

Riviera Towers Corp
Cooperative Managing Agent Questionnaire
6040 Blvd East
West New York, NJ 07093

FINANCIAL INSTITUTION:

ATTN:

Unit #

Fax #:

Appraiser/Financial Institution Please Note:

Due to the large number of requests for information, we are unable to fill out each and every questionnaire received. Instead, we have compiled this questionnaire which incorporates data from all requests received to date. Please review it and fill your own questionnaire from the information contained here. If you have requested information on comparable sales, a separate listing has been attached to this questionnaire. If there is an item which you are unable to find, then please contact us and we will attempt to provide it to you. But do so only **after** you have reviewed and processed this questionnaire.

Thank you

I - Building Statistics:

The Riviera Towers Cooperative Plan was declared effective January 15, 1973. The last sponsor units were sold in the late 1970s. The sponsor has **not** had any interest in the Corporation since then. There are **no sales incentives** of any kind being offered, and **no entity owns more than 5 %** of the outstanding shares.

a. Total # of Units	<input type="text" value="428"/>	
b. Total # sold	<input type="text" value="428"/>	
c. Total owner occupied		<input type="text" value="368"/>
d. Total sublet	<input type="text" value="60"/>	All at market rate rentals
e. Total sponsor owned units		<input type="text" value="None"/>
f. Total # of shares	<input type="text" value="85403"/>	
h. Year built: 1966		
I Established as a Coop : 1971		
j. No. of Parking spaces	<input type="text" value="427"/>	Ratio(spaces/units) <input type="text"/> Guest Parking
No. of stories	<input type="text" value="34"/>	No of Elevators <input type="text" value="6"/>
Exterior Walls	<input type="text"/>	Roof Surface <input type="text"/> Window Type

There is no ground, or any other kind of lease
 The Coop receives no tax abatement

II - General Information:

- a. No one entity owns more than 10% of the shares in the Coop.
- b. Proprietary lease expires on 2053.
- c. Grounds are not leased.
- d. There is a transfer fee charge upon the sale of a unit. The terms are \$10 per share.

e. Total owners currently delinquent more than 30 days in the maintenance

f. Total amount of delinquency charges

g. No tax abatements are currently in effect.

h. There are six spaces within the project designated as commercial space.

Usage	Square Feet
1. Doctors office	1,235
2. Architect	765
3. Convenience store	519
4. Nails salon	200
5. Realtor Office	170
6. Art distributor	617
Total	3,506

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Total Building Square Footage 532,584
Commercial Percentage 0.66%

Building Amenities: Gym, Pool, Community Room, Computer-based Security System

i. The amount of reserve funds for future repairs and/or replacement of major components currently held in a segregated fund is

j. No lawsuits or pending litigations.

k. The Management Company is Signature Property Group, Inc.

l. Name of Co-op: Riviera Towers Corporation (as appears on articles of incorporation).

III - Mortgage Information:

a. The Coops mortgage is a Balloon fixed with a maturity date of July 2013

b. Balance on the mortgage is

c. Rate on mortgage is

d. Mortgage Monthly Payment

e. All payments are current.

f. Short term rentals are not allowed.

iv - Subject Unit Information

Unit No

No of shares Maintenance

Charge includes Heat, Air Conditioning, Electricity, Gas, Water, Sewer

Plumbing updated: 6 years ago / Heating updated: 10 years ago / Central Air updated four years ago

Management signature _____ Date _____

All questions relating to parking must be directed to Mr. Joe Ayala, Garage Manager. 201-869-0811

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