



STATE OF NEW YORK
OFFICE OF THE ATTORNEY GENERAL

ANDREW M. CUOMO
ATTORNEY GENERAL

(212) 416-8340

DIVISION OF PUBLIC ADVOCACY
INVESTMENT PROTECTION BUREAU

Dorami Realty Of New York Inc
c/o Dorami Realty Of New York, Inc.
Attention: Jeanne Raffiani
146 Main Street
Tuckahoe, NY 10707

RE: 120 Vivabene Condominium
File Number: CD040446 Amendment No: 3
Date Amendment Filed: 03/12/2007 Filing Fee: \$225.00
Receipt Number: 84229



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,


Richard Golden
Assistant Attorney General


Dorami Realty of New York, Inc.
146 Main St.
Tuckahoe, NY 10707
(914) 337-8569 x 5
fax (914) 337-9086

February 20, 2007

Via Federal Express
Investment Protection Bureau
Real Estate Financing Section
Office of the Attorney General
120 Broadway
23rd Floor
New York, NY 10271

Re: 120 Vivabene Condominium
File Number: CD40446
Offering Plan filed: 5/20/05
Amendment No: 3 Post-closing Amendment
Amendments No. 1 and 2 filed by Attorney General
Amendment No. 2 accepted and filed by Richard Golden, Asst. AG
Plan Effective: 10/20/06
First Unit Closed: 12/7/06

Dear Sir or Madam:

Attached please find 3 copies of the Third Amendment to the Offering Plan (Post-closing Amendment) submitted to you for acceptance and filing. I have also enclosed a copy of the Offering Plan, Amendments 1 and 2 and the Amendment Filing Form CD-2.

Please be advised that there is no outstanding rescission period and there is currently no investigation pending by the Office of the Attorney General regarding the Sponsor, a principal of the Sponsor or the Condominium property.

Our check in the amount of \$225 in payment of your filing fee is enclosed.

Please contact me if you have any questions or concerns regarding the foregoing.

Very truly yours,


Jeanne Ramani
Corporate Counsel

Enclosures

FORM RS-2/CD-2

AMENDMENT FILING FORM
(Cooperatives, Condominiums, H.O.A.s, Timeshares, etc.)

Re: 120 Viva Bene Condominium / 120 main St. Tuckahoe, NY
(Address of Premises and/or Name of Project)

File No.: CD 40446 Amendment No.: 3 Plan Filing Date: 5/20/05

Sponsor: Dorami Realty of New York, Inc. Holder of Unsold Shares: Dorami Realty of New York, Inc.

Current Address: _____
(if different from address disclosed in plan)

Individual Attorney's Name: Jeanne Raffiani, Corporate Counsel

Law Firm: _____

Address: 146 main St. Tuckahoe, NY 10707

Check whichever are applicable: (Failure to answer all questions will result in amendment's rejection).

- | | | |
|---|--|---|
| <input type="checkbox"/> Cooperative | <input type="checkbox"/> Commercial Only | <input type="checkbox"/> Conversion |
| <input checked="" type="checkbox"/> Condominium | <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Eviction |
| <input type="checkbox"/> H.O.A. | <input type="checkbox"/> Rehab | <input type="checkbox"/> Non-Eviction, since filing date |
| <input type="checkbox"/> Timeshare | <input type="checkbox"/> Vacant | <input type="checkbox"/> Non-Eviction, since Amend. No. _____ |
| <input type="checkbox"/> Syndication Filing | <input type="checkbox"/> Loft | <input type="checkbox"/> Non-Eviction, by <u>this</u> Amend. |

Post-closing amendment has already been filed including all requirements of regulations (e.g. 13 NYCRR 18.5(f) for coops and 13 NYCRR 23.5(f) for condos)

Certified financial statements of income and expense have been provided for the calendar/fiscal year _____ mo. _____ yr. to 12 mo. 2006 yr.

The last budget contained in the offering plan or any subsequent amendment is for the calendar/fiscal year commencing 4 mo. 2006 yr.

Check if this is a price change only amendment (e.g. 13 NYCRR 18.5(d)(1) for coops).

The primary purposes of this amendment are as follows: Post Closing amendment

Continued on attached sheet.

I (We) hereby certify under penalty of perjury that the offering plan or filing for the subject premises as amended by the proposed amendment complies with Article 23-A of the General Business Law and applicable regulations promulgated by the Department of Law.

DATED:

Feb 15, 2007

~~Tuckahoe, New York~~
Bergen County, New Jersey

IN CAPACITY OF

- principal(s) of sponsor
- holder(s) of unsold shares

SWORN TO BEFORE ME
THIS 15 DAY OF Feb., 2007.

SPONSOR

by:

[Redacted Signature]

Philip Raffiani, Vice President
PRINT NAME AND TITLE

[Redacted Signature]

Philip Raffiani, Principal

[Redacted Signature]

Jeanne Raffiani
Attorney at law
State of New Jersey

INSTRUCTIONS ON WHO MUST SIGN THIS FORM:**If a Cooperative Offering Plan:**

If the amendment is submitted before the closing, or if the amendment disclosed the events that took place at the closing, the form must be signed by the sponsor and by one or more principals of the sponsor. If the amendment is submitted after the closing, the form must be signed all holders of unsold shares who join in the amendment as well as the sponsor and one or more principals of the sponsor if it still owns shares.

If a Condominium Offering Plan:

The form must be signed by the sponsor and by one or more principals of the sponsor.

If an H.O.A. Offering Plan:

The form must be signed by the sponsor and by one or more principals of the sponsor.

If a Timeshare Plan:

The form must be signed by the sponsor and by one or more principals of the sponsor.

INSTRUCTION ON FILING IN "PRIMARY PURPOSES" SPACE:

This space should indicate topics rather than a summary of the amendment, in order to permit categorization and routing of the amendment. (Examples: Offers sponsor financing; Updates disclosures of building condition; Changes to non-eviction plan; Offers rescission; Offers new exclusive period to tenants; Updates mortgage financing or refinancing; Updates financial statements: year ended _____, 19_____; Updates budget for year commencing _____ 19_____; Offers decorating allowance; Price Increase; Price Decrease; Increases reserve fund/working capital fund; Extends exclusive purchase period to tenants; Discloses effectiveness of plan; Post-Closing amendment; Extension of plan post-closing; Discloses status of sales; Discloses control of Board of Directors; etc.).

**THIRD AMENDMENT
TO
OFFERING PLAN OF
CONDOMINIUM OWNERSHIP OF
PREMISES KNOWN AS
120 VIVABENE CONDOMINIUM
120 MAIN STREET
TUCKAHOE, NY**

DATED: FEBRUARY 15, 2007

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

HOLDER OF UNSOLD SHARES:

DORAMI REALTY OF NEW YORK, INC.

Dated: February 15, 2007

**THIRD AMENDMENT TO THE OFFERING PLAN
OF CONDOMINIUM OWNERSHIP**

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. Closing of First Unit.

The closing of title to the Unit J ("First Unit") of the Condominium occurred on December 7, 2006 in Westchester County, New York.

Attached as Exhibit A is the Affidavit in Support of this Amendment, as executed by Philip Raffiani, Vice President of the Sponsor.

2. Issuance of Permanent Certificate of Occupancy.

The permanent Certificate of Occupancy for the First Unit was issued on June 16, 2005.

3. Date Declaration Filed and Date Separate Real Estate Tax Assessment Made.

The Declaration was filed on August 12, 2005. Separate Real Estate Tax Assessments for the First Unit were made on June 1, 2006.

4. Reserve Fund Amount and Bank Depository Information.

None.

5. Working Capital Fund Amount and Bank Depository Information.

The amount of the Working Capital Fund is \$9,266.84 and is deposited in Account #1800665541 with Hudson Valley Bank, 27 Scarsdale Rd., Yonkers, NY 10707. Of the balance held in the Working Capital Fund, \$622 was deposited on behalf of the First Unit and the balance of \$8,644.84 was deposited by the Sponsor regarding the remaining unsold 9 Units. The net closing adjustments in favor of Sponsor were \$3,190 and were paid at closing of title.

6. List of Unsold Units Held by Sponsor.

6. List of Unsold Units Held by Sponsor.

Units A through I (9 Units) are unsold and held by the Sponsor.

7. Board of Managers and Officers

The Board of Managers are Philip Raffiani, Laura Raffiani and Jeanne Raffiani. Philip Raffiani and Laura Raffiani are indirect, controlling shareholders of the Sponsor. The Officers are Philip Raffiani – President, Jeanne Raffiani – Secretary and Laura Raffiani – Treasurer, all with a business address of 146 Main St., Tuckahoe, NY 10707.

8. First Meeting of the Unit Owners.

The First Meeting of the Unit Owners occurred on August 11, 2006. The Second Meeting of the Unit Owners will occur prior to August 11, 2007.

9. Incorporation of Plan.

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

10. No Other Material Changes.

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

11. Definitions.

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

HOLDER OF UNSOLD SHARES:

DORAMI REALTY OF NEW YORK, INC.

Dated: February 15, 2007

Exhibit A**Affidavit in Support of Third Amendment to the Plan**

State of New Jersey)
 ss.:
County of Bergen)

Philip Raffiani, under oath, deposes and says:

1. I am the Vice President of Dorami Realty of New York, Inc., the Sponsor of the Offering Plan dated May 20, 2005 to submit the premises known as 120 Main St., Tuckahoe, NY ("Property") to condominium ownership ("Plan").
2. The Plan was accepted for filing by the Attorney General of the State of New York on May 20, 2005.
3. The Plan was declared effective by notice to Purchaser on October 20, 2006. A Second Amendment to the Plan was accepted and filed by the Attorney General of the State of New York on November 2, 2006 regarding same.
4. Title to the Unit J of the Condominium was transferred on December 7, 2006. A copy of the Deed transferring title is attached hereto as Exhibit A.
5. I have read the Third Amendment to the Plan and the statements contained therein are true and accurate to the best of my knowledge and belief.
6. I hereby submit this Affidavit to the Attorney General in connection with the Third Amendment to the Offering Plan.

Sponsor: Dorami Realty of New York, Inc.


By: Philip Raffiani, Vice President


By: Philip Raffiani

Sworn to before me this 15th day
of February, 2007.


Jeanne Raman
Attorney at Law
State of New Jersey

Exhibit A

DEED

THIS INDENTURE made the 7th day of December, 2006 between. DORAMI REALTY OF NEW YORK, INC. ("Grantor") a corporation existing under the laws of the State of New York having a place of business at 146 Main Street, Tuckahoe, New York 10707, and Cathryn McCloud and Alan McCloud, 120 Main Street, Tuckahoe, New York 10707 ("Grantee").

WITNESSETH:

That the Grantor, in consideration of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration, paid by Grantee, does hereby grant and release unto the Grantee, their heirs and successors and assigns of the Grantee forever,

The Condominium Home (the "Home") known as Home No.10 in the Property known as 120 VivaBenne Condominium in the Declaration establishing a plan for Condominium Ownership of said premises under Article 9-B of the Real Property Law of the State of New York (the "New York Condominium Act") dated 5/24/2005 recorded in the Office of the County Clerk of Westchester County ("County Clerk") on 8/12/2005, as Control #452020724, and also designated as Tax Lot 1-J in Block 29 of the _____ on the Tax Map of the Assessor's Office and on the floor plans of said buildings certified by _____, Architect, and filed with the Assessor's Office of the _____ and _____ also filed in the County Clerk's Office on _____ as 120 VivaBene Condominium, Volume 4 Maps at Page 13. The premises within which the Home is located (the "Property") is more particularly described in Schedule A attached hereto and made a part hereof.

TOGETHER with an undivided 6.72 % in the common elements of the Condominium to said premises. Together with the appurtenances and all the estate and rights of the Grantor therein, and

TOGETHER with the benefits, rights, privileges, easements and subject to the burdens, covenants, restrictions, By-Laws, rules, and regulations and easements all as set forth in the Condominium Documents filed and recorded as aforesaid.

SUBJECT TO the provisions of the Declaration, By-Laws, and Floor Plans of the Condominium recorded or filed simultaneously with and as part of the Declaration, as the same may be amended from time to time by instruments recorded or filed in the Office of the County Clerk of the County of Westchester, which provisions, together with any amendments thereto shall bind any person having at any time any interest or estate in the Home, as though such provisions were recited at length herein.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, and the heirs or successors and assigns of the Grantee, forever.

AND the Grantor covenants that the Grantee has not done or suffered anything whereby

the said premises have been encumbered in any way whatever, except as aforesaid.

AND the Grantor, in compliance with Section 13 of the Lien Law covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

By acceptance of this deed, Grantee ratifies the provisions of the Declaration and the By-Laws of the Condominium recorded simultaneously with and as part of the Declaration and agrees to comply with all the terms and provisions thereof, as the same may be amended from time to time by instruments recorded in the Office of the County Clerk, Westchester County, and to comply with the rules and regulations of the Condominium.

The use for which the Home is intended is that of residential occupancy. subject to the applicable governmental regulations and the restrictions contained in the Declaration.

The word "party" shall be construed as if it read "parties" whenever the sense of the indenture so requires.

IN WITNESS WHEREOF, the Grantor has duly executed this deed and the Grantee acknowledges this deed, on the day and year first above written.

Grantor: DORAMI REALTY OF NEW YORK, INC.



By Philip Raffianni, Vice President

Grantee:

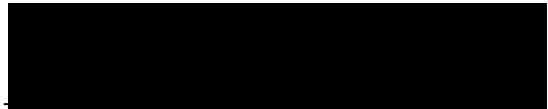


Alan McCloud

STATE OF NEW YORK)
)SS.:
COUNTY OF ~~WESTCHESTER~~)

On the 7 day of December in the year 2006 before me, the undersigned, a Notary Public in and for said State, personally appeared Cathryn McCloud, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

PETER A NENADICH JR.
Notary Public, State of New York
NO 02NE6125360
Qualified in Queens County
Commission Expires April 18, "2007"



NOTARY PUBLIC

STATE OF NEW YORK)
)SS.:
COUNTY OF ~~WESTCHESTER~~)

On the 7 day of December in the year 2006 before me, the undersigned, a Notary Public in and for said State, personally appeared Alan McCloud, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

PETER A NENADICH JR.
Notary Public, State of New York
NO 02NE6125360
Qualified in Queens County
Commission Expires April 18, "2007"



NOTARY PUBLIC

SCHEDULE A
PROPERTY DESCRIPTION

[TO BE INSERTED]