



ONE MANHATTAN SQUARE
252 SOUTH STREET

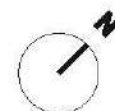
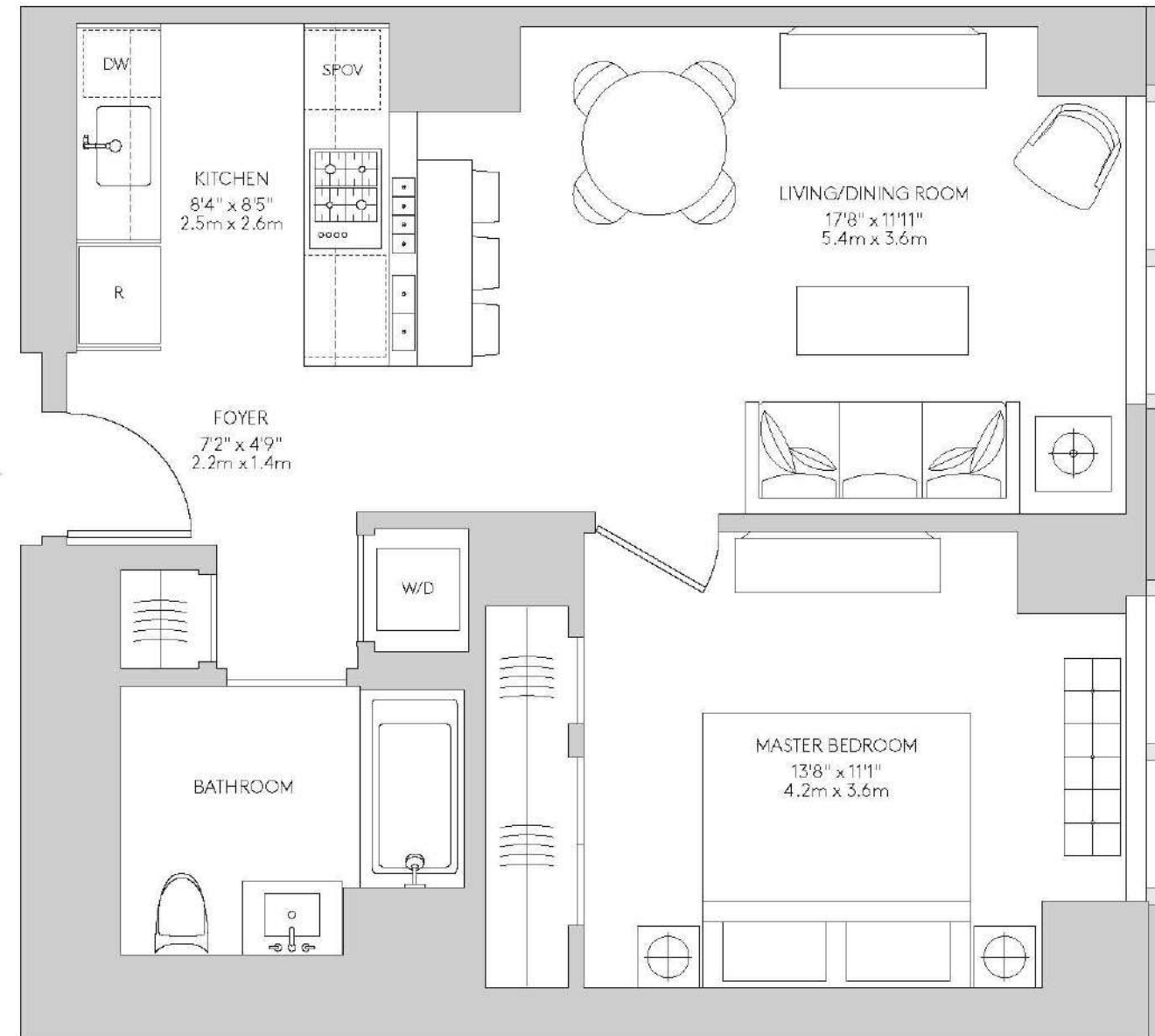
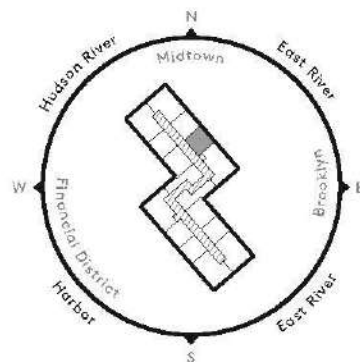
RESIDENCE 8J – 30J

1 BEDROOM
1 BATHROOM

696 square feet
64.7 square meters

- Gourmet kitchen with breakfast bar
- Bathroom with radiant heat flooring
- 5" wide hardwood flooring
- Imported stone and custom finishes
- Dornbracht fittings
- Premium Miele appliance package
- Washer and dryer

KEY PLAN AND VIEWS



The complete offering terms are in an offering plan available from Sponsor. File No. CD15-0185. Sponsor: CPS Fee Company LLC, 805 Third Avenue, Seventh Floor, New York, NY 10022. All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Plans and dimensions may contain minor variations from floor to floor. Refer to the window patterns for this unit depicted on the facade pattern plan included as Exhibit 5A in Part I of the Offering Plan. Units will not be offered furnished. Furniture layouts shown are for concept only and are not coordinated with building systems. No representation or warranty is made that a Unit Owner will be able to implement the furniture layout shown above. Equal Housing Opportunity.



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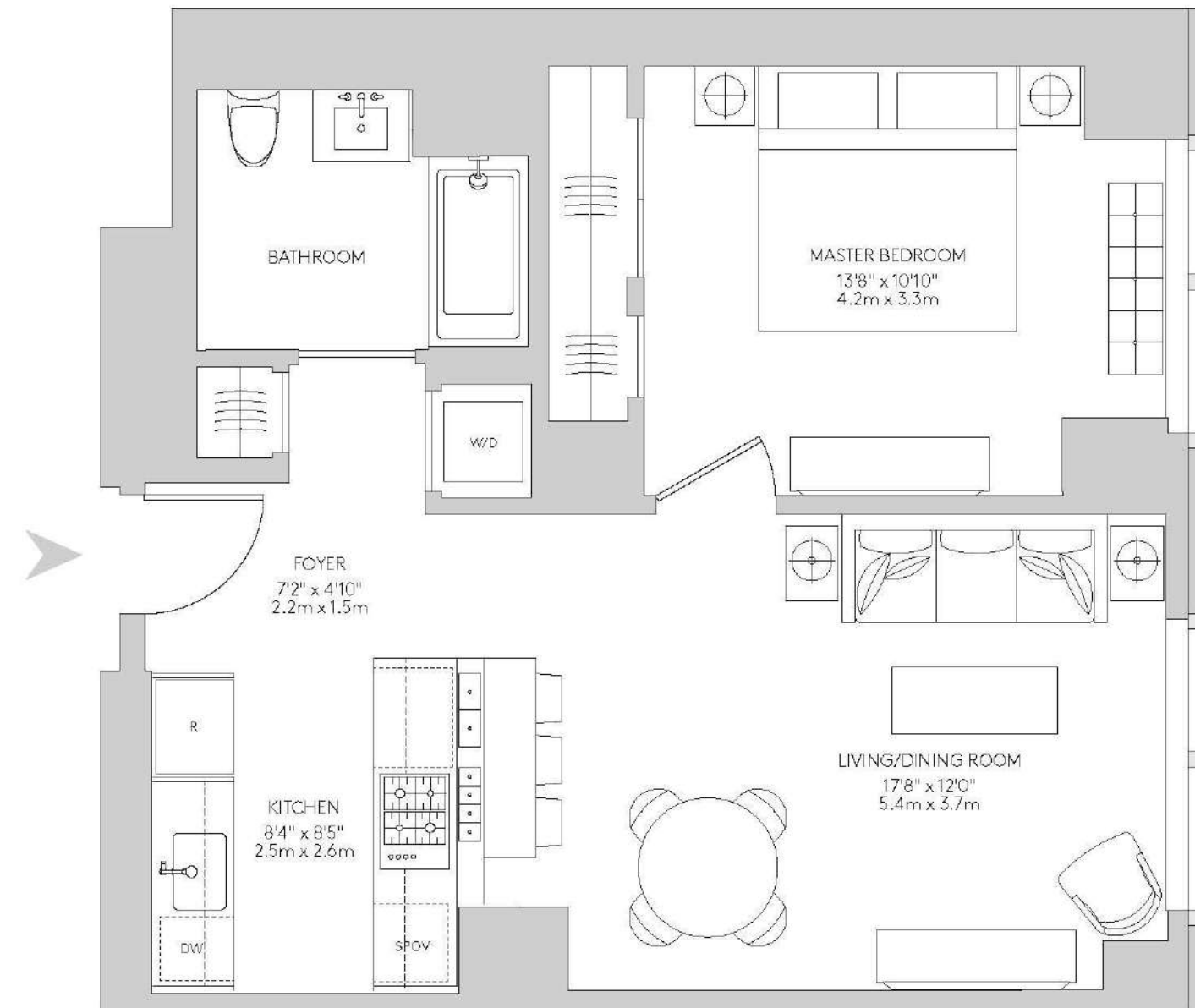
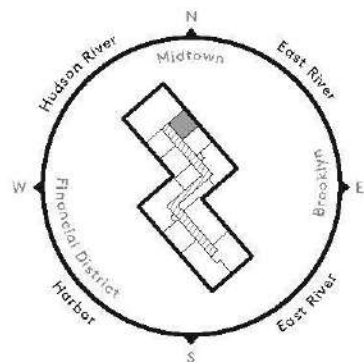
RESIDENCE 57H - 77H

1 BEDROOM
1 BATHROOM

679 square feet
63.1 square meters

- Gourmet kitchen with breakfast bar
- Bathroom with radiant heat flooring
- 5" wide hardwood flooring
- Imported stone and custom finishes
- Dornbracht fittings
- Premium Miele appliance package
- Washer and dryer

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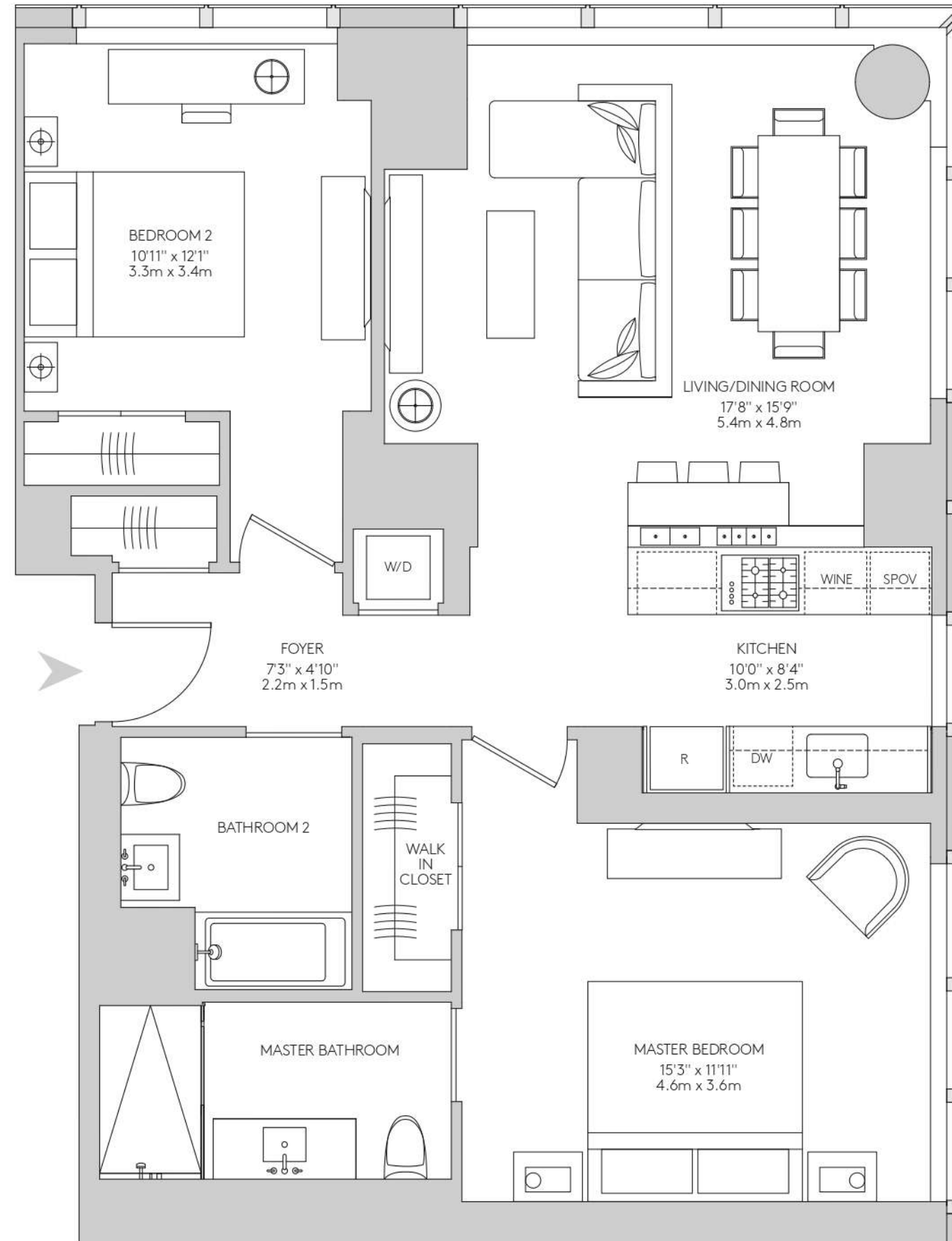
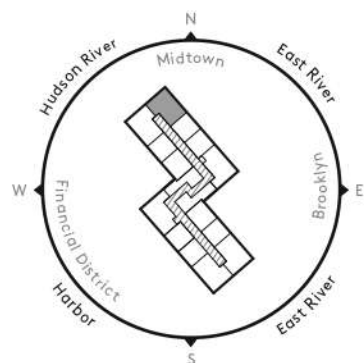
RESIDENCE 8L - 30L

2 BEDROOMS
2 BATHROOMS

1,123 square feet
104.3 square meters

- Gracious entry foyer
- Corner living/dining room
- Windowed gourmet kitchen with breakfast bar
- Master bedroom suite with walk-in closet
- Master bathroom with radiant heat flooring
- Split bedroom layout
- Multiple exposures
- 5" wide hardwood flooring
- Imported stone and custom finishes
- Dornbracht fittings
- Premium Miele appliance package
- Washer and dryer

KEY PLAN AND VIEWS



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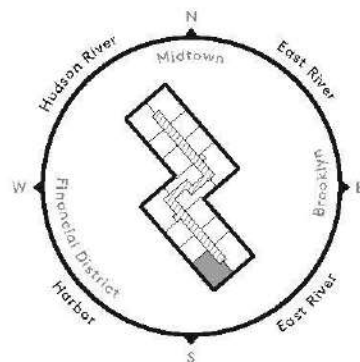
RESIDENCE 8D - 29D

2 BEDROOMS
2 BATHROOMS

1,123 square feet
104.3 square meters

- Gracious entry foyer
- Corner living/dining room
- Windowed gourmet kitchen with breakfast bar
- Master bedroom suite with walk-in closet
- Master bathroom with radiant heat flooring
- Split bedroom layout
- Multiple exposures
- 5" wide hardwood flooring
- Imported stone and custom finishes
- Dornbracht fittings
- Premium Miele appliance package
- Washer and dryer

KEY PLAN AND VIEWS



The complete offering terms are in an offering plan available from Sponsor. File No. CD15-0183. Sponsor: CPS Fee Company LLC, 805 Third Avenue, Seventh Floor, New York, NY 10022. All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Plans and dimensions may contain minor variations from floor to floor. Refer to the window patterns for this unit depicted on the facade pattern plan included as Exhibit 5A in Part I of the Offering Plan. Units will not be offered furnished. Furniture layouts shown are for concept only and are not coordinated with building systems. No representation or warranty is made that a Unit Owner will be able to implement the furniture layout shown above. Equal Housing Opportunity.



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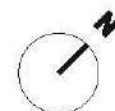
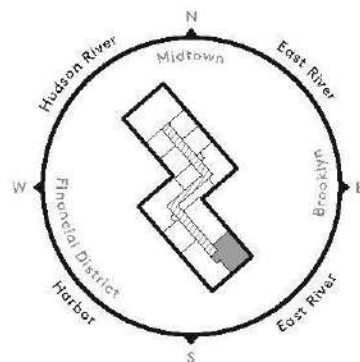
RESIDENCE 57D - 76D

2 BEDROOMS
2 BATHROOMS

1,170 square feet
108.7 square meters

- Gracious entry foyer
- Corner living/dining room
- Windowed gourmet kitchen with breakfast bar
- Split bedroom layout
- Master bathroom with radiant heat flooring
- Multiple exposures
- 5" wide hardwood flooring
- Imported stone and custom finishes
- Dornbracht fittings
- Premium Miele appliance package
- Washer and dryer

KEY PLAN AND VIEWS



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RESIDENCE 57 – 68C & 70C – 76C

3 BEDROOMS

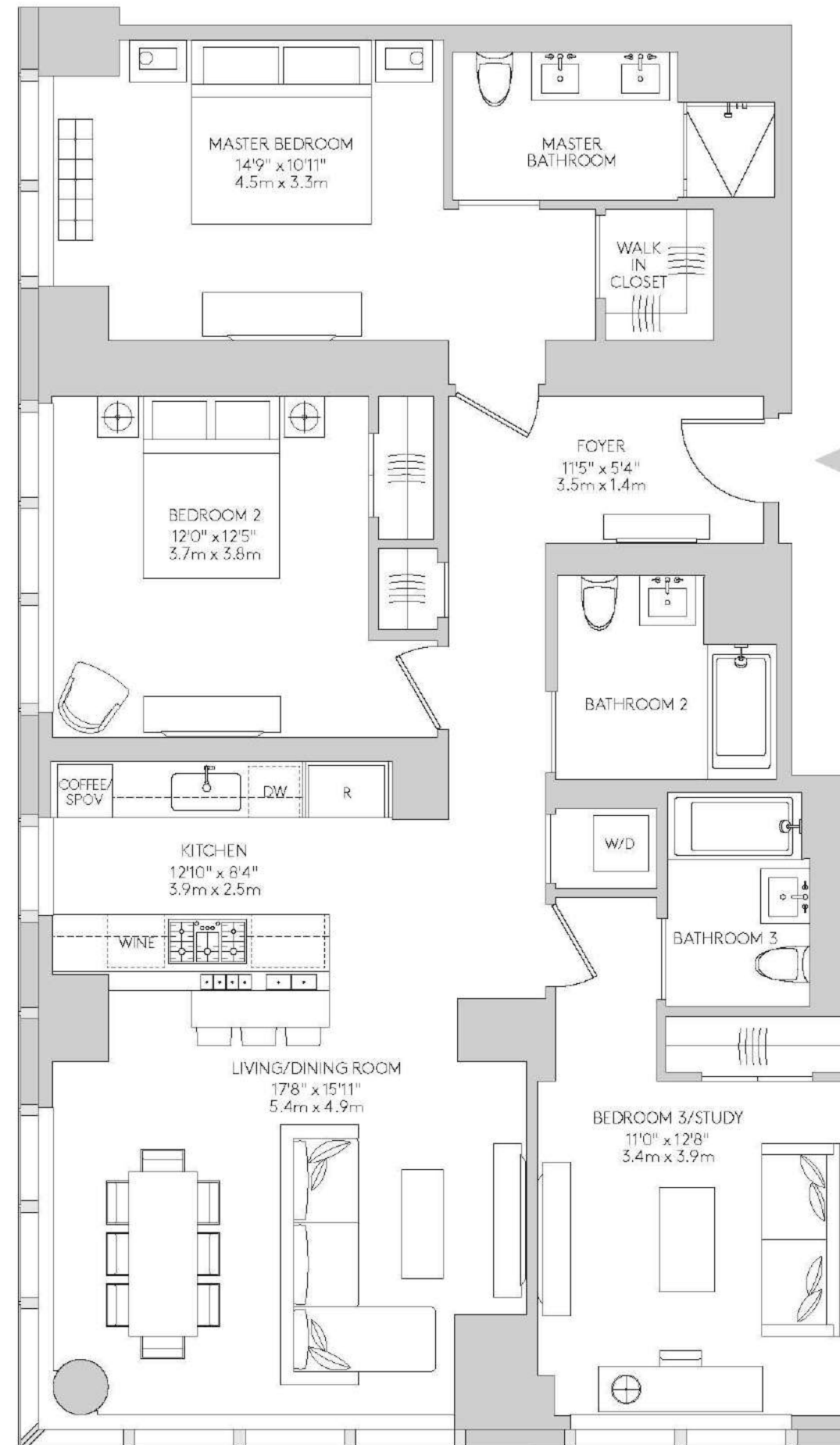
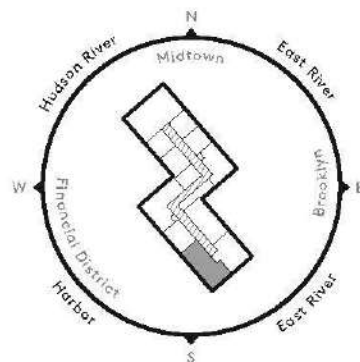
3 BATHROOMS

1,487 square feet

138.1 square meters

- Gracious entry foyer
- Corner living/dining room
- Windowed gourmet kitchen with breakfast bar
- Master bedroom suite with walk-in closet
- Master bathroom with radiant heat flooring
- Multiple exposures
- 5" wide hardwood flooring
- Imported stone and custom finishes
- Dornbracht fittings
- Premium Miele appliance package
- Washer and dryer

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RESIDENCE 57J - 76J

3 BEDROOMS

3 BATHROOMS

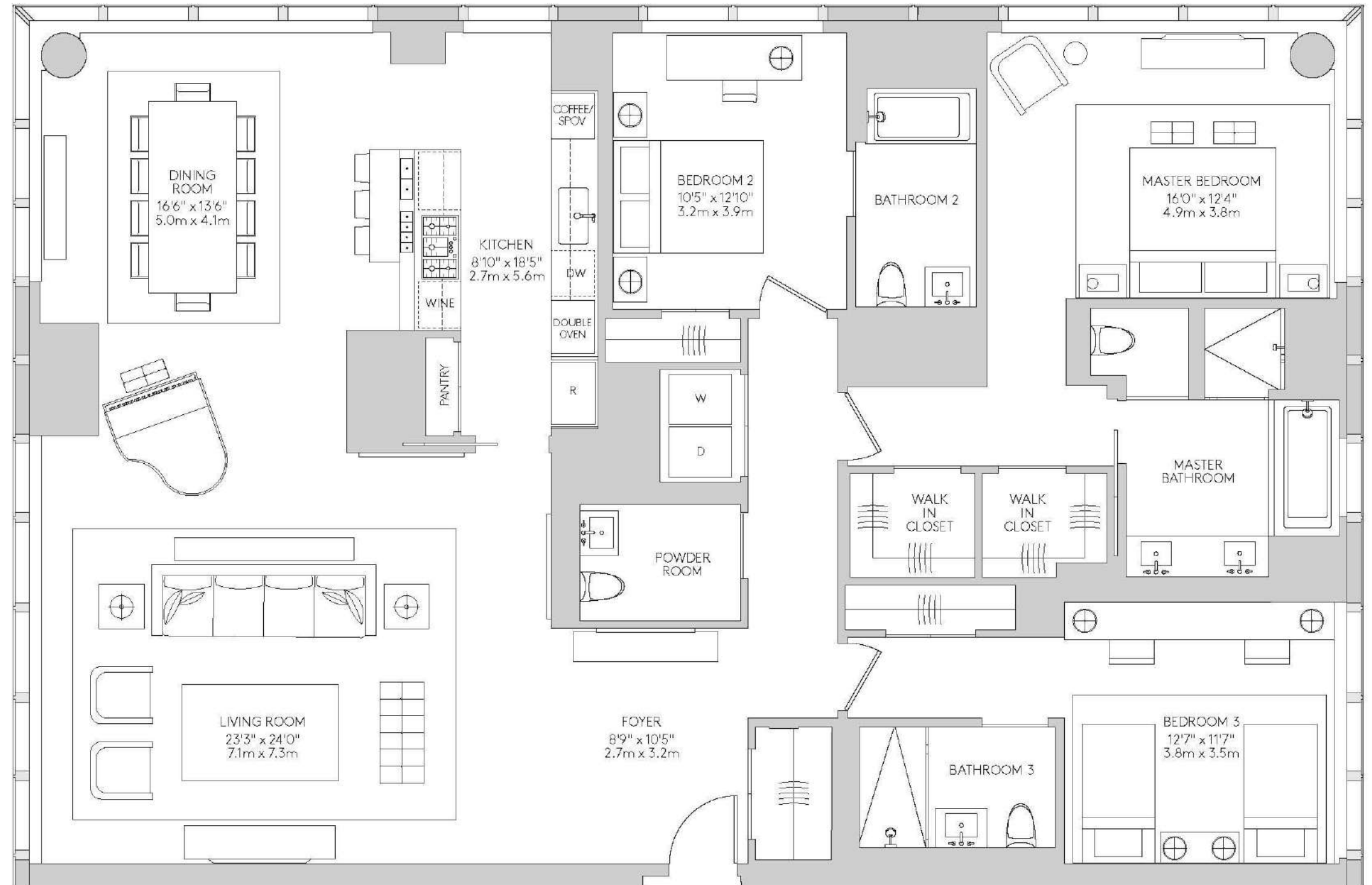
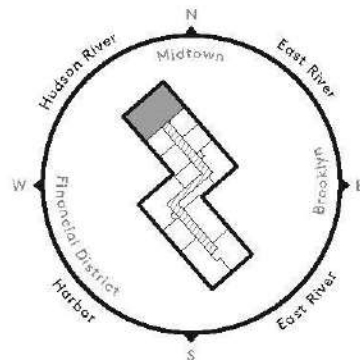
POWDER ROOM

2,347 square feet

218.0 square meters

- Gracious entry foyer
- Gracious living room
- Corner dining room
- 270 degree views of the East River, New York Harbor, Financial District and Midtown Manhattan
- Windowed gourmet kitchen with breakfast bar and pantry
- Corner master bedroom suite with walk-in closets
- Windowed master bathroom with steam shower and radiant floor heating
- Ensuite bathroom in all bedrooms
- 5" wide hardwood flooring
- Imported stone and custom finishes
- Dornbracht fittings
- Premium Miele appliance package
- Externally fully vented kitchen hood
- Side-by-side vented washer and dryer

KEY PLAN AND VIEWS



The complete offering terms are in an offering plan available from Sponsor. File No. CD15-0183. Sponsor: CPS Fee Company LLC, 805 Third Avenue, Seventh Floor, New York, NY 10022. All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. Plans and dimensions may contain minor variations from floor to floor. Refer to the window patterns for this unit depicted on the facade pattern plan included as Exhibit 5A in Part I of the Offering Plan. Units will not be offered furnished. Furniture layouts shown are for concept only and are not coordinated with building systems. No representation or warranty is made that a Unit Owner will be able to implement the furniture layout shown above. Equal Housing Opportunity.