

CONDOMINIUM UNIT DEED

THE 534 WEST 42ND STREET CONDOMINIUM
(F/K/A THE DUECE CONDOMINIUM)

THIS INDENTURE, made the 12 day of December, 2013 by and between **534 WEST 42ND STREET LLC**, having an address at c/o Silverstone Property Group, 825 Third Avenue, 37th Floor, New York, New York 10022 (the "Grantor") and **SIMONS HK PROPERTIES, LLC** (the "Grantee") having an address at 534 West 42nd Street, Unit 8, New York, New York 10036.

W I T N E S S E T H

That the Grantor, in consideration of Ten (\$10.00) Dollars and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, and the heirs or successors and assigns of the Grantee, forever:

The Condominium Unit (the "Unit") known as Unit No. 8 in the building (the "Building") known as THE 534 WEST 42ND STREET CONDOMINIUM F/K/A THE DEUCE CONDOMINIUM (the "Condominium") and by the street number 534 West 42nd Street, City of New York, County New York, State of New York, said Unit being designated and described as Unit No. 8 in a certain declaration dated July 25, 2012, made by Grantor pursuant to Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"), establishing a plan for condominium ownership of the Building and the land (the "Land") upon which the Building is situated (which Land is more particularly described in Exhibit A annexed hereto and by this reference made a part hereof), which declaration was recorded in the New York County Clerk's Office on September 12, 2012, in CRFN 2012000360385 (which declaration is hereinafter referred to as the "Declaration"). Being part of the same premises conveyed to the Grantor from Shao Lin Operating LLC by deed dated January 18, 2010 and recorded on February 10, 201 in CRFN 2010000047759. This Unit is also designated as Lot 1108, Block 1070 of Section 1 on the Tax Map of New York County and on the Floor Plans of the Building, certified by Brian E. Boyle, AIA, Architects on September 10, 2012, and filed with the Real Property Assessment Department of the City of New York on September 10, 2012, as Condominium Plan No. 2341, and also filed in the City Register's Office on September 12, 2012, as Map No. 2341.

Together with an undivided 24.10% interest in Common Elements (as such term is defined in the Declaration);

Together with the appurtenances and all the estate and rights of the Grantor in and to the Unit;

Together with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the By-Laws of the Condominium, as the same may be amended from time to time (the "By-Laws"), all of which shall constitute covenants running with the Land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein;

Subject also to such other liens, agreement, covenants, easements, restrictions, consents and other matters of record as pertaining to the Unit, to the Land and/or to the Building (which Land and Building are hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the same unto the Grantee, and the heirs or successors and assigns of the grantee, forever.

If any provision of the Declaration or the By-Laws is invalid under, or would cause the Declaration or the By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, or if any provision that is necessary to cause the Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the By-Laws, or if the Declaration and the By-Laws are sufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of the Article 17 of the Declaration shall control.

Except as otherwise specifically permitted by the Condominium Board or provided in the Declaration or in the By-Laws, the Unit is intended for residential use only.

The Grantor covenants that the Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatsoever, except as set forth in the Declaration and the By-Laws (any any Rules and Regulations adopted under the By-Laws). This covenant is for the personal benefit of Grantee only and cannot be assigned to, or exercised by, or inure to the benefit of anyone else, including (without limitation) any insurer of Grantee's title or any successor of Grantee's interest.

The Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund for the purpose of paying the costs of the improvements at the Unit and will apply the same first to the payment of the costs of such improvements before using any part of the same for any other purpose.

Grantee has examined the Unit and is purchasing the same in its existing condition.

By executing this Deed, the Grantee accepts and ratifies the provisions of the Declaration and the By-Laws and the Rules and Regulations of the Condominium recorded simultaneously with and as part of the Declaration and agrees to comply with all the terms and provisions

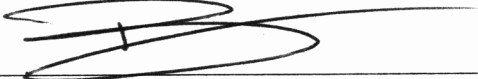
thereof, as the same may be amended from time to time by instruments recorded in the City Register's Office.

The term "Grantee" shall be read as "Grantees" whenever the sense of this indenture so requires.


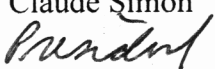
All capitalized terms used herein which are not separately defined herein shall have all the meanings given to those terms in the Declaration or the By-Laws of the Condominium.

IN WITNESS WHEREOF, the Grantor and the Grantee have duly executed this indenture as of the day and year first above written.

GRANTOR:
534 WEST 42ND STREET LLC

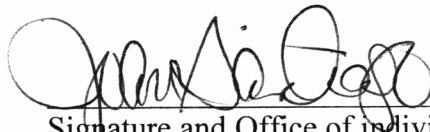
By: 
Name: Brian Shatz
Title: Authorized Signatory

GRANTEE:
SIMONS HK PROPERTIES, LLC

By: 
Name: Claude Simon
Title: 

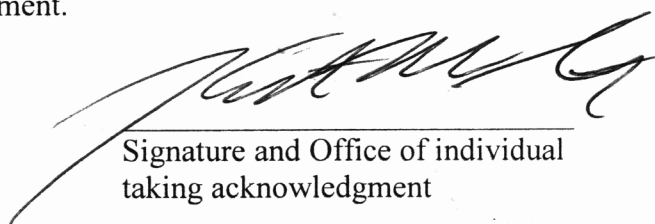
STATE OF NEW YORK }
 } ss:
COUNTY OF NEW YORK }

On the 4th day of December in the year 2013 before me, the undersigned, personally appeared Brian Shatz, 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 signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individuals(s) acted, executed the instrument.


Signature and Office of individual
taking acknowledgment
JOAN SANTIAGO
NOTARY PUBLIC
STATE OF NEW YORK
#01SA6099098
MY COMMISSION EXP. 9-22-2015

STATE OF NEW YORK }
 } ss:
COUNTY OF NEW YORK }

On the 12 day of December in the year 2013 before me, the undersigned, personally appeared Claude Simon, 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 signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individuals(s) acted, executed the instrument.


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

NEW YORK TITLE RESEARCH CORPORATION

as Agent for
Stewart Title Insurance Company

OWNER'S POLICY

SCHEDULE A DESCRIPTION

THE Unit(s) known as Unit No. 8 in the Building known as the Deuce Condominium, located at 534 West 42nd Street, in the Borough of Manhattan, City and State of New York and also designated and described as Unit No. 8 in the Declaration establishing the Deuce Condominium (hereinafter called the "Property") made by 534 West 42nd Street, LLC under the Condominium Act of the State of New York, as amended (Article 9-B of the Real Property Law of the State of New York), dated 7/25/2012 and recorded in the New York County Office of the Register of the City of New York, on 9/12/2012 as CRFN 20120000360385, as amended (hereinafter called the "Declaration") which Unit is/are also designated as Block No. 1070, Tax Lot No. 1108 on the Floor Plans and Site Plan (The "Floor Plans") of the building, certified by Brian E. Boyle, Architects and filed in the Real Property Assessment Department of the City of New York on 9/12/2012 as Condominium Plan No. 2341 and filed simultaneously with said Declaration in the said Office of the Register of the City of New York, New York County, as Condominium Plan No. 2341, CRFN 2012000360386 (hereinafter called the "Unit").

TOGETHER with an undivided 24.10% interest in the Common Elements of the Property described in said Declaration (hereinafter called the "Common Elements").

The land upon which the condominium unit is located is described as follows:

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 West 42nd Street, distant 396 feet 3 inches westerly from the southwesterly corner of 42nd Street and 10th Avenue;

RUNNING THENCE southerly parallel with 10th Avenue, 98 feet 9 inches to the center line of the block between 41st and 42nd Streets;

THENCE westerly along the said center line of the block and parallel with West 42nd Street, 19 feet 7 inches;

THENCE northerly parallel with 10th Avenue, 98 feet 9 inches to the southerly side of West 42nd Street;

THENCE easterly along the southerly side of West 42nd Street, 19 feet 7 inches to the point and place of BEGINNING.

Condominium Unit Deed

District:

Section: **1**

Block: **1070**

Lot: **1108**

County: **Manhattan**

Property Address:

534 West 42nd Street

Unit 8

New York, New York 10036

RECORD AND RETURN TO:

Darryl M. Vernon, Esq.
Vernon & Ginsburg, LLP
261 Madison Avenue
New York, New York 10016

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

534 WEST 42ND STREET 8
Street Address Unit/Apt.
MANHATTAN New York, 1070 1108 (the "Premises");
Borough Block Lot

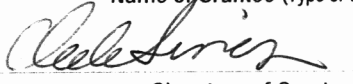
That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of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

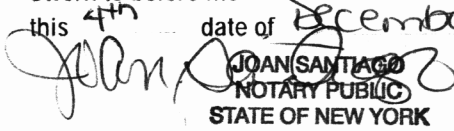
That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

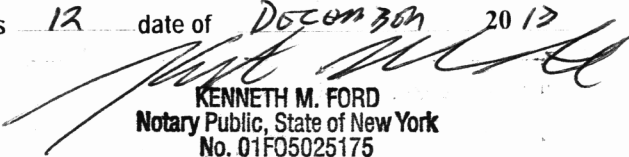

Name of Grantor (Type or Print)

Signature of Grantor

Claude Simon
Name of Grantee (Type or Print)


Signature of Grantee

Sworn to before me
this 4th date of December 20 13

JOAN SANTIAGO
NOTARY PUBLIC
STATE OF NEW YORK
#01SA6099098
MY COMMISSION EXP 9-22-2015

Sworn to before me
this 12 date of December 20 13

KENNETH M. FORD
Notary Public, State of New York
No. 01F05025175
Qualified in Westchester County
Commission Expires March 21, 2014
M.H. 21

These statements are made with the knowledge that a willfully false representation 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.



NYC
RPT

NEW YORK CITY DEPARTMENT OF FINANCE
REAL PROPERTY TRANSFER TAX RETURN
(Pursuant to Title 11, Chapter 21, NYC Administrative Code)

GRANTOR ▼

● Name
534 WEST 42ND STREET LLC

● Grantor is a(n): ☐ individual ☐ partnership (must complete Schedule 3) Telephone Number
(check one) ☐ corporation ☒ other

● Permanent mailing address after transfer (number and street) C/O SILVERSTONE PROPERTY GROUP 825
THIRD AVENUE, 37TH FLOOR

● City and State Zip Code
NEW YORK, NY 10022

● EMPLOYER IDENTIFICATION NUMBER SOCIAL SECURITY NUMBER
2 7 - 1 5 5 6 0 3 3 OR

GRANTEE ▼

● Name
SIMONS HK PROPERTIES, LLC

● Grantee is a(n): ☐ individual ☐ partnership (must complete Schedule 3) Telephone Number
(check one) ☐ corporation ☒ other SINGLE MEMBER LLC

● Permanent mailing address after transfer (number and street) C/O CLAUDE SIMON 71 TONJES ROAD

● City and State Zip Code
CALLICOON, NY 12723

● EMPLOYER IDENTIFICATION NUMBER SOCIAL SECURITY NUMBER
4 6 - 4 2 3 4 1 8 8 OR

DO NOT WRITE IN THIS SPACE
FOR OFFICE USE ONLY ▼

● RETURN NUMBER ▲

● DEED SERIAL NUMBER ▲

● NYS REAL ESTATE TRANSFER TAX PAID ▲

PROPERTY LOCATION ▼

LIST EACH LOT SEPARATELY. ATTACH A RIDER IF ADDITIONAL SPACE IS REQUIRED

Address (number and street)	Apt. No.	Borough	Block	Lot	# of Floors	Square Feet	Assessed Value of Property
534 WEST 42ND STREET	8	MANHATTAN	1070	1108	9	2,206	93,294.00

● DATE OF TRANSFER TO GRANTEE: 12/12/2013 ● PERCENTAGE OF INTEREST TRANSFERRED: 100 %

CONDITION OF TRANSFER ▼ See Instructions

● Check (✓) all of the conditions that apply and fill out the appropriate schedules on pages 5-11 of this return. Additionally, Schedules 1 and 2 must be completed for all transfers.

- a. ☒Arms length transfer
- b. ☐Transfer in exercise of option to purchase
- c. ☐Transfer from cooperative sponsor to cooperative corporation
- d. ☐Transfer by referee or receiver (complete Schedule A, page 5)
- e. ☐Transfer pursuant to marital settlement agreement or divorce decree
- f. ☐Deed in lieu of foreclosure (complete Schedule C, page 6)
- g. ☐Transfer pursuant to liquidation of an entity (complete Schedule D, page 6)
- h. ☐Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E, page 7)
- i. ☐Transfer pursuant to trust agreement or will (attach a copy of trust agreement or will)
- j. ☐Gift transfer not subject to indebtedness
- k. ☐Gift transfer subject to indebtedness
- l. ☐Transfer to a business entity in exchange for an interest in the business entity (complete Schedule F, page 7)
- m. ☐Transfer to a governmental body
- n. ☐Correction deed
- o. ☐Transfer by or to a tax exempt organization (complete Schedule G, page 8)
- p. ☐Transfer of property partly within and partly without NYC
- q. ☐Transfer of successful bid pursuant to foreclosure
- r. ☐Transfer by borrower solely as security for a debt or a transfer by lender solely to return such security
- s. ☐Transfer wholly or partly exempt as a mere change of identity or form of ownership (Complete Schedule M, page 9)
- t. ☐Transfer to a REIT or to a corporation or partnership controlled by a REIT (Complete Schedule R, pages 10 and 11)
- u. ☐Other transfer in connection with financing (describe):
- v. ☐Other (describe):

● TYPE OF PROPERTY (✓)	● TYPE OF INTEREST (✓)																				
<div>a. <input type="checkbox"/> 1-3 family house</div> <div>b. <input checked="" type="checkbox"/> Individual residential condominium unit</div> <div>c. <input type="checkbox"/> Individual cooperative apartment</div> <div>d. <input type="checkbox"/> Commercial condominium unit</div> <div>e. <input type="checkbox"/> Commercial cooperative</div> <div>f. <input type="checkbox"/> Apartment building</div> <div>g. <input type="checkbox"/> Office building</div> <div>h. <input type="checkbox"/> Industrial building</div> <div>i. <input type="checkbox"/> Utility</div> <div>j. <input type="checkbox"/> OTHER. (describe):</div>	<div>Check box at LEFT if you intend to record a document related to this transfer. Check box at RIGHT if you do not intend to record a document related to this transfer.</div> <table><thead><tr><th>REC.</th><th>NON REC.</th></tr></thead><tbody><tr><td>a. <input checked="" type="checkbox"/> Fee</td><td><input type="checkbox"/></td></tr><tr><td>b. <input type="checkbox"/> Leasehold Grant</td><td><input type="checkbox"/></td></tr><tr><td>c. <input type="checkbox"/> Leasehold Assignment or Surrender</td><td><input type="checkbox"/></td></tr><tr><td>d. <input type="checkbox"/> Easement</td><td><input type="checkbox"/></td></tr><tr><td>e. <input type="checkbox"/> Subterranean Rights</td><td><input type="checkbox"/></td></tr><tr><td>f. <input type="checkbox"/> Development Rights</td><td><input type="checkbox"/></td></tr><tr><td>g. <input type="checkbox"/> Stock</td><td><input type="checkbox"/></td></tr><tr><td>h. <input type="checkbox"/> Partnership Interest</td><td><input type="checkbox"/></td></tr><tr><td>i. <input type="checkbox"/> OTHER. (describe):</td><td><input type="checkbox"/></td></tr></tbody></table>	REC.	NON REC.	a. <input checked="" type="checkbox"/> Fee	<input type="checkbox"/>	b. <input type="checkbox"/> Leasehold Grant	<input type="checkbox"/>	c. <input type="checkbox"/> Leasehold Assignment or Surrender	<input type="checkbox"/>	d. <input type="checkbox"/> Easement	<input type="checkbox"/>	e. <input type="checkbox"/> Subterranean Rights	<input type="checkbox"/>	f. <input type="checkbox"/> Development Rights	<input type="checkbox"/>	g. <input type="checkbox"/> Stock	<input type="checkbox"/>	h. <input type="checkbox"/> Partnership Interest	<input type="checkbox"/>	i. <input type="checkbox"/> OTHER. (describe):	<input type="checkbox"/>
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SCHEDULE 1 - DETAILS OF CONSIDERATION		
COMPLETE THIS SCHEDULE FOR ALL TRANSFERS AFTER COMPLETING THE APPROPRIATE SCHEDULES ON PAGES 5 THROUGH 11. ENTER "ZERO" ON LINE 11 IF THE TRANSFER REPORTED WAS WITHOUT CONSIDERATION.		
1. Cash	1.	1,800,000 00
2. Purchase money mortgage	2.	0 00
3. Unpaid principal of pre-existing mortgage(s)	3.	0 00
4. Accrued interest on pre-existing mortgage(s)	4.	0 00
5. Accrued real estate taxes	5.	0 00
6. Amounts of other liens on property	6.	0 00
7. Value of shares of stock or of partnership interest received	7.	0 00
8. Value of real or personal property received in exchange	8.	0 00
9. Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee	9.	34,850 00
10. Other (describe):	10.	0 00
11. TOTAL CONSIDERATION (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions)	11.	\$ 1,834,850 00
See instructions for special rules relating to transfers of cooperative units, liquidations, marital settlements and transfers of property to a business entity in return for an interest in the entity.		

SCHEDULE 2 - COMPUTATION OF TAX		
A. Payment	Pay amount shown on line 12 - See Instructions	Payment Enclosed
1. Total Consideration (from line 11, above)	1.	1,834,850 00
2. Excludable liens (see instructions)	2.	0 00
3. Consideration (Line 1 less line 2)	3.	1,834,850 00
4. Tax Rate (see instructions)	4.	1.425 %
5. Percentage change in beneficial ownership (see instructions)	5.	100 %
6. Taxable consideration (multiply line 3 by line 5)	6.	1,834,850 00
7. Tax (multiply line 6 by line 4)	7.	26,146 61
8. Credit (see instructions)	8.	0 00
9. Tax due (line 7 less line 8) (if the result is negative, enter zero)	9.	26,146 61
10. Interest (see instructions)	10.	0 00
11. Penalty (see instructions)	11.	0 00
12. Total Tax Due (add lines 9, 10 and 11)	12.	\$ 26,146 61

GRANTOR'S ATTORNEY ▼

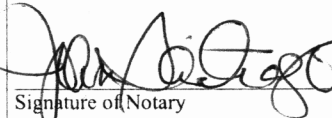
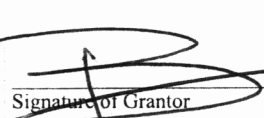
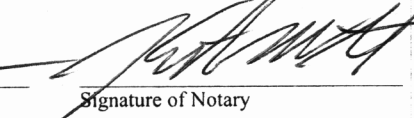

Name of Attorney ERIC M. WOHL, ESQ.		Telephone Number (212) 687-1700	
Address (number and street) C/O KAUFMAN FRIEDM PLOTNICKI & GRUN, LLP 300 EAST 42ND STREET		City and State NEW YORK, NY	Zip Code 10017
EMPLOYER IDENTIFICATION NUMBER [] - []	OR	SOCIAL SECURITY NUMBER [] - [] - []	

GRANTEE'S ATTORNEY ▼

Name of Attorney DARRYL M. VERNON, ESQ.		Telephone Number (212) 949-7300	
Address (number and street) C/O VERNON & GINSBURG, LLP 261 MADISON AVE. 26TH FLOOR		City and State NEW YORK, NY	Zip Code 10016
EMPLOYER IDENTIFICATION NUMBER [] - []	OR	SOCIAL SECURITY NUMBER [] - [] - []	

CERTIFICATION ▼

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTOR		GRANTEE	
Sworn to and subscribed to		Sworn to and subscribed to	
before me on this <u>4th</u> day	27-1556033 EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER	before me on this <u>13</u> day	99-9999999 EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER
of <u>December</u> , 2013.	534 WEST 42ND STREET LLC	of <u>December</u> , 2013.	SIMONS HK PROPERTIES, LLC
	Name of Grantor		Name of Grantee
			
Notary's stamp or seal	JOAN SANTIAGO NOTARY PUBLIC STATE OF NEW YORK #01SA6099098 MY COMMISSION EXP. 9-22-20 <u>15</u>	Notary's stamp or seal	KENNETH M. FORD Notary Public, State of New York No. 01F05025175 Qualified in Westchester County Commission Expires March 21, 2014



Department of
Housing Preservation
& Development
nyc.gov/hpd

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

AFFIDAVIT IN LIEU OF REGISTRATION STATEMENT

County of NEW YORK) SS.:

State of New York)

534 WEST 42ND STREET LLC, being duly sworn, deposes and says:

- 1) I am personally familiar with the real property known by the street address of (insert street address):
534 WEST 42ND STREET 8 Block 1070, Lot 1108,
and make this Affidavit as (describe capacity in which affidavit is made) 534 WEST 42ND STREET LLC
in connection with a deed/lease/memorandum of lease (delete inapplicable description) which transfers an
interest in the above real property, that is dated 12/12/2013, and is
between 534 WEST 42ND STREET LLC and SIMONS HK PROPERTIES, LLC.
- 2) The statements made in the Affidavit are true of my own knowledge, and I submit this Affidavit in order
that this Instrument be accepted for recording without being accompanied by a registration statement, as
such is defined by Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the
City of New York.
- 3) Exemption from registration is claimed because the Instrument affects neither (a) an entire multiple
dwelling as such is defined by §27-2004(a)(7) of Article 1 of Subchapter 1, of Chapter 2 of Title 27 of the
Administrative Code of the City of New York and New York State Multiple Dwelling Law §4(7) nor (b)
a private dwelling as such is defined by §27-2004 (a) (4) of Article 1 of Subchapter 1 of Chapter 2 of
Title 27 of the Administrative Code of the City of New York and of the New York State Multiple
Dwelling Law §4(6) that is required to register pursuant to, Article 2 of Subchapter 4 of Chapter 2 of Title
27 of the Administrative Code of the City of New York. The Instrument does not affect a multiple
dwelling because it affects the following (check applicable item):
 - ☐ a commercial building
 - ☐ a one-or two family dwelling whose owner or a family member resides in the dwelling
 - ☒ a condominium unit in a multiple dwelling
 - ☐ cooperative corporation shares relating to a single residential unit in a multiple dwelling
 - ☐ mineral, gas, water, air or other similar rights not affecting a multiple dwelling
 - ☐ lease of commercial space in a multiple dwelling
 - ☐ vacant land
- 4) I am aware that this Affidavit is required by law to be submitted in order that the Instrument be recorded
or accepted for recording without being accompanied by a registration statement. I am aware that any
false statements made in this Affidavit may be punishable as a felony or misdemeanor under Penal Law
Article 210 or as an offense under Administrative Code of the City of New York §10-154.

Sworn To Before Me This

4th Day of December 2013
Joan Santiago

Notary Public

JOAN SANTIAGO

NOTARY PUBLIC

STATE OF NEW YORK

#01SA6099098

MY COMMISSION EXP. 9-22-2015

[Signature]
Signature

Address C/O SILVERSTONE PROPERTY GROUP 825 THIRI

Telephone # 646-747-2238



Printed on paper containing 30% post-consumer material.

2013120300245101

FOR CITY USE ONLY

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



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 534 WEST 42ND STREET 8 MANHATTAN 10036
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name SIMONS HK PROPERTIES, LLC
LAST NAME / COMPANY 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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name 534 WEST 42ND STREET LLC
LAST NAME / COMPANY 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 G ☐ Entertainment / Amusement I ☐ Industrial
B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 11 / 11 / 2013
Month Day Year

11. Date of Sale / Transfer 12 / 12 / 2013
Month Day Year

12. Full Sale Price \$ 1 8 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

14. Check one or more of these conditions as applicable to transfer:

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 Dates
H ☐ Sale of Business is Included in Sale Price
I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
J ☒ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class R 1 16. Total Assessed Value (of all parcels in transfer) 9 3 2 9 4

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

MANHATTAN 1070 1108


201312030024520103

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

BUYER'S ATTORNEY


BUYER SIGNATURE

DATE

12-12-13

LAST NAME

VOLKOW

FIRST NAME

DMARVL

C/O CLAUDE SIMON 71 TONJES ROAD

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

212

949-7700

CALLICOON

STATE

ZIP CODE

NY

12723

CITY OR TOWN

STATE

ZIP CODE

SELLER

SELLER SIGNATURE

DATE



2013120300245201



Combined Real Estate
Transfer Tax Return,
Credit Line Mortgage Certificate, and
Certification of Exemption from the
Payment of Estimated Personal Income Tax

Recording office time stamp

See Form TP-584-I, Instructions for Form TP-584, before completing this form. Print or type.

Schedule A — Information relating to conveyance

Grantor/Transferor <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input checked="" type="checkbox"/> Other	Name (if individual, last, first, middle initial) (<input type="checkbox"/> check if more than one grantor) 534 WEST 42ND STREET LLC		Social security number 	
	Mailing address C/O SILVERSTONE PROPERTY GROUP 825 THIRD AVENUE, 37TH FLOOR		Social security number 	
	City NEW YORK	State NY	ZIP code 10022	Federal EIN 27 1556033
	Single member's name if grantor is a single member LLC (see instructions)			Single member EIN or SSN
Grantee/Transferee <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input checked="" type="checkbox"/> Single member LLC <input type="checkbox"/> Other	Name (if individual, last, first, middle initial) (<input type="checkbox"/> check if more than one grantee) SIMONS HK PROPERTIES, LLC		Social security number 	
	Mailing address C/O CLAUDE SIMON 71 TONJES ROAD		Social security number 	
	City CALLICOON	State NY	ZIP code 12723	Federal EIN 46 4234188
	Single member's name if grantee is a single member LLC (see instructions) SIMON CLAUDE			Single member EIN or SSN 106-50-1158

Location and description of property conveyed

Tax map designation - Section, block & lot (include dots and dashes)	SWIS code (six digits)	Street address	City, town, or village	County
1 - 1070 - 1108	650000	534 WEST 42ND STREET Unit 8	NEW YORK	MANHATTAN / NEW YORK

Type of property conveyed (check applicable box)

1 <input type="checkbox"/> One- to three-family house	5 <input type="checkbox"/> Commercial/Industrial	Date of conveyance <table><tr><td>12</td><td>12</td><td>2013</td></tr><tr><td>month</td><td>day</td><td>year</td></tr></table>	12	12	2013	month	day	year	Percentage of real property conveyed which is residential real property <u>100.00</u> % (see instructions)
12	12		2013						
month	day		year						
2 <input type="checkbox"/> Residential cooperative	6 <input type="checkbox"/> Apartment building								
3 <input checked="" type="checkbox"/> Residential condominium	7 <input type="checkbox"/> Office building								
4 <input type="checkbox"/> Vacant land	8 <input type="checkbox"/> Other _____								

Condition of conveyance (check all that apply) f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)		I. <input type="checkbox"/> Option assignment or surrender
a. <input checked="" type="checkbox"/> Conveyance of fee interest		m. <input type="checkbox"/> Leasehold assignment or surrender
b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____%)	g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)	n. <input type="checkbox"/> Leasehold grant
c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____%)	h. <input type="checkbox"/> Conveyance of cooperative apartment(s)	o. <input type="checkbox"/> Conveyance of an easement
d. <input type="checkbox"/> Conveyance to cooperative housing corporation	i. <input type="checkbox"/> Syndication	p. <input type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III)
e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E)	j. <input type="checkbox"/> Conveyance of air rights or development rights	q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state
	k. <input type="checkbox"/> Contract assignment	r. <input type="checkbox"/> Conveyance pursuant to divorce or separation
		s. <input type="checkbox"/> Other (describe) _____

For recording officer's use	Amount received Schedule B., Part I \$ Schedule B., Part II \$	Date received	Transaction number
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201312030024530103

Schedule B — Real estate transfer tax return (Tax Law, Article 31)

Part I – Computation of tax due

- 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III) ☐ Exemption claimed
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)
- 3 Taxable consideration (subtract line 2 from line 1)
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3
- 5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)
- 6 Total tax due* (subtract line 5 from line 4)

1.	1,834,850	00
2.	0	00
3.	1,834,850	00
4.	7,340	00
5.	0	00
6.	7,340	00

Part II – Computation of additional tax due on the conveyance of residential real property for \$1 million or more

- 1 Enter amount of consideration for conveyance (from Part I, line 1)
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)
- 3 Total additional transfer tax due* (multiply line 2 by 1% (.01))

1.	1,834,850	00
2.	1,834,850	00
3.	18,348	50

Part III – Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) a ☐
- b. Conveyance is to secure a debt or other obligation b ☐
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance c ☐
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts d ☐
- e. Conveyance is given in connection with a tax sale e ☐
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F f ☐
- g. Conveyance consists of deed of partition g ☐
- h. Conveyance is given pursuant to the federal Bankruptcy Act h ☐
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property i ☐
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment j ☐
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) (attach documents supporting such claim) k ☐

*The total tax (from Part I, line 6 and Part II, line 3 above) is due within 15 days from the date conveyance. Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, make check(s) payable to the NYC Department of Finance. If a recording is not required, send this return and your check(s) made payable to the NYS Department of Taxation and Finance, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

201312030024530102

Schedule C — Credit Line Mortgage Certificate (Tax Law, Article 11)

Complete the following only if the interest being transferred is a fee simple interest.

I (we) certify that: (check the appropriate box)

1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:

☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.

☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).

☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.

☐ The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

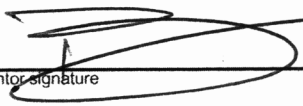


- ☐ Other (attach detailed explanation).
3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:

☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.

☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance**.)

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

	_____		
Grantor signature	Title	Grantee signature	Title
_____	_____	_____	_____
Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the **NYC Department of Finance**? If no recording is required, send your check(s), made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Title

Title

2013120300245301

Unit Owner's Power of Attorney

County: **New York**
Section: **1**
Block: **1070**
Lot: **1108**
Unit No.: **8**

Address: 534 West 42nd Street
Unit 8
New York, New York 10036

RECORD AND RETURN:
Silverstone Property Group
825 Third Avenue, 37th Floor
New York, New York 10022

UNIT OWNER'S POWER OF ATTORNEY

All term used in this Unit Owner's Power of Attorney that are used (a) in the Declaration establishing a plan for condominium ownership of the premises know both as The 534 West 42nd Street Condominium (f/k/a The Deuce Condominium) (the "Condominium") and by the street number 534 West 42nd Street, New York, New York 10036. Under Article 9-B of the Real Property Law of the State of New York, dates as of July 25, 2012, and recorded in the New York County office of the Register of the City of New York on September 12, 2012, in CRFN 2012000360385) hereinafter referred to as the ("Declaration"), or (b) in the By-Laws of the Condominium (hereinafter referred to as the "By-Laws") attached to, and recorded together with, the Declaration, shall have the same meanings in this Unit Owner's Power of Attorney as in the Declaration or the By-Laws.

The undersigned, **Simons HK Properties, LLC**, with an address at 534 West 42nd Street, New York, New York 10036, the owner of the Condominium Unit (hereinafter referred to as the "Undersigned's Unit") known as Unit No. 8 at the Condominium, said Unit being designated and described as Unit No. 8 in the Declaration and also designates as Tax Lot 1108 in Block 1070 of Section 1 of Borough of Manhattan on Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of the Condominium "(Floor Plans)" filed with that department, does hereby irrevocably nominate, constitute the Condominium Board, true and lawful attorney-in-fact for the undersigned, couples with an interest, with power of substitution, in their own names, as members of the Condominium Board or in the name of their designee (corporate or otherwise), on behalf of all Unit Owners in accordance with the Unit Owners' respective Common Interests, subject of the provisions of the By-Laws then in effect:

1. (a) to acquire any Unit, together with its Appurtenant Interest, who owner elects to surrender the same pursuant to the terms of paragraph (C) of Section 6.2 of the By-laws, (b) to acquire any Unit, together with its Appurtenant Interest, that becomes the subject of a foreclosure or other similar sale, (c) to acquire a Unit, together with its Appurtenant Interests, for the use and occupancy of a superintendent or otherwise, (d) to acquire or lease a Unit pursuant to the terms of Article 7 of the By-Laws, and (e) to acquire or lease any Unit, together with its Appurtenant Interest, in accordance with Section 2.4 (xv) of Article 2 of the By-Laws, all on such terms, including (without Limit) price or rental (with respect to any transfer pursuant to the terms of subdivision (b), (c), (d) or (e) of this paragraph) as said attorney-in-fact shall deem proper, and thereafter to convey, see, lease, mortgage, or otherwise deal with (but not vote the interest appurtenant to) any such Unit so acquired by them, or to sublease any Unit so leased by them, on such terms as said attorney-in-fact may determine, granting to said attorney-in-fact the power to do all things in said premises that the undersigned could do if the undersigned were personally present; and

2. To execute, acknowledge and deliver, and, if necessary, to cause to be recorded in the Office of Register of New York County, (a) any declaration or other instrument affecting the

Condominium that the Condominium Board deems necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution, or requirement of the Department of Buildings, the Landmarks Preservation Commission, the City Planning Commission, the Board of Standards and Appeals, or any other public authority, applicable to the maintenance, demolition, construction, alteration, repair or restoration of the Condominium or (b) any agreement, consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting the Condominium or the Common Elements that the Condominium Board deems necessary or appropriate.

The acts of a majority of such persons constituting the Condominium Board shall constitute the acts of said attorneys-in-fact.

The undersigned does hereby irrevocably nominate, constitute and appoint 534 West 42ND Street LLC (hereinafter referred to as "Sponsor") as attorney-in-fact for the undersigned, coupled with an interest, with power of substitution, to amend from time to time said Declaration, By-Laws, Rules and Regulations and Floor Plans of the said Condominium, or any of said documents, when such amendment (1) shall be required to reflect any changes in Unsold Units and/or the reapportionment of the Common Interest of the affected Unsold Units resulting therefrom made by Sponsor or its designee in accordance with Article 12 of the Declaration or (2) shall be required by (a) an Institutional Lender designated by the Sponsor to make a mortgage loan secured by a mortgage on any Unit, (b) any governmental agency having regulatory jurisdiction over the Condominium, or (c) any title insurance company selected by Sponsor to insure title to any Unit, provided, however, that any amendment made pursuant to the terms of the subdivision (1) or (2) of this paragraph shall not (i) change the Common Interest of the Undersigned's Unit, (ii) require a physical modification to the Undersigned's Unit, or (iii) adversely affect the priority or validity of the lien of any purchase money mortgage or any mortgage held by an Institutional Lender covering the Undersigned's Unit unless the undersigned (in the event described in subdivision (i) or (ii) of this paragraph) or the holder of such mortgage (in the event described in subdivision (iii) of this paragraph) shall consent thereto by joining in the execution of such amendment. The terms, covenants and conditions contained in, and the powers granted pursuant to, this paragraph shall remain in full force and effect until such time as the Sponsor and Sponsor's designee (if any) shall cease to own any of the Units in the Deuce Condominium.

IN WITNESS WHEREOF, the undersigned has executed this Unit Owner's Power of Attorney as of the 13 day of December, 2013

Simons HK Properties, LLC

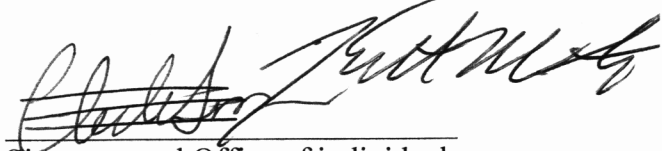
By: 

Name: Claude Simon

Title: *President*

STATE OF NEW YORK }
 } ss:
COUNTY OF NEW YORK }

On the 12 day of December in the year 2013 before me, the undersigned, personally appeared Claude Simon, 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 signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individuals(s) acted, executed the instrument.



Signature and Office of individual
taking acknowledgment

KENNETH M. FORD
Notary Public, State of New York
No. 01F05025175
Qualified in Westchester County
Commission Expires March 21, 2014

CERTIFICATION OF NON-FOREIGN STATUS

Section 1445 of the Internal Revenue Code provides that a transferee of a United States real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding of tax is not required upon our disposition of a United States real property interest, 534 West 42nd Street LLC, hereby certify the following:

1. 534 West 42nd Street LLC is a Limited Liability Company, organized under Section 203 of the New York State Limited Liability Law.
2. Our Federal Taxpayer Identification number is 27-1556033; and
3. Our address is c/o Silverstone Property Group, 825 Third Avenue, 37th Floor, New York, New York 10022.

I understand that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement we have made here could be punished by fine, imprisonment, or both.

Under penalties of perjury we declare that we have examined this certification and to the best of my knowledge and belief it is true, correct, and complete.

Dated: December 4th, 2013

534 West 42nd Street LLC

By: 

Name: Brian Shatz

Title: Authorized Signatory