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PHOTO/VIDEO DECK

STUDIOS

STUDIO C

STUDIO A

STUDIO N

STUDIO O

STUDIO E

BELLA CORSA

RATES

FREIGHT ELEVATOR INFO

COI SPECS

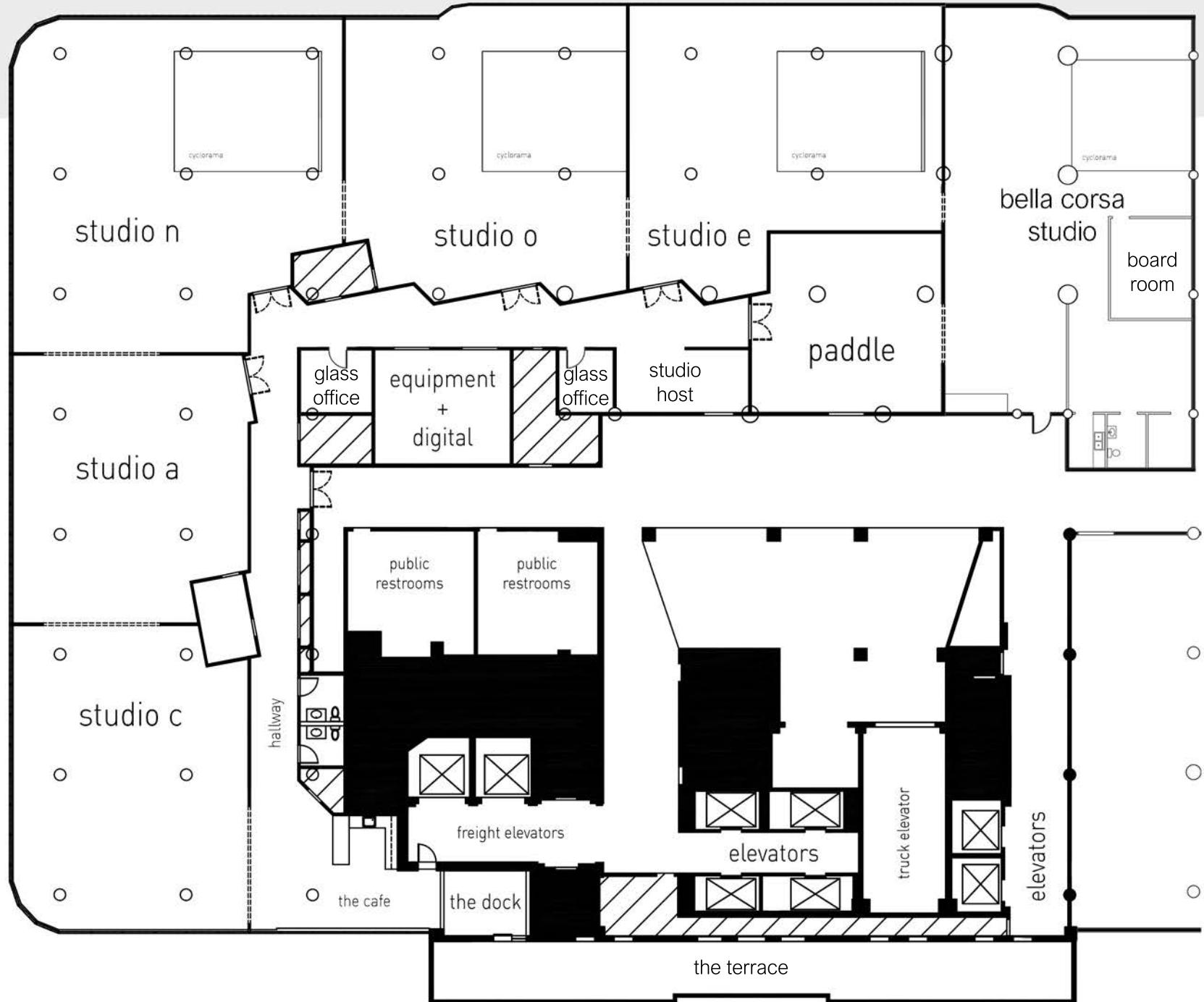
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MASTER FLOORPLAN

AMENITIES -

- ◆ SIX FULL-DAYLIGHT STUDIOS
- ◆ THREE COMMON LOUNGE AREAS EQUIPPED WITH TELEVISION
- ◆ CRESTRON WIRELESS SOUND SYSTEM
- ◆ FIBER OPTIC WIRELESS GIGABITE INTERNET SPEED UPTO 1GB UP/DOWN
- ◆ COFFEE BAR FEATURING ILLY ROASTED ESPRESSO
- ◆ OUTDOOR TERRACE
- ◆ CATERING SERVICES
- ◆ LIGHTING + A/V SERVICES
- ◆ EQUIPMENT AND DIGITAL



601 W 26TH ST, STE 1465
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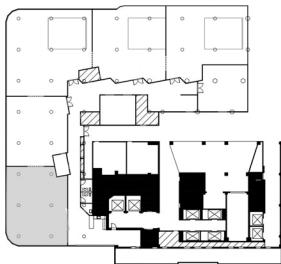
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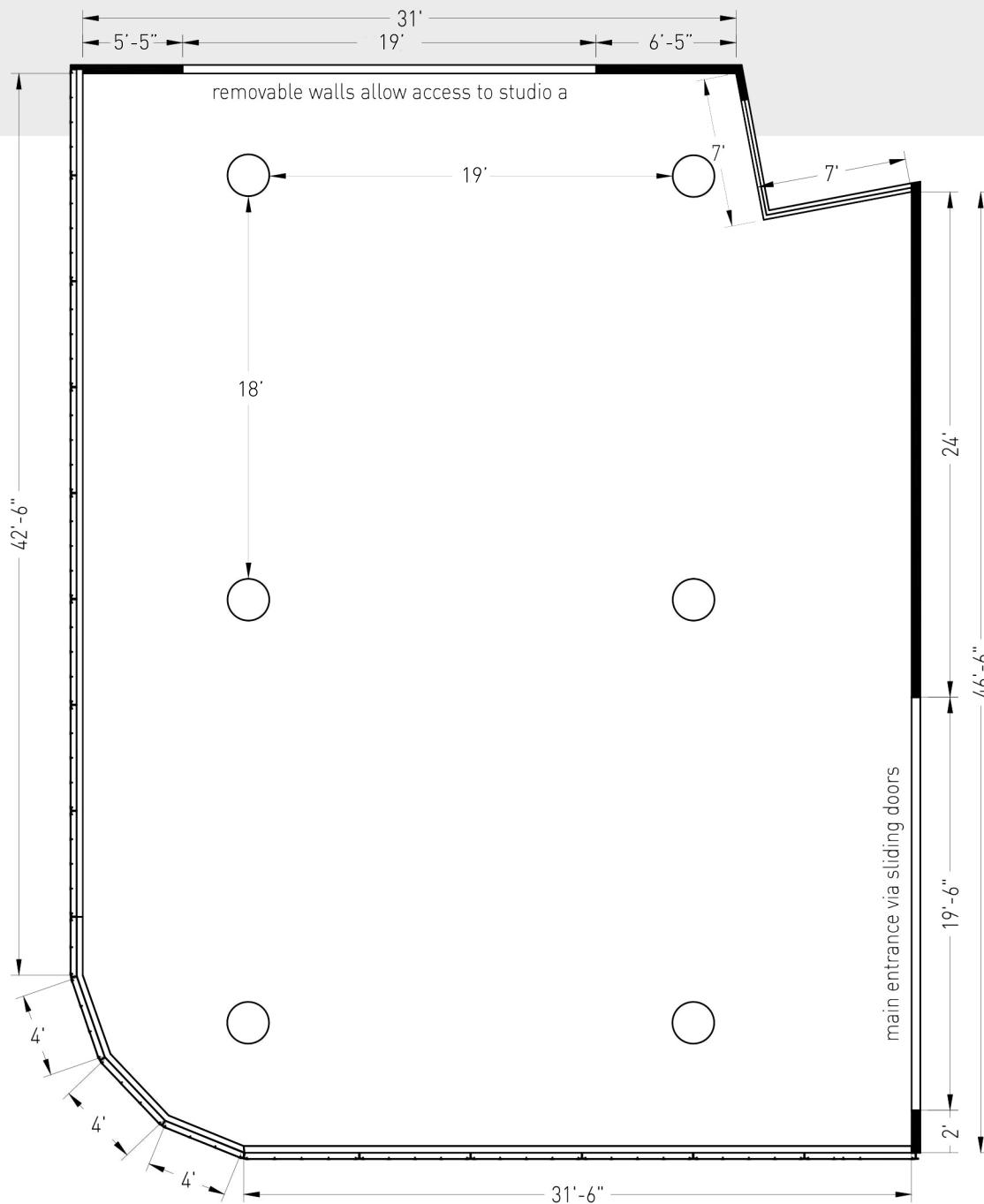
STUDIO C FLOORPLAN

SPECIFICATIONS -

- ◆ 2000SF
- ◆ SOUTH+WEST LIGHT
- ◆ COMPLETE BLACKOUT CAPABILITY
- ◆ 19'6" WIDTH OPENING TO STUDIO A
- ◆ 19'6" WIDTH OPENING TO GALLEY
- ◆ 24" COLUMN WIDTH
- ◆ 12'6" CEILING HEIGHT



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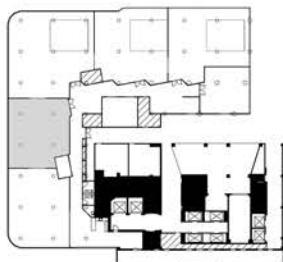
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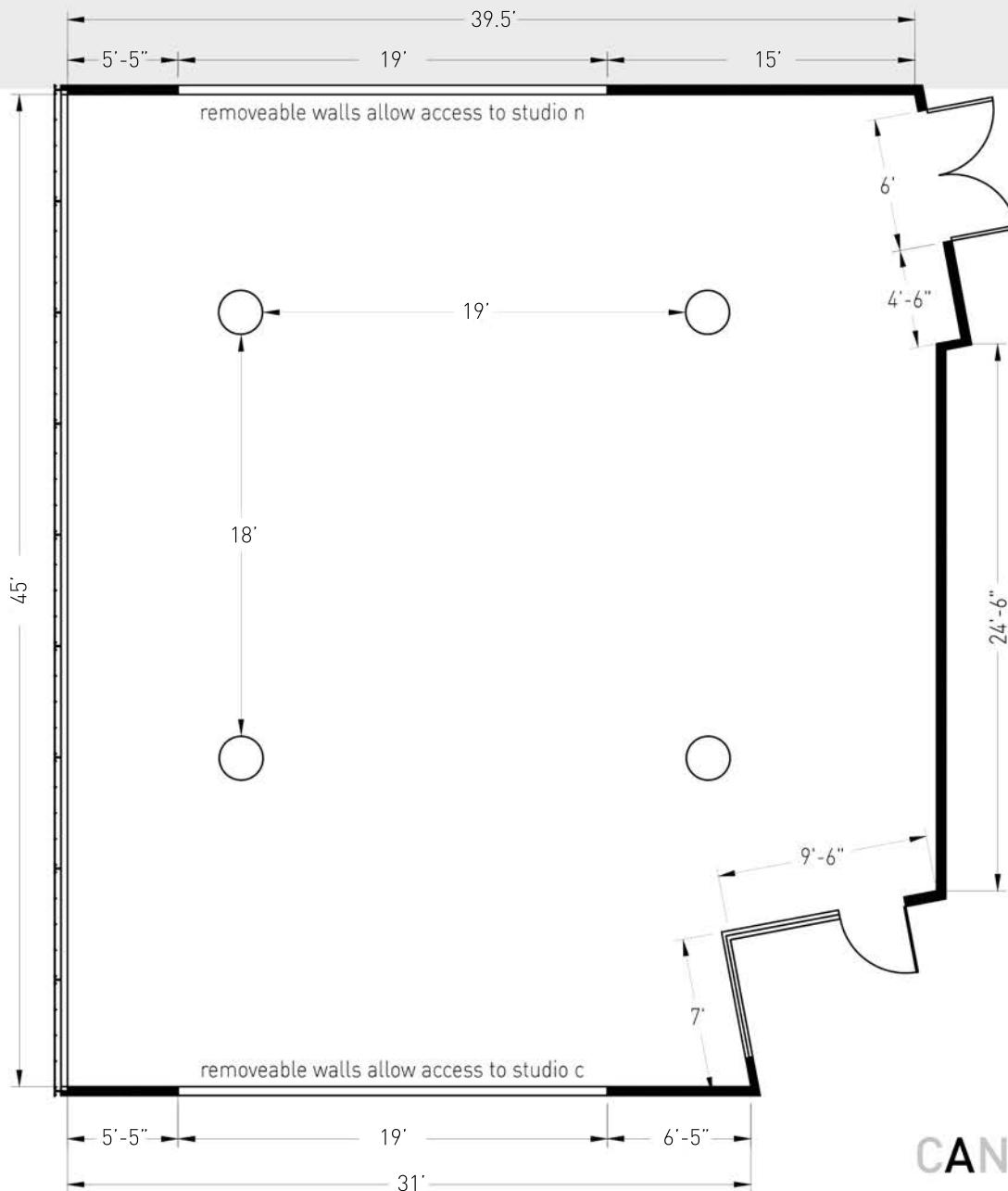
STUDIO A FLOORPLAN

SPECIFICATIONS -

- ◆ 1800SF
- ◆ WEST LIGHT
- ◆ COMPLETE BLACKOUT CAPABILITY
- ◆ 19'6" WIDTH OPENING TO STUDIO C
- ◆ 19'6" WIDTH OPENING TO STUDIO N
- ◆ 24" COLUMN WIDTH
- ◆ 12'6" CEILING HEIGHT



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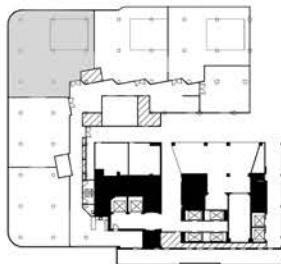
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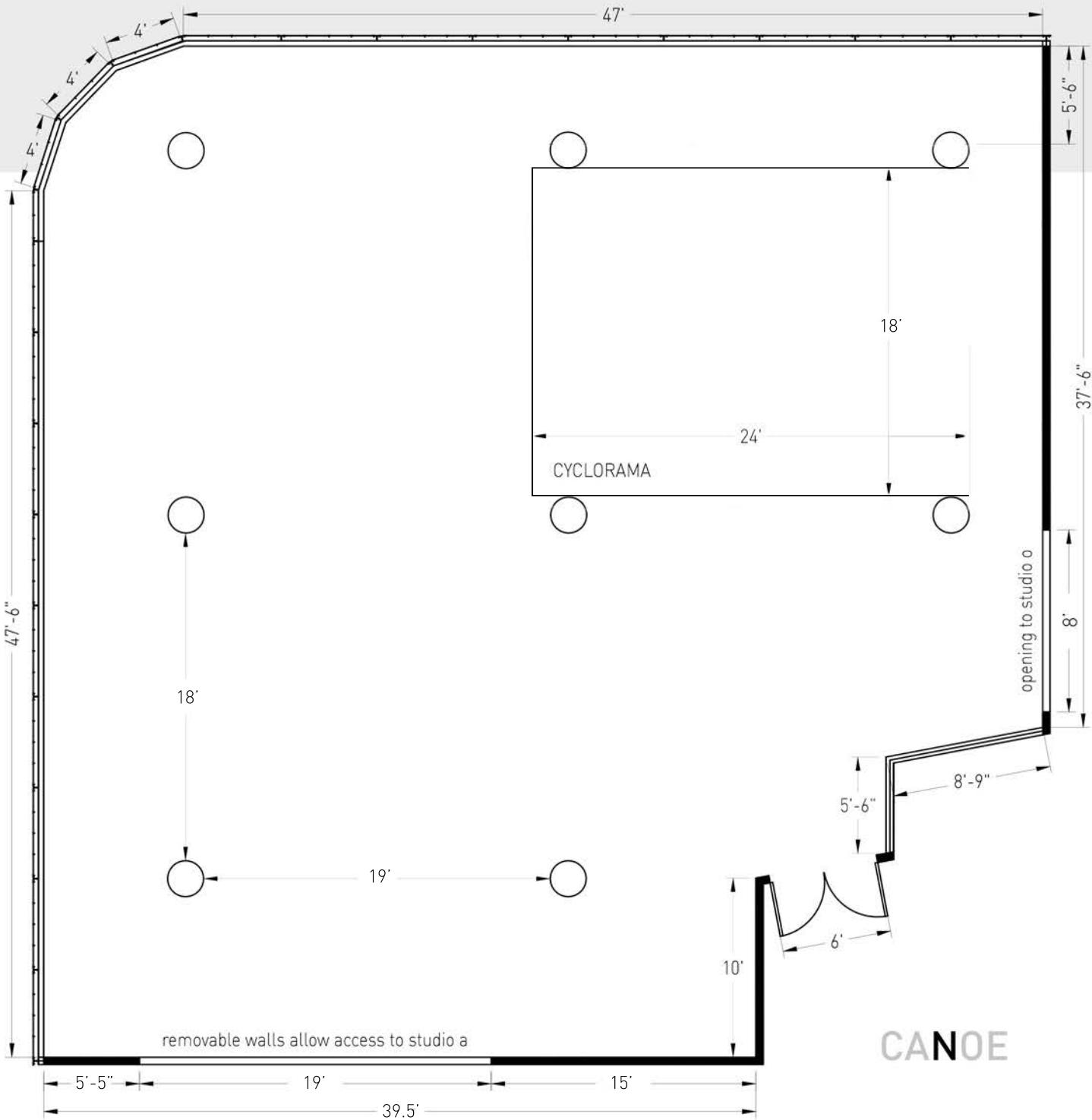
STUDIO N FLOORPLAN

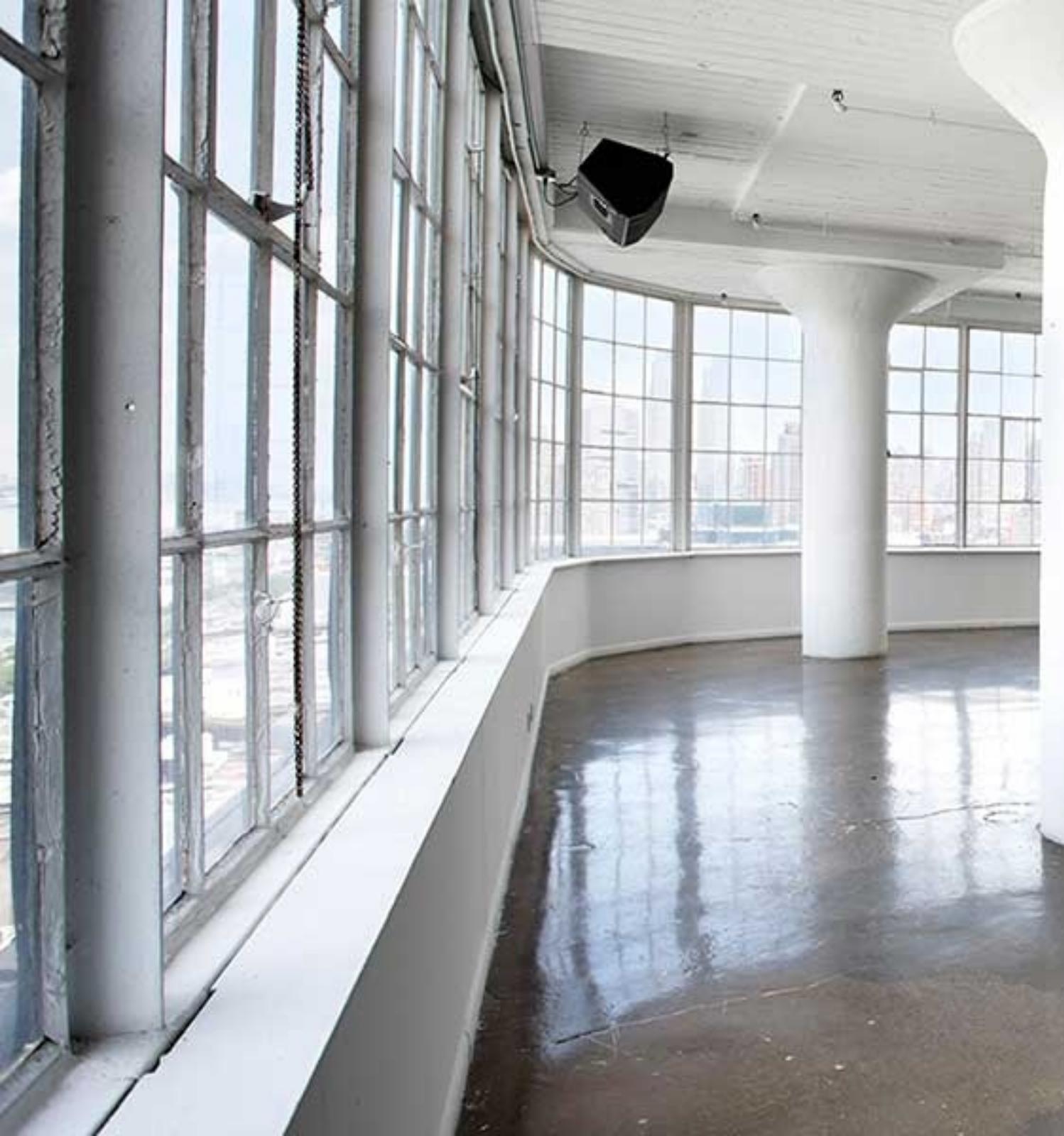
SPECIFICATIONS -

- ◆ 3000SF
- ◆ CYCLORAMA 20'WX24'D
- ◆ NORTH+WEST LIGHT
- ◆ COMPLETE BLACKOUT CAPABILITY
- ◆ 19'6" WIDTH OPENING TO STUDIO A
- ◆ 8' WIDTH OPENING TO STUDIO O
- ◆ 24" COLUMN WIDTH
- ◆ 12'6" CEILING HEIGHT



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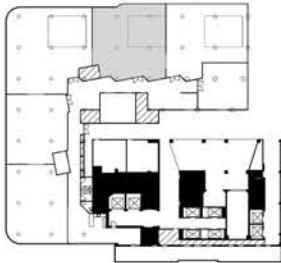
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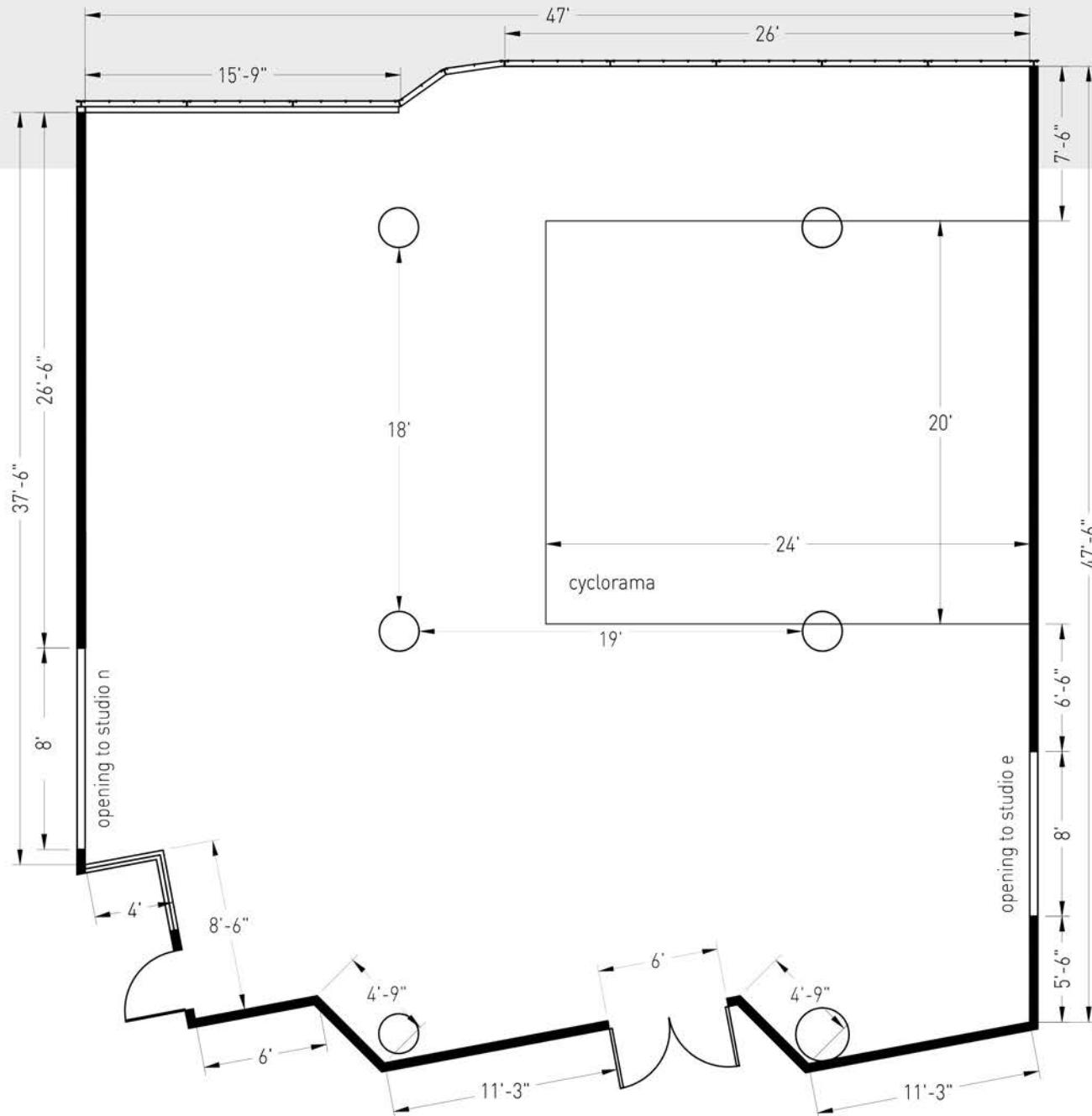
STUDIO 0 FLOORPLAN

SPECIFICATIONS -

- ◆ 2200SF
- ◆ CYCLORAMA 20'WX24'D
- ◆ NORTH LIGHT
- ◆ COMPLETE BLACKOUT CAPABILITY
- ◆ 8' WIDTH OPENING TO STUDIO N
- ◆ 8' WIDTH OPENING TO STUDIO O
- ◆ 24" COLUMN WIDTH
- ◆ 12'6" CEILING HEIGHT



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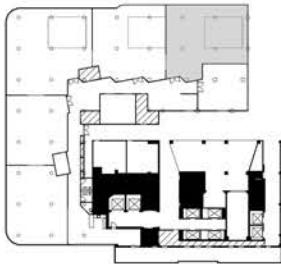
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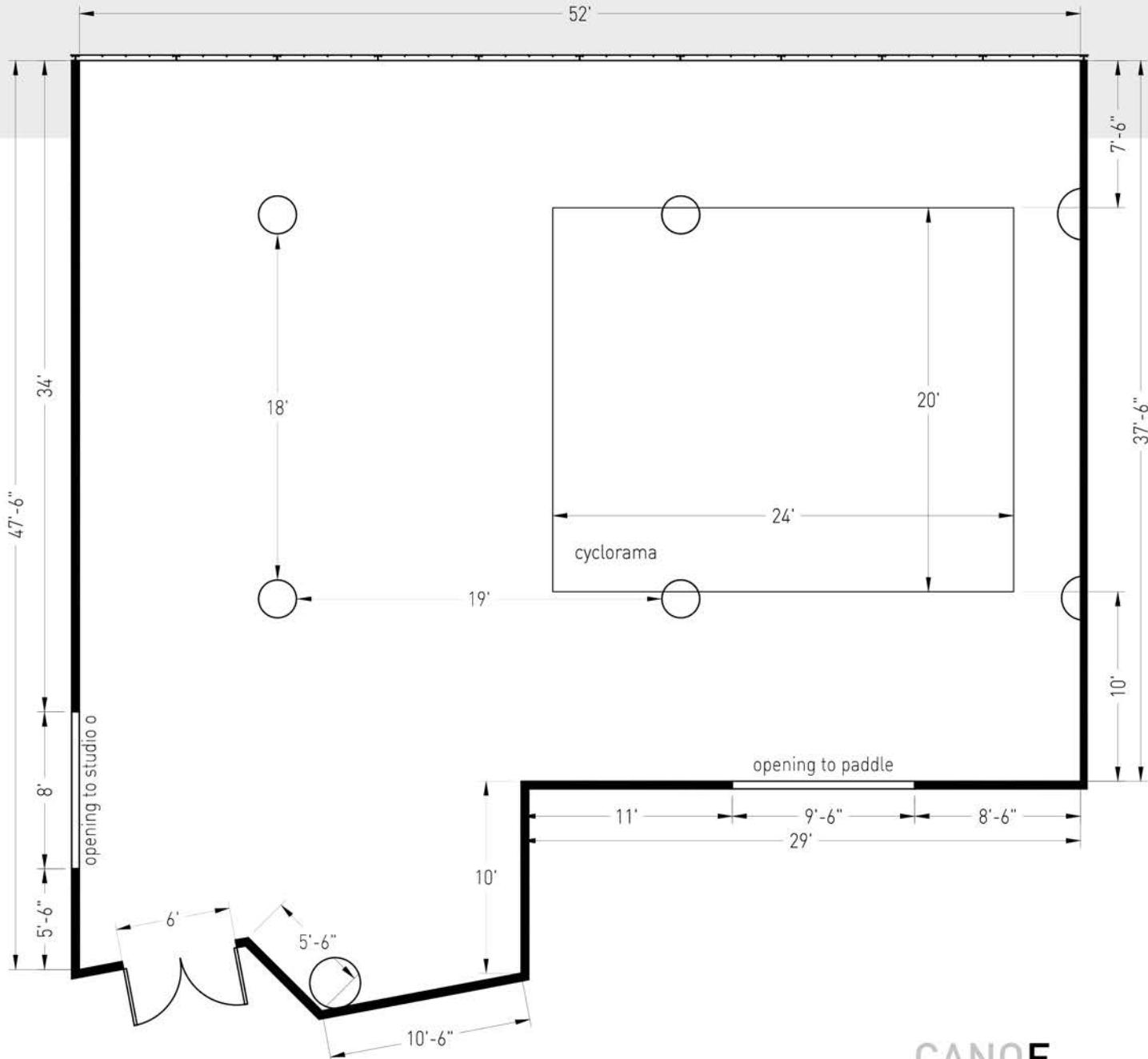
STUDIO E FLOORPLAN

SPECIFICATIONS -

- ◆ 2300SF
- ◆ CYCLORAMA 20'WX24'D
- ◆ NORTH LIGHT
- ◆ COMPLETE BLACKOUT CAPABILITY
- ◆ 8' WIDTH OPENING TO STUDIO O
- ◆ 9'6" WIDTH OPENING TO PADDLE
- ◆ 24" COLUMN WIDTH
- ◆ 12'6" CEILING HEIGHT



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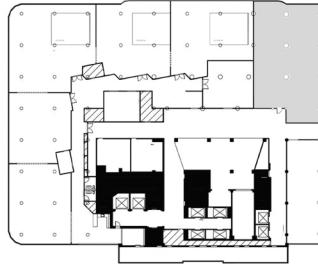
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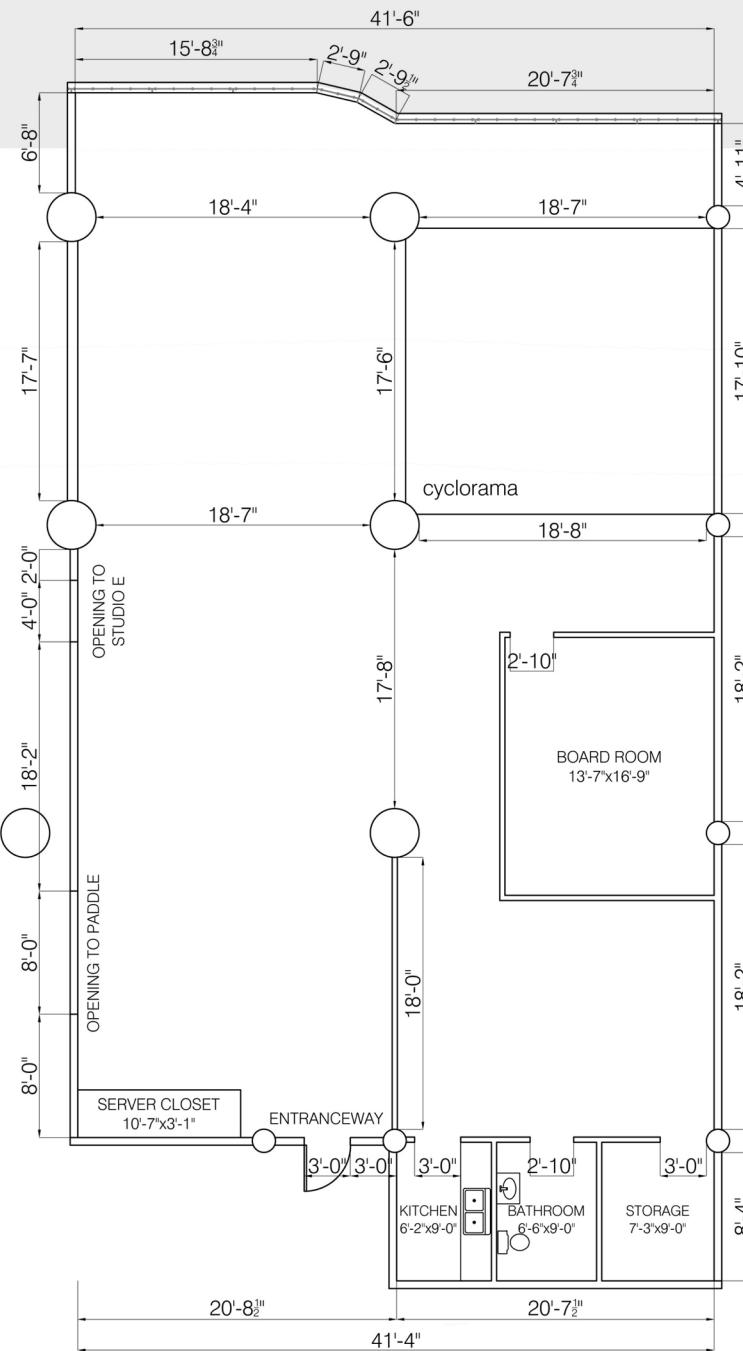
THE BELLA CORSA STUDIO FLOORPLAN

SPECIFICATIONS -

- ◆ 3600 SF
- ◆ NORTH LIGHT
- ◆ COMPLETE BLACKOUT CAPABILITY
- ◆ 4' WIDTH OPENING TO STUDIO E
- ◆ 8' WIDTH OPENING TO PADDLE
- ◆ 24" COLUMN WIDTH
- ◆ 12'6" CEILING HEIGHT
- ◆ 36" WIDTH X 10' HEIGHT ENTRANCEWAY



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PHOTO + VIDEO STUDIO RATES + SPECIFICATIONS

AMENITIES

6 FULL-DAYLIGHT STUDIOS: C, A, N, O, E + THE BELLA CORSA PRIVATE STUDIO
ALL STUDIOS FEATURE COMPLETE BLACKOUT CAPABILITY - UPON REQUEST

2 PRIVATE GLASS OFFICES AVAILABLE TO RENT BY DAY OR BY HOUR

FULL SERVICE CAFE BAR WITH LOUNGE ACCESSIBLE TO ANY OF OUR GUESTS

"THE DOCK" - A 1000SF SOUTH-FACING OUTDOOR TERRACE

CRESTON WIRELESS SOUND SYSTEM THROUGHOUT THE ENTIRE SPACE

FIBER OPTIC WIRELESS NETWORK WITH UPLOAD AND DOWNLOAD SPEED OF 100MBPS

OUR STUDIOS FEATURE

A CRESTON INDIVIDUALLY CONTROLLED WIRELESS SOUND SYSTEM

12 FOOT 6 INCH CEILING HEIGHT

STAINLESS STEEL MAKEUP TABLE COMPLETE WITH LIGHTING AND ON-BOARD ELECTRICAL
OUTLETS AND 2 DIRECTOR'S CHAIRS

INDIVIDUAL HEAT + AIR CONDITIONING CONTROL

IRON + IRONING BOARD, STEAMER AND 2-ROLLING RACKS

2 FOLDING TABLES WITH 10 FOLDING CHAIRS

THE ABILITY TO EXPAND INTO ADJACENT STUDIOS TO CREATE LARGER SQUARE FOOTAGE

STUDIO C – 2000 SF	SOUTH + WEST LIGHT	NO CYCLORAMA	\$1950
STUDIO A – 1800 SF	WEST LIGHT	NO CYCLORAMA	\$1750
STUDIO N – 3000 SF	NORTH + WEST LIGHT	CYCLORAMA	\$2250
STUDIO O – 2200 SF	NORTH LIGHT	CYCLORAMA	\$1950
STUDIO E – 2300 SF	NORTH LIGHT	CYCLORAMA	\$1950
THE BELLA CORSA STUDIO 3600 SF PRIVATE STUDIO PRIVATE BOARDROOM, WASHROOM, KITCHEN + LOUNGE	NORTH LIGHT	CYCLORAMA	\$4750

RATES ARE FOR A 10HR STUDIO RENTAL FROM 8AM-6PM / PACKAGE RATES AVAILABLE / RATES EXCLUDE EQUIPMENT

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FREIGHT ELEVATORS + TRUCK FREIGHT INFORMATION

FREIGHT ELEVATORS (ON 26TH STREET NEXT TO MAIN ENTRANCE)

DIMENSIONS 95" W X 107" H X 89.5" D

DOOR OPENING 95" W X 91" H

PASSENGER FREIGHT DIMENSIONS 91.5" W X 94" H X 84.5" D

DOOR OPENING 47" W X 84" H

HOURS

MONDAY – FRIDAY 8A - 6P

SATURDAY + SUNDAY WITH ADVANCED NOTICE – OVERTIME CHARGES APPLY *

TRUCK FREIGHT (ON CORNER OF 27TH STREET + NORTHBOUND WESTSIDE HWY)

DIMENSIONS 24' L X (STD. TRUCK) W X 11.8' H

HOURS

MONDAY – FRIDAY 8A – 6P

SATURDAY + SUNDAY WITH ADVANCED NOTICE – OVERTIME CHARGES APPLY*

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		PHONE: FAX:	Contact Name: Phone: _____ FAX: _____ E-Mail: _____ Producer: _____ Customer ID: _____	
			INSURER(S) AFFORDING COVERAGE	NAIC #
Attn: _____		INSURER A: AM Best Rate A/VIII or better		
INSURED		INSURER B: _____		
		INSURER C: _____		
		INSURER D: _____		
		INSURER E: _____		
		INSURER F: _____		

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.									
INSR LTR	TYPE OF INSURANCE		ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
GENERAL LIABILITY								EACH OCCURRENCE	\$1,000,000
<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			DAMAGE TO RENTED PREMISES	\$50,000	
	CLAIMS MADE	OCCUR					MED EXP (Any one person)	\$5,000	
GEN'L AGGREGATE LIMIT APPLIES PER:							PERSONAL & ADV INJURY	\$1,000,000	
POLICY	<input checked="" type="checkbox"/>	PROJECT	LOC				GENERAL AGGREGATE	\$2,000,000	
							PRODUCTS - COMP/OP AGG	\$2,000,000	
AUTOMOBILE LIABILITY									
<input checked="" type="checkbox"/>	ANY AUTO						COMBINED SINGLE LIMIT	\$1,000,000	
	ALL OWNED AUTOS		<input checked="" type="checkbox"/>				BODILY INJURY (per person)		
	SCHEDULED AUTOS						BODILY INJURY (per accident)		
<input checked="" type="checkbox"/>	HIRED AUTOS						PROPERTY DAMAGE (per acc.)		
<input checked="" type="checkbox"/>	NON OWNED AUTOS								
<input checked="" type="checkbox"/>	UMBRELLA LIAB						EACH OCCURRENCE	\$5,000,000	
	EXCESS LIAB	OCCUR	<input checked="" type="checkbox"/>				AGGREGATE	\$5,000,000	
	DEDUCTIBLE	CLAIMS MADE							
	RETENTION								
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY									
ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/>					N/A			WC STATUTORY	
(Mandatory in NH)							LIMITS <input checked="" type="checkbox"/>		
If yes, describe below							EL EACH ACCIDENT	\$500,000	
							EL DISEASE - POLICY LIMIT	\$500,000	
							EL DISEASE - EACH EMPLOYEE	\$500,000	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (Attach ACORD 101, Additional Remarks Schedule, If more space is required)

RXR SL Owner LLC, RXR Property Management LLC, its affiliates and/or subsidiary companies

as exist now or may exist in the future are included as additional insureds as respects work and/or services performed at 601 W26th Street, NY, NY.

The Metal Group LLC dba Canoe Studios + Canoe Studios Inc. + Canoe Catering & Productions Inc. its officers, employees and directors are shown as additional insureds with respect to General Liability as required by written contract.

CERTIFICATE HOLDER	CANCELLATION
RXR SL Owner LLC c/o RXR Property Management LLC 601 W 26th Street New York, NY 10001	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH POLICY PROVISIONS AUTHORIZED REPRESENTATIVE