



STATE OF NEW YORK
OFFICE OF THE ATTORNEY GENERAL

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ATTORNEY GENERAL

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DIVISION OF ECONOMIC JUSTICE
REAL ESTATE FINANCE BUREAU

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

RE: Village Vistas Condominium

File Number: CD070156

Amendment No: 7

Date Amendment Filed: 09/30/2011

Filing Fee: \$225.00

Receipt Number: 11407

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,

Lisa Wallace
Lisa Wallace
Assistant Attorney General *m*

AMENDMENT No. 7
TO THE CONDOMINIUM OFFERING PLAN OF
VILLAGE VISTAS CONDOMINIUM

Liberty Avenue
Port Jefferson, New York 11777

Dated: September 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, Amendment No. 5 dated August 12, 2010 and Amendment No. 6 dated March 30, 2011, is hereby further amended as follows:

I. STATUS OF SALES

As of August 2, 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 May 1, 2012. The reason for the delay is the litigation disclosed in prior Amendments delayed Sponsor from securing the necessary permits to commence construction at the site.

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. STATUS OF CONSTRUCTION

As of the date of this Amendment, the Sponsor is in the process of installing site work improvements including utility lines and infrastructure. The excavation for the foundations of Homes has commenced and it is contemplated the foundations will be poured within the next four weeks.

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
631-288-4343 fax 631-288-4772 realtymsr@aol.com

CERTIFICATION OF ADEQUACY

Monday, September 26, 2011

State of New York
Department of Law
120 Broadway - 23rd Street
New York, NY 10271

RE : Village Vistas Condominium

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

I understand that I am responsible for complying with Article 23-A of the General Business Law and the Regulations promulgated by the Department of Law in Part 20 insofar as they are applicable to Schedule B.

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

I certify that the projections in Schedule B appear reasonable and adequate under existing circumstances, and the projected income appears to be sufficient to meet the anticipated operating expenses 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/we: (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. This statement is not intended as a guarantee or warranty of the income and 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
day of Sept, 2011.



Notary Public



BEVERLY J. PERKOWSKI
Notary Public, State Of New York
No. 01PE6011859
Qualified In Suffolk County
Term Expires 8/17/2014