



GRUZEN SAMTON architects llp

January 3, 2013

David Schiff, AICP, PP
Principal
VHB Engineering, Surveying and Landscape Architecture, P.C.
50 Main Street, Suite 360
White Plains, NY 10606

Re: Hidden Cove
Ossining, New York,

Dear Dave:

The projected costs I indicated to you for building out the 30,000 sf interior of the Pill Factory, (\$185 to \$250/sf) are reasonable for high end apartment living conceived at Hidden Cove. This also includes vertical circulation, (elevators), and Security, intercom, etc. as part of that fit-out for that cost.

This would result in a total cost for interior construction of between approximately \$5,550,000 to \$7,500,000. Please let me know if you need anything else

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Best regards,
Peter Samton, FAIA
Partner