

The Condominium Board of Managers does not have the right to approve or disapprove purchasers, there is no limit on the number of owners who may purchase for investment rather than for personal occupancy and there may always be a substantial percentage of owners who are non-residents.

The Sponsor with this Offering Plan is offering for sale the ninety-two (92) Condominium Homes (the "Homes") being constructed on the approximately 26.49 acre parcel constituting the Condominium. There are seven (7) basic model types of Homes. See Schedule G for a detailed description of the Home. The land and all improvements to be erected thereon are hereinafter referred to as the "Community" or the "Condominium". It is anticipated that construction of the Homes will commence by approximately July 1, 2006. The closing of title to the first Home is anticipated to occur on or about March 1, 2007 and completion of the last Home is anticipated to occur on or about December 1, 2010.

As in the ownership of a private residential home, the purchaser of a Home in a Condominium (the "Home Owner") owns his Home in fee simple absolute and is entitled to exclusive possession of his Home. Each purchaser will also own an undivided interest in and right to use the common elements and an exclusive right to use the limited common elements that pertain to his Home. See page 3 of the Declaration of Condominium as to what constitutes limited common elements. All Home Owners will own in common all exterior walls, roofs and all of the land and improvements located outside of the Homes.

The Home basically includes the sheetrock and air space between the sheetrock of the Home. For a detailed description of the Home to be conveyed see Schedule H, Article Third in Part II of the Plan.

The common elements include without limitation the external walls, the roofs of the Buildings as well as all of the land, walks and parking area. The recreational facilities comprising part of the common elements include a Clubhouse, swimming pool, tennis court, one bocce court and a jogging trail. See page 7 for details. For a detailed description of the common elements see Schedule H, Articles Fourth and Fifth in Part II of the Plan.

A Home Owner is required to pay monthly common charges assessed by the Board of Managers for the operation and maintenance of the Condominium pursuant to Sections 339(l) and (m) of the New York Condominium Act. Monthly common charges may commence with the closing of the first Home which is expected to be September 1, 2007, however, see page 54 as to the right of the first Board of Managers to commence the collection of common charges at a subsequent date. Until title to a Home has passed to a purchaser, the Sponsor will pay such common charges and special assessments as are assessed by the Board of Managers on Homes, built or unbuilt, to which title has not passed. Once title has passed to a purchaser the purchaser will be responsible for all costs, including all common charges associated with the Home. See Article VI of Schedule I in Part II of the Plan.

Construction Data for Homes and Common Elements

The Homes and common elements will be constructed substantially in the manner set forth in the Building Plans filed with the Town of Brookhaven, which Plans will not be changed so as to adversely affect the Home Owners. Construction of the Homes has not yet commenced and completion and closing of title to the first Homes are expected to commence by approximately March 1, 2007, barring any strikes, material shortages, acts of God or other unforeseen delays beyond the control of the Sponsor. Sponsor anticipates completion of the last Home in the Condominium by December 1, 2010, barring any unforeseen circumstances such as possible strikes, material shortages, acts of God or other unforeseen delays beyond the control of the Sponsor. Completion of construction is subject to unforeseen circumstances such as possible strikes, material shortages, acts of God or other unforeseen delays beyond the control of the Sponsor. All of the internal roadways will be privately owned and maintained by the Condominium. It is not presently intended that the internal roadways will be dedicated to the local municipality.

Landscaping

Landscaping will be in conformity with the approved Landscape Plan of the Community approved by the Town of Brookhaven. Cleared portions of the Condominium will be with grass or sod or appropriate landscaping including deciduous and evergreens plantings. See Schedule G-5 in Part II for a copy of such landscape plan.

Recreational Facilities

The recreational facilities will include an approximate 3,800 square feet Clubhouse, a 30' x 50' swimming pool that can accommodate 60 persons at a time, one (1) tennis court, one (1) bocce court and a jogging trail.

IV. LOCATION AND AREA INFORMATION

Location

The Community is located in Center Moriches, Town of Brookhaven, County of Suffolk and State of New York.

Transportation Services

The Development is located approximately six (6) miles from The Long Island Railroad, Speonk Station.

Municipal Services

Fire - Fire protection is supplied by the Center Moriches Volunteer Fire Department.

Police - The Suffolk County Police Department services the Community.

Electric & Gas - LIPA & Keyspan Energy will provide electric and gas service, and each Home will be separately metered.

Purchasers should be aware that utility boxes and vaults are located throughout the Condominium as determined by the appropriate utility in general utility easements and may be located in front lawn areas of the Home. Some may be flush to the ground, other may be raised.

Telephone - Verizon will provide telephone service, and each Home will be separately billed.

Shopping – King Kullen and Waldbaum's supermarkets are approximately two (2) miles from the Community. Tanger Outlet Center in Riverhead is approximately twelve (12) miles from the Community.

Water and Sewage - Water for the Homes will be supplied by the Suffolk County Water Authority and will be a common expense. Sewage in the Community will flow into an onsite Sewage Treatment Plant ("STP"). The STP will be owned and maintained by the Condominium subject to the offer of dedication to the municipality and municipal agencies. Sponsor has entered into a Suffolk County Sewer Agency agreement. In accordance with this agreement the Suffolk County Department of Public Works can accept dedication of the STP and its amenities at any time and would then own and maintain it. A sewer charge would then be sent from the Suffolk County Sewer Agency to each individual homeowner, in the form of a quarterly bill.

Refuse Removal - Refuse removal will be provided by a private contractor retained by the Condominium because the Municipality does not collect garbage from private streets.

Medical and Religious Facilities – Central Suffolk Hospital on Roanoke Avenue in Riverhead is approximately twelve (12) miles from the Community. Brookhaven Hospital is located in East Patchogue, approximately twelve (12) miles from the Community.

There are houses of worship of many major denominations in the vicinity of the Community.

Recreational Facilities - The following recreational facilities are available to residents of the Community:

VI. SCHEDULE B
PROJECTED BUDGET FOR FIRST YEAR OF OPERATION
AT THE VINEYARDS AT MORICHES CONDOMINIUM

92 Homes
For the year beginning March 1, 2007

INCOME

Common Charges (92 Homes) \$353,158.00

PROJECTED EXPENSES

I. Professional:

✓	1.	Management	\$20,000
	2.	Security	0
	3.	Insurance	73,000 155,000
✓	4.	Accounting	2,000
✓	5.	Legal	1,000

II. Administrative

✓	6.	Postage/Printing /ADMIN.	1,000 1500
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III. Common Area Maintenance

✓	7.	Landscaping Maintenance	45,000
✓	8.	Snow Clearance	24,000
	9.	Common Area: Supplies (Lawn Care)	6,000 9,000
	10.	Common Area: Labor	6,000
	11.	Flowers/Shrub & Tree Replacement	2,500
	12.	Irrigation	7,000 10,000
✓	13.	Street: Sweeping	1,000
✓	14.	Exterminating	1,000
	15.	Security Gate	2,000 3,000
	16.	Annual Sewage Fee	36,000 40,000

IV. Recreation:

		<i>All Pool Cost</i>	
	17.	Pool-Open/Close/Chemicals	6,750 25,000
	18.	Tennis	500
	19.	Clubhouse Supplies & Cable Service	4,000
	20.	Clubhouse - Cleaning	5,200
	21.	Pool - Attendant	9,000 0

V. Utilities:

22.	Refuse	23,000	
23.	Water	17,500	
24.	Telephone – Entrance Intercom	4,000	
25.	Telephone – Clubhouse	2,500	
26.	Telephone – Sewage Plant	1,500	
27.	Electric/Gas (Includes Sewage Plant)	11,000	25,000

VI. Reserves:

28.	Reserves – General	39,708
29.	Reserves – Contingency	<u>1,000</u>

TOTAL EXPENSES

\$ 353,158.00

Estimated Annual Common Charges per Unit - \$ 3,838.67
Estimated Monthly Common Charges per Unit - \$ 319.88

In the event the actual first year budget differs from the actual commencement of the budget year by six (6) months or more, Sponsor will amend the Plan to include a revised budget. See explanatory footnotes. If the amended budget exceeds this budget by 25% or more, the Sponsor will offer all purchasers the right to rescind their purchase agreement and have their deposits returned, with interest, if any.