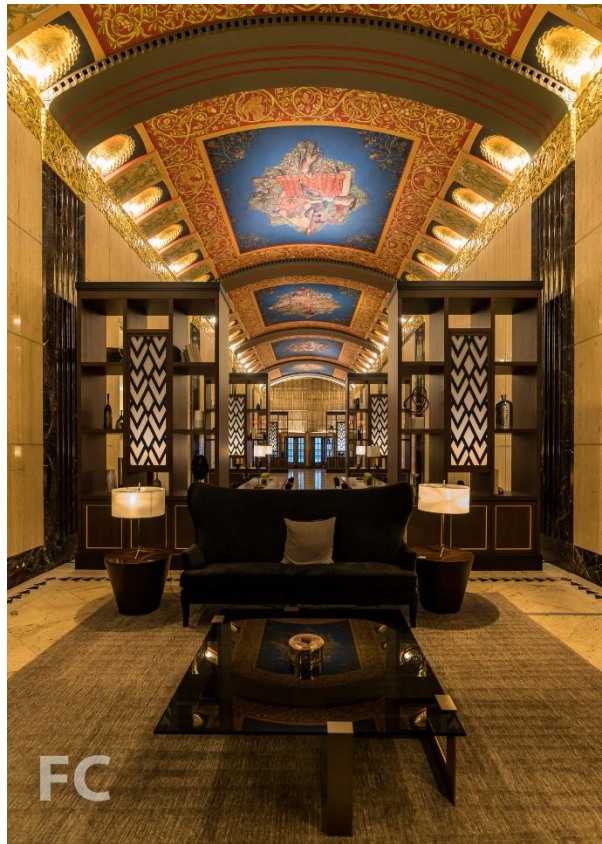


FIELD CONDITION

August 8, 2019

Tour: 100 Barclay



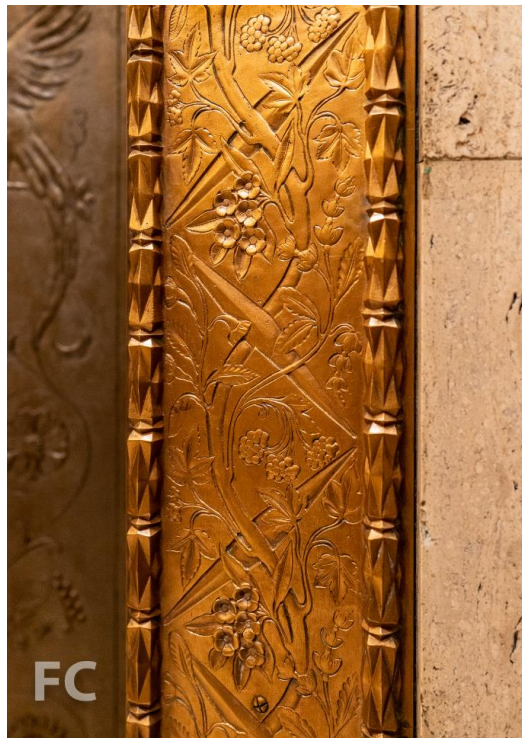
Residential lobby.

Construction has wrapped up at the residential conversion of the Ralph Walker designed office tower at 100 Barclay. Completed in 1927, the 32-story Barclay Vesey Building originally served as the headquarters for the New York Telephone Company and more recently the home of Verizon, who still occupies the lower floors. Developers Magnum Real Estate Group and CIM Group have led the conversion of the upper floors of the landmark building, renamed 100 Barclay, into 158 residential condos and amenities.

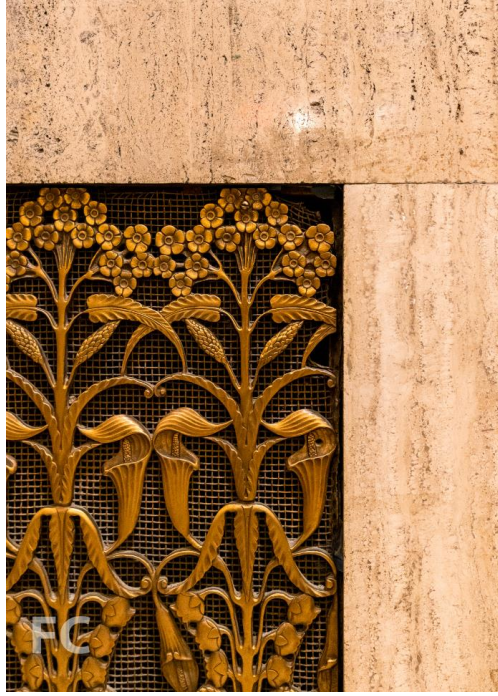


Residential lobby ceiling.

The Grand Lobby, designed by Jeffrey Beers International, features a Ralph Walker-designed vaulted ceiling and hand-painted ceiling murals depicting the historical advancement of human communication. At the Arrival Lobby, newly added elements include paneled millwork walls, a custom brushed brass concierge desk, atelier-style furnishings, and a gold leaf ceiling above. Ralph Walker's original elevator lobby has also been integrated and features cast bronze elevator surrounds, carved and patterned marble, and limestone walls.



Detail of the bronze surrounds.



Lobby.



Residential lobby ceiling detail.

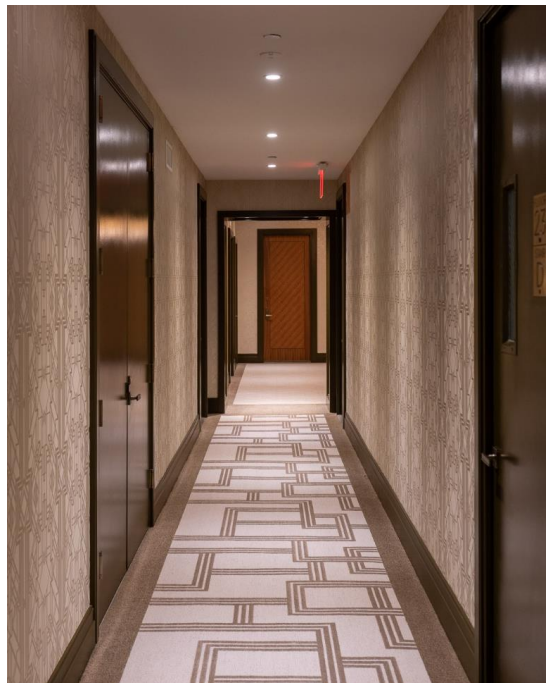


Residential lobby ceiling.



Elevator lobby.

Residential amenities include a club level with lounge, wine tasting room, media room, children's playroom, and music practice rooms. At the tower setback, residents will have access to four individually programmed outdoor terraces. The Wright Fit has designed a fitness center and spa that includes a 25 meter lap pool.



Residential corridor.

Model Residence

The original office floor plates on the upper floors have been converted to residential units ranging in size from one- to five-bedrooms with ten-foot ceiling heights. Design of the interiors seeks a modern take on the Art Deco character of the landmarked structure with details like the custom walnut paneled entry doors and custom brass finish hardware on entry doors and kitchen cabinetry. Other details include over-sized double hung windows, 4" plank rift cut custom stained white oak floors, custom stained oak kitchen cabinetry with Calacatta Gold marble countertops, and custom bathroom cabinetry with Waterworks fixtures.



Residential entry door detail.



Entry foyer.



Living room.



Living room.



Dining room.



Kitchen.





Secondary bathroom.



Master bathroom.

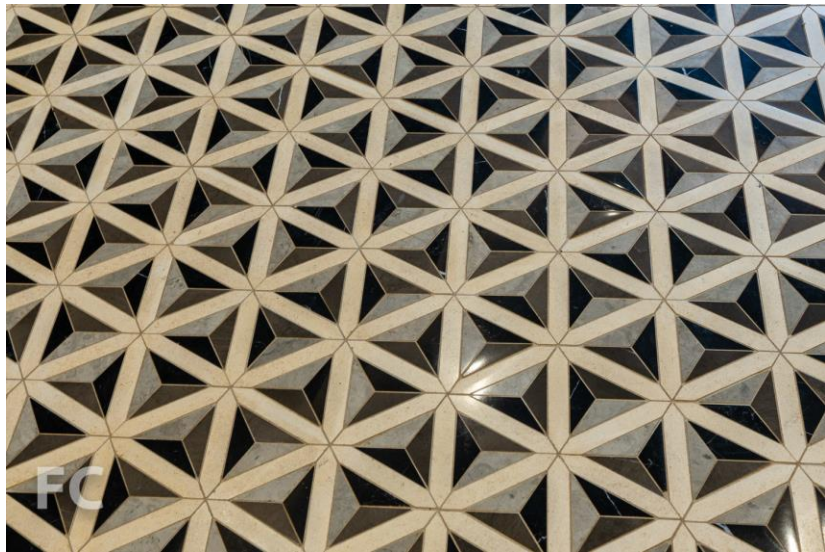


Penthouse Residence

The 14,539 square-foot penthouse features 21 foot tall ceilings with arched, 20 foot tall Art Deco windows. At over 3,000 square feet, the living room is one of the largest in New York City and features walls ideal for an art gallery and a dramatic custom stair to the second floor. A complete chef's kitchen adjacent to the living room spans over 1,000 square feet and features a dining area, lounge with wet bar, butler's pantry and wine storage for up to 630 bottle.



Penthouse entry.



Entry floor detail.



Living room.

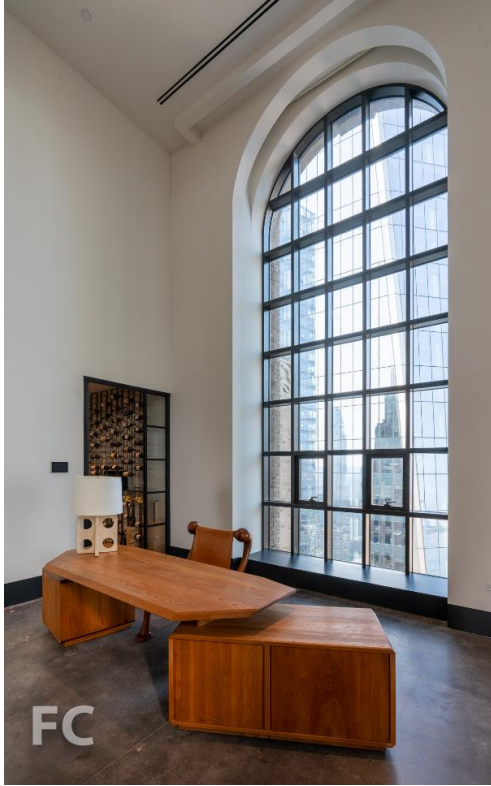




Dining room.







Kitchen.



Kitchen.



FC



FC

Dining room.





Architect: DXA Studio (Landmarks and Exterior Design Architect) and Ismael Leyva Architect (Interiors, Executive Architect); **Interiors:** Jeffrey Beers International (Lobby and Amenities); **Developer:** Magnum Real Estate Group and CIM Group; **Program:** Residential condo; **Location:** Financial District, New York, NY; **Completion:** 2019.