

**350 BLEECKER STREET
APARTMENT CORPORATION
FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED
DECEMBER 31, 2006**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors and Shareholders of
350 Bleecker Street Apartment Corporation

We have audited the accompanying balance sheet of 350 Bleecker Street Apartment Corporation as of December 31, 2006, and the related statements of operations and accumulated deficit (and supporting schedules) and cash flows for the year then ended. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of 350 Bleecker Street Apartment Corporation., as of December 31, 2006 and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

As discussed in the notes to financial statements, the Corporation has not estimated the remaining lives and replacement costs of the common property and, therefore, has not presented the estimates of costs of major repairs and replacements that will be required in the future, that the American Institute of Certified Public Accountants has determined is required to supplement, although not required to be a part of, the basic financial statements.

Hauppauge, New York
July 11, 2007

350 BLEECKER STREET APARTMENT CORPORATION
BALANCE SHEET
DECEMBER 31, 2006

ASSETS

	<u>2006</u>
CURRENT ASSETS:	
Cash	\$ 231,790
Investments	209,182
Accounts receivable	59,291
Prepaid expenses	17,334
Prepaid taxes	<u>1,699</u>
TOTAL CURRENT ASSETS	<u>\$ 519,296</u>
PLANT, PROPERTY AND EQUIPMENT:	
Land	2,779,843
Buildings	10,542,862
Equipment and furniture	81,940
Site improvements	2,001,396
Less: accumulated depreciation	<u>(11,296,829)</u>
TOTAL PLANT, PROPERTY AND EQUIPMENT	<u>4,109,212</u>
OTHER ASSETS:	
Deferred mortgage expenses (Net of Accumulated Amortization of \$37,027)	55,540
Deferred Line of Credit Cost (Net of Accumulated Amortization of \$8,000)	12,000
Construction in progress	<u>266,645</u>
TOTAL OTHER ASSETS	<u>334,185</u>
TOTAL ASSETS	<u>\$ 4,962,693</u>

350 BLEECKER STREET APARTMENT CORPORATION
BALANCE SHEETS
DECEMBER 31, 2006

	<u>2006</u>
CURRENT LIABILITIES	
Accounts payable and accrued expenses	\$ 114,288
Accrued mortgage interest	20,860
Real estate tax abatements and exemptions payable	23,603
Real estate tax abatements - STAR	8,559
Moving/renovation deposits	<u>2,500</u>
TOTAL CURRENT LIABILITIES	<u>169,810</u>
LONG TERM LIABILITIES	
Mortgage Payable	<u>4,250,000</u>
TOTAL LIABILITIES	<u>4,419,810</u>
STOCKHOLDERS' EQUITY	
Common Stock \$1.00 per value; 17,244 shares authorized, issued and outstanding	17,244
Additional Paid-in-Capital	10,660,735
Unrealized loss on investments	(189)
Accumulated Deficit	<u>(10,134,907)</u>
TOTAL STOCKHOLDERS' EQUITY	<u>542,883</u>
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	<u>\$ 4,962,693</u>

350 BLEECKER STREET APARTMENT CORPORATION
STATEMENTS OF OPERATIONS AND ACCUMULATED DEFICIT
FOR THE YEARS ENDED DECEMBER 31, 2006

	2006
REVENUE	
INCOME FROM SHAREHOLDERS	
Maintenance charges	\$ 1,168,669
Laundry revenue	14,209
Special Assessment	76,726
Late, hallway, bike room and miscellaneous charges	11,392
Apartment transfer fees	132,300
Sublet fees	17,052
TOTAL INCOME FROM SHAREHOLDERS	1,420,348
COSTS OF OPERATIONS	
Administrative expenses	152,377
Operating expenses	408,008
Maintenance expenses	76,517
Real Estate Taxes	501,700
Mortgage Interest	250,325
NYS Franchise Tax	3,751
NYC Income Tax	2,166
TOTAL COSTS OF OPERATIONS	1,394,844
SURPLUS BEFORE DEPRECIATION AND AMORTIZATION	25,504
Depreciation and amortization	370,089
DEFICIT BEFORE OTHER INCOME	(344,585)
OTHER INCOME	
Commercial Rent	110,823
Interest and dividends	10,273
Patronage Dividends	1,529
Other Income	3,556
TOTAL OTHER INCOME	126,181
NET DEFICIT	(218,404)
Beginning Accumulated Deficit	(9,916,503)
Ending Accumulated Deficit	\$ (10,134,907)

See accountant's report and notes to financial statements

350 BLEECKER STREET APARTMENT CORPORATION
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2006

	2006
CASH FLOWS FROM OPERATING ACTIVITIES	
Deficit	\$ (218,404)
Adjustments to reconcile net surplus (deficit) to Net cash from operating activities:	
Depreciation and amortization	370,089
Unrealized loss on investments	(189)
(Increase) decrease in:	
Receivables	20,997
Prepaid expenses	27,308
Prepaid taxes	(1,141)
Increase (decrease) in:	
Accounts payable and accrued expenses	79,527
Real estate abatements	7,699
Prepaid maintenance revenue	(852)
Tenants' deposits – Moving and renovations	1,500
NET CASH PROVIDED BY OPERATING ACTIVITIES	286,534
CASH FLOWS FROM INVESTING ACTIVITIES	
Purchase of property, plant and equipment	(4,421)
Construction in progress	(266,645)
Increase in investments	(8,792)
NET CASH USED BY FROM INVESTING ACTIVITIES	(279,858)
NET INCREASE IN CASH AND CASH EQUIVALENTS	6,676
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	225,114
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>\$ 231,790</u>

SUPPLEMENTAL INFORMATION:

Cash paid for:	Taxes	\$ 7,285
	Interest	\$250,325

See accountant's report and notes to financial statements

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350 BLEECKER STREET APARTMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2006

NOTE 1 - ORGANIZATION

350 Bleecker Street Apartment Corporation (the "Corporation") is a cooperative housing corporation incorporated in the State of New York in September 1980. The closing of title on the property was July 1985. The Corporation owns the land and seven story building located in the borough of Manhattan, New York which originally consisted of 137 residential apartments (some of which have been subsequently combined), two commercial stores, a laundry room and a garage. The primary purpose of the Corporation is to manage the operations of 350 Bleecker Street Apartment Corporation, and maintain common elements.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Cash and Cash Equivalents

For purpose of the statement of cash flows, the Corporation considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

Depreciation

Property and equipment are recorded at cost and are being depreciated over their estimated useful lives using the straight-line method.

Amortization

Amortization of mortgage cost and line of credit cost are computed using the straight-line method over the term of the loan.

Shareholder Maintenance

Tenant-shareholders are subject to monthly maintenance charges to provide funds for the Corporation's operating expenses, future capital acquisitions, and repairs and replacements. Tenant-shareholder receivables at the balance sheet date represent maintenance fees due from tenant-shareholders. The Corporation's policy is to retain legal counsel and place liens on the shares of stock of tenant-shareholders whose maintenance charges are delinquent. The Corporation considers all tenant-shareholder receivables at December 31, 2006 to be collectible. Accordingly, no allowance for doubtful accounts is required. If any receivables become uncollectible, they will be charged to operations when the determination is made. Any excess maintenance charges at year end are retained by the Corporation for use in future years.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that effect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results may differ from those estimates.

350 BLEECKER STREET APARTMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2006

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Reclassification

Certain items in the 2004 financial statements have been reclassified to conform to current year classifications. Such reclassifications had no effect on previously reported net loss.

NOTE 3 - CONCENTRATION OF CREDIT RISK

The Corporation maintains its cash accounts primarily with one bank. Total funds on deposit generally exceed FDIC limits due to daily cash flow requirements, the amount on December 31, 2006 exceeded this limit.

NOTE 4 - MARKETABLE SECURITIES

The Corporation has investments in marketable equity securities which are as follows:

As of December 31, 2006:

<u>Available for sale</u>	<u>Cost</u>	<u>Unrealized Gain/(Loss)</u>	<u>Est. Accrued Interest on CD</u>	<u>Fair Value</u>
Merrill Lynch Ready Assets Trust	\$ 206,716	\$ (189)	\$ 2,655	\$ 209,182

Money fund shares classified as available for sale are not bank deposits or FDIC insured and are not guaranteed by the brokerage house. These funds are subject to investment risks due to market fluctuations including possible loss of the principal amount invested.

These funds are insured by the Securities Investor Protection Corporation (SIPC) which protects the Corporation's securities up to a maximum of \$500,000 (\$100,000 cash, \$400,000 securities). All dividends and interest received are reinvested and added to cost basis.

NOTE 5 - RELATED PARTY TRANSACTIONS

Sponsor Owned Apartments

The Sponsor owned 3,818 shares or 22.14% of the total issued shares as of December 31, 2006, respectively. Maintenance charges attributed to the Sponsor totaled \$258,860 for the year ended December 31, 2006. As of December 31, 2006 the Sponsor owed \$ 3,071 for maintenance on these apartments.

350 BLEECKER STREET APARTMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2006

NOTE 5 - RELATED PARTY TRANSACTIONS (continued)

Master Commercial Lease

The Corporation has a master commercial lease agreement with the Sponsor, Bleecker Charles Company, entered into on July 31, 1985, with the then President of 350 Bleecker Street Apartment Corporation, who is the general partner of Bleecker Charles Company. Under the terms of the master commercial lease, monthly payments of \$7,167 monthly or \$86,000 annually, are to be paid by the Sponsor to the Cooperative. The term of the lease agreement is for 75 years, commencing July 31, 1985 and terminating on July 31, 2060. As of December 31, 2005, the Sponsor owed \$5,662 for the commercial lease.

In addition to the annual charge to the Sponsor, additional rent is due the Cooperative in direct proportion to increases or decreases in the annual real estate taxes attributable to 350 Bleecker Street Apartment Corporation in excess of such taxes for 1984/1985 (the "base period"), but no such increase shall exceed 12% of any increase of such taxes for the whole premises over the base period. Sponsor shall be further responsible for, as additional rent, all operating expenses including fuel, insurance and labor, in excess of such expenses relating to the commercial space for the base year. The total additional rent payable shall not exceed 75% of the total rents and additional rents collected. Additional rent payable, shall be paid by the Sponsor within 30 days following submission of copies of paid bills. For the years ended December 31, 2006 the amounts due to the Corporation for this provision were \$ 45,841. The Sponsor is liable for the sidewalk related costs which have not yet been calculated or billed. As of the balance sheet date, this amount had not been billed to or paid by the Sponsor.

NOTE 6 - MORTGAGE PAYABLE AND LINE OF CREDIT

Mortgage Payable

On January 14, 2003, the Corporation refinanced its existing mortgage held by National Cooperative Bank ("NCB"). The new mortgage with NCB, in the principal amount of \$4,250,000, provides for monthly payments of \$20,860 which consist of interest only at 5.89% per annum. The mortgage matures on February 1, 2013, at which time any accrued interest any unpaid principal balance will become due and payable. Prepayment is permitted without penalty during the ninety days preceding maturity. No prepayment may be made prior to August 1, 2011. The mortgage note is collateralized by the land and building owned by the Corporation.

The Corporation must maintain a replacement and operating reserve in an amount equal to at least 10% of the aggregate amount of maintenance charges paid the previous year to the Corporation. Any reduction below this amount must be restored in six months. As of December 31, 2006 the Corporation complied with this requirement.

Interest expense was \$250,325 for the year ended December 31, 2006.

350 BLEECKER STREET APARTMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2006

NOTE 6 - MORTGAGE PAYABLE AND LINE OF CREDIT (continued)

Line of Credit

Under the terms of the new mortgage agreement, NCB has made available to the Corporation a \$3,000,000 revolving line of credit. Under the terms of the mortgage agreement \$2,000,000 of the credit line is restricted and can only be used for any judgments levied in connection with specific legal actions. Interest on advances will be 1.35% above the prime rate as reported in the Wall Street Journal. The credit line matures on February 1, 2013, at which time any accrued interest and outstanding principal shall become due and payable. Advances must be made in minimum amounts of not less than \$50,000. There have been no draw down on this line of credit as of December 31, 2006.

NOTE 7 - SPECIAL ASSESSMENTS

In 2006, the Corporation imposed an assessment equal to \$4.52 per eligible share to fund operations. The per share amount corresponds to the amount credited to eligible unit owners with regard to their tax abatement credit. The Corporation raised a total of \$76,726 of which \$16,651 is attributable to Sponsor owned units which were not eligible for tax abatement credits for the year ended December 31, 2006.

NOTE 8 - APARTMENT RESALE FEES

The Corporation's current resale fee policy requires sellers to pay the Corporation 2% of the sales price upon the transfer of stock to a new owner. For the year ended December 31, 2006 the Corporation received resale fees totaling \$ 132,300 attributed to the sale of 9 apartments.

NOTE 9 - INVESTMENT IN NATIONAL COOPERATIVE BANK

Class B2 Stock is acquired through patronage refunds. The stock is currently non-transferable and non-redeemable. The Bank Act does not allow a dividend to be paid on this stock.

If a borrower accumulates over 12.5% of its loan amount in Class B Stock, the member owner may receive Class C Stock. Class C Stock can be held only by eligible borrowers of NCB. Class C Stock is non-redeemable by NCB but is transferable among eligible borrowers of NCB. Class C Stock may be purchased directly from NCB or is received as part of NCB's patronage refund distribution. NCB may pay a cash dividend on its Class C Stock.

Under the NCB's Capitalization and Patronage Refund Policy, the total amount of patronage is based, in part, on the amount of fees and interest paid by each member in relation to the member's loan. Member's refunds are a combination of cash and stock, stock being a permanent capital investment in NCB. NCB's patronage refund is distributed in the form of cash and Class B2 and/or Class C Stock. The cash portion of the refund is a function of the total stock owned by that member, and ranges from 35 to 55 percent of the total amount received by the member.

350 BLEECKER STREET APARTMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2006

NOTE 9 - INVESTMENT IN NATIONAL COOPERATIVE BANK (continued)

All Class Stock may be used by the Cooperative to offset any future purchase requirements.

Patronage refunds have been received as follows:

	<u>Cash</u>	Class B2 <u>Stock</u>
2006	\$ 1,529	\$2,839

NOTE 10 - CAPITAL IMPROVEMENTS

During the year ended December 31, 2006, the Corporation incurred costs of \$266,645 for lobby and elevator renovations. As of the date of this report the work has not been completed. During the year ended December 31, 2006, the Corporation incurred and paid for new roof fans and garden furniture.

NOTE 11 - INDIVIDUAL RETIREMENT PLAN

The Board of Directors established a simple IRA for its non-union employees. The Corporation contribution is discretionary. For the year ended December 31, 2006 the contribution was \$7,353.

NOTE 12 - REAL ESTATE TAX ABATEMENTS

New York State School Tax Relief Program

The New York State School Tax Relief Program is a credit that is applied for each individual taxpayer or shareholder and it represents a reduction of taxable value when calculating the real estate tax. The STAR credit received by the Corporation resulted in a tax savings of \$9,147 for the shareholders for the year ended December 31, 2006. These amounts are being credited to the eligible shareholders.

Condo/Coop Tax Abatements

As a result of revisions to Section 467(a) of the New York Real Property Tax Law, certain shareholders of the Cooperative units are eligible for partial abatements of their real estate taxes commencing with the 1996/1997 tax year. The abatement program has been extended through the 2007/2008 tax year.

For the year ended December 31, 2006 the Corporation received credits of \$67,242 on its tax bills representing the abatements for the last two quarters of the 2005/2006 tax year and the first two quarters of the 2006/2007 tax year. These amounts are being credited to the eligible shareholders.

350 BLEECKER STREET APARTMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2006

NOTE 13 - CORPORATION TAX

During 1996, in a case involving a conventional cooperative, the United States Tax Court ruled that Subchapter T of the Internal Revenue Code, not Section 277, applies to housing cooperatives that qualify under Section 216 of the Internal Revenue Code. Subchapter T requires allocations of patronage and non-patronage source income.

The Cooperation is qualified to prepare its tax returns pursuant to the provisions of Subchapter T of the Internal Revenue Code. Subchapter T provides that expenses attributable to the generation of patronage income, i.e., income from business done with or for patrons (tenant cooperators), are deductible only to the extent of patronage income. The Corporation believes that of its income for the year ended December 31, 2006, is patronage income within the meaning of Subchapter T. It is believed that the Corporation will not benefit from any deferred tax benefits resulting from prior net operating losses. Therefore, no deferred tax assets have been recognized.

For the year ended December 31, 2006, the Corporation sustained a loss and is not liable for federal tax. The Corporation also has net operating loss carryforwards from prior years for tax purposes totaling \$10,626,596. The tax loss carryforwards, if not used against taxable income expire beginning in the tax year 2007 and continuing through tax year 2024. The Corporation is also subject to New York State and City tax based on the higher of net income or capital. Current tax expense is \$5,917.

NOTE 14 - FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Corporation has not conducted a study to determine the remaining useful lives of the components of common property and current estimates of costs of major repairs and replacements that may be required in the future. When replacement funds are needed to meet future needs for major repairs and replacements, the Corporation may utilize available cash, borrow funds, increase maintenance charges, pass special assessments or delay repairs and replacements until the funds are available. The effect on future assessments has not been determined at this time.

**350 BLEECKER STREET APARTMENT CORPORATION
SUPPORTING SCHEDULES
FOR THE YEARS ENDED DECEMBER 31, 2006**

	<u>2006</u>
ADMINISTRATIVE EXPENSES	
Management fees	\$ 46,018
Professional fees	545
Payroll fees	2,334
Legal fees	26,552
Litigation loss	2,520
Accounting fees	12,476
Meeting expense	905
Insurance	60,807
Education	<u>220</u>
TOTAL ADMINISTRATIVE EXPENSES	<u>\$ 152,377</u>
OPERATING EXPENSES	
Payroll	\$ 199,146
Payroll taxes	16,797
Pension	7,353
Health insurance	38,790
Workers compensation and disability	896
Delivery and messenger	874
Electric	28,354
Gas	9,353
Telephone	1,242
Fuel	64,219
Elevator Service	13,936
Water and sewer	19,626
Dues, permits and licenses	2,912
Contracted Services	485
Cable	464
Fitness center	379
Uniforms	235
Other Building	<u>2,947</u>
TOTAL OPERATING EXPENSES	<u>\$ 408,008</u>
MAINTENANCE EXPENSES	
Air Conditioning	\$ 1,376
Plumbing	16,150
Compactor	870
Burner/boiler repairs	2,162
Exterminating	3,831
Heating	3,825
Miscellaneous repairs	7,651
Grounds keeping	13,911
Tenant Repairs	3,338
Supplies	<u>23,403</u>
TOTAL MAINTENANCE EXPENSES	<u>\$ 76,517</u>

See accountant's report and notes to financial statements

Independent Accountant's Report
On Supplementary and Prospective Information

To the Board of Directors of
350 Bleecker Street Apartment Corporation

Our report on our audit of the basic financial statements of 350 Bleecker Street Apartment Corporation appears on Page 1. The audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. The financial information contained in the accompanying Schedule of Revenues and Expenditures – Budget and Forecast is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information, except for the portion marked “unaudited”, on which we express no opinion, has been subjected to the auditing procedures applied in the audits of the basic financial statement and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

We also have compiled the accompanying budget forecast of 350 Bleecker Street Apartment Corporation for the year ended December 31, 2006, in accordance with guidelines established by the American Institute of Certified Public Accountants.

July 11, 2007

**350 Bleecker Street Apartment Corp.
c/o Tudor Realty Services Corp.
250 Park Avenue South, 4th Floor
New York, NY 10003-1402**

July 11, 2007

Blanchfield, Meyer, Kober & Rizzo, LLP
1200 Veterans Memorial Highway
Suite 350
Hauppauge, NY 11788

We are providing this letter in connection with your audit of the balance sheet of 350 Bleecker Street Apartment Corp. as of December 31, 2006 and the related statements of operations and accumulated deficit (and supporting schedules) and cash flows for the year then ended for the purpose of expressing an opinion as to whether the financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows of 350 Bleecker Street Apartment Corp. in conformity with U.S. generally accepted accounting principles. We confirm that we are responsible for the fair presentation in the financial statements of financial position, results of operations, and cash flows in conformity with U.S. generally accepted accounting principles. We are also responsible for adopting sound accounting policies, establishing and maintaining internal control, and preventing and detecting fraud.

We confirm, to the best of our knowledge and belief, as of July 11, 2007, the following representations made to you during your audit.

1. The financial statements referred to above are fairly presented in conformity with U.S. generally accepted accounting principles.
2. We are responsible for the fair presentation of the supplemental information accompanying the financial statements about future major repairs and replacements.
3. We have made available to you all—
 - a. Financial records and related data.
 - b. Minutes of the meetings of the board of directors or summaries of actions of recent meetings for which minutes have not yet been prepared.
4. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
5. There are no material transactions that have not been properly recorded in the accounting records underlying the financial statements.

6. We believe the effects of the uncorrected financial statement misstatements summarized in the attached schedule are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.
7. We acknowledge our responsibility for the design and implementation of programs and controls to prevent and detect fraud.
8. We have no knowledge of any allegations of fraud or suspected fraud affecting the Association involving directors, employees, or management who have significant roles in internal control or others where the fraud could have a material effect on the financial statements.
9. We have no knowledge of any allegations of fraud or suspected fraud affecting the Association received in communications from members, employees, regulators, or others.
10. The Association has no plans or intentions that may materially affect the carrying value or classifications of assets and liabilities.
11. Related party transactions and related accounts receivable or payable, including sales, purchases, loans, transfers, leasing arrangements, and guarantees.
12. Guarantees, whether written or oral, under which the Association is contingently liable have been properly recorded or disclosed in the financial statements.
13. There are no estimates that may be subject to a material change in the near term that have not been properly disclosed in the financial statements. We understand that near term means the period within one year of the date of the financial statements. In addition, we have no knowledge of concentrations existing at the date of the financial statements that make the Association vulnerable to the risk of severe impact that have not been properly disclosed in the financial statements.
14. There have been no –
 - a. Violations or possible violations of laws or regulations whose effects should be considered for disclosure in the financial statements or as a basis of recording a loss contingency.
 - b. Unasserted claims or assessments that our lawyer has advised us are probable of assertion and must be disclosed in accordance with Statement of Financial Accounting Standards No. 5, *Accounting for Contingencies*.
 - c. Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by Statement of Financial Accounting Standards No. 5.

- d. Transfers or designations of fund balance or interfund borrowings that were not properly authorized and approved, or uncollectible interfund loans that have not been properly reflected in the financial statements or disclosed to you.
15. 350 Bleecker Street Apartment Corp. has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged except as made known to you.
 16. We have complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
 17. We have disclosed that the board of directors has not estimated the remaining lives and replacement costs of the common property and, therefore, has not presented the estimates of costs of major repairs and replacements that will be required in the future, that the American Institute of Certified Public Accountants has determined is required to supplement, although not required to be a part of, the basic financial statements.
 18. The Association retains excess operating funds, if any, at the end of the operating year, for use in future operating periods.
 19. We understand that the directors are responsible for the Association's choice of filing Form 1120-H and the consequences thereof.
 20. We agree that we will only reproduce and distribute the unbound copy of the 2006 audited financial statements in their entirety.

No events have occurred subsequent to the statement of the financial position date and through the date of this letter that would require adjustments to, or disclosure in, the financial statements.

Signed:

Mary Frances Shaughnessy, Asst. Secy.
Tudor Realty Services Corp.

Signed:

Susan Kim, President Board of Directors

Signed:

Robert Geils, Treasurer Board of Directors

Signed:

James Kafadar, Secretary Board of Directors