



50 Charles Lindbergh Boulevard
Suite 600
Uniondale, NY 11553
P: (212) 499-0100 / F: (516) 282-0585

November 4, 2016

Charles Henry Properties, LLC
c/o Darryl Vernon, Esq.
Vernon & Ginsburg, LLP
261 Madison Avenue
New York, New York 10016

RE: Title Number: FN-12710-NY
Premises: 336 East 56th Street, New York, NY
County: New York

Dear Mr. Vernon,

Enclosed herewith, please find a copy of the Title Report for the above referenced matter.

If you have any questions regarding same, please contact our office. We look forward to working with you on this transaction.

Thank you.

UNDERWRITING***NEW YORK TRANSACTIONS***

Allison Luskoff, Esq.	516-686-9851	aluskoff@firstnationwidetitle.com
Felix Tschanz, Esq.	516-252-3697	felix@firstnat.com
Vincent Danzi, Esq.	516-252-3699	vdanzi@firstnat.com
Michael P. Sasso, Esq.	516-265-1058	mpsasso@firstnat.com
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Timothy Bolles	516-686-9850	tbolles@firstnationwidetitle.com
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Residential Team	212-499-0100	resigroup@firstnat.com

NATIONAL TRANSACTIONS

Brian Weiss, Esq.	646-386-2677	bweiss@firstnat.com
Debra Paoli	646-386-2671	dpaoli@firstnat.com
Ilya Soybelman	646-386-2672	isoybelman@firstnat.com
Sarah Hirsch	646-386-2663	shirsch@firstnat.com

APPLICATIONS

Orders Team	212-499-0100	orders@firstnationwidetitle.com
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CLIENT SERVICES

Sarah Hirsch	646-386-2663	shirsch@firstnat.com
Christopher Donnelly	646-386-2658	cdonnelly@firstnat.com

SURVEYS

Survey Team	212-499-0100	orders@firstnationwidetitle.com
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CLOSING & POST CLOSING

Jocelynn Tuite	516-252-3707	jtuite@firstnat.com
Meredith Schantz	516-646-9857	mschantz@firstnat.com

ESCALATED MATTERS

Bernadette Cuevas	646-386-2656	bcuevas@firstnat.com
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COMMITMENT FOR TITLE INSURANCE

Issued by



AmTrust Title Insurance Company

An AmTrust Financial Company

AGREEMENT TO ISSUE POLICY

AmTrust Title Insurance Company, a New York corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.


The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, AMTRUST TITLE INSURANCE COMPANY has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

THIS REPORT IS NOT A TITLE INSURANCE POLICY! PLEASE READ IT CAREFULLY. THE REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY. YOU SHOULD CONSIDER THIS INFORMATION CAREFULLY.

AmTrust Title Insurance Company



By: 
Executive Vice President

Attest: 
Secretary



FIRST NATIONWIDE TITLE AGENCY, LLC

220 East 42nd Street, Suite 3105, New York, NY 10017
Phone: 212.499.0100 Fax: 212.499.0600

PRIVACY POLICY NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides YOU with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of First Nationwide Title Insurance Agency, LLC.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have Joint Marketing Agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to non-public personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

AmTrust Title Insurance Company

Title Number: **FN-12710-NY**

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Schedule A

Effective Date: **9/27/2016**

Premises: **336 East 56th Street, New York, NY 10022**
County: **New York**
City: **New York**
Tax ID: **Block 1348 Lot 35**

ALTA Loan Policy 2006 (with Endorsement Modifications) **\$1,345,000.00**
Proposed Insured: **Chase Bank, N.A., its successors and/or assigns**

The estate or interest in the land described or referred to in this Certificate and covered herein is:
Fee Simple

Title to said estate or interest in said land at the effective date hereof is vested in:

Charles Henry Properties, LLC

Source of Title: **Deed made by 336 East 56th Street Realty, LLC dated 11/26/2013 and recorded on 12/12/2013 in CRFN 2013000511778 in the Office of the New York City Register, New York County.**

Recertified Date: ____/____/____

Title Recertified In:

The land referred to in this Certificate is described as follows:

SCHEDULE "A" DESCRIPTION TO FOLLOW

For any title/clearance questions on this report, please call
Felix Tschanz, Esq., Senior Vice President & Senior Underwriting Counsel at: (516) 252-3697
Email: felix@firstnat.com

SCHEDULE A DESCRIPTION

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 and 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 or place of BEGINNING.

FOR CONVEYANCING ONLY: TOGETHER with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

AmTrust Title Insurance Company

**Schedule B-I
(Requirements)**

Title Number FN-12710-NY

THIS REPORT IS NOT A TITLE INSURANCE POLICY. PLEASE READ IT CAREFULLY. THE REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY. YOU SHOULD CONSIDER THIS INFORMATION CAREFULLY.

The following are requirements to be complied with for a title policy to be issued:

DISPOSITION

1. Searches, including judgments and federal tax liens have been run against Charles Henry Properties, LLC, the certified owner(s) herein and the following must be disposed of:

Nothing Found.
2. Bankruptcy and patriot searches were conducted against the following name(s): Charles Henry Properties, LLC.

Please see results, if any, attached: Nothing Found.
3. RE: Charles Henry Properties, LLC, a New York limited liability company
 - (a) Proof is required of its formation and that it has not been dissolved. Proof is also required that there has been no change in the composition of the Limited Liability Company.
 - (b) A copy of its Articles of Organization, and any amendments thereto, must be delivered to the Company for review in advance of closing.
 - (c) A copy of its Operating Agreement and any amendments thereto, must be delivered to the Company for review in advance of closing.
 - (d) Proof is required that the transaction to be insured has been duly authorized.
 - (e) The name(s) of the managing member(s) must be furnished to this Company in advance of the closing so that federal tax lien and bankruptcy searches can be run. If the limited liability company does not have managing members, please contact Company Counsel to identify the names of the members as to whom said searches are to be run.
4. The Emergency Repair Search discloses a work order that has not yet been billed. Same must be disposed of to Company's satisfaction prior to closing.
5. In the event that there has been a transfer of the economic interests in the owner shown on Schedule A or of any member thereof pursuant to a foreclosure or transfer in lieu of a foreclosure of a mezzanine loan, the company must be provided with the documentation pursuant to which such transfer was accomplished. This information is required to allow the company to establish the identity of the entities or parties necessary to consent to the proposed transaction and that such parties have the authority to execute the appropriate and applicable closing documents.
6. Closing mortgage/deed must contain the following recital: Being the same premises conveyed to the parties of the first part herein by deed recorded in CRFN 2013000511778.

AmTrust Title Insurance Company

7. THE FOLLOWING ITEMS ARE REQUIRED AT CLOSING:
 - A. Property street address to be recited in closing instruments.
 - B. All instruments must recite the complete county tax map designation.
 - C. Photo ID must be submitted at closing.
 - D. Certified, Bank or Attorney checks will be accepted for payment.
 - E. All closing documents **MUST** be filled out **COMPLETELY** before being turned into the closer (i.e. RPT, 255 aff., etc.)
 - F. Closings **MUST** be called in 48 HOURS in advance to avoid unnecessary inconveniences.
 - G. Affidavit stating no sidewalk improvements / assessments have been made.

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**Schedule B-II
(Exceptions)**

Title Number FN-12710-NY

The policy will include as exceptions to title the following matters unless they are disposed of to the satisfaction of the company:

DISPOSITION

1. Rights of tenants or persons in possession, if any.
2. Taxes, tax liens, tax sales, water rates, sewer rates, sewer rents and assessments set forth herein.
3. Mortgages returned herein (2).
4. See Survey Schedule herein.
5. Sewer Agreement in Liber 1070 Cp. 233, as repeated in Liber 1884 Cp. 164, Liber 1936 Cp. 446 and Liber 192 Cp. 166, Section 5. (copies to follow)
6. Covenants and restrictions, including, but not limited to height and setback restrictions, contained in Deed made by Sutton Place Capital Partners, LLC to 336 East 56th Street Realty, LLC, dated 11/1/2005 and recorded on 2/28/2006 in CRFN 2006000114443; as repeated in
 - a. Deed made by 336 East 56th Street Realty, LLC to Charles Henry Properties, LLC, dated 11/26/2013 and recorded on 12/12/2013 in CRFN 2013000511778.
7. Tax search discloses unofficial payment. Proof of payment by paid receipt or cancelled check must be submitted to the Company at or prior to closing.
8. Account #0000957304001 (Meter # 1169): Tax search discloses a water/sewer meter that has been read to 10/5/2016. Policy excepts subsequent meter charges covering the period from said reading including but not limited to subsequent adjustments to "actual" reading amounts that have been reported herein even where such amounts cover the service period prior to closing.
9. NOTE: A request for a final water reading must be made more than 30 days in advance of closing to the bureau of Customer Services of the Department of Environmental Conservation in the County in which the property is located. Without receiving 30 days notice, which period runs from the date on which payment for the reading is posted to the property's account, the Department will not afford a purchaser innocent owner status, notwithstanding that a reading is posted by DEP after receiving the request for a reading and before closing.
10. Emergency Repair Notices, if any, filed pursuant to Chap. 26 Sec. D-26-57.04 of the Administrative Code of the City of New York.

DB
Amended
per AR
11/18/2016

AmTrust Title Insurance Company

11. Emergency Repair Liens, which are presently based on work orders which are issued by the New York City Department of Rent and Housing Maintenance, ripen into tax liens (effective February 24, 1975). The Policy to be issued does not insure against such Emergency Repair Liens or Tax Liens unless entered in the records of the Department of Finance of the City of New York prior to closing. The purchaser should obtain satisfactory proof by affidavit or otherwise, showing whether any work has been done upon the premises described in Schedule A, by the City of New York or whether any demand has been made by the City which may result in charges or liens by the New York City Department of Rent and Housing Maintenance Emergency Repairs.
12. Satisfactory proof by affidavit must be furnished showing whether any work has been done upon the premises by the City, or any demand made by the City for any work, that may result in charges:
 - a) by the New York City Department of Housing Maintenance, Emergency Services;
 - b) by the New York City Department of Environmental Protection for Water Tap Closing or any related work;
 - c) by the New York City Department of Healthwhether or not such charges are liens against which this policy insures.
13. FOR NEW YORK CITY PROPERTIES ONLY: The City of New York requires the owners of certain income producing properties to file a Real Property Income and Expense ("RPIE") form with the City's Department of Finance annually. If the property owner does not file the RPIE form or files the form late, then the Department of Finance may assess a penalty of 3 to 5 percent of the property's final assessed valuation. The penalty will appear on the owner's real property tax bill. Because there may be significant time lag between the due date for the RPIE form and the date on which the penalty and interest appear on the tax bill, the policy will except and not cover any and all RPIE charges, fees and penalties which may be assessed by the Department of Finance against the property or its owner after the date of the title policy.

AmTrust Title Insurance Company

Title Number: **FN-12710-NY**

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Survey Reading

Survey made by Joseph Nicoletti Associates dated November 13, 2013 and updated November 15, 2016 shows a Four Story Brick Building and raised concrete with the following;

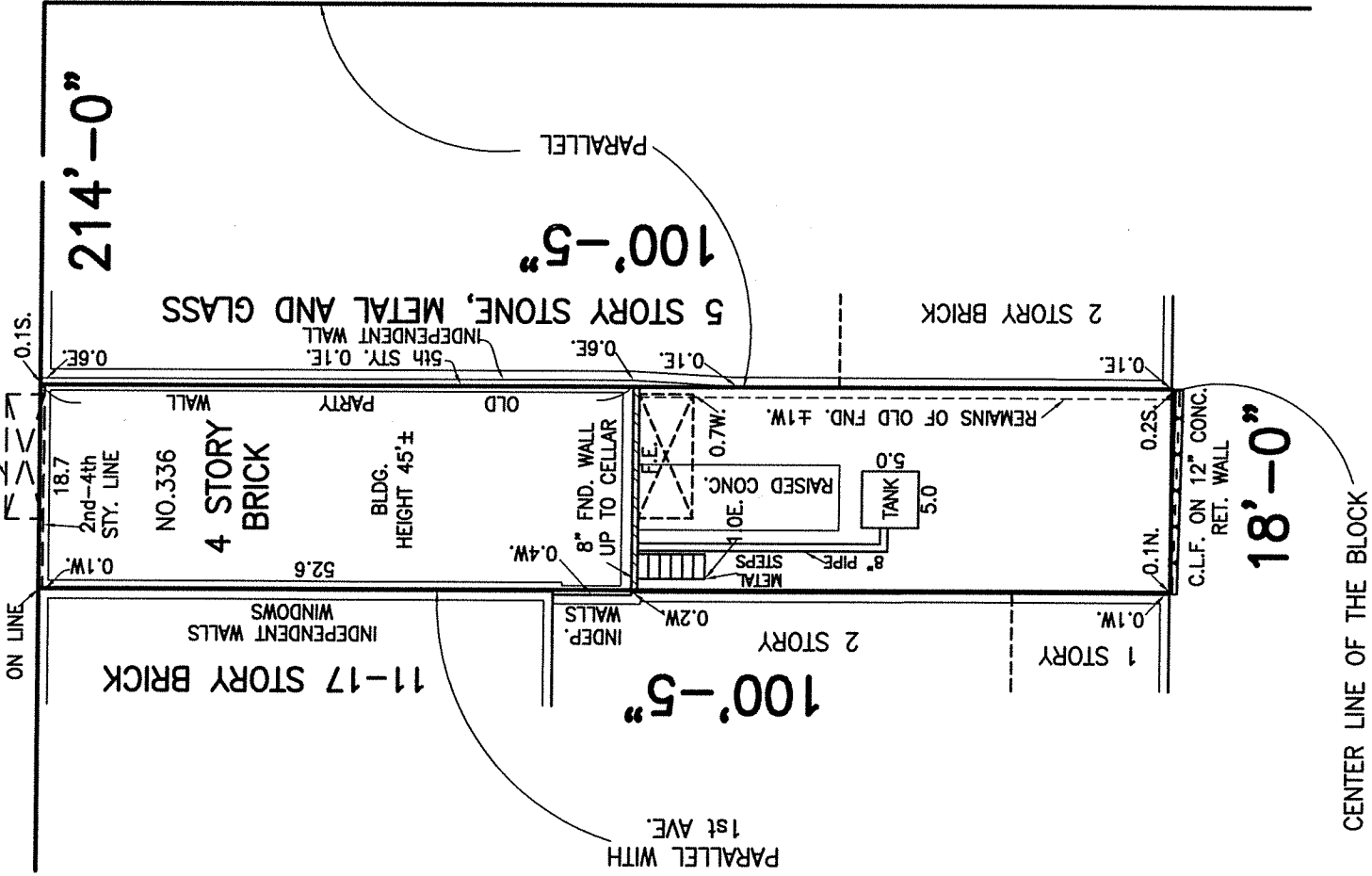
- a) Sign projects up to 0.4 feet over East 56th Street;
- b) Water Table projects up to 0.2 feet over East 56th Street;
- c) Window cornice projects up to 0.4 feet over East 56th Street;
- d) Lights project up to 0.8 feet over East 56th Street;
- e) Window Sill projects up to 0.3 feet over East 56th Street;
- f) Fire Escape projects up to 3 feet over East 56th Street;
- g) Westerly wall of 4 Story Structure encroaches up to 0.4 feet west of the westerly lot line;
- h) Old Party Wall located along portion of easterly lot line;
- i) Remains of Old foundation encroach up to 1 foot more or less west of the easterly lot line;
- j) Fence on Wall varies along the southerly lot line/

EAST 56th (60' WIDE) STREET

PROJECTIONS:
SIGN0.4
WATER TABLE0.2
WINDOW CORNICE0.4
LIGHTS0.8
WINDOW SILL0.3

18'-0"

FIRE ESCAPE 3.0N.



1st AVENUE (100' WIDE)

18'-0"

CENTER LINE OF THE BLOCK

THIS SURVEY WAS PREPARED FOR USE IN DISCLOSING INFORMATION FOR TITLE PURPOSES ONLY. THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC TITLE PURPOSES ONLY AND ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND/OR ANY OTHER CONSTRUCTION. NO LIABILITY IS ASSUMED BY JOSEPH NICOLETTI ASSOCIATES, PROFESSIONAL LAND SURVEYORS, P.C. FOR ANY USE OF THE DATA FOR CONSTRUCTION OF ANY NEW IMPROVEMENTS. ENCROACHMENTS OR VAULTS, IF ANY, BELOW SURFACE ARE NOT SHOWN. THE EXISTENCE OF RIGHT-OF-WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TAX SECT.: 5 TAX BLOCK: 1348 TAX LOT(S): 35

MAP OF PROPERTY AT
MANHATTAN

NEW YORK COUNTY, N.Y.
SURVEYED: NOVEMBER 13, 2013
UPDATED : NOVEMBER 15, 2016

Joseph Nicoletti

CERTIFIED TO:
AMTRUST TITLE INSURANCE COMPANY
FIRST NATIONWIDE TITLE AGENCY LLC
CHASE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS
CHARLES HENRY PROPERTIES, LLC

JOSEPH NICOLETTI ASSOCIATES
PROFESSIONAL LAND SURVEYORS, P.C.
499 JERICHO TURNPIKE, SUITE 201
MINEOLA, NEW YORK 11501
516-873-7278

SCALE: 1"=16' DRAWN BY: G.N.

MORTGAGE SCHEDULE

DISPOSITION

NONE OF RECORD

Title Company will require a written payoff statement prior to closing

These mortgage returns, unless the mortgage is to be insured, will appear as exceptions from coverage. The information set forth herein is obtained from the recorded instrument. Sometimes the provisions of a mortgage may be modified by agreements which are not recorded. We suggest that you communicate with the mortgagee if you desire any additional information. If there has been a change in the owners and holders of the mortgage, such information should be furnished to us promptly to enable further searches to be made.

AmTrust Title Insurance Company

Title Number: **FN-12710-NY**

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MUNICIPAL, DEPARTMENTAL AND OTHER INFORMATIONAL SEARCHES

Any searches or returns reported herein are furnished **FOR INFORMATION ONLY**. They will not be insured and the company assumes no liability for the accuracy thereof. They will not be continued to the date of closing.

THE FOLLOWING MUNICIPAL SEARCHES HAVE BEEN ORDERED FOR THIS REPORT AND ARE ATTACHED HEREWITH UNLESS OTHERWISE INDICATED:

- ☐ **Air Resources Report (Search to Follow)**
- ☒ **Certificate of Occupancy**
- ☒ **Emergency Repair Lien Report**
- ☒ **Fire Department Report**
- ☒ **Fuel Oil Report**
- ☒ **Health Department Report**
- ☒ **Highway Department Report**
- ☒ **Housing and Building Violation Report**
- ☒ **Street Report**
- ☒ **Landmarks Search**

CENTRAL VIOLATIONS BUREAU

In New York City, since about July 1, 1961, only the Fire Department, The Department of Health, the Department of Air Pollution Control and the Department of Water Supply, Gas and Electricity have been reporting violations issued by them affecting multiple dwellings to the Central Violations Bureau established pursuant to Section 328 of the Multiple Dwelling Law. In its report to its search for violations the Department of Buildings includes such violations affecting multiple dwellings filed by the aforesaid departments in the central bureau.



MUNICIPAL DATA SERVICES

25 Hyatt Street – Suite 301
Staten Island, NY 10301
Phone – (718) 815-0707
Fax – (718) 815-9101
www.munidata.com

County: MANHATTAN

Search Date: 10/28/2016

Title/CoNo.: FNW FN-12710-NY

Address: 336 EAST 56 STREET

Block: 1348

Lot: 35

CERTIFICATE OF OCCUPANCY SEARCH

A SEARCH OF THE RECORDS OF THE NEW YORK CITY DEPARTMENT OF BUILDINGS WAS PERFORMED SUBSEQUENT TO SEPTEMBER 11, 2001. DUE TO RESTRICTIONS ON ACCESS, CERTAIN INFORMATION WAS RESEARCHED AND PROVIDED BY DOB PERSONNEL.

Attached find a copy of Certificate of Occupancy # 57974 issued on 07/02/1963 FOR A FOUR STORY NON-FIREPROOF BUILDING; STORE AND SIX APARTMENTS.

ALT# 288/1989 APPROVED 04/12/1989

TO INSTALL NEW LADDER AND FIRE ESCAPES AT 1ST FLOOR LEVEL, ALSO INSTALL A NEW 2ND MEANS OF EGRESS THROUGH THE 1ST FLOOR. NOT SIGNED OFF.

The above information was abstracted from docket books.
Actual plans not found.

IMPORTANT NOTICE REGARDING CERTIFICATE OF OCCUPANCY SEARCHES

THE PURPOSE OF THIS REPORT IS TO PROVIDE THE LATEST CERTIFICATE OF OCCUPANCY AND ANY SUBSEQUENT ALTERATIONS THAT PROPOSE TO CHANGE THE USE OR OCCUPANCY. IT MAY NOT INCLUDE MINOR NON-STRUCTURAL ALTERATIONS OR FILINGS NEVER APPROVED.

Municipal Data Services Inc. certifies that the records of the above municipal agency were examined on behalf of FIRST NATIONWIDE TITLE AGENCY, LLC. The information reported above is a true and accurate abstract of the information on file therein. This report is submitted for information purposes only. There are no intended third party beneficiaries. No liability is assumed.

DEPARTMENT OF BUILDINGS
BOROUGH OF MANHATTAN, THE CITY OF NEW YORK

No. **57974**
 Date **July 2, 1963**

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.13.1. to 2.13.7. Building Code.)

This certificate supersedes C. O. No. **19950**

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at
336 East 56th Street

Block **1348** Lot **35**

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No.—**1411-1960**

Construction classification—**Class 3 Non fireproof**

Occupancy classification—**Old Law Tenant Class**

"A" Mult. Dwelling . Height **4** stories, **47** feet

Date of completion—**April 10, 1962** . Located in **Residence** Use District

B Area **1 1/2** . Height Zone at time of issuance of permit **2975-1961**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY Cal. #233-61-BZ

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Basement	On ground				Boiler room and storage.
1st story	75			2	One (1) store.
2nd to 4th story, incl.	40 each				Two (2) apartments on each story.
FIRE DEPARTMENT APPROVALS: Fuel Oil Permit #0157199. NOTE: The issuance of this Certificate of Occupancy is predicated upon the final report of Housing Division made on June 3, 1963.					
COMPLETION OF STRUCTURE UNDER SECTION 301 OF THE MULTIPLE DWELLING LAW. Sec. 61.23 sub-4 Building Code, C.26-183.0 Admin. Code for to the completion of a structure and the issuance of a permit for January 1938, the authorities responsible for the issuance of said structure as indicated in the certificate of occupancy shall be permanently posted under and maintained in the main entrance hall of such structures.					



MUNICIPAL DATA SERVICES

25 Hyatt Street – Suite 301
Staten Island, NY 10301
Phone – (718) 815-0707
Fax – (718) 815-9101
www.munidata.com

County: MANHATTAN **Search Date:** 10/28/2016
Title/CoNo.: FNW FN-12710-NY
Address: 336 EAST 56 STREET
Block: 1348
Lot: 35

EMERGENCY REPAIRS

A search of the records of the Department of Housing Maintenance Emergency Repairs Unit shows the following:

Amount Due HPD: \$0.00 **Last Printed Lien Book:** 07/29/2016

The following Emergency Repair charges were found as 10/27/2016.

(1) BUILDING CHARGE

*** SEE ATTACHED ***

Municipal Data Services Inc. certifies that the records of the above municipal agency were examined on behalf of FIRST NATIONWIDE TITLE AGENCY, LLC. The information reported above is a true and accurate abstract of the information on file therein. This report is submitted for information purposes only. There are no intended third party beneficiaries. No liability is assumed.

Totals for 336 EAST 56 STREET Life Cycle: BLDG			
Charge Amount: \$0.00	Admin Fee: \$0.00	Sales Tax: \$0.00	Total: \$0.00

Total for all Work Order & AOR charges on all building(s) on this report:

Charge Amount	Admin Fee	Sales Tax	Total
\$0.00	\$0.00	\$0.00	\$0.00

Repair, AEP Fees, Heat/Hot Water Inspection Fees, Inspection Fees Grand Totals

Invoiced Approved & Fee Amount	Admin Fee	Sales Tax	Total
\$0.00	\$0.00	\$0.00	\$0.00

Charge Status

Invoiced - Not Yet Paid by HPD	Paid by HPD - Not Yet Transferred to DOF	Invoiced and Transferred	Grand Totals
\$0.00	\$0.00	\$0.00	\$0.00

Definitions:

Work Order Section

Work Type: There are two work types:

- OMO: (Open Market Order): Private vendors perform Open Market Order (OMO) work, making repairs in response to HPD solicitations to complete the work described.
- AOR: (Area Office Repair): Repair work performed by HPD personnel.

Work Order #: Distinct identifier assigned to the work order.

Job General: Indicates the general category of the type of work performed. There are some special notes related to specific categories of job general:

- 7A Financial Assistance (7AFA) repair charges are Court/Agency authorized charges for buildings in the 7A Management Program. For more information about whether a 7AFA funded repair is ongoing or completed, or if partial liens have been filed, or will be filed, call the 7AFA Program at (212) 863-7356.
- Utilities: If a property is going to be sold or transferred, it is the responsibility of the parties involved to make sure that all utility bills for service provided by HPD are paid and that service provided by HPD is terminated. Utility Providers can take three or more months to invoice HPD; therefore all charges owed may not be posted on this Building Charge Report at the time of transfer. To terminate service provided by HPD, please contact the Utility Unit at (212)863-7704 for account termination and final invoice estimates.

Total Work Cost: This is the current total cost of the work itself, including the award amount and any change orders. This will not be the amount owed, which will include an administrative fee and sales tax and which may be reduced if the work is not performed and only a service charge is billed.

Estimated Cost: For Elevator work conducted in order to address Department of Buildings violations, an estimated cost of the work will be provided (not including an administrative fee and sales tax that will be owed after billing is finalized). This cost is subject to change until the work is completed and invoiced.

Award Amt: Once the agency and vendor agree on the price for an OMO based on the initial scope of work, this amount is defined as the award amount of the contract, which is listed in the 'Award Amt' column of this

report. Since there is no award to an outside vendor when the work is completed by HPD, award amounts for AORs are blank. **Award amounts may not be final and are subject to change order increases or decreases.**

- **Award Amount Note for Utility Charges:** The Award Amount on Utility OMOs is \$1.00 because billing by the Utility Company occurs after the utility account is initially set up. There can be multiple invoices for each Utility OMO. Charges that will be owed for utility services may not appear on this report until after the exact amount owed has been determined, which can take numerous months to occur. One charge being listed on this report for a Utility OMO indicates that other charges may be forthcoming for the same Utility OMO later on. In order to find out if there will be future charges due for a Utility OMO in addition to the charges already listed, please call HPD's Utilities Unit at 212-863-7704. Utility charges will continue to accrue until the property owner opens an appropriate account for the service. Multiple Utility OMOs may exist for the same Utility account.

Chg Order: Change orders indicate modifications made to the original scope of work and may result in either an increase or decrease to the initial award amount and to the amount owed. **Change order information will be available only for OMOs awarded on or after August 1, 2011.**

Svc Chg: The 'Svc Chg' column, located immediately below the 'Invoice Approved Amount' figure, indicates whether a service charge is owed to a vendor. A service charge is owed when a vendor makes an attempt to visit a property to address a condition pursuant to a work order and the work order is subsequently cancelled (for example, a service charge can be owed when there is no access to make a repair). If 'Y' appears in the Service Charge column and an amount is not present, then the amount that will be owed for the service charge has not yet been determined.

Total Charge: Amount to be transferred to DOF for collection by DOF.

Description of fees types:

- **AEP Fees:** If this building is in the Alternative Enforcement Program (AEP), then fees may be assessed pursuant to New York City Administrative Code Section 27-2153 and Section 36-03 of Chapter 36 of Title 28 of the Rules of the City of New York. These fees become a tax lien against the property if not timely paid. If you have questions about AEP charges and fees, please call the Alternative Enforcement Program at (212)863-8262.
- **Heat and Hot Water Inspection Fees:** For a third or any subsequent inspection that results in a heat violation within the same heat season (October through May) or for a third or any subsequent inspection which results in a hot water violation within a calendar year, HPD will charge a fee of \$200 for such inspections, pursuant to New York City Administrative Code Section 27-2115. Such fees become a tax lien against the property if not timely paid.
- **Inspection Fees:** Pursuant to section 27-2115 of the New York City Administrative Code, HPD is authorized to impose a fee for the third and each subsequent complaint-based housing inspection it performs in a particular dwelling unit where certain conditions are met, including HPD having already inspected the unit twice in the same twelve-month period, HPD having issued hazardous (class B) or immediately hazardous (class C) violations, and the owner having failed to repair and timely certify that those violations have been corrected. The fee, if not timely paid, becomes a tax lien against the property.

Copies of documents may be requested pursuant to the Freedom of Information Law (FOIL) by writing to: FOIL Officer, HPD, 100 Gold Street, Room 5-U9, New York New York 10038. A FOIL request may also be submitted via the [HPD website](#).



MUNICIPAL DATA SERVICES

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Staten Island, NY 10301
Phone – (718) 815-0707
Fax – (718) 815-9101
www.munidata.com

County: MANHATTAN **Search Date:** 10/27/2016
Title/CoNo.: FNW FN-12710-NY
Address: 336 EAST 56 STREET

Block: 1348
Lot: 35

FIRE DEPARTMENT VIOLATION SEARCH

In reply to your request concerning the above mentioned premises, please be advised that as of **9 A.M. on 09/26/2016** , the records show the following:

NO VIOLATIONS

Violations recorded above are of record in headquarters of the Division of Fire Prevention only, and may not include violations issued by local units.

Municipal Data Services Inc. certifies that the records of the above municipal agency were examined on behalf of FIRST NATIONWIDE TITLE AGENCY, LLC. The information reported above is a true and accurate abstract of the information on file therein. This report is submitted for information purposes only. There are no intended third party beneficiaries. No liability is assumed.



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County: MANHATTAN

Search Date: 10/27/2016

Title/CoNo.: FNW FN-12710-NY

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Block: 1348

Lot: 35

FUEL OIL BURNER SEARCH

A review of the records of the City of New York, Division of Fire Prevention concerning the above mentioned premises shows the following information regarding Record of Permit for Fuel Oil Burner-C:

NO OIL BURNER PERMIT FOUND

Municipal Data Services Inc. certifies that the records of the above municipal agency were examined on behalf of FIRST NATIONWIDE TITLE AGENCY, LLC, and that the information reported above is a true and accurate abstract of the information on file therein. This report is submitted for information purposes only. There are no intended third party beneficiaries. No liability is assumed.



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Block: 1348
Lot: 35

HEALTH DEPARTMENT SEARCH

A SEARCH OF THE NEW YORK CITY DEPARTMENT OF HEALTH WINDOW GUARD VIOLATION RECORDS SHOWS THE FOLLOWING RESULTS:

NO VIOLATIONS

Note: As of March 12, 2012 this search does not include violations issued by the Bureau of Food Safety and Community Sanitation.

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Search Date: 10/27/2016

Title/CoNo.: FNW FN-12710-NY

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Block: 1348

Lot: 35

HIGHWAY VIOLATION SEARCH

The following sidewalk violations have been issued by the New York City Department of Transportation against the premises described above:

NO VIOLATIONS

This search does not include any possible sidewalk violations prior to 01/01/1988 filed in the County Clerk's Office.

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County: MANHATTAN **Search Date:** 10/28/2016
Title/CoNo.: FNW FN-12710-NY
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Block: 1348
Lot: 35

HOUSING AND BUILDING DEPARTMENT SEARCH

A search of the records of the Department of Buildings and the Rent and Housing Maintenance Department of the City of New York was made on **10/27/2016**. The following violations were reported pending:

BUILDING DEPARTMENT:

(1) VIOLATION

RENT AND HOUSING MAINTENANCE DEPARTMENT:

VIOLATIONS ATTACHED

Last Date of Posting: 09/27/2016

Municipal Data Services Inc. certifies that the records of the above municipal agency were examined on behalf of FIRST NATIONWIDE TITLE AGENCY, LLC. The information reported above is a true and accurate abstract of the information on file therein. This report is submitted for information purposes only. There are no intended third party beneficiaries. No liability is assumed.



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

ECB Violation Details

Premises: 336 EAST 56 STREET MANHATTAN

Filed At: 336 EAST 56 STREET , MANHATTAN , NY 10022

BIN: 1039973 Block: 1348 Lot: 35

Community Board: 106

ECB Violation Summary

VIOLATION OPEN

ECB Violation Number: 34018231Y

Severity: HAZARDOUS

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: IN VIOLATION

Respondent Information

Name: SEAN CAHILL

Mailing Address: 336 EAST 56 STREET , NEW YORK , NY 10022

Violation Details

Violation Date: 11/14/1988

Violation Type: CONSTRUCTION

Served Date: 11/14/1988

Inspection Unit:

Infraction Codes

Section of Law

Standard Description

B6A

27-127

FAILURE TO MAINTAIN EXTERIOR BUILDING WALL
(HAZARDOUS)

Specific Violation Condition(s) and Remedy:

FAILURE TO MAINTAIN. FAILURE TO PROVIDE SECONDARY MEANS OF EGRESS HAS BEEN REMOVED AND A WOOD PLANKING AND PLATFORM OF COMBUSTIBLE MATERIAL HAS BEEN INSTALLED.

Issuing Inspector ID: 0718

DOB Violation Number: 111488CB2CR02

Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: NO COMPLIANCE RECORDED

Compliance On:

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by ECB.

ECB Hearing Information

Scheduled Hearing Date/Time: 01/19/1989 8:30

Hearing Status: IN VIOLATION

ECB Penalty Information

Penalty Imposed: \$625.00

Adjustments: \$0.00

Amount Paid: \$625.00

Penalty Balance Due: \$0.00

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

The selected address: 336 EAST 56 STREET, Manhattan 10022**This building has filed records with the New York State Division of Housing and Community Renewal at least one time from 1993 to the present year and may contain one or more regulated apartments.**

HPD#	Range	Block	Lot	CD	CensusTract	Stories	A Units	B Units	Ownership	Registration#	Class	
14417	Active	336-336	01348	0035	6	10800	4	6	0	PVT	117723	A

Other UnitsProperty
Owner
Registration
Information**Building Registration Summary Report**

Find Apartment#

Clear

Search

ChargesComplaint
StatusComplaint
HistorySubmit
Certificate of
InstallationLitigation/Case
StatusTenant
Harassment
Report**All Open
Violations**prior year
Open Viol.'s

Ecertification

Overdue Lead
Paint Viol.
CorrectionI-Card
Images

PROS Online

Map

Owner	Last Reg Dt Reg Expire Dt	Organization	Last Nm	First Nm	House No	Street Nm	Apt City	State	Zip
Head Officer	09/12/2016 09/01/2017		SIMON	CLAUDE	534W. 42ND	W 42ND ST	8	NEW YORK	NY 10036
Corporation	09/12/2016 09/01/2017	CHARLES HENRY PROPERTIES, LLC			534	W 42ND STREET	8	NEW YORK	NY 10036
Managing Agent	09/12/2016 09/01/2017	CHARLES HENRY PROPERTIES, LLC	SIMON	CLAUDE	534	W. 42ND ST.	#8	NEW YORK	NY 10036
Partner/Member	09/12/2016 09/01/2017		SIMON	CLAUDE	534	W 42ND STREET	8	NEW YORK	NY 10036

Open Violations - ALL DATES**There are 18 Violations. Arranged by category: A class: 8 B class: 10 C class: 0 I class: 0****For Definitions of the columns indicated below, select glossary under the Services option (located at the upper right).****To sort the columns, click on their underlined headers below in the blue area.**

Apt Story	Reported Date, nov ISSUED Date	Hzrd Class no	Order no	Violation ID, NOV ID	Violation Description	Status Status Date	Certify By Date Actual Cert. Date
1	2013/06/03	B	508	9857342	§ 27-2005 adm code repair the broken or defective	NOV LATE	2013/07/24
2	2013/06/05			4631769	plastered surfaces and paint in a uniform color north wall in the bathroom located at apt 1, 2nd story, 2nd apartment from north at east	2013/08/20	2013/08/20
1	2013/06/03	B	508	9857353	§ 27-2005 adm code repair the broken or defective	NOV LATE	2013/07/24
2	2013/06/05			4631769	plastered surfaces and paint in a uniform color ceiling in the 1st room from north located at apt 1, 2nd story, 2nd apartment from north at east	2013/08/20	2013/08/20
1	2013/06/03	B	550	9857394	§ 27-2005 hmc:trace and repair the source and	NOV LATE	2013/07/24
2	2013/06/05			4631769	abate the nuisance consisting of mold ... at ceiling and north wall approx. 15 sq. ft. in the bathroom located at apt 1, 2nd story, 2nd apartment from west at north	2013/08/20	2013/08/20
1	2013/06/03	B	508	9857399	§ 27-2005 adm code repair the broken or defective	NOV LATE	2013/07/24
2	2013/06/05			4631769	plastered surfaces and paint in a uniform color east , south and west wall in the bathroom located at apt 1, 2nd story, 2nd apartment from west at north	2013/08/20	2013/08/20
1	2013/06/03	B	702	9857400	§ 27-2045 adm code repair or replace the smoke	NOV LATE	2013/07/24
2	2013/06/05			4631769	detector missing in the entire apartment located at apt 1, 2nd story, 2nd apartment from west at north	2013/08/20	2013/08/20
1	2013/06/03	B	1502	9857408	§ 27-2046.1, 2046.2 hmc: provide an approved and	NOV LATE	2013/07/24
2	2013/06/05			4631769	operational carbon monoxide detecting device, installed in accordance with applicable law and rules. in the entire apartment located at apt 1, 2nd story, 2nd apartment from west at north	2013/08/20	2013/08/20
All Stories	1982/01/20 A 1982/02/28	703	2519574 431099	d26-20.08,20.09 adm code file certification of satisfactory installation of smoke detecting device in accordance with h.p.d. rules and regulations.	1 NO ACCESS 2010/04/27		1982/06/23
	1979/04/11 A	579	2519571	d26-16.01 adm code repair the leaky and/or defective	1 NO		1979/10/11

	1979/06/18		431098	faucets basin 4 sty front apt bathroom.	ACCESS 2010/04/27	
	1979/04/11 A 1979/06/18	556	2519572 431098	d26-12.01 adm code paint with light colored paint to the satisfaction of this department walls & clg of front room 4 sty front apt.	1 NO ACCESS 2010/04/27	1979/10/11
	1979/04/11 A 1979/06/18	501	2519573 431098	d26-10.01 adm code properly repair the broken or defective wood clg of closet pvt hall 4 sty front apt.	1 NO ACCESS 2010/04/27	1979/10/11
4F	1978/04/26 B 1978/05/29	505	2519568 431097	d26-10.01 adm code replace with new the broken or defective glass of upper sash at center window of front room 4 sty front apt 4f. , section " "	1 NO ACCESS 2010/04/27	1978/07/23
4F	1978/04/26 B 1978/05/29	510	2519569 431097	d26-10.01 adm code abate the nuisance consisting of concealed leak at clg of closet in front pvt hall 4 sty front apt 4f. , section " "	1 NO ACCESS 2010/04/27	1978/07/23
4F	1978/04/26 B 1978/05/29	508	2519570 431097	d26-10.01 adm code repair the broken or defective plastered surfaces and paint in a uniform color west wall & clg of front room 4 sty front apt 4f. , section " "	1 NO ACCESS 2010/04/27	1978/07/23
2R	1978/04/17 A 1978/05/08	508	2519563 431095	d26-10.01 adm code repair the broken or defective plastered surfaces and paint in a uniform color clg & walls 2 sty rear apt 2r rear room. , section " "	1 NO ACCESS 2010/04/27	1978/08/31
2R	1978/04/17 A 1978/05/08	505	2519564 431095	d26-10.01 adm code replace with new the broken or defective sash chain 2 sty rear apt 2r rear room west window. , section " "	1 NO ACCESS 2010/04/27	1978/08/31
2R	1978/04/17 B 1978/05/08	509	2519565 431096	d26-10.01 adm code properly secure the loose window glass 2 sty rear apt 2r rear room. , section " "	1 NO ACCESS 2010/04/27	1978/07/02
2R	1978/04/17 A 1978/05/08	501	2519566 431095	d26-10.01 adm code properly repair the broken or defective and or unbalanced sash at 2 sty rear apt 2r rear room window. , section " "	1 NO ACCESS 2010/04/27	1978/08/31
2R	1978/04/17 A 1978/05/08	529	2519567 431095	d26-10.01 adm code refit door at entrance to 2 sty rear apt 2r. , section " "	1 NO ACCESS 2010/04/27	1978/08/31



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County: MANHATTAN **Search Date:** 10/28/2016
Title/CoNo.: FNW FN-12710-NY
Address: 336 EAST 56 STREET
Block: 1348
Lot: 35

STREET REPORT

A search of the Topographical Department shows the following results:

Street Width: EAST 56 STREET- MAPPED AT 34' OPEN 12/1837 TO THE FULL WIDTH

Cross Streets: 1 AVENUE- MAPPED AT 70' OPEN 04/12/1856 TO THE FULL WIDTH
2 AVENUE- MAPPED AT 70' OPEN 1839 TO THE FULL WIDTH
EAST 55 STREET- MAPPED AT 34' OPEN 09/1839 TO THE FULL WIDTH

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Lot: 35

LANDMARKS SEARCH

AS PER YOUR REQUEST, WE HAVE CONDUCTED A SEARCH OF THE LANDMARKS PRESERVATION COMMISSION RECORDS FOR THE ABOVE REFERENCED PREMISES, AND FOUND THE FOLLOWING:

PREMISES IS NOT DESIGNATED AS A LANDMARK AND DOES NOT LIE WITHIN A HISTORIC DISTRICT.

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MDSNY

The unpaid taxes, water rates, assessments and other matters relating to taxes which are liens at the date of this certificate are set forth below.

CODE: FNW

TITLE: FN-12710-NY

DATE: 10/27/2016

CNTY: NEW YORK

COMPANY: FIRST NATIONWIDE TITLE AGENCY, LLC

SECT: 5 VOL: 7

TAX MAP ATTACHED

BLOCK: 1348 LOT: 35

TAX
CLASS: 2 RATE: 12.883

2016/2017

BLDG	TRANSITIONAL LAND.....	\$282,786.00
CLASS: D9	TRANSITIONAL TOTAL.....	\$501,837.00
ELEVATOR APARTMENTS	EXEMPT LAND.....	NONE
ELEVATOR APT;	EXEMPT TOTAL.....	NONE
MISCELLANEOUS	ACTUAL LAND.....	\$282,786.00
SWIS CODE: 650000	ACTUAL TOTAL.....	\$501,837.00
	ACTUAL EXEMPT LAND.....	NONE
	ACTUAL EXEMPT TOTAL.....	NONE
	EXEMPTIONS:	NONE
	NO EXEMPTIONS	

ASSESSED OWNER: CHARLES HENRY PROPERT
336 EAST 56 STREET

<u>Taxes 2016 /2017</u>	<u>1ST HALF</u>	<u>Due Date</u>	<u>07/01/2016</u>	<u>REAL ESTATE</u>	
<u>Transaction Date</u>				<u>Charges/Adjustments</u>	<u>Payments/Adjustments</u>
06/03/2016	INITIAL CHARGE			\$32,325.82	\$.00
06/03/2016	CREDIT OFFSET RECEIVED			\$.00	\$412.46
06/21/2016	BILL PAYMENT			\$.00	\$31,913.36
	Amount Due:			\$0.00	

<u>Taxes 2016 /2017</u>	<u>2ND HALF</u>	<u>Due Date</u>	<u>01/01/2017</u>	<u>REAL ESTATE</u>	
<u>Transaction Date</u>				<u>Charges/Adjustments</u>	<u>Payments/Adjustments</u>
06/03/2016	INITIAL CHARGE			\$32,325.82	\$.00
06/21/2016	BILL PAYMENT			\$.00	\$32,325.82
	Amount Due:			\$0.00	

* ALL PAYMENTS SUBSEQUENT TO 09/28/2016 ARE SUBJECT TO COLLECTION.

D.E.P. ACCOUNT #0000957304001

METER #1169			ACTUAL
07/06/2016 TO 10/05/2016	PAID	10/24/2016	
ENTERED 10/12/2016	\$2,042.66 (UNOFFICIAL)		
TOTAL DUE DEP ON ACCOUNT \$0.00			

NOTE: SECOND HALF TAXES SUBJECT TO CHANGE DUE TO TAX RATE ADJUSTMENT. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF DATE OF THIS REPORT AND REFLECT ON THE PUBLIC RECORDS. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABUT. RECENT PAYMENTS MAY BE SUBJECT TO COLLECTION. TAX EXEMPTIONS NOTED ABOVE MAYBE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF RECORD OWNER. TAX SEARCH DOES NOT GUARANTEE AGAINST ANY CLAIMS RESULTING FROM LEVIES OF RESTORED TAXES. ACCURATE WATER METER READING REQUIRED FOR THOSE REPORTED AS MINIMUM. ACTUAL, ESTIMATED AND MULTIPLE READINGS TO AVOID ADDITIONAL CHARGES. TAX SEARCH DOES NOT GUARANTEE AGAINST NEW METERS OR UNFIXED FRONTAGE CHARGES NOT ON RECORD IN THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE RETURNS ARE GUARANTEED TO BLOCK AND LOT.
* PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AT THE CLOSING *

MDSNY

The unpaid taxes, water rates, assessments and other matters relating to taxes which are liens at the date of this certificate are set forth below.

CODE: FNW

TITLE: FN-12710-NY

DATE: 10/27/2016

CNTY: NEW YORK

COMPANY: FIRST NATIONWIDE TITLE AGENCY, LLC

SECT: 5 VOL: 7

BLOCK: 1348 LOT: 35

NOTE: ALL PROPERTIES ARE SUBJECT TO
REBILLING BY DEP UNLESS A TITLE READ IS
ORDERED THIRTY DAYS PRIOR TO CLOSING.

PAYMENT INFORMATION

MAIL PAYMENT TO:

NYC DEPARTMENT OF FINANCE (DOF)

P.O. BOX 680

NEWARK, NJ 07101-0680

MAKE CHECKS PAYABLE TO: NYC DEPARTMENT OF
FINANCE

MAIL PAYMENT TO

NYC WATER BOARD (DEP)

P.O. BOX 11863

NEWARK, NJ 07101-8163

MAKE CHECKS PAYABLE TO: NYC WATER BOARD

NOTE: A SPECIAL METER READING SHOULD BE OBTAINED ON ALL ACCOUNTS TO AVOID ADDITIONAL CHARGES.

SUBJECT TO CONTINUATION PRIOR TO CLOSING.

NOTHING ELSE FOUND 10/27/2016

MUNICIPAL DATA SERVICES SHALL BEAR NO LIABILITY FOR ERRONEOUS OR INACCURATE
INFORMATION PROVIDED BY THE DEPARTMENT OF FINANCE INCLUDING BUT NOT LIMITED TO ERRORS
DUE TO LOADING, KEY ENTRY, PROCESSING, DATA COMMUNICATION, HARDWARE AND SOFTWARE PROBLEMS OR THE BACKDATING OF
ANY INFORMATION.

NOTE: SECOND HALF TAXES SUBJECT TO CHANGE DUE TO TAX RATE ADJUSTMENT. RESPONSIBILITY LIMITED TO THOSE ITEMS AND INSTALLMENTS THAT ARE LIENS AS OF DATE OF THIS
REPORT AND REFLECT ON THE PUBLIC RECORDS. TAX SEARCH DOES NOT COVER ANY PART OF THE STREETS ON WHICH THE PREMISES TO BE INSURED ABUT. RECENT PAYMENTS MAY BE SUBJECT
TO COLLECTION. TAX EXEMPTIONS NOTED ABOVE MAYBE RESTORED ON THE DATE OF CONVEYANCE OR UPON DEATH OF RECORD OWNER. TAX SEARCH DOES NOT GUARANTEE AGAINST ANY CLAIMS
RESULTING FROM LEVIES OF RESTORED TAXES. ACCURATE WATER METER READING REQUIRED FOR THOSE REPORTED AS MINIMUM, ACTUAL, ESTIMATED AND MULTIPLE READINGS TO AVOID
ADDITIONAL CHARGES. TAX SEARCH DOES NOT GUARANTEE AGAINST NEW METERS OR UNFIXED FRONTAGE CHARGES NOT ON RECORD IN THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE
RETURNS ARE GUARANTEED TO BLOCK AND LOT.

* PLEASE REQUEST THE SELLER OR BORROWER TO HAVE RECEIPTED BILLS AT THE CLOSING *



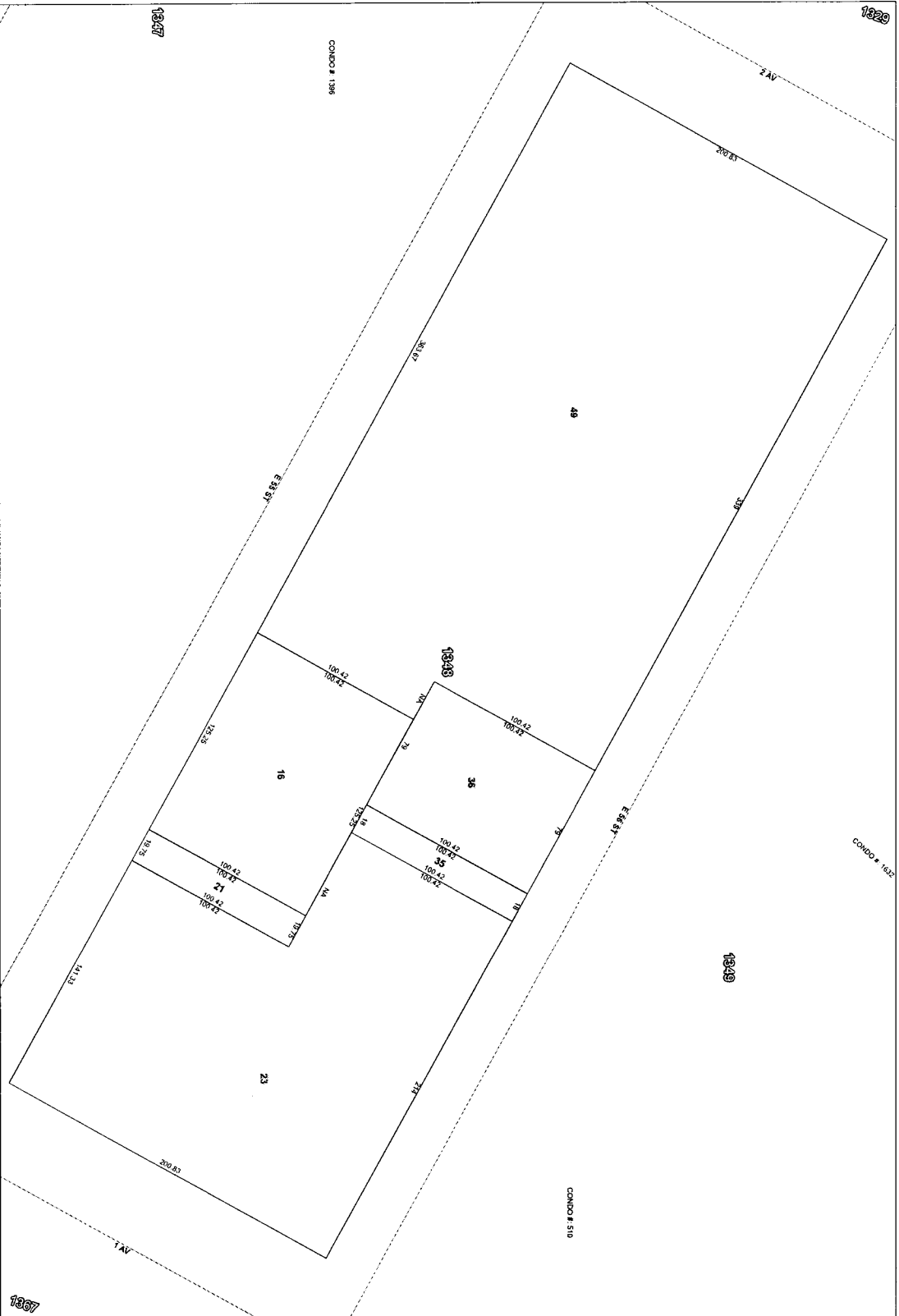
FINANCE
NEW YORK
MARTHA E. STARR
COMMISSIONER

NYC Digital Tax Map

Effective Date 12-09-2008 11:12:23
End Date Current
Manhattan Block: 1348

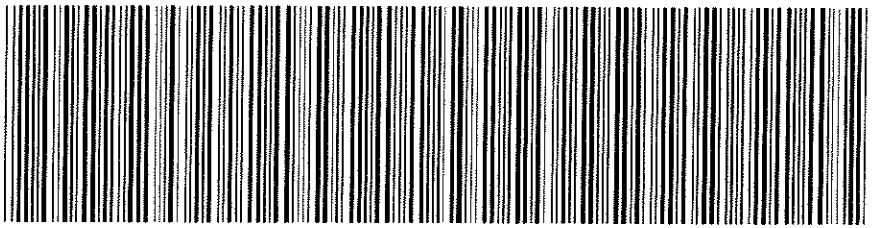
Legend

- Streets
- Miscellaneous Tax Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



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OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2013120600660001001EC766

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2013120600660001

Document Date: 11-26-2013

Preparation Date: 12-06-2013

Document Type: DEED

Document Page Count: 4

PRESENTER:

NEW YORK TITLE
550 MAMARONECK AVE- STE 401
****HOLD FOR SEARCHNY****
HARRISON, NY 10528
914-835-7100
KCAMUSO@NYTITLE.COM

RETURN TO:

NEW YORK TITLE
550 MAMARONECK AVE- STE 401
****HOLD FOR SEARCHNY****
HARRISON, NY 10528
914-835-7100
KCAMUSO@NYTITLE.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1348	35	Entire Lot	336 EAST 56TH STREET
Property Type: APARTMENT BUILDING				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

336 EAST 56TH STREET REALTY, LLC
C/O LEFKOWITZ AND EDELSTEIN, 444 MADISON
AVENUE - SUITE 1805
NEW YORK, NY 10022

GRANTEE/BUYER:

CHARLES HENRY PROPERTIES, LLC
254 FIFTH AVENUE, 3RD FLOOR
NEW YORK, NY 10001

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 96,600.00

NYS Real Estate Transfer Tax:

\$ 14,720.00

RECORDED OR FILED IN THE OFFICE

OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 12-12-2013 15:16

City Register File No.(CRFN):

2013000511778



Annette McMill

City Register Official Signature

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 Felder*
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 EDELSTEIN

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)

SEAL

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. N4T/6687

336 EAST 56TH STREET REALTY,
LLC

TO

CHARLES HENRY PROPERTIES,
LLC

RECORD AND RETURN BY MAIL TO:

RECORD AT THE REQUEST OF
New York Title Research
550 Mamaroneck Ave
Suite 401
Harrison NY 10528
Title No. N4T/6687

First Nationwide Title Agency LLC

220 East 42nd Street, Suite 3105 New York, NY 10017 212-499-0100 212-499-0600

BANKRUPTCY REPORT

TITLE NO. FN-12710-NY

A search has been made for bankruptcy filing in the SOUTHERN and/or EASTERN Districts only under the following name(s):

OWNER(S): Charles Henry Properties, LLC
NO RECORDS QUALIFY

Dated: 11/2/2016

First Nationwide Title Agency LLC

First Nationwide Title Agency LLC

220 East 42nd Street, Suite 3105 New York, NY 10017 212-499-0100 Fax 212-499-0600

PATRIOT SEARCH REPORT

TITLE NO. FN-12710-NY

A search of the “Specially Designated Nationals and Blocked Persons List” published by the Department of Treasury, Office of Foreign Assets Control, has been conducted against the names indicated below. The results of said search are disclosed below:

OWNER(S) SEARCHED: Charles Henry Properties, LLC

1. ☒ A search of the above name(s) did not return any results.
OR
2. ☐ A search of the above name(s) returned results attached hereto. (*Please see note below.) After review of said results and based upon the information available to FNTA:
 - A. ☐ has raised specific requirement(s) in the report in order to dispose of FNTA’s obligations under the Patriot Act to establish that the results returned by the OFAC database do not refer to the party or parties searched for; OR
 - B. ☐ has declined to raise additional requirements/exceptions to title in connection therewith, and is satisfied that the results returned by the OFAC database do not refer to the party or parties searched for;

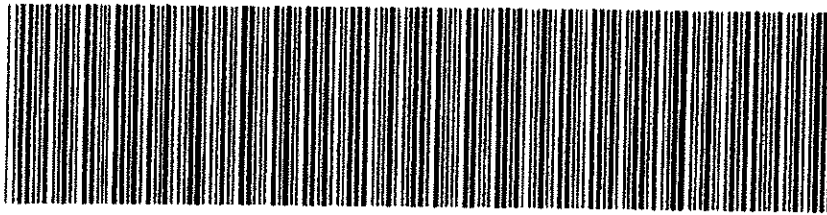
* If additional research is required to determine appropriate course of action for your company based upon the disclosed results, please contact the “Office of Foreign Assets Control – Compliance Program Division” at 1-800-540-6322.

Dated: 11/2/2016

First Nationwide Title Agency LLC

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2005110401315001001E3A62

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2005110401315001

Document Date: 11-01-2005

Preparation Date: 11-04-2005

Document Type: DEED

Document Page Count: 5

PRESENTER:

CASE ABSTRACT, LLC
1189 FOREST AVENUE
STATEN ISLAND, NY 10310
718-448-6767
L497-198

RETURN TO:

CASE ABSTRACT, LLC
1189 FOREST AVENUE
STATEN ISLAND, NY 10310
718-448-6767
L497-198

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1348	35	Entire Lot	336 EAST 56TH STREET
Property Type: OTHER				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

SUTTON PLACE CAPITAL PARTNERS LLC
C/O ALCHEMY PROPERTIES, INC., 200 MADISON
AVENUE
NEW YORK, NY 10016

GRANTEE/BUYER:

336 EAST 56TH STREET REALTY LLC
PO BOX 933
ENGLEWOOD CLIFFS, NJ 07632

FEES AND TAXES

Mortgage			
Mortgage Amount:	\$	0.00	Recording Fee: \$ 62.00
Taxable Mortgage Amount:	\$	0.00	Affidavit Fee: \$ 0.00
Exemption:			NYC Real Property Transfer Tax Filing Fee: \$ 165.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax: \$ 9,200.00
City (Additional):	\$	0.00	
Spec (Additional):	\$	0.00	
TASF:	\$	0.00	
MTA:	\$	0.00	
NYCTA:	\$	0.00	
Additional MRT:	\$	0.00	
TOTAL:	\$	0.00	

NYC HPD Affidavit in Lieu of Registration Statement



**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 02-28-2006 15:07

City Register File No.(CRFN):

2006000114443

Quattro M. Hill
City Register Official Signature

BARGAIN AND SALE DEED
WITHOUT COVENANTS AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the 1st day of November, 2005, between SUTTON PLACE CAPITAL PARTNERS, LLC, a Delaware limited liability company, having an office at c/o Alchemy Properties, Inc., 200 Madison Avenue, 19th Floor, New York, New York 10016 the party of the first part, and 336 East 56th Street Realty, LLC, a New York limited liability company, having an office at P.O. Box 933, Englewood Cliffs, New Jersey 07632, the party of the second part.

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

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, and described on Schedule A annexed (the "Premises").

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 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.

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").

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 first 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.

[Remainder of page intentionally blank]

IN WITNESS WHEREOF, this Agreement has been duly executed by the parties hereto as of the Effective Date.

**SUTTON PLACE CAPITAL PARTNERS,
LLC**

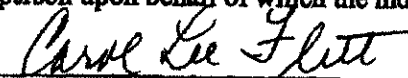
By: Alchemy Sutton LLC, its managing
member

By:  *managing member*
Kenneth S. Horn
Managing Member

ACKNOWLEDGEMENT

State of New York) ss.
County of New York)

On the 1st day of Nov in the year 2005 before me, the undersigned, a notary public in and for said state, personally appeared Kenneth Horn 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.


Notary Public

CAROL LEE FLITT
Notary Public, State of New York
No. 24-4816649
Qualified in Kings County
Commission Expires December 31, 2005

Schedule A
Legal Description of the Land
(See attached)

Schedule A Description

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

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

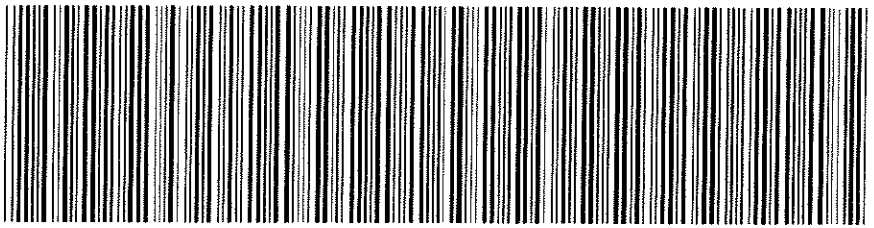
THENCE westerly along the center line of the block, 18 feet;

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 56th Street;

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

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2013120600660001001EC766

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2013120600660001

Document Date: 11-26-2013

Preparation Date: 12-06-2013

Document Type: DEED

Document Page Count: 4

PRESENTER:

NEW YORK TITLE
550 MAMARONECK AVE- STE 401
HOLD FOR SEARCHNY
HARRISON, NY 10528
914-835-7100
KCAMUSO@NYTITLE.COM

RETURN TO:

NEW YORK TITLE
550 MAMARONECK AVE- STE 401
HOLD FOR SEARCHNY
HARRISON, NY 10528
914-835-7100
KCAMUSO@NYTITLE.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1348	35	Entire Lot	336 EAST 56TH STREET
Property Type: APARTMENT BUILDING				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

336 EAST 56TH STREET REALTY, LLC
C/O LEFKOWITZ AND EDELSTEIN, 444 MADISON
AVENUE - SUITE 1805
NEW YORK, NY 10022

GRANTEE/BUYER:

CHARLES HENRY PROPERTIES, LLC
254 FIFTH AVENUE, 3RD FLOOR
NEW YORK, NY 10001

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 96,600.00

NYS Real Estate Transfer Tax:

\$ 14,720.00

RECORDED OR FILED IN THE OFFICE

OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 12-12-2013 15:16

City Register File No.(CRFN):

2013000511778



Annette McMill

City Register Official Signature

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 Felder*
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 EDELSTEIN

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)

SEAL

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. N4T/6687

336 EAST 56TH STREET REALTY,
LLC

TO

CHARLES HENRY PROPERTIES,
LLC

RECORD AND RETURN BY MAIL TO:

RECORD AT THE REQUEST OF
New York Title Research
550 Mamaroneck Ave
Suite 401
Harrison NY 10528
Title No. N4T/6687