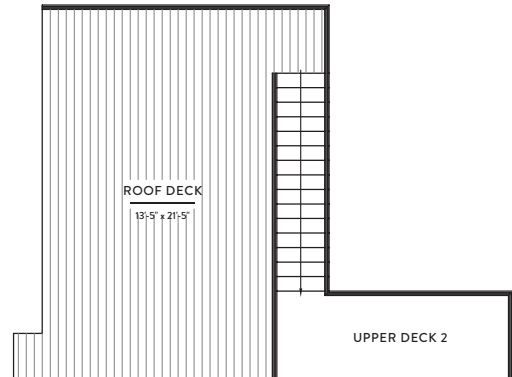
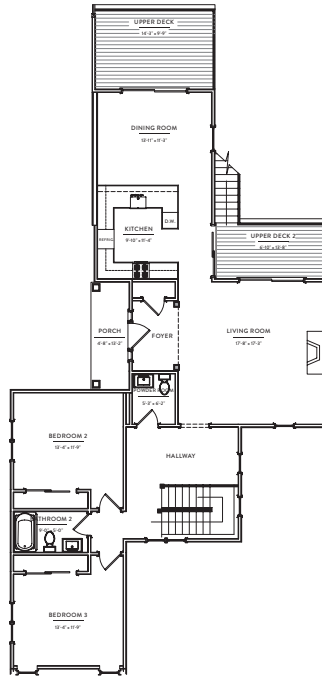
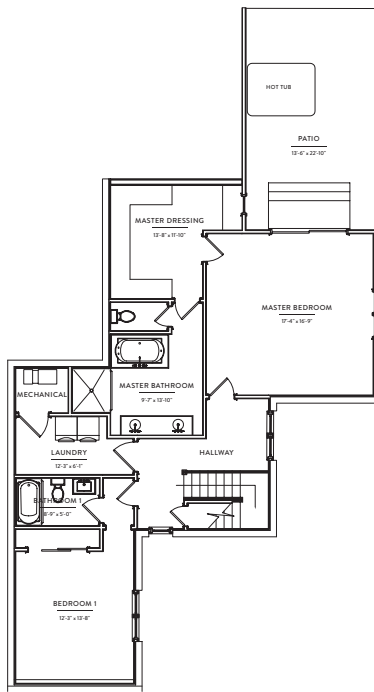


HILLTOP 10

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 LEVEL

MASTER BEDROOM
MASTER BATHROOM
MASTER DRESSING
BEDROOM 1 WITH EN SUITE BATH
LAUNDRY
MECHANICAL

SECOND LEVEL

LIVING ROOM
DINING ROOM
POWDER ROOM
KITCHEN
BEDROOM 2
BEDROOM 3
BATHROOM 2
UPPER DECK 1
UPPER DECK 2
PATIO

ROOF DECK

ROOF DECK

TOTAL FIRST LEVEL LIVING AREA 1227 SQ FT
TOTAL FIRST LEVEL PATIO 310 SQ FT

TOTAL SECOND LEVEL LIVING AREA 1423 SQ FT
TOTAL SECOND LEVEL DECK 295 SQ FT

TOTAL ROOF DECK LIVING AREA 0 SQ FT
TOTAL ROOF DECK DECK/PATIO 304 SQ FT

MONTHLY MAINTENANCE FEE \$2,023.89

*Please see additional material regarding services and amenities included in monthly maintenance fees.

272 OLD MONTAUK HIGHWAY, MONTAUK
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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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