

EXHIBIT A: Project Description and Budget

(See Exhibits A1-A33 attached hereto)

State Pipeline Phase I

Elevator Replacements

Development Name	Address	No. of Elev.	Budget
ATLANTIC TERMINAL	483 CARLTON AVENUE	3	\$ 1,855,000
CAREY GARDENS	2315 SURF AVENUE	9	\$ 3,498,000
CONEY ISLAND (4 & 5)	2923 WEST 28TH STREET	6	\$ 2,226,000
CONEY ISLAND 1B	2007 SURF AVENUE	3	\$ 1,908,000
HIGH BRIDGE GARDENS	1065 UNIVERSITY AVENUE	12	\$ 12,720,000
BUTTLER	1320 WEBSTER AVENUE	18	\$ 14,400,000
MITCHEL	175 ALEXANDER AVENUE	20	\$ 11,660,000
QUEENSBRIDGE NORTH	10-05 41ST AVENUE	49	\$ 21,730,000
RICHMOND TERRACE	121 JERSEY STREET	12	\$ 12,720,000
UNITY PLAZA	360 WILLIAMS AVENUE/333 GEORGIA AVE	16	\$ 6,996,000
Total		165	\$ 89,713,000

Boiler Replacements

Development Name	Address	No. of Boilers	Budget
830 AMSTERDAM	830 AMSTERDAM AVENUE	2	\$ 4,452,000
BERRY	1718 RICHMOND ROAD	3	\$ 6,678,000
EASTCHESTER	1130 BURKE AVENUE	4	\$ 8,904,000
JACKSON	285 EAST 156TH STREET	4	\$ 6,466,000
MARLBORO	105 AVENUE X	6	\$ 13,356,000
PINK	1165 STANLEY AVENUE	6	\$ 12,190,000
TILDEN	265 LIVONIA AVENUE	4	\$ 6,380,256
OCEAN HILL APARTMENTS	15 MOTHER GASTON BOULEVARD	2	\$ 7,380,063
MARBLE HILL	125 WEST 228TH STREET	6	\$ 13,737,600
Total		37	79,543,919

State Pipeline Phase II

Boiler Replacements

Development Name	Address	No. of Boilers	Budget
AMSTERDAM	205 WEST 61ST STREET	4	\$ 9,158,400
BAY VIEW	1540 EAST 102ND STREET	8	\$ 54,816,664
BREVOORT	1839 FULTON STREET	4	\$ 9,158,400
COOPER PARK	20 DEBEVOISE AVENUE	4	\$ 9,158,400
GOWANUS	175 HOYT STREET	6	\$ 41,470,000
JOHNSON	123 EAST 112TH STREET	5	\$ 11,448,000
LINCOLN	1960 PARK AVENUE	5	\$ 11,448,000
MARCY	101 NOSTRAND AVENUE	7	\$ 55,055,000
MOTT HAVEN	340 ALEXANDER AVENUE	4	\$ 9,158,400
RAVENSWOOD	12-15 36TH AVENUE	7	\$ 16,027,200
ROOSEVELT I & II	109 LEWIS AVENUE/ 383 PULASKI STREET	4	\$ 9,158,400
SMITH	10 CATHERINE SLIP	6	\$ 31,460,000
UPACA (site 5)	1980 LEXINGTON AVENUE	2	\$ 4,579,200
VAN DYKE I & II	345 LIVONIA AVENUE/ 430 DUMONT AVENUE	5	\$ 11,448,000
Total		71	283,544,064