



STATE OF NEW YORK
OFFICE OF THE ATTORNEY GENERAL

ERIC T. SCHNEIDERMAN
ATTORNEY GENERAL

(212) 416-6096

DIVISION OF ECONOMIC JUSTICE
REAL ESTATE FINANCE BUREAU

Liberty Meadows, LLC
c/o Certilman Balin Adler & Hyman LLP
Attention: Ira Adler, Esq.
90 Merrick Avenue, 9th Floor, Suite 900
East Meadow, NY 11554

RE: Village Vistas Condominium
File Number: CD070156
Date Amendment Filed: 03/30/2011
Receipt Number: 111807
Amendment No: 6
Filing Fee: \$225.00

Dear Sponsor:

The referenced amendment to the offering plan for the subject premises is hereby accepted and filed. This filing is effective for the greater of six months from the date of filing this amendment or twelve months from the acceptance of the original offering literature. However, any material change of fact or circumstance affecting the property or offering requires an immediate amendment, including amending the plan to disclose the most recent certified financial statement and budget, which should be done as soon as either of these documents is available.

Any misstatement or concealment of material fact in the material submitted as part of this amendment renders this filing void ab initio. This office has relied on the truth of the certifications of sponsor, sponsor's principals, and sponsor's experts, as well as the transmittal letter of sponsor's attorney.

Filing this amendment shall not be construed as approval of the contents or terms thereof by the Attorney General of the State of New York, or any waiver of or limitation on the Attorney General's authority to take enforcement action for violation of Article 23-A of the General Business Law or other applicable law. The issuance of this letter is conditioned upon the collection of all fees imposed by law. This letter is your receipt for the filing fee.

Very truly yours,

Erica Buckley/CS

Erica Buckley
Assistant Attorney General

AMENDMENT No. 6
TO THE CONDOMINIUM OFFERING PLAN OF
VILLAGE VISTAS CONDOMINIUM
Liberty Avenue
Port Jefferson, New York 11777
Dated: March 30, 2011

The Offering Plan accepted for filing on or about July 5, 2007 as amended by Amendment No. 1 dated July 28, 2008, Amendment No. 2 dated October 10, 2008, Amendment No. 3 dated April 27, 2009, Amendment No. 4 dated November 5, 2009 and Amendment No. 5 dated August 12, 2010, is hereby further amended as follows:

I. STATUS OF SALES

As of January 21, 2011, the Sponsor has entered into contracts for eleven (11) Homes at the Condominium. . The closing of title to the first Home is scheduled to occur on or about June 1, 2011 as previously disclosed in Amendment No. 5.

II. CONDOMINIUM BUDGET

The Condominium budget for the estimated first year of operation has not changed and remains as disclosed in Amendment No. 5. An updated Certification of the Adequacy of such Budget is annexed hereto as Exhibit "A".

III. FORM OF POWER OF ATTORNEY

As a result of technical corrections to the statute regarding a power of attorney in the State of New York, the Power of Attorney contained as Exhibit "B" to Amendment No. 5 dated August 12, 2010 is deleted in its entirety and the Power of Attorney contained in Part II of the Offering Plan as Schedule E is substituted in its place.

IV. EXTENSION OF OFFERING PLAN

This Plan may be used for six (6) months from the date this Amendment is duly accepted for filing and thereafter said date is to be extended in a further Amendment to be filed.

V. **NO MATERIAL CHANGE**

Other than as set forth above, there are no material changes which require an Amendment to the Plan.

LIBERTY MEADOWS, LLC
SPONSOR

SCHIFFER MANAGEMENT GROUP

*10 Mitchell Rd.
Westhampton Beach, NY 11978
Tel 631-288-4343
Fax 631-288-4772*

Department of Law
State of New York
120 Broadway- 23rd Fl
New York, New York
Gentlepeople,

Monday, January 24, 2011

Village Vistas Condominium

The Sponsor of Condominium Offering Plan for the captioned property has retained me to review Schedule B containing projections of income and expenses for the first year of condominium operation payable by the owners. My experience in this field includes the current management of two (2) multi-family properties with many similarities to the captioned property as well as more than thirty (30) years' experience in managing condominium and cooperative property.

I understand I am responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Attorney General in Parts 20 insofar as they are applicable to Schedule B

I have reviewed Schedule B and investigated the facts set forth in the Schedules and the facts underlying it with due diligence in order to form a basis for this certification. I have also relied on my experience in managing residential property.

I certify that the projections in Schedules B for common charges appear reasonable and adequate under existing circumstances fairly attributable for the projected first year of condominium operation .

I certify that the Schedule


- (I) sets forth in detail the projected income and expenses for the first year of condominium operation;
- (II) affords potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the first year of condominium operation.
- (III) does not omit any material fact.
- (IV) does not contain any untrue statement of a material fact.
- (V) does not contain any fraud, deception, concealment or suppression;
- (VI) does not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances.
- (VII) does not contain any representation or statement which is false where I (a) knew the truth; b) with reasonable effort could have known the truth; c) made no reasonable effort to ascertain the truth or; d) did not have knowledge concerning the representation or statement made.

I further certify that I am not owned or controlled by the Sponsor. I understand that a copy of this certification is intended to be incorporated into the Offering Plan. The statement is not intended as a guarantee or warranty of income or expenses for the first year of Condominium operation.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made.


I understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

Very truly yours,



Joseph Gill Schiffer
The Schiffer Management Group

Sworn to before me this 24th day of January 2011



Notary Public

KAREN J. TANGREDI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01TA6110907
Qualified in Suffolk County
My Commission Expires June 01, 2012