

City of New York
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
PROPERTY REGISTRATION FORM - IN



8181607

117723
 PROPERTY REG ID#

8181607
 FORM SEQ NO

House No	Street Name	Boro	Reg Due Date	Amount Due
336	EAST 56 STREET	MN		0.00

BLOCK# 01348

LOT# 0035

Review all the information printed in the shaded area of all sections. If any information in a shaded area no longer applies, draw a line through the old information. Type or print new information in block letters and numbers. Use black or blue only. Make all corrections below shaded area.

2. HPD has the form of ownership on file as Partnership/LLC. To change the ownership type, you must contact the Registration Assistance Unit or go online to obtain a form.

5. OTHER THAN INDIVIDUAL OWNERSHIP

5A. Corporation/Partnership/LLC/Other Name
 CHARLES HENRY PROPERTIES, LLC
 Tax ID Number: 46-1556945
 County Where Cert. of Doing Business Filed: NEW YORK
 Are One or More Partners a Corporation? NO

Bldg. No. (BUSINESS): 254
 Street Name: FIFTH AVENUE
 Suite/Rm: 3RD FL
 City: NEW YORK
 State: NY
 Zip Code: 10001
 Telephone/Ext.: (212) 683-9300

5A1. RESPONSIBLE PERSON #1
 Name: CLAUDE SIMON
 Title: PRESIDENT
 Currently in Active Military Service? NO

Bldg. No. (BUSINESS): 254
 Street Name: FIFTH AVENUE
 Suite/Rm: 3RD FL
 City: NEW YORK
 State: NY
 Zip Code: 10001
 Telephone/Ext.: (212) 683-9300

House No. (RESIDENCE): 71
 Street Name: TONJES ROAD
 Apt: CALLICCON
 City: NY
 State: NY
 Zip Code: 12723
 Telephone: (845) 796-9140

5A2. RESPONSIBLE PERSON #2
 M.I.:
 Last:
 Title:
 Currently in Active Military Service? NO

Bldg. No. (BUSINESS):
 Street Name:
 Suite/Rm:
 City:
 State:
 Zip Code:
 Telephone/Ext.:

House No. (RESIDENCE):
 Street Name:
 Apt:
 City:
 State:
 Zip Code:
 Telephone:

5B. PROVIDE INFORMATION IN 5B1 THROUGH 5B3 FOR ANY PERSON WHOSE SHARE OF OWNERSHIP EXCEEDS 25% (IF A CORPORATION) OR FOR THE GENERAL PARTNER FOR EACH LIMITED PARTNER WHOSE SHARE OF OWNERSHIP OF THE PARTNERSHIP/LLC EXCEEDS 25% (IF A PARTNERSHIP/LLC)

5B1. First Name: CLAUDE
 M.I.:
 LAST: SIMON

Bldg. No. (BUSINESS): 254
 Street Name: FIFTH AVENUE
 Suite/Rm: 3RD FL
 City: NEW YORK
 State: NY
 Zip Code: 10001
 Telephone/Ext.: (212) 683-9300

House No. (RESIDENCE): 71
 Street Name: TONJES ROAD
 Apt: CALLICCON
 City: NY
 State: NY
 Zip Code: 12723
 Telephone: (845) 796-9140

5B2. First Name:
 M.I.:
 LAST:

Bldg. No. (BUSINESS):
 Street Name:
 Suite/Rm:
 City:
 State:
 Zip Code:
 Telephone/Ext.:

House No. (RESIDENCE):
 Street Name:
 Apt:
 City:
 State:
 Zip Code:
 Telephone:

5B3. First Name:
 M.I.:
 LAST:

Bldg. No. (BUSINESS):
 Street Name:
 Suite/Rm:
 City:
 State:
 Zip Code:
 Telephone/Ext.:

House No. (RESIDENCE):
 Street Name:
 Apt:
 City:
 State:
 Zip Code:
 Telephone:

6. MANAGING AGENT INFORMATION Designated by the Owner to oversee the operation of the property.

Company Name (if applicable): CHARLES HENRY PROPERTIES, LLC
 Tax ID Number: 46-1556945
 First Name: CLAUDE
 M.I.:
 LAST: SIMON
 Currently in Active Military Service? NO

E-mail: CSIMON@FAIRLANE.BIZ

Bldg. No. (BUSINESS): 254
 Street Name: FIFTH AVENUE
 Suite/Rm: 3RD FL
 City: NEW YORK
 State: NY
 Zip Code: 10001
 Telephone/Ext.: (212) 683-9300

House No. (RESIDENCE): 71
 Street Name: TONJES ROAD
 Apt: CALLICCON
 City: NY
 State: NY
 Zip Code: 10001
 Telephone: (845) 796-9140

7. SITE MANAGEMENT INFORMATION Enter the name and telephone number of a nearby Responsible Individual (e.g., superintendent, building manager) who can also be contacted in the event of an emergency regarding this property.

Site Manager's Name: First: ROBERTO
 M.I.:
 LAST: MOLEROS
 Telephone/Ext.: (914) 715-2310

8. IS THE ENTIRE PROPERTY LEASED TO ONE INDIVIDUAL OR A CORPORATION OR PARTNERSHIP/LLC ? NO

Refers to a single lease for the entire property and does not refer to the rental of individual units.

9. LESSEE INFORMATION Enter information about the Corporation/Partnership/LLC (if appropriate) and/or the Individual leasing the entire Property.

11. MANAGING AGENT SIGNATURE

[Handwritten Signature]

Date

12-8-2013

I CONSENT TO THE DESIGNATION AS MANAGING AGENT OF THE ABOVE PROPERTY. I AM AT LEAST 21 YEARS OLD.

12. OWNER SIGNATURE

[Handwritten Signature]

Date

12-8-2013

I AM A PERSON WITH DIRECT OR INDIRECT CONTROL OVER THIS PROPERTY. I AM SIGNING IN MY CAPACITY AS:

- Individual Owner
- Joint Owner
- Officer
- General Partner
- Limited Partner
- Receiver
- Executor
- Trustee
- Other (specify) _____

If you have the Owner's Power of Attorney and are signing for the Owner, a copy of the notarized Power of Attorney must accompany the Registration form.

I CERTIFY THAT ALL STATEMENTS MADE HEREIN ARE TRUE AND CORRECT.
False Statements Are Punishable Under Section 27-2096 of the NYC Housing Maintenance Code.

RETURN THIS FORM TO: HPD, PO, BOX 3888, CHURCH STREET STATION, NEW YORK, NY 10006-3888

TELEPHONE (212)863-7000 FOR ASSISTANCE IN COMPLETING THIS FORM, MONDAY THROUGH FRIDAY BETWEEN 9:00 A.M. AND 4:30 P.M.

Office Use Only- Do Not Write Below This Line.

Agent	Owner

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 26th day of November, Two Thousand Thirteen
BETWEEN
336 East 56th Street Realty, LLC, residing at c/o Lefkowitz and Edelstein, 444 Madison Avenue, Suite 1805,
New York, New York 10022

party of the first part, and

Charles Henry Properties, LLC, residing at 254 Fifth Avenue, Third Floor, New York, NY 10001

party of the second part.

WITNESSETH, that the party of the first part, in consideration of ten (\$10.00) dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York and described on Schedule A annexed (the Premises)

SUBJECT TO the agreement of the party of the second part, that the party of the second part, any tenant occupying the Premises, any future owner, or any other party entitled to do so, shall have no right to extend the Premises (the "Height Restrictions") except as set forth below:

1. The length of any extension of the Premises, including any projections from the Premises, from the front of the building to the rear of the building shall be no more than fifty-two (52) feet (beginning at the front of the building). The maximum height up to which Purchaser can build, subject to the restrictions set forth herein, shall be fifty-four (54) feet from the height of the existing sidewalk on the northeast corner of the Premises (the "Maximum Height").
2. There shall be a minimum of five (5) feet from the easterly wall of the property located at 328-334 East 56th Street, New York, New York (the "Adjoining Property") to any new vertical extension of the exterior envelope of the Premises, including, without limitation, any equipment, structures or other items attached to any new vertical extension of the exterior envelope of the Premises. In the event of such vertical construction, the five (5) foot area from the Adjoining Property to any such vertical extension of the Premises shall not contain any mechanical equipment, structural columns or other impediments and shall be open and clear from the Adjoining Property to any such extension of the Premises. In addition, the wall of any such extension facing the Adjoining Property will be constructed of a maximum of thirty (30%) percent glass glazed area or sliding glass doors. Notwithstanding anything contained herein, the party of the second part shall have a right to add a roof deck, provided, however, such roof deck shall not extend more than twelve (12) inches beyond the Maximum Height and the railing of such roof deck shall be constructed of standard pipe rail with no more than four (4) horizontal members, or railing with equivalent free open area, which in either case, shall not extend more than forty-eight (48) inches above the level of the deck.
3. The mechanical equipment currently located on the roof of the Premises shall be removed in connection with the party of the second part's extension of the Premises in accordance with the terms hereof. In addition, the bulkhead located on the roof of the Premises shall be left in its current location. For the avoidance of doubt, the parties hereby agree that in no event shall such bulkhead be captured within any extension of the Premises and the party of the second part is hereby prohibited from including and/or incorporating such bulkhead in any proposed construction or extension.
4. The Height Restrictions shall be deemed to include and prohibit the placement of any and all equipment, structures, parapets or any other items either attached to or placed on the roof, or any other portion of the Premises, which might violate the Height Restrictions, including the Maximum Height. Notwithstanding the foregoing, the party of the second part shall have the right to place certain air conditioning compressors on the far eastern portion of the roof of the Premises or any extension of the Premises, provided, however, such air conditioning compressors shall only be placed on the far eastern portion of the roof or any extension and no other location.
5. The party of the second part further agrees that any development to the rear of the Premises will be limited to the first floor and below in compliance with all applicable laws and ordinances (the "Rear Development Restriction").

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

336 East 56th Street Realty, LLC



By: *Walter Elyse*

Title: *Special Manager*

NEW YORK TITLE RESEARCH CORPORATION

as Agent for
Stewart Title Insurance Company

SCHEDULE A (Description)

Title Number: NYT16687

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of East 56th Street, distant 214 feet westerly from the point formed by the intersection of the southerly side of East 56th Street with the westerly side of First Avenue;

RUNNING THENCE southerly parallel with First Avenue and part of the distance through the center of a party wall, 100 feet 5 inches to the center line of the block between 55th & 56th Streets;

THENCE westerly along the center line of the block, 18 feet;

THENCE northerly parallel with First Avenue and part of the distance through the center of another party wall, 100 feet 5 inches to the southerly side of East 56th Street;

THENCE easterly along the southerly side of East 56th Street, 18 feet to the point and place of BEGINNING.

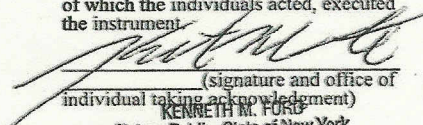
TO BE USED ONLY WHEN ACKNOWLEDGMENT IS MADE IN NEW YORK

State of New York, County of NEW YORK
ss:

On the 26 day of NOVEMBER in
the year 2013
before me, the undersigned, personally
appeared

WALTER EDLSTEIN

personally known to me or proved to me
on the basis of satisfactory evidence to be
the individuals whose names are
subscribed to the within instrument and
acknowledged to be that they executed
the same in his/her/their capacities, and
that by their signatures on the instrument,
the individuals, or the person upon behalf
of which the individuals acted, executed
the instrument.



(signature and office of
individual taking acknowledgment)
KENNETH M. FORD
Notary Public, State of New York
No. 01F05025175
Qualified in Westchester County
Commission Expires March 21, 2014

State of New York, County of
ss:

On the _____ day of _____ in
the year _____
before me, the undersigned, personally
appeared

personally known to me or proved to me
on the basis of satisfactory evidence to be
the individual(s) whose name(s) is (are)
subscribed to the within instrument and
acknowledged to be that he/she/they
executed the same in his/her/their
capacity(ies), and that by his/her/their
signature(s) on the instrument, the
individual(s), or the person upon behalf
of which the individual(s) acted,
executed the instrument.

(signature and office of individual taking
acknowledgment)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK
STATE

State (or District of Columbia, Territory, or Foreign Country) of
ss:

On the _____ day of _____ in the year _____ before me, the undersigned, personally
appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose
name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s),
or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual
made such appearance before the undersigned in the

_____ in _____
(insert the City or other place in this State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

Bargain and Sale Deed
WITH COVENANTS AGAINST
GRANTOR'S ACTS

SECTION
BLOCK 1348
LOT 35
COUNTY OR TOWN NEW YORK

TITLE NO. _____

336 EAST 56TH STREET REALTY,
LLC

TO

CHARLES HENRY PROPERTIES,
LLC

RECORD AND RETURN BY MAIL TO:

DARAYL VERNON, ETC
VERNON & GINSBURG LLP
261 MADISON AVENUE
NEW YORK, NY 10017

