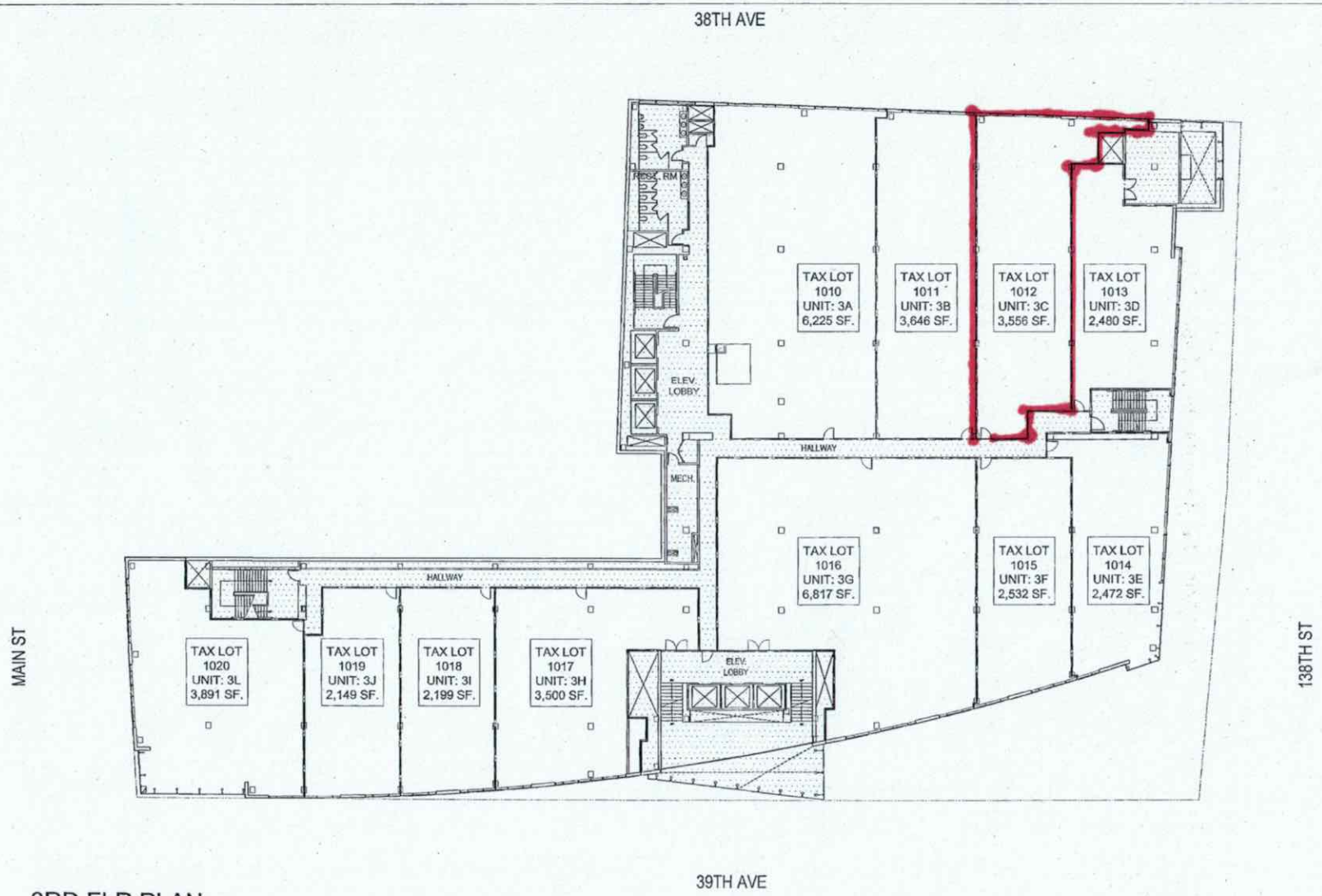

3RD FLR PLAN

0 10 20 40

COMMERICAL UNIT

COMMON ELEMENT

LIMITED COMMON ELEMENT

STATEMENT OF DIMENSIONS

A "UNIT" MEANS ANY OF THE CONDOMINIUM UNITS ("THE UNIT") CONTAINED IN THE CONDOMINIUM AND SHALL BE DEFINED AS FOLLOWS: EACH UNIT WILL CONSIST OF THE AREA MEASURED HORIZONTALLY FROM THE UNIT SIDE OF THE WINDOW GLASS OR CONCEALED EXTERIOR BRICK WALL OR CONCEALED FIREPROOFED STRUCTURAL MEMBERS OF THE EXTERIOR WALL TO THE CENTER LINE OF THE DRYWALL PARTITIONS OR BLOCK PARTITIONS WHICH SEPARATE THE UNIT FROM ANOTHER UNIT, OR TO THE UNIT SIDE OF THE CONCEALED MANSONRY WORK OR CONCEALED STRUCTURAL MEMBERS OR TO THE SURFACE OF THE DRYWALL PARTITIONS WHICH SEPARATE A UNIT FROM CORRIDORS, STAIRS AND OTHER COMMON OR MECHANICAL EQUIPMENT SPACES. EACH UNIT WILL CONSIST OF AN AREA MEASURED VERTICALLY FROM TOP OF THE CONCRETE FLOOR OR WOOD SUBFLOOR AT THE LOWER LEVEL OF A UNIT TO THE UNDERSIDE OF THE CONCEALED CONCRETE SLAB, OR OF THE FIREPROOFED BEAM, AS THE CASE MAY BE, AT THE HIGHEST LEVEL OF A UNIT, EXCEPT THAT THE STRUCTURAL SLABS AND BEAMS SEPARATING FLOORS AND ANY COMMON ELEMENTS LOCATED WITHIN ANY UNIT SHALL NOT BE CONSIDERED AS PART OF THE UNIT.

DECLARENT:

F&T INTERNATIONAL (FLUSHING N.Y.) L.L.C.
133-32 41 RD FLUSHING NY 11355

ENGINEER CERTIFICATION
COUNTY OF NEW YORK

THIS IS TO CERTIFY THAT THIS PLAN IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, BOROUGH OF MANHATTAN AND FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION AND APPROXIMATE DIMENSIONS OF THE UNITS AS BUILT.

P.E.

SWORN TO ME BEFOR THIS
DAY OF 2007

TAX LOT CERTIFICATION

THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE PROPERTY DIVISION OF THE CITY OF NEW YORK BOROUGH OF QUEENS.

DATE SURVEYOR

REVISION	DESCRIPTION	DATE
1	PER EXAMINER'S COMMENTS	12.26.06
2	PER EXAMINER'S COMMENTS	01.30.07

PROJECT:
QUEENS CROSSING CONDOMINIUM
38-21 MAIN ST.
FLUSHING, NEW YORK 11354

DRAWING:
3RD FLR PLAN

A5

SC: AS NOTED DATE: 06.26.06