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MANN REPORT RESIDENTIAL

Building Homes
of Distinction

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Where Living Green Means Living Well The Visionaire



One of the first things you notice when entering The Visionaire condominium is the distinct feeling of breathing fresh air. The constantly twice-filtered air is a subtle sensation and one of the most tangible benefits of living at the nation's greenest residential high-rise.

The Visionaire, which currently offers one- to three-bedroom homes ready for occupancy, provides residents with spacious living on the waterfront in downtown Manhattan. Urban residential living is redefined here, integrating high design and functionality with smart energy- and earth-saving solutions. Saving close to 40 percent more energy than similarly sized code-complaint buildings, The Visionaire is the industry benchmark for a high-end eco-friendly residence.

The Visionaire is the third sustainable residential development by The Albanese Organization. The Garden City-based developer completed its first sustainable development in 2003 with The So-laire. In 2006 Albanese completed The Verdesian, the first LEED Platinum (the highest rating by the U.S. Green Buildings Council) residential tower in the U.S.

Working with the same design and construction teams, Albanese

has developed buildings that have paved the way for the entire residential real estate industry. With each new project, the company has improved upon its application of green technology, materials and methodology. The company believes that a green building is a smarter, more-efficient building and will continue to build sustainably in the future.

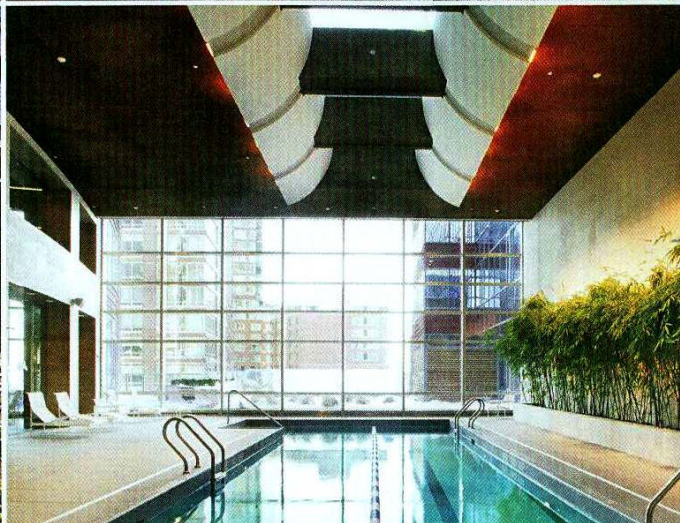
Resident Frederick Rich, who owns a penthouse with a private outdoor terrace, described why he chose The Visionaire.

"What struck me most of all was the combination of green features and great design," said the Manhattan attorney. "This is probably the most ambitious, best designed building in Battery Park City."

The aesthetic charm Rich is referring to is exemplified in the details that make up the 246-home, 35-story building. The Visionaire, designed by Pelli Clarke Pelli Architects, is distinguished by its glass and terracotta tower featuring a curved façade that maximizes the best views.

The interiors, designed by Tim Button of Stedila Design, utilize sharp-looking sustainable materials such as rift-cut oak flooring and bamboo cabinets. High-end appliances from Sub-Zero,

BATTERY PARK CITY BUILDING



Wolf and Franke are selected for best energy and resource conservation attributes.

Amenities at The Visionaire include a 24-hour concierge, well-equipped fitness center and spa, an indoor lap pool, two beautifully landscaped rooftop gardens, children's playroom and on-site parking. The residents' lounge has a flat-screen television, seating area, a catering kitchen and same-floor access to a roof garden, the pool and locker rooms.

Like the aforementioned high-efficiency air filtration system, many of The Visionaire's eco-friendly features are not in plain sight. The building harvests approximately five percent of its electric load through building-integrated solar panels and a significant portion of the building's electric energy is supplied through purchased wind-generated power. Natural gas powers the residential cooling systems and contributes substantially lower peak electric demand on New York City's grid.

In addition, a water treatment system in the building recycles wa-

ter and provides make-up water for the HVAC cooling tower. The Visionaire also harvests rainwater and stores 10,000 gallons of recycled water for irrigation of its roof gardens.

Battery Park City has emerged as one of New York City's most-sought-after neighborhoods with an abundance of park space, waterfront access and proximity to top schools. This fall, P.S. 276, a new pre-K through 8th grade green school, will open adjacent to The Visionaire.

The Marketing Directors, Inc. is the exclusive sales and marketing agent for The Visionaire. ■

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