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ATA Document A133™ – 2009

Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

(Paragraphs deleted) AGREEMENT made as of the day of August in the year 2016 (In words, indicate day, month and year.)

BETWEEN the Owner: (Name, legal status and address)

stell Owner, LLC c/o Normandy Real Estate Partners 53 Maple Avenue Morristown, NJ 07960

and the Construction Manager: (Name, legal status and address)

y General Contractors 25 Anthony Street Seekonk, MA 02771

for the following Project: (Name and address or location)

Redevelopment of 47-37 Austell Place Queens, NY 11101

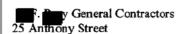
The Architect: (Name, legal status and address)

Kimmerle Newman Associates 1109 Mt. Kemble Avenue Harding Twp., NJ 07960

The Owner's Designated Representative: (Name, address and other information)

Normandy Development & Construction Services, LLC 220 Park Avenue Suite 100 Florham Park, NJ 07932 ATTN: Stephen P. Trapp P.E., LEED AP, Senior Vice President

The Construction Manager's Designated Representative: (Name, address and other information)



ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An Additions and Deletions Report that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™-2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.