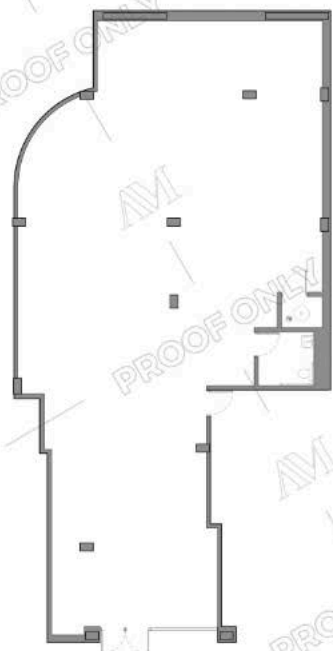


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Equal Housing Opportunity. All dimensions and square footages/shrinkers are approximate and subject to normal construction variances and tolerances. Sponsor reserves the right to make changes in accordance with the terms of the offering plan. The complete offering forms are in an Offering Plan available from Sponsor, C003 0245 Sponsor, Grosvenor Realty Group LLC, 40 CarterMill Road suite 304 Great Neck, NY 11060