM NEW SPONSOR.
FILE NO. C-83-0451

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