

790 Riverside Drive Owners, Inc.

Re: Local Law 11 Facade Work

May 9, 2006

Dear Shareholders:

As you all know, we are about to begin the next phase of repair on our building in repairing and securing the structural integrity of the facade, as required by NYC Local Law 11. It is possible that, in the course of performing this work, vibrations and other related causes may result in damage to the interior walls of apartments. Whereas, the corporation is responsible for repairing all damage to the exterior walls and the interior walls up to the surface, any repairs to resulting damage beyond the interior wall surface will be the responsibility of the individual shareholder, pursuant to paragraph 4(a) of the Proprietary Lease, which states:

4. Damage to Apartment or Building

(a) If the apartment or the means of access thereto or the Building shall be damaged by fire or other cause covered by multiperil policies commonly carried by corporation owning "cooperative apartment buildings" in New York City (any other damage to be repaired by the Lessor¹ or the Lessee² pursuant to Paragraphs 2 and 18, as the case may be), the Lessor shall at its own cost and expense, with reasonable dispatch after receipt of notice of said damage, repair or replace or cause to be repaired or replaced, with materials of a kind and quality then customary in buildings or of the type of the Building, the Building, the apartment, and the means of access thereto, including the walls, floors, ceilings, pipes wiring and conduits in the apartment. Anything in the Paragraph or Paragraph 2 to the contrary notwithstanding, the Lessor shall not be required to repair or replace, or cause to be repaired or replaced, equipment, fixtures, furniture, furnishings or decorations installed by the Lessee or any of his predecessors in title nor shall the Lessor be obligated to repaint or replace wallpaper or other decorations in the apartment or to refinish floors located therein (emphasis added).

We reiterate that you should remove all paintings, sculptures and other breakables from the exterior walls and take measures to prevent dust infiltration prior to the commencement of work on your particular apartment line. It is emphasized that any repairs of resulting damage, other than that which might occur within the walls, windows or window frames, up to the finish of such surfaces, shall be your responsibility.

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In addition to taking precautionary measures, it is suggested that you consult with your respective insurance carriers to determine the nature and extent of your coverage as it may apply to these circumstances. It is again suggested that every shareholder take out an "all risk" policy, to obtain maximum insurance coverage.

Thank you for your cooperation.

Sincerely,

The Board of 790 Riverside Drive Owners Corp.

1 As per page 1 of the the Proprietary Lease, the "Lessor" is 790 Riverside Drive Owners, Inc.

2 As per page 1 of the the Proprietary Lease, the "Lessee" is each respective shareholder holding shares which have been allocated to a particular apartment