

New York Title Research Corporation

550 Mamaroneck Avenue Suite 401

Harrison, NY 10528

Telephone: (914) 835-7100 Fax: (914) 835-7466

Confirmation

Application Date: **October 03, 2013**

Title Number **NYT16687**

Due Date: **October 17, 2013**

Account Executive: **Ken Ford**

Representing: **Stewart Title Insurance Company**

Applicant:
Vernon & Ginsburg LLP
Lucy Levy
261 Madison Avenue
New York, NY 10016
(212) 949-7300
Fax: (212) 697-4432
llevy@vgllp.com

Seller's Atty.:
Alan Rosenthal, Esq.
Lefkowitz & Edelstein
444 Madison Avenue, Suite 1805
New York, NY 10022
(212) 759-1200
Fax: (212) 317-8717
alan@leattorneys.com
walter@leattorneys.com

Premises: **336 East 56th Street**
Borough of Manhattan, State of New York

County: **New York**

Block: **1348**

Lot: **35**

Purchaser(s): **Charles Henry Properties, LLC**

Seller(s): **336 East 56th Street Realty, LLC**

Premium Information

Fee Policy: **\$3,680,000.00**

Fee Premium: **\$17,180.00**

Departmentals: **Housing & Building, Fire Violations, Certificate of Occupancy, Emergency Repairs, Street Report & Highway Search**

Other Searches: **Bankruptcy Search and Patriot Search**

Disclosure of Additional Services - Notice to Insured

Please be advised that the lender and other parties may have requested that the Title Agent undertake and perform additional services which are not necessary services in connection with the issuance of the title policy. Such services include, but are not limited to, obtaining copies of Building Permits and of the Certificate of Occupancy, conducting municipal and other departmental searches, conducting highway and street searches to determine whether access to the subject premises is over a public or private street, conducting Patriot searches, conducting bankruptcy searches and making survey and /or property inspections. The charges for such services are reasonably related to the work performed and are not excessive. The issuance of the title policy is not dependent upon Title Agent performing such additional services.

By signing below, the insureds acknowledge receipt of this Disclosure Notice.

Insured

Insured

By signing below, the title agent certifies his/her witness to the insured's signature above and that the insured has also been given a copy of this notice.

Title Agent

CERTIFICATE OF TITLE ISSUED BY

STEWART TITLE

INSURANCE COMPANY

Certifies to the proposed insured named in Schedule A that an examination of title to the premises described in Schedule A has been made in accordance with its usual procedure and agrees to issue its standard form of title insurance policy in favor of the proposed insured, covering premises described in Schedule A, in the amounts hereinafter set forth, insuring the fee and / or mortgage and the marketability thereof, after the closing of the transaction in conformance with procedures approved by the Company excepting (a) all loss or damage by reason of the estates, interests, defects, objections, liens, encumbrances and other matters set forth herein that are not disposed of to the satisfaction of the Company prior to such closing or issuance of the policy (b) any question or objection coming to the attention of the Company before the date of closing, or if there be no closing, before the issuance of said policy.

This Certificate shall be null and void (1) if the fees therefor are not paid (2) if the prospective insured, his attorney or agent makes any untrue statement with respect to any material fact or suppresses or fails to disclose any material fact or if any untrue answers are given to material inquiries by or on behalf of the Company (3) upon delivery of the policy. Any claim arising by reason of the issuance hereof shall be restricted to the terms and conditions of the standard form of insurance policy. If title, interest or lien to be insured was acquired by the prospective insured prior to delivery hereof, the Company assumes no liability except under its policy when issued.

STEWART TITLE
INSURANCE COMPANY

Countersigned by:

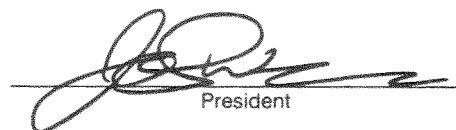
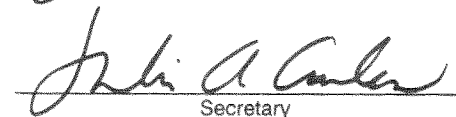


Company: _____

Address: _____

City, State: _____

Agent No.: _____


President
Secretary

CONDITIONS AND STIPULATIONS

1. This Certificate shall be null and void:
 - (A) if the fees therefore are not paid;
 - (B) if the prospective insured, his attorney or agent makes any untrue statement with respect to any material fact, or if any untrue answers are given to material inquiries by or on behalf of the Company;
 - (C) when the policy shall issue or nine months after the effective date hereof, whichever first occurs, provided that the failure to issue such policy is not the fault of the Company.
 - (D) Until the amount of the policy or policies requested is inserted in Schedule A hereof by the Company, either at the time of the issuance of this Certificate or by subsequent endorsement.
2. If the title, interest or lien to be insured was acquired by the prospective insured prior to delivery hereof, the Company assumes no liability except under its policy when issued.
3. The liability of this Company under this Certificate shall not exceed the amount stated in Schedule A hereof and such liability is subject to the insuring provisions, the Exclusions from Coverage and the Conditions and Stipulations of the form of policy or policies shown in Schedule A hereof in favor of the proposed insured which are hereby incorporated by reference and are made a part of this Certificate except as expressly modified herein.

NEW YORK TITLE RESEARCH CORPORATION

as Agent for
Stewart Title Insurance Company

SCHEDULE A

Effective Date: **September 07, 2013**

Title No. **NYT16687**

Policy to be issued:

ALTA Owner's Policy 06/17/06 (with NY Endorsement Modifications)

\$3,680,000.00

Proposed Insured: **Charles Henry Properties, LLC**

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

THIS COMPANY CERTIFIES that a good and marketable title to the premises described in Schedule A, subject to the liens, encumbrances and other matters, if any, set forth in this certificate may be conveyed and/or mortgaged by:

336 East 56th Street Realty, LLC

Title acquired by deed from Sutton Place Capital Partners, LLC, dated 11/1/2005 and recorded 2/28/2006 in CRFN 2006000114443.

Premises described Schedule A are known as:

Address: **336 East 56th Street**
Borough of Manhattan, State of New York

County: **New York**

Block: **1348**

Lot: **35**

For any Title Clearance questions on this report please call:
John Savoca – (914) 835-7100 jsavoca@nytitle.com

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.

NEW YORK TITLE RESEARCH CORPORATION

as Agent for
Stewart Title Insurance Company

SCHEDULE B

Title Number: **NYT16687**

Hereinafter set forth are the additional matters which will appear in our policy as exceptions from coverage unless disposed of to the Company's satisfaction prior to the closing or delivery of the policy.

DISPOSITION

1. Rights of tenants or parties in possession, if any.
2. Any state of facts an accurate survey and/or survey inspection of the premises would show.
3. Mortgages of record: one (1). See Schedule herein.
4. Taxes, tax liens, tax sales, water rents, sewer rents and assessments set forth in schedule herein.
5. Covenants, conditions, easements, leases, agreements of record as follows:
 - a) Sewer Agreements recorded in Liber 1070 page 233 and repeated in Liber 1884 page 164, Liber 1936 page 446 and in Liber 192 Sec. 5 page 166 – *Copies to follow.*
 - b) Covenants and Restrictions as to "Height Restrictions" recorded in CRFN 2006000114443.
6. The attached Disclosure Notice concerning additional services must be executed at closing and returned to this Company. (*See within.*)
7. Proof by affidavit from the certified owner herein (336 East 56th Street Realty, LLC), is required that there is no outstanding mortgages affecting the premises herein other than as disclosed in the mortgage schedule attached. (*This exception must be complied with due to the current disarray and/or backlogs in numerous County Clerk Offices in New York State.*)
8. The Mortgage recorded in CRFN 2006000114446 held by Astoria Federal Savings and Loan Association must be properly disposed of prior to or at the closing.
9. The Assignment of Leases and Rents from 336 East 56th Street Realty, LLC, as Assignor, to Astoria Federal Savings and Loan Association, as Assignee, dated 11/1/2005 recorded 2/28/2006 in CRFN 2006000114445 must be disposed of to the satisfaction of this Company.
10. Satisfactory proof is required that the person(s) executing the conveyance documents to be insured herein is/are the same person(s) as the grantee in deed dated 11/1/2005, recorded 2/28/2006, in CRFN 2006000114443.
11. Searches for judgments and federal tax liens filed in New York County -vs.- 336 East 56th Street Realty, LLC shows environmental control board liens. Same must be satisfactorily disposed of at or prior to the closing. (*See copies herein*)

NEW YORK TITLE RESEARCH CORPORATION

as Agent for
Stewart Title Insurance Company

SCHEDULE B

Title Number: **NYT16687**

12. Until a guaranteed and acceptable survey is submitted, Company will not certify as to the location or dimensions of the within described premises on all sides, and will except any state of facts an accurate survey would disclose.
13. Searches for judgments and federal tax liens filed in New York County -vs.- Charles Henry Properties, LLC show no returns.
14. Proof is required as to the following with regard to 336 East 56th Street Realty, LLC, a Limited Liability Company.
 - a. Articles of Organization, filing receipt and proof of publication of notice of formation is required to establish due formation.
 - b. Articles of Organization and Operating Agreement must be produced and reviewed. Additional exceptions may be raised.
 - c. Proof is required that there has been no change in the make-up or composition of the organization, that no member has been adjudicated a bankrupt, there have been no amendments made to the Articles of Organization of Operating Agreement, and that the party or parties executing instruments on behalf of the Limited Liability Company have authority to act.
 - d. Certificate of Good Standing from the Secretary of State must be provided for review.
 - e. If a foreign LLC, a certificate of authority from the New York Department of State to do business in this State as well as proof that the entity was duly formed and in good standing in its home jurisdiction must be provided.
15. Sidewalk Violation: Filed 6/3/1991 under Filing No. 56602. In order to omit the sidewalk notice(s) of violation(s), this Company will require per violation of notice, the sum of \$200.00 per foot of street frontage plus \$400.00 per curb cut, to hold pending the removal of such notice(s) of violation(s).
16. Bankruptcy Searches in the New York State Southern District -vs.- 336 East 56th Street Realty, LLC and Charles Henry Properties, LLC show no pending actions.
17. FOR INFORMATION ONLY: A Search of the Specially Designated Nationals and Blocked Persons List maintained by the Office of Foreign Assets Control of the U.S. Department of Treasury ("PATRIOT" Search) vs. 336 East 56th Street Realty, LLC and Charles Henry Properties, LLC shows nothing found.
18. To verify at closing the identity of the persons who are executing closing documents, two forms of identification, at least one of which is to contain a photograph, are to be presented.

NEW YORK TITLE RESEARCH CORPORATION

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Stewart Title Insurance Company

SCHEDULE B

Title Number: **NYT16687**

19. Due to the high number of dishonored checks, this Company will no longer accept uncertified funds over \$500.00, including Lender's checks.
20. The New York City Department of Finance has made a major change in the process of recording documents. Computer-generated ACRIS 2.1 E-Tax Forms are required for the recording of a Deed in the Bronx, Brooklyn/Kings, Queens and Manhattan. The following supporting documents will be computer generated forms which must be signed by the grantors and grantees prior to or on the date of Closing.

TP-584/RETT Form (NYS Real Estate Transfer Tax Form)
RP-5217 (NYS Real Property Transfer Report)
NYC RPTT Forms (NYC Real Property Transfer Tax Forms)
 -Smoke Detector Affidavit
 -Property Owners' Registration Form
 -Customers Registration Form for Water & Sewer Billing

To date, the Affidavit in Lieu of Registration Statement Form is required to record a Deed, but is not generated through the ACRIS System. PLEASE CONTACT US WELL IN ADVANCE OF THE CLOSING DATE ON ALL NEW YORK CITY TRANSFERS REGARDING THIS MATTER.

21. In the event you will require this company to prepare ACRIS forms in advance of the closing, please contact us so that we may send you an information sheet for accurate closing information. Please allow sufficient time so that we may prepare the documents prior to closing.
22. For all transactions over \$400,000.00 in the five boroughs of New York City, a copy of the contract of sale must be submitted with the New York City Real Property Transfer Tax Return (NYC RPT).
23. Satisfactory proof by Affidavit must be furnished showing whether any work has been done upon the premises described in Schedule A by the City of New York, or any demand made by the City for any such work, that may result in charges by the New York City Department of Rent and Housing Maintenance-Emergency Services and/or the New York City Department of Environmental Protection, whether or not such charges are liens against which this Policy insures. The City of New York may have performed Emergency Repairs or other work upon the premises herein for which no notice has yet been filed. Should any notice for work performed prior to closing appear at any time up to date of closing, they will appear as exceptions to the Policy. Should such liens for work performed prior to closing appear after closing, Company will except such liens.

NEW YORK TITLE RESEARCH CORPORATION

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SCHEDULE B

Title Number: **NYT16687**

24. Retroactive Street Vault charges, together with interest and penalties, must be fixed and paid or policy will except the lien thereof. NOTE: The City of New York has been reassessing vault charges based upon the size of all vaults attributed to or used by a building located in the City. Before the Company can insure the premises free of annual charges for current and past years, a current vault charge reading based upon a current inspection is required from the Department of Finance, Bureau of Tax Operations, Annual Vault Charge Billing Section, 151 West Broadway, New York, NY, 10013, in order to dispose of possible prior and current increased annual vault charges. The lien is assessed against the premises without regard to the ownership thereof.
25. If any grantor to the transaction is a non-resident of the State of New York, Schedule D of Form TP-584 must be appropriately completed and the requirements of Form IT-2663 must be complied with. If the payment of the estimated personal income tax is required, a CERTIFIED check make payable to "NYS Income Tax" must be submitted for the amount due with the completed returns to this company at closing. If you are representing a non-resident grantor please contact New York Title Research Corporation prior to the scheduling of a closing for further instructions.
26. Insurance Law Section 6409, former Insurance Law Section 440 (5) requires that title insurance companies offer, at or prior to closing, an optional policy to cover the homeowner for future market value of the premises he/she is purchasing. You may, therefore, elect to obtain additional protection in excess of the purchase price paid at the time of closing which would cost ten percent of the basic fee rate. If you do not wish to purchase this additional statutory coverage, we request that you waive this additional coverage by signing the attached affidavit. (*See within.*)
27. NOTE: The City Register will seek a higher mortgage tax based on the combined amounts of mortgages on a refinance. This will apply when the mortgage is within a year from the recording date of the last mortgage and their combined totals exceed \$499,999.00, whether or not the recorded mortgage is being satisfied.

CC Sidewalk Violations (1)

Key	Source	Index	Filed Date	Perfected Date	Block	Lot	Amount
31000319825 910603	SL	56602	06/03/91		1348	35	\$.00

Debtor WILLIAM ASSOCIATES LP 336 E 56TH STREET NY NY 00000
WM ASSOCIATES LP 336 E 56TH STREET NY NY 00000

Creditor BUREAU OF HIGHWAY OPERATIONS 295 LAFAYETTE
STREET NY NY 10013

CC Environmental Control Board (10) BOOK DATE 08/31/13

Key	Docket	Debtor	Amount	Sat
0158912830	04/08	336 EAST 56TH ST REALTY LLC 336 EAST 56 STREET NEW YORK NY 10022	\$300.00	
0171608800	06/10	336 E 56TH ST RLTY LLC 336 EAST 56 STREET NEW YORK NY 10022	\$300.00	
040045367Y	01/09	336 EAST 56TH STREET REALTY LLC 336 EAST 56 STREET NEW YORK NY 10022	\$300.00	
040197699N	08/10	336 EAST 56TH STREET REALTY LLC 336 EAST 56 STREET NEW YORK NY 10022	\$300.00	
040303241H	07/08	336 EAST 56TH STREET REALTY LLC 336 EAST 56 STREET NEW YORK NY 10022	\$300.00	
043374740J	02/13	336 EAST 56TH STREET REALTY LLC 336 EAST 56 STREET NEW YORK NY 10022	\$300.00	
043560597P	08/12	336 EAST 56TH STREET REALTY LLC 336 EAST 56 STREET NEW YORK NY 10022	\$300.00	
043661502X	12/12	336 EAST 56TH STREET REALTY LLC 336 EAST 56 STREET NEW YORK NY 10022	\$300.00	
043711224H	07/12	336 EAST 56TH STREET REALTY LLC 336 EAST 56 STREET NEW YORK NY 10022	\$300.00	
043711875L	07/13	336 EAST 56TH STREET REALTY LLC 336 EAST 56 STREET NEW YORK NY 10022	\$300.00	

NEW YORK TITLE RESEARCH CORPORATION

as Agent for
Stewart Title Insurance Company

MORTGAGE SCHEDULE

Title Number: NYT16687

MORTGAGE "A"

Mortgagor:	336 East 56th Street Realty, LLC
Mortgagee:	Astoria Federal Savings and Loan Association
Amount:	\$1,100,000.00
Dated:	11/1/2005
Recorded:	2/28/2006
CRFN	2006000114446
Tax Paid:	\$30,800.00

ASSIGNMENT OF LEASES AND RENTS

Assignor:	336 East 56th Street Realty, LLC
Assignee:	Astoria Federal Savings and Loan Association
Dated:	11/1/2005
Recorded:	2/28/2006
CRFN	2006000114445

Collateral for Mortgage "A".

This title report does not show all the terms and provisions of the mortgage(s) set forth herein. Interested parties should contact the holder(s) thereof to ascertain the terms, covenants and conditions contained therein, and to determine if there are any unrecorded amendments or modifications thereto.



S.J. CARROLL JR., INC.

Researching the Records of NYC Agencies

Quality & Service
for over **35** years

TAX SEARCH

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 10/03/2013

TITLE #: NYT16687

TAX MAP ATTACHED

COUNTY: MANHATTAN BLOCK: 1348 LOT: 35

SJC REF: 580248

PREMISES : 336 EAST 56 STREET

2013/2014 A.V.	TAX CLASS: 2-B	TAX RATE: 13.181	BUILDING CLASS: D9
(TRANS.) LAND: 264,316	TOTAL: 450,262	EX. 0	EX. 0
(ACTUAL) LAND: 264,316	TOTAL: 450,262	EX. 0	EX. 0
REASON FOR EXEMPTION: NO EXEMPTIONS		A.O.: 336 EAST 56TH STREET REALTY LLC	

WATER & SEWER RENT CHARGES ISSUED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION MAY BE PENDING. (SEE SEPARATE WATER DEPARTMENT SEARCH.)

2013/2014 TAX	1 ½	DUE 07/01/13	29,674.50 PAID 06/29/13
	2 ½	DUE 01/01/14	29,674.50 OPEN

<u>PEST CONTROL</u>	<u>ENTERED</u>	<u>AMOUNT</u>
	03/18/2008	227.27 OPEN

<u>MUTLI DWELLING REGISTRATION FEE</u>	<u>ENTERED</u>	<u>AMOUNT</u>
	05/22/13	13.00 OPEN

<u>RENT STABILIZATION</u>	<u>ENTERED</u>	<u>AMOUNT</u>
	08/22/06	96.74 OPEN
	06/12/08	47.02 OPEN



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TAX SEARCH

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 10/03/2013

TITLE #: NYT16687

TAX MAP ATTACHED

COUNTY: MANHATTAN BLOCK: 1348 LOT: 35

SJC REF: 580248

PREMISES : 336 EAST 56 STREET

05/30/09	39.27	OPEN
05/19/11	27.40	OPEN
05/29/13	10.00	OPEN

SUBJECT TO CONTINUATION PRIOR TO CLOSING.
NOTHING ELSE FOUND.

IMPORTANT NOTICE ABOUT SEARCH INFORMATION

Some of the items returned hereon may have been paid but payment not officially posted. Receipts of such items should be produced on closing. This commitment includes such unpaid taxes, water and sewer charges and other matters relating to taxes which are indexed, as of the date of this commitment, against the above block & lot on the official records of the Department of Finance, Office of the City Collector. No responsibility is assumed for any error or omissions on the record nor any taxes levied after the date of this commitment. If a tax exemption is noted above, same may terminate on the date when premises are conveyed by the certified owner, and the full tax rate thereupon be reinstated. Our tax search does not cover any part of the street on which the premises to be insured abut.

Page 2 of 2



S.J. CARROLL JR., INC.

Researching the Records of NYC Agencies

Quality & Service **35** *for over years*

WATER DEPARTMENT SEARCH

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 10/03/2013

TITLE #: NYT16687

COUNTY: MANHATTAN

PREMISES : 336 EAST 56 STREET

BLOCK: 1348

LOT: 35

SJC REF: 580248

ACCOUNT #	0000957304001	DUE 10/10/13	\$1,102.76	OPEN
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THE ABOVE ACCOUNT BALANCE(S) REFLECT THE TOTAL OWED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

THE BELOW CHARGES ARE FOR ADJUSTMENT PURPOSES ONLY AND ARE ALREADY INCLUDED IN THE ABOVE ACCOUNT BALANCE. THEY ARE NOT OWED IN ADDITION TO THE ACCOUNT BALANCE.

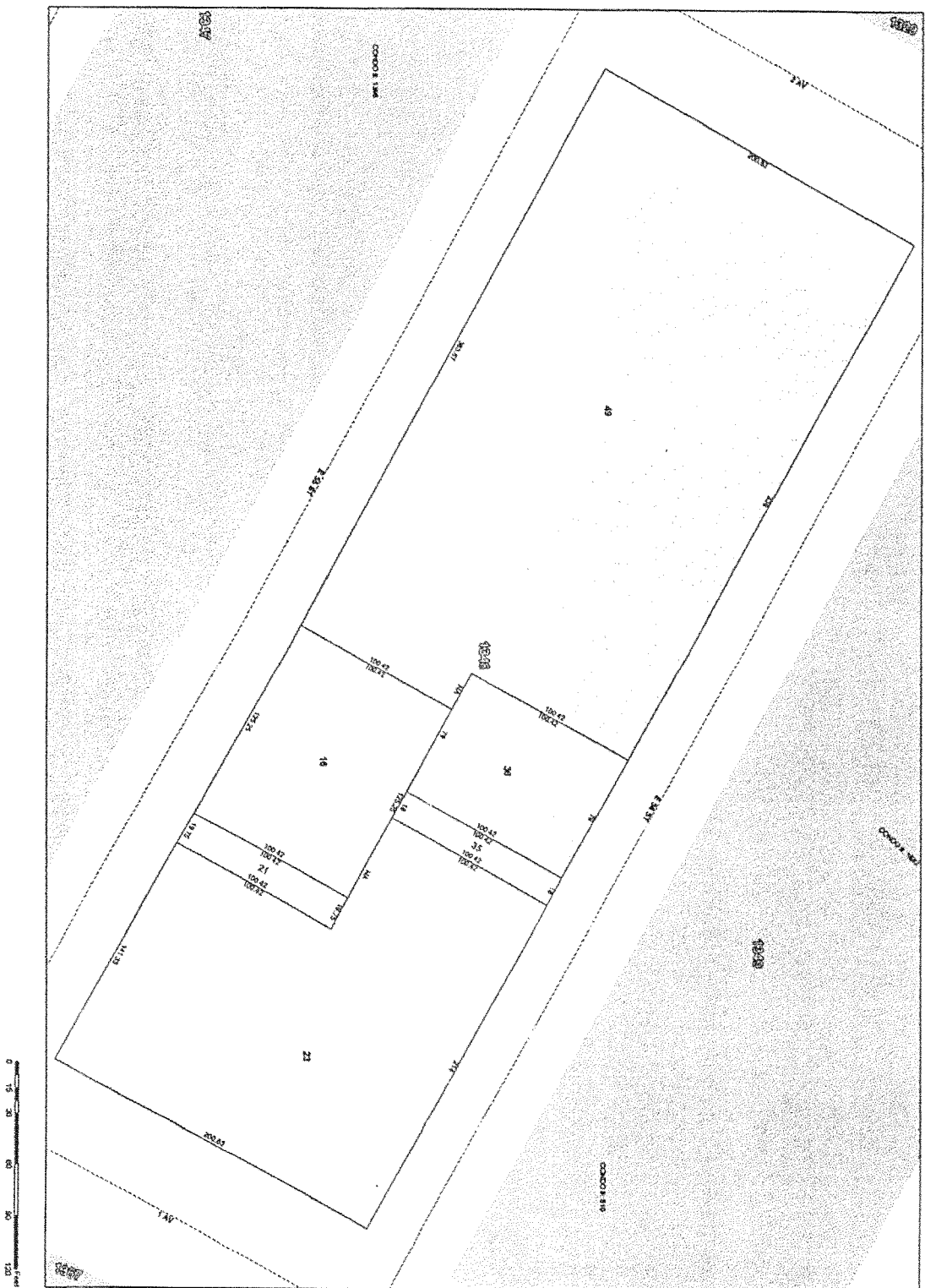
<u>METER</u>	<u>FROM</u>	<u>TO</u>	<u>WATER/SEWER</u>	<u>ENTERED</u>	
1169	04/07/13	07/07/13	396.71	07/12/13	ACTUAL

(A TITLE READING SHOULD BE OBTAINED ON ALL ACCOUNTS.)

IMPORTANT NOTICE ABOUT SEARCH INFORMATION

S.J. CARROLL JR., INC. DOES HEREBY STATE THAT THE RECORDS OF THE ABOVE CITY AGENCY WAS EXAMINED AND THAT THE INFORMATION REPORTED ABOVE IS TRUE AND ACCURATE ABSTRACT OF THE INFORMATION CONTAINED THEREIN ON THE ABOVE NOTED DATE. THIS REPORT IS FOR INFORMATION PURPOSES ONLY. NO LIABILITY IS ASSUMED HEREUNDER.

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NEW YORK TITLE RESEARCH CORPORATION

as Agent for
Stewart Title Insurance Company

MUNICIPAL DEPARTMENT SEARCHES AND STREET REPORT

Title Number: **NYT16687**

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 searches are attached:

**Housing & Building, Fire Dept. Search, Certificate of Occupancy,
Emergency Repairs, Street Report and Highway Search**



S.J. CARROLL JR., INC.

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for over **35** years

HOUSING & BUILDING SEARCH

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 10/03/2013

TITLE #: NYT16687

COUNTY: MANHATTAN

PREMISES : 336 EAST 56 STREET

SJC REF: 580248

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 THE ABOVE DATE. THE FOLLOWING VIOLATIONS WERE REPORTED PENDING. THIS DATA IS AS OF 7/24/2013.

BUILDING DEPARTMENT: VIOLATIONS ATTACHED - PAGES (4)

RENT & HOUSING MAINTENANCE: VIOLATIONS ATTACHED - PAGES (2)

CLASSIFICATION

MULTIPLE DWELLING: OLD LAW

NOT A MULTIPLE DWELLING:

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[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

Hearing Status: IN VIOLATION

Penalty Balance Due: \$0.00

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
<u>B6A</u>	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 Information

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: 01/19/1989 Hearing Status: IN VIOLATION
Hearing Time: 8:30

ECB Penalty Information

Penalty Imposed: \$625.00
Adjustments: \$0.00

Amount Paid: \$625.00
Penalty Balance Due: \$0.00

ECB Violation History**Compliance Events****Hearing Events**

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.

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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: 34546487R

Severity: NON-HAZARDOUS

Certification Status: NO COMPLIANCE RECORDED

Hearing Status: IN VIOLATION

Penalty Balance Due: \$0.00

Respondent Information

Name: 336 EAST 56 ST REALTY LLC
Mailing Address: 336 EAST 56 STREET , NY , NY 10022

Violation Details

Violation Date: 12/19/2006 Violation Type: CONSTRUCTION
Served Date: 12/19/2006 Inspection Unit: MANHATTAN CONSTRUCTION

Infraction Codes	Section of Law	Standard Description
<u>B04</u>	27-147	WORK WITHOUT A PERMIT

Specific Violation Condition(s) and Remedy:

WORK W/O A PERMIT. WORK NOTED: FRONT APT ON 2,3,4 FL HAVING ERECTED NEW 2 5/8" METAL FRAMING FOR PARTITIONS & 3 FL REAR APT NEW OPENING TO KITCHEN AND NEW METAL 2 5/8 FRAMING FOR KITCHEN WALL W/O 1ST OBTAINING

Issuing Inspector ID: 2224
Issued as Aggravated Level: NO

DOB Violation Number: 121906C06KP01

Dept. of Buildings Compliance Information

Certification Status: NO COMPLIANCE RECORDED
Compliance On:
Certification Submission Date: 09/27/2013
Certification Disapproval Date: 09/27/2013

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: 02/08/2007 Hearing Status: IN VIOLATION
Hearing Time: 10:30

ECB Penalty Information

Penalty Imposed:	\$500.00
Adjustments:	\$0.00
Amount Paid:	\$500.00
Penalty Balance Due:	\$0.00

ECB Violation History**Compliance Events****Hearing Events****Hearing Assigned On:**02/01/2007

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.

10/3/2013

093013

HPD Building, Registration & Violation Services [Home](#)**The selected address: 336 EAST 56 STREET, Manhattan 10022**

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

Charges

Map

Complaint
StatusComplaint
HistoryCarbon
Monoxide
CertificateLitigation/Case
StatusAll Open
ViolationsPrior year
Open
Viol's

Recertification

I-Card
Images

THIS PROPERTY IS NOT CURRENTLY VALIDLY REGISTERED WITH HPD.

Residential properties are required to register with HPD every year. If you are the owner or agent for this property, go to our [Property Registration page](#) to find out more about registration requirements or to use our Property Registration Online System, which allows you to begin the registration process. If you just wish to view the existing registration information for the property, click on the Property Owner Registration Information link on the left hand tool bar on this page.

Building Registration Summary ReportFind Apartment#

Owner	Last Reg Dt Reg Expire Dt	Organization	Last Nm	First Nm	House No	Street Nm	Apt	City	State	Zip
Head Officer	03/10/2012 09/15/2013		EDELSTEIN	WALTER	444	MADISON AVE	1805	NEW YORK	NY	10022
Officer	03/10/2012 09/15/2013		LEFKOWITZ	RICHARD	444	MADISON AVE	1805	NEW YORK	NY	10022
Corporation	03/10/2012 09/15/2013	336 EAST 56TH ST REALTY LLC			444	MADISON AVE	1805	NEW YORK	NY	10022
Managing Agent	03/10/2012 09/15/2013	336 EAST 56TH REALTY LLC	ROSENBERG	ALAN	444	MADISON AVE	1805	NEW YORK	NY	10022

Open Violations - ALL DATES

There are 19 Violations. Arranged by category: A class: 9 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	Order no	Violation ID, NOV ID	Violation Description	Status Status Date	Certify By Date Actual Cert. Date
1 2	2013/06/03 2013/06/05	B	508	9857342 4631769	§ 27-2005 adm code repair the broken or defective 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	NOV LATE 2013/08/20	2013/07/24 2013/08/20
1 2	2013/06/03 2013/06/05	B	1502	9857408 4631769	§ 27-2046.1, 2046.2 hmc: provide an approved and 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	NOV LATE 2013/08/20	2013/07/24 2013/08/20
1 2	2013/06/03 2013/06/05	B	508	9857353 4631769	§ 27-2005 adm code repair the broken or defective 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	NOV LATE 2013/08/20	2013/07/24 2013/08/20
1 2	2013/06/03 2013/06/05	A	529	9857355 4631768	§ 27-2005 adm code refit lower window sash in the 1st room from north located at apt 1, 2nd story, 2nd apartment from north at east	CIV14 MAILED 2013/09/27	2013/09/22 2013/09/22

1 2	2013/06/03 2013/06/05	B	550	9857394 4631769	§ 27-2005 hmc:trace and repair the source and 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	NOV LATE 2013/08/20	2013/07/24 2013/08/20
1 2	2013/06/03 2013/06/05	B	508	9857399 4631769	§ 27-2005 adm code repair the broken or defective 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	NOV LATE 2013/08/20	2013/07/24 2013/08/20
1 2	2013/06/03 2013/06/05	B	702	9857400 4631769	§ 27-2045 adm code repair or replace the smoke detector missing in the entire apartment located at apt 1, 2nd story, 2nd apartment from west at north	NOV LATE 2013/08/20	2013/07/24 2013/08/20
- 966	1982/01/20 1982/02/28	A	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 1979/06/18	A	579	2519571 431098	d26-16.01 adm code repair the leaky and/or defective faucets basin 4 sty front apt bathroom.	1 NO ACCESS 2010/04/27	1979/10/11
--	1979/04/11 1979/06/18	A	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 1979/06/18	A	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 1978/05/29	B	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 1978/05/29	B	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 1978/05/29	B	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 1978/05/08	A	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 1978/05/08	A	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 1978/05/08	B	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 1978/05/08	A	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 1978/05/08	A	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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NYC.gov NEW YORK CITY'S OFFICIAL WEB SITE

FIRE DEPARTMENT * CITY OF NEW YORK
BUREAU OF REVENUE MANAGEMENT

9 METROTECH CENTER
BROOKLYN, N.Y. 11201-3857

REPORT AND RECORD SEARCH REQUEST

VIA: S.J. CARROLL JR., INC.
68 JAY STREET, SUITE #518
BROOKLYN, N.Y. 11201

SEARCH #

CHECKED BY

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 10/03/2013

TITLE #: NYT16687

COUNTY: MANHATTAN

SJC REF: 580248

The undersigned requests the following information:

PREMISES : 336 EAST 56 STREET

- X 1. Record of existing Fire Department Violations _____
____ 2. Record of Permit for _____
____ 3. Other _____

State applicant's interest in or relation to premise: TITLE INSURANCE

(THE CITY OF NEW YORK IS NOT BEING SUED, NOR IS THERE ANY INTENTION TO SUE THE CITY OF NEW YORK)

DO NOT WRITE BELOW THIS LINE

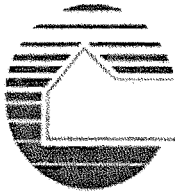
Gentlemen:

In reply to your request concerning the premises mentioned above, please be advised that as of 9 A.M on SEP 18 2013
our records show the following:

SEARCHED BY: S.A.
Chief of Fire Prevention

NO VIOLATIONS
Bureau of Fire Prevention
Fire Dept. City of N.Y.

VIOLATIONS RECORDED ABOVE ARE ONLY THOSE WHICH ARE A MATTER OF RECORD IN THE HEADQUARTERS OF THE BUREAU OF FIRE PREVENTION , AND MAY NOT
INCLUDE VIOLATIONS ISSUED BY LOCAL OFFICES.



S.J. CARROLL JR., INC.

Researching the Records of NYC Agencies

Quality & Service

for over

35 years

CERTIFICATE OF OCCUPANCY

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 10/03/2013

TITLE #: NYT16687

COUNTY: MANHATTAN

PREMISES : 336 EAST 56 STREET

BLOCK: 1348 LOT: 35

SJC REF: 580248

Attached find Certificate of Occupancy #57974 issued on 07/02/1969 for a
FOUR STORY NON-FIREPROOF BUILDING; STORE AND CLASS "A"
APARTMENTS.

ALT #288/1989

APPROVED 04/12/1989

NOT SIGNED OFF

NEW LADDER AND FIRE ESCAPES AND TWO NEW MEANS OF
EGRESS

IMPORTANT NOTICE ABOUT SEARCH INFORMATION

S.J. CARROLL JR. INC. DOES HEREBY STATE THAT THE RECORDS OF THE ABOVE CITY AGENCY WAS EXAMINED AND THAT THE INFORMATION REPORTED ABOVE IS TRUE AND ACCURATE
ABSTRACT OF THE INFORMATION CONTAINED THEREIN ON THE ABOVE NOTED DATE. THIS REPORT IS FOR INFORMATION PURPOSES ONLY. NO LIABILITY IS ASSUMED HEREUNDER. REPORT
MAY NOT INCLUDE MINOR APPLICATIONS THAT DO NOT REQUIRE A NEW CERTIFICATE OF OCCUPANCY.

Page 1 of 1

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 Low Tenement 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: Final Oll Permit #0157139. NOTE: The issuance of this Certificate of Occupancy is predicated upon the final report of Housing Division made on June 9, 1963.					
COMPLETION OF OCCUPANCY UNDER SECTION 601 OF THE MULTIPLE DWELLING LAW.					
Sec. 61.23 sub-4 Building Code, C.26-187.0 Adm. Code for to the owner of a structure... after January 1938, the authorized occupancy of a structure as indicated in the certificate of occupancy shall be permanently posted under its and maintained in the main entrance hall of such structures."					

Thomas V. B...
Borough Superintendent

CERTIFICATE WILL BE NULL AND VOID IF ALTERED IN ANY MANNER OR ADDITIONS ARE MADE THERETO.
(Page 1)

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL
BE MADE, UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

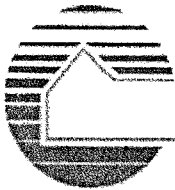
This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no notice of violations or orders pending in the Department of Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substance articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and he certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.



S.J. CARROLL JR., INC.

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for over **35** years

EMERGENCY REPAIR SEARCH

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 10/03/2013

TITLE #: NYT16687

COUNTY: MANHATTAN

PREMISES : 336 EAST 56 STREET

SJC REF: 580248

DATE OF LAST PRINTED LIEN BOOK: 07/24/2013

RECOUPMENT UNIT:

*TOTAL MONEY DUE: 0.00

WORK IN PROGRESS:

NO EMERGENCY REPAIRS HAVE BEEN GIVEN OUT SUBSEQUENT
TO THE LAST LIEN BOOK.

XXX

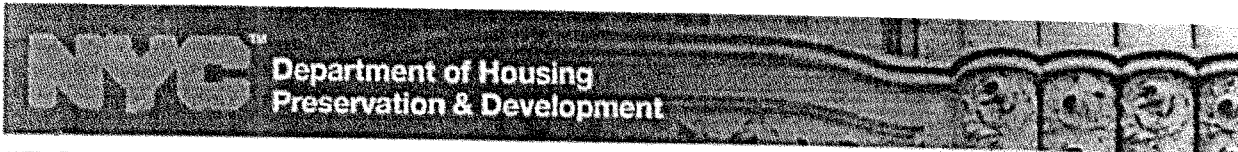
THE ATTACHED EMERGENCY REPAIRS HAVE BEEN GIVEN OUT
AT THE ABOVE ADDRESS.

***NOTE: THE DEPARTMENT OF HPD HAS ADVISED US THAT CERTAIN RECORDS OF THEIR OFFICE
MAY BE INACCURATE. A PAYOFF LETTER MUST BE OBTAINED ON ALL PROPERTIES WHERE THERE
IS MONEY OWED TO THE RECOUPMENT UNIT. HPD HAS CONFIRMED THAT PROPERTIES THAT
REFLECT A ZERO BALANCE ARE ACCURATE AND THAT A PAYOFF LETTER IS NOT REQUIRED..**

IMPORTANT NOTICE ABOUT SEARCH INFORMATION

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ABSTRACT OF THE INFORMATION CONTAINED THEREIN ON THE ABOVE NOTED DATE. THIS REPORT IS FOR INFORMATION PURPOSES ONLY. NO LIABILITY IS ASSUMED HEREUNDER

Page 1 of 1



The selected address: **336 EAST 56 STREET, Manhattan 10022**

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

IMPORTANT NOTICE

THIS BUILDING CHARGE REPORT PROVIDES NOTICE AS REQUIRED BY NEW YORK CITY ADMINISTRATIVE CODE §27-2144(a) OF OPEN WORK ORDERS REPRESENTING PENDING CHARGES AND THE DATES THAT THEY WERE ENTERED ON THE RECORDS OF THE DEPARTMENT. OTHER BUILDING CHARGE DATA THAT MAY BE AVAILABLE TO THE PUBLIC, SUCH AS THE DATA PROVIDED PURSUANT TO HPD'S OPEN DATA WEB PORTAL DOES NOT PROVIDE AND IS NOT INTENDED TO PROVIDE STATUTORY NOTICE OF WORK ORDERS REPRESENTING OTHER PENDING CHARGES.

This report provides historical information. For the amount of any currently owed HPD charges, go to the Department of Finance website or call 212-504-4080. HPD charges are listed under the category of Property Taxes. These fees become a tax lien against the property if not paid.

The Charge Report will include information on the following building(s).

HPD Bldg ID	Status	House No	Street name	Life Cycle
14417	Active	336	EAST 56 STREET	BLDG

There are 1 OMO charge(s) for this building(s).

There are 0 AOR charge(s) for this building(s).

There are no OMO or AOR pending determination of lien(s) for this building(s).

Building Charge Report as of 10/3/2013

OMOs & AORs

OMO TYPE/ OMO#	Job General	Total Amt	Award Amt Chg Orders (OMOs)	Create Dt/ Award Dt/ Inv Dt/	OMO Close Reason	Invoice Approved Amount/ Svc Chg (Y/N)	Admin Fee/ Sales Tax/	Total Charge	TRX/DOF
OMO ED10906	GC	0.00	0.00 0.00	11/28/2012	Work Done by Others	0.00	0.00 0.00	0.00	
OMO Description: public: fire escape, 2nd story properly secure first metal tread from bottom of 2nd story, north balcony @ fire escape. remove all work related de									
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 buildings on this report:									
Charge Amount	Admin Fee	Sales Tax	Total						
\$0.00	\$0.00	\$0.00	\$0.00						

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

These totals do not include any changes pending determination of lien -- Currently Suspended--

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

Charge Status			
Invoiced - Not Yet Paid (see notes below)	Paid - Not Yet Transferred to DOF	Invoiced and Transferred	Grand Totals
\$0.00	\$0.00	\$0.00	\$0.00

As a result of the crossovers between the two unique systems used by HPD for the purpose of tracking billable charges and work orders, the following items should be reviewed before proceeding. Please be aware that this report does NOT include any open charges incurred and processed prior to July 1, 1999. See Notes 1 and 8 specifically.

Note 1: If the invoice date is prior to July of 1999 and is listed as having not yet been paid and/or transferred to DOF you must contact the ERP Accounting Unit (212)863-6020 option 2 to verify the current status of the charge.

Note 2: Demolition orders issued and awarded after January 1, 2000 are listed on HPDOnline. A hard copy report of older demolition jobs is available at Enforcement Services 4th Floor 100 Gold Street. In order to obtain a complete record of work in progress for demolition jobs prior to January 1, 2000, you must check the hard copy report, the mainframe system, and HPDOnline. You may obtain additional information about older demolition jobs by calling the ERP Accounting Unit (212)863-6020 option 2 and request a Building Balance Report.

Note 3: Where the OMO type is AOR, there are no award dates or award amounts. AOR's are for work performed by in house personnel and are therefore not awarded to an outside vendor. You should contact the ERP Accounting Unit (212)863-6020 option 2 for questions relating to AOR information.

Note 4: The Award Amount is the amount awarded to the vendor based on the initial scope of work for the OMO. During the normal and usual course of business, Change Orders that increase or decrease the amount of the initial award may be processed against that order. Therefore the award amount, and or any amount transferred, may not be the final amount for the work eventually posted to the Department of Finance. Questions regarding the remaining balances should be directed to the ERP Accounting Unit (212)863-6020 option 2. Award Amounts on the AOR Type jobs are blank.

Note 5: The Award Amount on Utility OMO's is \$1.00 because billing to the building owner occurs after the Agency is billed by the Utility Company. Due to the nature of Utility services, there can be multiple invoices for each OMO. As long as the account remains active, additional invoices will be processed against the same OMO between July of one year and June of the next calendar year. Each July (at the start of the City's Fiscal Year) a new Utility OMO will be issued.

Note 6: The Service Charge column indicates whether a service charge is owed the vendor. A service charge is owed when a vendor makes an attempt to visit a property to address a condition pursuant to an awarded OMO and the OMO is subsequently cancelled (example, no access to make the repair). If the notation in this column is 'N' then no charge is due. If 'Y' and an amount are present, then this is the amount due not the award amount. If 'Y' and an amount are not present then the service charge has not yet been determined.

Note 7: The Court/Agency authorized amount is for the 7A Financial Assistance (7AFA) repair charges. 7AFA funds and 7AFA charges are separate from Emergency Repair program funds and charges, although both 7AFA and ERP charges become tax liens. 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. The Court/Agency authorized 7AFA amount may not be the final amount charged. This amount is subject to Change Orders that increase or decrease the amount of the initial award.

Note 8: You must continue to contact the ERP Accounting Unit to verify any balance that remains open prior to July 1, 1999. These amounts are NOT listed on this report. To request a building balance from our mainframe system call ERP Accounting Unit (212)863-6020 option 2. This information will be provided in a hard copy format on Agency letterhead and will NOT appear on this report.

Note 9: This report will not show changes to individual charges as a result of protests or payments. The Department of Finance system should be checked for the current status of any charge listed on this report once that charge has been transferred to DOF.

Note 10: If this building is in the Alternative Enforcement Program (AEP) then fees may have been assessed as a result. These fees become a tax lien against the property if not paid. If you have any questions about any AEP charges and fees, please call Alternative Enforcement Program (212)863-8262.

Note 11: For a third or any subsequent inspection which 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 the inspection as authorized by Section 27-2115 (as amended by Local Law 16 of 2011).

Note 12: Copies of documents may be obtained pursuant to the Freedom of Information Law (FOIL) by writing to: FOIL Officer, HPD, 100 Gold Street, New York, New York 10038 A FOIL request may also be submitted via the HPD website. Sign into www.nyc.gov/hpd and go to the Frequently Asked Questions page.

Note 13: 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 invoices may not be posted on HPDOnline at the time of transfer. To terminate service provided by HPD, please contact the Utility Unit at (212)863-5100 for account termination and final invoice estimates.

Note 14: Change orders indicate modifications made to the original scope of work and may result in either an increase or decrease to the award amount. 'Total Amount' will denote the new estimated cost for the OMO. The 'Award Amount' will always be the amount the OMO was awarded for and 'Chg Orders' will indicate the increase or decrease to the award amount. This information will be available only in OMOs awarded on or after August 1, 2011.

END OF REPORT



S.J. CARROLL JR., INC.

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Quality & Service **35**
for over years

STREET REPORT SEARCH

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 10/03/2013

TITLE #: NYT16687

COUNTY: MANHATTAN

PREMISES : 336 EAST 56 STREET

BLOCK: 1348

LOT: 35

SJC REF: 580248

FRONT STREET: EAST 56 STREET

WIDTH: MAPPED AT 60' BY THE CITY OF NEW YORK

DEDICATED: LEGALLY OPENED 07/10/1861

OTHER INFO:

CROSS STREET: 1 AVENUE

WIDTH: MAPPED AT 100' BY THE CITY OF NEW YORK

DEDICATED: LEGALLY OPENED 04/12/1856

OTHER INFO:

CROSS STREET:

WIDTH:

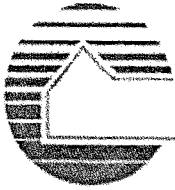
DEDICATED:

OTHER INFO:

IMPORTANT NOTICE ABOUT SEARCH INFORMATION

S.J. CARROLL JR. INC. DOES HEREBY STATE THAT THE RECORDS OF THE ABOVE CITY AGENCY WAS EXAMINED AND THAT THE INFORMATION REPORTED ABOVE IS TRUE AND ACCURATE ABSTRACT OF THE INFORMATION CONTAINED THEREIN ON THE ABOVE NOTED DATE. THIS REPORT IS FOR INFORMATION PURPOSES ONLY. NO LIABILITY IS ASSUMED HEREUNDER.

Page 1 of 1



S.J. CARROLL JR., INC.

Researching the Records of NYC Agencies

Quality & Service
for over **35** years

HIGHWAY SEARCH

DATE : 10/03/2013

SJC REF: 580248

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

TITLE #: NYT16687

COUNTY: MANHATTAN

PREMISES : 336 EAST 56 STREET

BLOCK: 1348

LOT: 35

TO : HIGHWAY DIVISION
DEPARTMENT OF TRANSPORTATION

NO VIOLATIONS

XXX VIOLATIONS NOTED BELOW

FILED - 06/03/1991 INDEX# 56602

Kindly conduct a search, of your department, for violations against the above-mentioned premises. Said search will be picked up by a representative of our company.

Note, this search was conducted at the Department of Transportation and may not include Violations on file at the County Clerks' Offices.

Sincerely,

S.J. CARROLL JR., INC.

**CITY OF NEW YORK
BUREAU OF HIGHWAY OPERATIONS
40 Worth Street, New York, N.Y. 10013**

**DIVISION OF HIGHWAY INSPECTION
AND QUALITY ASSURANCE**

All inquiries should be made to the Borough Offices listed below.

BRONX

1400 Williamsbridge Rd.
Bronx, N.Y.
931-2066

BROOKLYN

248 Duffield Street
4th Floor
780-8125

MANHATTAN

295 Lafayette St.
4th Floor
388-5557

QUEENS

Borough Hall
120-55 Queens Blvd.
520-3294

DATE: **11/20/90**
STATEN ISLAND

Borough Hall
Stuyvesant Pl. &
Hyatt St.
390-5150

(212) 685-8511

NOTICE TO REPAIR SIDEWALK OR TO ERECT FENCE OR FILL LOTS

IMPORTANT Before starting work a permit must be secured in Room 405 in the Borough Office

BLOCK NO. **1348** LOT NO. **35**

OWNER

**WM Associates LP
c/o JBG Associates
2534 Eisenhower Avenue
Alexandria, VA 22314**

MORTGAGEE

HVMSO25A

LOCATION OF PREMISES

336 E. 56th Street

BOROUGH OF**VIOLATION**

SIDEWALK

**MANHATTAN
CB #6**

Pursuant to New York City Charter, Section 2904, you are hereby notified that the sidewalk in front of or abutting the above premises must be installed and/or the sidewalk is in need of reconstruction, repaving or repair, and/or the above vacant lot or lots require fencing or filling.

YOU ARE HEREBY DIRECTED to do the work indicated above within **30 days** after service of this notice, in accordance with the specifications and grades prescribed by this Department which are on file in this Office.

UPON YOUR FAILURE TO COMPLY with this notice and order within the time specified herein, the work will be done by the City of New York pursuant to said statute, and the cost thereof will be a charge against and will constitute a lien against the property fronting on such sidewalk until paid.

When the work has been completed you must request a reinspection in order to obtain a dismissal of the violation.

JOHN J. KASSNER & CO., INC.

Boro Coordinator

Highway Inspection and Quality Assurance

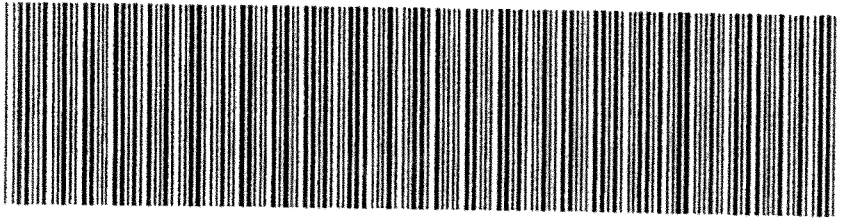
COUNTY CLERK (3)

#56602

L.R

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

Annette 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.

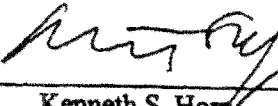
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

[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 15th 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 individuals(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;

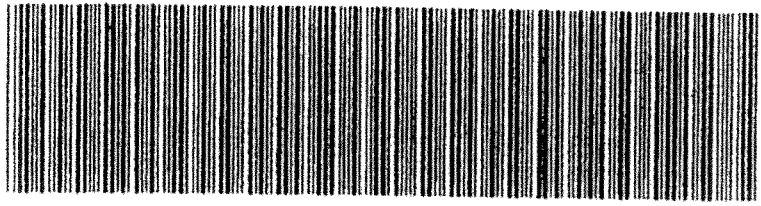
RUNNING THENCE southerly parallel with First Avenue and part of the distance through the center of a party wall 100 feet 5 inches to the center line of the block between 55th & 56th Streets;

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



2005110401315001001SF4E3

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2005110401315001

Document Date: 11-01-2005

Preparation Date: 11-04-2005

Document Type: DEED

ASSOCIATED TAX FORM ID: 2005102700127

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

Page Count

1

1

C1. County Code _____ C2. Date Deed Recorded _____
Month / Day / Year
C3. Book _____ C4. Page _____
OR
C5. CRFN _____



STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

1. Property Location STREET NUMBER 336 STREET NAME EAST 56TH STREET BOROUGH MANHATTAN ZIP CODE 10022

2. Buyer Name LAST NAME / COMPANY 336 EAST 56TH STREET REALTY LLC FIRST NAME _____
LAST NAME / COMPANY _____ FIRST NAME _____

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form) LAST NAME / COMPANY _____ FIRST NAME _____
STREET NUMBER AND STREET NAME _____ CITY OR TOWN _____ STATE _____ ZIP CODE _____

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel
4A. Planning Board Approval - N/A for NYC
4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size FRONT FEET _____ X DEPTH _____ OR ACRES .
Check the boxes below as they apply:
6. Ownership Type is Condominium ☐
7. New Construction on Vacant Land ☐

B. Seller Name LAST NAME / COMPANY SUTTON PLACE CAPITAL PARTNERS LLC FIRST NAME _____
LAST NAME / COMPANY _____ FIRST NAME _____

9. Check the box below which most accurately describes the use of the property at the time of sale:

A ☐ One Family Residential	C ☐ Residential Vacant Land	E ☒ Commercial Apartment	G ☐ Entertainment / Amusement Community Service	I ☐ Industrial Public Service
B ☐ 2 or 3 Family Residential	D ☐ Non-Residential Vacant Land	F ☐	H ☐	J ☐

10. Sale Contract Date 7 / 21 / 2005
Month Day Year

11. Date of Sale / Transfer 11 / 1 / 2005
Month Day Year

12. Full Sale Price \$ 2 3 0 0 0 0 0
| | | | | | |

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale | | | | | | |

A	☐	Sale Between Relatives or Former Relatives
B	☐	Sale Between Related Companies or Partners in Business
C	☐	One of the Buyers is also a Seller
D	☐	Buyer or Seller is Government Agency or Lending Institution
E	☐	Deed Type not Warranty or Bargain and Sale (Specify Below)
F	☐	Sale of Fractional or Less than Fee Interest (Specify Below)
G	☐	Significant Change in Property Between Taxable Status and Sale Date
H	☐	Sale of Business is Included in Sale Price
I	☐	Other Unusual Factors Affecting Sale Price (Specify Below)
J	☒	None

16. Building Class D 9 16. Total Assessed Value (of all parcels in transfer) _____

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

MANHATTAN 1348 35

CERTIFICATION I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

339 East 56th Street Realty LLC
By [Signature] 11/01/2005
DATE
P.O. Box 933
STREET NUMBER STREET NAME (AFTER SALE)
Englewood Cliffs NJ 07632
CITY OR TOWN STATE ZIP CODE

Edelstein | Walter
LAST NAME FIRST NAME

212 | 759-1200

AREA CODE TELEPHONE NUMBER

SELLER

Sutton Place Capital Partners, LLC

By: Alchemy Sutton LLC, its managing member 11/01/2005

By: Kenneth S. Horn Managing Member DATE

Kenneth S. Horn, Managing Member 200510270012

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER 336 East 36th Street Realty, LLC By: <i>[Signature]</i>		BUYER'S ATTORNEY _____ _____	
DATE 11/01/05	LAST NAME 212	FIRST NAME 759-1200	AREA CODE 759-1200
STREET NUMBER P.O. Box 933	STREET NAME (AFTER SALE) _____	TELEPHONE NUMBER _____	SELLER _____
CITY OR TOWN Englewood Cliffs	STATE NJ	ZIP CODE 07632	SELLER SIGNATURE <i>[Signature]</i>
			DATE 11/01/05

2005102700127201

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
) SS.:
County of New York)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

336 EAST 56TH STREET

<u>Street Address</u>		<u>Unit/Apt.</u>	
<u>MANHATTAN</u>	New York, <u>1348</u>	<u>35</u>	(the "Premises");
<u>Borough</u>	<u>Block</u>	<u>Lot</u>	

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Sutton Place Capital Partners, LLC
By: Alchemy Sutton, LLC, its managing member

Name of Grantor (Type or Print)
By: [Signature] MANAGING MEMBER
Signature of Grantor
Kenneth S. Morn, Managing Member

Sworn to before me
this 1st date of November 19 2005
[Signature]
CAROL ANN FLITT
Notary Public, State of New York
No. 21418719
Qualified in Kings County
Commission Expires December 31, 2006

336 East 56th Street Realty, LLC

Name of Grantee (Type or Print)
By: [Signature]
Signature of Grantee

Sworn to before me
this 1st date of November 19 2005
[Signature]
CAROL ANN FLITT
Notary Public, State of New York
No. 21418719
Qualified in Kings County
Commission Expires December 31, 2006

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

MULTIPLE EXCEPTION AFFIDAVIT

State of New York)
) SS:
County of)

NEW YORK TITLE
Title Co. RESEARCH CORP.

Title No. _____

_____ and _____
each being duly sworn, deposes and says:

1. I (We) have not been known by any other name(s) for the past ten (10) years except _____ and that there are no judgments or Federal Tax Liens against me (us) in any jurisdiction.
2. The judgments or liens, if any, returned in the above-captioned report of title are not against me (us), but against a person(s) of the same or similar name.
3. I (We) am (are) the same person(s) named as the Grantee(s) in a Deed recorded in Liber/Reel _____ Page _____.
4. I am the same person entitled to the _____ exemption as stated in the above-captioned title report.
5. There are no leases conferring rights of possession to any tenant; there are no persons in possession and no one has the right of possession to the premises as a tenant or for any other reason.
6. That to the best of my (our) knowledge, there are (is) _____ mortgage(s) which affect the Property; that I (we) have reviewed the Mortgage Schedule in the above-captioned Title Report; that I (we) have entered into no mortgages other than those disclosed on the aforesaid Mortgage Schedule; and that I (we) have received no demands for payment of any mortgage other than those disclosed on the aforesaid Mortgage Schedule.
7. This affidavit has been executed and delivered in order to induce NEW YORK TITLE RESEARCH CORPORATION as agents for _____ to remove certain possible exceptions to title set forth in the above-captioned title report and to issue its policy of title insurance covering said property knowing that it will rely on the statements made herein.
8. To the best of my (our) knowledge, there are no street vaults, or if there are street vaults, any and all vault taxes have been paid to date.
9. To the best of my (our) knowledge, there has been no work performed at the property by the New York City Department of Environmental Protection and Housing Maintenance of the City of New York.
10. That to the best of my (our) knowledge, there have been no repairs performed by the Emergency Service Division of Rent and Housing Maintenance of the City of New York.
11. This affidavit has been executed and delivered in order to induce NEW YORK TITLE RESEARCH CORPORATION as agents for _____ to remove certain possible exceptions to title set forth in the above-captioned title report and to issue its policy of title insurance covering said property knowing that it will rely on the statements made herein.
12. (I am not/ neither of us are) a party in any matrimonial action brought to obtain a separation, a divorce, an annulment, a declaration of the validity, nullity, or dissolution of my marriage, or for the purpose of obtaining maintenance or a distribution of marital property. (Strike if the closing instruments are not by a natural person or if they are being executed by a natural person and his or her spouse) (DRL Section 236).

OTHER: _____

Sworn to me this _____ day of _____, _____

Notary Public

New York Title

REQUEST TO GENERATE ACRIS E-TAX FORMS

Title No. _____ Address: _____ Zip: _____
Borough: _____ Sec: _____ Block: _____ Lot(s): _____

TITIE VESTED IN: _____

GRANTORS: _____ SS#/EIN# _____
_____ SS#/EIN# _____
_____ SS#/EIN# _____

GRANTEES: _____ SS#/EIN# _____
_____ SS#/EIN# _____
_____ SS#/EIN# _____

PURCHASE PRICE: \$ _____ DATE OF TRANSFER: _____

DATE OF CONTRACT OF SALE _____

Are all the GRANTORS residents of New York State? _____

Is this an ARMS LENGTH Transfer? _____

IF NOT What type of transfer is this? _____

What percentage of the property is RESIDENTIAL REAL PROPERTY? _____

Is property subject to a CREDIT LINE mortgage? _____

Will this be the PRIMARY RESIDENCE for grantee? _____

OTHER UNUSUAL FACTORS (Less than 100% of Interest in property being transferred, Mere change of Identity, Gift not subject to indetedeness, Transfer pursuant to Will or Trust, Exemption from Taxes, etc...) _____

This is a request for New York Title to input the information necessary to generate the Acris E-Tax Forms in connection with the above transfer for a fee of \$200.00.

The undersigned agrees to fully protect, defend, indemnity and hold New York Title and _____ harmless from any loss, liens, claims, costs, expenses (including, but not limited to court costs, legal fees and expenses) which the Company may incur because of, or arising from the Company's preparation, completion and submission of the Acris E-Tax Forms.

Signature _____ Dated _____

Print Name _____

PLEASE ATTACH A COPY OF THE DEED TO THIS FORM

**ALSO INCLUDE A SIGNED COPY OF THE CONTRACT OF SALE IF
THE PURCHASE PRICE IS \$400,000.00 OR MORE**

FAX TO (914) 835-7466 or EMAIL TO: Sharon@nytitle.com

LLC RESOLUTION (Mortgage)

State of New York }
County of _____ } ss:

Title No. _____

The undersigned, the secretary of _____, a
_____ Limited Liability Company (hereinafter LLC)

DOES HEREBY CERTIFY:

1. At a meeting of the members of the above mentioned LLC, duly called and held this day at which a quorum was present and acted throughout, unanimously adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that the LLC execute and deliver to

Or to any other person or corporation a mortgage covering the property owned by said LLC located at

Such mortgage to be for the sum of \$ _____ to secure payment of a note of the LLC, bearing even date therewith, conditioned for the payment of said sum, with interest thereon, that said note and mortgage be in such form and contain such interest rate or rates, time of payment, including installment payments, and such other terms, provisions, conditions, stipulations and agreements as the officer of the corporation executing the same may deem proper and advisable; and that the members of the LLC be and each of them hereby is authorized to execute and deliver such note and mortgage and such other instruments as such officer may deem proper and advisable and to affix the seal of the LLC thereto.

2. Neither the Articles of Organization nor the Operating Agreement contain any special requirement as to the number of members required to pass such resolution.
3. The Operating Agreement of the LLC does not require any vote or consent of members to authorize the making of such mortgage.

4. This certificate is made and delivered in order to induce New York Title Research Corporation, as agents for _____ to issue a policy of title insurance, insuring to such lender the validity and priority of such mortgage.

IN WITNESS WHEREOF, the undersigned has hereto affixed his/her hand and seal of the above mentioned corporation this _____ day of _____, 20____.

State of New York)
) ss:
County of _____)

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 acknowledge 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

LLC/LLP AFFIDAVIT

State of New York }
County of _____ } ss:

Title No. _____

Account No. _____

I, _____, being duly sworn, depose and state the following to be true under the penalty of perjury:

1. I am the duly elected, qualified and acting (Member) (Manager) of _____, LLC a New York Limited Liability Company, or _____, LLP, a New York Limited Liability Partnership.
2. Attached hereto is a true and correct copy of the Articles of Organization of _____, filed on _____, 20____ with the New York Secretary of State and a copy of the receipt evidencing payment of the required filing fee.
3. Attached hereto is a true and correct copy of the Operating Agreement of _____. The Operating Agreement has not been amended or repealed and remains in full force and effect on the date hereof.
4. Attached hereto is a true and correct copy of a resolution authorizing the conveyance duly accepted by the (Members) (Managers) dated _____, 20____. The resolution has not been amended nor repealed and remains in full force and effect. Pursuant to the terms of the Articles of Organization, Operating Agreement and/or the foregoing resolution, I am duly authorized and empowered to execute the Deed/Mortgage and accompanying documents evidencing the following conveyance:

5. _____ has not been dissolved an no event terminating _____ such as the bankruptcy, death, dissolution, expulsion, incapacity of withdrawal of an member has occurred. _____ is in good standing under the laws of the State of New York.

6. This Affidavit is given to induce New York Title Research, as agents for _____ to issue a title insurance policy under Title No. _____. I acknowledge that New York Title Research Corporation is relying upon and is entitled to rely upon the truth of the statements herein made. I agree to indemnify and hold New York Title Research Corporation and the Underwriter harmless from any loss, damage (including, but not limited to legal fees and expenses) which may incur because of or arising from their reliance upon this Affidavit.

(Member) (Manager)

State of New York)
) ss:
County of _____)

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 acknowledge 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

LLC RESOLUTION (Conveyance)

State of New York }
County of _____ } ss:

Title No. _____

The undersigned, the secretary of _____, a
_____ Limited Liability Company (hereinafter LLC),

DOES HEREBY CERTIFY:

1. At a meeting of the members of the above mentioned LLC, duly called and held this day at which a quorum was present and acted throughout, unanimously adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that the LLC execute and deliver to

Or to any other person or corporation a deed covering the property owned by said LLC located at

And that the members of the LLC are hereby authorized to execute and deliver such deed and such deed and such other instruments as such member may deem proper and advisable and to affix the seal of the LLC thereto.

2. Neither the Articles of Organization nor the Operating Agreement contain any special requirement as to the number of members required to pass such resolution.
3. The Operating Agreement of the LLC does not require any vote or consent of members to authorize the making of such deed.
4. This certificate is made and delivered in order to induce New York Title Research Corporation, as agents for _____ to issue a policy of title insurance to the premises.

IN WITNESS WHEREOF, the undersigned has hereto affixed his/her hand and seal of the above mentioned corporation this _____ day of _____, 20____.

State of New York)
) ss:
County of _____)

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 acknowledge 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

