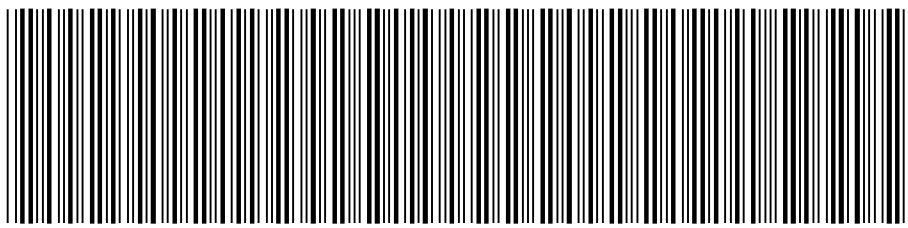


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2012091100917002002E50A5

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 16

Document ID: 2012091100917002

Document Date: 09-10-2012

Preparation Date: 09-11-2012

Document Type: MAPS

Document Page Count: 14 Non-Standard Form Size

PRESENTER:

LAW OFFICE OF ALLAN LEOVITS
266 BROADWAY, SUITE 304, BROOKLYN NY
PICK UP
BROOKLYN, NY 11219
347-638-4090
elib@completeccm.com

RETURN TO:

LAW OFFICE OF ALLAN LEOVITS
266 BROADWAY, SUITE 304, BROOKLYN NY
PICK UP
BROOKLYN, NY 11219
347-638-4090
elib@completeccm.com

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1070	49	Entire Lot	534 WEST 42ND STREET

Property Type: APARTMENT BUILDING

Borough	Block	Lot	Unit	Address
MANHATTAN	1070	1101	Entire Lot 1	534 WEST 42ND STREET

Property Type: COMMERCIAL CONDO UNIT(S)

Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

THE DEUCE CONDOMINIUM
534 WEST 42ND STREET
MANAHATTAN, NY 10022

FEES AND TAXES

Mortgage			Filing Fee:	
Mortgage Amount:	\$	0.00		\$ 0.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	
Exemption:				\$ 0.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00		\$ 0.00
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
TOTAL:	\$	0.00		
Recording Fee:	\$	174.00		
Affidavit Fee:	\$	0.00		



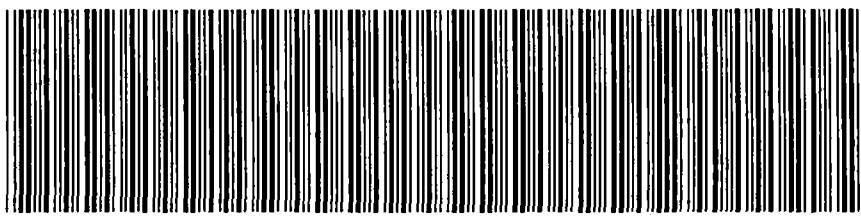
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 09-12-2012 12:29

City Register File No.(CRFN):

2012000360386

Greater New York
City Register Official Signature



2012091100917002002C5225

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 16

Document ID: 2012091100917002

Document Date: 09-10-2012

Preparation Date: 09-11-2012

Document Type: MAPS

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1070	1102	Entire Lot 2	534 WEST 42ND STREET

Property Type: SINGLE RESIDENTIAL CONDO UNIT

Borough	Block	Lot	Unit	Address
MANHATTAN	1070	1103	Entire Lot 3	534 WEST 42ND STREET

Property Type: SINGLE RESIDENTIAL CONDO UNIT

Borough	Block	Lot	Unit	Address
MANHATTAN	1070	1104	Entire Lot 4	534 WEST 42ND STREET

Property Type: SINGLE RESIDENTIAL CONDO UNIT

Borough	Block	Lot	Unit	Address
MANHATTAN	1070	1105	Entire Lot 5	534 WEST 42ND STREET

Property Type: SINGLE RESIDENTIAL CONDO UNIT

Borough	Block	Lot	Unit	Address
MANHATTAN	1070	1106	Entire Lot 6	534 WEST 42ND STREET

Property Type: SINGLE RESIDENTIAL CONDO UNIT

Borough	Block	Lot	Unit	Address
MANHATTAN	1070	1107	Entire Lot 7	534 WEST 42ND STREET

Property Type: SINGLE RESIDENTIAL CONDO UNIT

Borough	Block	Lot	Unit	Address
MANHATTAN	1070	1108	Entire Lot 8	534 WEST 42ND STREET

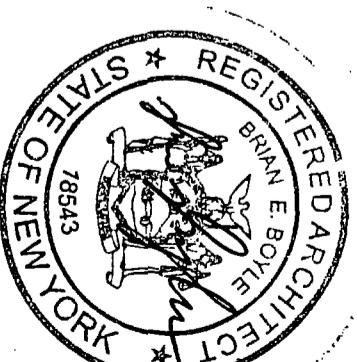
Property Type: SINGLE RESIDENTIAL CONDO UNIT

CONDOMINIUM NO. 2341
The Duece Condominium
534 West 42nd Street
New York, NY 10036

TAX BLOCK: 1070
F/K/A TAX LOT: 49
K/N/A TAX LOTS : 1101-1108

APPROVED BY THE TAX MAP UNIT 9-10-12
FILED IN THE NEW YORK CITY DIVISION OF LAND RECORDS

THE LAND AFFECTED BY THE WITHIN INSTRUMENT
IN TAX BLOCK : 1070 ON
THE BLOCK MAP OF TAXES AND ASSESSMENTS
IN THE BOROUGH OF MANHATTAN

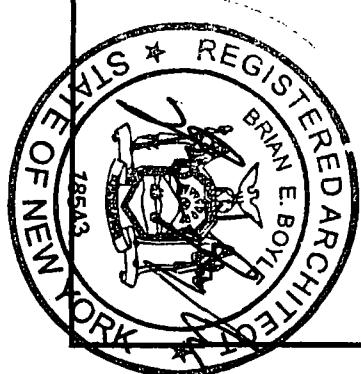


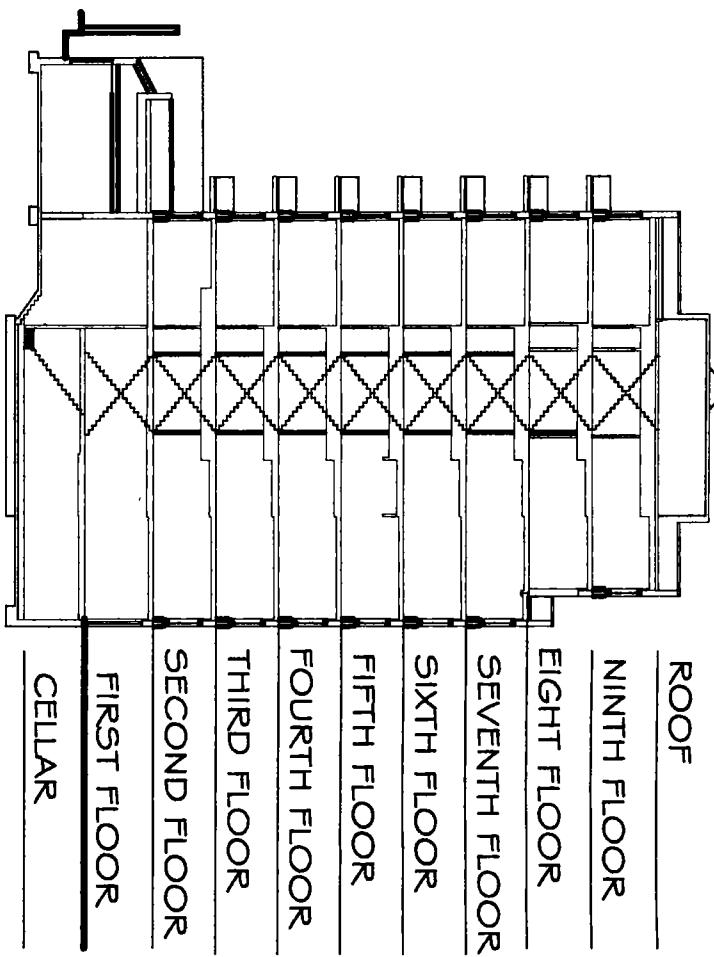
The Duece Condominium

534 West 42nd Street
New York, NY 10036

TAXLOT SCHEDULE

TAXLOT	UNIT #
1101	UNIT 1
1102	UNIT 2
1103	UNIT 3
1104	UNIT 4
1105	UNIT 5
1106	UNIT 6
1107	UNIT 7
1108	UNIT 8 - Duplex





BUILDING SECTION

SCALE: NTS

CONDOMINIUM PLAN CERTIFICATION
THE TAX MAP UNIT
CITY OF NEW YORK

CERTIFIES THAT:
(A) THE ANNEXED FLOOR PLANS CONSISTS
OF 13 PAGES
CONVERTING 9 FLOORS AND CELLAR KNOWN AS

The Duece Condominium

534 West 42nd Street, New York, NY 10036

(B) THE LOT DESIGNATION FOR THE SEPARATE UNITS
SHOW THEREON CONFIRM TO THE OFFICIAL TAX LOT
NUMBER DESIGNATION FOR SUCH UNITS AS SHOWN
ON THE BLOCK MAP OF TAXES AND ASSESSMENTS OF

THE CITY OF NEW YORK
BOROUGH OF MANHATTAN

DATE : 9/10/12

CARTOGRAPHER : James S. C. C.

WEST 42nd

(100' WIDE)

STREET

CL 15.27

CL 15.51

CONCRETE SIDEWALK

19'-7"

CL 15.27

BL 15.51

396'-3"

CL

8TH STORY

BL 15.51

NO. 304

98'-9"

CL

15.27

**NINE STORY
CONCRETE BUILDING**

98'-9"

CL

15.27

CLOCK WALL 0.25'

CL 15.27

BL 15.51

**ONE STORY
BRICK & STUCCO**

CL 15.27

BL 15.51

0.25'

98'-9"

CL

15.27

BL 15.51

0.25'

CL

15.27

</div

STATEMENT OF DIMENSIONS:

DIMENSIONS INDICATED ARE APPROXIMATE

AND ARE LOCATED HORIZONTALLY.

APPROXIMATELY TO THE EXTERIOR OF
EXTERIOR WALL OF THE BUILDING,
AND PARTITIONS (DIVIDING THE UNITS, FROM
CORRIDORS, STAIRS AND MECHANICAL
SPACES).

DIMENSIONS SHALL BE TO THE CENTER LINE
WHEN A PARTITION DIVIDES TWO (2) UNITS.

DECLARANT:

534 West 42nd Street, LLC
ADDRESS : 534 WEST 42ND ST
NEW YORK, NY 10036

ARCHITECTS CERTIFICATION:

STATE OF NEW YORK,
COUNTY OF MANHATTAN

THIS IS TO CERTIFY THAT THIS PLAN IS AN
ACCURATELY REFLECTION OF THE AS BUILT
CONDITIONS OF THE BUILDING AND FULLY AND
FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT
DESIGNATION AND APPROXIMATE DIMENSIONS
OF THE UNITS.

BRIAN E BOYLE, RA

SWORN TO BEFORE ME;
SHERIFF OF ~~NYC~~ 2012
MUNICIPAL PUBLIC, State of New York
No. 01BR6141234
Qualified in Kings County
Commission Expires Feb. 21, 2016

ARCHITECT:

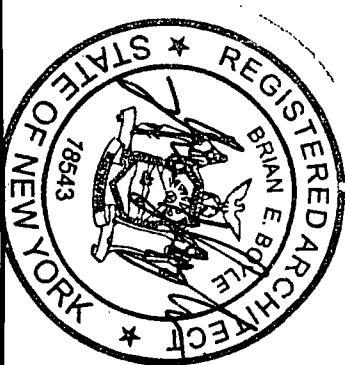
BRIAN E BOYLE, AIA
75 SPRING STREET, 6TH FLR
NEW YORK, NY 10012

The Deuce Condominium
534 WEST 42ND ST
NEW YORK, NY 10036

TAX LOT CERTIFICATION:

THE UNIT DESIGNATION AND THE TAX LOT
NUMBERS SHOWN HEREON CONFORM TO THE
MAPS OF THE REAL PROPERTY ASSESSMENT
BUREAU OF THE CITY
OF NEW YORK, BOROUGH OF MANHATTAN

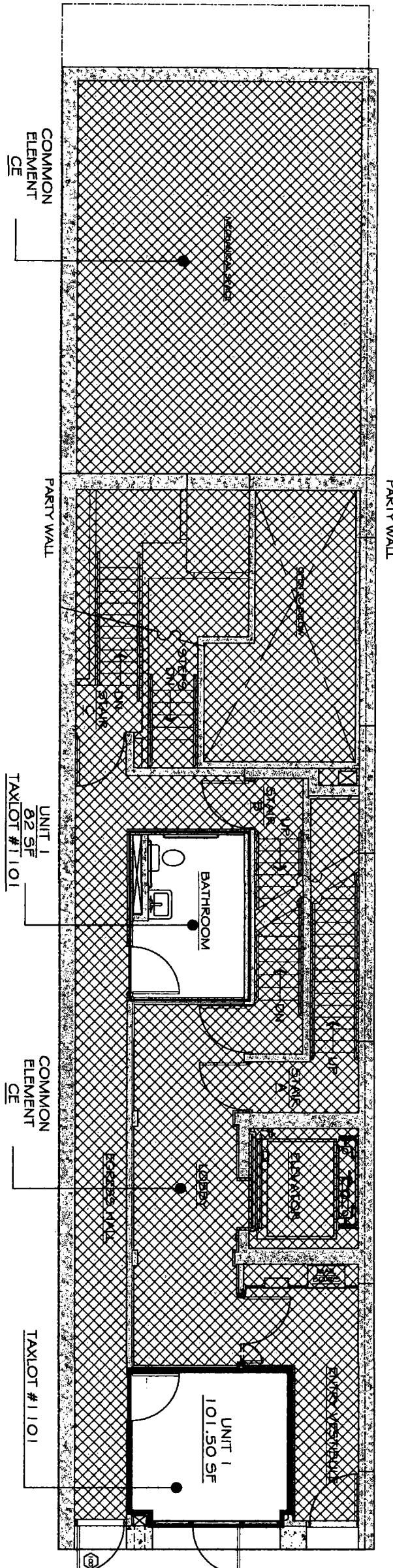
DATED: 9/10/12
CARTOGRAPHER: ESB



1ST FLOOR PLAN

SCALE: 1/8"=1'-0"

0 2' 4' 6'



STATEMENT OF DIMENSIONS:

DIMENSIONS INDICATED ARE APPROXIMATE
AND ARE LOCATED HORIZONTALLY.

APPROXIMATELY TO THE EXTERIOR OF
EXTERIOR WALL OF THE BUILDING,
AND PARTITIONS (DIVIDING THE UNITS FROM
CORRIDORS, STAIRS AND MECHANICAL
SPACES).

DIMENSIONS SHALL BE TO THE CENTER LINE
WHEN A PARTITION DIVIDES TWO (2) UNITS.

DECLARANT:
534 West 42nd Street, LLC
ADDRESS : 534 WEST 42ND ST
NEW YORK, NY 10036

ARCHITECTS CERTIFICATION:

STATE OF NEW YORK,
COUNTY OF MANHATTAN

THIS IS TO CERTIFY THAT THIS PLAN IS AN
ACCURATELY REFLECTION OF THE AS BUILT
CONDITIONS OF THE BUILDING AND FULLY AND
FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT
DESIGNATION AND APPROXIMATE DIMENSIONS
OF THE UNITS.

BRIAN E BOYLE, RA

SWORN TO BEFORE ME;
THE 11th DAY OF February, 2013
in the County of New York,
State of New York.
No. 01BR6141234
Quartered in Kings County
Commission Expires Feb. 21, 2014
[Signature]

ARCHITECT:

BRIAN E BOYLE, AIA
75 SPRING STREET, 6TH FLR
NEW YORK, NY 10012

The Deuce Condominium
534 WEST 42ND ST
NEW YORK, NY 10036

TAX LOT CERTIFICATION:

THE UNIT DESIGNATION AND THE TAX LOT
NUMBERS SHOWN HEREON CONFORM TO THE
MAPS OF THE REAL PROPERTY ASSESSMENT
BUREAU OF THE CITY
OF NEW YORK, BOROUGH OF MANHATTAN

DATED: 2/10/12
CARTOGRAPHER: [Signature]



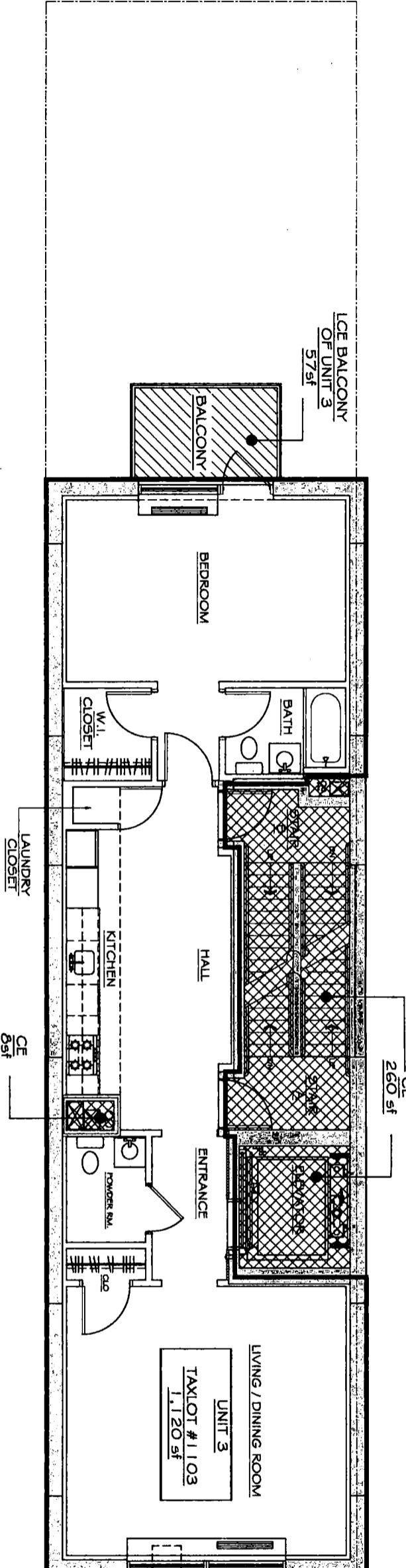
3RD FLOOR PLAN

SCALE: 1/8"=1'-0"

UNIT TAXLOT

LIMITED COMMON ELEMENT
LCE

COMMON ELEMENT
CE



STATEMENT OF DIMENSIONS:

DIMENSIONS INDICATED ARE APPROXIMATE AND ARE LOCATED HORIZONTALLY.

APPROXIMATELY TO THE EXTERIOR OF EXTERIOR WALL OF THE BUILDING, AND PARTITIONS (DIVIDING THE UNITS FROM CORRIDORS, STAIRS AND MECHANICAL SPACES).

DIMENSIONS SHALL BE TO THE CENTER LINE WHEN A PARTITION DIVIDES TWO (2) UNITS.

DECLARANT:

534 West 42nd Street, LLC
ADDRESS : 534 WEST 42ND ST
NEW YORK, NY 10036

ARCHITECTS CERTIFICATION:

STATE OF NEW YORK,
COUNTY OF MANHATTAN

THIS IS TO CERTIFY THAT THIS PLAN IS AN ACCURATELY REFLECTION OF THE AS BUILT CONDITIONS OF THE BUILDING AND FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION AND APPROXIMATE DIMENSIONS OF THE UNITS.

BRIAN E BOYLE, RA

ELI BRIGGREN TO BEFORE ME;
NOTARY PUBLISHER OF NEW YORK 2012
NO. 01BR6147234
Qualified in Kings County
Commission Expires Feb 21, 2016

ARCHITECT:

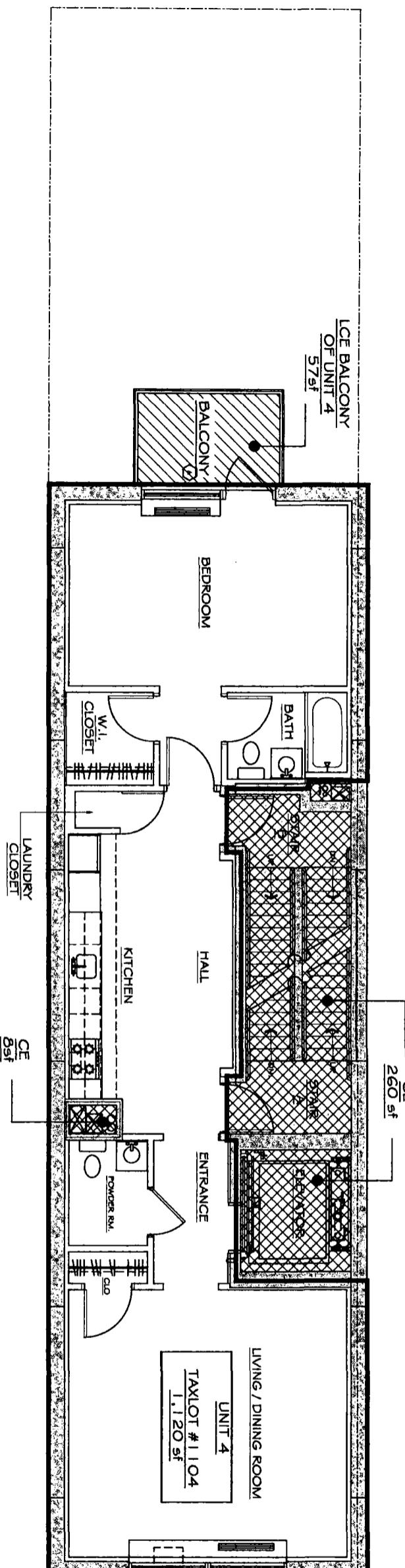
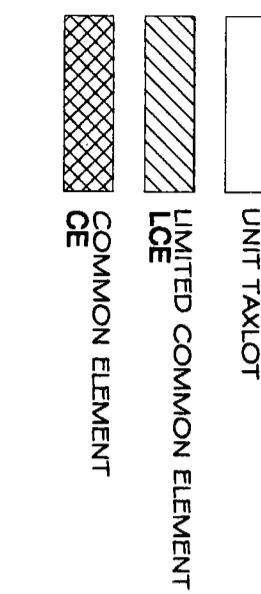
BRIAN E BOYLE, AIA
75 SPRING STREET, 6TH FLR
NEW YORK, NY 10012

The Deuce Condominium

534 WEST 42ND ST
NEW YORK, NY 10036

TAX LOT CERTIFICATION:

THE UNIT DESIGNATION AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE MAPS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN



STATEMENT OF DIMENSIONS:

DIMENSIONS INDICATED ARE APPROXIMATE AND ARE LOCATED HORIZONTALLY.

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DIMENSIONS SHALL BE TO THE CENTER LINE WHEN A PARTITION DIVIDES TWO (2) UNITS.

DECLARANT:

534 West 42nd Street, LLC
ADDRESS : 534 WEST 42ND ST
NEW YORK, NY 10036

ARCHITECTS CERTIFICATION:

STATE OF NEW YORK,
COUNTY OF MANHATTAN

THIS IS TO CERTIFY THAT THIS PLAN IS AN ACCURATELY REFLECTION OF THE AS BUILT CONDITIONS OF THE BUILDING AND FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION AND APPROXIMATE DIMENSIONS OF THE UNITS.

BRIAN E BOYLE, RA

SWORN TO BEFORE ME:
ELEPHANT SEAL OF THE 2012
JUDICIAL PUBLIC, State of New York
No. 01BR6141234
Queens County
Commission Expires Feb. 21, 2019

ARCHITECT:

BRIAN E BOYLE, AIA
75 SPRING STREET, 6TH FLR
NEW YORK, NY 10012

The Deuce Condominium
534 WEST 42ND ST
NEW YORK, NY 10036

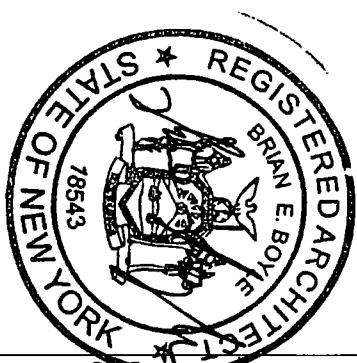
TAX LOT CERTIFICATION:

THE UNIT DESIGNATION AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE MAPS OF THE REAL PROPERTY ASSESSMENT BUREAU OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN



LIMITED COMMON ELEMENT
LCE

COMMON ELEMENT
CE



STATEMENT OF DIMENSIONS:

DIMENSIONS INDICATED ARE APPROXIMATE
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WHEN A PARTITION DIVIDES TWO (2) UNITS.

DECLARANT:

534 West 42nd Street, LLC
ADDRESS : 534 WEST 42ND ST
NEW YORK, NY 10036

ARCHITECT'S CERTIFICATION:

STATE OF NEW YORK,
COUNTY OF MANHATTAN

THIS IS TO CERTIFY THAT THIS PLAN IS AN
ACCURATELY REFLECTION OF THE AS BUILT
CONDITIONS OF THE BUILDING AND FULLY AND
FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT
DESIGNATION AND APPROXIMATE DIMENSIONS
OF THE UNITS.

BRIAN E BOYLE, RA

SWORN TO BEFORE ME;
THE 24th DAY OF FEB^{RUARY}, 2012
No. 01BR6141234
Qualified in Kings County
Commission Expires Feb. 24, 2014

ARCHITECT:

BRIAN E BOYLE, AIA
75 SPRING STREET, 6TH FLR
NEW YORK, NY 10012

The Deuce Condominium
534 WEST 42ND ST
NEW YORK, NY 10036

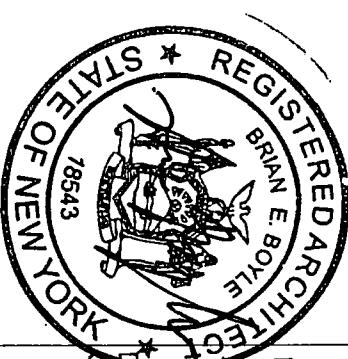
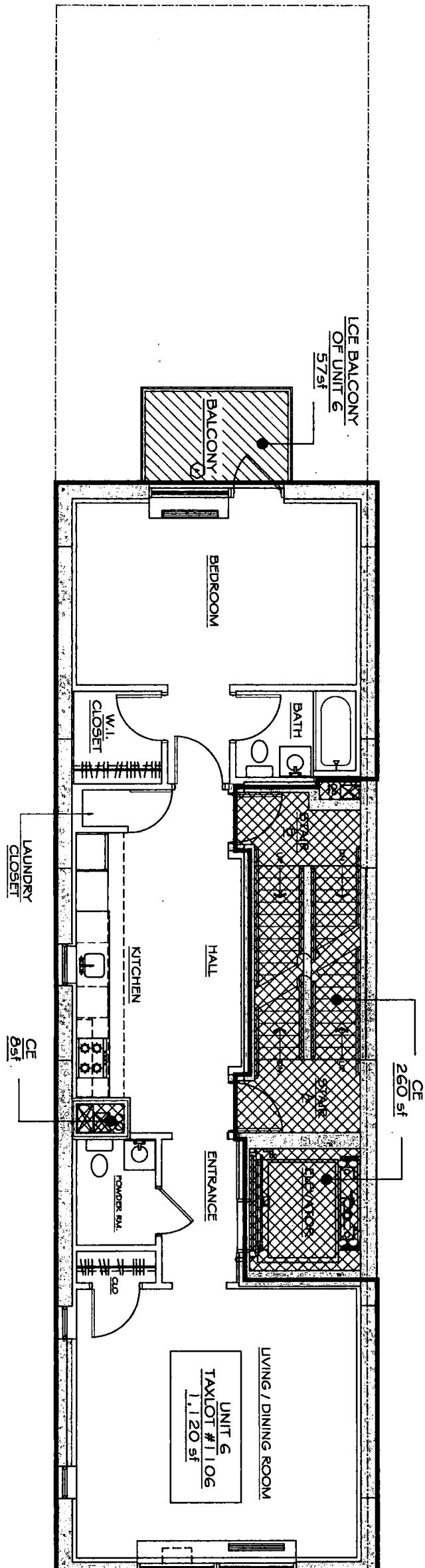
TAX LOT CERTIFICATION:

THE UNIT DESIGNATION AND THE TAX LOT
NUMBERS SHOWN HEREON CONFORM TO THE
MAPS OF THE REAL PROPERTY ASSESSMENT
BUREAU OF THE CITY
OF NEW YORK, BOROUGH OF MANHATTAN

DATED: 2/10/12

CARTOGRAPHER: *[Signature]*

SHEET 9 OF 13



STATEMENT OF DIMENSIONS:

DIMENSIONS INDICATED ARE APPROXIMATE
AND ARE LOCATED HORIZONTALLY.

APPROXIMATELY TO THE EXTERIOR OF
EXTERIOR WALL OF THE BUILDING,
AND PARTITIONS (DIVIDING THE UNITS FROM
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534 West 42nd Street, LLC
ADDRESS : 534 WEST 42ND ST

STATE OF NEW YORK,
COUNTY OF MANHATTAN

THIS IS TO CERTIFY THAT THIS PLAN IS AN ACCURATELY REFLECTION OF THE AS BUILT CONDITIONS OF THE BUILDING AND FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION AND APPROXIMATE DIMENSIONS OF THE UNITS.

SWORN TO BEFORE ME;
~~THIS 29 DAY OF~~ ~~APRIL~~ 2012
IN THE PUBLIC STATE OF NEW YORK
NO. 01BR6141234
Qualified in Kings County
Commission Expires Feb. 21, 2016

BRIAN E. BOYLE, AIA
75 SPRING STREET, 6TH FLR
NEW YORK, NY 10012

The Deuce Condominium

TAX LOT CERTIFICATION:
THE UNIT DESIGNATION AND THE TAX LOT
NUMBERS SHOWN HEREON CONFORM TO THE
MAPS OF THE REAL PROPERTY ASSESSMENT
NEW YORK, NY 10036

LIMITED COMMON ELEMENT

LCE

COMMON ELEMENT

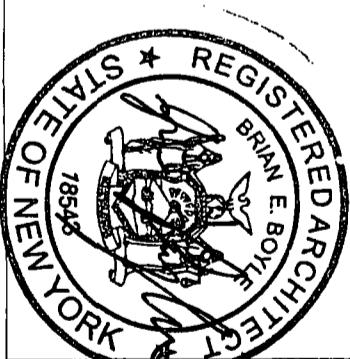
CE

7TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

7TH FLOOR PLAN
SCALE: 1/8"=1'-0"

Architectural floor plan of UNIT 7 with the following dimensions:

- LIVING / DINING ROOM: 11' 10" x 12' 0"
- KITCHEN: 8' 0" x 10' 0"
- BEDROOM: 11' 0" x 12' 0"
- BATH: 5' 0" x 6' 0"
- LAUNDRY CLOSET: 2' 0" x 3' 0"
- W.I. CLOSET: 3' 0" x 4' 0"
- ENTRANCE: 3' 0" x 4' 0"
- HALL: 3' 0" x 4' 0"
- STAIR: 3' 0" x 4' 0"
- CE: 8' 0" x 10' 0"
- LCE BALCONY OF UNIT 7: 5' 7" x 12' 0"
- TAXLOT #1107: 11' 10" x 12' 0"
- 260 sf



STATEMENT OF DIMENSIONS:

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DECLARANT:

534 West 42nd Street, LLC
ADDRESS : 534 WEST 42ND ST
NEW YORK, NY 10036

ARCHITECTS CERTIFICATION:

STATE OF NEW YORK,
COUNTY OF MANHATTAN

THIS IS TO CERTIFY THAT THIS PLAN IS AN
ACCURATELY REFLECTION OF THE AS BUILT
CONDITIONS OF THE BUILDING AND FULLY AND
FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT
DESIGNATION AND APPROXIMATE DIMENSIONS
OF THE UNITS.

BRIAN E BOYLE, RA

ELI B. SKORN TO BEFORE ME;
SAYING PUBLIC RECORDS, 2012
NO. 01BR614-1234
Qualified in Kings County
Commission Expires Feb. 24, 2016

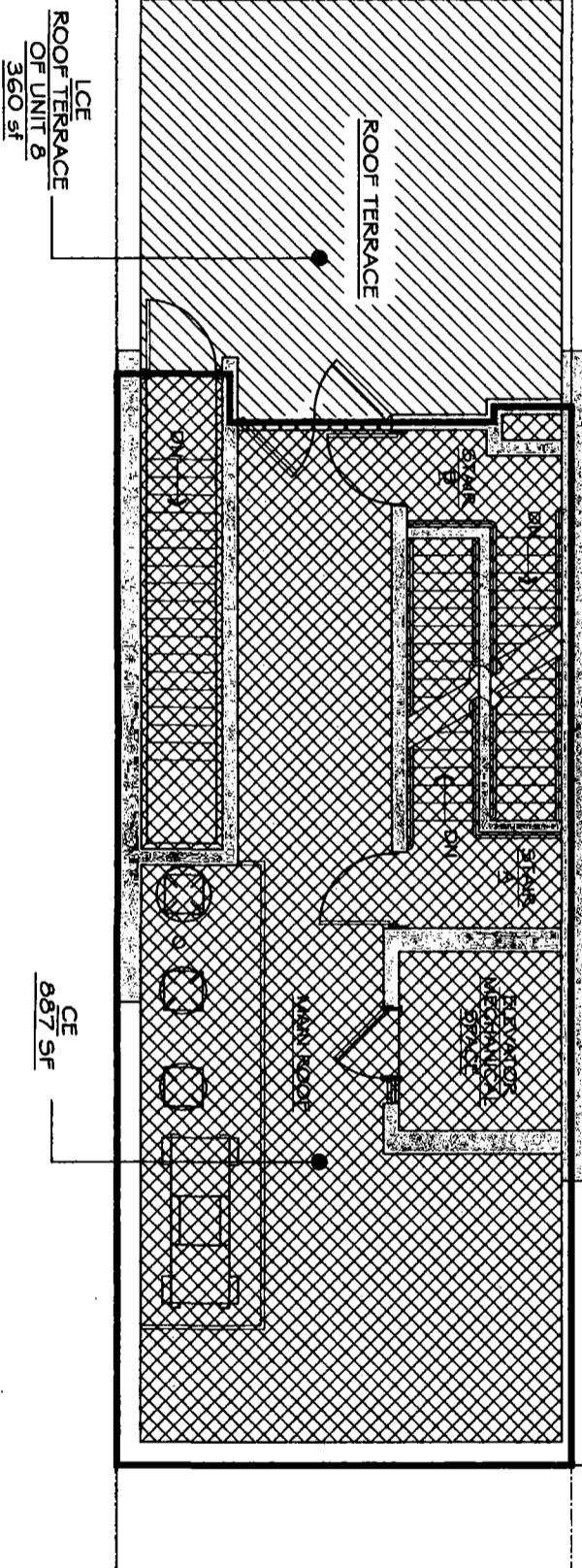
ARCHITECT:

BRIAN E BOYLE, AIA
75 SPRING STREET, 6TH FLR
NEW YORK, NY 10012

The Deuce Condominium
534 WEST 42ND ST
NEW YORK, NY 10036

TAX LOT CERTIFICATION:
THE UNIT DESIGNATION AND THE TAX LOT
NUMBERS SHOWN HEREON CONFORM TO THE
MAPS OF THE REAL PROPERTY ASSESSMENT
BUREAU OF THE CITY
OF NEW YORK, BOROUGH OF MANHATTAN

UNIT TAXLOT
LIMITED COMMON ELEMENT
COMMON ELEMENT
CE



ROOF PLAN
SCALE: 1/8"=1'-0"



DATED: 9-10-12
CARTOGRAPHER: [Signature]

STATEMENT OF DIMENSIONS:

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AND ARE LOCATED HORIZONTALLY.

APPROXIMATELY TO THE EXTERIOR OF
EXTERIOR WALL OF THE BUILDING,
AND PARTITIONS (DIVIDING THE UNITS FROM
CORRIDORS, STAIRS AND MECHANICAL
SPACES).

DIMENSIONS SHALL BE TO THE CENTER LINE
WHEN A PARTITION DIVIDES TWO (2) UNITS.

DECLARANT:

534 West 42nd Street, LLC
ADDRESS : 534 WEST 42ND ST
NEW YORK, NY 10036

ARCHITECTS CERTIFICATION:

STATE OF NEW YORK,
COUNTY OF MANHATTAN

THIS IS TO CERTIFY THAT THIS PLAN IS AN
ACCURATELY REFLECTION OF THE AS BUILT
CONDITIONS OF THE BUILDING AND FULLY AND
FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT
DESIGNATION AND APPROXIMATE DIMENSIONS
OF THE UNITS.

BRIAN E BOYLE, RA

SWORN TO BEFORE ME:
THE 15TH DAY OF APRIL 2012
IN THE PUBLIC STATE OF NEW YORK
NO. 013R6141234
Qualified in Kings County
Commission Expires Feb. 21, 2016

ARCHITECT:

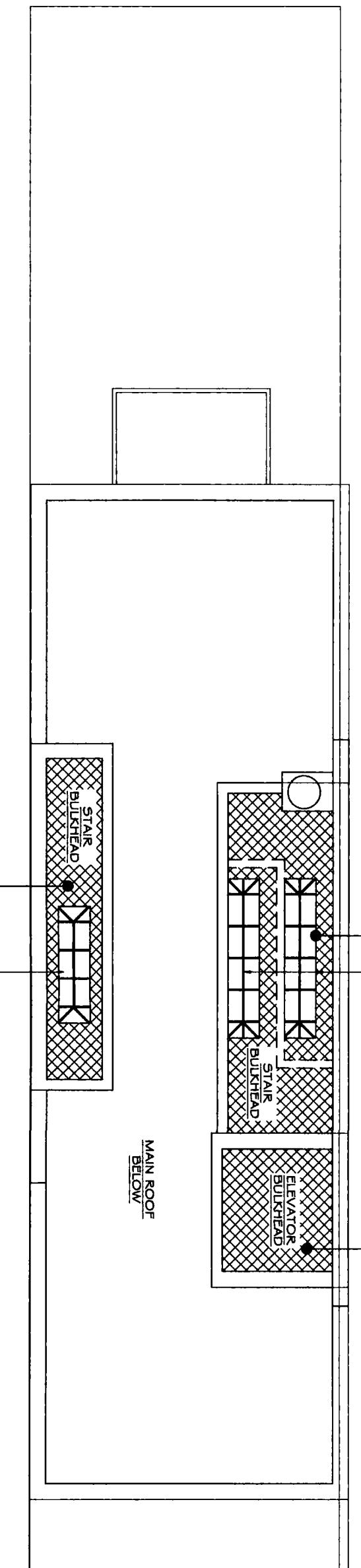
BRIAN E BOYLE, AIA
75 SPRING STREET, 6TH FLR
NEW YORK, NY 10012

The Deuce Condominium
534 WEST 42ND ST
NEW YORK, NY 10036

TAX LOT CERTIFICATION:

THE UNIT DESIGNATION AND THE TAX LOT
NUMBERS SHOWN HEREON CONFORM TO THE
MAPS OF THE REAL PROPERTY ASSESSMENT
BUREAU OF THE CITY
OF NEW YORK, BOROUGH OF MANHATTAN

UNIT TAXLOT
LIMITED COMMON ELEMENT
LCE
COMMON ELEMENT
CE



BULKHEAD PLAN

SCALE: 1/8"=1'-0"

