

PERSONAL STATEMENT

CONFIDENTIAL

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of sex or marital status. The Federal Agency, which administers compliance with the law concerning this Lending Institution, is the OTS (Office of Thrift Supervision) Department of the Treasury, 10 Exchange Place, 18th Floor, Jersey City, NJ 07302.

TO: **BEACON FEDERAL, 6311 Court Street Road, East Syracuse, NY 13057**

NAME Anthony F. Fiorito POSITION OR OCCUPATION Real estate ownership & investment
 BUSINESS NAME Partnership Properties, Inc.

BUSINESS ADDRESS 2 Clinton Square, Syracuse, NY 13202 PHONE 315-472-2020

RESIDENCE ADDRESS 3940 Pawnee Drive, Syracuse, NY 13202 PHONE 315-634-7826

The following is submitted for the purpose of procuring, establishing and maintaining credit with you in behalf of the undersigned or persons, firms or corporations in whose behalf the undersigned may either severally or jointly with others execute a guaranty in your favor. The undersigned warrants that this financial statement is true and correct and that you may consider this statement as continuing to be true and correct until a written notice of change is given to you by the undersigned.

DATE December 1, 2007

PLEASE DO NOT LEAVE ANY QUESTIONS UNANSWERED. USE "NO" OR "NONE" WHERE NECESSARY.

ASSETS	In Even Dollars			LIABILITIES	In Even Dollars		
Cash on hand and in banks		50	000	Notes payable to banks – secured – see Schedule F		3	000
Marketable Securities – see Schedule A				Notes payable to banks – unsecured – see Schedule F			
Non-Marketable Securities – see Schedule B		21	000	Due to brokers			
Securities held by broker in margin accounts				Amounts payable to others – secured			
Restricted or control stocks				Amounts payable to others – unsecured			
Partial Interest in Real Estate Equities – see Schedule C	7	613	263	Accounts and bills due			
Real Estate Owned – see Schedule D				Unpaid income tax			
Loans Receivable				Other unpaid taxes and interest			
Automobiles and other personal property				Real estate mortgages payable – see Schedule D			
Cash value – life insurance – see Schedule E		15	000	Other debts – itemize:			
Other assets – itemize:							
				TOTAL LIABILITIES		3	000
				NET WORTH	7	696	263
TOTAL ASSETS	7	699	263	TOTAL LIABILITIES AND NET WORTH	7	699	263

Are all bad and doubtful assets excluded from this statement? Yes If no, explain: _____
 Income taxes settled through what date? _____ Additional assessments \$ _____

ANNUAL SOURCES OF INCOME		PERSONAL AND GENERAL INFORMATION	
Salary, bonus & commissions	\$ 404,036	Do you have a will?	Yes <input checked="" type="checkbox"/> No
Dividends	\$ 696	If yes, name of Executor:	Joseph Watt, Esq.
Real estate income	\$ 581,333	Are you a partner or officer in any other venture?	Yes <input checked="" type="checkbox"/> No
Interest Income	\$ 17,249	Are you obligated to pay alimony, child support, or maintenance payments?	No
QEZE Income	\$ 155,237	If so, describe.	
TOTAL	\$ 1,158,542	Are any assets pledged?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (other than under real estate partnerships)
CONTINGENT LIABILITIES		Are you a defendant in any suits or legal actions?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Do you have any contingent liabilities?	Yes <input checked="" type="checkbox"/> No	Personal bank accounts carried at:	Chase Bank, Liverpool, NY
If yes, give details:		Have you ever taken bankruptcy?	No
As endorser, co-maker or guarantor	\$ see attached		
On leases or contracts	\$		
Legal claims	\$		
Other special debt	\$		

Amount of contested income tax liens	\$	Yes	No	X	Explain:
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(COMPLETE SCHEDULES AND SIGN ON REVERSE SIDE)

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SCHEDULE A – U.S. GOVERNMENTS AND MARKETABLE SECURITIES

Number of Shares or Face Value (Bonds)	Description	In Name Of	Market Value	Source Value
			\$	\$
			\$	\$
			\$	\$
			\$	\$

SCHEDULE B – NON-MARKETABLE SECURITIES

Description of Securities	Number of Shares Outstanding	Book Value Per Financial Statement Dated:	Number of Shares Owned	Total Value
Money Market	Merrill Lynch	\$ 21,000		\$ 21,000
		\$		\$
		\$		\$

SCHEDULE C – PARTIAL INTERESTS IN REAL ESTATE EQUITIES

Location of Property	% of Ownership	Type	Year of Purchase	Cost (C) or Market (M)	Mortgage	Value of Equity
See attached for A. Fiorito individually				\$	\$	\$
See attached for Partnership Properties, Inc.				\$	\$	\$
				\$	\$	\$

SCHEDULE D – REAL ESTATE OWNED

Description of Property and Improvements	Date Acquired	Title in Name of	Cost	Market Value	Mortgage	
					Amount	Maturity
See attached for Partnership Properties, Inc.			\$	\$	\$	\$
			\$	\$	\$	\$
			\$	\$	\$	\$
			\$	\$	\$	\$

SCHEDULE E – LIFE INSURANCE CARRIED, INCLUDING N.S.L.I. AND GROUP INSURANCE

Face Amount	Name of Company	Beneficiary	Cash Surrender Value	Loans
\$			\$	\$
\$			\$	\$
\$			\$	\$
\$			\$	\$

SCHEDULE F – NAMES OF BANKS OR FINANCE COMPANIES WHERE CREDIT HAS BEEN OBTAINED

Name and Address	Original Date	High Credit	Owe Currently	Secured or Unsecured
Sun Life of Canada	3/99	\$ 9,600,000	\$ 6,023,000	Secured
Genworth Financial	8/03	\$ 6,600,000	\$ 5,200,000	Secured
General Electric Commercial Finance Business Property Corp.	4/05	\$ 2,240,000	\$ 2,200,000	Secured
American Equity Life Insurance Co	8/07	\$ 2,250,000	\$ 2,250,000	secured

You are hereby notified that a consumer report may be requested in connection with this credit application. If you request, you will be informed whether or not a consumer report was requested, and if such report was requested, you will be informed of the name and address of the consumer reporting agency that furnished the report.

You are further notified that subsequent consumer reports may be requested or utilized in connection with an update, renewal or extension of the credit hereby requested should the bank feel that this is appropriate.

THE UNDERSIGNED CERTIFIES THAT BOTH SIDES HEREOF AND THE INFORMATION INSERTED THEREIN
HAS BEEN CAREFULLY READ AND IS TRUE, CORRECT AND COMPLETE.

Signature _____	Signature _____
Social Security # <u>077-36-5958</u>	Social Security # _____
Date of Birth <u>2-11-1945</u>	Date of Birth _____
Date Signed _____	Date Signed _____

Anthony F. Fiorito
 3940 Pawnee Drive
 Liverpool, NY 13090

SCHEDULE "C"

RE: ANTHONY FIORITO-PERSONAL
 REAL ESTATE PROPERTIES INTEREST

REAL ESTATE ENTITY	MARKET VALUE	LESS MTG. BALANCE	NET VALUE	T. FIORITO INTEREST	T. FIORITO NET VALUE
COOLIDGE SALINA STREET, LLC (WB/SP)	5,800,000.00	4,006,232 (NR)	1,793,768.00	16.65%	298,662.00
600 ERIE PLACE I&I PARTNERSHIP	10,750,000.00	6,023,000 (PR)	4,727,000.00	12.5%	590,875.00
STATE TOWER PARTNERSHIP	7,000,000.00	4,625,000 (NR)	2,375,000.00	6.67%	158,413.00
ATRIUM ASSOC. LLC. (OFFICE+GAR)	15,000,000.00	5,200,000 (NR)	9,800,000.00	33.33%	3,266,340.00
215 WALLACE ST. PARTNERSHIP	120,000.00	0.00	120,000.00	25.00%	30,000.00
410-418 S. CROUSE ASSOCIATES	3,200,000.00	1,100,000 (R)	2,100,000.00	25.00%	525,000.00
ARMORY PARKING ASSOCIATES, LLC	2,000,000.00	1,500,000 (R)	500,000.00	25.10%	125,000.00
1401 ERIE BLVD EAST, LLC	3,450,000.00	2,250,000 (NR)	1,200,000.00	33.33%	400,000.00
ONE CLINTON SQUARE ASSOC	2,200,000.00	1,750,000 (R)	450,000.00	28.50%	128,250.00
VINEGAR HILL ASSOCIATES LLC	2,800,000.00	2,200,000 (NR)	600,000.00	25.00%	150,000.00
THE HOUSING PARTNERSHIP					
901 Ackerman	190,000.00	13,816.00 (R)	176,184.00	33.3%	58,669.00
152 Redfield Pl.	85,000.00	0.00	85,000.00	33.3%	28,305.00
156 Redfield Pl.	85,000.00	0.00	85,000.00	33.3%	28,305.00
714 Euclid Ave.	125,000.00	42,213.00 (R)	82,787.00	33.3%	27,568.00
708 Euclid Ave.	105,000.00	50,947.00 (R)	54,053.00	33.3%	17,999.00
Totals:	\$52,910,000	\$28,761,208	\$24,148,792		\$5,833,386

R - denotes recourse obligation
 NR - denotes non-recourse obligation
 PR - denotes partial recourse obligation

Anthony Fiorito
 The Atrium Building, Suite 120
 2 Clinton Square
 Syracuse, NY 13202

SCHEDULE "C" PARTIAL INTERESTS IN REAL ESTATE EQUITIES

RE: PARTNERSHIP PROPERTIES, INC. – TONY FIORITO, PRESIDENT
 PARTNERSHIP PROPERTIES HOLDINGS – TONY FIORITO, PRESIDENT

REAL ESTATE ENTITY	MARKET VALUE	LESS MTG. BALANCE	NET VALUE	PPI INTEREST	PPI NET VALUE
SYRACUSE BLDG 224 HARRISON ST SYRACUSE, NY	4,000,000.00	0.00	4,000,000.00	33.3%	1,333,200.00
315 SOUTH WARREN PROPERTY-SYR, NY	600,000.00	250,000.00 (R)	350,000.00	33.3%	116,655.00
JIMINY PEAK CONDO LODGE HANCOCK, MA	700,000.00	409,645.00 (R)	290,355.00	100%	290,355.00
BUILDING LOT 7480 ELMCREST RD LIVERPOOL, NY	23,000.00	0.00	23,000.00	100%	23,000.00
TOTAL REAL ESTATE ASSET NET VALUE TO DATE: (PPI) (PPH, INC.)					1,763,210.00

(R) denotes recourse obligation