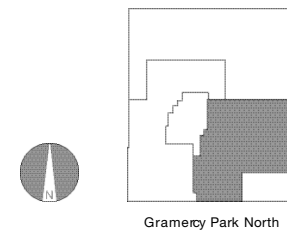


Residence Park 12B
 2,032 Square Feet
 188 Square Meters

2 Bedrooms
 2 Bathrooms plus Powder Room

Gallery
 Loft Great Room on Park with
 Wood-Burning Fireplace and
 12' 4" Ceiling Height
 Eat-in-Kitchen
 Dining Room
 Master Bedroom Suite on Park
 with Dressing Room
 Master Bathroom on Park



All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. Dimensions are maximum overall subtract cutouts. We reserve the right to make changes in accordance with the applicable offering plan.
 Sponsor: GPH Partners LLC, 475 Tenth Avenue 11th Floor New York NY 10018.
 The complete offering terms are in an Offering Plan available from Sponsor: File No. C04-0008.

Residence Park 12B

Residence Features

- Access to a private key to Gramercy Park
- Direct Park views from Loft Great Room and Master Suite Bedroom and Bathroom
- Private entrance to Gramercy Park Hotel and its rooftop garden
- Panoramic, 180-degree, North-South views through floor-to-ceiling glass
- Loft Great Room with 12' 4" ceiling height
- Wood-burning fireplace in Loft Great Room features John Pawson custom-designed 9' wide by 6' tall travertine slab surround and bench
- Gallery ideally proportioned for the display of art
- White oak wood flooring
- Flush wall base
- Painted sliding pocket doors with Valli & Valli designed door pulls
- John Pawson custom-designed, built-in closets made in Italy, with factory painted wood doors to match wall color
- Valli & Valli hardware
- Miele washing machine and dryer

Eat-in-Kitchen

- John Pawson custom-designed, Varenna cabinets in American cherry wood
- Stainless steel counter top in satin finish
- White Corian backsplash
- Island crafted of American cherry wood with satin-finish, stainless steel counter top, and built-in dining counter
- Recessed lights at all overhead cabinets
- Vola fixtures
- Miele 36", five-burner stainless steel gas cook top
- Miele 36" stainless steel, fully-vented exhaust hood
- Miele 27" stainless steel electric convection oven
- Miele dishwasher with integrated American cherry wood front panel
- 36" Sub-Zero refrigerator with integrated American cherry wood front panel
- GE stainless steel microwave, concealed in kitchen cabinet
- GE garbage disposal
- Recessed pin spot down lights

Master Bedroom Suite

- Direct Park view
- Separate Dressing Room
- Master Bathroom
 - Direct Park view
 - White oak wood flooring
 - Imported etched glass wall tile in matte finish

- John Pawson custom-designed double vanity featuring counter top and sink carved from honed, veincut travertine; white oak wood drawers and shelf; and concealed lighting
- John Pawson custom-designed medicine cabinet flanked by frosted glass panels with integrated lighting
- Vola fixtures in satin chrome finish
- Kaldawei Centroform oversized white oval tub with honed, veincut travertine surround
- White Corian recessed shelf with concealed lighting at tub
- Oversized, enclosed shower stall with imported etched glass matte-finished tile walls, etched glass door, and honed, veincut travertine floor
- Wall-mounted Duravit toilet with concealed cistern
- Dornbracht stainless steel towel bar and toilet tissue holder
- Runtal towel warmer in satin nickel finish
- Recessed pin spot down lights

Second Bathroom

- White matte-finish tile on floors and shower surround
- Duravit Vero white cantilevered sink
- Kohler Stillness sink fixtures in brushed chrome finish
- Glass enclosed shower stall with Kohler brushed chrome fittings
- Kohler toilet
- Dornbracht stainless steel towel bar and toilet tissue holder
- Built-in medicine cabinet
- Recessed pin spot down lights

Powder Room

- White oak wood flooring
- John Pawson custom-designed vanity featuring counter top and sink carved from honed, veincut travertine; white oak wood drawers and shelf; and concealed lighting
- Vola sink fixtures in satin chrome finish
- Wall-mounted Duravit toilet with concealed cistern
- Dornbracht stainless steel towel bar and toilet tissue holder
- Recessed pin spot down lights

