



THE PHILLIPS CLUB  
AT LINCOLN SQUARE



OWNER INFORMATION



THE PHILLIPS CLUB  
AT LINCOLN SQUARE

OVERVIEW

The Phillips Club<sup>2</sup> is the second generation of the original Manhattan residence club, an enclave of private residences owned by its Members and operated for their leisure enjoyment and business use. Together, the two phases of The Phillips Club comprise the most successful residence club in the world. The Club provides hassle-free New York visits by combining the advantages of fractional ownership with the services and amenities of a fine hotel. Located on Broadway with an elegant reception lobby on less-congested West 66th Street, The Phillips Club<sup>2</sup> commands a prestigious and convenient location for business and pleasure. Renowned for their cosmopolitan style and comfort, The Phillips Club<sup>2</sup> residences were freshly renovated in 2015.

*“It is terrific to have a place in Manhattan that feels like home,  
yet not have the responsibility of full-time ownership.”*

— MARTHA BUCHANAN, CLUB HOMEOWNER





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## FEATURES AND SERVICES

The Phillips Club<sup>2</sup> provides the following features and services for its Members:

### STRATEGIC LOCATION

Ideally situated at the crossroads of Manhattan's residential, corporate and cultural centers, The Phillips Club<sup>2</sup> is within walking distance of the Equinox Sports Club New York, the AMC Loews IMAX Theatre, Lincoln Center, the Juilliard School, Central Park and a multitude of shops, boutiques, restaurants, and bistros. The Midtown skyscrapers, Broadway theaters and Fifth Avenue shopping are just minutes away.

### CLUB RESIDENCES

The Phillips Club<sup>2</sup> membership conveys an undivided one-eighth tenancy in common deeded fee interest in a Phillips Club<sup>2</sup> residence. Members have an ownership interest in a Studio, Broadway One-Bedroom, Club One-Bedroom, Executive One-Bedroom, or Two-Bedroom residence. Members have access to all residences of their membership type when they reside at The Club.

All residences are fully furnished and decorated. Each features a fully equipped kitchen with refrigerator, dishwasher and microwave oven, a multi-line telecommunications system with voice mail, WI-FI Internet access, T-1 connection, entertainment center with 42-inch plasma television and a Bose Entertainment System.

### SPORTS CLUB PRIVILEGES

Phillips Club<sup>2</sup> Members have membership privileges at the nearby Equinox Sports Club New York, one of the world's pre-eminent fitness centers. This private, 140,000-sq.-ft. facility houses a state-of-the-art weight-training gym, cardiovascular deck, exercise studios, swimming pool, basketball and volleyball gymnasiums, rooftop in-line skating/running track, sports simulation center, complete spa facilities, restaurant, child care center and a full complement of personalized wellness services.

### GARAGE PARKING

Secure, below-grade parking just steps from The Club is available from an independent operator for a fee.

### CLOTHING AND PERSONAL BELONGINGS STORAGE

The Club will arrange for dry cleaning and off-premise storage of Members' business and fine clothing by a professional valet service for a fee. Valet services will also provide storage-only for a fee. The Club has limited storage for personal belongings. The items will be placed in the owner's Club residence just prior to the Member's arrival.

### CONCIERGE SERVICES

The Phillips Club<sup>2</sup> Concierge will tend to business and social needs. The staff will schedule transportation, make restaurant reservations, purchase theater tickets, and comply with other special requests.

### PRE-ARRIVAL GROCERY SHOPPING SERVICE

Upon request and for a service fee, favorite foods and beverages will be placed in The Club residence just prior to arrival.

### FOOD AND BEVERAGE DELIVERY

A wide variety of foods and beverages from local restaurants and shops will be delivered upon request to Club Members.

### CLUB STAFF

An attentive Club staff is available 24 hours a day.

### CONFERENCE ROOM AND BUSINESS CENTER

The Club conference room and business center are available 24 hours a day.

*"Thanks to the Club, our visits to New York are exceptionally easy and comfortable. We can even bring our dog."*

— HARRY AND LISA POSIN, CLUB HOMEOWNER



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## THE RESIDENCES



The Club residences range in size from 600 to 1,250 square feet. Each features a fully equipped kitchen, in-room safe, ironing board and iron. Soft tones, subtle textures and stylish furnishings grace the living spaces. A Bose entertainment system, 42-inch Panasonic HD LED television, and WiFi connection offer the conveniences of home. Portable wardrobe lockers allow you to securely store clothing between visits.

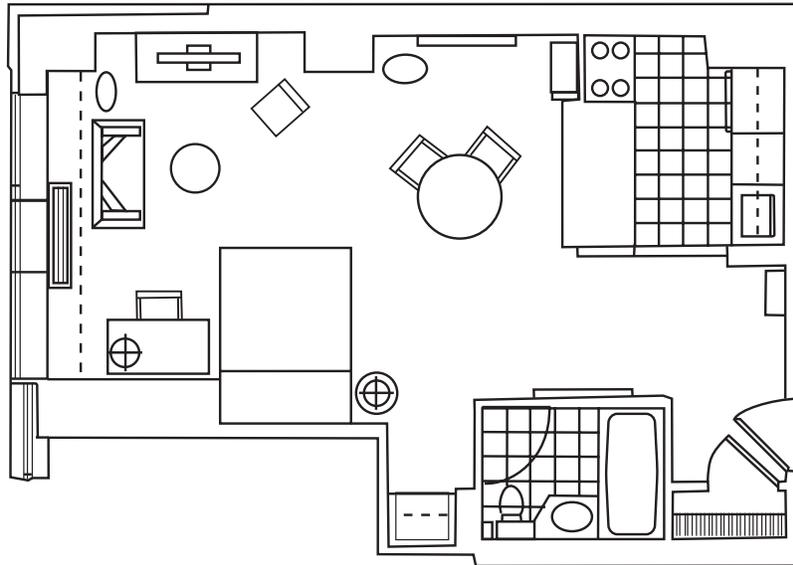
SELECT FROM THE FOLLOWING  
STUDIO, ONE-BEDROOM AND TWO-BEDROOM OPTIONS



THE PHILLIPS CLUB  
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STUDIO

ONE BATH • 609 - 660 SQUARE FEET • FLOOR PLAN SHOWN IS 625 SQUARE FEET  
STUDIO APARTMENTS FEATURE ONE KING OR ONE QUEEN BED



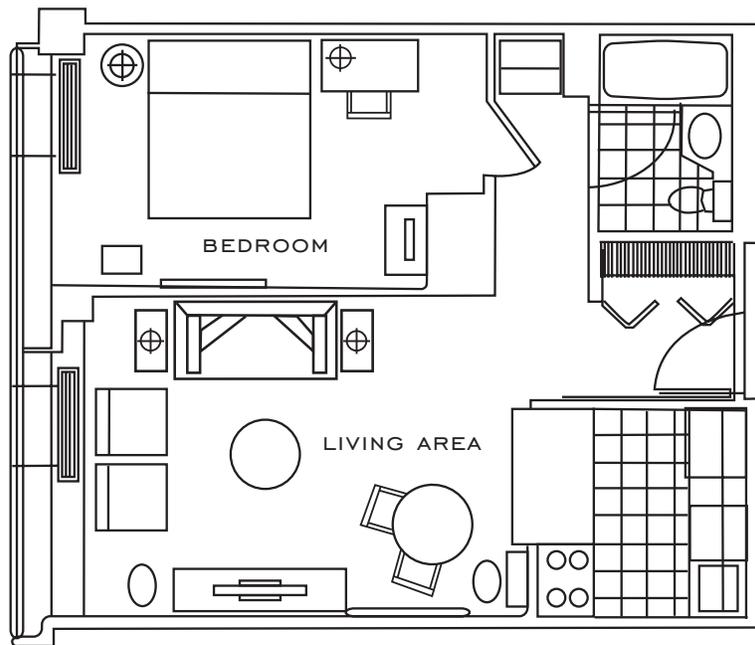


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BROADWAY ONE-BEDROOM

ONE BATH • 578 - 659 SQUARE FEET • FLOOR PLAN SHOWN IS 600 SQUARE FEET

BROADWAY ONE BEDROOM APARTMENTS FEATURE ONE KING OR ONE QUEEN BED AND A QUEEN SIZE SLEEPER SOFA

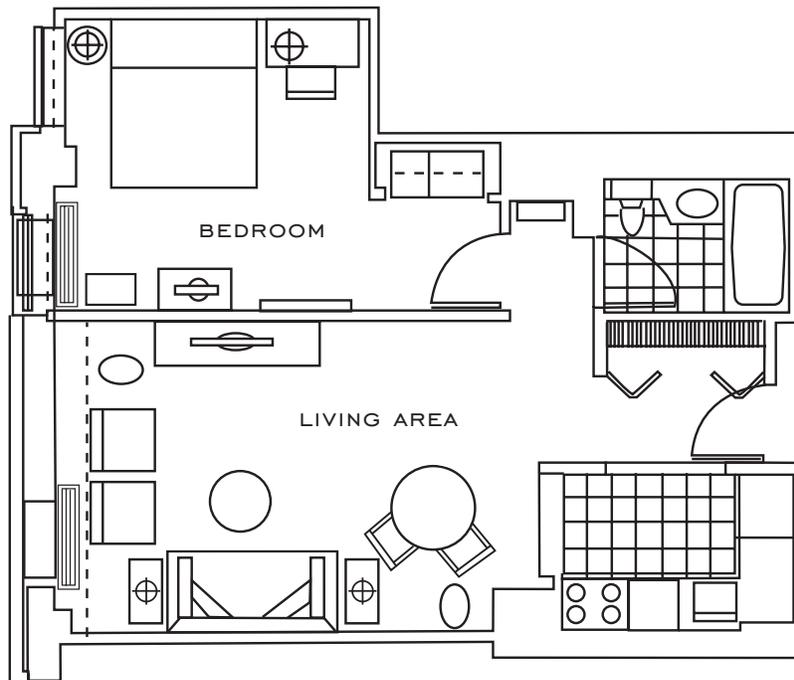




THE PHILLIPS CLUB  
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CLUB ONE-BEDROOM

ONE BATH • 701-1,011 SQUARE FEET • FLOOR PLAN SHOWN IS 716 SQUARE FEET  
CLUB ONE BEDROOM APARTMENTS FEATURE ONE KING OR ONE QUEEN BED AND A QUEEN SIZE SLEEPER SOFA



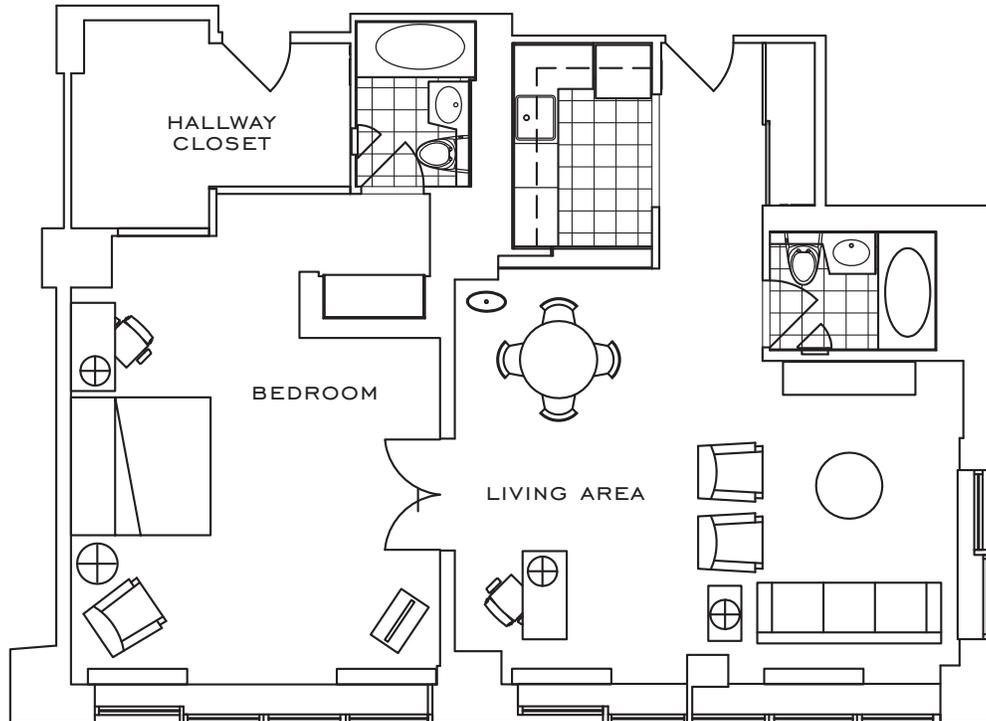


THE PHILLIPS CLUB  
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EXECUTIVE ONE-BEDROOM

TWO BATH • 1,087 SQUARE FEET

EXECUTIVE ONE BEDROOM APARTMENTS FEATURE ONE KING BED AND A QUEEN SIZE SLEEPER SOFA

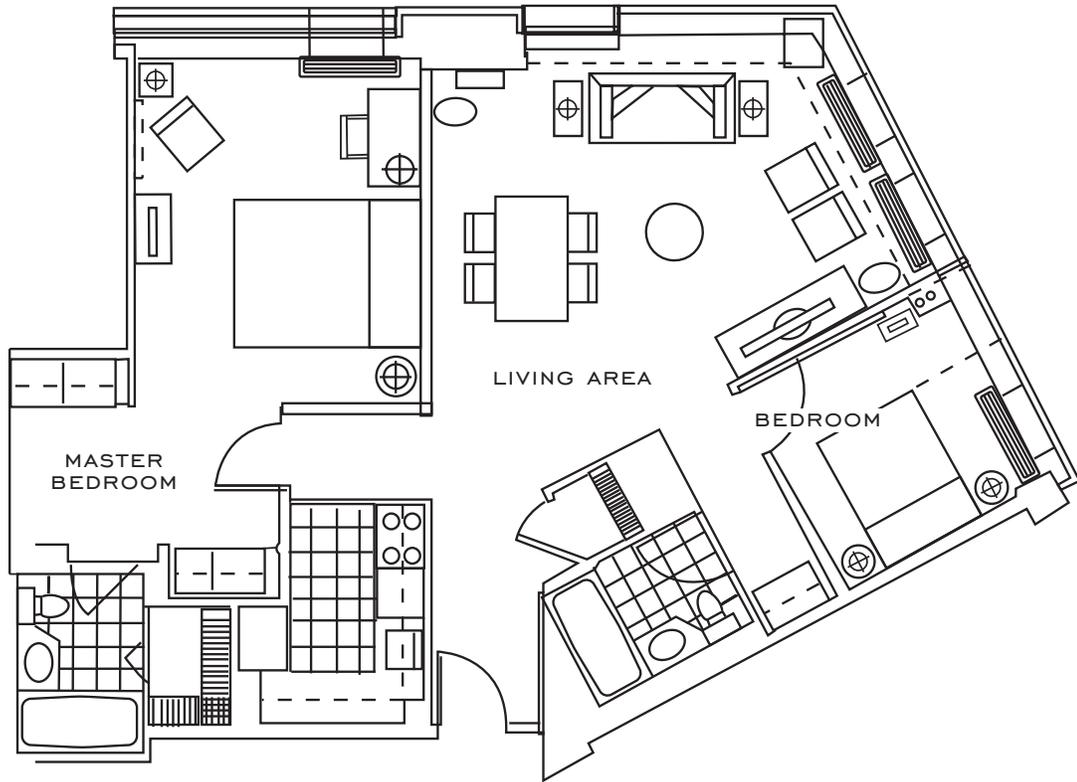




THE PHILLIPS CLUB  
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TWO-BEDROOM

TWO BATH • 1,135-1,461 SQUARE FEET • FLOOR PLAN SHOWN IS 1,135 SQUARE FEET  
TWO BEDROOM APARTMENTS FEATURE ONE KING BED, TWO TWIN BEDS AND A QUEEN SIZE SLEEPER SOFA





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## QUESTIONS AND ANSWERS

The following provides answers to the questions most frequently asked about The Phillips Club<sup>2</sup>. Several references are made to The Club's Lodging Reservations Policies and Procedures (LRPP), which are detailed on pages 13-15.

### WHAT IS THE PHILLIPS CLUB<sup>2</sup>?

The Phillips Club<sup>2</sup> is a private, member-owned, residential club with luxurious studio, one- and two-bedroom apartments. It also features a variety of amenities and services designed to provide convenient, hassle-free visits. Commanding a prestigious location just across the street from Lincoln Center and a stroll from Central Park, The Phillips Club<sup>2</sup> graces one of Manhattan's most vibrant neighborhoods.

### HOW IS OWNERSHIP OF THE CLUB EVIDENCED?

Ownership is evidenced by a real estate deed, which is recorded and guaranteed by a title insurance policy. Each Member owns a one-eighth tenancy-in-common deeded fee interest in one of The Club's residences. Members also own the elegant furnishings and accessories in the residences.

### HOW MANY MEMBERSHIPS WILL BE SOLD?

The Phillips Club<sup>2</sup> will offer only eight memberships for each Club residence. The total number of memberships offered is anticipated to be 704 for the 88 Club residences.

### CAN A COMPANY OR CORPORATION PURCHASE A MEMBERSHIP?

Yes. A Membership can be held in a corporate name. The Membership designates an individual who is responsible for requesting lodging reservations in accordance with The Club's LRPP.

### CAN MORE THAN ONE FAMILY OR INDIVIDUAL OWN A SINGLE MEMBERSHIP?

Yes. Families or individuals may form a partnership, trust or other legal entity which can own a single membership. It will be up to the joint owners to allocate Club lodging for that Membership in compliance with the LRPP.

### IS THE PHILLIPS CLUB<sup>2</sup> A TYPICAL TIMESHARE DEVELOPMENT?

No. Timeshare is typically the ownership of a specific week, and lodging availability is limited. Phillips Club<sup>2</sup> Members have access to all Club residences of their membership type and all Club facilities with the right to use anytime, subject to the LRPP. The ownership structure and the reservation policies have been designed to provide flexible use and ample lodging for both business and leisure visits.

### WHY WAS THIS URBAN CLUB CONCEPT DEVELOPED?

The Phillips Club<sup>2</sup> is designed to provide more convenience, services and amenities than are provided by an equally luxurious Manhattan condominium development; provide each Member with ample lodging for business and leisure use; and reduce the real estate cost through shared ownership. The Phillips Club<sup>2</sup> offers an alternative to expensive and less spacious luxury hotel rooms while conveying real estate ownership in one of Manhattan's most exciting neighborhoods.

### HAVE OTHER CLUBS BEEN DEVELOPED IN THIS MANNER?

Yes. This ownership concept has been well-received by buyers at some of the country's premier resorts, such as Vail, Colorado; Telluride, Colorado; and Deer Valley, Utah, along with the first phase of The Phillips Club. Each is owned and operated much like The Phillips Club<sup>2</sup>. The Phillips Club<sup>2</sup> differs from the resort clubs by offering the value of business use as well as leisure use.

### HOW OFTEN CAN OWNERS/MEMBERS USE THE PHILLIPS CLUB<sup>2</sup>?

If all Members use their Club equally throughout the year, each Member would have a minimum of 45 days use. However, there is no limit to the amount of use. If some Members use The Club less than their available time, other Members will be able to use it more.



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**HOW DOES A MEMBER RESERVE CLUB LODGING?**

The Phillips Club<sup>2</sup> reservation policies allow Members to reserve visits well in advance while also accommodating Short-Notice Visits. In the spring, Members reserve their Annual Visits for the coming year. Reserved Visits and Short-Notice Visits are reserved throughout the year.

**WHAT IF THE NUMBER OF MEMBERS WISHING TO STAY AT THE CLUB DURING THEIR PLANNED VISITS EXCEEDS THE NUMBER OF RESIDENCES AVAILABLE?**

The Phillips Club<sup>2</sup> has been designed to equitably allocate Annual Visits when demand for lodging may exceed supply. A rotating priority reservation system ensures all Members will have equal access to peak-period Annual Visits over the years. Reserved Visit and Short-Notice Visit reservations are on a first-come, first-reserved basis.

**WILL MEMBERS ALWAYS STAY IN THE SAME CLUB RESIDENCE?**

No. To provide greater flexibility and availability, Members have equal access to all Club residences of their membership type (studio, one-bedroom, executive one-bedroom, and two-bedroom). Members may request a specific residence and this request will be granted, when possible.

**CAN I RESERVE MORE THAN ONE CLUB RESIDENCE DURING THE SAME TIME PERIOD?**

Yes. Because Members are not restricted to a particular residence, they can reserve more than one residence of their membership type at any given time. It is possible that a Member could have as many as four residences reserved for the same time period (using all Annual, Reserved and Short-Notice Visit privileges) if they are available.

**IF ALL RESIDENCES OF A MEMBER'S RESIDENCE CATEGORY ARE RESERVED, CAN MEMBERS LODGE IN ANOTHER TYPE OF RESIDENCE?**

Yes. Within 48 hours of arrival, Members may reserve a residence in a different category if The Club Manager determines there is sufficient availability in a different residence category.

**DO MEMBERS HAVE GUEST PRIVILEGES?**

Yes. Guests staying in the same Club residence with the Member are not charged. Members may also invite Unaccompanied Guests to use their confirmed Annual Visits, confirmed Reserved Visits and confirmed Short-Notice Visits, subject to the LRPP. This allows corporate owners to provide employees, associates or clients with Club lodging. It also allows Members to send friends and relatives.

**DO OWNERS/MEMBERS PAY ANNUAL FEES?**

Yes. The annual owner fees pay for the professional management and operation of all Club facilities and amenities. Included in these annual dues are funds for staff salaries, supplies, maintenance, window washing, trash removal, legal/accounting, fuel, utilities, property taxes, and a reserve fund.

**WILL THE PHILLIPS CLUB<sup>2</sup> BE OPEN TO THE PUBLIC?**

When fully subscribed, The Phillips Club<sup>2</sup> will be operated for the exclusive use, enjoyment and benefit of Owners/Members, their families and their guests. Prior to full subscription, public use will be permitted. However, this type of use will not diminish lodging availability for Members.

**DO MEMBERS PAY ANY LODGING CHARGES WHEN THEY STAY AT THE CLUB?**

No. Members do not pay for use of Club residences. However, Members do pay for housekeeping and additional requested services. (See following questions.)

**DO MEMBERS PAY HOUSEKEEPING CHARGES WHEN THEY STAY AT THE CLUB?**

Yes. A housekeeping fee will be charged for each visit. Members receive Light Housekeeping Service daily, which includes fresh towels, surface cleaning of the kitchen and bathroom, trash removal and bed making. Members and guests may request Full Housekeeping Service at an extra charge. Please see the Financial Information sheet for Daily Housekeeping Service charges.



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WHO ESTABLISHES THE DUES AND CONTROLS THE AFFAIRS OF THE CLUB?

When The Phillips Club<sup>2</sup> Members take control of The Club as prescribed by The Club Documents, which comprise The Club Declaration, The Club By-Laws, The Club Rules and Regulations and The Club Reservation Procedures, and the Offering Plan, a Member-elected Board of Directors establishes budgets and fees on an annual basis. Prior to that time the Sponsor controls the affairs of The Club.

WHAT IS THE QUALITY OF CLUB CONSTRUCTION, FURNITURE AND ACCESSORIES?

Club construction is of the highest quality with elegant furnishings in each residence. The accessory package includes bedding, linens, kitchen utensils, cookware, flatware and silverware. All the Club residences were freshly renovated in 2015.

CAN A PHILLIPS CLUB<sup>2</sup> MEMBERSHIP BE RESOLD?

Yes. Like any other form of real estate in New York, the Member's ownership interest can be sold or transferred by the Member, subject to The Club and Condominium Declarations and Bylaws.

CAN PHILLIPS CLUB<sup>2</sup> OWNERS BRING PETS ON THEIR STAY?

Yes. Owners are allowed to bring a pet dog weighing 15 pounds or less. Due to allergy concerns, pet cats are not allowed.

AS A PHILLIPS CLUB<sup>2</sup> MEMBER, CAN I EXCHANGE LODGING PRIVILEGES WITH OTHER RESIDENCE CLUB OWNERS?

Yes. The Phillips Club<sup>2</sup> has been selected to participate in the prestigious Elite Alliance<sup>SM</sup> exchange program (EliteAlliance.com). Your The Phillips Club<sup>2</sup> memberships includes an Elite Alliance membership, providing exchange privileges with owners at a select and expanding family of residence clubs and other resort properties in coveted national and international destinations.



THREE OF THE 70-PLUS ELITE ALLIANCE DESTINATIONS: THE REEFS CLUB, BERMUDA; FLORENCE, ITALY; CALISTOGA RANCH, CALIFORNIA

EXCHANGE PRIVILEGES THROUGH THE ELITE ALLIANCE (ELITEALLIANCE.COM)  
ALLOW PHILLIPS CLUB<sup>2</sup> OWNERS TO INDULGE IN VACATIONS AT  
A GROWING PORTFOLIO OF PREMIUM PROPERTIES.



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## LODGING RESERVATIONS POLICIES AND PROCEDURES

The Phillips Club<sup>2</sup> Lodging Reservations Policies and Procedures (LRPP) have been designed to insure that all Club Members have equal access to the residence category they have purchased. A Member can use Club Residences of his or her residence category during “Annual Visits,” “Reserved Visits” and “Short-Notice Visits.” These usage options are described in the following “Definitions” section.

The Lodging Reservations Policies and Procedures have been carefully formulated in an attempt to be fair and equitable to all categories of Memberships. The Phillips Club Board of Directors reserves, as permitted in The Club’s Declaration/Bylaws, the right to amend these Lodging Reservations Policies and Procedures from time to time as conditions warrant. Changes which intentionally discriminate against any category of Membership are not permitted. In the event there is a conflict between The Club’s Declaration/Bylaws and The Club Reservations Policies and Procedures, The Club’s Declaration/Bylaws will control.

### DEFINITIONS

Certain terms and phrases have been defined below to clarify their intended meaning and usage. Throughout the following policies and procedures, these terms and phrases can be identified because they begin with capital letters.

#### ACCOMPANIED GUEST

Any guest who lodges with a Member in the Member’s reserved Club Residence. The total number of persons lodged in a Club Residence cannot exceed the Sleeping Capacity of that Club Residence. No lodging fees are charged for Accompanied Guests.

#### ALTERNATIVE CLUB RESIDENCE

A Club Residence for which a Short-Notice reservation is made by a Member who has Membership privileges in a different Club Residence category.

#### ANNUAL VISITS

Those pre-reserved days when a Member can use a Club Residence of his or her particular category or can send Unaccompanied Guests to use the Club Residence at no additional charge, except for the published housekeeping fees and incidental charges. Memberships are given the opportunity to reserve one Annual Visit of up to seven days during the Club Year.

#### ANNUAL VISIT RESERVATION PERIOD

The Annual Visit Reservation Period is the period from April 1st to May 15th of each year during which Memberships can reserve their Annual Visit days for the upcoming Club Year. In the event a Member wishes to cancel an Annual Visit reservation, that request for cancellation must be received by the Association, in writing, at least 15 days prior to the scheduled arrival, in order for the Member to retain the usage rights associated with the canceled Annual Visit days; provided, however, that such Member, when making a new Annual Visit reservation for the same Club Year, will no longer have any reservation priority but rather may make reservations on a first-come, first-served basis for that season. If the notice of cancellation is not received in writing at least 15 days prior to the scheduled arrival, The Club will deem all of the Annual Visit days for which proper notification was not received to have been used. Members may cancel their Annual Reservation once per year, subject to the policy stated above.

#### ASSOCIATION

The Phillips Club<sup>2</sup> Association, a New York unincorporated association.

#### BOARD OF DIRECTORS

The governing body of the Association that shall manage, control and conduct the business affairs of the Association.

#### CLUB’S DECLARATION /BYLAWS

The Declaration of Covenants, Conditions and Restrictions for The Phillips Club, and the Bylaws of the Association.

#### CLUB MANAGEMENT

The management company retained by the Association to manage the Club Residences.

#### CLUB MANAGER

The individual hired by the Club Management to manage overall club operations.

#### CLUB RESERVATION OFFICE

The location, either on site or elsewhere, where reservations are confirmed for Members’ Annual Visits, Reserved Visits and Short-Notice Visits.

#### CLUB RESIDENCE

A Club Unit, as defined in the Club’s Declaration.



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#### CLUB YEAR

The Club reservation year which runs from August 1st through July 31st each year.

#### DAY USE GUEST

The guest of a Member who utilizes The Club's non-lodging facilities on a daily basis. The Member must accompany Day Use Guests.

#### MEMBERS

The owners of a Club Membership or the persons designated in writing by the Club Membership Owner (the "Designated Owners") to have Club Membership privileges.

#### MEMBERSHIP

A Membership provides privileges for a particular Club Residence category. Each Membership must identify one Club Member whose responsibility it is to submit one Annual Visit Reservation form that represents the Annual Visit Reservation requests for the Membership and whose privilege it is to make Reserved Visit reservations and Short-Notice Visit reservations.

#### RESERVATION PRIORITY NUMBER

A Reservation Priority Number is assigned to each Membership each Club Year prior to confirmation of the Annual Visits. This number is used by the Club Reservations Office to allocate Annual Visits when demand exceeds lodging supply. The Reservation Priority Numbers assigned to each Membership changes each Club Year as reflected by the Reservation Priority Chart attached to the Club Declaration so that, on a rotating basis, each Member will have a priority for reserving Annual Visits.

#### RESERVED VISITS

Each Member has unlimited access to and usage of its particular Club Residence type subject to the LRPP and availability. Members can lodge in a Club Residence during Reserved Visits for periods up to seven days per reservation. Each Membership (not Member) can have two Reserved Visit reservations on the books at a time. Reserved Visit reservations cannot be requested prior to June 1st for the coming Club Year. All Reserved Visit reservation requests will be processed by the Club Management on a first-come, first-reserved basis. If a Member fails to check-in at The Club on the reserved date without notice (including facsimile and e-mail) to The Club Management at least 48 hours prior to scheduled check-in, the reservation shall be deemed cancelled but will be considered to be one of the two Reserved Visit reservations permitted to be on the books at any given time until the scheduled departure date for that reservation has passed.

#### ROTATING PRIORITY RESERVATIONS SYSTEM

A Rotating Priority Reservations System has been established to ensure that use of The Phillips Club<sup>2</sup> by its Members is equitable. The Rotating Priority Reservations System is used to determine Annual Visit reservation confirmations when the number of reservation requests for a certain time period exceeds the number of Club Residences available during that time period.

#### SHORT-NOTICE VISITS

In addition to Annual Visit and Reserved Visit reservations, each Membership can make one Short-Notice reservation anytime within five days of the scheduled arrival date for that Short-Notice Visit. Members can lodge in a Club Residence within their Club Residence category during Short-Notice Visits for up to three days per reservation.

If Members attempt to make a Short-Notice Visit reservation within 48 hours of arrival and all Club Residences within that Member's Club Residence category are reserved, Members may reserve an Alternative Club Residence for a maximum of two nights per visit if there is sufficient availability in another Club Residence category. An Alternative Club Residence may not be occupied by Unaccompanied Guests. Sufficient availability will be determined solely by the Reservation Manager and a Short-Notice Visit in an Alternative Club Residence can only be confirmed within 48 hours of arrival. The Reservation Manager cannot make a sufficient availability determination for Studio or One-Bedroom Club Residences unless at least ten percent (10%) of each of those Club Residence types is available for use by those respective Membership types. At least one Executive One-Bedroom Club Residence and one Two-Bedroom Club Residence must be available for use by those respective Membership types before a sufficient availability determination can be made for those Club Residence types. Members lodging in an Alternative Club Residence are required to pay the housekeeping fees normally charged for that Club Residence category. Members may not reserve an Alternative Club Residence if any Club Residences of their Membership category are available.

#### SLEEPING CAPACITY

The maximum number of persons permitted to lodge in a Club Residence. The Sleeping Capacity of a Club Residence is the number of bedrooms or sleeping areas times two plus the number of sleeper sofas within that Club Residence. There are no sleeper sofas in the studio residences.



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#### UNACCOMPANIED GUEST

Any guest who lodges in a Club Residence without a Member during a Member's confirmed Annual Visit, Reserved Visit or Short-Notice Visit. However, an Unaccompanied Guest may not occupy an Alternative Club Residence reserved for a Short-Notice Visit. A Member requesting lodging for an Unaccompanied Guest must specify the Unaccompanied Guest's name, address and telephone number in writing sufficiently in advance of arrival so that the Club Reservations Office can send a confirmation notice to that Unaccompanied Guest. Unaccompanied Guests are required to pay all housekeeping fees and incidental charges upon checkout unless payment has been arranged in advance by the sponsoring Member. The sponsoring Member is responsible for any unpaid charges incurred by their Unaccompanied Guests and is responsible for any damages to Club facilities caused by their Unaccompanied Guests. The number of persons lodged with an Unaccompanied Guest in a Club Residence cannot exceed the Sleeping Capacity of that Club Residence.

#### ANNUAL VISITS

By April 1st of each year, Members are mailed an Annual Visit reservation form which requests Members to select their Annual Visit dates for the following Club Year. The Reservation Priority Number for each Membership will be noted on the Annual Visit Reservation form by the Club Management. If the Annual Visit Reservation form is not received by the Member by April 14th, the Member should immediately notify the Club Management.

Each Membership is allowed one Annual Visit for the Club Year. The Annual Visit can be a maximum of seven days.

By May 15th of each year, the completed Annual Visit Reservation forms are returned by Members to the Club Management. It is the Member's responsibility to complete and return the Annual Visit Reservation form by May 15th to preserve priority rights for the upcoming Club Year. Annual Visit Reservation forms received after May 15th will be considered on a first-come, first-reserved basis after all of the Annual Visit Reservation forms which were received in a timely manner have been processed.

After May 15th, the Club Management will allocate the Annual Visits in the following manner: Memberships are confirmed for a maximum of seven days based on their requests and their Reservation Priority Numbers. When demand for certain dates exceeds lodging supply, the Memberships with the lowest Reservation Priority Number will be confirmed.

By June 1st, written confirmation of the Annual Visit is sent to each Membership.

#### RESERVED VISITS

After June 1st, Members may make Reserved Visit reservations for the coming Club Year. Members may have two Reserved Visit reservations on the books at any given time, i.e., two Reserved Visit reservations during the current Club Year, or one Reserved Visit reservation during the current Club Year and one Reserved Visit reservation during the coming Club Year, or two Reserved Visit reservations during the coming Club Year. A new Reserved Visit reservation may be made immediately upon checkout of a Reserved Visit.

#### SHORT-NOTICE VISITS

After August 1st, Members may make Short-Notice Visit reservations. Members may have one Short-Notice reservation on the books at any given time.

#### DAY USE

Members and guests accompanied by a Member have day use of The Club's amenities and services, except the Equinox Sports Club New York. Privileges at the Equinox Sports Club New York are available only when Members or Unaccompanied Guests are in residence at The Club. Club Day Use is subject to availability and priority usage rights are assigned to Members and/or guests lodging at The Club. Members should contact The Club prior to the intended day of use to assess availability of services and amenities. Members and their guests must check in daily with The Club Membership Office to register for Day Use. The Club has the right to limit Day Use by Members and the number of guests accompanying a Member for Day Use.

#### EXCHANGING ANNUAL VISITS

Members may exchange their confirmed Annual Visits with other Phillips Club<sup>2</sup> Members. Club Management encourages and will make all reasonable efforts to facilitate such exchanges between Members. Exchanges can be arranged directly between Members. Written notice of an exchange must be provided to The Club Reservations Office at least 14 days prior to the arrival date of the Member using the earliest Annual Visit involved in the exchange. The Club does not participate in and is not a member of any exchange program or network and, accordingly, a Member will not be able to trade the use of a Membership for occupancy at another resort or property.

## TPC II FINANCIAL INFORMATION

### OWNERSHIP PRICES AND FEES

Ownership Type	Price*	Annual Owner Fees
Studio	\$182,000	\$ 5,687
Broadway One Bedroom	\$218,000	\$ 5,376
Club One Bedroom	\$235,000	\$ 6,832
Executive One Bedroom	\$278,000 (re-sale)	\$ 9,868
Two Bedroom	\$310,000	\$ 11,498

### FEES FOR SCHEDULED AND OPTIONAL SERVICES

Ownership Type	Daily Tidy	Post Checkout Cleaning	Optional Full Service Cleaning
Studio	\$26 per night	\$45 per visit	\$45 per night
Broadway One Bedroom	\$38 per night	\$62 per visit	\$62 per night
Club One Bedroom	\$40 per night	\$65 per visit	\$65 per night
Executive One Bedroom	\$54 per night	\$87 per visit	\$87 per night
Two Bedroom	\$65 per night	\$105 per visit	\$105 per night

**Grocery Shopping Service Fee**                      Greater of \$15.00 or 20% of total grocery bill

**Portable Wardrobe Service Fee**                      \$8.50. Service fee is for delivery and pick-up of the Portable Wardrobe

\* Prices subject to change

\*\* Fees subject to change without notice. Taxes as applicable will be levied on above fees.

11-May-16



THE PHILLIPS CLUB

AT LINCOLN SQUARE

155 WEST 66<sup>TH</sup> STREET NEW YORK, NY 10023  
TELEPHONE 212 771 7700 FAX 212 835 8804  
WWW.PHILLIPSCLUB.COM

THIS ADVERTISEMENT IS BEING USED FOR THE PURPOSE OF SOLICITING TIMESHARE SALES.  
THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR. FILE T-06-0006

*“The Phillips Club<sup>2</sup> is extraordinary at every level.”*

— DR. HAROLD AND SUZANNE MELLIN, CLUB HOMEOWNERS



THE PHILLIPS CLUB

AT LINCOLN SQUARE

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[WWW.PHILLIPSClub.COM](http://WWW.PHILLIPSClub.COM)