

Minutes of the Annual Meeting of Shareholders of 336 Tenants Corp. held on Thursday, April 29, 2010, at the Alexander Robertson School, 3 West 95th Street, NYC, NY 10025 pursuant to notice duly given in accordance with the By-Laws of the Corporation.

CALL TO ORDER

Michael Schell (Board President) called the annual meeting to order at 7:10 p.m. having a quorum present of 9,255 shares (77%) in person or by proxy. It was noted that the notice of annual meeting, a letter to shareholders and forms of proxy and consent had been mailed and distributed in the building to all shareholders on or about March 31, 2010. It was further noted that affidavits of mailing were available for inspection and would be filed with the records of this meeting and that a complete list of shareholders was available for inspection at the meeting.

INTRODUCTIONS

The Board President introduced individual Board members. Also in attendance were Thomas Sorrentino and Nicholas Partenza, representing the Corporation's independent auditors PKF, Ted Eacker and Chris Girr, representing Walter Melvin Architects, and Neil Davidowitz, Dennis DePaola and David Commender, representing the Corporation's Managing Agent, Orsid Realty Corp.

APPROVAL OF THE MINUTES OF THE 2009 ANNUAL MEETING

Mike Schell advised the meeting that a draft of the minutes of the 2009 annual meeting of stockholders had been posted on the website of the co-op since July 2009, thereby affording stockholders the opportunity to read them and develop any comments they might have. Mr. Schell reported on one amendment to the posted draft – to reflect a statement made by Bill Struth of Lawless & Mangione - and informed the meeting that the draft minutes, as so amended, were available to shareholders at the sign-in desk. Mr. Schell requested further comments or corrections and invited a motion to approve the 2009 annual meeting minutes as so amended and subject to any further comments from stockholders. The draft minutes, as so amended, were approved by acclimation of the stockholders present at the meeting without objection.

The Board President then began the business of the meeting with a report by the building's engineers. Mr. Schell then introduced Ted Eacker and Chris Girr from Walter Melvin.

ENGINEERS' REPORT – FACADE ISSUES

The engineers reported that the initial inspection of the terra cotta cornice had been completed. They outlined the work remaining to be done on the cornices as well as the northeast corner apartments due to the recent storm. More probes will be necessary but work can begin on the known problems in the first week of May. Mr. Eacker informed

shareholders of the risks of repairing interior damage on the northeast corner before waterproofing of the exterior is completed. Mr. Eacker assured shareholders that Walter B. Melvin will inspect all waterproofing of the northeast corner before the contractor will be permitted to replace the brick façade, and advised that the firm is responsible for ensuring that such waterproofing is properly installed. Mr. Eacker answered a series of shareholder questions.

PRESIDENT'S REPORT ON OPERATIONS OF THE CORPORATION FOR 2009

Mr. Schell reported on the following topics:

- The Building incurred increased operational costs resulting in a deficit since the maintenance had been held flat without an increase in 2009 and there had also been a sharp decrease in transfer fees.
- Considering its cash position, the building remains in a sound condition. There will be costs associated with the façade project but the Board hopes that it will not affect the building's financial condition, net of any recoveries.
- Mr. Schell thanked Sergio Ochoa and the building staff for working well together to maintain the building and control costs.

Mr. Schell then introduced Jason Kaplan.

JASON KAPLAN-- TREASURY REPORT

Mr. Kaplan reported on the building's financial condition and on monies currently held in all the building's accounts and the transfer of various accounts. Mr. Kaplan analyzed the primary risks to the budget for the year ahead.

Mr. Schell then introduced Tom Sorrentino

TOM SORRENTINO REPORT ON THE ANNUAL AUDIT

Mr. Sorrentino gave a brief review of the 2009 financial statement and answered questions from the shareholders.

Mr. Schell then introduced David Bither.

DAVID BITHER REPORT ON THE BUILDING'S BOARD

Mr. Bither reported on the changes on the board this year. Lucy Brown, Leon Wang and David Bednar have left the Board. Since the last Annual Meeting the Board has replaced the departed members with new Board members Curt Middleton, Jason Kaplan and Steve Kaplan.

Mr. Schell then introduced Curt Middleton.

CURT MIDDLETON REPORT ON THE WEBSITE

Curt Middleton reminded shareholders of the availability of the website and the information posted on it. He thanked those who contributed to the newsletter. It was suggested that past and present issues of the newsletter be archived on the website.

Mr. Schell then introduced Anne Corvi.

ANNE CORVI REPORT ON THE REVISED ALTERATION POLICY

Ms Corvi reported on the recent amendments to the alteration agreement including fees, insurance, time to finish project, penalties and notification requirements. Additional changes are under consideration and will be posted on the website.

Mr. Schell then introduced Lee Michel.

LEE MICHEL ON CAPITAL PROJECTS

Mr. Michel reported on the replacement of the oil tank in the basement and the various jobs undertaken by the building staff led by the building's superintendent, Sergio Ochoa, such as radiator valve replacement, that have resulted in significant savings to the Corporation.

Mr. Schell then introduced Steve Kaplan.

STEVE KAPLAN ON 93RD/94TH STREET PRESERVATION ALLIANCE

Mr. Kaplan reported on efforts by the 93rd/94th Street Preservation Alliance.

SHAREHOLDER QUESTIONS, COMMENTS AND DISCUSSION ITEMS

The following topics were the subject of shareholder queries, comments and suggestions. There was also discussion among shareholders and with the Board around these items.

- Timing and costs of repairs to the northeast corner of the façade and the removal of the sidewalk shed.
- Permissibility of through wall air conditioners on the 94th Street façade.

ELECTION OF THE BOARD OF DIRECTORS

- Presentation of the seven candidates for the seven seats on the Board

DAVID BITHER
ANNE CORVI
JASON KAPLAN
STEPHEN KAPLAN
LEE MICHEL
CURT MIDDLETON
MIKE SCHELL

- Polls opened for voting
- Each candidate was given an opportunity to address the shareholders
- Polls were closed

RESULTS OF VOTING

David Commender as Inspector of Election tabulated the votes. The following persons were elected to the Board to serve until the next annual meeting of shareholders:

DAVID BITHER
ANNE CORVI
JASON KAPLAN
STEPHEN KAPLAN
LEE MICHEL
CURT MIDDLETON
MIKE SCHELL

ADJOURNMENT

As there was no further business to come before the shareholders, upon motion duly made and seconded, it was unanimously resolved that the meeting be thereupon adjourned. The time of adjournment was 8:45 p.m.

Respectfully Submitted,
David Commender
Assistant Secretary

336 Tenants Corp.

336 Central Park West, New York, NY 10025

Memorandum

To: Shareholders
From: Board of Directors
Date: March 25, 2010
Re: Annual Meeting Scheduled for April 29, 2010

The Annual Meeting of Shareholders has been scheduled for Thursday, April 29, 2010, at 7:00 p.m. at the Alexander Robertson School, located at 3 West 95th Street in the Borough of Manhattan, City of New York 10025.

PRESENTLY, each of the six incumbent members of the Board has indicated an intention to stand for election to a new one-year term at this Annual Meeting. In addition, Steve Kaplan (Apt. 7-E) has agreed to stand for election to fill the current vacancy on the Board. Steve's biographical profile is included in the profiles enclosed with this notice. Any shareholder is entitled and welcome to submit the name of a person to stand for election as a director.

PLEASE feel free to submit any nomination you wish to make in the locked boxes located in the lobby. You may use the form below for that purpose.* Please also be sure to obtain the consent of the nominee to serve in the space provided below.** The period for nominations will close on Wednesday, March 31, 2010.

We look forward to seeing you that night.

***I wish to nominate _____ to run for the Board of Directors of 336 Tenants Corp at the Annual Meeting to be held on April 29, 2010.**

Name

Date

****I, _____, hereby consent to nomination, election and service as a Director of 336 Tenants Corp. until the 2011 Annual Meeting of Shareholders.**

Name

Date

STATE OF NEW YORK}

COUNTY OF NEW YORK}

I, Celeste Pinero being duly sworn, deposes and Says: I am an employee of Orsid Realty Corp., 1740 Broadway, 2nd floor, New York, NY 10019.

On March 25, 2010, I mailed a copy of the Invitation to Nominate Candidates for Election to the Board of Directors for 336 Tenants Corp., 336 Central Park West, New York, NY 10025 to all shareholders who reside at the building and to shareholders who have alternate addresses.


Celestena Pinero

Celeste Pinero

Sworn to before me

28th Day of April 2010

Notary Public


DAVID G. COMMENDER
Notary Public, State of New York
No. 02CO5002523
Qualified in Westchester County
Commission Expires Oct. 5, 2010

336 Tenants Corp.
Annual Meeting Register
4/29/2010

PRESENT	PROXY	APT#	SHARES	VOTES [Shares x 7]	SHAREHOLDER 1	SHAREHOLDER 2
	✓	1-A	240	1,680	Metro Mental Health Ctre	
	✓	1-B	70	490	Morris Nejat M.D.	
		1-D	35	245	Frank A. Langella	
	✓	1-E	38	266	Marc Ward	
		1-F	40	280	Zheng Ming Wang	
	✓	2-A	184	1,288	D. Steinberg	Z. Steinberg
	✓	2-B	134	938	D. Morrison	A. Morrison
✓		2-C	64	448	S. Goldberg	P. Ettelbrick
	✓	2-D	50	350	Feola Scharf	
✓		2-E/F	177	1,239	Jason Kaplan	Nola Bonis
		2-G	60	420	Kenneth C. Caruso	
	✓	3-A	197	1,379	David Greenwald	Tatyana Trakht
	✓	3-B	143	1,001	Marilyn Harriet Cohen	
✓		3-C	67	469	L. S. Field	D. H. Gemson
		3-D	52	364	L. S. Field	D. H. Gemson
✓		3-E	126	882	Phyllis Sternau	
	✓	3-F	103	721	Emma D. Dryden	
✓	✓	4-A	204	1,428	M. Schell	K. Schell
		4-B	149	1,043	J. Hagman	L. Hsu
		4-C	70	490	Eileen Maraldo	
	✓	4-D	54	378	D. Blackburn	W. Weinberg
	✓	4-E	129	903	John P. Leventhal	
	✓	4-F	106	742	S. Einhorn	C. Sidoti
	✓	5-A	208	1,456	PJ Buckley	NJ Antell
		5-B	152	1,064	Marion J. Brown	
		5-C	73	511	Joseph K. Jones	
	✓	5-D	56	392	Elizabeth Forel	
	✓	5-E	132	924	D. Mark	Andrea D. Gerstle
		5-F	109	763	Sara F. Henderson (Trustee)	
	✓	6-A	212	1,484	L. Firestone	J. Pizzurro
		6-B	155	1,085	J. Sandorf	M. Weinberger
	✓	6-C	76	532	B. & D. & L. Olivier	
		6-D	58	406	Leonardo Wang	Jane Wang
✓		6-E	135	945	R.M. Seltzer	A. Seltzer
		6-F	112	784	A. Michaels	B. Michaels
	✓	7-A	216	1,512	Patricia Meilman	Roy Meilman
	✓	7-B	158	1,106	John S. Siffert	Goldie A. Siffert
		7-C	79	553	Pamela Shelinsky	Mark Shelinsky
✓		7-D	60	420	Lilien Robin	
	✓	7-E	138	966	Stephen L. Kaplan	
		7-F	65	455	S. Weinstein	E. Weinstein
		7-G	70	490	S. Weinstein	E. Weinstein
✓		8-A	220	1,540	C. Aidun	S. Weiner
	✓	8-B	161	1,127	David Bither	
		8-C	82	574	Sarah McCann	Anthony McCann
	✓	8-D	62	434	Sabrina/Edward Burak	Anna Burak
	✓	8-E	141	987	Messing, Noemi L.	
		8-F	118	826	C. Kaputa	M. Kadri
	✓	9-A	224	1,568	Judith G. Pott	
	✓	9-B	164	1,148	Gretchen Feldman	Samuel Feldman
	✓	9-C	85	595	M. Silver	I. Silver
✓		9-D	64	448	Carolyn Shindel	
		9-E	147	1,029	Robert Kissane	
✓		9-F	121	847	Martin Propper	Hayley Pessin
✓		10-A	228	1,596	Doris Lindbergh	
✓	✓	10-B	167	1,169	John Van Deusen	Lois Van Deusen
✓		10-C	88	616	Jonathan Schindel	Carolyn Schindel
✓		10-D	66	462	Jonathan Schindel	Carolyn Schindel
		10-E	126	882	Robert Kissane	

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PRESENT	PROXY	APT#	SHARES	VOTES [Shares x 7]	SHAREHOLDER 1	SHAREHOLDER 2
	✓	10-F	124	868	B. Anderson	R. M. Anderson
	✓	11-A	232	1,624	J. Reinish	N. Reinish
		11-B	170	1,190	Thomas E. Friebel	
	✓	11-C	91	637	Richard Place	Martha Barylick
	✓	11-D	68	476	Richard Place	Martha Barylick
	✓	11-E	129	903	Deborah Shah	
	✓	11-F	127	889	Rona G. Green	
	✓	12-A	236	1,652	Tim Pollak	Karen Davidowitz
	✓	12-B	173	1,211	A. Lomeo	S. Lomeo
✓		12-C	94	658	Lee Michel	Cindy Michel
✓		12-D	70	490	Lee Michel	Cindy Michel
		12-E	132	924	T. & J. Gouge (Trustees)	
	✓	12-F	130	910	W. Moore	M. Nelson
	✓	14-A	240	1,680	Freya Block	
	✓	14-B	176	1,232	Curtis Middleton	Amy Middleton
	✓	14-C	97	679	Elaine Mendlowitz	
	✓	14-D	72	504	Gabrielle S. Birkner	
	✓	14-E	135	945	S. Dengrove	S. Dengrove
	✓	14-F	133	931	John Mackerron	Denise Mackerron
	✓	15-A	244	1,708	A. Liebowitz	A. Sheinberg
	✓	15-B	179	1,253	Gloria Ratner	
		15-C	100	700	Mark Maas	Diane Maas
	✓	15-D	74	518	Patrick T. McCloskey	
		15-E	127	889	Lora Goodridge	
	✓	15-F	136	952	H. T. Meyer	C. L. Beattie
		16-A	248	1,736	Richard Lipsey	Carrie Cohen
✓		16-B	182	1,274	Ammon Bar-Tur	Kathleen Bar-Tur
		16-C	103	721	Mark Maas	Diane Maas
		16-D	76	532	Mark Maas	Diane Maas
		16-E	130	910	Ruth Nagourney	
	✓	16-F	139	973	Mr. Gould	Mrs. Gould
	✓	PHA	152	1,064	Twyla Tharp	
	✓	PHB	165	1,155	Twyla Tharp	
	✓	PHC	158	1,106	Linda Amster	
	✓	PHD	147	1,029	Ursula Flurer	
		STD	14	98	Mr. Allan D. Goodridge	

Total Number of Shares:

12,023

84,161

Quorum:

42,081