

**BILDNER+**  
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To the Stockholders of Riviera Towers

**PERSONAL INCOME TAX INFORMATION FOR 2006**

We have applied certain procedures, as discussed below, to the accounting records of Riviera Towers in order to calculate the stockholders' per share deductions for real estate taxes and interest for the year ended December 31, 2006. This report is intended for your information solely and is not intended to be used by anyone who is not a stockholder of the Corporation.

Our procedures consisted of verifying information with tax authorities, reviewing loan documents which provide data on interest and principal payments, performing an analytical review of the per share deductions to ascertain their reasonableness, and discussions with representatives of the Corporation's management.

Pursuant to the provisions of Section 216 of the Internal Revenue Code, a tenant stockholder of a cooperative housing corporation is entitled to an itemized deduction for a proportionate share of interest and real estate taxes paid or accrued by the housing corporation. These deductions are available only if you itemize deductions on your personal income tax return. If you owned your shares for less than the period shown above, you must prorate your deductions, otherwise multiply the number of shares owned by you, as indicated on your stock certificate by the amount per share stated below:

For the calendar year 2006, your Per Share deductions are:

INTEREST	<u>\$ 7.8176</u> per share
* REAL ESTATE TAX/GROSS	<u>\$ 15.4879</u> per share

\* If you received any real estate tax abatements such as the New York City Co-op and Condo Tax Abatement, School Tax Relief (STAR), Veterans Exemption or Senior Citizen Exemption, you must reduce your gross real estate tax deduction by those amounts.

Please retain this for future reference.

Sincerely yours,  
BILDNER & GIANNASCO, LLP