

CORNERSTONE

A Publication of Ginsburg Development Companies, LLC

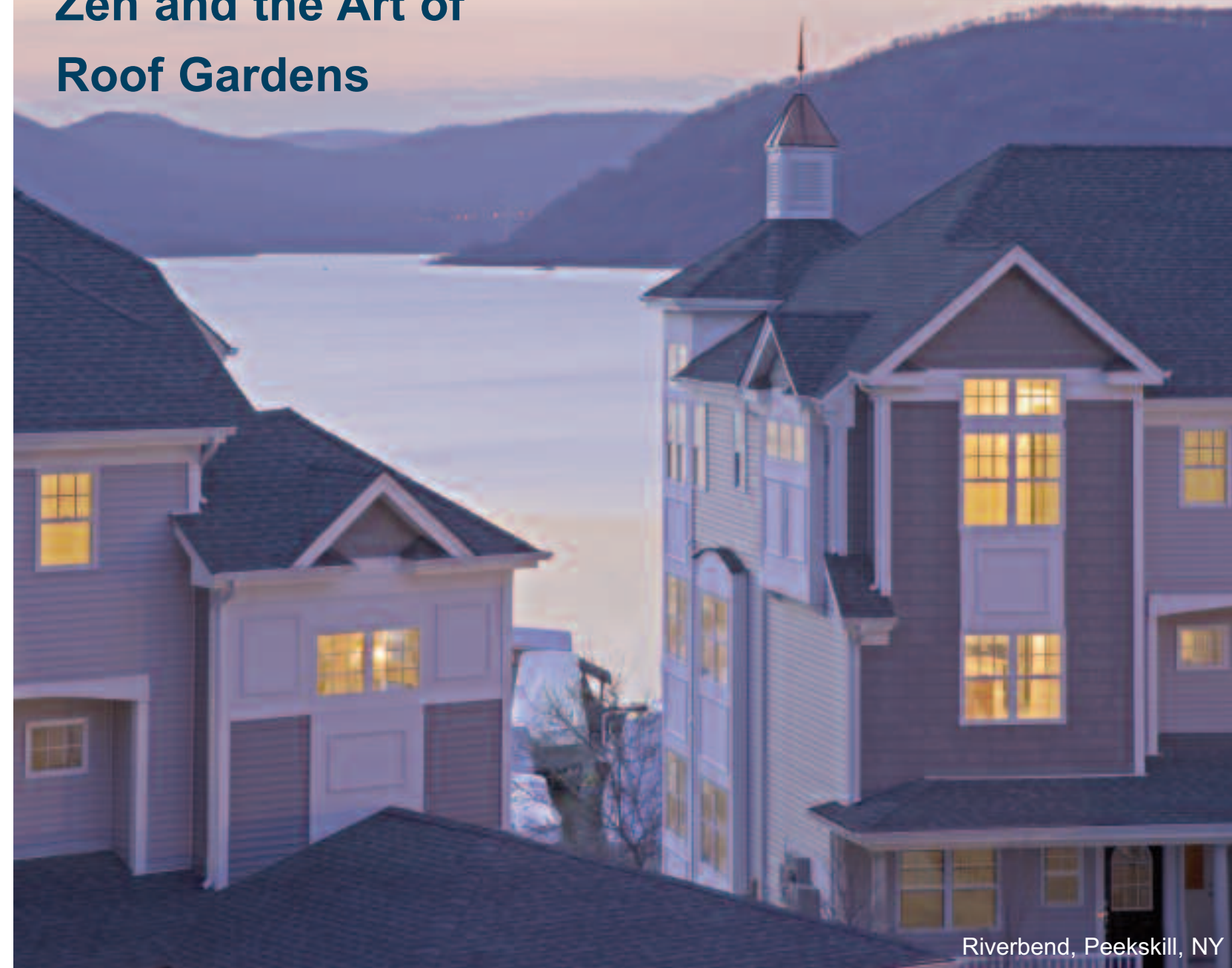
Summer 2006

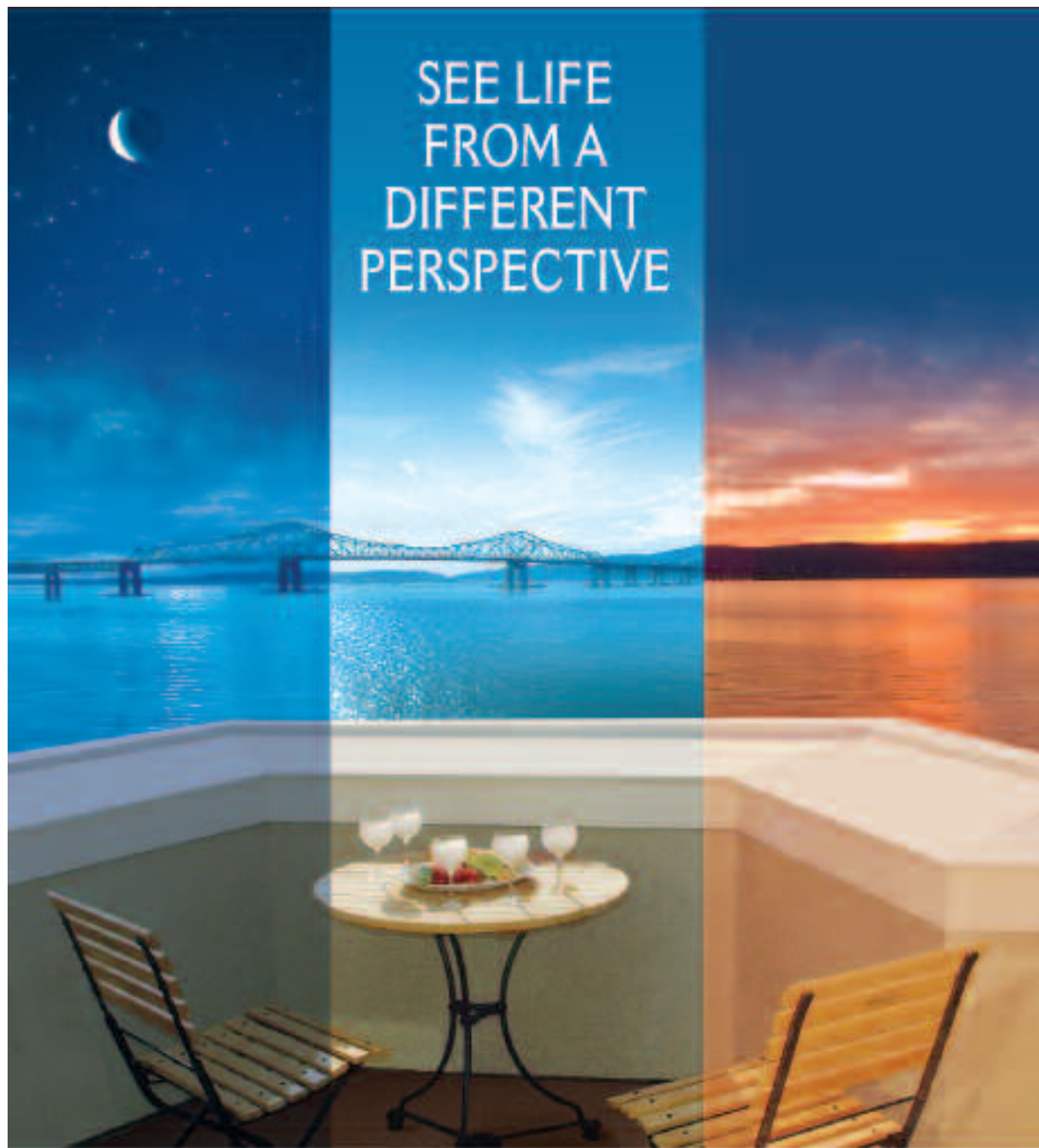
RIVERBEND

For Instant Social Life

Just Add Water (The River)

**Zen and the Art of
Roof Gardens**





SEE LIFE
FROM A
DIFFERENT
PERSPECTIVE

This is the dramatic and entrancing view from your new home at Ichabod's Landing. You'll see dozens of sailboats gliding by on a lovely summer day. You'll see breathtaking sunsets of pinks, crimsons and golds. You'll be mesmerized by the Tappan Zee

Bridge at night and awed by the towers of Manhattan to the south. You'll live in an extraordinary GDC designed townhome. Homes priced from \$975,000 with a view that is priceless. Open Daily 10-5. Closed Wed. & Thurs. Brokers Welcome.

**ICHABOD'S
LANDING**
SLEEPY HOLLOW
(914) 332-1890
www.gdc-homes.com

Directions: Take the Saw Mill River Pkwy North or South to Exit 23. From the south make a left, from the north make a right on Neperan Rd., heading west. Go .8 miles, make right on Tower Hill Rd., (aka County House Rd.) Go .7 miles, make left on Bedford Rd. (Rte. 448). Go .4 miles, at traffic light, cross Rte. 9 onto Beekman Ave. (becomes River St.) Proceed down hill. Look for Ichabod's Landing on the right.

GDC
homes Always
with integrity

This is not an offering. No offering is made except by an Offering Plan available from the sponsor. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, religion, color, sex, handicap, familial status or national origin.

welcome

Welcome to our revamped premier issue of The Cornerstone. 2006 is an important year for GDC. It will mark our first complete year in our new Corporate Headquarters, the launch of our new website, sales numbers that even exceed our own expectations and the year that we opened many new exciting communities on both sides of the Hudson and beyond. Excitement is in the air at GDC, excitement about new trends in architecture, smart growth and the feeling that our communities are finally catching on about how incredible the Hudson River is. I hope you enjoy this issue and the ones that follow.



Martin Ginsburg, Principal

Martin Ginsburg

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An Instant Social Life



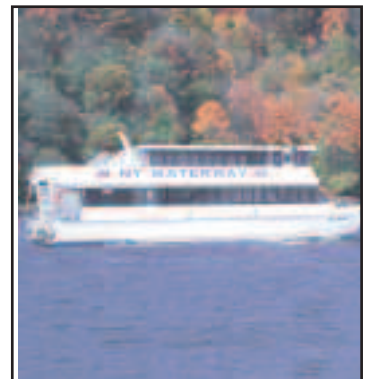
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Riverbend: For Instant Social Life Just Add Water (The Hudson)

When long-time Yonkers resident Kathy Belluzzi moved to the Riverbend community in Peekskill, she was pleased with the community's lively social scene, laughing that "Sometimes I go out to walk my dog and don't come back for two hours. Everyone is looking to make friends and that's what makes it nice."

Residents at Riverbend appreciate the friendly, dynamic community they live in. From the majestic views of the Hudson River, vibrant social atmosphere, walking distance to Metro North and country-club style amenities, Riverbend offers homeowners an unprecedented value in Westchester County. Although homebuyers may expect a hefty price tag for the location and amenities, living at Riverbend is affordable, with prices starting at \$387,000 for a one-bedroom unit.

"We wanted to create a beautiful riverfront setting for people seeking a dynamic community for an affordable price," said Martin Ginsburg. "Riverbend is home to

singles, families, empty nesters, couples just starting out and more. We are pleased to be able to offer quality homes, which offer the luxury amenities and river views that usually cost a pretty penny, for a fraction of the cost."



Fun in the Sun at The Riverbend Pool

The response to Riverbend has been overwhelmingly positive, with more than 75% of the 201 townhomes already sold and more than 200 people already living there. The community is expected to be sold out later this year, well ahead of schedule.

The riverfront community offers residents an active lifestyle in a picturesque setting with year-round river views and amenities, unparalleled by comparable homes in this price range.



Ms. Belluzzi moved to the community from a single-family home in Yonkers. At Riverbend, she feels as though she is "always on vacation. I have a garage, terrace, yard, and I don't have to take care of anything. I put my heart and soul into my house in Yonkers, shoveling snow, leaky windows, landscaping, and you don't have to worry about that here."

A resident at Riverbend since August 2005, Ms. Belluzzi noted that not being tied down to her house has given her a lot of spare time to spend with her grandchildren, who love her new home. "It's a very family oriented development. My grandchildren love the pool, and we also have a kiddie pool. All of the people that live here are open arms to children visiting."



Ichabod's Landing: A Model Community



Raising the Bar for Hudson Riverfront Development

From Yonkers to Peekskill, the Westchester County riverfront is seeing a wave of construction that will create special places on the river that people will want to visit. Think about the magical places you have enjoyed on vacations. Along the shores of our very own Hudson River beautiful open spaces will be a stone's throw from clusters of boutiques, galleries and restaurants intended to



serve residents and tourists alike. Ichabod's Landing in many ways will be a template for future developments because of its mixed uses and the public-private partnership that helped bring it to fruition.

Public access and a variety of uses will be essential parts of the redevelopment of the Hudson River waterfront, and Ichabod's Landing shows how this can be accomplished. It also took some creative teamwork between the developer and government, which will be needed as the riverfront is redeveloped.

The promenade is part of the Westchester RiverWalk, a county-sponsored initiative seeking to create a 45-mile pedestrian and bicycle path running from the Bronx line north to Putnam County. The section of RiverWalk passing through Ichabod's Landing is one of the first to go through private property and serves as a model for future waterfront redevelopment projects.

Ichabod's Landing Gets Rave Reviews

"Ichabod's Landing may not be the biggest piece, but it's the foundation for what we want to do along the entire waterfront. We decided we were going to use what's going on at Ichabod's Landing as an example and extend it into the General Motors site."

Sleepy Hollow Mayor, Philip E. Zegarelli

"This high-quality development combines private residential use with access by all residents of Westchester County to visit the parks, shops and other amenities that will be available along the river's edge. I am delighted that Westchester County is able to play a prominent part in the public-private partnership needed to move this project forward and to see my vision for the Westchester RiverWalk begin to come together in such a positive way"

County Executive Andy Spano

"This was a unique opportunity to become part of a place brimming with possibilities. This waterfront has the potential to be one of the most amazing areas in the Hudson Valley. There is a great sense of anticipation going on here."

Ichabod's Landing Resident, Keith Labis

Zen and the Art of Roof Gardens

There is something very romantic about a roof garden. Add the Hudson River and you may just feel like you have gone away on vacation. The residents at Ichabod's Landing are a privileged few, many homes feature multiple outdoor spaces including some that can be transformed into roof gardens.

Even if you're not lucky enough to live at Ichabod's you can still create your own private oasis on your deck or patio. Here's some advice about what kind of plantings to choose from Urban Roof Garden, a London based firm that specializes in roof garden landscaping.



"Choose plants that don't mind exposed areas. Low-growing alpine and sturdy shrubs will do their best to withstand the worst of the elements. Hardy perennials, ferns, ivy and small conifers should all do well. If you have lots of containers, plant some pretty annuals such as lobelia or marigolds, and verbena will give some summer color. Just make sure that you water them daily and protect them from really exposed areas of the garden and they should flourish."

Before you know it you may have mastered the zen of roof gardening. Go to www.urbanroofgardens.com for more information.



Three's a Charm

Ferry-Go-Round Returns for 3rd Year for 3 Dates

The "Hudson Ferry-Go-Round" returned to the Hudson Valley on Saturday, June 10, offering ferries linking Haverstraw, Peekskill and Ossining, all of which hosted exciting special events open to the public.

Now in its third season Ferry-go-round expanded to three days because of popular demand, it will also take place August 5 and September 17.

"Ferry-Go-Round has proven to be a great way to reintroduce people to the beauty of the Hudson Valley and the vibrant towns along its shores," said Martin Ginsburg. "Attendance rises every time we hold the Ferry-Go-Round, and last year we had 11,000 people riding the ferries over two days. That shows how much people love the Hudson River. We expect even more people to come out this year."

Ferry-Go-Round All-Day Passes are \$10 for adults, \$5 for seniors and \$5 for children ages 5 to 18; children ages 4 and under can ride for free. The public can board on a first-come, first-served basis, approximately every



Ferry-go-round at Charles Point Park, Peekskill

40 to 60 minutes. For more information and directions to ferry docks and parking visit www.ferrygoround.com.



GDC's New Website Launch is a Success

On March 1st GDC launched their new website. The site currently receives more than 1,300 visitors a day, up from about 500 visitors a day shortly before the launch. The revamped site dedicated to homes currently for sale - www.gdc-homes.com - is easier to navigate than its predecessor and offers buyers more photographs, site plans and floorplans, all of which will ease the home buying process. Simultaneously, GDC also launched their brand new corporate website - www.gdcllc.com - which is the company's central internet hub, providing links to all of GDC's divisions, a career center and a photo archive tracking the company's 40-year history.

A key new feature of the website is a "request information" form that automatically routes questions to a community's sales office and starts a file for that customer, said Brian Boyd, GDC's chief information officer and a member of the team that designed the new site. "We can follow up on questions within minutes," said Boyd. "That follow-up phone call is very important, and the new website makes it easier than ever for us to quickly respond to buyers' questions."

The new website is also much easier to update than the old site was, which will ensure that listings are current and let marketing executives add information whenever they wish, said Boyd. So stop by and let us know what you think.

Orange County's Own

Why Ben Gilman Decided to Stay!

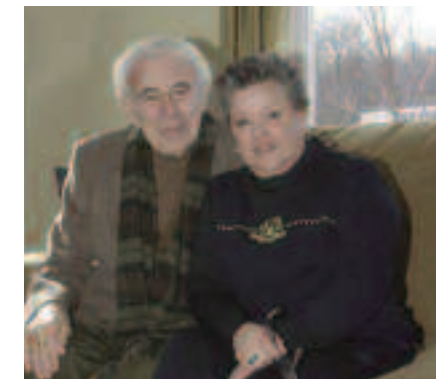
To stay or not to stay? That was the question former United States Congressman Ben Gilman and his wife, Georgia, recently asked themselves after his retirement. The world was their oyster. The Gilmans could have sold their Greenville estate and moved just about anywhere. But something kept them in Orange County. "When we heard that The Fairways was going to be a reality, we decided it was something we had to jump at, it was a now-or-never type situation," said Gilman, who represented New York's 20th District for 30 years before retiring. "We were looking to downsize and we wanted to be closer to our friends. The Fairways presented a great opportunity for us."

For, Georgia Gilman, Martin Ginsburg's involvement in the project was key. "Martin has a tremendous reputation for quality homebuilding," said Mrs. Gilman. "The Fairways is going to be a special place."

The seven townhome models available at The Fairways feature exteriors of stone plus extensive trim details and white paneled bays. The interiors have 9' high ceilings on the main level, cathedral ceilings and optional finished lofts plus lower levels designed to be finished as integral living spaces. The townhomes include one-or two-car garages and many of the homes overlook the golf course.

The Fairways has been met with very strong response from buyers since it was introduced to the market last spring. Presently, 75 of the first 105 available homes are either in contract or closed. Set on 62 acres, the finished community will feature 217 homes. The first homeowners moved in last month.

Although, The Fairways is located adjacent to the renowned Orange County Golf Club, Gilman dispelled any thoughts you may have



Ben and Georgia Gilman

had of trading political views with him on the links. "We're not golfers," he wryly states. He added that he and Mrs. Gilman are more likely to be seen at The Fairways' luxury clubhouse where the pair plans to work-out several times a week.

On the heels of the Gilman's purchase, a group of the couple's longtime friends have followed suit and purchased homes in the community. The Gilman's are looking forward to their new living situation. "When Ben was in Congress, we enjoyed whenever we got the opportunity to be alone but now we don't mind having company," said Georgia. "This is a perfect situation for us."



Doing Good in the Neighborhood

Ginsburg Community Fund Report

Another successful round of The Ginsburg Community Fund has passed. This round's grants totaled \$128,500. The fund awarded over \$750,000 this year. Annually the fund donates

between \$1,000 to \$2,000 for every home GDC sells. Sixtyfive organizations applied with requests totaling over 1.5million dollars. Of the 65 organizations, 22 received grants.

The largest grant of \$20,000 went to Jazz Forum Arts to help sustain and expand their 2006 summer concert series. GDC is also very excited about our second year of supporting The One World Arts and Culture Fest at the Paramount Center for the Arts which is taking place during this year's Ferry-Go-Round on September 17th in Peekskill.

Other recipients include, the Children's Village, Books for Boys Program in Dobbs Ferry; Haverstraw Performing Arts Center and Haverstraw Youth Center to secure professional personnel to train interested youth in theatre; Dutchess County Economic Development Corporation to increase staffing to pursue issues related to affordable housing; the Bridge Family Center in West Hartford, CT to support the Saturday Family Academy which works to increase family literacy and many more.



One World Arts and Culture Fest

You've Gotta Have Friends

Homeowners Get Big Rewards for Referrals

Feel like going to Europe? Looking to buy that new high definition television with some extra cash? Do you have a penchant for Prada? Well you may not have to look any further than your friends and family to earn some exciting prizes and trips from GDC. On May 1st GDC unveiled an expanded Homeowner Referral Program. In the new program both former and current GDC homeowners and tenants are eligible. The program also rewards both the homeowner and the person who was referred. "For many years," said Martin Ginsburg, "homeowner referrals have been a primary source of sales of our homes. Sometimes several family members will purchase in our communities." So this is your opportunity to reach out to someone you care about and earn yourself something special while your at it. After all a friend in need (of a home) is a friend indeed.



	For the Homeowner	For the Person they Referred
1st Referral	\$1,000	\$1,000
2nd Referral	\$2,000	\$1,000
3rd Referral	\$3,000 + a trip to the Bahamas	\$1,000
4th Referral	\$4,000	\$1,000
5th Referral	\$5,000 + a trip to Europe	\$1,000

Some exclusions apply. Please email referrals@gdcilc for a full program description.

Ones to Watch

New GDC Communities On The Horizon

Quaker Green

West Hartford, CT

Quaker Green is that rare combination of convenience and tranquility. While stores and restaurants are within a one minute walk, Quaker Green borders on the lovely Beachland Park, featuring ball fields, a playground, and a picturesque pond with fountain. A walking trail will connect Quaker Green to Beachland Park, so from spring to fall the park will be a major focal point for Quaker Green residents.

Just minutes from the charming boutiques and chic restaurants of West Hartford Center, Quaker Green will offer 64 three bedroom townhomes and 84 one and two bedroom condominium residences. Amenities include a Community Club with an outdoor pool and deck, exercise center and expansive meeting areas, plus a manicured center green and an attractive community plaza.

Prices are expected to range from the \$300's to the \$500's.



Christie Place, Scarsdale, NY

Christie Place

Scarsdale, NY

Location, location, location... never has that rung truer than at Christie Place in Scarsdale. Designed for active adults 55 and over, Christie Place will be the first luxury condominium in the charming village center of Scarsdale. Just footsteps from the quaint shopping district and Metro-North, Christie Place will be a haven for you if you seek carefree living in one of the most gracious towns in America.

There will be a limited offering of only 42 spacious one, two and two bedroom plus den residences within the two buildings at Christie Place. A concierge will tend to residents' needs.

The elegant architecture features copper-roofed turrets and blends brick, stone and stucco. It is designed to mesh perfectly with the existing Tudor-style architecture that predominates in the Scarsdale village center. An expansive landscaped plaza and courtyard bridging the two buildings will create a relaxing garden. Some residences will have private patios. There will be retail stores on the street level.

The residences at Christie Place will have elegant interior finishes, including gourmet kitchens and luxurious baths.

Sales at Christie Place are expected to start in late 2006. Prices are estimated to be from the \$800,000's to over \$2,000,000.

For more information log on to www.gdc-homes.com.



Quaker Green, West Hartford, CT