

790 Riverside Drive Owners, Inc.

TO: 790 Riverside Drive Shareholders

FROM: The Board of Directors

DATE: May 19, 2006

SUBJECT: Assessment for NYC Real Estate Tax Abatement

As you all may know, eligible shareholders are receiving a tax reduction pursuant to the New York City Real Estate Tax Abatement, which will show up as a credit on their respective June 2006 maintenance bills. As has been done in the past, Boards have imposed a one-time assessment based on the amount of the tax abatement credit to raise money for the reserve fund.

Given the major expenses we are now facing, the current Board has also determined to impose a one-time assessment of \$.88 per share, based on the tax credit, which will appear on the June 2006 maintenance bill. This charge will be offset by the credit resulting from the Real Estate Tax abatement appearing on the same bill. By timing it to coincide with the tax abatement it will insure that all shareholders who are eligible to receive the NYC Coop Real Estate Tax Abatement will still receive a net reduction on the June 2006 maintenance bill

We emphasize that this assessment is not an out-of-pocket expense to you, but actually "found money", which will total approximately \$84,000, and is desperately needed to build up our reserve fund.

Thank you for your attention.