



ELIOT SPITZER  
Attorney General

STATE OF NEW YORK  
OFFICE OF THE ATTORNEY GENERAL

DIETRICH L. SNELL  
Deputy Attorney General  
Division of Public Advocacy

DAVID D. BROWN, IV  
Bureau Chief  
Investment Protection Bureau

(212) 416-8111

Dorami Realty Of New York Inc  
c/o Smith, Buss & Jacobs, LLP  
Attention: Matthew Smith  
733 Yonkers Avenue  
Yonkers, NY 10704

RE: 120 Vivabene Condominium  
File Number: CD040446  
Date Amendment Filed: 10/06/2006  
Receipt Number: 80592

Amendment No: 1  
Filing Fee: \$225.00


Dear Sponsor:

The referenced amendment to the offering plan for the subject premises is hereby accepted and filed. This filing is effective for the greater of six months from the date of filing this amendment or twelve months from the acceptance of the original offering literature. However, any material change of fact or circumstance affecting the property or offering requires an immediate amendment, including amending the plan to disclose the most recent certified financial statement and budget, which should be done as soon as either of these documents is available.

Any misstatement or concealment of material fact in the material submitted as part of this amendment renders this filing void ab initio. This office has relied on the truth of the certifications of sponsor, sponsor's principals, and sponsor's experts, as well as the transmittal letter of sponsor's attorney.

Filing this amendment shall not be construed as approval of the contents or terms thereof by the Attorney General of the State of New York, or any waiver of or limitation on the Attorney General's authority to take enforcement action for violation of Article 23-A of the General Business Law or other applicable law. The issuance of this letter is conditioned upon the collection of all fees imposed by law. This letter is your receipt for the filing fee.

Very truly yours,

  
Susan Scharbach  
Assistant Attorney General

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**FIRST AMENDMENT  
TO  
OFFERING PLAN OF  
CONDOMINIUM OWNERSHIP OF  
PREMISES KNOWN AS  
120 MAIN STREET  
TUCKAHOE, NEW YORK**

**DATED: OCTOBER 6, 2006**

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**THIS AMENDMENT MODIFIES AND SUPPLEMENTS THE TERMS OF THE ORIGINAL OFFERING PLAN DATED MAY 20, 2005, AND SHOULD BE READ IN CONJUNCTION WITH THE PLAN AND PRIOR AMENDMENTS.**

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**FIRST AMENDMENT TO OFFERING PLAN  
OF COOPERATIVE OWNERSHIP**

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Condominium:

**120 VIVABENE CONDOMINIUM**

Holder of Unsold Shares To Whom this Amendment  
Relates ("Holder of Unsold Shares") :

**DORAMI REALTY OF NEW YORK, INC.**

This Amendment modifies and supplements the terms of the original Offering Plan dated May 20, 2006, and should be read in conjunction with the Offering Plan. The Offering Plan is hereafter referred to as the "Plan".

**1. Budget Update**

The projected budget for the first year of operations has been updated to reflect a projected first year operating budget from April 1, 2006 through March 31, 2007 as reflected in the attached Schedule A. An updated adequacy letter for the budget is attached hereto as Schedule B.

**2. Units Under Contract**

As of the date of this Amendment, Sponsor has not executed any contracts for the sale of any units.

**3. Incorporation of Plan.**

The Plan, as modified and supplemented herein, is incorporated herein by reference with the same effect as if set forth at length.

**4. No Material Changes.**

Except as set forth in this First Amendment, there have been no other material changes in the Plan.

5. **Definitions.**

All capitalized terms not expressly defined in this Amendment will have the meanings given to them in the Plan, as amended.

6. **Extension of Offering.**

The Plan is hereby extended for a period of six (6) months.

HOLDER OF UNSOLD SHARES:

**DORAMI REALTY OF NEW YORK, INC.**

Dated: October 6, 2006

8/3/2006

**SCHEDULE B**  
**120 VIVABENE TUCKAHOE NY**  
**PROJECTED BUDGET FOR FIRST YEAR OF OPERATIONS**  
**PERIOD FROM April 1, 2006 TO March 31, 2007**

INCOME	ANNUAL AMOUNT	SCH B FOOT NOTES	MONTHLY AMOUNT
UNIT ASSESSMENT 10 TOWN HOUSES	39,926.16	01	3,327.18
UNIT ASSESSMENT 1 COMMERCIAL PARKING	5,207.76	01	433.98
UNIT ASSESSMENT 1 RESIDENTIAL PARKING	12,730.08	01	1,060.84
<b>TOTAL INCOME</b>	<b><u>57,864.00</u></b>		<b><u>4,822.00</u></b>
<b>EXPENSES</b>			
SALARIES, WAGES, OPERATING FEES	7,500.00	02	625.00
ELECTRIC	6,120.00	04	510.00
WATER + FIRE WATER SERVICE	1,284.00	05	107.00
REPAIRS, MAINTENANCE, SUPPLIES	3,900.00	07	325.00
SERVICE CONTRACTS	6,120.00	06	510.00
LANDSCAPING (1500)			
SNOW REMOVAL (3900)			
SECURITY AND ALARM SERVICES(720)			
INSURANCE	14,520.00	10	1,210.00
MANAGEMENT CONTRACT	9,600.00	11	800.00
ACCOUNTING AND TAX PREP + LEGAL	5,820.00	12	485.00
ADMINISTRATIVE FEES	600.00	13	50.00
CONTINGENCY AND RESERVES	2,400.00	14	200.00
<b>TOTAL EXPENSES</b>	<b><u>57,864.00</u></b>		<b><u>4,822.00</u></b>

**SCHEDULE A**

***PRIME LOCATIONS, INC.***

*733 Yonkers Avenue  
Yonkers, New York  
914-963-7400*

**CERTIFICATION OF EXPERT****ADEQUACY OF BUDGET**

Re: 120 VivaBene Condominium  
120 Main Street  
Tuckahoe, New York

The sponsor of the condominium offering plan for the captioned property retained my firm to review or prepare the updated Budget containing projections of income and expenses for the first year of condominium operation. My experience in this field is as follows:

I have been involved with the management of over forty (40) residential properties in Westchester County. Prime Locations, Inc. has been involved with the management of each of these properties for a minimum period of two years. Prime Locations, Inc. was founded in 1988 and since that time its primary purpose has been to manage rental, cooperative and condominium buildings in New York metropolitan area.

I understand that I am responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to Schedule(s) B and B-1.

I have reviewed the Schedule(s) and investigated the facts set forth in the Schedule(s) and the facts underlying it with due diligence in order to form a basis for this certification. I have also relied on my experience in managing residential buildings.

I certify that the projections in Schedule(s) B and B-1 appear reasonable and adequate under existing circumstances, and the projected income appears to be sufficient to meet the anticipated operating expenses for the projected first year of condominium operation

I certify that the Schedule(s):

- (i) sets forth in detail the projected income and expenses for the first year of condominium operation;
- (ii) affords potential investors, purchasers and participants an adequate basis upon

SCHEDULE B

which to found their judgment concerning the first year of condominium operation;

- (iii) does not omit any material fact;
- (iv) does not contain any untrue statement of a material fact;
- (v) does not contain any fraud, deception, concealment, or suppression;
- (vi) does not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances; and
- (vii) does not contain any representation or statement which is false, where I:
  - (a) knew the truth;
  - (b) with reasonable effort could have known the truth;
  - (c) made no reasonable effort to ascertain the truth; or
  - (d) did not have knowledge concerning the representation or statement made.

I further certify that I am not owned or controlled by the sponsor. I understand that a copy of this certification is intended to be incorporated into the offering plan. This statement is not intended as a guarantee or warranty of the income and expenses for the first or second year of condominium operation.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. I understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

Prime Locations, Inc.



David J. Amster, President

Sworn to before me  
October 7, 2006



Notary Public

Matthew J. Smith  
Notary Public State of New York  
No. 02SM6107267  
Qualified in Westchester County  
Commission Expires March 22, 2008