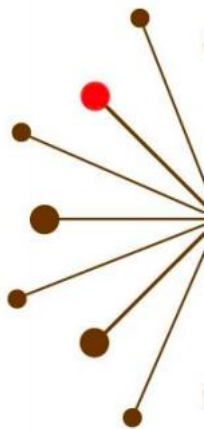


PARKER TOWERS

Welcome Home



Dear Resident:

We proudly welcome you to your new home at Parker Towers, where we pride ourselves on providing top notch service that will exceed your highest expectations. Nestled in the heart of Forest Hills, we are conveniently situated steps from dining, shopping, nightlife and public transportation. We recommend that you keep this accessible for important numbers and information that will be helpful throughout your residency.

The following amenities are available for your enjoyment throughout your stay with us:

The Valet

Operated by **Hippodrome** and located in The Bryant, 104-20, lower level. The hours of operation are Monday through Friday from 7am-7pm and Saturday from 9am-6pm. Their services include dry cleaning, European tailoring, shoe repair, house cleaning services, carpet cleaning and more. Visit www.hippodromeconcierge.com for more information.

Storage Bins and Bicycle Storage

If you need to rent a storage bin for your personal items, or would like to reserve bike storage, please contact Tara Giordano at 718.275.2350 x 320 or at tgiordano@parkertowers.nyc.

Laundry Room

There are 2 laundry rooms located on the lower level of each building. For your convenience they are open 24/7. All machines are operated with Smart Cards that can be purchased or refilled in the Smart Card System in the laundry room.

Parker Pantry

Your one stop shop located in the lobby of The Bryant, 104-20. Stop in for freshly brewed coffee, baked goods, personal items and much more.

The Boiler Room

State of the art equipment can be found in our brand new, 24/7 gym located at The Bryant, 104-20 Lower Level. If you are interested in a membership, ask your leasing agent for more information or email The Boiler Room at sweatitout@theboilerroomny.com.

Parker Pooch Run

Parker Towers loves your pets too! Spend some time relaxing while your dogs play in our dog run.

Parker BBQ (Seasonal Only)

Enjoy the warm weather by reserving our BBQ area for private parties. Please contact Tara Giordano at tgiordano@parkertowers.nyc for more information.

Standard Parking

The on-site parking facility is located on level "B" and is open 24 hours a day, 7 days a week. If you would like to reserve parking, you can reach the garage at 718.897.1220.

Zipcar

Reserve a car by the hour or by the day by signing up for a Zipcar membership. They are conveniently located on level "B." For more information on how to sign up, visit www.zipcar.com.

Contact Information

Management Office	718.275.2350
Lease Renewal Inquiries	718.275.2350 x 317
Garage	718.897.1220
Rent Payment Inquiries	718.275.2350 x 329
Security Deposit Inquiries	718.275.2350 x 318
General Questions	718.275.2350 x 320

Parker Towers Doormen

The Bryant 104-20	718.275.2350 x 308
The Gramercy 104-40	718.275.2350 x 310
The Madison 104-60	718.275.2350 x 312

Parker Towers Resident Managers

The Bryant 104-20	Oscar Schaffino	718.275.2350 x 322
	oschaffino@parkertowers.nyc	
The Gramercy 104-40	Jayson Lopez	718.275.2350 x 327
	jlopez@parkertowers.nyc	
The Madison 104-60	Danny Justiniano	718.275.2350 x 309
	djustiniano@parkertowers.nyc	

Hippodrome Concierge

718.606.6900 hippodromeconcierge@gmail.com
www.hippodromeconcierge.com

RCN Cable

Albert Bugante albert.bugante@rcn.net 917.325.5024 1.800.864.8114

AMPS Electricity

Parker Towers will set up your electric account for you. You will receive your first bill by mail within 60 days of your lease starting. For questions and concerns after you move in, please call AMPS directly at 631.761.8557.

Rent Payments

Rent is due on the 1st of each month. You will receive your rent bill monthly by mail. To pay, you can:

- Sign up for automatic rent payment through your bank account through MyBuilding
- Drop a check in the drop box located in your building
- Remit payments by check with your doorman

Storage Bins and Bicycle Storage

Tara Giordano 718.275.2350 x 320 tgiordano@parkertowers.nyc

The Boiler Room 718.275.2350 x 320 sweatitout@theboilerroomny.com

House Rules

Please help us keep Parker Towers a safe and enjoyable environment for all residents by following a few basic guidelines and rules.

1. Barbecues and/or any cooking apparatus on your terrace are a fire hazard and are not permitted under any circumstances
2. The terrace area is not to be used for storage, bikes, boxes, laundry or any other items that result in an unsightly appearance
3. No antennas or satellite dishes are permitted on roof, terraces or windows
4. Do not feed the pigeons
5. Throw all garbage and refuse with the exceptions of recyclables down the compactor shoot. Please be courteous to your neighbors and do not overcrowd the compactor room. If you have any large items that need to be disposed of, contact your Resident Manager for information on proper disposal of such items
6. Children are not permitted to play in and should never be left unattended in any common areas
7. Bicycle riding, roller blades, scooters, ball playing or loud music is not permitted in any common areas
8. All pets must be walked through the service entrance of each building and must be curbed
9. Parker Towers is a non smoking building and smoking is not permitted in any apartment and/or any common areas.
10. Please do not create or permit any loud or disturbing noise or music in your apartment or common areas
11. Do not hold the service door open for anyone

If at any time you have a building issue that needs to be addressed you can contact your Resident Manager or Management office for assistance.

Here are some helpful tips to become familiar with the ins and outs of the complex

1. Moving in and out

All moves and deliveries must be scheduled in advance.

Moves are **not** permitted on weekends or after 4pm during the week or on holidays.

Any Off Peak move must have written authorization from Management and will incur a charge of \$250 per hour.

To schedule a move, contact Tara Giordano at 718.275.2350 x 320 or at tgiordano@parkertowers.nyc.

2. Rent is due on the 1st of the month. A 5% late fee will be charged to any accounts that are late.

3. **Parking** – Parking in front of the building is not permitted at any time. If you leave your car unattended, your car **will be towed** at tenant's expense and management will not be responsible.

4. **Garage** – Standard Parking operates the garage at Parker Towers. The Leasing Office can offer you a coupon for \$50 off per month for the first 6 months.

5. **Renter's Insurance** - We **STRONGLY** suggest getting renter's insurance upon moving in. This will protect you from any emergencies that may occur in your apartment. Parker Towers is not responsible for any damage done to personal items in your home.

6. **Pets** – All pets must be registered with and approved by the Management Office. If you are interested in having a pet, a Pet Application and Pet Rider are required prior to housing a pet in your apartment. Please contact Jennifer Rubinstein at jrubinstein@parkertowers.nyc for more information.

7. **"MyBuilding" Resident Portal** - Upon moving in, you will be invited to sign up for MyBuilding. This will be helpful for community posts, maintenance requests, building announcements and *paying rent online*.

8. **Gym** – To take advantage of a special discounted rate for new residents, you must sign up within 30 days of your lease start date. For more information, please contact sweatitout@theboilerroomny.com.

The following instructions will help you move go smoothly.

Please call or email Tara Giordano at tgiordano@parkertowers.nyc as soon as possible to schedule the elevator slot for your move.

Moves are permitted Monday through Friday only and are reserved for either morning (10am–1 pm) or afternoon (1 pm–4pm)

If you are using a moving company, please make sure that the Certificate of Insurance is sent prior to your move. If you don't already have a moving company, you may want to try Hippodrome Concierge, conveniently located in the Lower Level of The Bryant. They can be reached at 718.606.6900 or you can visit them at www.hippodromeconcierge.com.

The day your lease starts you will need to come to the management office. If you are interested in signing up for our **new gym, The Boiler Room**, you can at this time set up fingerprint access with your gym application as well. Please allow yourself at least 30-45 minutes to sign in and conduct your walk through prior to having the movers begin.

When you arrive, we will ask you to show ID in order to release your keys. At this time a building staff member will conduct your move in walk through. **Management hours are Monday through Friday 9:30am–5:30pm.**

The day your lease starts, you will receive an invitation to join our resident portal, My Building. The portal allows you to track packages, communicate with your neighbors, put in a work order for a maintenance request, pay your rent online and much more.

Once again, welcome!

Sincerely,

Samir Chraibi
General Manager
schraibi@parkertowers.nyc
718.275.2350



Certificate of Insurance

A Certificate of Insurance from your mover must be provided to Tara Giordano at least five (5) days prior to your move in or out of the building.

Prior to the commencement of any work, each tenant shall obtain from its moving company evidence of all insurance referred to herein and provide proof as set forth to be approved by Parker Management NY, LLC.

Each moving company and its subcontractors shall secure, pay for and maintain the following insurance policies in full force and effect during the term of the agreement.

1. Worker's Compensation and Employers Liability Insurance affording coverage under the Workers Compensation Laws for the State of New York and Employers Liability Coverage.
2. Commercial General Liability Insurance, at a limit of \$1,000.00 per occurrence/\$2,000 aggregate, subject to no deductible and no contractual limitations other than those found in a standard ISO commercial general liability form. This policy should be written on an "occurrence" basis.
3. Comprehensive Automobile Liability Insurance contacting a \$1,000,000.00 Combined Single Limit for Bodily Injury and Property Damage and covering all owned, non-owned and hired vehicles.
4. Umbrella Liability Insurance at not less than a \$3,000,000.00 limit providing excess coverage over all limits and coverages noted in paragraphs 2 and 3 above. This policy shall be written on an "occurrence" basis.

All policies noted above shall be written with insurance companies licensed to do business in the applicable state and rated no lower than A:10 in the most current edition of the A.M. Best's Property-Casualty Key Rating Guide.

EVIDENCE (NOTICES) OF COMPLIANCE

All policies shall be endorsed to provide that in the event of cancellation, non-renewal or material modification Parker Towers shall receive 30 days written notice thereof.

Moving company shall furnish Parker Towers with the Certificate of Insurance evidencing compliance with all insurance provisions noted above no later than five (5) days prior to commencement of work.

All certificates of policy of termination should be emailed to tgiordano@parkertowers.nyc:

104-20

Parker Forest Hills, LP
Parker Management NY, LLC
Management NY, LLC
The Jack Parker Corporation
Corporation

104-40

Parker Yellowstone, LP
Parker Management NY, LLC
The Jack Parker Corporation

104-60

Parker Queens, LP
Parker
The Jack Parker

*You will be emailed a sample COI for your convenience.

Common Area The building staff will be responsible for all maintenance and repairs to the common areas in the building. Every effort to maintain these areas will be made. In the event a tenant identifies a defect, please notify your Resident Manager or submit a request on the resident portal of www.parkertowers.nyc.

Concierge/Doorman Our lobby is staffed twenty-four (24) hours a day. The building staff is unable to leave their post or the building for any private matters.

Deliveries

- If furniture or other large household items are expected, please contact your Resident Manager to schedule the delivery date and time.
- All deliveries are to be delivered through the service entrance
- A Certificate of Insurance is required from your mover prior to your move into or out of the building.
- All other delivers such as food, flowers, etc. will be stopped in the lobby by our personnel and will be announced prior to admitting entry into the building.
- Residents requesting newspaper deliveries to their home should contact each paper directly to request that their paper be delivered in a plastic bag and hung on their apartment door.
- The Doorman and the building staff are not permitted to make personal deliveries to your apartment and they are not permitted to make payments on any resident's behalf.

Emergencies

In case of an emergency, please contact the Management Office and if appropriate, contact the proper authorities. When the Management Office is closed, the lobby staff is available 24 hours a day.

Keys

You will be given two (2) sets of keys when you move into your apartment; two (2) apartment door keys and two (2) mailbox keys. Please return these keys to your doorman and obtain a receipt for your records when you vacate your apartment and/or at the expiration of your lease. There will be a fee charged to your account and deducted from your security deposit for any unreturned keys.

Repairs and Maintenance

- For all appropriate maintenance and repair requests, please log onto MyBuilding
- No alterations are permitted in the apartments without management written consent.
- If you intend on having a repairman or serviceman come to your home, you must either be home or direct their activities.
- All outside vendors entering the premises must provide the proper Certificates of Insurance to the Management Office.
- The building staff will not be liable for any work of an outside vendor.



SWEAT IT OUT in the Boiler Room

Only **\$35/Month**
for new residents*

*Expires after 30 days of move in date.

- Open 24/7
- New State of the Art Cardio and Fitness Machines
 - Private Yoga studio
- Tech Savvy Finger Print Entry

Contact us at sweatitout@theboilerroomny.com
or stop by the management office to sign up today.

Our Fitness Center is conveniently located in the lower level.

BOILER ROOM



**PARKER
TOWERS**



The first day your lease starts, you will receive an invitation and pin number by email to sign up. Please follow the instructions to register as a new user.

To pay your rent online:

- Login to the site
- Click on the “pay your rent online” tab in the right corner
- You can set up recurring payments or make one time payments

Easily access the site by going to <https://www.parkertowers.nyc/residential-login>

Convenient online access to:

Payments	
Packages	
Events	
Maintenance Requests	
Announcements	
Marketplace	
Exclusive Offers	



PARKER PANTRY

Parker Pantry is your neighborhood coffee bar offering one stop shopping for a broad selection of packaged goods, organic and locally produced products, household and convenience items, specialty items, sweets and treats, and a level of service of yesteryear.

We are a real coffee bar with made to order coffee.

Hungry? We suggest you try our selection of fresh baked pastries delivered bright and early, every morning by Balthazar

So come shop with us, eat with us, chat with us... we're local! (Literally - it doesn't get more local then this!)

Transportation

Q11, Q21, Q23, Q53, Q54, Q60, Q64, QM4, QM11, QM12, 1M18 buses

E, F, M, R trains to Forest Hills/71st Ave or M,R to 67th Ave. LIRR at Forest Hills station

Library Queens Library Forest Hills branch, 108-19 71st Ave.

Post Office USPS Forest Hills Station, 106-28 Queens Blvd.

To shop: Austin Street in Forest Hills is a well-known retail corridor in Queens with many boutiques, gift shops and retail chains like Loft, Victoria's Secret, Banana Republic, Target and Sephora.

ALOHA Math Reading Writing
718-673-0553

Art of Playing
718-541-2509

Bamboomoves
718-263-0788

Belle Arti Center for the Arts, LLC
(718) 261-2237

Bramson ORT Technical Institute
718-261-5800

Engineering for Kids
646-580-3729

Istein Music School
917-224-5081

Ivy Prep
718-261-4882

Joyful Music
631-484-1997

Kumon Math & Reading Center
718-268-7888

Mathnasium
718-544-MATH

Oliloli Arts & Crafts Studio
718-261-1238

People Paint
347-406-3827

Plaster Fun
917-945-9823

Quantum Leap Kids ELA
Learning Center
718-344-3716

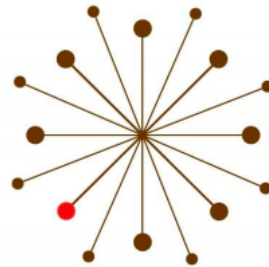
Real Brave Audio
7184540100

Soccer Friends USA
347-756-2988

Tutors on Wheels
718-268-0092

Young Chefs Academy
(718) 268-0343

FoHi
Education



Forest Hills - Visitors Guide

There's No Place Like Forest Hills The Heart And Soul Of Queens By **Leslie Brown**



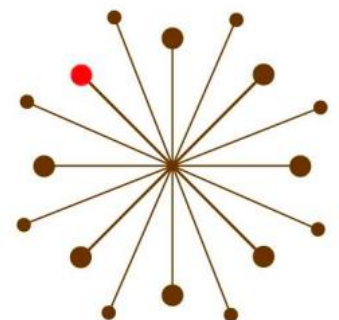
"A modern Garden of Eden, a fairy tale too good to come true" wrote architecture critic Herbert Croly in 1914. Forest Hills Gardens is still one of the most exclusive neighborhoods in Queens today. Forest Hills was settled in the mid 1600's and was known as Whitepot. English settlers bought the land from Native Americans for three white clay pots and the name stuck. The present history of Forest Hills was begun in 1906 when successful businessman Cord Meyer purchased 600 acres of farmland in Whitepot. Meyer re-named the area Forest Hills in deference to nearby Forest Park and because the area was the highest point for miles around.

In 1909 Margaret Olivia Slocum Sage, founder of the Russell Sage Foundation bought 142 acres of the land from the Cord Meyer Development Company. Mrs. Sage's foundation's original mission was to build good low-income housing and improve living conditions of the working poor. She did not follow along those expectations however, and proceeded to commission a modern garden city. Margaret Sage built along Garden City principles and she built to recognize a profit. The project was to be well designed and it also turned out to be costly. "The Forest Hills Gardens are a high-class suburban residential community conducted along business principles", Margaret Sage stated. The area was now catering to people of "moderate wealth and good taste", and who could afford the mortgage payment of the then pricey sum of twenty-five dollars per month.

Grosvenor Atterbury renowned architect was given the commission to design the Forest Hills Gardens. The neighborhood was planned on the model of the garden communities of England. The Forest Hills Gardens were the first and are the oldest of the planned communities. The Gardens are credited as the leading American contribution to the Garden Cities movement and one of the most recognized. This new science of city planning allowed commuters to have country living in the city. This was their alternative to cramped New York City flats. No industry was to be allowed. Atterbury designed elegant, substantial Tudor and Colonial style homes. Throughout the Gardens you will see towers, spires, fancy brickwork; Tudor exposed half timbers and red tile clay roofs. The Arts and Crafts style was very popular in the 1920's and Atterbury designed many of the neighborhoods homes in this style as well. Wrought iron streetlights were designed to resemble Old English lanterns. These Harwich port blue lampposts add to the English village atmosphere.

Today the Forest Hills Gardens is the only private community in Queens. The distinctive charm of the area is thus preserved by the guidelines established by the Forest Hills Gardens Corporation. Any plans to build or make exterior changes on the homes must be reviewed by the corporation and must maintain the architectural standards of nearly one hundred years ago, set forth by its architects Grosvenor Atterbury and Frederick Law Olmstead, Jr.

Forest Hills was as famous for the U.S. Open as England is for Wimbledon. The U.S. Open was held here for more than 70 years until 1978 when it moved to the larger National Tennis Center in Flushing. The Westside Tennis Club is still a prestigious tennis club.



718 Hookah Lounge
72-13 Austin St
718-520-7213

aged.
107-02 70th Rd
718-544-2433

Agora Taverna
70-09 Austin St
718-793-7300

Alberto
98-31 Metropolitan Ave
(718) 268-7860

Applebees
95-25 Queens Blvd
(718) 275-7755

Austin House
72-04 Austin St
718-544-2276

Banter Irish Bar and Kitchen
108-22 Queens Blvd
718-268-8436

Bareburger
71-49 Austin St
718-275-2273

Cabana Restaurant
107-10 70th Rd
718-263-3600

Chikurin Japanese Restaurant
97-09 64th Ave
718-896-2900

Exo Cafe
70-13 Austin St
718-261-6162

Five Burro Cafe
72-05 Austin St
718-544-2984

Forest Hills Diner
68-60 Austin St
718-997-7744

Forest Hills Station House
106-11 71st Ave
718-544-5000

Garcia's Restaurant
70-09 Austin St
718-575-0007

Irish Cottage
108-07 72nd Ave
718-520-8530

King David Glatt Kosher
101-10 Queens Blvd
718-896-7686

McDonald's Restaurant
106-15 71 Avenue
(718) 386-5800

My Kitchen
106-17 Metropolitan Ave
718-544-5644

Portofino Ristorante
109-32 Ascan Ave
718-261-1239

Reef Restaurant
108-02 72nd Ave
718-487-4564

Ripe Juice Bar & Grill
70-13 Austin St
718-261-2881

Starbucks
107-12 Continental Ave
718-793-4057

Tako Sushi
70-13 Austin St
718-575-5169

Tap House
72-07 Austin St

The Family Restaurant
110-80 Queens Blvd
718-520-1123

Tower Diner
98-95 Queens Blvd
718-459-7000

Tuscan Hills
115-20 Queens Blvd
718-487-4500

Twist and Smashd
72-06 Austin St

UNO Chicago Grill
107-16 70th Road
(718) 793-6700

Yogo Monster
70-19 Austin St
718-261-0661

FoHi Dining

