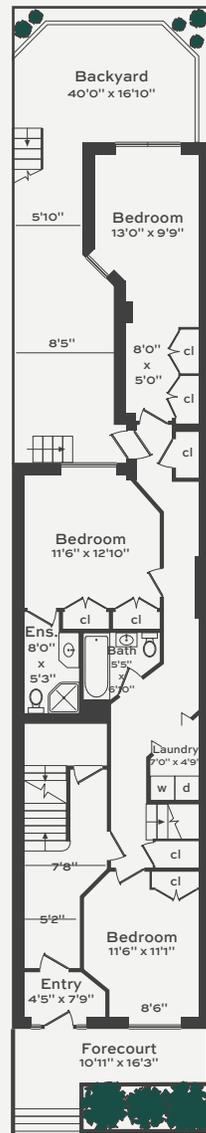


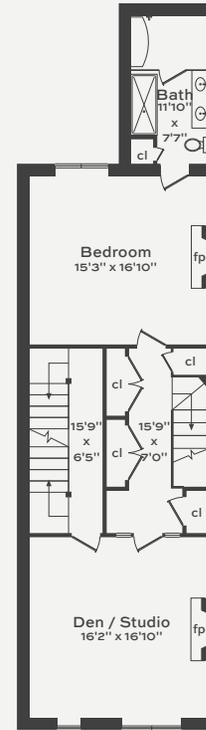
Cellar
Ceiling Height 7'2"



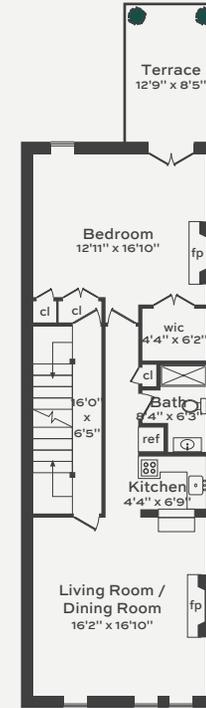
Garden Level
Ceiling Height 8'6"



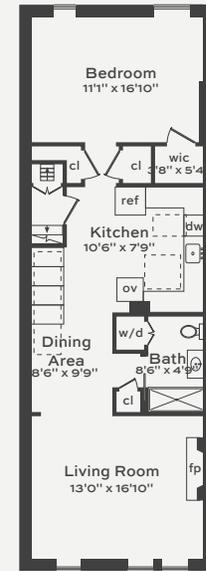
Parlor Level
Ceiling Height 12'3"



Third Floor
Ceiling Height 10'0"



Fourth Floor
Ceiling Height 9'10"



Fifth Floor
Ceiling Height 9'9"

117 West 85th Street

Floor plan measurements and drawing are approximate and for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy and completeness of this floor plan.

LESLIE GARFIELD