

Location, Upper East Side Historic District



Overall view from East 79th Street



John B. Murray Architect, LLC
48 West 37th Street 10th Floor
New York, NY 10018

895 Park Avenue

Penthouse A at 895 Park Avenue, New York, NY 10075
September 18th, 2023



Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 10005



JOHN B. MURRAY ARCHITECT, LLC
48 WEST 37TH STREET 10TH FLOOR
NEW YORK, NY 10018

895 PARK AVENUE PENTHOUSE A

PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075
SEPTEMBER 18TH, 2023



HIGGINS QUASEBARTH & PARTNERS LLC
11 HANOVER SQUARE, 16TH FLOOR
NEW YORK, NY 10005



Existing windows at Park Avenue elevation, looking northeast



Examples of existing 19th- (top) and 18th-story (bottom) window varieties



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Windows - Existing Conditions

Penthouse A at 895 Park Avenue, New York, NY 10075
September 18th, 2023



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New York, NY 10005



Circa 1950 (NYPL Acker)



Penthouse detail, circa 1950 (NYPL Acker)



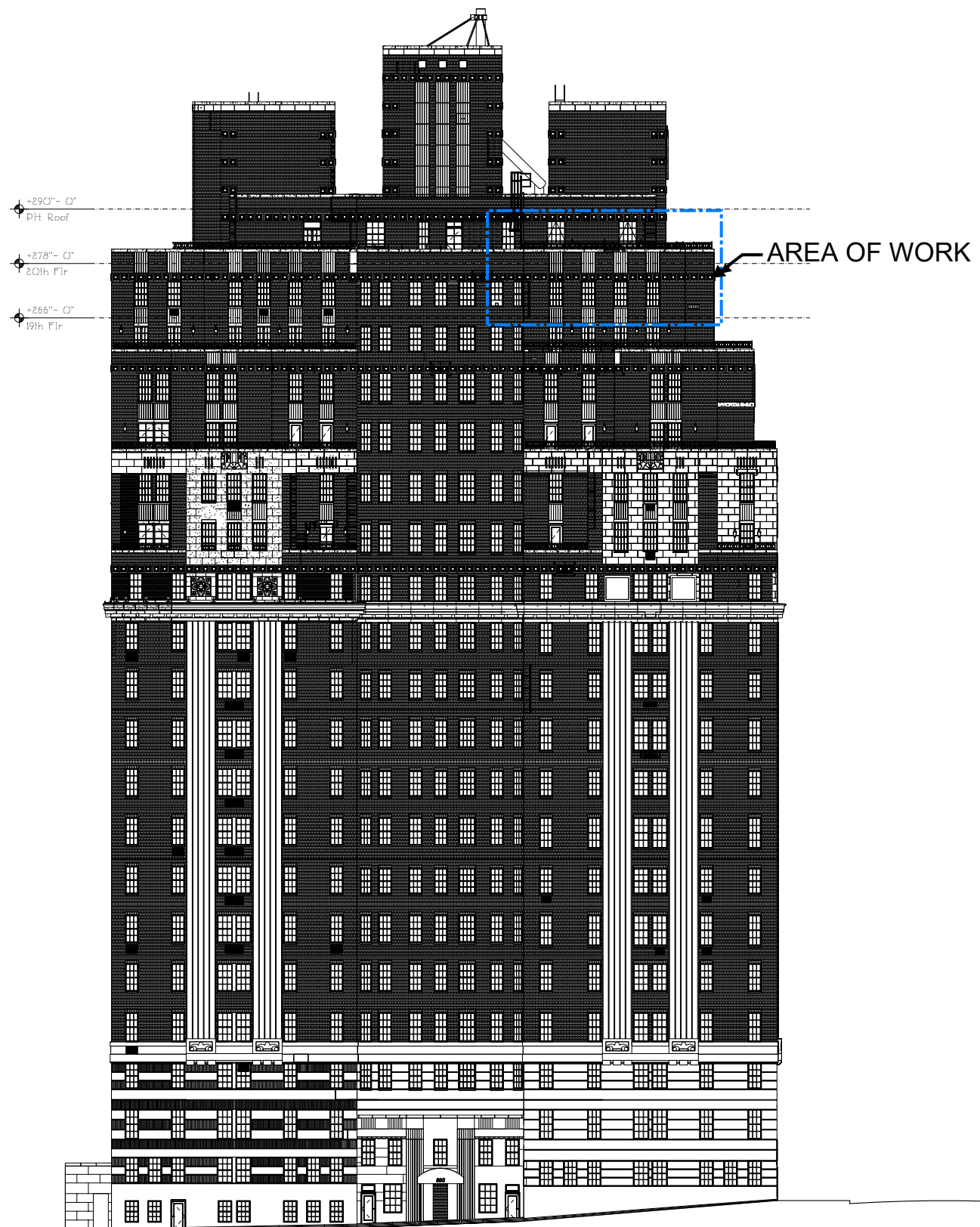
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Historic Photos

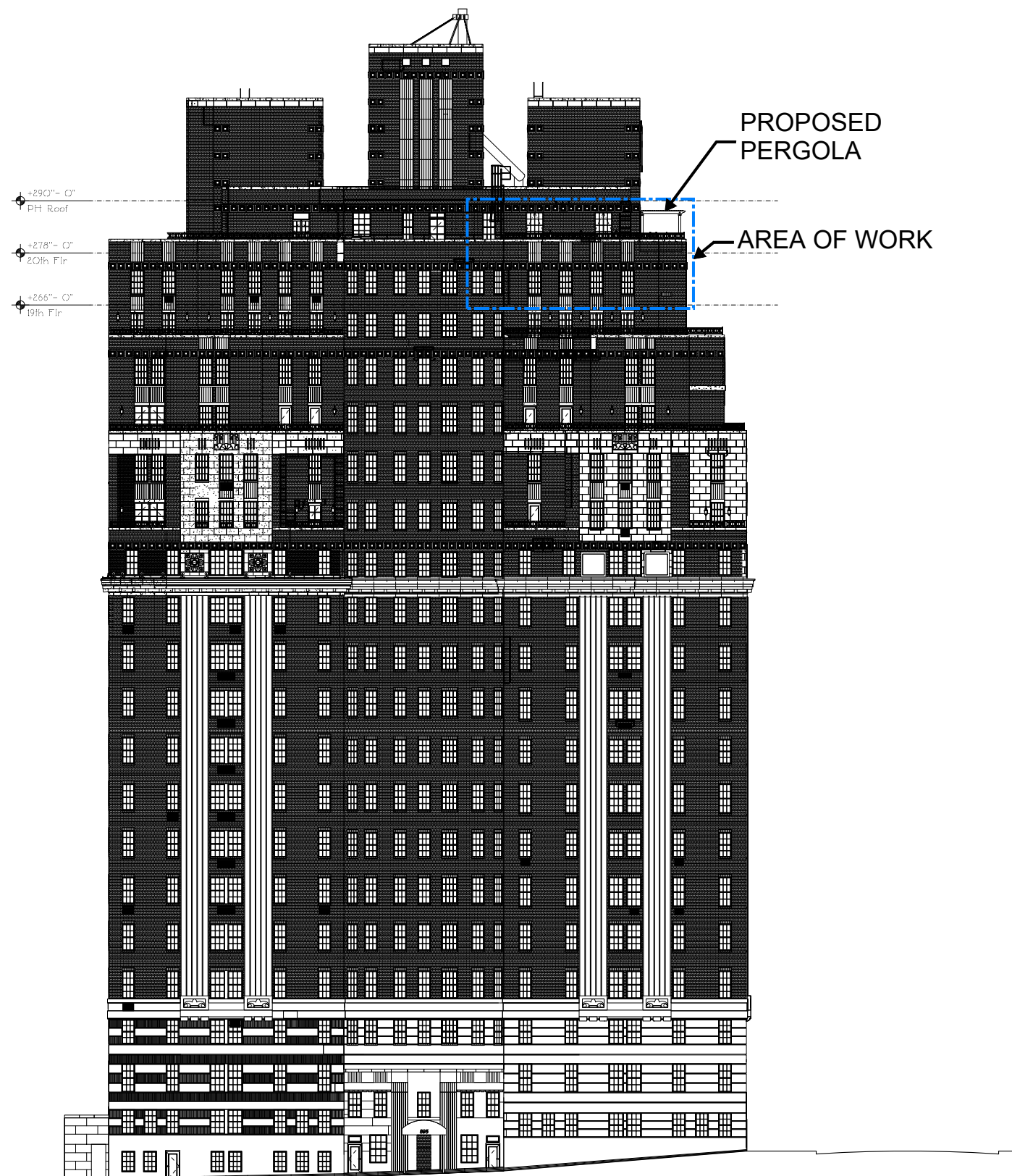
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September 18th, 2023



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EXISTING NORTH ELEVATION (79TH STREET)



PROPOSED NORTH ELEVATION (79TH STREET)

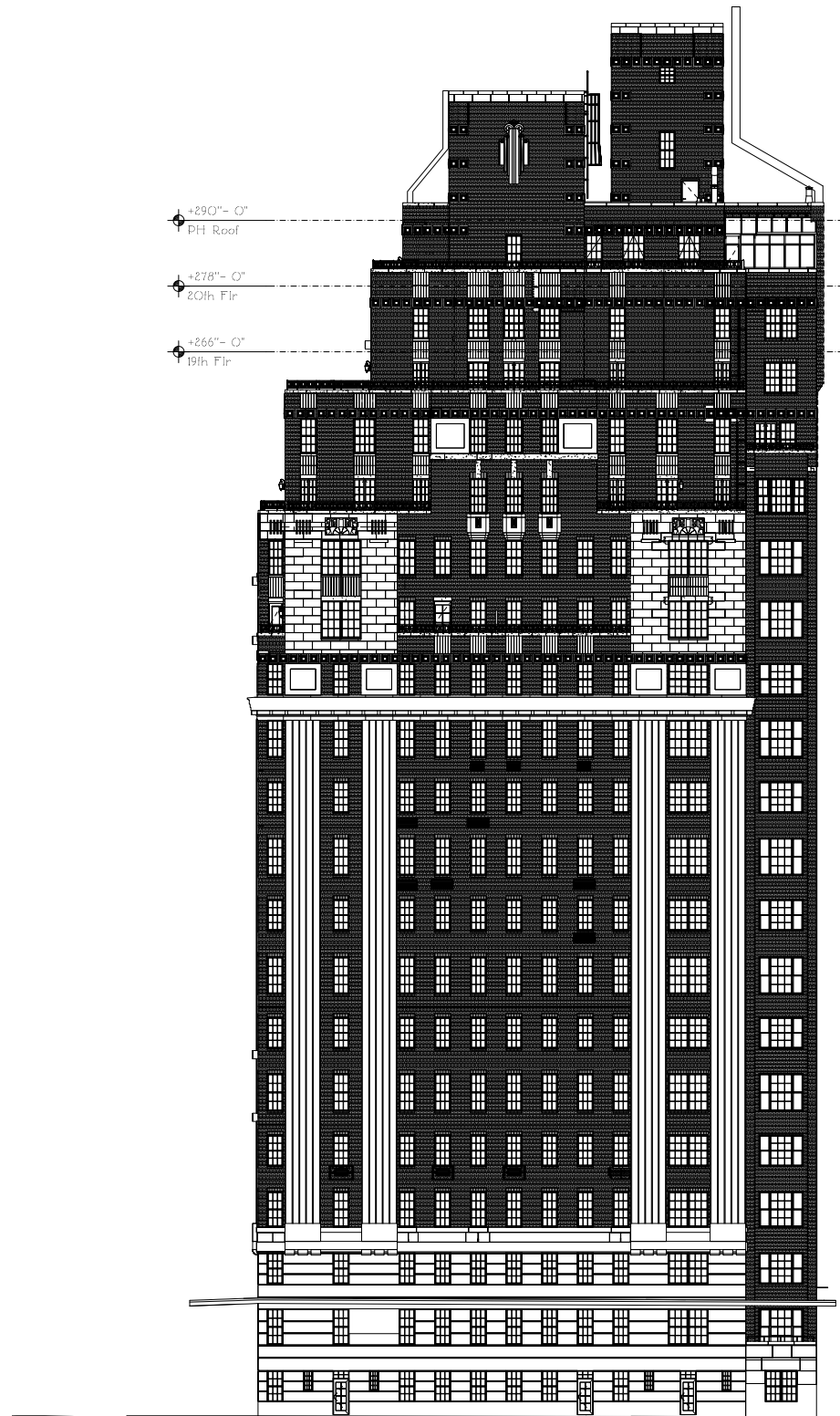


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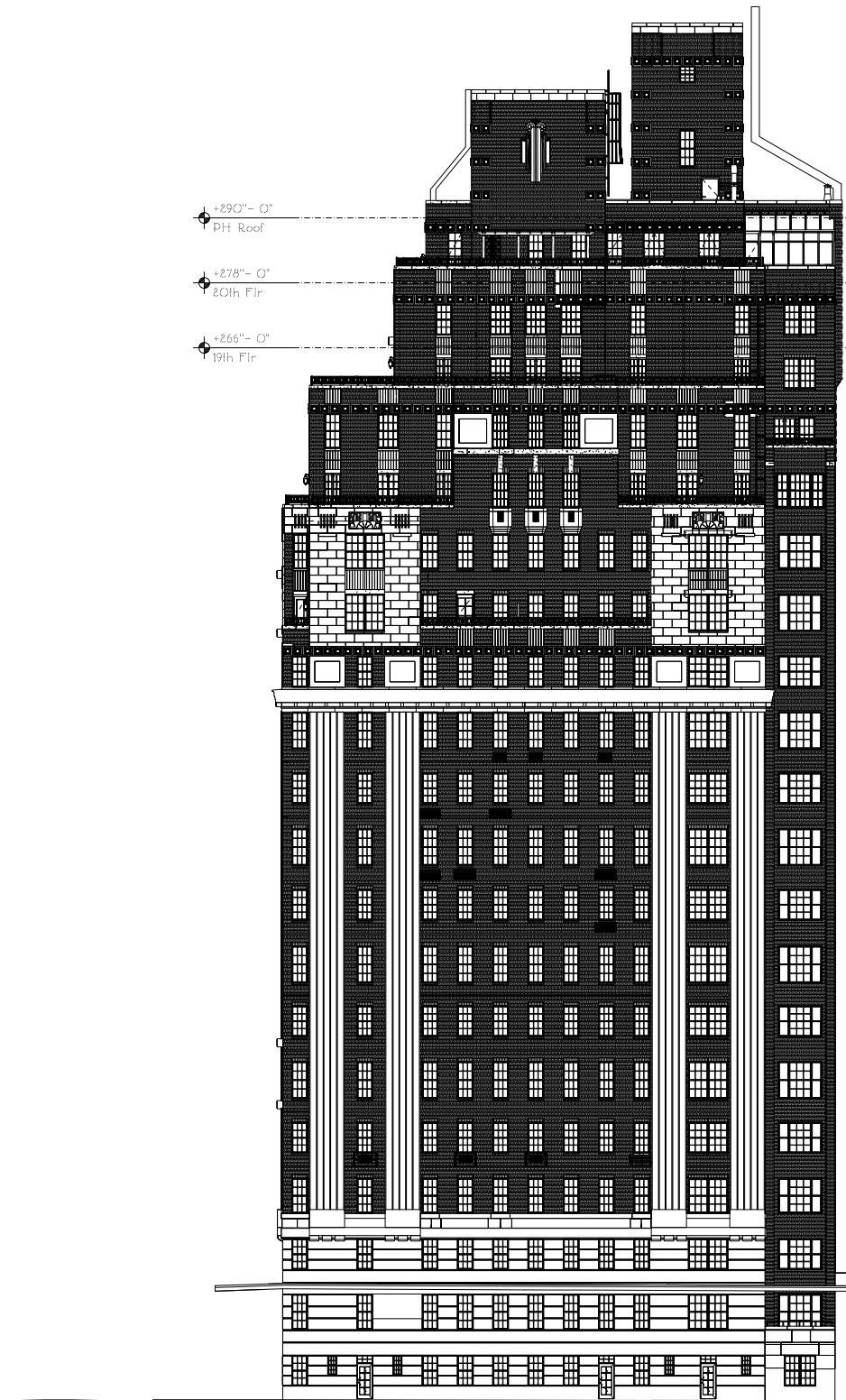
895 PARK AVENUE PENTHOUSE A
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075
SEPTEMBER 18TH, 2023



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EXISTING WEST ELEVATION (PARK AVENUE)



PROPOSED WEST ELEVATION (PARK AVENUE)



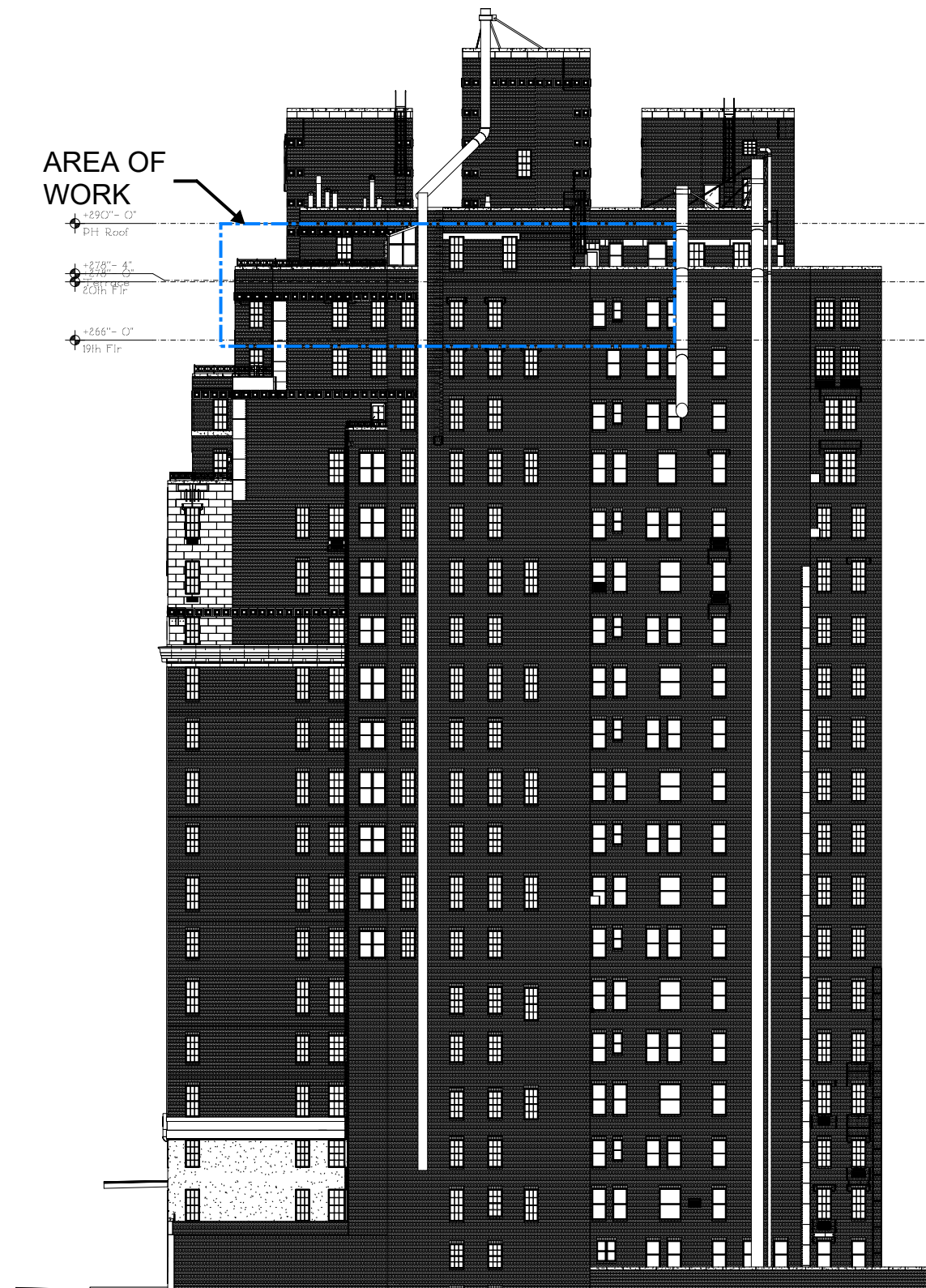
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895 PARK AVENUE PENTHOUSE A

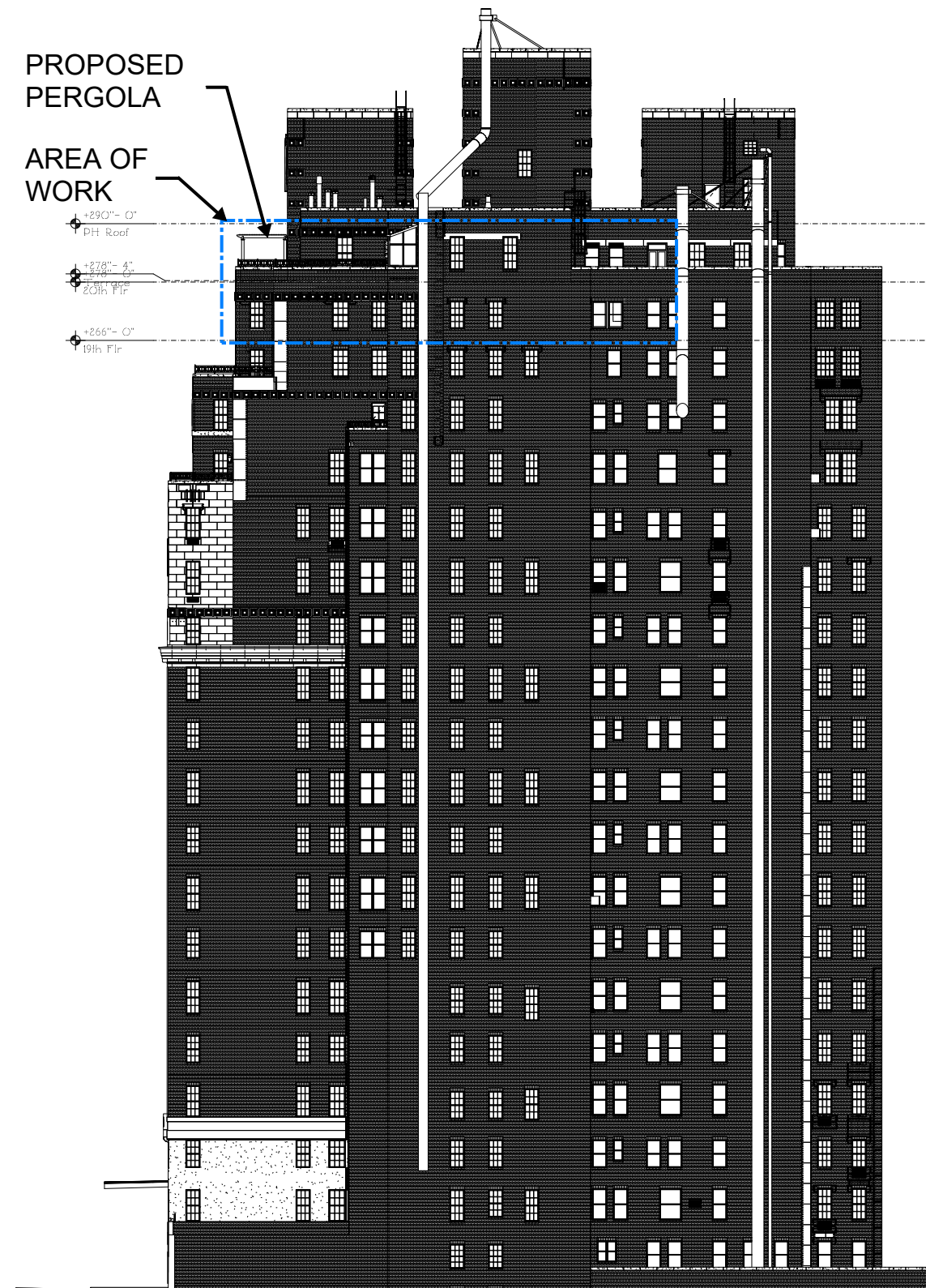
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SEPTEMBER 18TH, 2023



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EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



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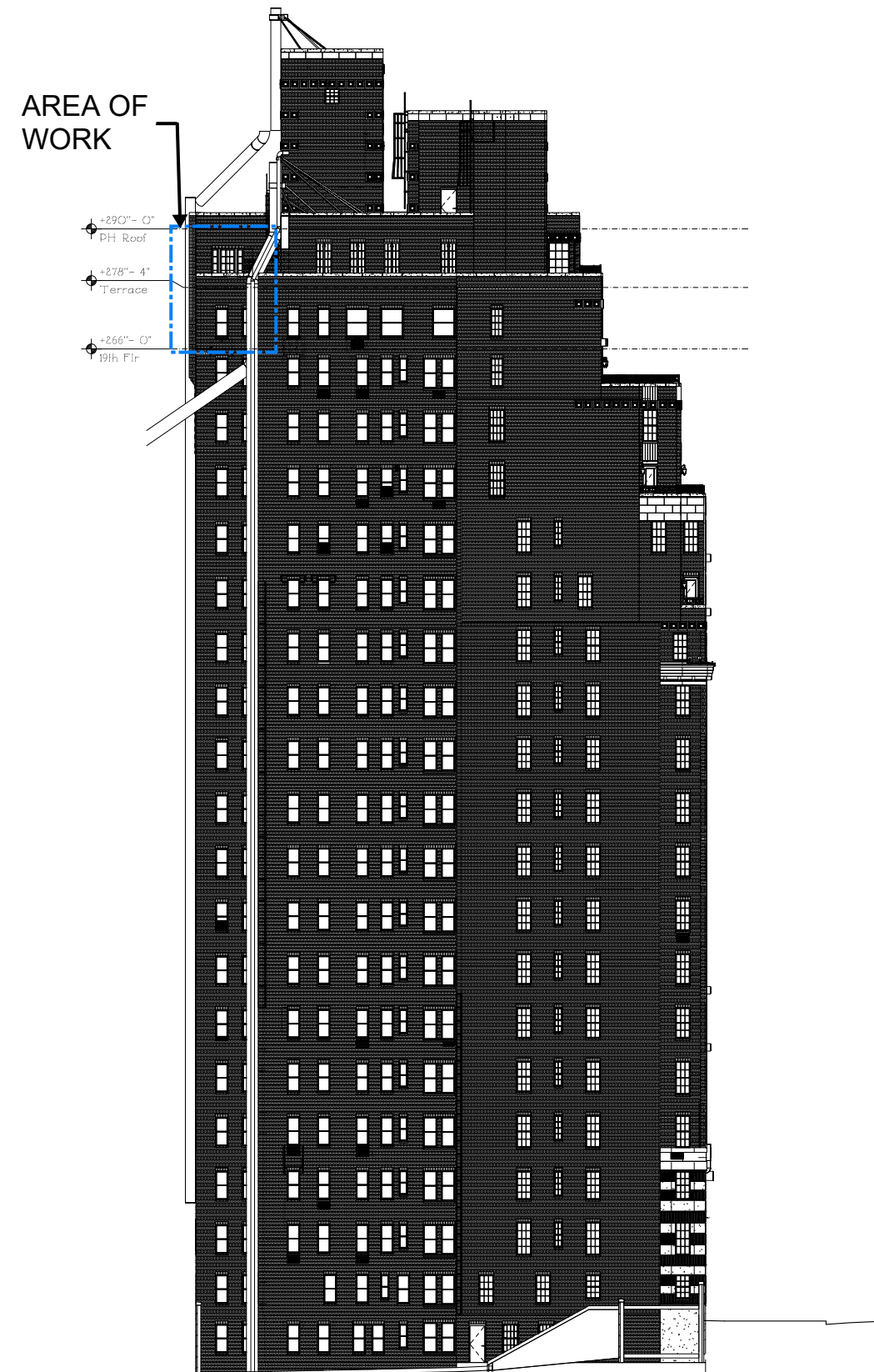
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SEPTEMBER 18TH, 2023



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EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



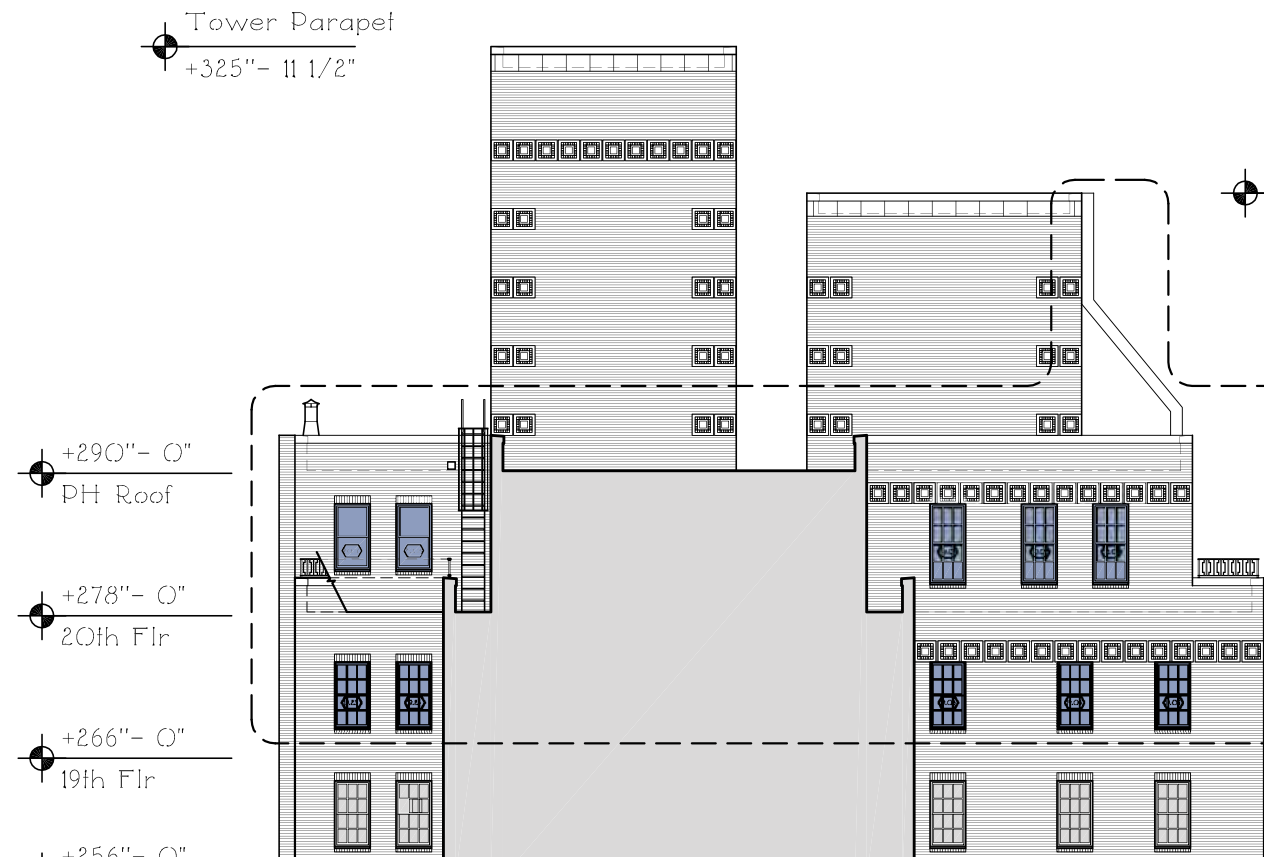
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895 PARK AVENUE PENTHOUSE A

PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075
SEPTEMBER 18TH, 2023



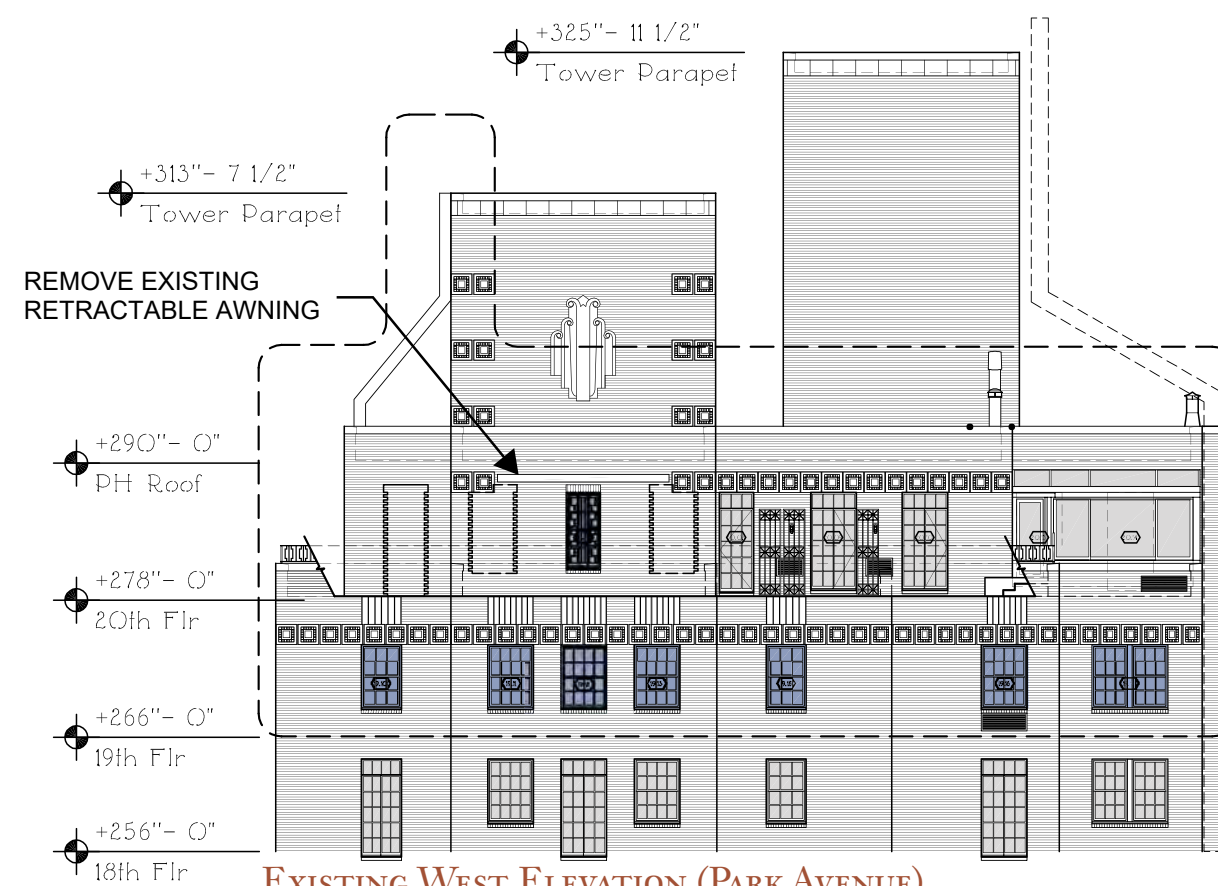
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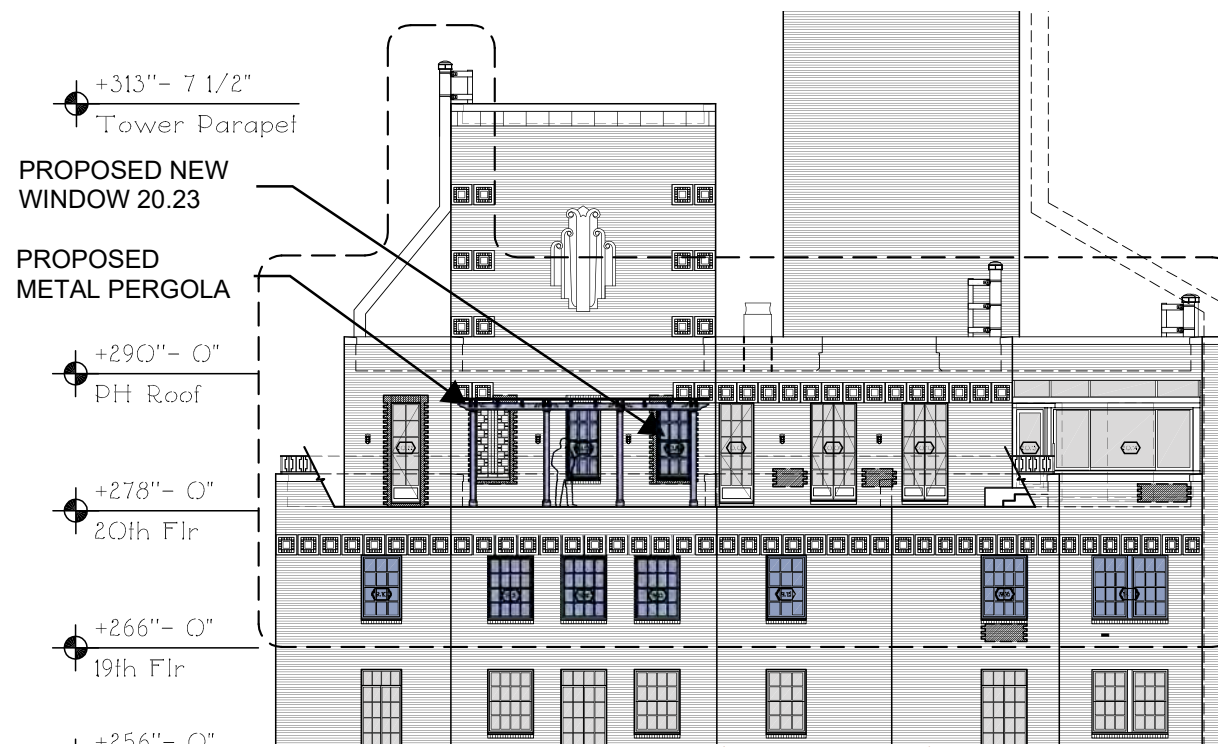
EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



EXISTING WEST ELEVATION (PARK AVENUE)



PROPOSED WEST ELEVATION (PARK AVENUE)

 PROPOSED SCOPE



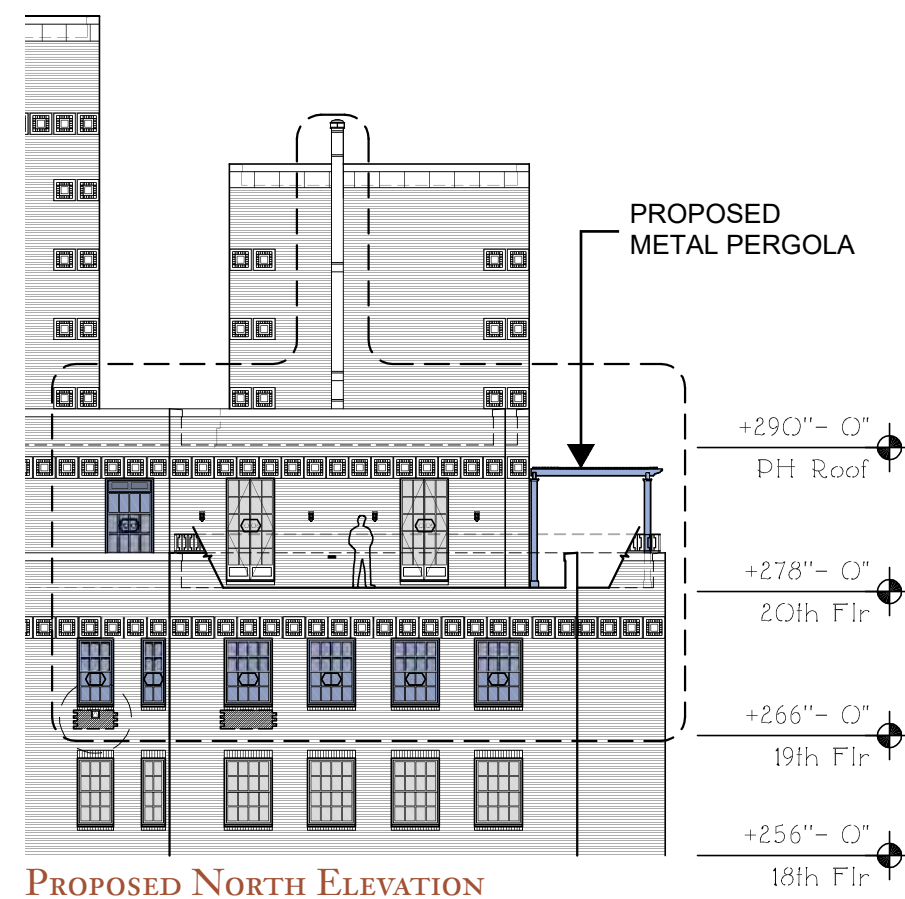
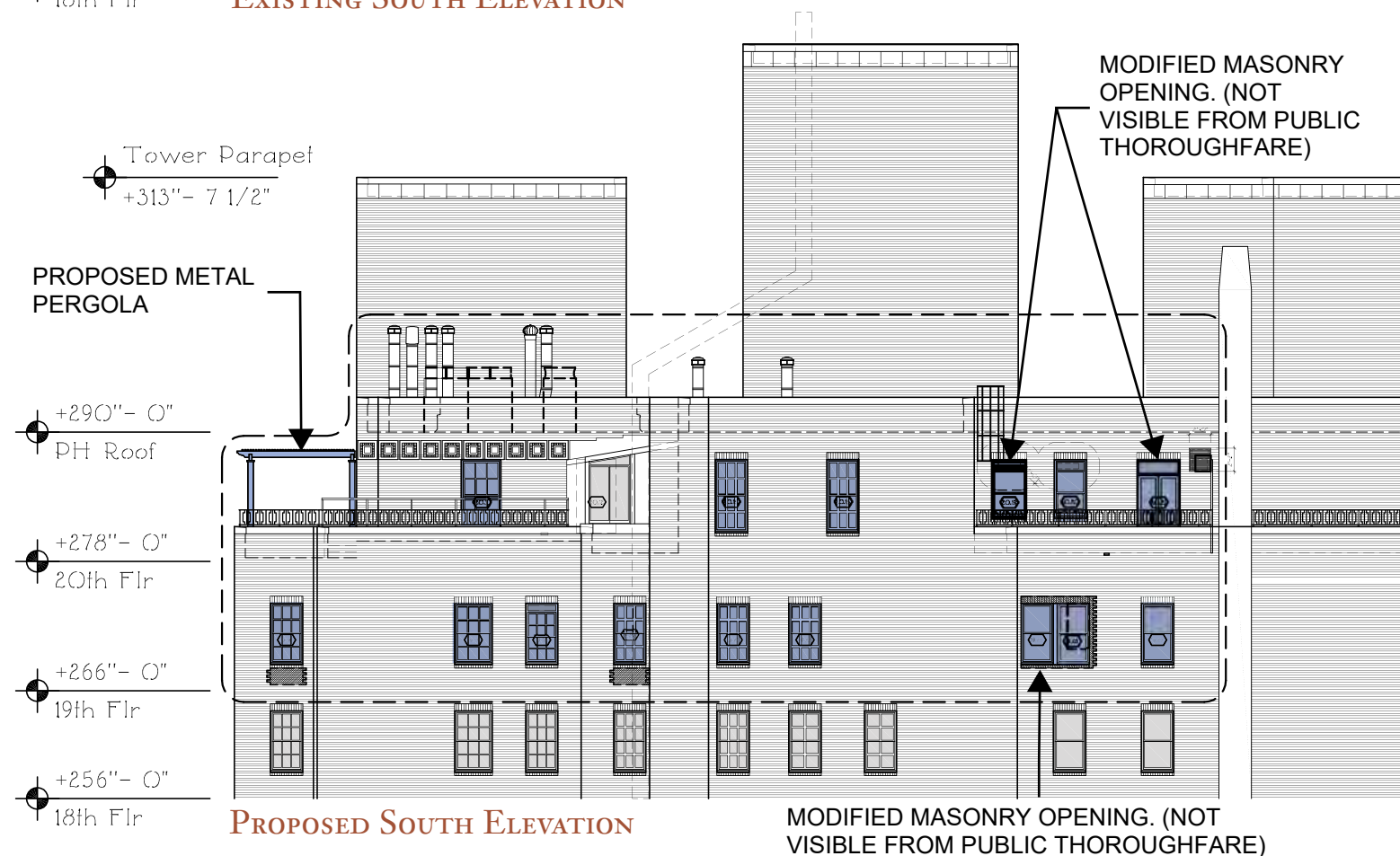
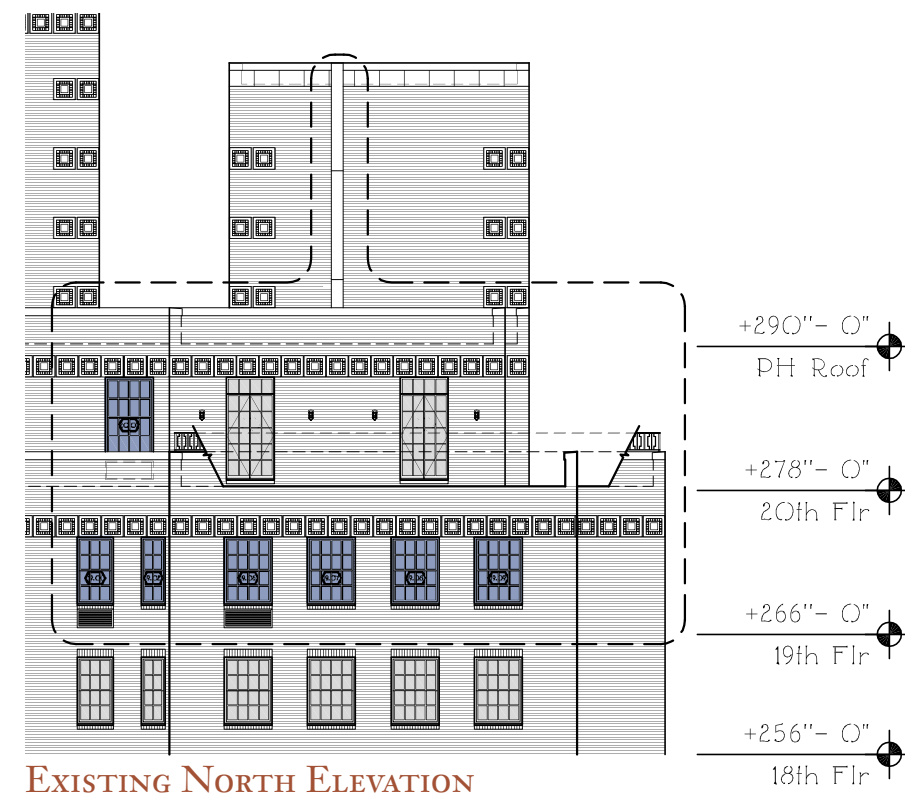
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EAST AND WEST ELEVATIONS

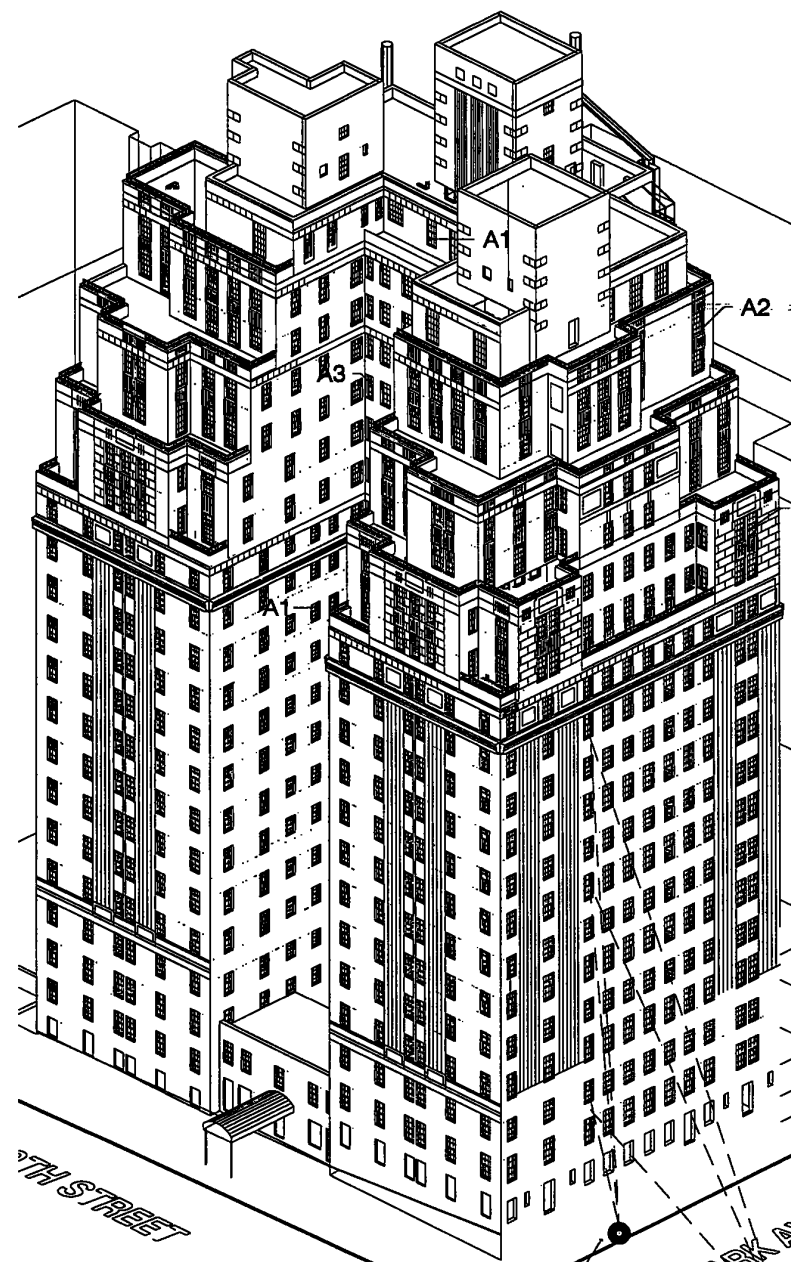
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075
SEPTEMBER 18TH, 2023



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 PROPOSED SCOPE

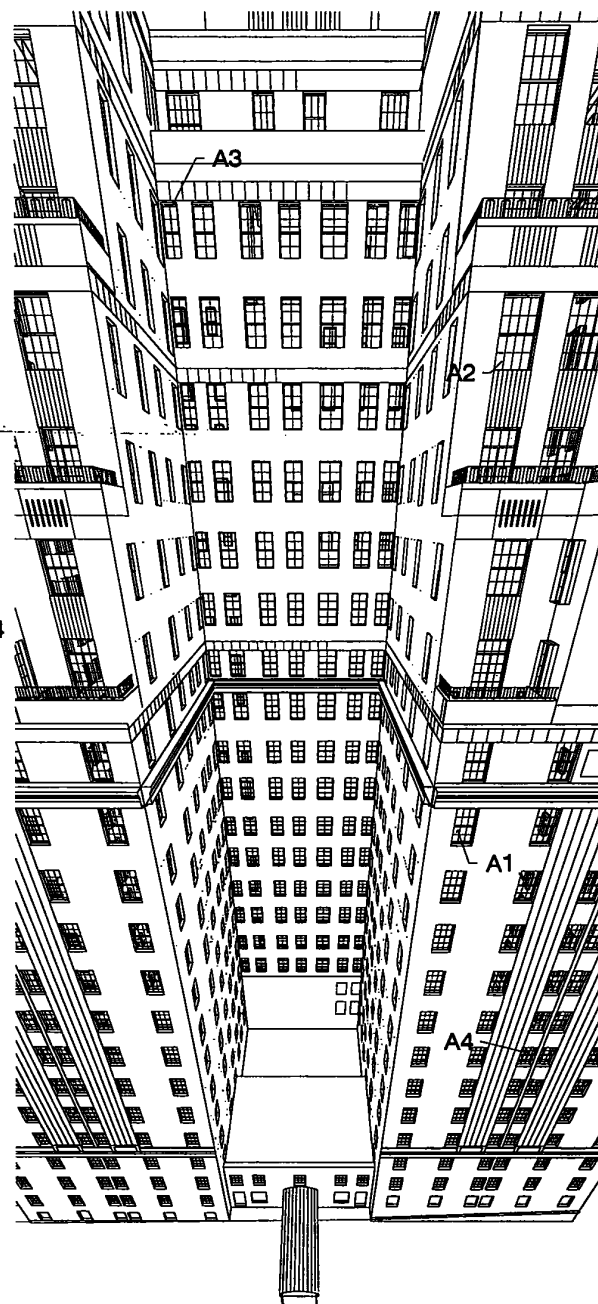


Viewpoint for Drawing V01

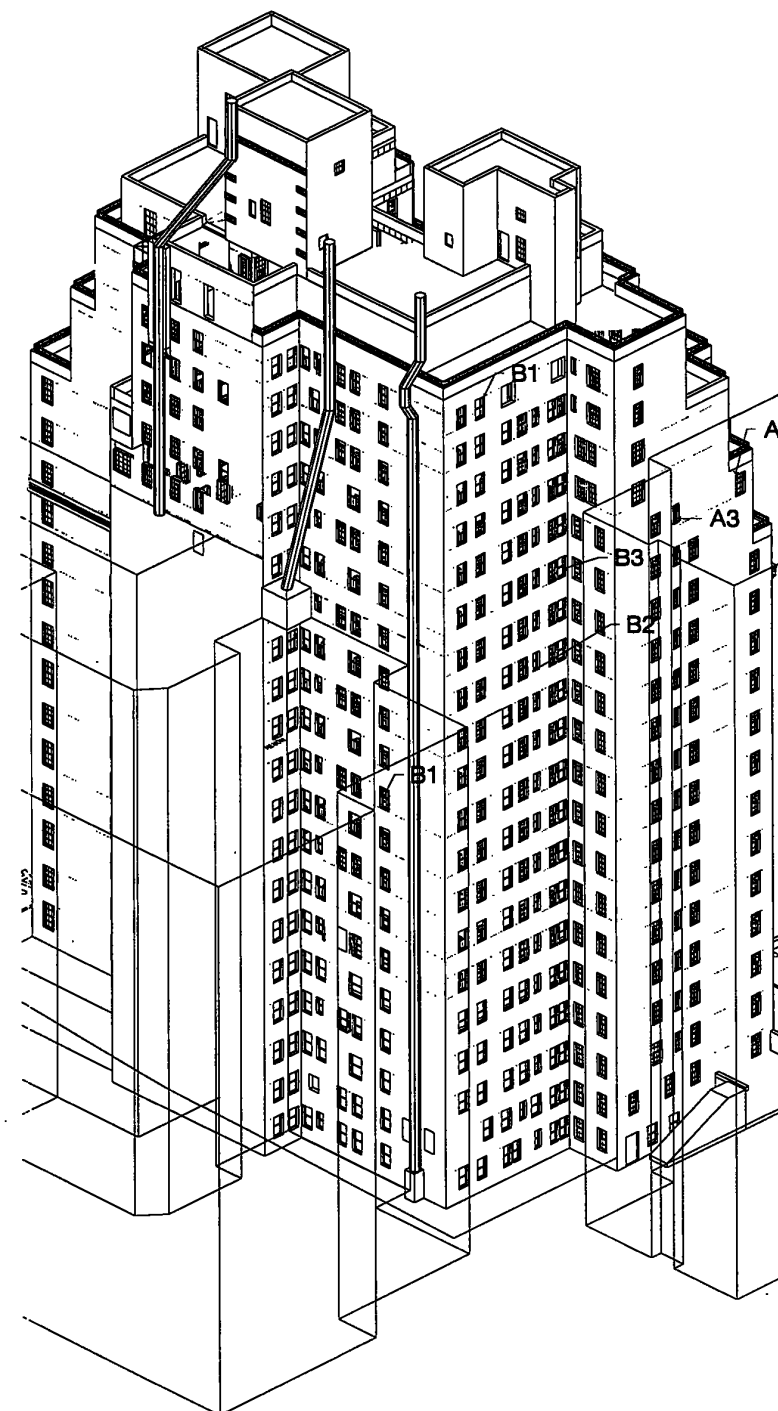


Viewpoint for Drawing V02

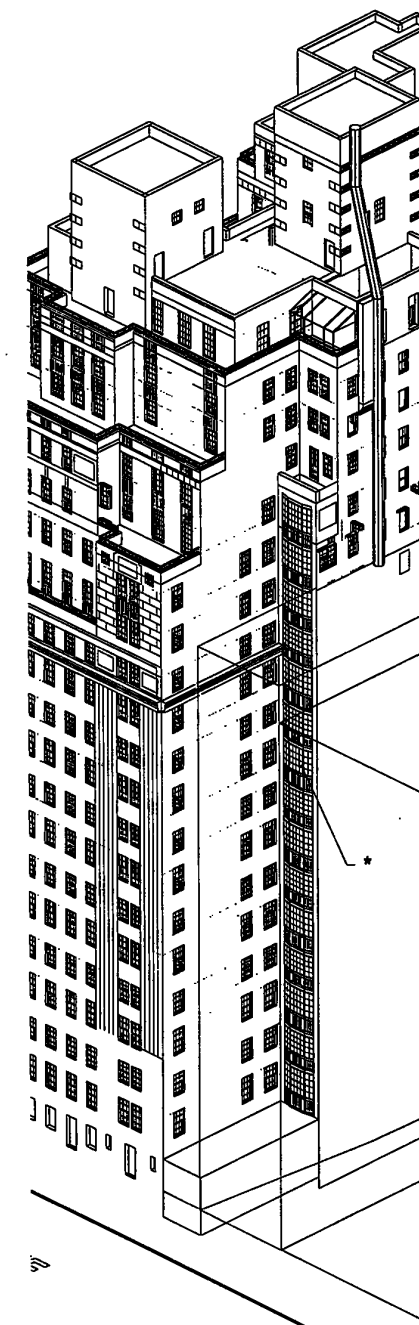
1A01 Northwest Axonometric View
A01 Scale: not to scale



2 Fish-eye View - North Courtyard
A01 Scale: not to scale



3 South East Axonometric View
A01 Scale: not to scale



* - Indicates Steel Bow Casement Window to be Reconditioned and Repaired.

4 Southwest Axonometric View
A01 Scale: not to scale

Window Replacement
Master Plan
895 Park Avenue
New York, NY

3D Views of Building
ISSUE DATE: February 24, 1997

FILE ID: 895masax
SCALE: not to scale

JOB ID: 895p-w

HAFLEY
Architects & Engineers
260 Fifth Avenue
New York, New York
(212) 725-5170 FAX: (212) 689-5045

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A01



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1997 Window Replacement Master Plan

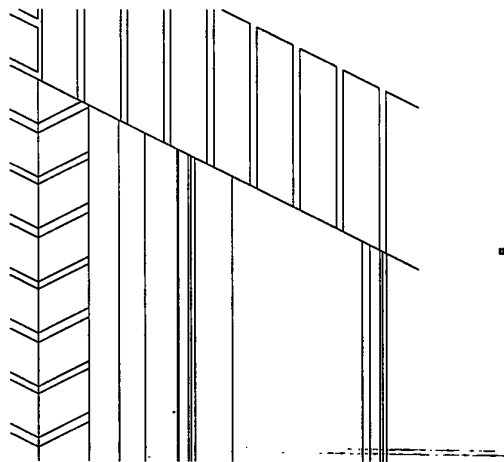
Penthouse A at 895 Park Avenue, New York, NY 10075

September 18th, 2023



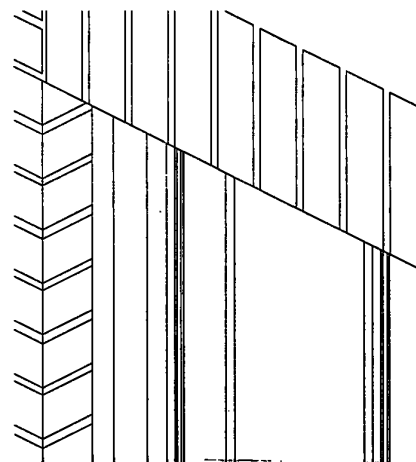
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PROPOSED ALTERNATIVE
"EFCO" WINDOW



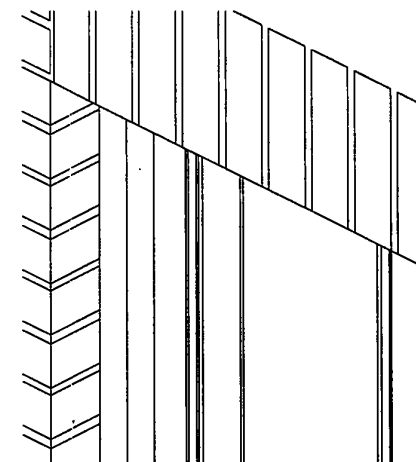
1a Axonometric View - at head
D01 Scale: 1-1/2"=1'-0"

PROPOSED ALTERNATIVE
"POMEROY/ORIGINAL" WINDOW

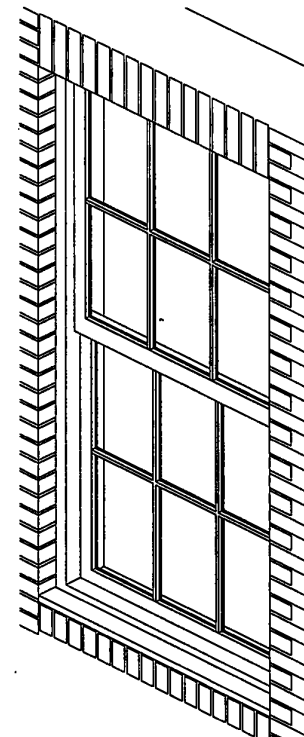


1b Axonometric View - Original/PomeroY Steel Window
D01 Scale: 1-1/2"=1'-0"

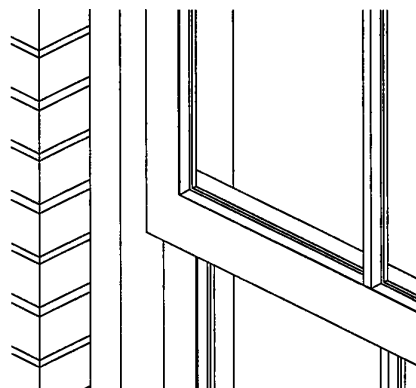
PROPOSED ALTERNATIVE
"TEMPEST" WINDOW



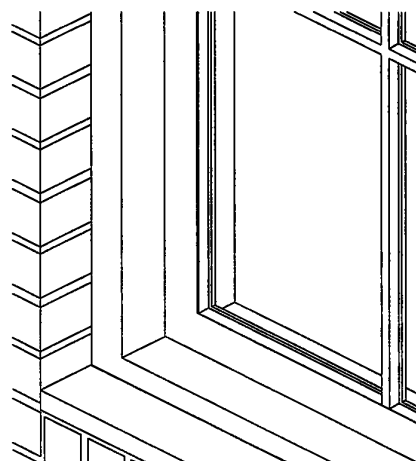
1c Axonometric View - Tempest Window Jamb and Muntin
D01 Scale: 1-1/2"=1'-0"



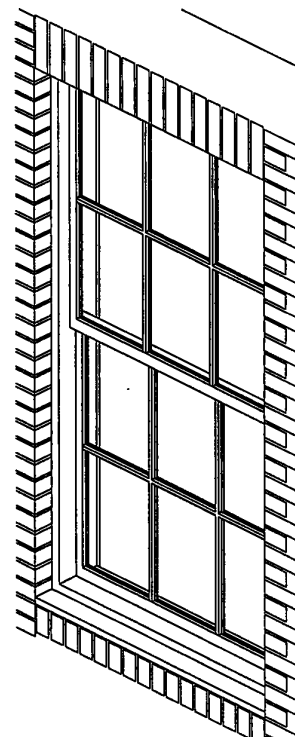
A Axonometric View - EFCO Window
D01 Scale: 1"=1'-0"



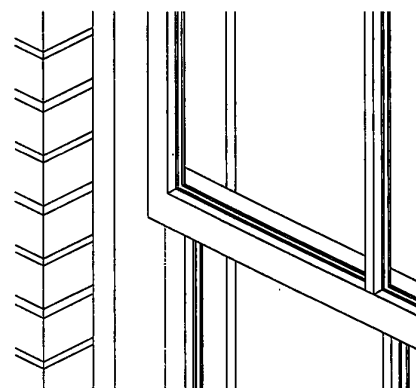
2a Axonometric View - Meeting Bar
D01 Scale: 1-1/2"=1'-0"



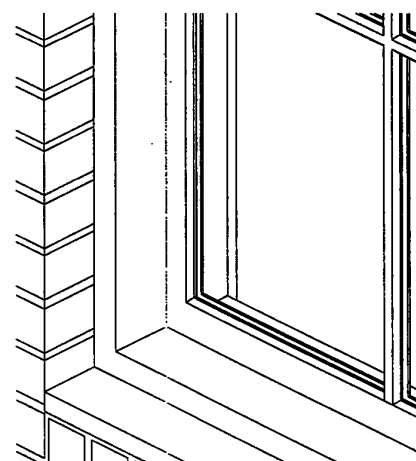
3a Axonometric View - Sill and Muntin
D01 Scale: 1-1/2"=1'-0"



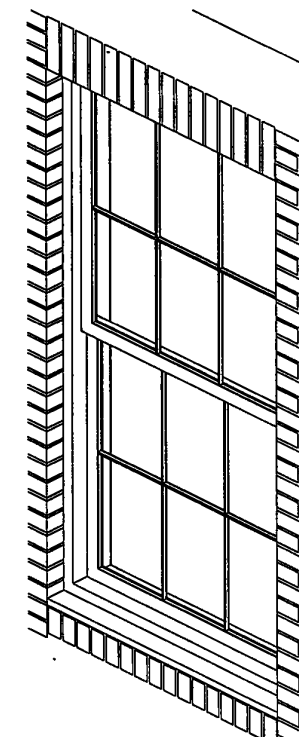
b Axonometric View - PomeroY/Original Window
D01 Scale: 1"=1'-0"



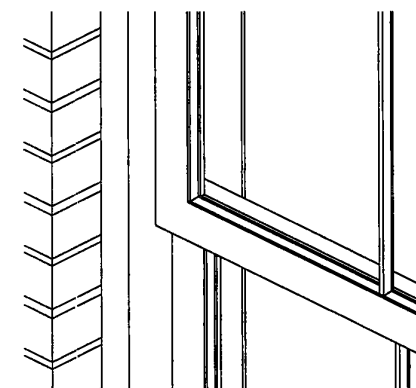
2b Axonometric View - PomeroY/Original Window - Meeting Bar
D01 Scale: 1-1/2"=1'-0"



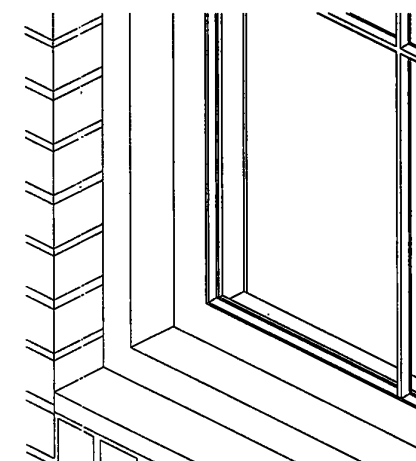
3b Axonometric View - PomeroY/Original - Sill and Muntin
D01 Scale: 1-1/2"=1'-0"



c Tempest Window
D01 Scale: 1"=1'-0"



2c Axonometric View - Tempest Window - Meeting Bar and Muntin
D01 Scale: 1-1/2"=1'-0"



3c Axonometric View - Tempest Window - Sill and Jamb
D01 Scale: 1-1/2"=1'-0"

Axonometric Detail Views
ISSUE DATE: February 20, 1997

FILE ID: axodeta
SCALE: as indicated
JOB ID: 895p-w

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Window Replacement
Master Plan
895 Park Avenue
New York, NY

D01



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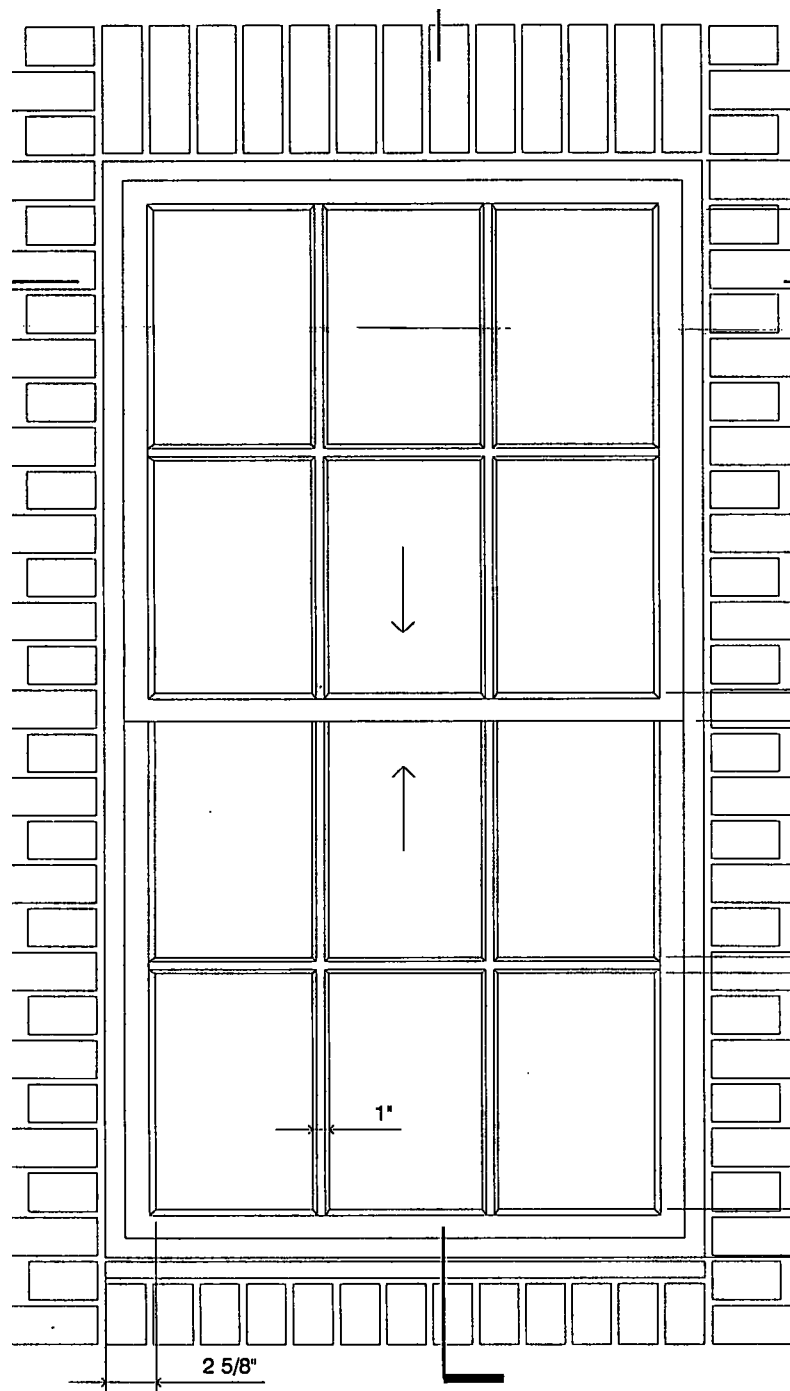
1997 Window Replacement Master Plan

Penthouse A at 895 Park Avenue, New York, NY 10075

September 18th, 2023

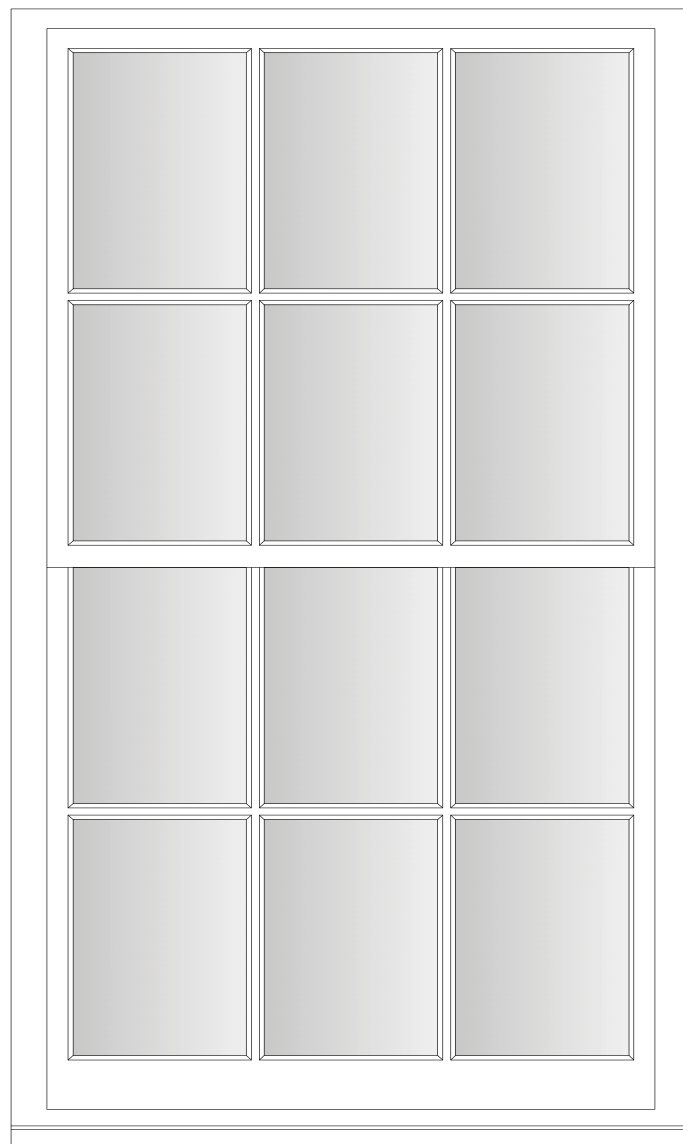


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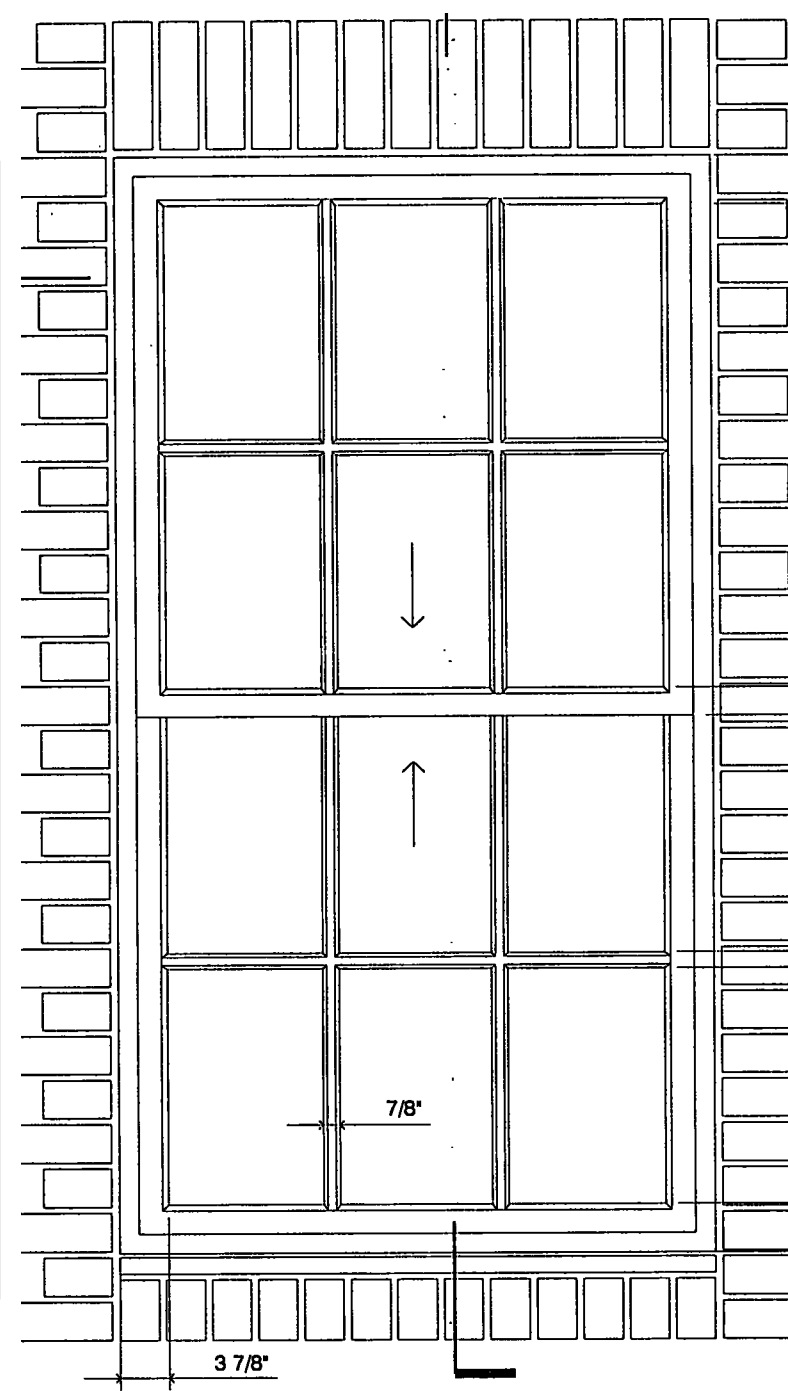


1
EX01 Elevation: Existing Window Type A1
Scale: 1"=1'-0"

EXISTING STEEL WINDOW ELEVATION,
1" = 1'-0"

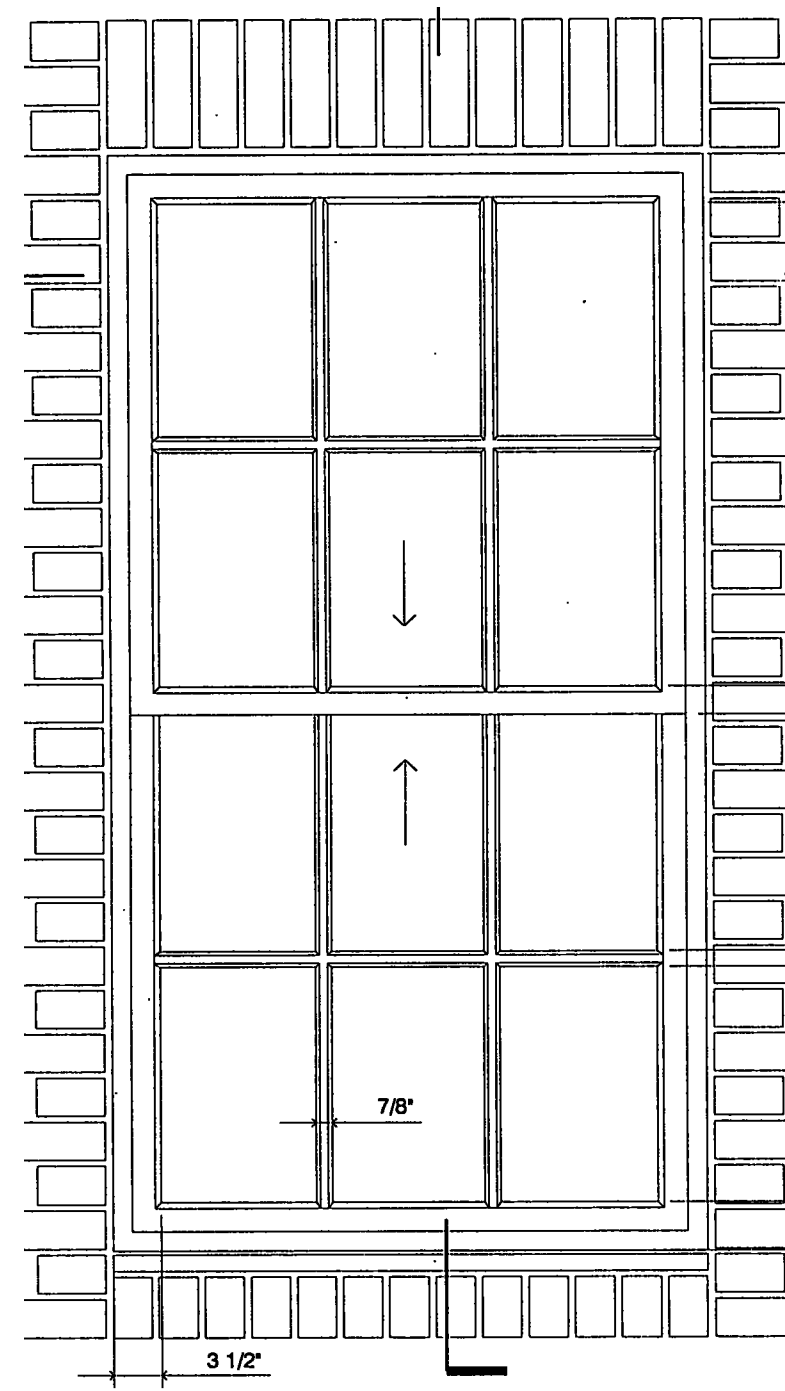


PROPOSED WOOD WINDOW ELEVATION
BY ARTISTIC WINDOWS AND DOORS,
1" = 1'-0"



1
PR01 Elevation: Proposed Window Type A1
Scale: 1"=1'-0"

APPROVED EFCO WINDOW ELEVATION,
1" = 1'-0"



1
PR1A Elevation: Proposed Window Type A1
Scale: 1"=1'-0"

APPROVED TEMPEST WINDOW ELEVATION,
1" = 1'-0"



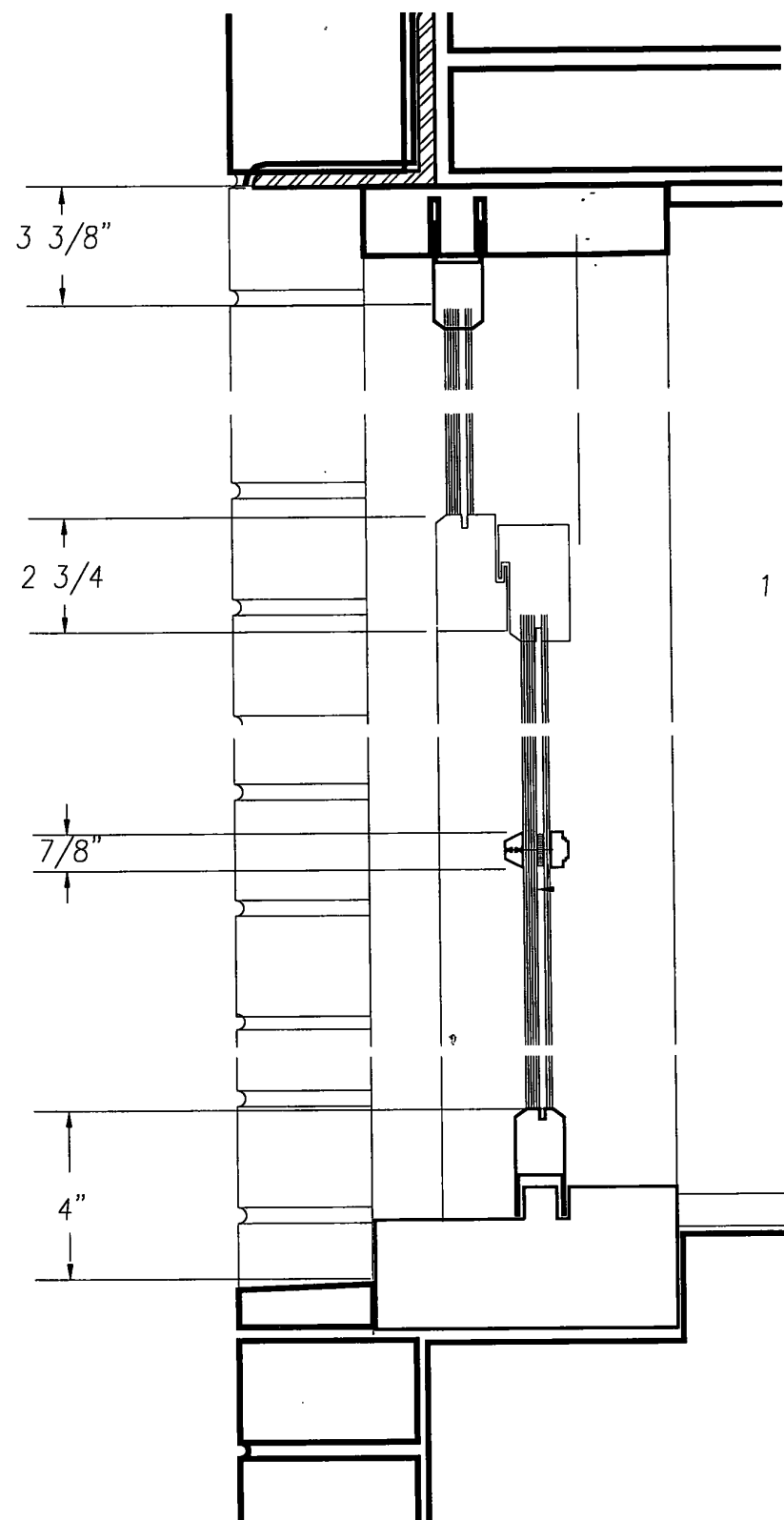
JOHN B. MURRAY ARCHITECT, LLC
48 WEST 37TH STREET 10TH FLOOR
NEW YORK, NY 10018

PROPOSED DETAILS SUPERIMPOSED ON EXISTING

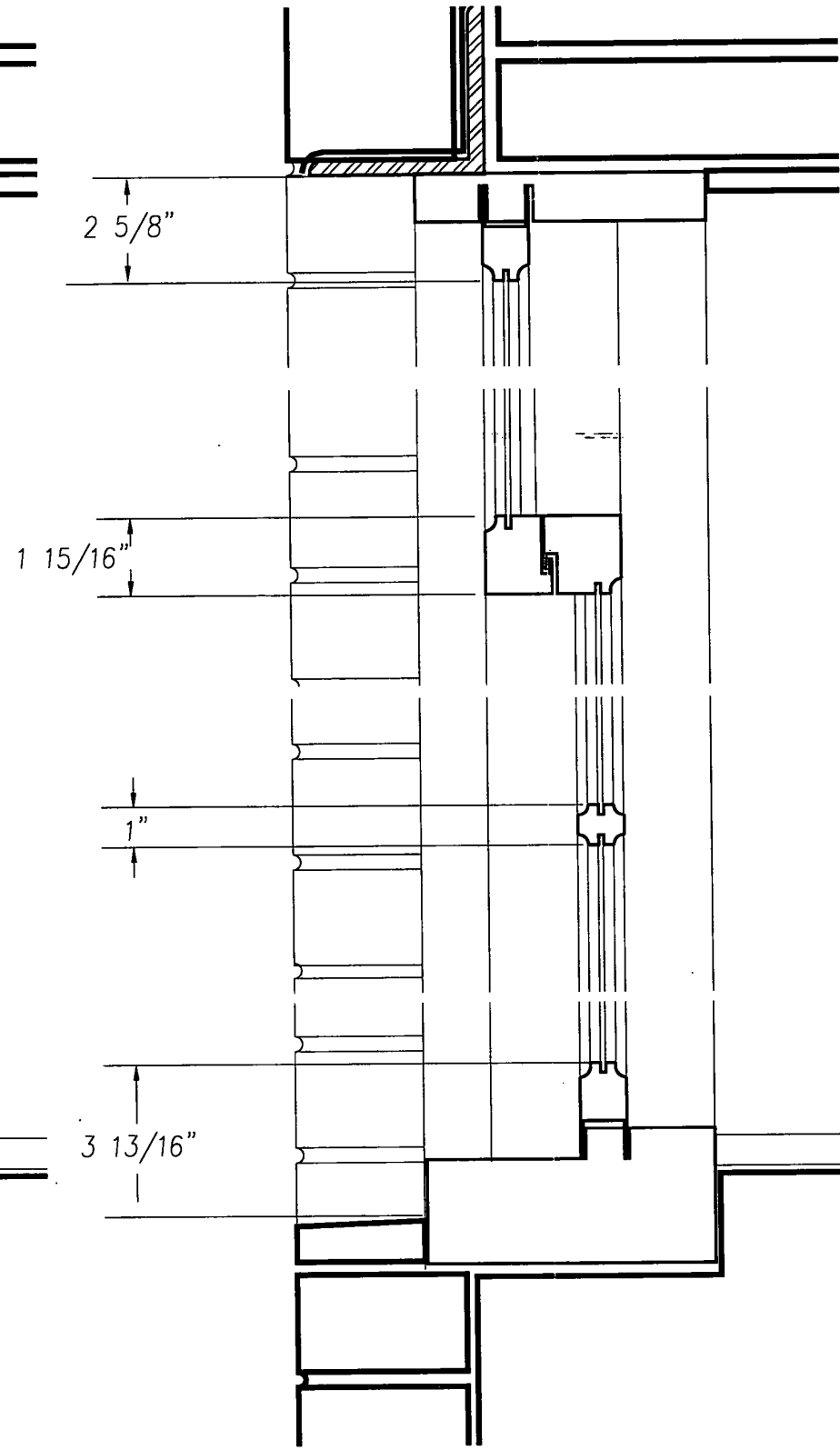
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075
SEPTEMBER 18TH, 2023



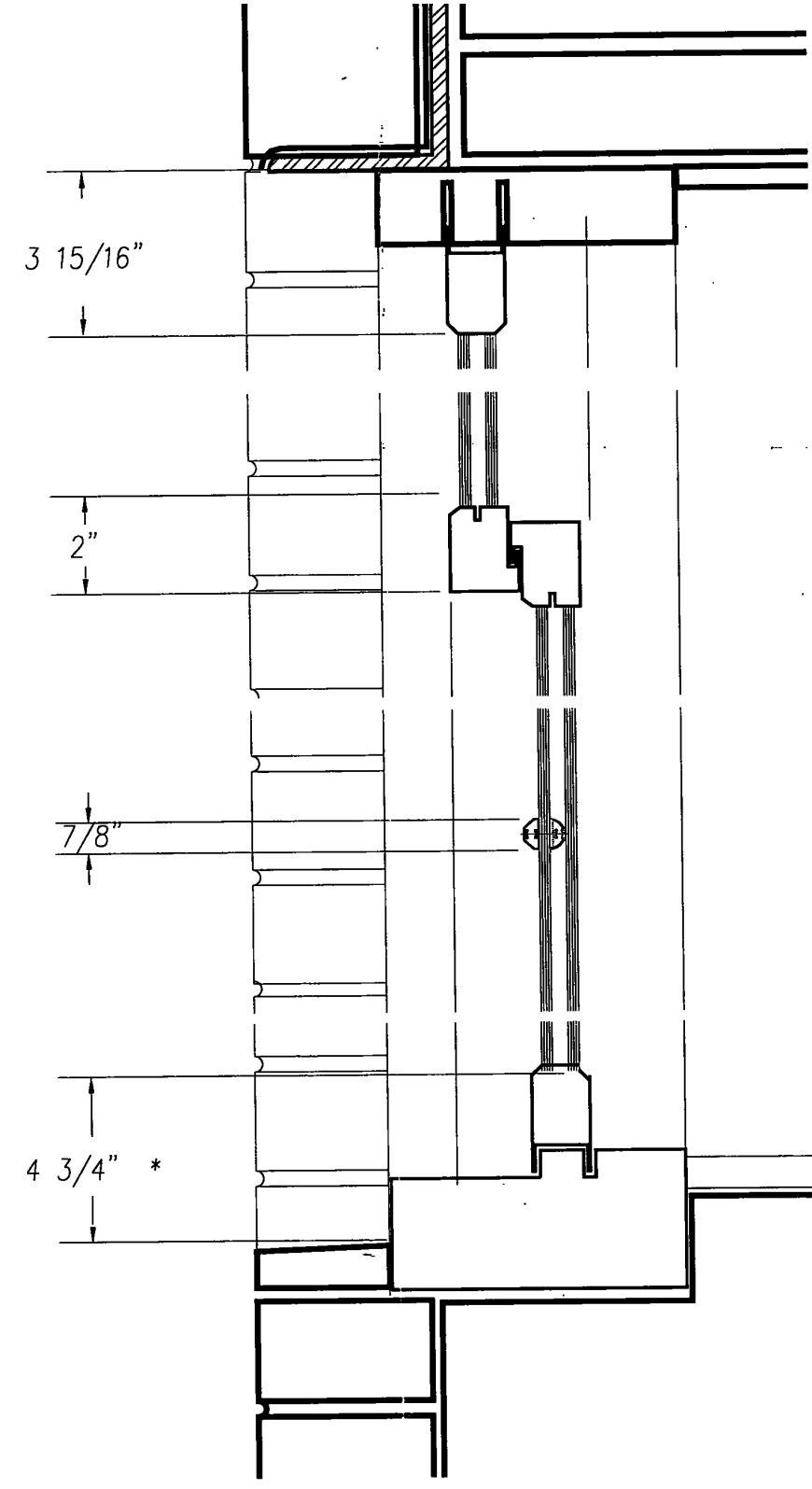
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NEW YORK, NY 10005



1	Section Profile Details - "EFCO" Window
D02	Scale: 6"=1'-0" at 22" x 34" or 3"=1'-0" at 11" x 17"



2	Section Profile Details - "Pomeroy/Original" Window
D02	Scale: 6"=1'-0" at 22" x 34" or 3"=1'-0" at 11" x 17"



3	Section Profile Details - "Tempest" Window
D02	Scale: 6"=1'-0" at 22" x 34" or 3"=1'-0" at 11" x 17"

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Architects & Engineers
260 Fifth Avenue
New York, New York
(212) 725-5170 FAX: (212) 666-5045

Section Profile Details
ISSUE DATE: February 20, 1997

FILE ID: 895618
SCALE: 6"=1'-0" at 22"x34", 3"=1'-0" at 11" x 17"
JOB ID: 895p-w

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Window Replacement
Master Plan
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New York, NY

D02



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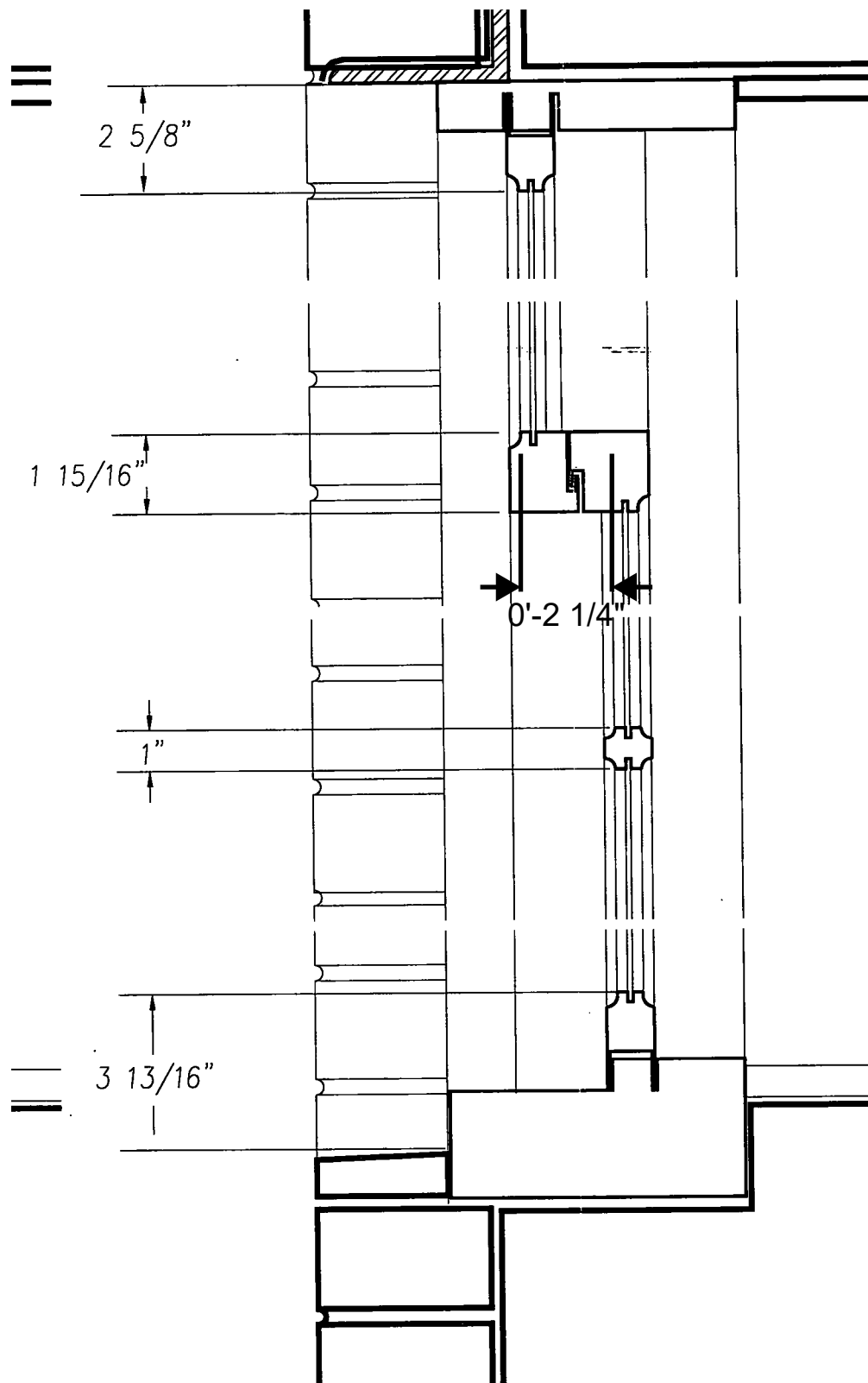
1997 Window Replacement Master Plan

Penthouse A at 895 Park Avenue, New York, NY 10075

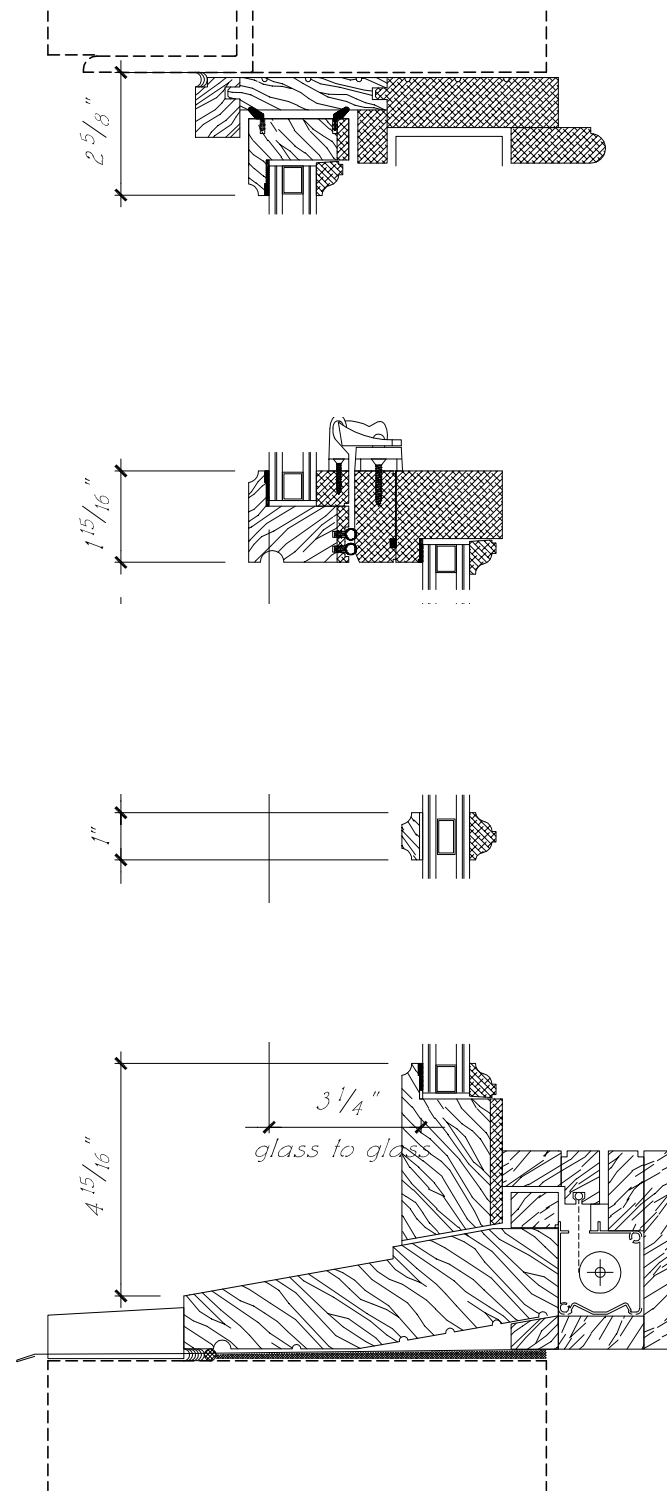
September 18th, 2023



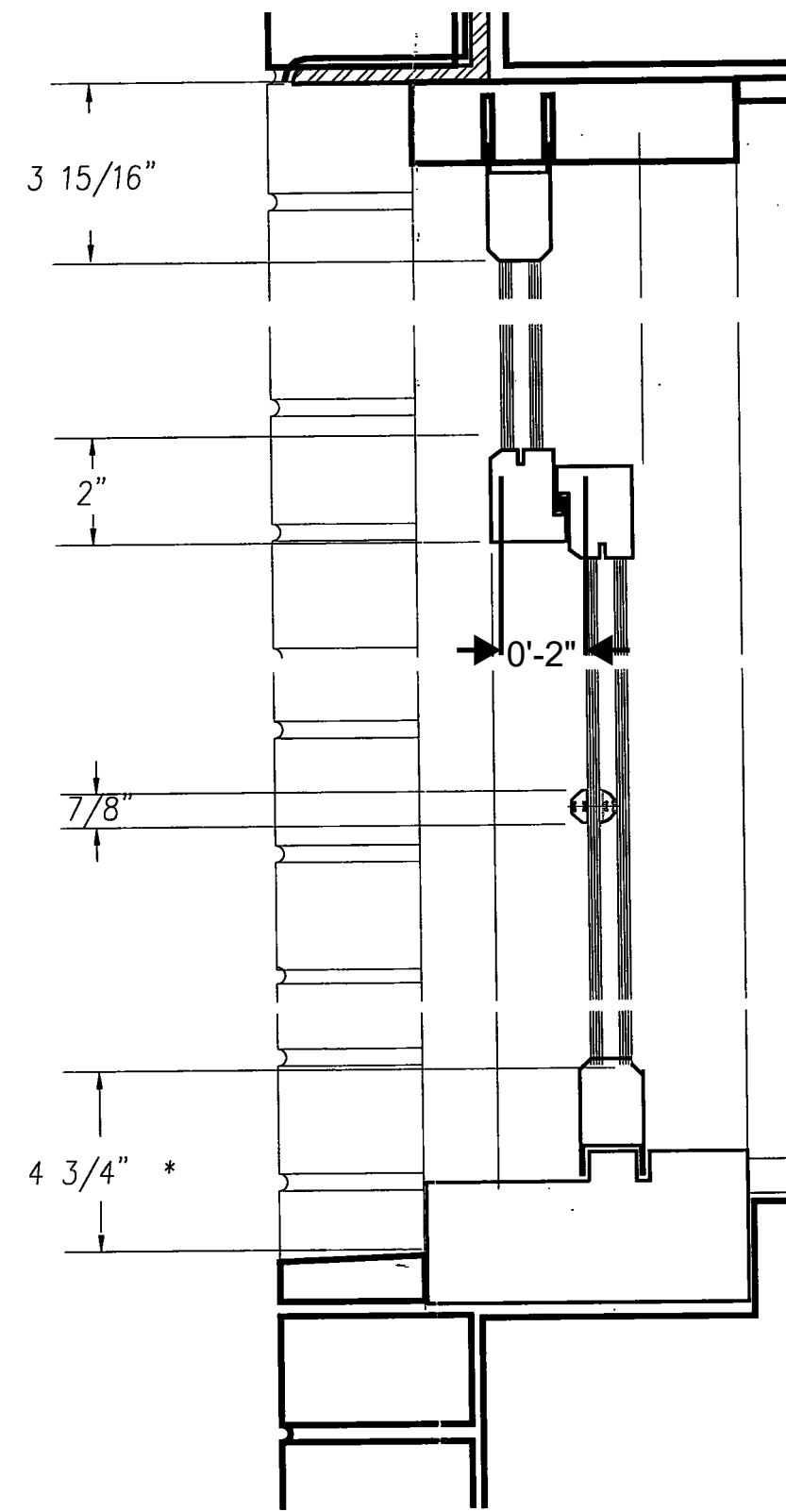
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2 Section Profile Details - "Pomeroy/Original" Window
D02 Scale: 6"=1'-0" at 22" x 34" or 3"=1'-0" at 11" x 17"



PROPOSED WOOD WINDOW SECTION
BY ARTISTIC WINDOWS AND DOORS,
1'-1 1/2" = 1'-0"



3 Section Profile Details - "Tempest" Window
D02 Scale: 6"=1'-0" at 22" x 34" or 3"=1'-0" at 11" x 17"

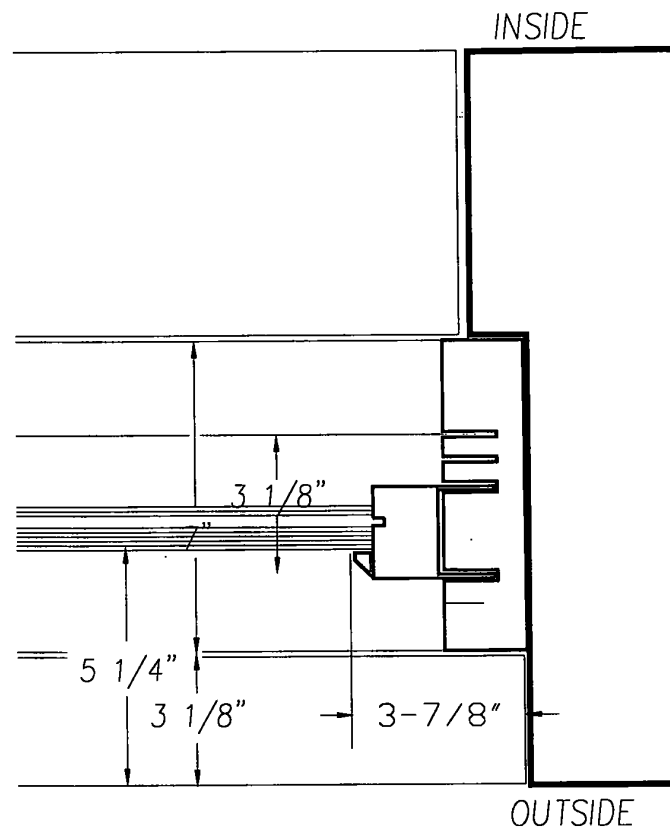


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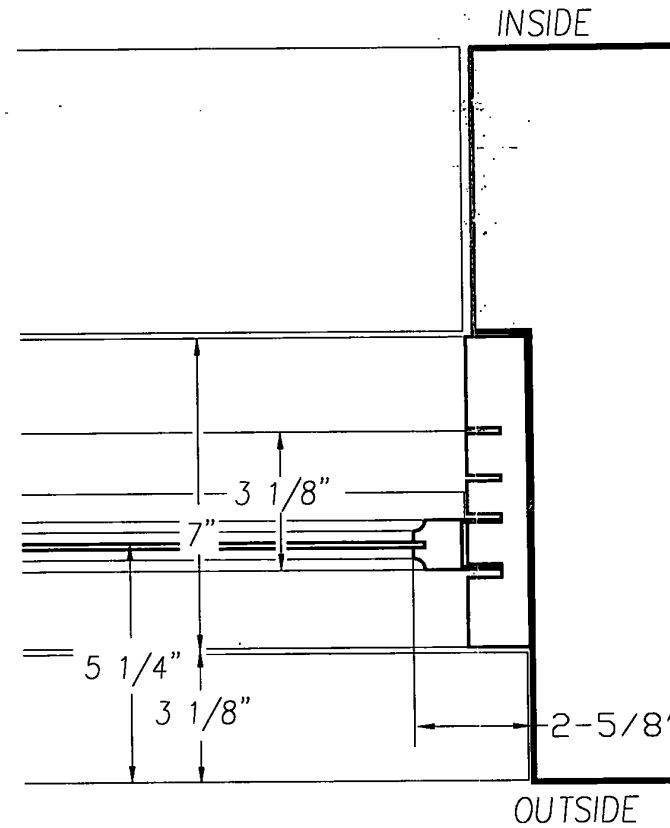
PROPOSED DETAILS SUPERIMPOSED ON EXISTING
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075
SEPTEMBER 18TH, 2023



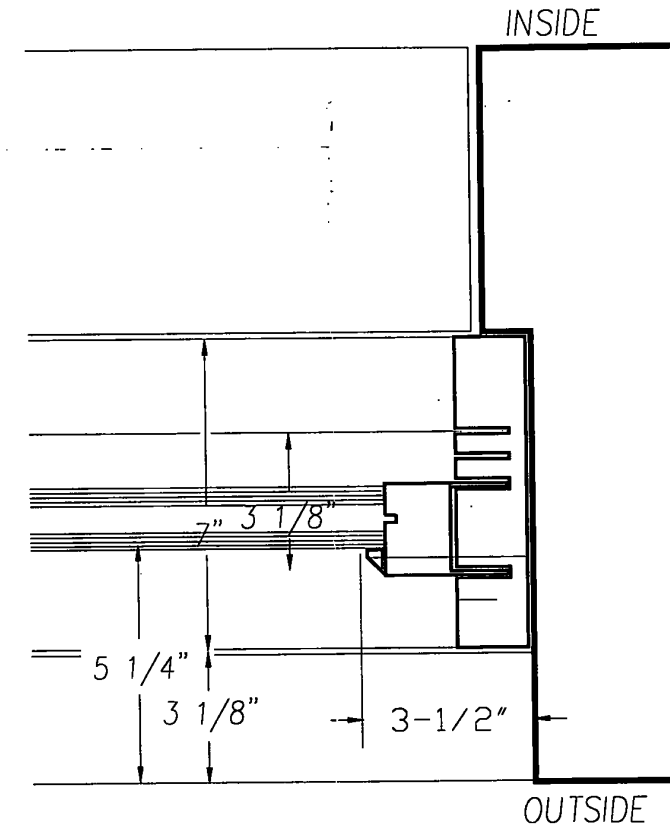
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NEW YORK, NY 10005



1	Jamb Profile Detail - "EFCO" Window
D03	Scale: 3"=1'-0" @ 11" x 17"



2	Jamb Profile Detail - "Pomeroy/Original" Window
D03	Scale: 3"=1'-0" @ 11" x 17"



3	Jamb Profile Detail - "Tempest" Window
D03	Scale: 3"=1'-0" @ 11" x 17"

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Architects & Engineers
260 Fifth Avenue
New York, New York
(212) 725-5170 FAX: (212) 689-5045

Jamb Profile Details
ISSUE DATE: February 20, 1997

FILE ID: 895ppa
SCALE: 3"=1'-0" at 11" x 17"
JOB ID: 895p-w

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Window Replacement
Master Plan
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D03



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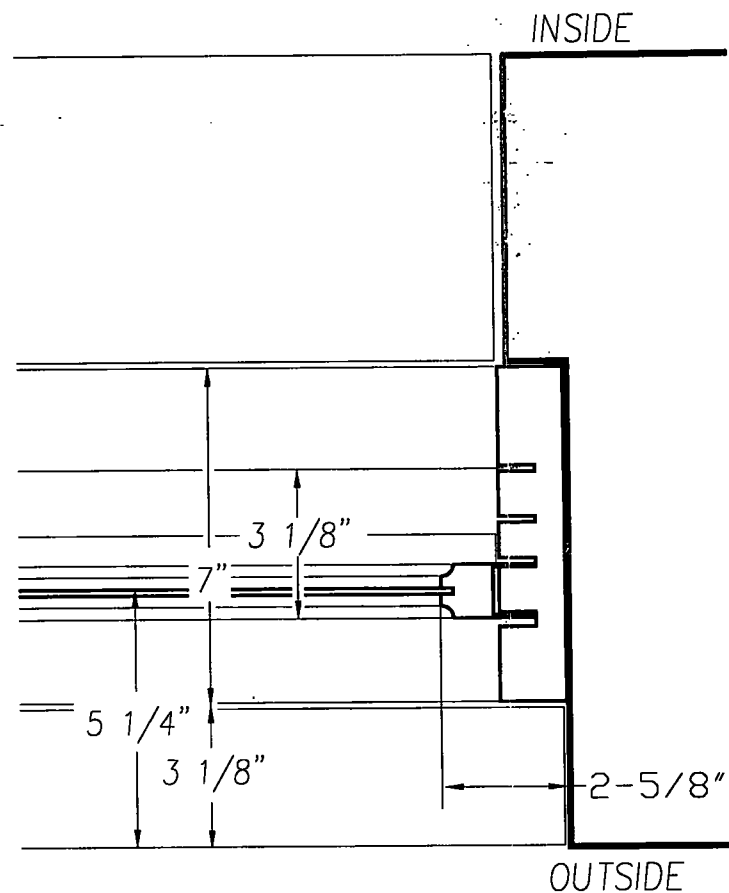
1997 Window Replacement Master Plan

Penthouse A at 895 Park Avenue, New York, NY 10075

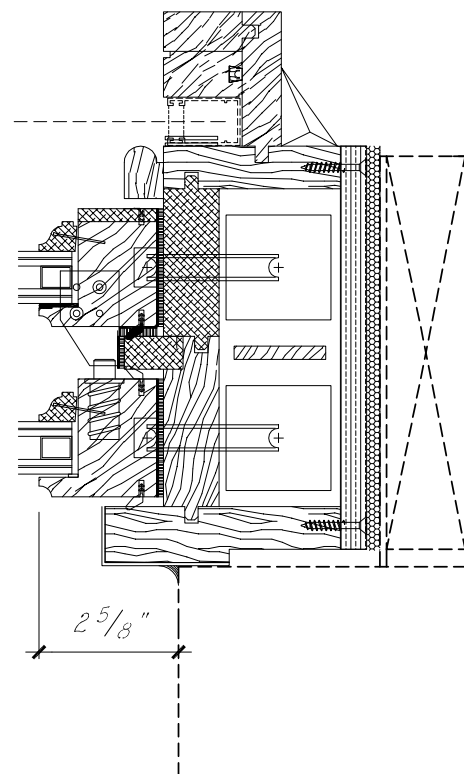
September 18th, 2023



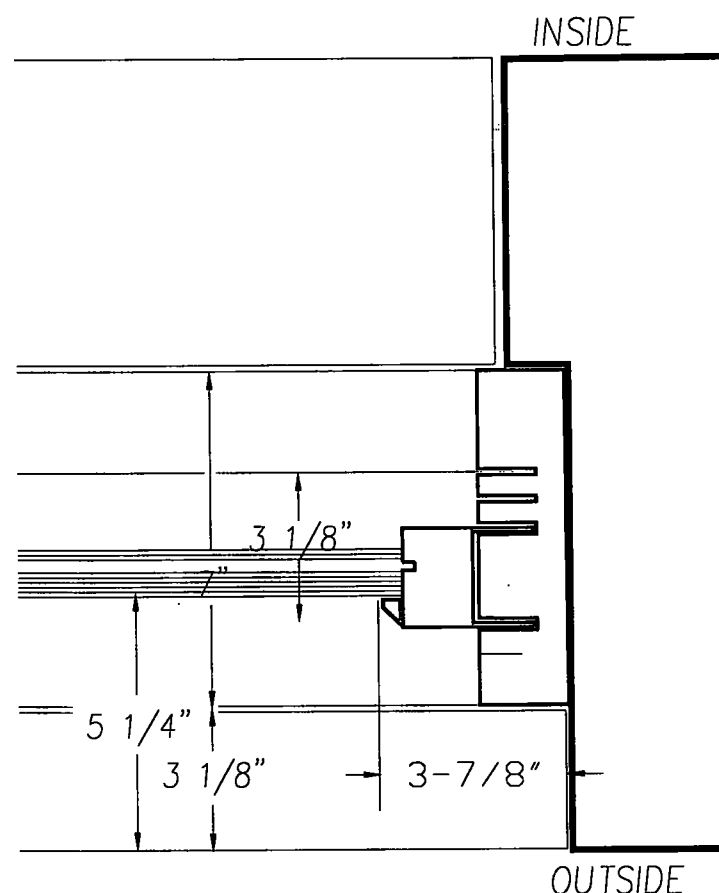
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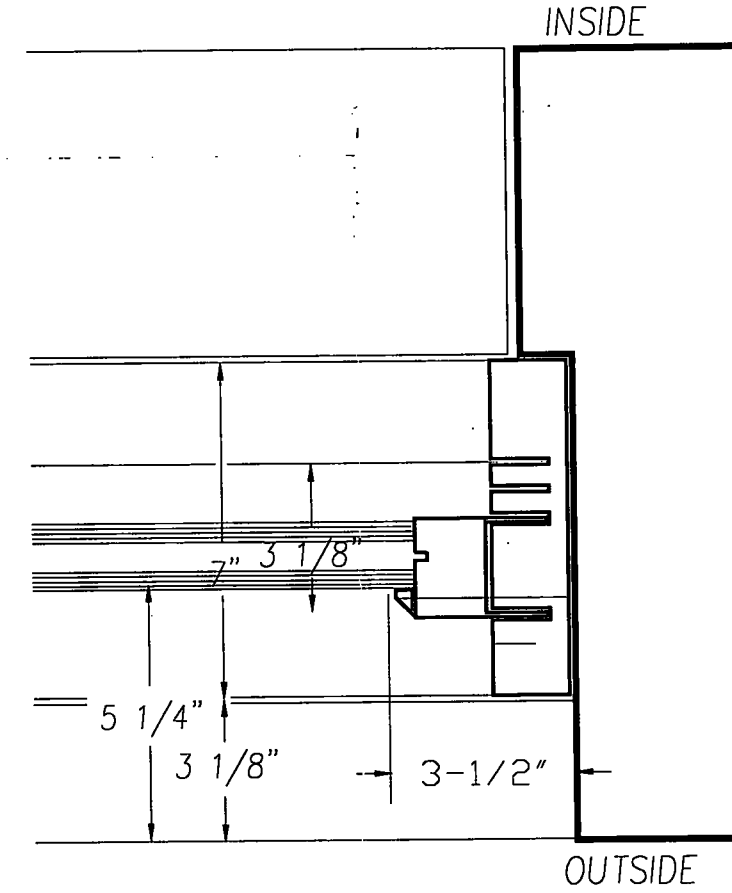
“POMEROY/ORIGINAL” WINDOW PLAN DETAIL
AS PER THE WINDOW MASTERPLAN, PAGE D03



PROPOSED WOOD WINDOW PLAN DETAIL
BY ARTISTIC WINDOWS AND DOORS



APPROVED “EFCO” WINDOW PLAN DETAIL
AS PER THE WINDOW MASTERPLAN, PAGE D03



APPROVED “TEMPEST” WINDOW PLAN DETAIL
AS PER THE WINDOW MASTERPLAN, PAGE D03

SCALE: 1" = 1'-0"



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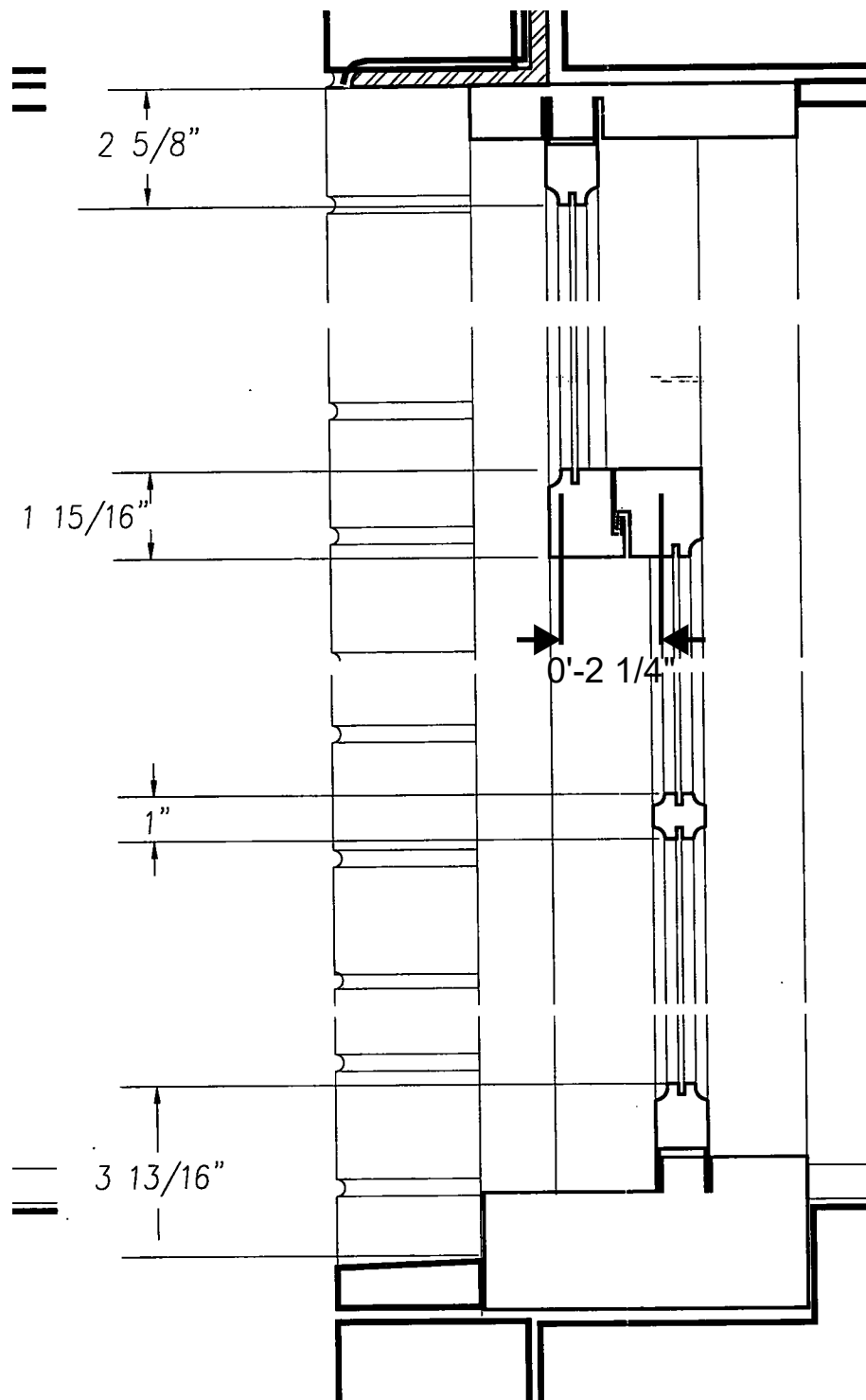
PROPOSED DETAILS SUPERIMPOSED ON EXISTING

PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075

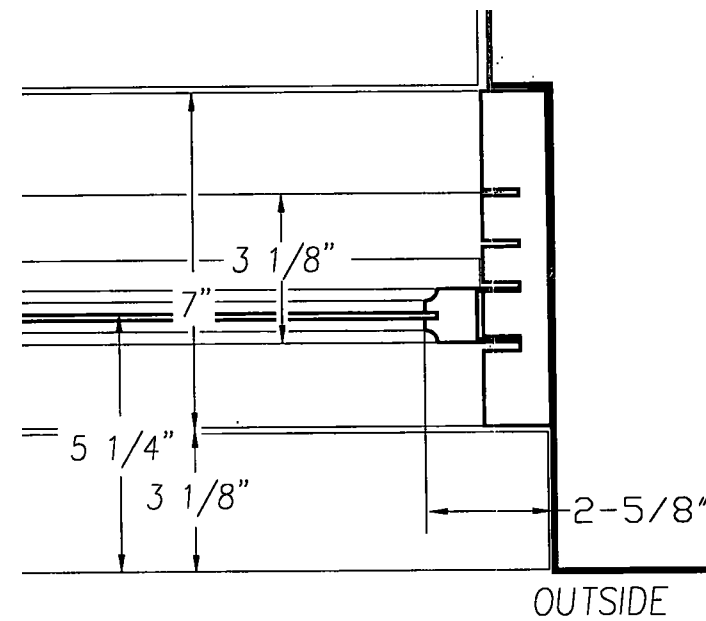
SEPTEMBER 18TH, 2023



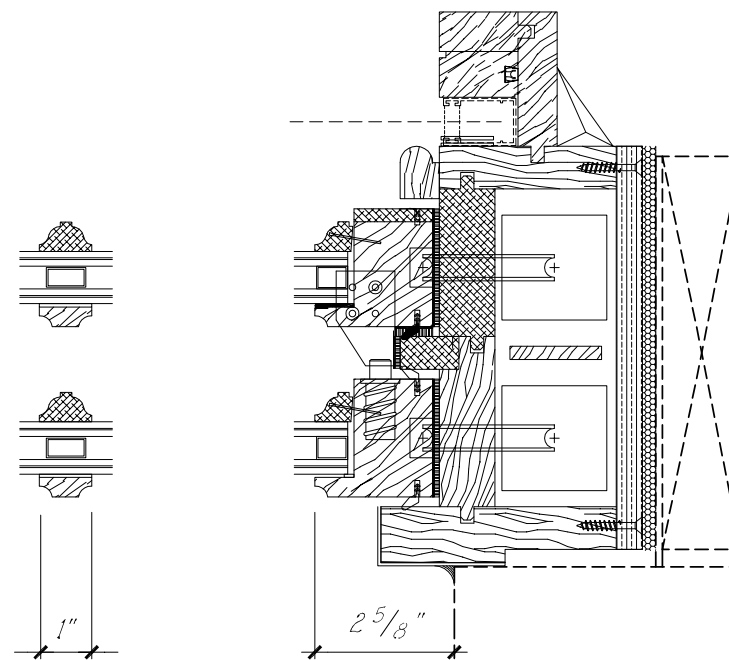
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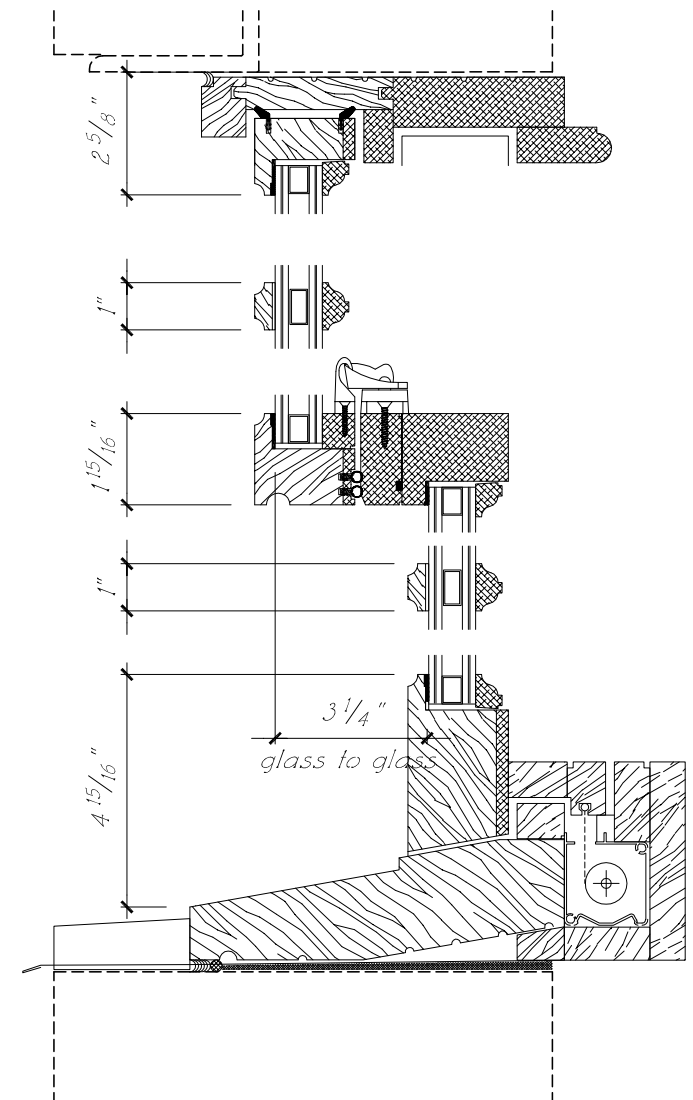
“POMEROY/ORIGINAL” WINDOW
AS PER THE WINDOW MASTERPLAN, PAGE D02, 1'-1/2" = 1'-0"



“POMEROY/ORIGINAL” WINDOW
AS PER THE WINDOW MASTERPLAN, PAGE D03, 1'-1/2" = 1'-0"



PROPOSED WOOD WINDOW
BY ARTISTIC WINDOWS AND DOORS, 1'-1/2" = 1'-0"



PROPOSED WOOD WINDOW
BY ARTISTIC WINDOWS AND DOORS, 1'-1/2" = 1'-0"

PROPOSED WOOD WINDOWS TO BE PAINTED TO
MATCH EXISTING WINDOW COLOR AS PER THE
WINDOW MASTER PLAN.

THE PROPOSED COLOR IS “COAL BLACK” AND HAS
BEEN APPROVED BY THE BUILDING AND LPC ON
PREVIOUS WINDOW REPLACEMENTS.



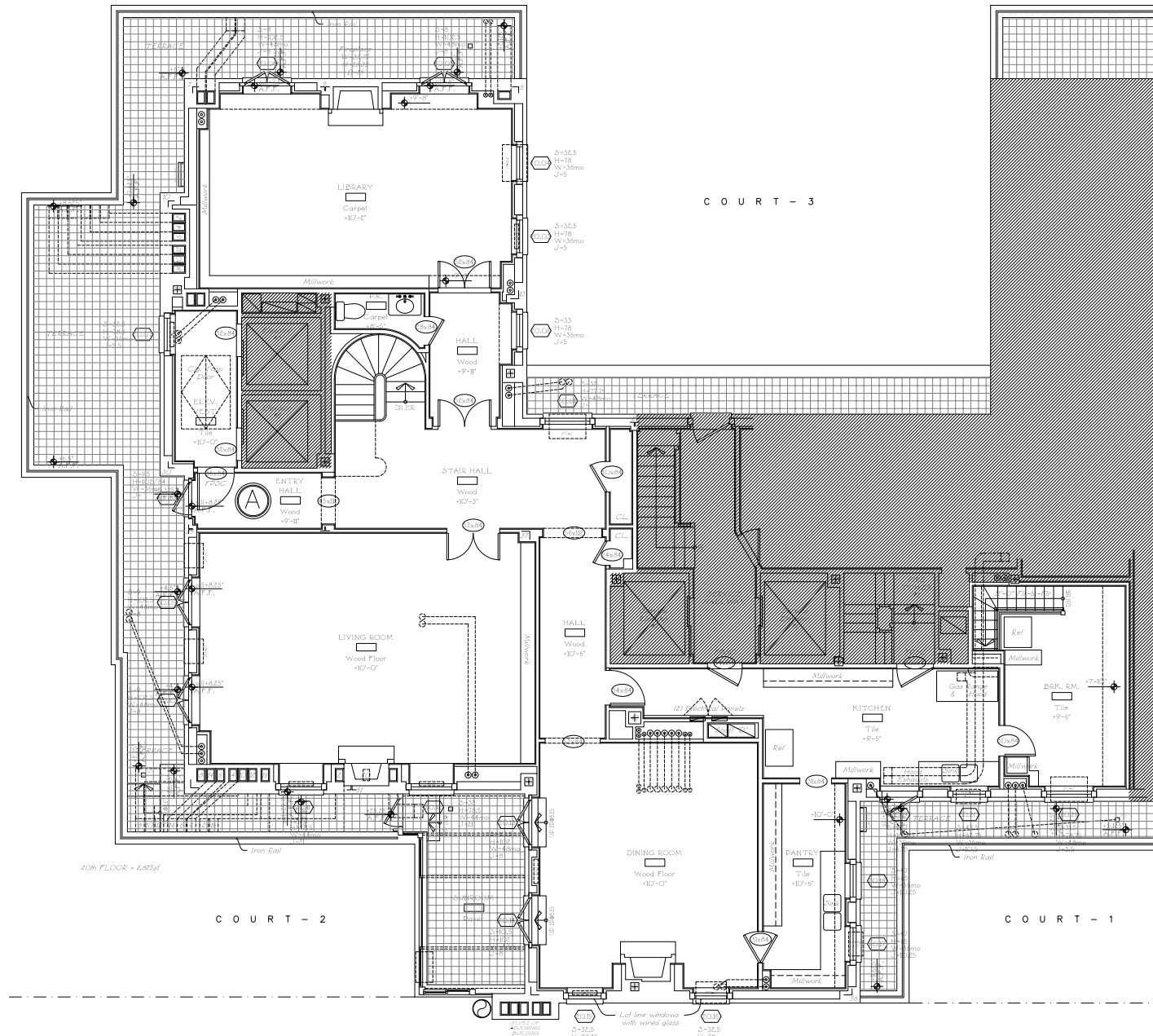
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NEW YORK, NY 10018

WINDOW DETAILS

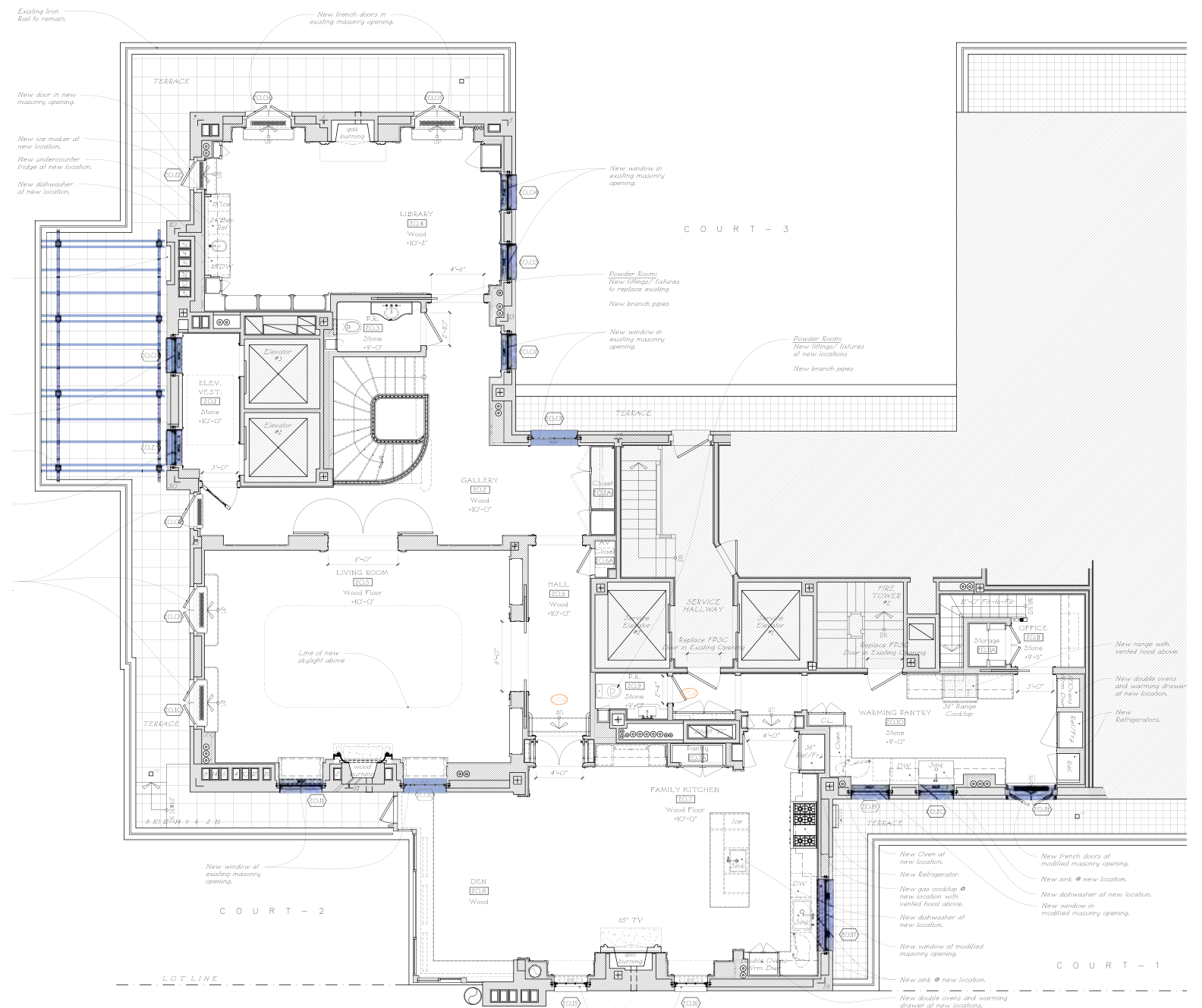
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075
SEPTEMBER 18TH, 2023



HIGGINS QUASEBARTH & PARTNERS LLC
11 HANOVER SQUARE, 16TH FLOOR
NEW YORK, NY 10005



EXISTING 20TH FLOOR PLAN, 1/16" = 1'-0"



PROPOSED 20TH FLOOR PLAN, 1/16" = 1'-0"

PROPOSED SCOPE



JOHN B. MURRAY ARCHITECT, LLC
48 WEST 37TH STREET 10TH FLOOR
NEW YORK, NY 10018

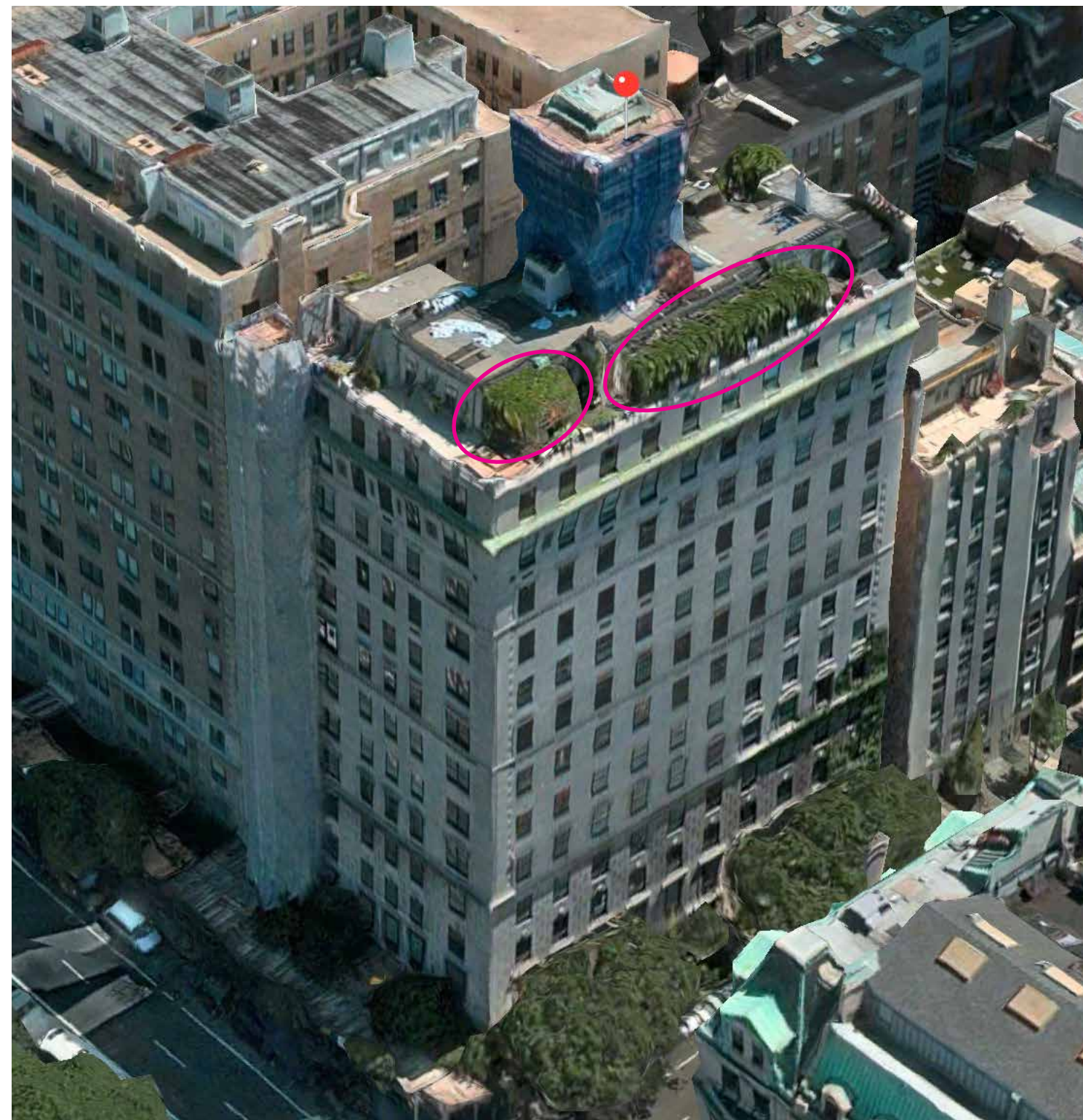
20TH FLOOR PLAN
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075
SEPTEMBER 18TH, 2023



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810 Fifth Avenue (1926, pergola 2008)



1030 Fifth Avenue (1925, pergola 2003)



John B. Murray Architect, LLC
48 West 37th Street 10th Floor
New York, NY 10018

Pergolas - LPC-Approved Examples

Penthouse A at 895 Park Avenue, New York, NY 10075
September 18th, 2023



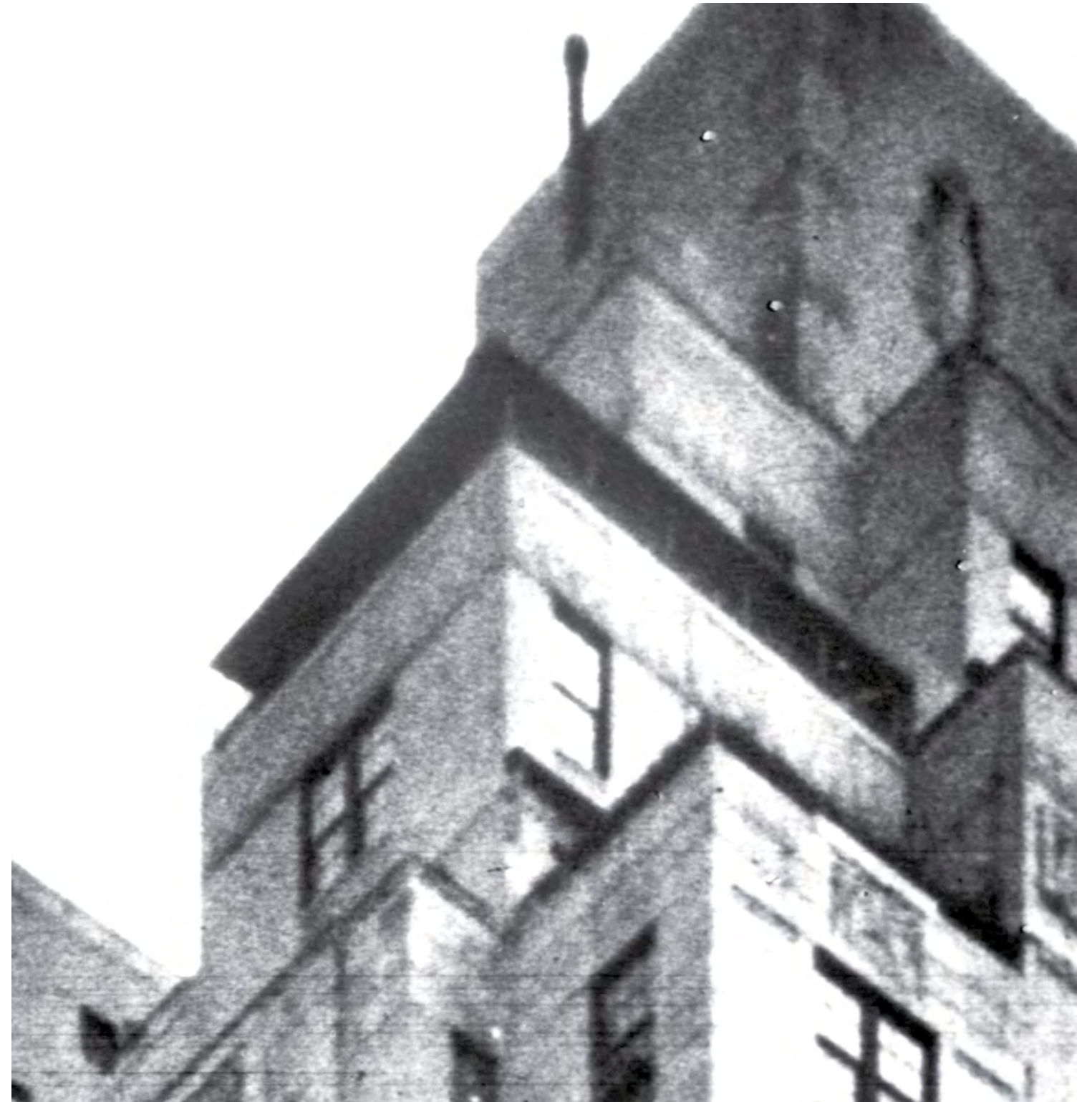
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Example of an East Side roof garden featured in Vogue, 1926



A Manhattan roof pergola featured in Arts & Decoration, 1927



Historic penthouse pergola at 895 Park Avenue, circa 1950 (NYPL Acker)



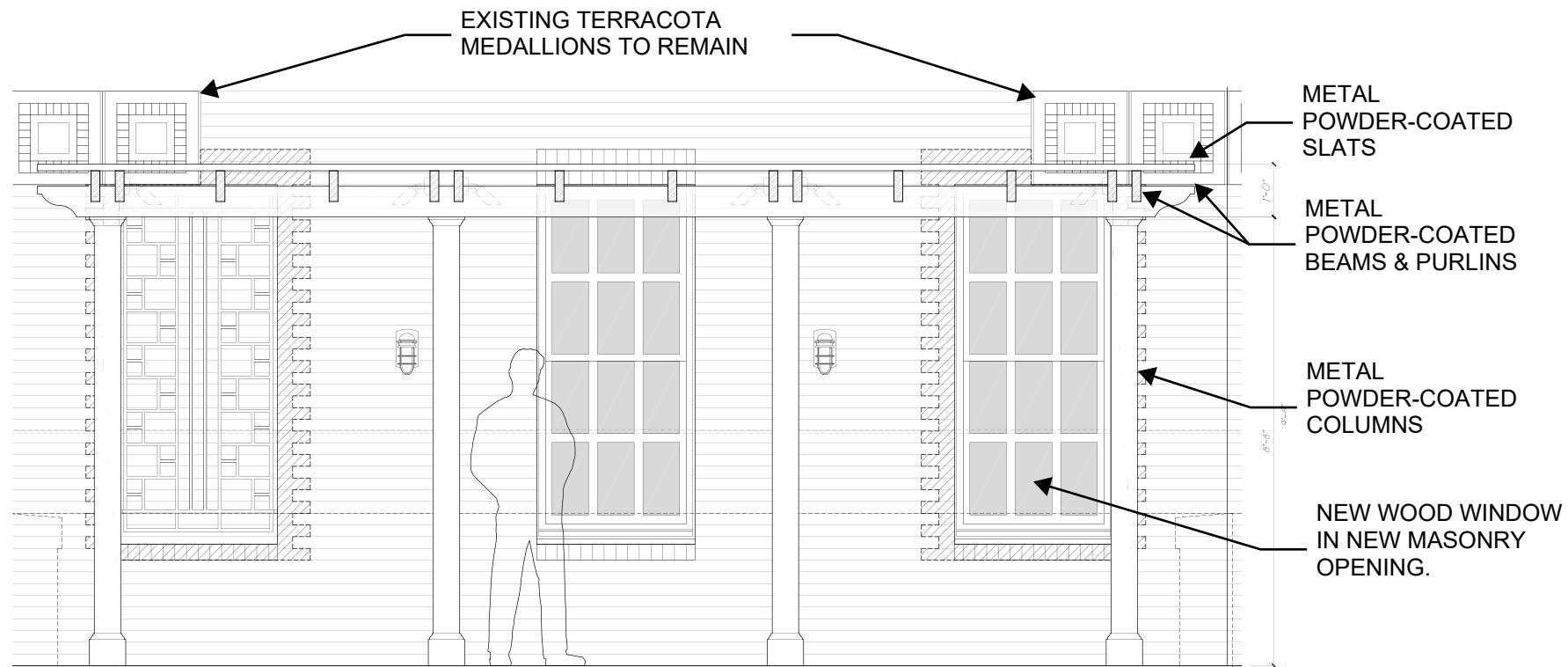
John B. Murray Architect, LLC
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Pergolas - Historical Context

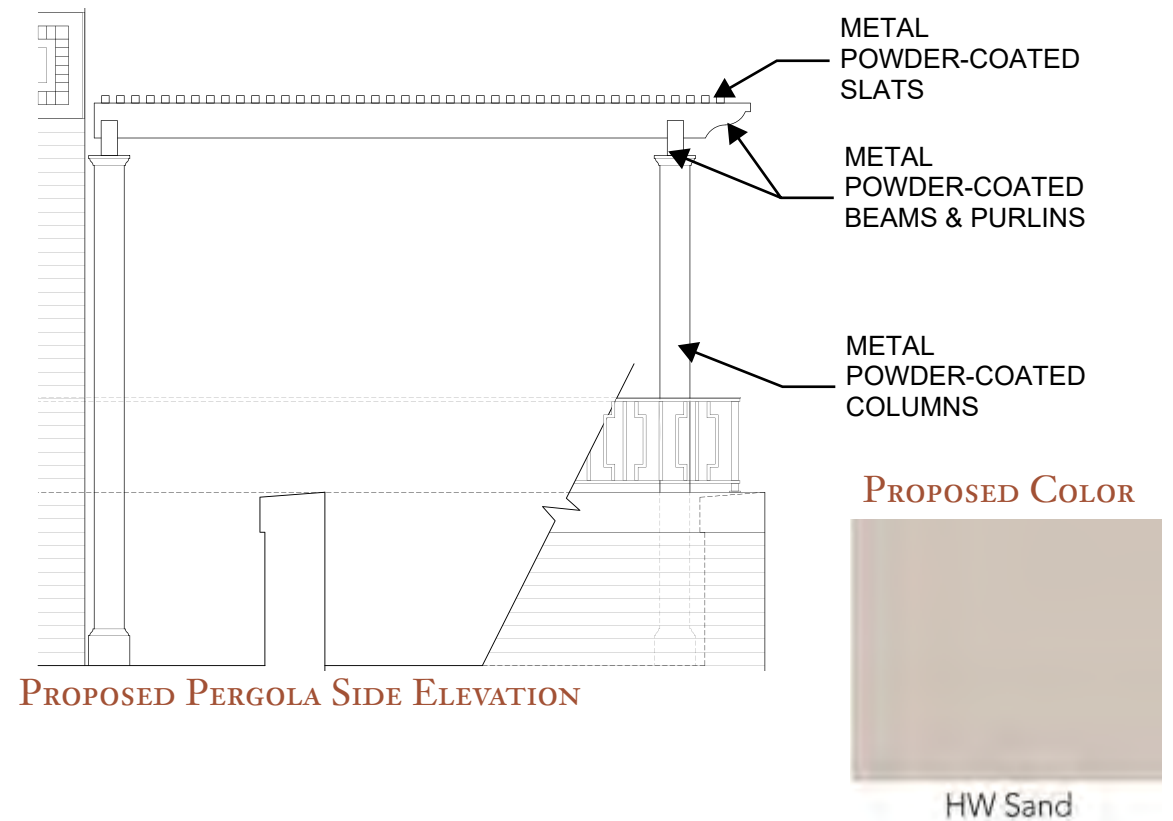
Penthouse A at 895 Park Avenue, New York, NY 10075
September 18th, 2023



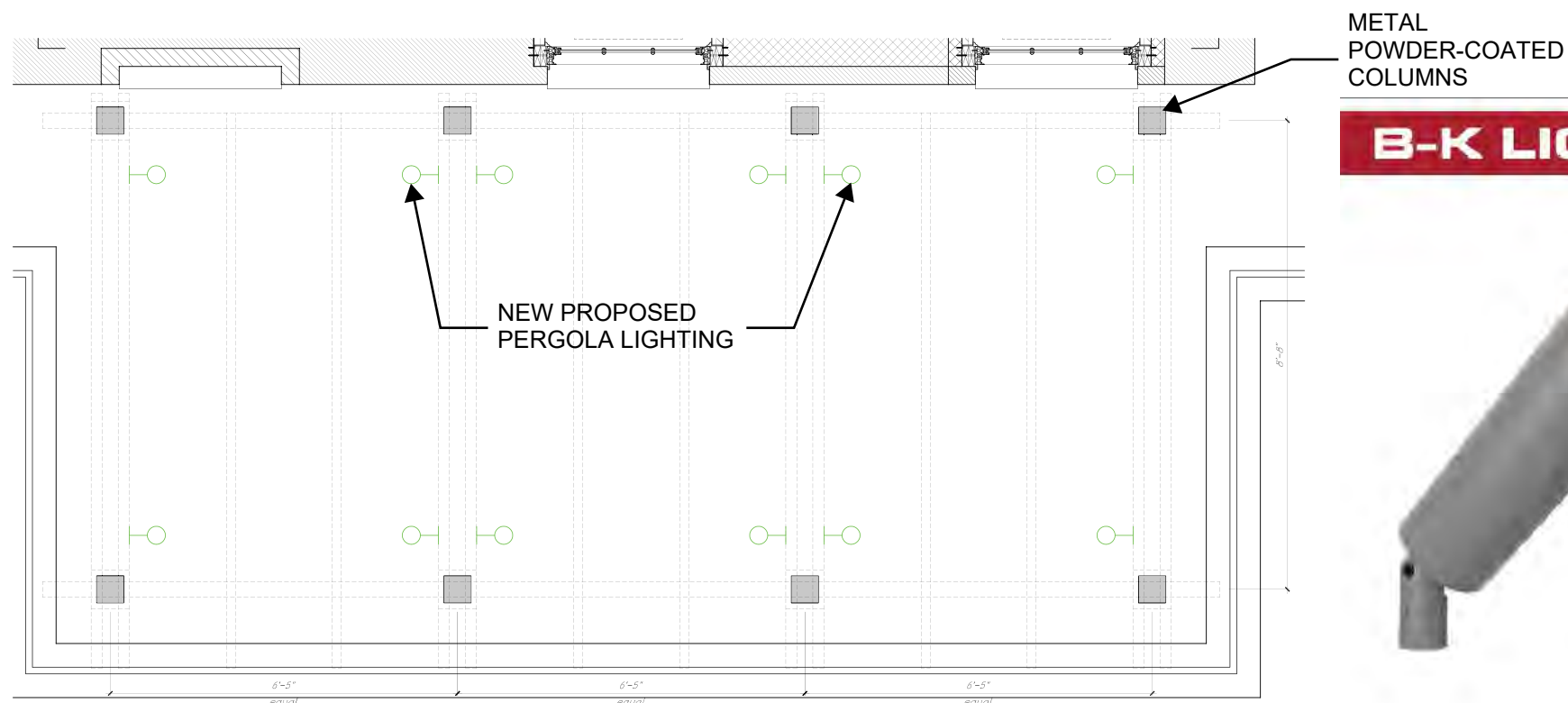
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New York, NY 10005



PROPOSED PERGOLA ELEVATION




PROPOSED PERGOLA SIDE ELEVATION



PROPOSED PERGOLA PLAN

B-K LIGHTING DELTA STAR LED




Wet location wall mounted LED adjustable accent light with remote transformer/driver

Location: Terrace Pergola

White LED
CCT: 3000K
CRI: 80+
Beam: 31°
Lumens: 409lm
Watts: 7W
Voltage: 12V/120V
Driver: Remote
Dimming Range: N/A
Dimming Type: MLV

BK LIGHTING
Delta Star
Fixture: (material)-DS-LED-e65-WFL-A9-(finish)-12-11-A
Transformer: TR(wattage)-120
Canopy: (material)-BC(type)-(finish)

- Supply with wide flood 31° optic, soft focus lens and honeycomb louver and 45° cap
- Aluminum finish
- Provide power canopy accessory
- Contractor to coordinate remote, accessible transformer locations and to coordinate transformer capacity; Remote driver is not rated for direct burial, it must be placed above grade in a ventilated area



Power Canopy

PROPOSED PERGOLA LIGHTING SPECIFICATION



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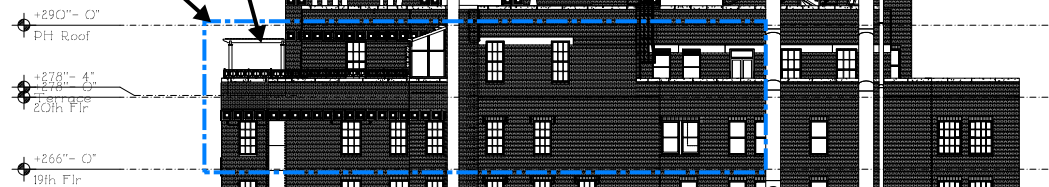
PROPOSED PERGOLA
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075
SEPTEMBER 18TH, 2023



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PROPOSED
PERGOLA

AREA OF
WORK



PROPOSED PERGOLA RENDERINGS

PARK AVENUE



JOHN B. MURRAY ARCHITECT, LLC
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NEW YORK, NY 10018

PROPOSED PERGOLA

PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075
SEPTEMBER 18TH, 2023



HIGGINS QUASEBARTH & PARTNERS LLC
11 HANOVER SQUARE, 16TH FLOOR
NEW YORK, NY 10005



EXISTING ELEVATION
VIEW FROM PARK AVENUE & 79TH STREET



PROPOSED ELEVATION
VIEW FROM PARK AVENUE & 79TH STREET



EXISTING ELEVATION
VIEW FROM PARK AVENUE & 79TH STREET



PROPOSED ELEVATION
VIEW FROM PARK AVENUE & 79TH STREET



JOHN B. MURRAY ARCHITECT, LLC
48 WEST 37TH STREET 10TH FLOOR
NEW YORK, NY 10018

PERGOLA VISIBILITY & MOCK UP
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075
SEPTEMBER 18TH, 2023



HIGGINS QUASEBARTH & PARTNERS LLC
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EXISTING ELEVATION
VIEW FROM PARK AVENUE BETWEEN 79TH AND 80TH STREETS



PROPOSED ELEVATION
VIEW FROM PARK AVENUE BETWEEN 79TH AND 80TH STREETS



EXISTING ELEVATION
VIEW FROM PARK AVENUE BETWEEN 79TH AND 80TH STREETS



PROPOSED ELEVATION
VIEW FROM PARK AVENUE BETWEEN 79TH AND 80TH STREETS



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NEW YORK, NY 10018

PERGOLA VISIBILITY & MOCK UP

PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075
SEPTEMBER 18TH, 2023



HIGGINS QUASEBARTH & PARTNERS LLC
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NEW YORK, NY 10005



EXISTING ELEVATION
VIEW FROM PARK AVENUE & 78TH STREET



PROPOSED ELEVATION
VIEW FROM PARK AVENUE & 78TH STREET



EXISTING ELEVATION
VIEW FROM PARK AVENUE & 78TH STREET



PROPOSED ELEVATION
VIEW FROM PARK AVENUE & 78TH STREET



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PERGOLA VISIBILITY & MOCK UP
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075
SEPTEMBER 18TH, 2023



HIGGINS QUASEBARTH & PARTNERS LLC
11 HANOVER SQUARE, 16TH FLOOR
NEW YORK, NY 10005

APPENDIX

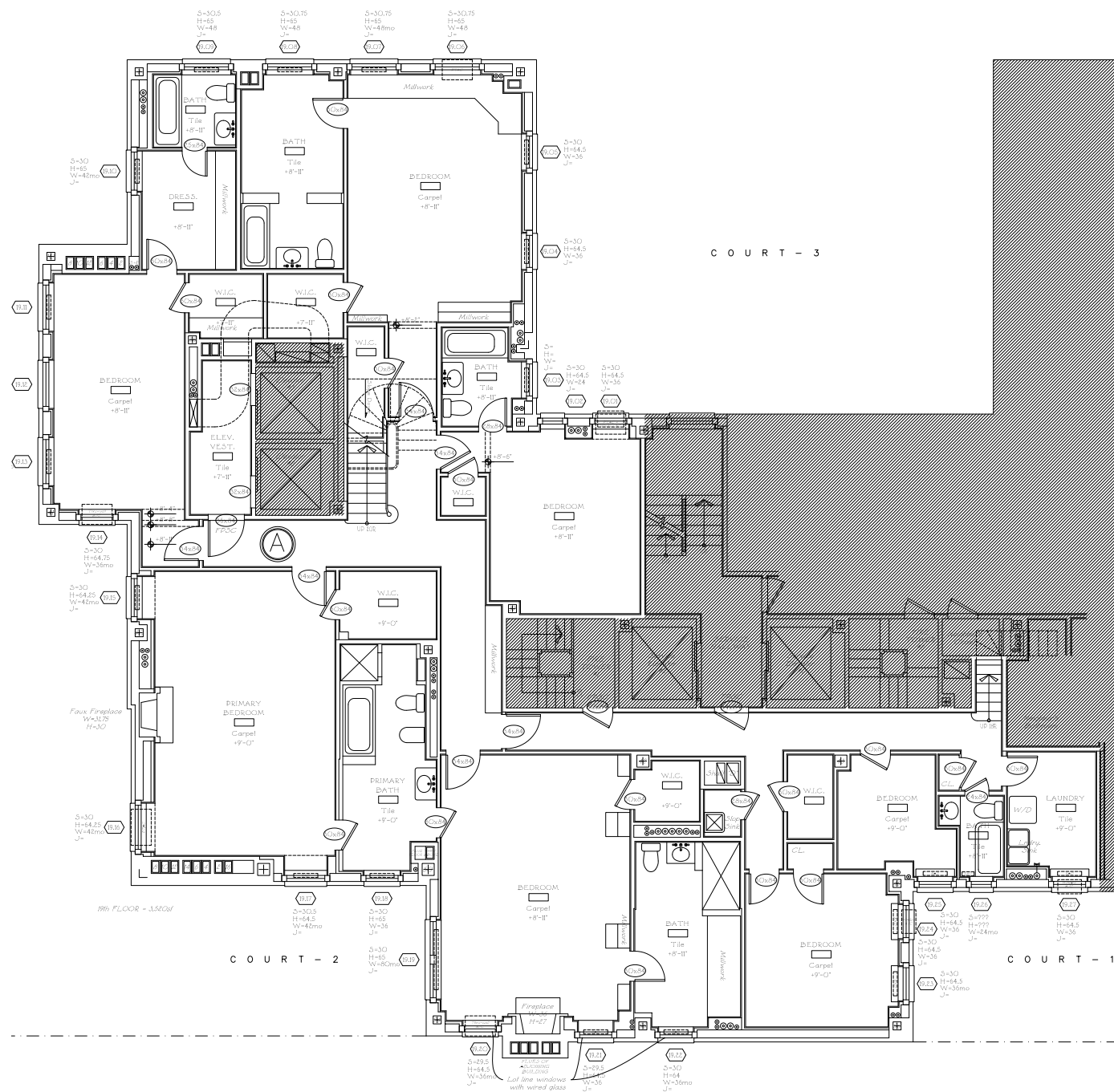


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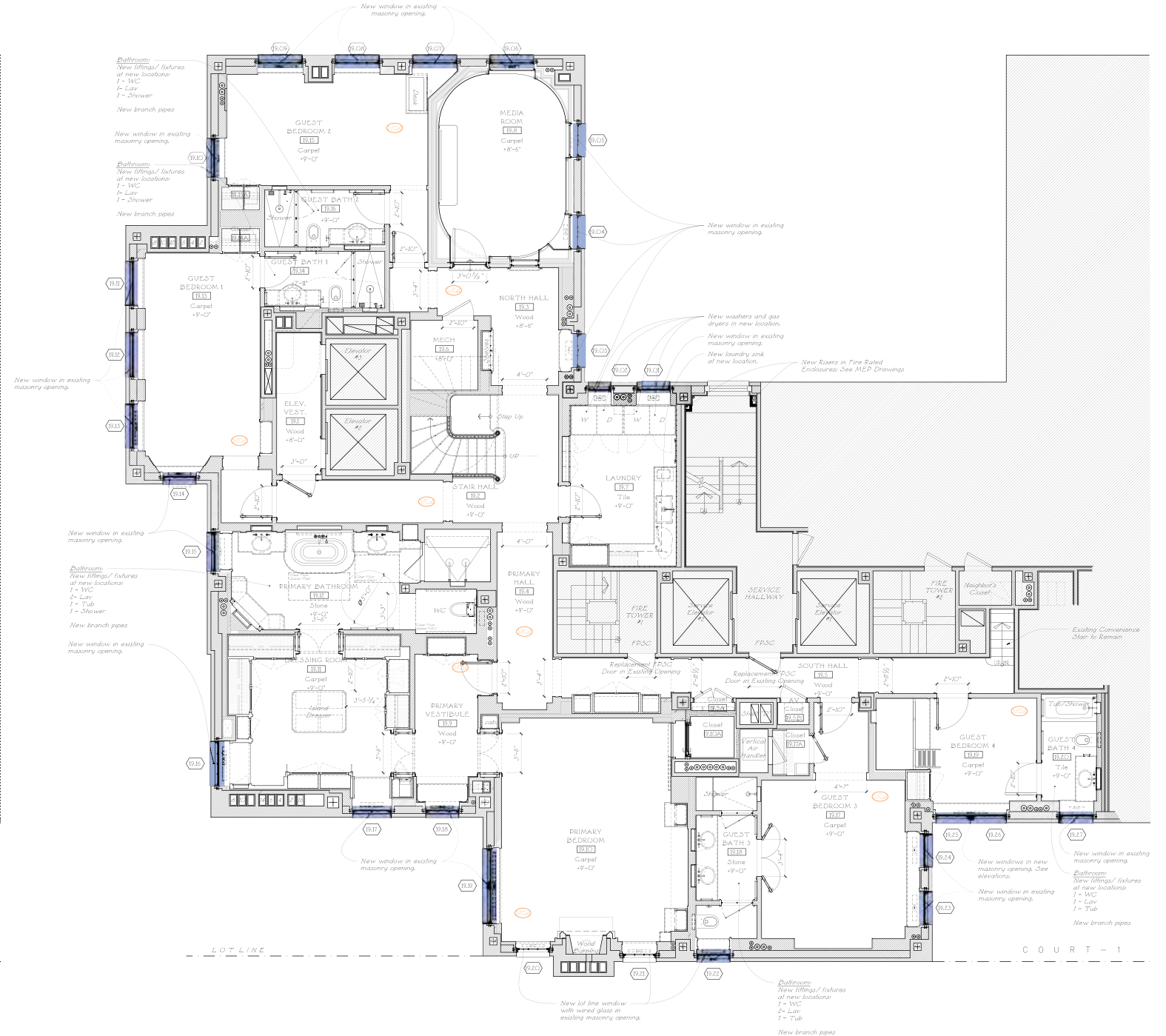
895 PARK AVENUE PENTHOUSE A
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075
SEPTEMBER 18TH, 2023



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EXISTING 19TH FLOOR PLAN, 1/16" = 1'-0"



PROPOSED 19TH FLOOR PLAN, 1/16" = 1'-0"

PROPOSED SCOPE



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19TH FLOOR PLAN
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075
SEPTEMBER 18TH, 2023



HIGGINS QUASEBARTH & PARTNERS LLC
11 HANOVER SQUARE, 16TH FLOOR
NEW YORK, NY 10005

A-1



EXISTING ELEVATION
VIEW FROM PARK AVENUE & 78TH STREET



PROPOSED ELEVATION
VIEW FROM PARK AVENUE & 78TH STREET



EXISTING ELEVATION
VIEW FROM PARK AVENUE & 78TH STREET



PROPOSED ELEVATION
VIEW FROM PARK AVENUE & 78TH STREET



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PERGOLA VISIBILITY & MOCK UP
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