

THIRTY-FOURTH AMENDMENT

TO THE OFFERING PLAN
A PLAN TO CONVERT TO COOPERATIVE OWNERSHIP

42-26 81st Street

Jackson Heights, New York 11373

Dated: December 30, 2015

This Amendment modifies and supplements the terms of the Offering Plan dated October 15, 1985, Amendment No. 1 dated March 6, 1986, Amendment No. 2 dated April 8, 1986, Amendment No. 3 dated May 1, 1986, Amendment No. 4 dated June 13, 1986, Amendment No. 5 dated November 7, 1986, Amendment No. 6 dated January 21, 1987, Amendment No. 7 dated August 13, 1987, Amendment No. 8 dated June 10, 1988, Amendment No. 9 dated August 17, 1989, Amendment No. 10 dated June 18, 1990, Amendment No. 11 dated January 22, 1991, Amendment No. 12 dated November 25, 1992, Amendment No. 13 dated November 23, 1993, Amendment No. 14 dated November 15, 1994, Amendment No. 15 dated November 28, 1995, Amendment No. 16 dated November 18, 1996, Amendment No. 17 dated November 13, 1997, Amendment No. 18 dated November 23, 1998, Amendment No. 19 dated November 29, 1999, Amendment No. 20 dated December 13, 2000, Amendment No. 21 dated December 5, 2001, Amendment No. 22 dated January 3, 2003, Amendment No. 23 dated June 15, 2004, Amendment No. 24 dated January 11, 2006, Amendment No. 25 dated February 8, 2007, Amendment No. 26 dated January 30, 2008, Amendment No. 27 dated February 2, 2009, Amendment No. 28 dated February 16, 2010, Amendment No. 29 dated January 28, 2011, Amendment No. 30 dated January 3, 2012, Amendment No. 31 dated January 18, 2013, Amendment No. 32 dated January 23, 2014 and Amendment No. 33 dated January 26, 2015 is further amended as follows:

I. APARTMENTS

As of December 31, 2015, 9,720 shares allocated to twenty-three (23) apartments remain unsold. Annexed hereto and made a part of this amendment as Exhibit "A" is a list of the unsold apartments and the shares allocated to each apartment. The current price per share for the unsold shares is \$400.

II. AGGREGATE MONTHLY MAINTENANCE FOR SPONSOR

The aggregate monthly maintenance for all shares owned by the Sponsor is currently \$17,007.32.

III. AGGREGATE MONTHLY RENTS RECEIVED FROM TENANTS BY SPONSOR

The aggregate monthly rents received from tenants of all units owned by the Sponsor is currently \$24,608.65.

IV. FINANCIAL OBLIGATIONS TO COOPERATIVE

The Sponsor has no financial obligations to the cooperative which will become due within the next twelve (12) months, other than payment of maintenance charges.

V. UNSOLD SHARES SUBJECT TO MORTGAGES OR FINANCING COMMITMENTS

There are no unsold units or unsold shares which are subject to any mortgages or financing commitments.

VI. MEANS OF SPONSOR OBLIGATIONS

The monthly maintenance payments required of Sponsor in Paragraph III above will be paid from the rentals referred to in Paragraph IV, proceeds from prior sales and Sponsor's assets which are currently adequate to meet Sponsor's obligations.

VII. STATUS OF CURRENT OBLIGATIONS OF SPONSOR

Sponsor is current on all financial obligations due to the cooperative under the Offering Plan. In addition, Sponsor has been current on all obligations during the twelve (12) month period prior to the filing of this amendment.

VIII. LIST AND STATUS OF SPONSOR'S OTHER PUBLIC OFFERINGS

Principals of the Sponsor herein are principals of Sponsors that currently own more than ten (10%) percent of the units or shares in the following buildings:

83-45 Vietor Avenue Owners Corp., Elmhurst, New York
83-30 Vietor Avenue Owners Corp., Elmhurst, New York
83-25 Vietor Avenue Owners Corp. Elmhurst, New York

Copies of the Offering Plans for the above projects are on file with the New York State Department of Law located at 120 Broadway, 23rd Floor, New York, New York 10271 and are available for public inspection.

The Sponsors of the above projects are current in all their financial obligations for the respective units or shares it has in the above.

IX. BOARD OF DIRECTORS

The Sponsor relinquished control of the Board of Directors as of September of 1990. The current Members of the Board of Directors are as follows:

Mark Steven Yedvarb – President/Sponsor Representative
Allen M. Shapiro – Secretary/Sponsor Representative
Fabian Pauta – Unit Owner
Cesar Herrera – Unit Owner
George Lombardi – Unit Owner

X. BUDGET/FINANCIAL STATEMENT

Annexed hereto and made a part of this Amendment as Exhibit "B" is a copy of the financial statement for the years ended December 31, 2014 and 2013. Annexed hereto as Exhibit "C" is a copy of the budget for 2016. Pursuant to said budget, the current monthly maintenance is approximately \$1.76 per share.

XI. EXTENSION OF OFFERING PLAN

This Plan may be used for twelve (12) months from the date this Amendment is duly accepted for filing; and thereafter, said date is to be extended in a further Amendment to be filed.

Other than as set forth above, there are no material changes which require an amendment to the Offering Plan.

CENTRE REALTY CO.
Sponsor/Holder of Unsold Shares

42-26 81ST STREET COOPERATIVE

UNSOLD SHARES

	<u>APARTMENT</u>	<u>SHARES</u>
	6-A	295
	1-B	290
	2-B	415
	3-B	420
	7-B	440
	3-D	400
	3-E	550
	6-E	565
	3-F	405
	5-G	465
	4-H	460
	2-I	425
	5-I	440
	7-I	450
	2-J	450
	7-J	475
	4-K	420
	5-K	425
	2-L	410
	3-L	415
	7-M	415
	2-N	330
	<u>4-N</u>	<u>340</u>
TOTALS	<u>23</u>	<u>9,720</u>

EXHIBIT "A"