

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 2

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In the Matter of: :  
 :  
Stevenson Commons Associates, L. P. :  
Bronx, New York :  
 :  
 & :  
 :  
Grenadier Realty Corporation :  
Brooklyn, NY :  
 :  
 Respondent :  
 :  
In a proceeding brought pursuant to :  
Section 113(a) of the CAA :  
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**PRE-HEARING EXCHANGE**

**CAA-02-2008-1220**

U.S. ENVIRONMENTAL  
PROTECTION AGENCY  
REGIONAL HEARING  
CLERK  
2008 APR 10 PM 2:04

**Preliminary Statement**

Stevenson Commons Associates, L. P. ("Stevenson") and Grenadier Realty Corporation ("Grenadier"), submit this pre-hearing exchange in accordance with the pre-hearing Orders issued by the Honorable Susan L. Biro, Chief Administrative Law Judge. The parties to this action have devoted considerable time and expense mediating this matter and it is our understanding that the Region is waiting approval for a mutually agreed-upon settlement from its headquarters. Nevertheless, Respondents wish to reiterate their position as set forth in its various submissions to the Region.

The Respondents purchase and at all relevant times have purchased fuel oil from recognized fuel oil suppliers in the City of New York. It is virtually impossible to obtain fuel for oil burner purposes in New York City with a sulfur content of more than 0.3% because 6 NYCRR§225-1.2, 1.8 prohibits the sale of such oil in the City of New York. The reporting and record keeping regulations set forth in the Complaint are intended to insure that oil with a sulfur

To:

Honorable Susan L. Biro  
Chief Administrative Law Judge  
U.S. Environmental Protection Agency  
1099 14<sup>th</sup> Street, N.W.  
Washington, DC 20005

Karen Maples  
Regional Hearing Clerk  
U.S. Environmental Protection Agency  
Region 2  
290 Broadway - 16th Floor  
New York, New York 10007-1866

Marie Quintin / Flaire Mills  
Office of Regional Counsel, Air Branch  
U.S. Environmental Protection Agency  
Region 2  
290 Broadway - 16th Floor  
New York, New York 10007-1866

EDUCATION

B.S., Chemical Engineering, Newark  
College of Engineering, Newark, NJ  
M.B.A., Seton Hall University

Special Coursework  
Industrial Toxicology, Wayne State  
University, MI

PROFESSIONAL MEMBERSHIPS

*Chemical Industrial Council of  
NJ/TCPA Work Group  
American Institute of Chemical  
Engineers*

**Summary**

Forty years experience in management and performance of environmental engineering, process safety management, pollution control, and risk assessment work in power and other industries. Extensive experience in *regulatory affairs / compliance [air and wastewater permits (expert witness)]*, application of control technologies, development of Risk Management Plans under 112-r and NJDEP TCPA regulations. Expert witness for Con Edison on retrofit FGD technology at Ravenswood.

**Industrial Experience** - Forty years in construction and project management, consulting/environmental engineering, engineering design, process safety management, regulatory affairs including permitting [expert witness], product management/ business plans, investment analysis. Title V Air and NPDES permit compliance, air modeling for accidental releases.

**Particulate, NOx and SO<sub>2</sub> Emission Control**

Evaluated NOx control technologies for performance capability for negotiated emission limits of coal fired boilers with EPA. Evaluated LNB + OFA, SNCR and SCR technologies for cycling industrial boiler firing coal, coal and oil [duel fuel], and oil. Evaluated SCR control technology with respect to performance and estimated annual costs for coal fired industrial and utility boilers, including associated "ammonia slip". Performance evaluations considered start-up, temperature limitations, etc. for development of regulatory emission limit [e.g., 30 day rolling average]. Evaluated PM and SO<sub>2</sub> control technologies for various applications.

**Project/Construction Management** - Managed profitable projects for multi-million dollar capital improvements including engineering and design, developing, purchase specifications and contract documents, solicitation of bidders and evaluation of proposals, contract negotiations, and management of contracts, establishing and managing project goals, budgets and schedules.

**Consulting Engineering Manager** - Managed department of eight consulting engineers while simultaneously managing capital improvement project with 20 engineering staff at three locations. Performed and managed engineering studies for multi-million capital improvements.

**Expertise** - environmental control technologies (air, water and waste), process safety management/reliability/risk assessment, combustion technologies, BACT analysis, financial analysis, project scheduling, contracts and negotiations, marketing, business plans and management. Marketed and sold control technologies / systems. Technologies include electrostatic precipitators, fabric filters, high energy wet scrubbing systems, dry and wet scrubbing systems, Denox and carbon adsorption systems for emission reduction of particulate, sulfur dioxide, NOx, VOC and air toxic emissions.

**Regulatory Affairs** - environmental regulatory affairs [site assessments, audits, licensing/permits (Title V and NPDES/ SPDES permits including compliance certification), compliance plans, One Plan, Risk Management Plans]...hosting technical seminars for position statements, working with lobbyist groups and industrial organizations at federal, state and local levels.

**Industries** - Steam - Electric Utility Power Generation Chemical, Iron & Steel, Manufacturing, Metallurgical, Municipal Solid Waste/Resource Recovery, Petrochemical, and Pharmaceutical.

**Representative Project Experience**

**Mount Sinai Medical Center of New York, Project Manager** – Directed environmental consulting services relating to Title V Permit compliance, negotiations with NYSDEC, environmental audit of engineering department, development of SPCC Plan and boiler management study/stack testing for revision of Title V permit requirements for NO<sub>x</sub> emission control. Responsible for 5 years of business services valued at about \$700,000.

**NYC DOT Hamilton Avenue Asphalt Plant, Project Manager** – Directed air pollution control equipment operational inspection, corrective action and stack testing for permit compliance.

**US EPA [through Booz Allen Hamilton], UST Inspector** – Conducted UST system inspections at various facilities for regulatory compliance to 1998 federal regulations [Part 280].

**Conectiv at Delaware City Power Plant. Project Manager** – Developed four Risk Management Programs / Plans for regulatory compliance.

**Smurfit Stone Container Corp – West Point Mill, Director of Environmental Engineering** – Evaluated SCR and other NO<sub>x</sub> control alternatives for retrofitting NO<sub>x</sub> controls on old coal fired boiler. Developed air emission study of power plant operations, BACT analysis, steam and energy balances for entire facility. Reviewed HVLC and LVHC control plans for MACT compliance including evaluation of thermal oxidation. Evaluated alternate sulfur dioxide control technologies for coal/oil fired boiler.

**P.H. Glatfelter, Director of Environmental Engineering** - Managed development of conceptual design of NO<sub>x</sub> and SO<sub>2</sub> control systems and cost estimate including BACT analysis for three coal fired power generation boilers. Prepared NO<sub>x</sub> RACT Proposals for 2003. Updated NO<sub>x</sub> RACT Plan.

**Novartis, Director of Environmental Engineering** – Managed development of Title V Permit Application utilizing RADIUS for production facilities. Application included many batch processes and facility emission units.

**New York City Dept. of Sanitation-**

Managed engineering and construction management effort to upgrade three MSW incinerator facilities (valued at ~\$15 million in services) including development of a 5 Year Rehabilitation Program valued at \$250 million.

**Sidmak Laboratories, Director of Environmental Engineering –**

Managed installation of control systems for VOC emission reductions including both non and chloride organic substances, evaluated alternative technologies, developed bid specification, solicited and evaluated bidders (two technologies), and managed contract for turnkey installation.

**Consolidated Edison of New York, Inc., Project Manager –**

Managed the development of 36 Risk Management Plans and their submittal to the New York City DEC. Conducted Field Investigations and Document Reviews at eight operating steam-electric generating Con Edison Facilities and managed the investigations of 28 Substation and other facilities. Performed evaluations for hazardous chemicals in compliance with the New York City Community Right-To-Know Regulations under SARA Title III federal regulations. Conducted successful negotiations with NYCDEC regarding HAZOP requirements. Prepared final documents on schedule, within budget, and with minimal regulator comments

**KEPCO Taean, FGD Units 1 & 2, Project Manager & Air Quality**

**Group Department Manager --** Development of Conceptual Design of SO<sub>2</sub> and NO<sub>x</sub> Control Systems, and the purchase specification for the retrofit of a flue gas desulfurization (FGD) installation for 2X500 MW coal-fired steam-electric generation units.

**Taiwan Power Company, Air Quality Group Department Manager**

–Development of conceptual design for FGD and NO<sub>x</sub> Control systems, purchase specifications for turnkey installation, bidder pre-qualification, bid evaluations, and contract negotiations for retrofit installation at Linkou Station coal-fired units 1 & 2 (2 x 350 MW). Developed proposal for service and conducted contract negotiation for services.

**Boston Edison Company, New Boston Station Unit, Nos. 1 & 2 (788 MW) Air Quality Group Department Manager –**

Managed development of purchase specification, bid evaluation of electrostatic precipitator and flue gas desulfurization systems.

**The Business Roundtable, Washington, D.C., Project Manager –**

Contract and project manager for study of acid rain effects upon forests in Germany, Canada and eastern United States, and historical and future SO<sub>2</sub> emission trends. Presenter of results at Business Roundtable Annual Meeting. Study was used to evaluate pending federal acid rain legislation which became Clean Air Act Amendments of 1990.

**Minnesota Power SO<sub>2</sub> Emission Reduction Optimization Evaluation, Air Quality Group Department Manager** – Project management and technical responsibility for economic evaluation of alternative SO<sub>2</sub> emission reduction technologies for fossil units including alternate fuels, pre/post combustion de-sulfurization, and planned retirements.

**HERCO Development Corporation (680 TPD MSW), Air Quality Group Department Manager** – Overall responsibility for design of air quality control equipment and capital cost estimates in preparation of regulatory BACT documents.

**Consolidated Edison Company, Arthur Kill Unit Nos. 20, 30 (825 MW) Ravenswood 3 (900 MW), Air Quality Group Department Manager** – Both project management and technical responsibility for feasibility study of FGD system retrofit (coal conversion), preparation of licensing documents, expert witness at public hearings; development of specifications and contract negotiations for the purchase of electrostatic precipitators based upon emergency need to fire alternate fuel (coal). **New York State Electric & Gas, Somerset Station,**

**Arizona P.S. Cholla Station, Unit Nos. 2 & 3 (500 MW)** – Responsible for conceptual air quality control system (AQCS) study including capital investment cost estimate, preparation of permit document, and expert testimony before state of Arizona.

**Minnesota P&L Clay Boswell Station, Unit No. 4 (500 MW)** – Evaluated fly ash scrubber followed by SO<sub>2</sub> removal versus "hot" precipitators followed by SO<sub>2</sub> removal / Pre-Contract Manager.

**Arizona P.S. Cholla Station, Unit No. 4 (350 MW)** – Managed proposal and negotiated contract for FGD system/Pre-Contract Manager.

**Texas Utilities Sandow Station, Unit No. 4 (500 MW)** – Evaluated fabric filter versus electrostatic precipitator competing product line offerings for fly ash collection and managed client presentation.

**Hoosier Energy Merom Station, Unit Nos. 1 & 2 (1000 MW)** – Managed proposal preparation, pricing and contract negotiations for flue gas desulfurization system for installation /Pre-Contract Manager.

**Kentucky Utility Ghent, Station Unit Nos. 3 & 4, (1000 MW)** – Marketed electrostatic precipitators for application and managed preparation of proposal/Pre-Contract Manager.

**TVA Paradise Station, Unit Nos. 1 & 2 (1200 MW)** -- Evaluated fly ash scrubbers and flue gas desulfurization system and advised pricing strategy relative to business plans/Product Planning Manager.

**City of Muscatine, Iowa, Unit No. 1 (180 MW)** -- Initiated first industry successful marketing of by-product gypsum from FGD system for cement manufacturing and obtained new order booking being fifth highest competitor bidder (very unusual) /FGD Product Manager.

**Tampa Electric Big Bend, Station Unit No. 4 (425 MW)** -- Directed proposal effort and conducted engineering and technical evaluations of various scrubber alloys, marketing by-product gypsum for wall-board manufacture, and selling effort for successful new order booking/FGD Product Manager.

**Ravenswood 3 (900 MW), Air Quality Group Department Manager** -- Both project management and technical responsibility for reliability study (failure mode effect analysis) of flue gas desulfurization system.

**Sidmak Laboratories, Project Manager** -- Responsible for technology assessment and selection, design, engineering, development of technical and commercial contract purchase specifications, solicitation of bidders, evaluation of bids, and turnkey installation (including payments for work in progress) for a VOC Control System encompassing two technologies (thermal oxidation and carbon adsorption) for many emission sources. Directed work related to the preparation of Work Plans, implementation of a field investigation program including investigation of a site contaminated with solvents and petroleum products, possible leakage from underground storage tanks, and preparation of a report describing the results of the field investigation with recommendations for remedial actions. Personal involvement in negotiations and meetings with state regulatory agencies regarding the scope of work, and permit limits for the design of treatment systems. Work was performed on schedule and within budget.

**National Aeronautical Space Administration, Kennedy Space Center, Consultant** --- Responsible for evaluation of alternative technologies for nitrogen tetroxide/nitrogen oxide emission reduction for various hypergolic fuel loading and transfer operation, and the development of a purchase specification for the development and testing of a prototype unit. Work involved interaction with industrial and academia technology suppliers on behalf of NASA. Consulting services revenue ~ \$150,000.

**New York City Department of Sanitation, Project Manager** -- Contract, construction and project management responsibility for upgrade design and rehabilitation of three municipal solid waste (MSW) facilities - Betts Avenue, Greenpoint and Southwest Brooklyn - each rated at 1000 TPD. Upgrades included new bridge cranes, air pollution control systems, ash handling and storage facility, furnaces and control systems. Scope of work included engineering and design, development of purchase specifications, solicitation of bids, bid evaluation and contract management; establishment of a \$ 1/4 billion 5-year upgrade program; active participant at public meetings and in permitting issues with numerous regulatory agencies including the NYSDEC, NYCDEC, City Ports and Terminal Authority, and NY/NJ Ports Authority.

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**Professional Experience**

**Foster Wheeler Environmental Corporation, Livingston, N. J., Program Manager of Process Safety Management in Regulatory Services Dept. / Senior Project Manager** - Responsible for directing company's process safety management business effort including new business development, business planning, and management of projects. Developed business and managed development of 36. Developed training materials and market publications.

**Enserch Environmental Corporation, Lyndhurst, N. J. - Lyndhurst Office Manager of Air Quality Dept. / Senior Project Manager** - Responsible for management of department and projects. Managed technical and commercial aspects of turnkey air pollution control system for pharmaceutical company including assessment of technologies, conceptual and detail design, development of purchase specification and contract, solicitation of bidders, evaluation and contract negotiation, and contract management. Performed and managed numerous studies for a variety of clients including NASA at Kennedy Space Center, Sierra Pacific, Allied Signal, etc.

**Ebasco Services Incorporated, New York, N.Y., Manager of Air Quality Control Department & Project Manager** - Responsible for the management of the air quality control group consisting of eight consulting engineers, directing the company's affairs related to air quality control technologies, engineering studies, developing purchase specifications for application of air pollution control technologies to fossil fuel utility power generation units/stations (domestically and offshore), selecting contractor for installation of multi-million dollar air pollution control systems for utility power plants, and directing business developments efforts. Performed study pertaining to reliability of a flue gas desulfurization (FGD) system in the form of a "failure mode effect analysis" (FMEA). Assessed various technologies associated with air quality control recommending alternative investments (valued from \$10 - \$150 million) to utility senior management. Project manager for several major projects - obtained and managed \$15 million of engineering services for a 5 year period for multi-site and multi-million dollar upgrade of New York City Department of Sanitation Incineration Facilities (25 maximum staff), \$2 million of services for retrofit of FGD technology for Taiwan Power Company, \$1 million of services for FGD technology for Korean Electric Power, \$300,000 study for FGD retrofit and testimony as expert witness for Con Edison, \$200,000 study for The Business Roundtable, etc.

**Research-Cottrell Inc., Somerville, NJ, FGD Product Manager** - Responsible for product and market strategies for flue gas desulfurization (FGD) for utility coal fired power generation units. Initiated marketing of by-product gypsum in the industry. Responsible for new order bookings of \$60 million and influenced new order bookings of \$200 million.



**Product Planning Manager** - product business planning and new business development for FGD systems. Responsible for the development of business plans, strategic planning for growth through new product development and new business development for flue gas desulfurization.

**Pre-contract Manager** - Responsible for directing activities (assigned field sales and in-house proposal staffs) to secure contracts pertaining to all pollution control systems on utility coal-fired units throughout USA. Products encompassed electrostatic precipitators, fabric filters, flue gas desulfurization, and waste disposal.

**Joy Manufacturing (Western Precipitation Division), Los Angeles, CA, Sales Engineer** - Responsible for applying various types of air pollution abatement equipment to solve industrial problem in the northeast.

**Johns-Manville, Inc., Manville, NJ, Staff Engineer** - Responsible for performing economic analyses of alternative abatement techniques; coordinated and evaluated performance of consultant engineers under contract.

**Chemical Construction Corporation, New York, NY, Process Engineer** - Responsible for design, cost estimating, proposal writing, startup, development, and field start-up and testing of venturi scrubbing systems applied to iron foundries, steel mills, utility coal fired boilers, and other industrial processes.

**Publications**

"Evaluating Mercury Control at a Steel Mini-Mill: Limitations of the 'Top Down' Approach"; Air Quality III International Conference, September 2002

"Risk Management Programs: A Major Challenge for Industry (Part 1)", Construction Business Review Vol. 6, #6, 1996 (Part 2)", Construction Business Review Vol. 7, #1, 1996

Rao, R. Taylor R. B. Kettler, D. J. Rossi, B. R., "Acid Rain: The Impact of the "Cap" and "Bubble" Concepts", Seventh International Coal & Lignite Utilization Exhibition, Houston, Texas, November, 1984

Rao, R. "Air Quality Control - A Major Challenge in Coal-Fired Power Plants", Sixth International Coal & Lignite Utilization Exhibition, Houston, Texas, November, 1983

Rao, R. Pillar, C. S., Rizkalla, R. S. " High Availability Prediction of FGD Resulting From Early Reliability Assessment", Tenth Annual International IEEE Conference On Reliability, Availability, and Maintainability, Montreal, Canada, May 1983

Rao, R. Salib, R. "Designing Flue Gas Desulfurization Systems for Worst Case Operating Conditions", Air Pollution Control Association, New Orleans, La., June, 1983





**Marks Paneth  
& Shron LLP**

*Certified Public Accountants  
and Consultants*

**INDEPENDENT AUDITORS' REPORT**

**TO THE PARTNERS OF  
STEVENSON COMMONS ASSOCIATES, L. P.**

We have audited the accompanying balance sheet of Stevenson Commons Associates, L.P., Project No. 012-11041 HDC-REF/CON as of December 31, 2007, and the related statements of profit and loss, changes in partners' deficit, and cash flows for the year then ended. These financial statements are the responsibility of the partnership's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. 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 audit provides 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 Stevenson Commons Associates L.P. as of December 31, 2007, 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.

In accordance with Government Auditing Standards, we have also issued a report dated April 22, 2008, on our consideration of Stevenson Commons Associates L.P.'s internal control over financial reporting. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and the results of that testing and not to provide an opinion on the internal control over financial reporting. In accordance with Government Auditing Standards, we have also issued an opinion dated April 22, 2008, on Stevenson Commons Associates L.P.'s compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters that could have a direct and material effect on a major HUD-assisted program. Those reports are an integral part of an audit performed in accordance with Government Auditing Standards and should be read in conjunction with this report in considering the results of our audit.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The accompanying supplemental financial information included on pages 15 to 17 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the financial statements taken as a whole.

*Marks Paneth & Shron LLP*

New York, NY  
April 22, 2008

622 Third Avenue  
New York, NY 10017-6701  
Telephone 212 503 8800  
Facsimile 212 370 3759

88 Froehlich Farm Boulevard  
Woodbury, NY 11797-2921  
Telephone 516 992 5900  
Facsimile 516 992 5800

Website [www.markspaneth.com](http://www.markspaneth.com)



*Associated worldwide  
www.JHI*

**STEVENSON COMMONS ASSOCIATES, L.P.**  
(A Limited Partnership)

**PROJECT NO. 012-11041 HDC-REFICON**

**Balance Sheet**  
**December 31, 2007**

**ASSETS**

<b>CURRENT ASSETS</b>			
1120	Cash and cash equivalents	\$ 433,406	
1130	Tenant accounts receivable - net of allowance		
1131	for doubtful accounts of \$50,000	313,985	
1135	Assistance payments receivable	60,973	
1140	Other receivables	1,054	
1165	Interest reduction payment receivable	46,084	
1200	Prepaid expenses:		
	Property insurance	423,053	
	Water and sewer	252,683	
	Real estate taxes	115,355	
	Sundry	6,879	
		<u>1,653,472</u>	\$ 1,653,472
1191	TENANTS' SECURITY DEPOSITS HELD IN TRUST		532,101
 <b>RESTRICTED DEPOSITS AND FUNDED RESERVES</b>			
1310	Mortgage escrow deposits	511,136	
1320	Reserve for replacements	<u>8,438,493</u>	8,949,629
 <b>FIXED ASSETS</b>			
1410	Land, buildings, improvements, equipment and furniture - net of		
1485	accumulated depreciation of \$41,202,971		9,908,082
 <b>OTHER ASSETS</b>			
1520	Deferred leasing and mortgage costs - net of		
	accumulated amortization of \$99,377		<u>585,088</u>
<b>TOTAL ASSETS</b>			<u><u>\$ 21,728,372</u></u>

See accompanying notes to financial statements.

STEVENSON COMMONS ASSOCIATES, L.P.  
(A Limited Partnership)

PROJECT NO. 012-11041 HDC-REF/CON

Balance Sheet

December 31, 2007

LIABILITIES

CURRENT LIABILITIES			
2110	Accounts payable and accrued expenses	\$ 1,161,578	
2120	Real estate taxes payable	520,913	
2131	Installments payable - insurance premiums	211,399	
2132	Accrued interest - third (subordinate) mortgage note payable	57,137	
2210	Prepaid rents	36,572	
2170	Senior mortgage note payable - current portion	1,142,705	
2190	Third (subordinate) mortgage note payable - current portion	<u>148,293</u>	\$ 3,278,597
2191	TENANTS' SECURITY DEPOSITS HELD IN TRUST		532,101
LONG-TERM LIABILITIES			
2310	Real estate taxes payable - long term	107,555	
2320	Senior and second (subordinate) mortgage note payable	34,191,986	
2322	Third (subordinate) mortgage note payable	<u>10,822,064</u>	<u>45,121,605</u>
			48,932,303
PARTNERS' DEFICIT			
	PARTNERS' DEFICIT		<u>(27,203,931)</u>
	TOTAL LIABILITIES AND PARTNERS' DEFICIT		<u>\$ 21,728,372</u>

See accompanying notes to financial statements.

**STEVENSON COMMONS ASSOCIATES, L.P.**  
(A Limited Partnership)

**PROJECT NO. 012-11041 HDC-REF/CON**

**Statement of Profit and Loss**

**For the Year Ended December 31, 2007**

Part I	Description of Account	Acct. No.	Amount	
Rent Revenue 5100	Rent Revenue - Gross Potential	5120	\$ 7,064,585	
	Tenant Assistance Payments	5121	\$ 2,129,407	
	Stores and Commercial	5140	\$ 597,651	
	Garage and Parking Spaces	5170	\$ 90,000	
	Flexible Subsidy Income	5180	\$	
	Miscellaneous Rent Revenue	5190	\$	
	Rent Revenue/Insurance	5192	\$	
	Special Claims Revenue	5193	\$	
	Retained Excess Income	5194	\$ 528,289	
	<b>Total Rent Revenue Potential at 100% Occupancy</b>			
Vacancies 5200	Apartments	5220	\$( 196,750)	
	Stores and Commercial	5240	\$(	
	Rental Concessions	5250	\$( 48,140)	
	Garage and Parking Spaces	5270	\$( 39,306)	
	Miscellaneous (specify)	5290	\$(	
	<b>Total Vacancies</b>			
	<b>Net Rental Revenue (Rent Revenue Less Vacancies)</b>			<b>\$ 10,125,746</b>
Financial Revenue 5400	Financial Revenue—Project Operations	5410	\$ 19,788	
	Revenue from Investments—Residual Receipts	5430	\$	
	Revenue from Investments—Replacement Reserve	5440	\$ 411,655	
	Revenue from Investments—Miscellaneous	5480	\$	
<b>Total Financial Revenue</b>				<b>\$ 431,433</b>
Other Revenue 5900	Laundry and Vending	5910	\$ 29,623	
	Tenant Charges	5920	\$ 146,361	
	Interest Reduction Payments Revenue	5945	\$ 2,309,607	
	Miscellaneous Revenue (specify) - Energy Rebate, Sundry	5990	\$ 42,531	
	<b>Total Other Revenue</b>			
	<b>Total Revenue</b>			<b>\$ 13,085,321</b>
Administrative Expenses 6200/6300	Conventions and Meetings	6203	\$	
	Management Consultants	6204	\$	
	Advertising & Marketing	6210	\$ 769	
	Other Renting Expense	6250	\$ 35,183	
	Office Salaries	6310	\$ 150,006	
	Office Expenses	6311	\$ 71,018	
	Office of Model Apartment Rent	6312	\$	
	Management Fee	6320	\$ 775,000	
	Manager or Superintendent Salaries	6330	\$ 210,127	
	Administrative Rent Free Unit	6331	\$ 22,819	
	Legal Expense - Project	6340	\$ 203,051	
	Audit Expense	6350	\$ 60,000	
	Bookkeeping Fees/Accounting Services	6351	\$	
	Bad Debts	6370	\$ 41,896	
Miscellaneous Administrative Expenses (specify) - Sundry	6390	\$ 12,534		
<b>Total Administrative Expenses</b>				<b>\$ 1,582,403</b>
Utilities Expense 6400	Fuel Oil/Coal	6420	\$ 904,975	
	Electricity	6450	\$ 1,464,688	
	Water and sewer	6451	\$ 528,325	
	Gas	6452	\$ 109,622	
	Sewer	6453	\$	
<b>Total Utilities Expense</b>				<b>\$ 3,007,610</b>

See accompanying notes to financial statements.

**STEVENSON COMMONS ASSOCIATES, L.P.**  
(A Limited Partnership)

**PROJECT NO. 012-11041 HDC-REF/CON**

**Statement of Profit and Loss**

**For the Year Ended December 31, 2007**

<b>Operating And Maintenance Expenses 6500</b>	Payroll	6510	\$	635,509	
	Supplies	6515	\$	227,053	
	Contracts	6520	\$	1,001,877	
	Operating and Maintenance Rent Free Unit	6521	\$		
	Garbage and Trash Removal	6525	\$	3,000	
	Security Payroll/Contract	6530	\$	523,181	
	Security Rent Free Unit	6531	\$		
	Heating/Cooling Repairs and Maintenance	6546	\$	173,555	
	Snow Removal	6548	\$		
	Vehicle & Maintenance Equip. Operation and Repairs	6570	\$	1,047	
	Miscellaneous Operating and Maintenance Expenses	6580	\$	9,309	
	<b>Total Operating and Maintenance Expenses</b>				<b>\$ 2,574,531</b>
<b>Taxes And Insurance 6700</b>	Real Estate Taxes	6710	\$	427,130	
	Payroll Taxes	6711	\$	92,860	
	Property and Liability Insurance (Hazard)	6720	\$	759,301	
	Fidelity Bond Insurance	6721	\$		
	Workmen's Compensation	6722	\$	38,466	
	Health Insurance and Other Employee Benefits	6723	\$	261,085	
	Miscellaneous Taxes, Licenses and Permits & Insurance	6790	\$	42,723	
<b>Total Taxes and Insurance</b>				<b>\$ 1,619,545</b>	
<b>Financial Expenses 6800</b>	Interest on Mortgage Payable	6820	\$	1,787,808	
	Interest on Other Mortgages	6825	\$	589,624	
	Interest on Notes Payable	6830/40	\$		
	Mortgage Insurance Premium/Service Charge	6850	\$		
	Miscellaneous Financial Expenses	6880	\$	18,814	
<b>Total Financial Expenses</b>				<b>\$ 2,496,046</b>	
	<b>Total Cost of Operations Before Depreciation and Amortization</b>			<b>\$ 11,280,135</b>	
	<b>Profit (Loss) Before Depreciation and Amortization</b>			<b>\$ 1,805,186</b>	
	Depreciation	6800		\$ 570,073	
	Amortization	6610		\$ 40,364	
	<b>Operating Profit or (Loss)</b>			<b>\$ 1,194,749</b>	
<b>Corporate or Mortgagor Revenue And Expenses 7100</b>	Interest Income	7105	\$		
	Officer Salaries	7110	\$		
	Legal Expenses (Entity)	7120	\$		
	Taxes (Federal-State-Entity)	7130	\$		
	Interest on Notes Payable	7141	\$		
	Interest on Mortgage Payable	7142	\$		
	Other Expenses (Entity) *	7190	\$		
	<b>Net Entity Expenses</b>				<b>\$</b>
	<b>Net Profit or (Loss)</b>			<b>\$ 1,194,749</b>	

**Part II**

1. Total principal payments required under the mortgage, even if payments under a Workout Agreement are less or more than those required under the mortgage.	\$ 1,075,777
2. Replacement Reserve deposits required by the Regulatory Agreement or Amendments thereto, even if payments may be temporarily suspended or waived.	\$ 224,364
3. Replacement or Paying Reserve releases which are included as expense items on this Profit and Loss statement.	\$ 155,860
4. Project Improvement Reserve Releases under the Flexible Subsidy Program that are included as expense items on this Profit and Loss Statement.	N/A

See accompanying notes to financial statements.

**STEVENSON COMMONS ASSOCIATES, L.P.**  
**(A Limited Partnership)**

**PROJECT NO. 012-11041 HDC-REF/CON**

**Statement of Changes in Partners' Deficit**

**For the Year Ended December 31, 2007**

Partners' Deficit - January 1, 2007	\$ (28,398,680)
Net Income	<u>1,194,749</u>
Partners' Deficit - December 31, 2007	<u>\$ (27,203,931)</u>

See accompanying notes to financial statements.



STEVENSON COMMONS ASSOCIATES, L.P.  
(A Limited Partnership)

PROJECT NO. 012-11041 HDC-REF/CON

Statement of Cash Flows

For the Year Ended December 31, 2007

**CASH FLOWS FROM OPERATING ACTIVITIES:**

<b>Revenues</b>		
Net rental revenue		\$ 10,185,869
Interest reduction payments		2,304,172
<b>Other Income:</b>		
Interest	\$ 431,453	
Tenant charges	148,361	
Laundry and vending	29,623	
Miscellaneous	42,531	649,968
<b>Total Revenues</b>		<b>13,120,009</b>
<b>Expenses</b>		
Administrative expenses	672,337	
Management fees	893,899	
Utilities	2,922,245	
Operating and maintenance expenses	2,492,247	
Real estate taxes	496,743	
Insurance	976,346	
Other taxes and employee benefits	396,648	
Mortgage interest	2,478,158	
Miscellaneous financial expenses	18,614	
<b>Total Expenses</b>		<b>11,347,237</b>
<b>Net Cash Provided by Operating Activities</b>		<b>1,772,772</b>
<b><u>CASH FLOWS FROM INVESTING ACTIVITIES:</u></b>		
Fixed asset purchases	(1,130,683)	
Decrease in funded reserves	304,817	
Decrease in restricted deposits	85,722	
Increase in deferred lease costs	(48,516)	
<b>Net Cash Flows Used in Investing Activities</b>		<b>(788,660)</b>
<b><u>CASH FLOWS FROM FINANCING ACTIVITIES:</u></b>		
Mortgage principal payments - Senior mortgage note	(1,075,777)	
Mortgage principal payments - Third (subordinate) mortgage note	(139,331)	
<b>Net Cash Flows Used in Financing Activities</b>		<b>(1,215,108)</b>
<b>NET DECREASE IN CASH AND CASH EQUIVALENTS</b>		<b>(230,996)</b>
<b>CASH AND CASH EQUIVALENTS - JANUARY 1, 2007</b>		<b>584,402</b>
<b>CASH AND CASH EQUIVALENTS - DECEMBER 31, 2007</b>		<b>\$ 433,406</b>

See accompanying notes to financial statements.

**STEVENSON COMMONS ASSOCIATES, L.P.**  
**(A Limited Partnership)**

**PROJECT NO. 012-11041 HDC-REF/CON**

**Statement of Cash Flows**

**For the Year Ended December 31, 2007**

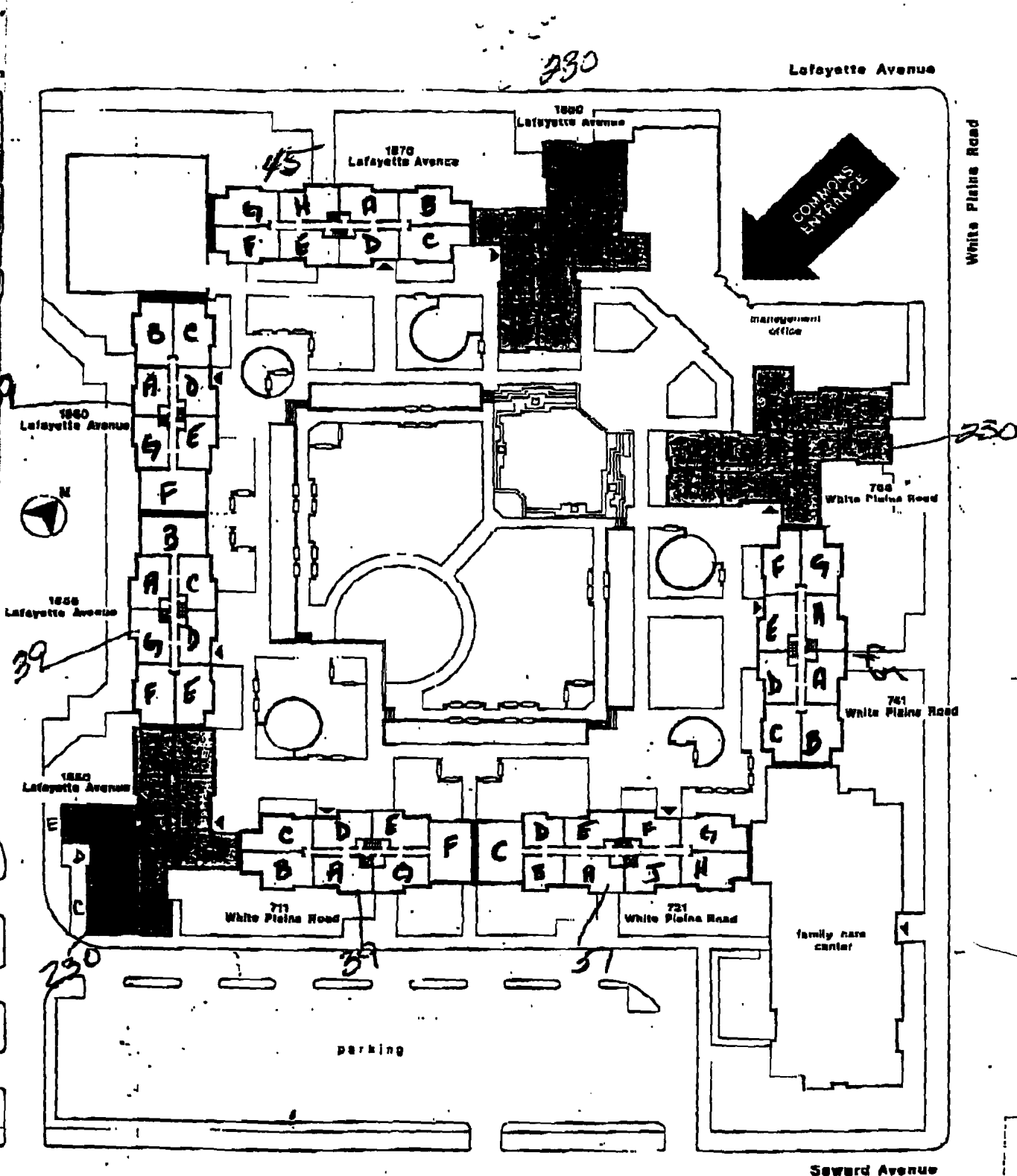
<b>Reconciliation of net income to net cash provided by operating activities:</b>	
Net income	\$ 1,194,749
<b>Adjustments to reconcile net income to net cash provided by operating activities:</b>	
Depreciation	570,073
Amortization	40,364
Decrease in allowance for doubtful accounts	(50,000)
<b>Changes in operating assets and liabilities:</b>	
Decrease in tenant accounts receivable	176,642
Increase in assistance payments receivable	(21,261)
Decrease in other receivables	8,018
Increase in interest reduction payments receivable	(5,435)
Increase in prepaid expenses	(4,650)
Increase in accounts payable and accrued expenses	261,033
Decrease in real estate taxes payable	(69,756)
Decrease in installments payable - insurance premiums	(198,820)
Decrease in accrued interest - third (subordinate) mortgage note payable	(726)
Decrease in prepaid rents	(8,561)
Decrease in retroactive management fees payable	<u>(118,898)</u>
<b>Cash Flows Provided by Operating Activities</b>	<b><u>\$ 1,772,772</u></b>

See accompanying notes to financial statements.



Tower Building Location and Apartment Designation Key Plan





# Tower Building Location And Apartment Designation Key Plan

Fuel Certification Letter

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Sales Department

August 10, 2007

Ms. Barbara Tillman  
Grenadier Realty Corp  
1230 Pennsylvania Ave  
Brooklyn, NY 11239

Re: *Fuel Oil Certification (Sulfur Content)*

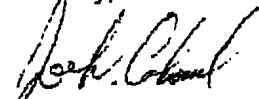
Dear Ms. Tillman:

In response to your request, below is the sulfur content certification for petroleum products delivered to Grenadier Realty Corp.

1. Castle obtains fuel oil from various suppliers. Product from multiple suppliers may be commingled in our storage tanks.
2. All sulfur testing is performed on product samples drawn from Castle's storage tanks.
3. All fuel oil delivered by Castle conforms to legal requirements of sale in the State of New York. All no. 6 & 4 fuel oil has sulfur content of 0.30% or less. All no. 2 fuel oil has sulfur content of 0.20% or less. The sulfur content for diesel fuel is 0.05% or less for on road use and 0.20% or less for all other uses. Ultra Low sulfur Diesel as required for the NYSERDA program is 30 parts per million or less. Kerosene has a sulfur content of 0.04% or less.
4. The foregoing information applies to all deliveries unless and until we give you notice to the contrary.
5. Castle employs the D-4294 method to measure sulfur content.
6. The foregoing applies to all Castle deliveries to Stevenson Commons Facility located in Bronx, New York.

Please contact me if you require further information.

Sincerely,



Joseph Colonel  
Senior Vice President

Typical Fuel Ticket



ORDER DATE	PROJECTION	SCHED.	BLDG. TYPE	ZONE	HW	PAGE NO.	
11/20/06	914	W/C	APT201+OVR	11B	Y	1	
IDEAL	DD WT	KF PROJ	KF	DDO	TANK SIZE	CC	ALT.
6500	300	0.03	0.06	1011	1 20000	1A	PP

BEFORE READING  
11.000/

ACCOUNT NUMBER  
7057-596090111

AMOUNT ORDERED 7000 INVENTORY 11000

PRODUCT  
#6 FUEL OIL

DEL. DATE 11/21/06

TOTAL GALLONS 6831

GROSS GALLONS

CORR. GALLONS

CUSTOMER'S SIGNATURE

624517

9 9 5 5

3 3 5 5

0 8 4 3 3 3

0 8 3 6 5 5

METER READING  
A 2 4 8

A 2 4 7

**CASTLE** OIL CORPORATION  
290 LOCUST AVENUE  
BRONX NEW YORK 10454  
24HR# 718-823-8800

CALL 24 HOURS (718) 823-8800 OR (914) 381-8800  
STEVENSON COMMONS  
1850 LAFAYETTE AVE  
BRONX NY 10473  
CASTLE TRK#348 APTS FILL REAR  
C/GUARD 4 GATE @1350 BLDG-SAL

P.O.  
191 191 CR DELV 11-21  
ORDER 11/20 FOR 11/20 BY S

ORDER DATE	PROJECTION	SCHED.	BLDG. TYPE	ZONE	HW	PAGE NO.	
08/30/05	5366	W/C	APT201+OVR	11B	Y	1	
IDEAL	DD INT	KF PROJ	KF	DDO	TANK SIZE	CC	ALT.
6500	1	1.25	1.25	5414	1 20000	13	

BEFORE READING  
57

ACCOUNT NUMBER  
7057-596090111

AMOUNT ORDERED 7000 INVENTORY 11000

PRODUCT  
#6 FUEL OIL

DEL. DATE 8-31-05

TOTAL GALLONS 7916

GROSS GALLONS

CORR. GALLONS

CUSTOMER'S SIGNATURE

447984

3 3 1 1

0 1 0 6 9 3

0 0 9 9 0 1

METER READING  
D 0 2 1

D 0 2 0

**CASTLE** OIL CORPORATION  
290 LOCUST AVENUE  
BRONX NEW YORK 10454  
24HR# 718-823-8800

CALL 24 HOURS (718) 823-8800 OR (914) 381-8800  
STEVENSON COMMONS  
1850 LAFAYETTE AVE  
BRONX NY 10473  
CASTLE TRK#348 APTS FILL REAR  
C/GUARD 4 GATE @1350 BLDG-SAL

P.O.  
ORDER 08/30 FOR 08/31 BY S

ORDER DATE	PROJECTION	SCHED.	BLDG. TYPE	ZONE	HW	PAGE NO.	
09/29/05	5367	W/C	APT201+OVR	11B	Y	1	
IDEAL	DD INT	KF PROJ	KF	DDO	TANK SIZE	CC	ALT.
6500	1	1.25	1.25	5416	1 20000	13	

BEFORE READING  
59 1000 2

ACCOUNT NUMBER  
7057-596090111

AMOUNT ORDERED 7000 INVENTORY 10000

PRODUCT  
#6 FUEL OIL

DEL. DATE 9/29/05

TOTAL GALLONS 17000

GROSS GALLONS

CORR. GALLONS

CUSTOMER'S SIGNATURE

444641

2 4 2 4

2 4 4 4 2 4

2 4 4 4 2 4

METER READING  
A A 7 7 0

**CASTLE** OIL CORPORATION  
290 LOCUST AVENUE  
BRONX NEW YORK 10454  
24HR# 718-823-8800

CALL 24 HOURS (718) 823-8800 OR (914) 381-8800  
STEVENSON COMMONS  
1850 LAFAYETTE AVE  
BRONX NY 10473  
CASTLE TRK#348 APTS FILL REAR  
C/GUARD 4 GATE @1350 BLDG-SAL

P.O.  
ORDER 09/29 FOR 09/30 BY SUPT

**CASTLE OIL** 24HR# 718-823-8800  
 CALL 24 HOURS (718) 823-8800 OR (914) 381-8800  
**STEVENS ON COMMONS** 718-589-1900  
 1850 LAFAYETTE AVE  
 BRONX NY 10473  
 CASTLE TRK#348 APTS FILL REAR  
 C/GUARD 4 GATE @1350 BLDG-SAL  
 P.O.  
 1F1 1F1 DR DELV 11-21  
 ORDER 11/20 PUR 11/20 BY S

BEFORE READING  
 DEL DATE 11/21/06  
 TOTAL GALLONS 6831  
 GROSS GALLONS 0  
 CORR. GALLONS 0  
 CUSTOMER'S SIGNATURE [Signature]  
 METER READING 0 0 1 1  
 A 2 4 8  
 A 2 4 7

540396

ORDER DATE	PROJECTION	SCHED.	BLDG. TYPE	ZONE	HW	PAGE NO.	
05/30/05	5325	W/C	APT201+DVR	11B	Y	1	
IDEAL	DD INT	KF PROJ	KF	DDO	TANK SIZE	CC	AUT.
6500	1	1.25	1.25	5414	1 20000	13	
07/25/05						6868.0	

**CASTLE OIL CORPORATION** DEMAND\*  
 290 LOCUST AVENUE  
 BRONX NEW YORK 10454  
 24HR# 718-823-8800  
**STEVENS ON COMMONS** 718-589-1900  
 1850 LAFAYETTE AVE  
 BRONX NY 10473  
 CASTLE TRK#348 APTS FILL REAR  
 C/GUARD 4 GATE @1350 BLDG-SAL  
 P.O.  
 ORDER 08/30 FOR 08/31 BY S

BEFORE READING  
 57  
 ACCOUNT NUMBER 7057-596090111  
 AMOUNT ORDERED 7000 INVENTORY 11000  
 PRODUCT #5 FUEL OIL  
 DEL DATE 8-31-05  
 TOTAL GALLONS 7916  
 GROSS GALLONS 0  
 CORR. GALLONS 0  
 CUSTOMER'S SIGNATURE [Signature]  
 METER READING 0 1 0 6 9 3  
 0 1 0 6 9 0 1  
 0 0 9 9 0 1  
 D 0 2 1  
 D 0 2 0

543252

ORDER DATE	PROJECTION	SCHED.	BLDG. TYPE	ZONE	HW	PAGE NO.	
09/29/05	5367	W/C	APT201+DVR	11B	Y	1	
IDEAL	DD INT	KF PROJ	KF	DDO	TANK SIZE	CC	AUT.
6500	1	1.25	1.25	5416	1 20000	13	
08/31/05						7785.0	

**CASTLE OIL CORPORATION** DEMAND\*  
 290 LOCUST AVENUE  
 BRONX NEW YORK 10454  
 24HR# 718-823-8800  
**STEVENS ON COMMONS** 718-589-1900  
 1850 LAFAYETTE AVE  
 BRONX NY 10473  
 CASTLE TRK#348 APTS FILL REAR  
 C/GUARD 4 GATE @1350 BLDG-SAL  
 P.O.  
 ORDER 09/29 FOR 09/30 BY SUPT

BEFORE READING  
 59 1000 2  
 ACCOUNT NUMBER 7057-596090111  
 AMOUNT ORDERED 7000 INVENTORY 10000  
 PRODUCT #5 FUEL OIL  
 DEL DATE 9/29/05  
 TOTAL GALLONS 17000  
 GROSS GALLONS 0  
 CORR. GALLONS 0  
 CUSTOMER'S SIGNATURE [Signature]  
 METER READING 2 4 4 4 2 4  
 2 4 4 4 2 4  
 2 4 4 4 2 4  
 A 7 7 0

Superintendents' Daily Checklist & Boiler Log

---

**SUPERINTENDENT'S DAILY CHECKLIST  
& BOILER LOG**

**STEVENS COMMONS  
ESS: 1850 LAFAYETTE AVE**

DIPSTICK OIL TANK

IN BEFORE DELIVERY  
 IN AFTER DELIVERY

WEEK OF: 7/30/07

**PERFORMED DAILY**

READINGS:

O I L T E M P

CLEAN SCANNER	CLEAN OIL STAINER	CLEAN SMOKE ALARM	CLEAN CUP	T I M E	TEST LOW-WATER CUT-OFF	TEST FLAME FAILURE	ELECT HEATER	BELOW-WATER LINE STEAM PRE-HEATER	STACK TEMP	OIL PRESSURE	OIL VACUUM	OIL METER READINGS				TANK READINGS (GAL)	CHW TEMP	AFT TEMPERATURES	OUTSIDE TEMP
				9 AM-10 PM-10 AM	no	no	125	85	98	20	6	#1							
					Burner OFF				no smoke condition.										
				9 AM-12 PM-4 PM	yes	yes	175	145	225	20	6	#1			58	916	16	120	76°
yes	-	yes	-	9 AM-12 PM-4 PM	yes	yes	165	145	240	20	6	#2			57	940	0	120	74°
yes	yes	yes	-	9 AM-12 PM-4 PM	yes	yes	165	145	240	20	6	#1			56	918	5	120	73°
yes	-	yes	-	9 AM-12 PM-4 PM	yes	yes	165	135	198	20	6	#1			55	892	0	120	70°
yes	-	yes	-	9 AM-12 PM-4 PM	yes	yes	165	140	210	20	6	#2			54	875	5	120	78°
yes	-	yes	-	9 AM-12 PM-4 PM	yes	yes	125	90	98	20	6	#1			52	852	7	120	77°
yes	-	yes	-	9 AM-12 PM-4 PM	yes	yes	150	80	118	20	7	#2			51	811	12	120	71°

*Phil Lopez*

Property Manager Signature

#1-

**SUPERINTENDENT'S DAILY CHECKLIST  
& BOILER LOG**

SITE: STEVENSON COMMONS  
ADDRESS: 1850 LAFAYETTE AVE

DIPSTICK OIL TANK

IN BEFORE DELIVERY  
 IN AFTER DELIVERY

WEEK OF: 7/30/07

PERFORMED DAILY

READINGS:

O I L T E M P

DAY	DATE	CLEAN SCANNER	CLEAN OIL STAINER	CLEAN SMOKE ALARM	CLEAN CUP	TIME	TEST LOW-WATER CUT-OFF	TEST FLAME FAILURE	ELECT HEATER	BELOW-WATER LINE STEAM PRE-HEATER	STACK TEMP	OIL PRESSURE	OIL VACUUM	OIL METER READINGS				TANK READINGS (GAL)	CHW TEMP	APT TEMPERATURES	OUTSIDE TEMP	
														#1	#2	#3	#4					
MON	7/30	yes	-	yes	-	9 AM-12 PM-4 PM	yes	yes	180	140	290	8	5	#1				58	9616	125		76°
TUE	7/31	yes	-	yes	-	9 AM-12 PM-4 PM	yes	yes	190	140	195	6	5	#1				57	9400	125		74°
WED	8/1	yes	yes	yes	-	9 AM-12 PM-4 PM	yes	yes	190	145	210	6	5	#1				56	9185	120		73°
THU	8/2	yes	-	yes	-	9 AM-12 PM-4 PM	yes	yes	190	140	200	6	5	#1				55	8970	120		76°
FRI	8/3	yes	-	yes	-	9 AM-12 PM-4 PM	yes	yes	185	140	210	6	5	#1				54	8755	120		76°
SAT	8/4	yes	-	yes	-	9 AM-12 PM-4 PM	yes	yes	190	145	320	6	5	#1				52	8927	120		77°
SUN	8/5/07	yes	-	yes	-	9 AM-12 PM-4 PM	yes	yes	185	140	377	4	6	#1				51	8113	120		71°

Comments, Defects Notes:

Superintendents Signature: Paul Lopez  
Co-ORDINATOR MANAGER TECH REP

Property Manager Signature: \_\_\_\_\_

# 2.

## SUPERINTENDENT'S DAILY CHECKLIST & BOILER LOG

SITE: STEVENSON COMMONS  
ADDRESS: 1850 LAFAYETTE AVE

DIPSTICK OIL TANK

IN BEFORE DELIVERY  
 IN AFTER DELIVERY

WEEK OF: 7/30/07

PERFORMED DAILY

READINGS:

O I L T E M P

DAY	DATE	CLEAN SCANNER	CLEAN OIL STAINER	CLEAN SMOKE ALARM	CLEAN CUP	T I M E	TEST LOW-WATER CUT-OFF	TEST FLAME FAILURE	ELECT HEATER	BELOW-WATER LINE STEAM PRE-HEATER	STACK TEMP	OIL PRESSURE	OIL VACUUM	OIL METER READINGS				TANK READINGS (GAL)	CHW TEMP	APT TEMPERATURES	OUTSIDE TEMP		
MON	7/30	Burner	OFF			9 AM-12 PM-4 PM	TO	smoke	condition	125	95	98	20	6	#1								
															#2		58	91616	120			76°	
TUE	7/31	yes	-	yes	-	9 AM-12 PM-4 PM	yes	yes		175	145	225	20	6	#1								
															#2		57	94000	120			74°	
WED	8/1	yes	yes	yes	-	9 AM-12 PM-4 PM	yes	yes		165	145	240	20	6	#1								
															#2		56	91185	120			73°	
THU	8/2	yes	-	yes	-	9 AM-12 PM-4 PM	yes	yes		105	135	198	20	6	#1								
															#2		55	89700	120			70°	
FRI	8/3	yes	-	yes	-	9 AM-12 PM-4 PM	yes	yes		165	140	210	20	6	#1								
															#2		54	87555	120			78°	
SAT	8/4	yes	-	yes	-	9 AM-12 PM-4 PM	yes	yes		125	90	98	20	6	#1								
															#2		52	8327	120			77°	
SUN	8/5/07	yes	-	yes	-	9 AM-12 PM-4 PM	yes	yes		150	80	118	20	7	#1								
															#2		51	81112	120			71°	

Comments, Defects Notes:

Superintendent's  
Signature  
Cc: COORDINATOR  
MANAGER  
TECH REP

*John Jones*

Property Manager's Signature

## Record of Monthly Fuel Purchases

002 Date Feb 07 05  
 Time 13:37:23

CASTLE CONFIDENTIAL INFORMATION  
 MANAGEMENT SALES REPORT

Report 08.2  
 Page 2853

14 Management Company 7057 GRENADIER REALTY CORP  
 Product 05 #5 OIL

N

	P R T	P R T		REVENUE Total Tax/Net	TOTAL
Account 596090111	STEVENSON COMMONS	1850 LAFAYETTE AVE			
	Salesman 48 Class 2015	Collector 2 Affinity	0 Trade Class 1		
Jan 04	33,722.0	1,429.79	0.00	0.00	34,619.51
		0.00	0.00		1,429.79
Feb 04	28,762.0	1,241.69	0.00	0.00	30,065.18
		0.00	0.00		1,241.69
Mar 04	29,796.0	1,171.64	0.00	0.00	28,369.07
		0.00	0.00		1,171.64
Apr 04	17,346.0	657.01	0.00	0.00	15,908.30
		0.00	0.00		657.01
May 04	12,845.0	518.16	0.00	0.00	12,546.35
		0.00	0.00		518.16
Jun 04	6,407.0	265.27	0.00	0.00	6,423.02
		0.00	0.00		265.27
Jul 04	6,906.0	275.06	0.00	0.00	6,660.15
		0.00	0.00		275.06
Aug 04	6,412.0	260.45	0.00	0.00	6,306.20
		0.00	0.00		260.45
Sep 04	6,468.0	264.64	0.00	0.00	6,407.85
		0.00	0.00		264.64
Oct 04	11,334.0	527.25	0.00	0.00	12,766.30
		0.00	0.00		527.25
Nov 04	24,284.0	1,202.68	0.00	0.00	29,120.68
		0.00	0.00		1,202.68
Dec 04	37,442.0	1,644.10	0.00	0.00	39,808.75
		0.00	0.00		1,644.10
<b>TOTAL:</b>	<b>221,724.0</b>	<b>9,457.74</b>	<b>0.00</b>	<b>0.00</b>	<b>229,001.36</b>
		<b>0.00</b>	<b>0.00</b>		<b>9,457.74</b>

16:17

08/09/2007



003

Date Apr 07 06  
Time 10:01:35

CASTLE CONFIDENTIAL INFORMATION  
MANAGEMENT SALES REPORT

Report 08.2  
Page 1863

14

Management Company 7057 GRENADIER REALTY CORP  
Product 06 #6 OTI

N

P. R. T.

P. R. T.

Total Tax/BDT

Account	596090111	STEVENSON COMMONS	1850 LAFAYETTE AVE	0 Trade Class 1		
Salesman	48	Class 2015	Collector 2	Affinity		
Jan 05	30,469.0	1,304.12	0.00	0.00	31,576.57	32,880.69
		0.00	0.00		1,304.12	
Feb 05	40,232.0	1,888.32	0.00	0.00	45,722.17	47,610.49
		0.00	0.00		1,888.32	
Mar 05	36,218.0	1,821.83	0.00	0.00	44,112.23	45,934.06
		0.00	0.00		1,821.83	
Apr 05	21,475.0	1,107.65	0.00	0.00	26,819.55	27,927.20
		0.00	0.00		1,107.65	
May 05	14,004.0	719.19	0.00	0.00	17,413.72	18,132.91
		0.00	0.00		719.19	
Jun 05	8,205.0	402.57	0.00	0.00	10,064.25	10,466.82
		0.00	0.00		402.57	
Jul 05	14,975.0	828.52	0.00	0.00	20,713.07	21,541.59
		0.00	0.00		828.52	
Aug 05	7,785.0	520.35	0.00	0.00	13,008.74	13,529.09
		0.00	0.00		520.35	
Sep 05	6,840.0	487.17	0.00	0.00	12,179.30	12,666.47
		0.00	0.00		487.17	
Oct 05	7,958.0	539.93	0.00	0.00	13,498.36	14,038.29
		0.00	0.00		539.93	
Nov 05	20,380.0	1,265.77	0.00	0.00	31,644.38	32,910.15
		0.00	0.00		1,265.77	
Dec 05	29,596.0	1,912.38	0.00	0.00	47,809.48	49,721.86
		0.00	0.00		1,912.38	
<b>TOTAL:</b>	<b>238,137.0</b>	<b>12,797.80</b>	<b>0.00</b>	<b>0.00</b>	<b>314,561.82</b>	<b>327,359.62</b>
		<b>0.00</b>	<b>0.00</b>		<b>12,797.80</b>	

16:17

08/09/2007



**CASTLE OIL CORPORATION**  
**SALES DEPARTMENT**  
500 Mamaroneck Avenue  
Harrison, New York 10528  
914-381-6600 Fax 914-381-6601

**FAX TRANSMISSION**

<b>TODAY'S DATE</b>	<b>4/27/07</b>
<b>NO. OF PAGES</b>	<b>(including cover) 6</b>
<b>SENT BY</b>	<b>RUDY JIMENEZ</b>
<b>DELIVER TO</b>	<b>ANN KENNEDY</b>
<b>AT</b>	<b>GRENADIER REALTY CORP</b>
<b>FAX PHONE NO</b>	<b>615-827-8014</b>
<b>VOICE PHONE NO</b>	<b>610-295-0038</b>
<b>MESSAGE/COMMENT</b>	<b>CONSUMPTION REPORT FOR 755 WHITE PLAINS ROAD FROM 2003 – PRESENT</b>

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Management Company 7057 GRENADIER REALTY CORP  
Product 06 #6 OIL

Month	Volume	PP GRT P.B.T.	/ADJ	NY SET F.E.T.	NJ GRT	Revenue Total Tax/ADJ	Total
Account 595810111 STEVENSON COMMONS 755 WHITE PLAINS RD Salesman 48 Class 2015 Collector 2 Affinity 0 Trade Class 1							
Jan 04	50,762.0		2,125.25 0.00	0.00 0.00	0.00	51,458.86 2,125.25	53,584.11
Feb 04	42,132.0		1,822.20 0.00	0.00 0.00	0.00	44,121.26 1,822.20	45,943.46
Mar 04	42,822.0		1,677.64 0.00	0.00 0.00	0.00	40,620.57 1,677.64	42,298.21
Apr 04	25,809.0		985.95 0.00	0.00 0.00	0.00	23,872.65 985.95	24,858.80
May 04	18,312.0		738.75 0.00	0.00 0.00	0.00	17,887.24 738.75	18,625.99
Jun 04	17,389.0		705.55 0.00	0.00 0.00	0.00	17,083.59 705.55	17,789.14
Jul 04	8,374.0		334.75 0.00	0.00 0.00	0.00	8,105.41 334.75	8,440.16
Aug 04	12,300.0		506.88 0.00	0.00 0.00	0.00	12,273.15 506.88	12,780.03
Sep 04	7,322.0		299.59 0.00	0.00 0.00	0.00	7,253.91 299.59	7,553.50
Oct 04	16,998.0		796.83 0.00	0.00 0.00	0.00	19,293.90 796.83	20,090.73
Nov 04	40,049.0		1,984.45 0.00	0.00 0.00	0.00	48,049.80 1,984.45	50,034.25
Dec 04	52,278.0		2,289.38 0.00	0.00 0.00	0.00	55,432.89 2,289.38	57,722.27
TOTAL:	334,547.0		14,267.22 0.00	0.00 0.00	0.00	345,453.43 14,267.22	359,720.65

Month	Volume	PP GRT P.B.T.	/ADJ	NY SET F.E.T.	NY SET F.E.T.	Total Tax/ADJ	
Account 595810111		STEVENSON COMMONS		755 WHITE PLAINS RD			
	Salesman 48	Class 2015	Collector 2	Affinity	0	Trade Class 1	
Jan 05	49,420.0	2,134.14		0.00		0.00	51,674.13
		0.00		0.00			2,134.14
Feb 05	46,006.0	2,155.50		0.00		0.00	52,191.46
		0.00		0.00			2,155.50
Mar 05	57,161.0	2,872.41		0.00		0.00	69,549.83
		0.00		0.00			2,872.41
Apr 05	33,187.0	1,704.96		0.00		0.00	41,282.32
		0.00		0.00			1,704.96
May 05	17,277.0	890.56		0.00		0.00	21,563.33
		0.00		0.00			890.56
Jun 05	8,178.0	401.25		0.00		0.00	10,031.13
		0.00		0.00			401.25
Jul 05	15,974.0	884.79		0.00		0.00	22,119.76
		0.00		0.00			884.79
Aug 05	7,631.0	482.07		0.00		0.00	12,051.64
		0.00		0.00			482.07
Sep 05	9,031.0	610.10		0.00		0.00	15,252.46
		0.00		0.00			610.10
Oct 05	18,027.0	1,232.08		0.00		0.00	30,801.80
		0.00		0.00			1,232.08
Nov 05	24,657.0	1,519.76		0.00		0.00	37,994.05
		0.00		0.00			1,519.76
Dec 05	35,992.0	2,324.56		0.00		0.00	58,113.93
		0.00		0.00			2,324.56
<b>TOTAL:</b>	<b>322,541.0</b>	<b>17,212.18</b>		<b>0.00</b>		<b>0.00</b>	<b>422,625.83</b>
		<b>0.00</b>		<b>0.00</b>			<b>17,212.18</b>

Management	7057	GRENADIER REALTY CORP			Product 06
Account	595810111	755 WHITE PLAINS RD			
Month	Volume	Revenue	Taxes	Total	
Jan06	33,379.0	51,521.07	2,060.84	53,581.91	
Feb06	41,243.0	61,171.21	2,446.85	63,618.06	
Mar06	36,168.0	53,824.93	2,152.99	55,977.92	
Apr06	18,070.0	27,881.98	1,115.28	28,997.26	
May06	14,678.0	22,212.98	888.52	23,101.50	
Jun06	7,654.0	11,610.35	464.41	12,074.76	
Jul06	7,373.0	11,412.67	456.51	11,869.18	
Aug06	14,675.0	24,577.68	983.10	25,560.78	
Sep06	7,323.0	10,192.88	407.72	10,600.60	
Oct06	17,899.0	24,414.24	976.57	25,390.81	
Nov06	26,904.0	36,697.06	1,467.89	38,164.95	
Dec06	27,249.0	37,167.64	1,486.71	38,654.35	
Total	252,615.0	372,684.67	14,907.39	387,592.06	

Management	7057	GRENADIER REALTY CORP		Product 06
Account	595810111	755 WHITE PLAINS RD		
Month	Volume	Revenue	Taxes	Total
Jan07	34,015.0	46,396.46	1,855.86	48,252.32
Feb07	49,026.0	66,871.46	2,674.86	69,546.32
Mar07	36,356.0	49,589.58	1,983.58	51,573.16
Apr07	27,012.0	36,844.37	1,473.78	38,318.15
Total	146,409.0	199,701.88	7,988.08	207,689.96

NYS DEC Annual Reports – Fuel Consumption & NOx Emissions

**New York State**  
**Department of Environmental Conservation**  
 Division of Air Resources

Annual Capping Certification  
 for Facilities Issued Federally Enforceable Emission Caps  
 Subject to 6NYCRR Part 201-7

**Facility Name:** 755 White Plains Rd. Bldg. **Reporting Period:** 4/20/2005 to 4/19/2006

**Facility DECID #:** 2-6007-00360/00001 **Regulation Capped:** 6NYCRR 201-7.2

**Contaminant:** Oxides of Nitrogen **CAS #:** 0NY210-00-0

**Capping Parameter/Limit:** NOx emissions are capped at 45,000 lbs per year [Permit Condition #3]

**Permit Level:** Air State Facility Permit

**Method Used to Determine Emissions:** Fuel Analysis

Month / Year	NOx Monthly Total lbs/year	NOx 12-Month Rolling Total lbs/year
April-05	2,489	26,910
May-05	1,296	26,832
June-05	613	26,141
July-05	1,198	26,711
August-05	572	26,361
September-05	677	26,489
October-05	1,352	26,566
November-05	1,849	25,412
December-05	2,699	24,191
January-06	2,503	22,988
February-06	3,093	22,630
March-06	2,713	21,056
April-06	1,355	19,922

I certify that the above mentioned facility was in compliance with the permitted limit on a 12 month rolling basis.

\_\_\_\_\_  
 Signature of Responsible Official

\_\_\_\_\_  
 Date



DIVISION OF AIR RESOURCES

Annual Capping Certification  
for Facilities Issued Federally Enforceable Emission Caps  
Subject to 6NYCRR Part 201-7

Facility Name: 755 White Plains Rd. Bldg. Reporting Period: 8/30/2004 to 4/19/2005  
 Facility DECID #: 2-6007-00360/00001 Regulation Capped: 6NYCRR 201-7.2  
 Contaminant: Oxides of Nitrogen CAS #: 0NY210-00-0  
 Capping Parameter/Limit: NOx emissions are capped at 45,000 lbs per year [Permit Condition #3]  
 Permit Level: Air State Facility Permit  
 Method Used to Determine Emissions: Fuel Analysis

Month / Year	NOx Monthly Total lbs/year	NOx 12-Month Rolling Total lbs/year
August-04	923	24,242
September-04	549	23,592
October-04	1,275	23,814
November-04	3,004	24,991
December-04	3,921	25,091
January-05	3,707	24,990
February-05	3,450	25,281
March-05	4,287	26,356
April-05	2,489	26,910

I certify that the above mentioned facility was in compliance with the permitted limit on a 12 month rolling basis.

\_\_\_\_\_  
Signature of Responsible Official

\_\_\_\_\_  
Date



THE  
SAFETY  
COMPANY

81-32 MARGARET PLACE  
GLENDALE, NY 11385  
Tel. (718) 849-4900  
Fax (718) 847-9600

RECEIVED  
APR 10 2007

GRENADIER REALTY CORP. ETAL  
1230 PENNSYLVANIA AVE.  
BROOKLYN, NY 11239  
ATTN: : PATRICIA IGLESIAS

Account # 252747

Inspection Premises:  
755 WHITE PLAINS RD.  
BRONX, NY 10473

Dear Customer,

Enclosed, please find a copy of the 2007 boiler safety inspection report (Form B-09). As you are aware, this inspection has been performed to comply with the NYC Department of Buildings regulations. The original inspection report will be filed with the NYC DOB Boiler Division for calendar year 2007.

Thank you for giving us the opportunity to perform your annual safety inspection. Please feel free to contact us should you have any questions concerning our services.

Very truly yours,  
Bruno Tucci  
Chief Inspector

**Boiler Make: Federal Boiler # MD46280-1 Inspection Result: Passed**

**Boiler Make: Federal Boiler # MD46280-2 Inspection Result: Passed**