

New York Title Research Corporation

550 Mamaroneck Avenue Suite 401

Harrison, NY 10528

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

QUICKNOTE

Date: **December 4, 2013**

Title Number **NYT16757**

Representing: **Stewart Title Insurance Company**

Applicant:

Vernon & Ginsburg LLP

261 Madison Avenue

New York, NY 10016

E-mail: llevy@vgllp.com

Telephone: (212) 949-7300

Fax: (212) 697-4432

Seller's Atty.:

**Eric Wohl, Esq., Kaufman, Friedman, Plotnicki
& Grun, LLP**

300 East 42nd Street

New York, NY 10017

E-mail: ewohl@kfpgrp.com

Telephone: (212) 973-3323

Fax: (917) 368-6959

Bank Atty.:

Mortgagee:

Copies To:

Premises:

534 West 42nd Street, Unit 8

Borough of Manhattan, County of New York, State of New York

County

New York

Purchaser(s):

Claude Simon

Seller(s):

534 W 42nd Street LLC

Dear Sir or Madam:

Enclosed please find an amended Certification, amended Schedule B (#'s 26, 27, 38, 39, and 40) for the above referenced matter. Kindly attach same to the certificate of title previously sent to you and consider it part thereof.

Please do not hesitate to contact me should you require further assistance.

Very truly yours,

Peggy

New York Title Research Corporation

550 Mamaroneck Avenue Suite 401

Harrison, NY 10528

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

Confirmation

Application Date: **November 12, 2013**

Title Number **NYT16757**

Due Date: **November 26, 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.:

Eric Wohl, Esq.

Kaufman, Friedman, Plotnicki & Grun, LLP

300 East 42nd Street

New York, NY 10017

(212) 973-3323

Fax: (917) 368-6959

ewohl@kfpgllp.com

Premises: **534 West 42nd Street, Unit No. 8 – THE DEUCE CONDOMINIUM
Borough of Manhattan, State of New York**

County: **New York**

Block: **1070**

Lot: **1108**

Purchaser(s): **Claude Simon**

Seller(s): **534 West 42nd Street, LLC**

Premium Information

Fee Policy: **\$1,800,000.00**

Fee Premium: **\$8,923.00**

Departmentals: **Housing & Building, Fire Violations, Certificate of Occupancy, Emergency
Repair, 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.

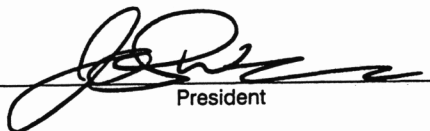
This Certificate shall be null and void (1) if the fees therefor are not paid (2) if the prospective insured, his attorney or agent makes any untrue statement with respect to any material fact or suppresses or fails to disclose any material fact or if any untrue answers are given to material inquiries 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: New York Title Research Corp.
Address: 550 Mamaroneck Avenue
City, State: Suite 401
Agent No.: Harrison, NY 10528


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: ~~October 12, 2013~~

REDATED 12/12/13

Title No. NYT16757

Policy to be issued:

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

\$1,800,000.00

Proposed Insured: **Simons HK 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:

534 West 42nd Street LLC, a New York limited liability company

Title acquired by deed from Shao Lin Operating LLC, successor by merger to DOJO West 42nd Realty LLC, dated 12/30/2009 and recorded 2/10/2010 in CRFN 2010000047759.

Premises described Schedule A are known as:

Address: **534 West 42nd Street, Unit No. 8 – THE DEUCE CONDOMINIUM
Borough of Manhattan, State of New York**

County: **New York**

RECORDED ON 12/12/13 TO

Block: **1070**

Lot: **1108**

SIMONS HK PROPERTIES LLC

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: **NYT16757**

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.

INSURE

NEW YORK TITLE RESEARCH CORPORATION

as Agent for
Stewart Title Insurance Company

SCHEDULE B

Title Number: **NYT16757**

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

omit Rights of tenants or parties in possession, if any.

omit Mortgages of record: three (3). See Schedule herein.

see within Taxes, tax liens, tax sales, water rents, sewer rents and assessments set forth in schedule herein.

see within *The additional transfer tax or "mansion tax" will be collected from the purchaser at the time of the closing.*

4. Covenants, conditions, easements, leases, agreements of record as follows:

EXCEPT a) Covenants, Restrictions, Easements, Conditions, etc., in Declaration of Condominium, dated 7/25/2012, recorded 9/12/2012 in CRFN 2012000360385 and amended in CRFN 2012000484755, but Policy insures against loss or damage occasioned by the premises not being a part of a Condominium validly created pursuant to Article 9-B of the Real Property Law, as amended.

b) Zoning Lot Description recorded in CRFN 2006000107528. *(See copy herein)*

c) Zoning Lot Certification recorded in CRFN 2006000107677. *(See copy herein)*

d) Easements recorded in CRFN 2008000063636 and CRFN 2008000260724 - *Affects common elements only.*

e) Covenant recorded in Reel 2747 page 405. *(See copy herein)*

EXCEPT INSURE As to the Land and Building where the Unit is located, Policy excepts any state of facts an accurate survey would disclose, but Policy insures the non-disturbance of any encroachment of any portion of the insured Unit upon any other units, or upon the common elements, so long as same shall stand.

EXCEPT Restrictive Use and Regulations as set forth in the Declaration and/or By-Laws of the Condominium.

omit The attached Disclosure Notice concerning additional services must be executed at closing and returned to this Company. *(See within.)*

NEW YORK TITLE RESEARCH CORPORATION

as Agent for
Stewart Title Insurance Company

SCHEDULE B

Title Number: **NYT16757**

- omit
8. A fully executed copy of the Contract of Sale for the proposed transaction must be provided to this Company for review prior to closing, and additional requirements and/or exceptions may then be raised.
 9. Proof must be submitted to the Company that the Purchaser is not an "Equity Purchaser" as defined in the Home Equity Theft Prevention Act (RPL 265-a). Policy excepts any loss, claim or damage by reason thereof. This exception will be omitted upon receipt of Home Equity Theft Prevention Act Affidavits signed by purchaser and seller.
 10. Proof must be submitted that the seller is not delinquent on any of the mortgages shown in the title report by two months or more. This exception will be omitted upon receipt of a payoff letter from the lending institution.
 11. FOR MORTGAGE AND FEE POLICIES: Pursuant to the rate manual filed with New York State, a Condominium Endorsement will be issued with the Policies. The charge for each endorsement is \$25.00.
 12. Proof by affidavit from the certified owner herein (534 West 42nd Street, 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.)*
 13. The three (3) Mortgages recorded in CRFN 2006000438649, CRFN 2008000063639 and CRFN 2008000063643, as consolidated held by Sterling Real Estate Holding Company, Inc. must be properly disposed of prior to or at the closing.
 14. The Assignment of Leases and Rents from 534 West 42nd Street, LLC, as Assignor, to Sterling Real Estate Holding Company, as Assignee, dated 2/28/2011 recorded 4/5/2011 in CRFN 2011000120901 must be disposed of to the satisfaction of this Company.
 15. Satisfactory proof is required that Claude Simon has/have been known by no other names for ten years last past.
 16. 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 12/30/2009, recorded 2/10/2010, in CRFN 2010000047759.
 17. Searches for judgments and federal tax liens filed in New York County -vs.- 534 West 42nd Street LLC show no returns.
 18. UCC-1 Financing Statement: 534 West 42nd Street, LLC, Debtor; in favor of Sterling Real Estate Holding Company, Secured Party; filed 3/2/2011 in CRFN 2011000076255. Same must be satisfactorily disposed of at or prior to the closing. *(See copy herein)*

NEW YORK TITLE RESEARCH CORPORATION

as Agent for
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SCHEDULE B

Title Number: NYT16757

19. (*Amended 12/6/13*) Proof is required as to the following with regard to 534 West 42nd Street LLC, a Limited Liability Company ~~and Simons HK Properties 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.
20. Tax Search discloses unofficial payment. Proof of payment by paid receipt or cancelled check must be submitted to the Company at or prior to closing.
21. Closing deed must contain a statement for which the Unit is intended, pursuant to Section 339-0 of the Real Property Law, as amended.
22. Proof is required that all common charges have been paid to date.
23. If the Declaration of Condominium contains a provision requiring prior approval of the sale or mortgage of a Unit by the Board of Managers, or a Right of First Refusal, proof must be submitted that these provisions have been complied with, or that no such provisions exist.
24. Your attention is called to the fact that the Declaration requires all purchasers to execute a Power of Attorney to the Board of Managers permitting them to operate as such.
25. Searches for judgments and federal tax liens filed in New York County -vs.- Claude Simon shows one (1) parking violation. Same must be satisfactorily disposed of at or prior to the closing. (*See copy herein*)
26. (*Amended 12/4/13*) Bankruptcy Searches in the New York State Southern District -vs.- 534 West 42nd Street LLC, Claude Simon and Simons HK Properties LLC show no pending actions.

NEW YORK TITLE RESEARCH CORPORATION

as Agent for
Stewart Title Insurance Company

SCHEDULE B

Title Number: **NYT16757**

27. (*Amended 12/4/13*) 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. 534 West 42nd Street LLC Claude Simon and Simons HK Properties LLC shows nothing found.

28. 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.

29. Due to the high number of dishonored checks, this Company will no longer accept uncertified funds over \$500.00, including Lender's checks.

30. 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.

31. 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.

32. 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).

NEW YORK TITLE RESEARCH CORPORATION

as Agent for
Stewart Title Insurance Company

SCHEDULE B

Title Number: **NYT16757**

33. 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.
34. 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.
35. 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.
36. 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.*)
37. 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.
38. (*Added 12/4/13*) Searches for judgments and federal tax liens filed in New York County -vs.- Simons HK Properties LLC shows nothing found.
39. (*Added 12/4/13*) Searches for UCC Financing Statements filed in the Office of the Secretary of State of New York vs. Simons HK Properties LLC shows nothing found.

NEW YORK TITLE RESEARCH CORPORATION

as Agent for
Stewart Title Insurance Company

SCHEDULE B

Title Number: NYT16757

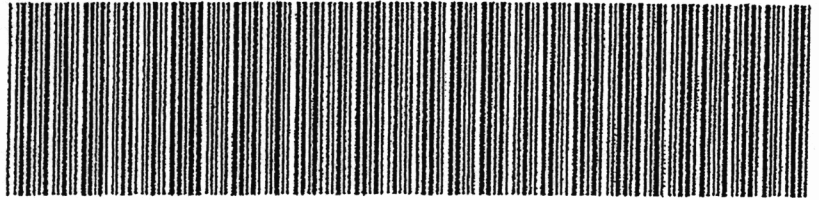
omit 40. (Added 12/4/13) Searches for UCC Financing Statements filed in the Office of the Clerk of New York County vs. Simons HK Properties LLC shows nothing found.

Parking Violations (1) BOOK DATE 10/25/13

Plate	Debtor	No. of Tickets	Amount	Interest	Date
FJH4397	SIMON CLAUDE P 224 59TH AVE OAKLAND GARDENS NY 11364	1	\$175	\$12.69	

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.



2011030101087001001E1525

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2011030101087001

Document Date: 03-01-2011

Preparation Date: 03-01-2011

Document Type: INITIAL UCC1

FIXTURE FILING

Document Page Count: 4

PRESENTER:

CT CORPORATION SYSTEM
4400 EASTON COMMONS WAY
SUITE 125
COLUMBUS, OH 43219
800-621-3216
cls-ctcolumbus@wolterskluwer.com

RETURN TO:

CT CORPORATION SYSTEM
4400 EASTON COMMONS WAY
SUITE 125
COLUMBUS, OH 43219
800-621-3216
cls-ctcolumbus@wolterskluwer.com

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1070	49	Partial Lot	534 WEST 42ND STREET
Property Type: APARTMENT BUILDING				

CROSS REFERENCE DATA

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

PARTIES

DEBTOR:

534 WEST 42ND STREET LLC
825 THIRD AVENUE, 37TH FLOOR
NEW YORK, NY 10022

SECURED PARTY:

STERLING REAL ESTATE HOLDING COMPANY, INC.
650 FIFTH AVENUE, FOURTH FLOOR
NEW YORK, 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:	\$	40.00	
Affidavit Fee:	\$	0.00	



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

Recorded/Filed 03-02-2011 12:18

City Register File No.(CRFN):

2011000076255

Annita M. Hill

City Register Official Signature

4CC REC 3.2.11

2011 000076255

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER (optional)

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

After Filing Return To:
CT CORPORATION
4400 Easton Commons Way, Suite 125
Columbus Ohio 43216

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - (omit only last name if you list the last initials of your firm's name)

1a. ORGANIZATION'S NAME

534 WEST 42ND STREET LLC

OR 1b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

1c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

825 THIRD AVENUE, 37TH FLOOR

NEW YORK

NY

10022

USA

1d. SECURED PARTIES

ADDL INFO RE ORGANIZATION

1e. TYPE OF ORGANIZATION

1f. JURISDICTION OF ORGANIZATION

1g. ORGANIZATIONAL ID #, if any

Not Applicable

DEBTOR

Limited liability comp

NEW YORK

☒ NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - (omit only last name if you list the last initials of your firm's name)

2a. ORGANIZATION'S NAME

OR 2b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

2c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

2d. SECURED PARTIES

ADDL INFO RE ORGANIZATION

2e. TYPE OF ORGANIZATION

2f. JURISDICTION OF ORGANIZATION

2g. ORGANIZATIONAL ID #, if any

Not Applicable

DEBTOR

☐ NONE

3. SECURED PARTY'S NAME (in NAME OF TOTAL ASIGNEE if AS RATHER THAN - identify party as secured party name (in or out))

3a. ORGANIZATION'S NAME

OR 3b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

3c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

650 FIFTH AVENUE, FOURTH FLOOR

NEW YORK

NY

10022

USA

4. THE FINANCING STATEMENT covers the following collateral:

SEE SCHEDULE "A" ANNEXED HERETO

5. ALTERNATIVE DESIGNATION (if applicable) ☐ LESSOR/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ SALESPERSON ☐ SELLER/BUYER ☐ AGENT ☐ NON-UCC FILING
6. (THIS FINANCING STATEMENT is to be filed (a) with (b) on record) in the state of ☐ 7. CANNOT REQUEST SECURITY REPORT (S) on Debtor(s) ☐ ALL Debtor(s) ☐ Debtor 1 ☐ Debtor 2
8. OPTIONAL FILER REFERENCE DATA

15980177

80837025020

FILING OFFICE COPY - UCC FINANCING STATEMENT (FORM UCC1) (REV. 05/22/03)

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (top and back) CAREFULLY

A. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

1a. ORGANIZATION'S NAME		
534 WEST 42ND STREET LLC		
OR	1b. INDIVIDUAL'S LAST NAME	FIRST NAME
		MIDDLE NAME, SUFFIX

1c. MISCELLANEOUS:

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - Insert only if AM name (11a or 11b) - As not otherwise set forth in previous

11a. ORGANIZATION'S NAME			
OR	11b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME
			SUFFIX
11c. MAILING ADDRESS		CITY	STATE
		POSTAL CODE	COUNTRY
11d. ADDITIONAL INFORMATION	ADD. INFO RE ORGANIZATION	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION
Not Applicable	DEBTOR		11g. ORGANIZATIONAL ID #, if any
			NONE

12. ADDITIONAL SECURED PARTY'S or ASSIGNOR S/P'S NAME - Insert only if AM name (12a or 12b)

12a. ORGANIZATION'S NAME			
OR	12b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME
			SUFFIX
12c. MAILING ADDRESS		CITY	STATE
		POSTAL CODE	COUNTRY

13. This FINANCING STATEMENT covers ☐ Debtor to be sold or ☐ as-converted
 or is filed as a ☒ DEBTS FILING.

14. Description of real estate:

BLOCK: 1070
 LOT: 49
 COUNTY: NEW YORK
 PREMISES: 534 WEST 42ND STREET

15. Name and Address of a RECORD OWNER of above-described real estate
 (if Debtor does not have a record interest):

16. Address of secured party (if applicable)

17. Check only if applicable and check only one box

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Other form Estate

18. Check only if applicable and check only one box

☐ Debtor is a TRANSMITTING UTILITY
☐ Filed in connection with a Specialized Home Transaction - effective 30 years
☐ Filed in connection with a Public Finance Transaction - effective 30 years

FILING OFFICE COPY - UCC FINANCING STATEMENT ADDENDUM (FORM UCC1AD) (REV. 05/22/02)

Schedule "A"

1. All of Debtor's presently owned and hereafter acquired goods, fixtures, furniture, furnishings, machinery, equipment and appliances and all personal property of Debtor now or hereafter attached to or installed or placed in, on or about the real property described in the annexed Financing Statement for use in conjunction with the use and occupancy thereof, together with all accessories, parts and appurtenances thereto and all additions, renewals, improvements, and replacements thereof, and all leases and use agreements of all personal property in the categories above set forth, under which Debtor is the lessee or entitled to use such items.
2. All income, rents, issues and profits which, from and after the date hereof, may accrue from the real property described in the annexed Financing Statement or from said goods, fixtures, furniture, furnishings, machinery, equipment and appliances, or any part thereof, or which may be received or receivable by Debtor from any use, leasing or subleasing thereof.
3. All presently owned and hereafter acquired intangible property and rights of every kind or nature of Debtor relating to the real property described in the annexed Financing Statement or the operation thereof, or used in connection therewith, including but not limited to all governmental permits relating to construction on that real property.
4. All presently owned and hereafter acquired causes of action, claims and compensation of every kind and nature of Debtor for any damage to or taking of any part of the real property described in the annexed Financing Statement, or for any conveyance in lieu thereof, whether direct or consequential, or for any injury, loss or diminution in value of that real property.
5. All presently owned and hereafter acquired rights of Debtor under all policies of insurance covering any of the foregoing property, and all proceeds, loss payments, and premium refunds, which may become payable with respect thereto.
6. All collections, proceeds, insurance proceeds and products of any of the foregoing, including without limitation, proceeds of any voluntary or involuntary disposition or claim respecting any part thereof (pursuant to judgment, contract of sale, condemnation award, or otherwise) and all documents, instruments, general intangibles, chattel paper and accounts which may arise from the sale or disposition of any of the foregoing, all guaranties of and security for any of the foregoing, and all books and records relating to any of the foregoing.

SCHEDULE A

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

ALL that certain plot, piece or parcel of land, situate 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 Street;

THENCE westerly along said center line of the block and parallel with West 42nd Street, 19 feet and 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 or place of BEGINNING.

NEW YORK TITLE RESEARCH CORPORATION

as Agent for
Stewart Title Insurance Company

MORTGAGE SCHEDULE

Title Number: **NYT16757**

MORTGAGE "A"

Mortgagor: DOJO West 42nd Realty, LLC
Mortgagee: Gateway Arms Realty Corporation
Amount: \$2,000,000.00
Dated: 6/20/2006
Recorded: 8/3/2006
CRFN: 2006000438649
Tax Paid: \$56,000.00

ASSIGNMENT OF MORTGAGE

Assignor: Gateway Arms Realty Corporation
Assignee: Madison Realty Capital, L.P.
Dated: 12/6/2007
Recorded: 2/14/2008
CRFN: 2008000063637

Assigns Mortgage "A".

MORTGAGE "B"

Mortgagor: Shao Lin Operating LLC
Mortgagee: Madison Realty Capital, L.P.
Amount: \$45,222.14
Dated: 12/14/2007
Recorded: 2/14/2008
CRFN: 2008000063639
Tax Paid: \$1,265.60

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.

NEW YORK TITLE RESEARCH CORPORATION

as Agent for
Stewart Title Insurance Company

MORTGAGE SCHEDULE

Title Number: NYT16757

SPREADER, CONSOLIDATION, EXTENSION AND MODIFICATION AGREEMENT

Parties: Shao Lin Operating LLC
Madison Realty Capital, L.P.
Dated: 12/14/2007
Recorded: 2/14/2008
CRFN 2008000063640

Consolidates Mortgages "A" & "B" to form a single lien of \$2,045,222.14.

COLLATERAL ASSIGNMENT OF MORTGAGE

Assignor: Madison Realty Capital, L.P.
Assignee: Capitalsource Finance LLC
Dated: 2/24/2009
Recorded: 3/9/2009
CRFN 2009000066954

Assigns Mortgages "A" & "B", as consolidated.

RE-ASSIGNMENT OF MORTGAGE

Assignor: Capitalsource Finance LLC
Assignee: Madison Realty Capital Holdings LLC
Dated: 2/18/2011
Recorded: 4/5/2011
CRFN 2011000120895

Re-Assigns Mortgages "A" & "B", as consolidated.

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.

NEW YORK TITLE RESEARCH CORPORATION

as Agent for
Stewart Title Insurance Company

MORTGAGE SCHEDULE

Title Number: NYT16757

ASSIGNMENT OF MORTGAGE

Assignor: Madison Realty Capital Holdings LLC
Assignee: Sterling Real Estate Holding Company, Inc.
Dated: 2/28/2011
Recorded: 4/5/2011
CRFN 2011000120897

Assigns Mortgages "A" & "B", as consolidated.

MORTGAGE "C"

PROJECT LOAN MORTGAGE & SECURITY AGREEMENT

Mortgagor: Shao Lin Operating LLC
Mortgagee: Madison Realty Capital, L.P.
Amount: \$21,182,845.00
Dated: 12/14/2007
Recorded: 2/14/2008
CRFN 2008000063643
Tax Paid: \$61,118.40

omit

COLLATERAL ASSIGNMENT OF NOTE AND MORTGAGE

Assignor: Madison Realty Capital, L.P.
Assignee: Capitalsource Finance, LLC
Dated: 2/24/2009
Recorded: 3/9/2009
CRFN 2009000066954

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.

NEW YORK TITLE RESEARCH CORPORATION

as Agent for
Stewart Title Insurance Company

MORTGAGE SCHEDULE

Title Number: NYT16757

RE-ASSIGNMENT OF MORTGAGE

Assignor: Capitalsource Finance LLC
Assignee: Madison Realty Capital Holdings LLC
Dated: 2/18/2011
Recorded: 4/5/2011
CRFN 2011000120898

Re-Assigns Mortgage "C".

ASSIGNMENT OF MORTGAGE

Assignor: Madison Realty Capital Holdings LLC
Assignee: Sterling Real Estate Holding Company, Inc.
Dated: 2/28/2011
Recorded: 4/5/2011
CRFN 2011000120899

Assigns Mortgage "C".

CONSOLIDATION, EXTENSION AND MODIFICATION AGREEMENT

Parties: 534 West 42nd Street, LLC
Sterling Real Estate Holding Company, Inc.
Dated: 2/28/2011
Recorded: 4/5/2011
CRFN 2011000120900

Consolidates Mortgages "A", "B" & "C" to form a single lien of \$4,000,000.00.

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.

NEW YORK TITLE RESEARCH CORPORATION

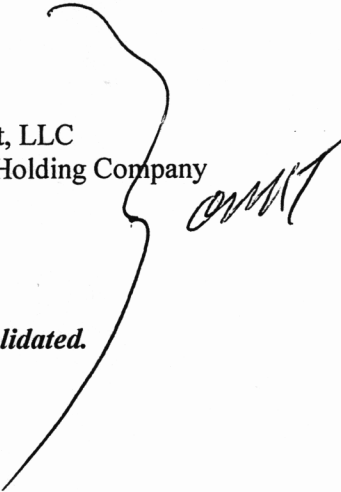
as Agent for
Stewart Title Insurance Company

MORTGAGE SCHEDULE

Title Number: NYT16757

ASSIGNMENT OF LEASES AND RENTS

Assignor:	534 West 42nd Street, LLC
Assignee:	Sterling Real Estate Holding Company
Dated:	2/28/2011
Recorded:	4/5/2011
CRFN	2011000120901



Collateral for Mortgages "A", "B" & "C", as consolidated.

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S.J. CARROLL JR., INC.

Researching the Records of NYC Agencies

9:00 Kenie-

Quality & Service
for over **35** years

TAX SEARCH

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 11/12/2013

TITLE #: NYT16757

TAX MAP ATTACHED

COUNTY: MANHATTAN BLOCK: 1070

LOT: 1108

SJC REF: 584583

PREMISES : 534 WEST 42 STREET

2013/2014 A.V. TAX CLASS: 2C	TAX RATE: 13.181	BUILDING CLASS: R1
(TRANS.) LAND: 1,115	TOTAL: 93,294	EX. 0 EX. 0
(ACTUAL) LAND: 1,115	TOTAL: 93,294	EX. 0 EX. 0

REASON FOR EXEMPTION: NO EXEMPTION A.O.: N/A
UNIT # 8

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

2013/2014 TAX	1 ¼	DUE 07/01/13	3,074.27	PAID 09/25/13 UNOFFICIAL	COMMIT
	2 ¼	DUE 10/01/13	3,074.27	OPEN	PAID AT CLOSING - COMMIT
	3 ¼	DUE 01/01/14	3,074.27	OPEN	EXCEPT, A LIGN NOT YET DUE
	4 ¼	DUE 04/01/14	3,074.27	OPEN	

3,059.48
3,059.48

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 1 of 1

68 Jay Street - 5th Floor, Brooklyn, New York 11201 • 718-852-0051 • Fax 718-852-0533 • www.sjcarroll.com

12/04/13 08:21 FAIRTAX NYC DOF : ONL BILLING DETL ESJC002 F420 F4M0510

BBL : 1-01070-1108/0	OWNER/AGENT					
INT/DISC TO: 01/02/2014	534 W 42ND ST					
FROM DATE:	APT 8					
CUTOFF DATE:	NEW YORK NY 10036-6221					
ACCT TYPE	ACCT ID/DISC	PD BEGIN	PD END	DUE DT	TAX DUE	INTEREST
PROPERTY		10/01/13	12/31/13	10/01/13	3074.27- AMT	70.53- AMT
PROPERTY		01/01/14	03/31/14	01/01/14	3057.48- EXCPT	0.00
PROPERTY		04/01/14	06/30/14	04/01/14	3057.48- EXCPT	0.00

TOTAL AMT DUE : 9,259.76

Bottom of list reached 4900 INTEREST PER ACCOUNT STATEMENT

01-HELP 06-SUSPEND 09-CANCEL 18-RECYCLE

NEXT FUNCTION : DATA :



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WATER DEPARTMENT SEARCH

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 11/12/2013

TITLE #: NYT16757

COUNTY: MANHATTAN

PREMISES : 534 WEST 42 STREET

BLOCK: 1070

LOT: 1108

SJC REF: 584583

NO ACCOUNTS EXIST FOR THE ABOVE BLOCK & LOT.

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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TAX SEARCH

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 11/12/2013

TITLE #: NYT16757

TAX MAP ATTACHED

COUNTY: MANHATTAN BLOCK: 1070 LOT: 49

SJC REF: 584585

PREMISES : 534 WEST 42 STREET

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

2013/2014 TAXES	1 1/4	DUE 07/01/13	ASSESSED UNDER UNIT LOTS	✓
	2 1/4	DUE 10/01/13	ASSESSED UNDER UNIT LOTS	—
	3 1/4	DUE 01/01/14	ASSESSED UNDER UNIT LOTS	—
	4 1/4	DUE 04/01/14	ASSESSED UNDER UNIT LOTS	—

NOTE: THIS IS THE BASE LOT OF THE CONDOMINIUM.

SUBJECT TO CONTINUATION PRIOR TO CLOSING.
NOTHING ELSE FOUND.

BASE LOT

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.

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for over

WATER DEPARTMENT SEARCH

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 11/12/2013

TITLE #: NYT16757

COUNTY: MANHATTAN

PREMISES : 534 WEST 42 STREET

BLOCK: 1070

LOT: 49

SJC REF: 584585

ACCOUNT # 5001025022001

DUE 11/12/13 **12/3/13** \$0.00

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>
3101	06/19/13	09/19/13	460.27	09/26/13 ACTUAL
5228	NO CONSUMPTION - FIRE METER			

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

BASE - 207

IMPORTANT NOTICE ABOUT SEARCH INFORMATION

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TAX SEARCH

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 11/12/2013

TITLE #: NYT16757

TAX MAP ATTACHED

COUNTY: MANHATTAN BLOCK: 1070 LOT: 7502

SJC REF: 584586

PREMISES : 534 WEST 42 STREET

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

2013/2014 TAXES	1 1/4	DUE 07/01/13	NOT ASSESSED
	2 1/4	DUE 10/01/13	NOT ASSESSED
	3 1/4	DUE 01/01/14	NOT ASSESSED
	4 1/4	DUE 04/01/14	NOT ASSESSED

NOTE: THIS IS THE COMMON ELEMENT LOT OF THE CONDOMINIUM.

SUBJECT TO CONTINUATION PRIOR TO CLOSING.
NOTHING ELSE FOUND.

IMPORTANT NOTICE ABOUT SEARCH INFORMATION

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WATER DEPARTMENT SEARCH

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 11/12/2013

TITLE #: NYT16757

COUNTY: MANHATTAN

PREMISES : 534 WEST 42 STREET

BLOCK: 1070

LOT: 7502

SJC REF: 584586

NO ACCOUNTS EXIST FOR THE ABOVE BLOCK & LOT.

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: NYT16757

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**

F. I. O.



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HOUSING & BUILDING SEARCH

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 11/12/2013

TITLE #: NYT16757

COUNTY: MANHATTAN

PREMISES : 534 WEST 42 STREET

SJC REF: 584583

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 9/24/2013.

BUILDING DEPARTMENT:

VIOLATION ATTACHED - PAGES (2)

RENT & HOUSING MAINTENANCE:

NO VIOLATIONS

CLASSIFICATION

MULTIPLE DWELLING:

HEREAFTER ERECTED CLASS "A"

NOT A MULTIPLE DWELLING:

IMPORTANT NOTICE ABOUT SEARCH INFORMATION

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

NYC Department of Buildings

DOB Violation Display for 111212E9028/453226

Premises: 534 WEST 42 STREET MANHATTAN

BIN: 1088887 Block: 1070 Lot: 7502

Issue Date: 11/12/2012

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: E - ELEVATOR

Violation Number: 9028/453226

Device No.: 01P45340

ECB No.:

Infraction Codes:

Description:

Disposition:

Code: Date:

Inspector:

Comments:

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.



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

NYC Department of Buildings

DOB Violation Display for 111212E9028/453227

Premises: 534 WEST 42 STREET MANHATTAN

BIN: 1088887 Block: 1070 Lot: 7502

Issue Date: 11/12/2012

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: E - ELEVATOR

Violation Number: 9028/453227

Device No.: 01V22427

ECB No.:

Infraction Codes:

Description:

Disposition:

Code: Date:

Inspector:

Comments:

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.

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 : 11/12/2013

TITLE #: NYT16757

COUNTY: MANHATTAN

SJC REF: 584583

The undersigned requests the following information:

PREMISES : 534 WEST 42 STREET

- ☒ 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 _____ our records show the following:

SEARCHED BY: S.A.
Chief of Fire Prevention

13069500L

OCT 16 2013

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.

DATE: 11/13/13

< < < FPI MS/ECB > > >
NOV PROCESSING: NOV BY NUMBER INQUIRY

TIME: 08:59:18

Account: Alpha PFX: D.O.: Reinsp-dt: N/A Reinsp-cd:
NOV Number: 13069500L Type: Agency: Sum-io-dt: N/A
AFID Number: L021 Tax Registry: FP827459 Respondent: KAUFMAN THEATRE
Premises Address: St Number 534 Prefix W Name 42
Issuance Date: 02/08/88 Type ST Suffix Zip 100360000 Boro 1
Delivery Date: 02/08/88 Correction Date: N/A Hearing Date: 03/24/88
Total Fines Collected: \$200.00
Rule/Code Description Fine Imposed Code Date
RULE 6 FAILED TO PROVIDE SIGN/POSTING/INSTRUCT \$30.00 10 04/11/88
RULE 11 FAILED TO PROVIDE GENERAL MAINTENANCE \$20.00 10 04/11/88
RULE 17 FAILED TO OBTAIN CERTIFICATE OF FITNESS \$75.00 12 04/11/88
RULE 19 FAILED TO PROVIDE REQUIR AFFIDAVIT/PLANS \$75.00 12 04/11/88

SELECT>F6: REFRESH F7: CHANGE TRAN F8: SUB MENU F9: MENU F10: SIGNOF OR XMIT.



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CERTIFICATE OF OCCUPANCY

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 11/12/2013

TITLE #: NYT16757

COUNTY: MANHATTAN

PREMISES : 534 WEST 42 STREET

BLOCK: 1070 LOT: 1108

SJC REF: 584583

Attached find Certificate of Occupancy # 104929482 issued on 06/10/2011 for a
NINE STORY NON-FIREPROOF BUILDING; RETAIL AND CLASS "A"
APARTMENTS.

SC# 121114141

COMPLETED 08/08/2012

THIS APPLICATION IS FILED FOR CONDO SUBDIVISION, CONDO # 2341.
EXISTING LOT# 49 NEW LOT# 'S 1101-1116 FILED IN CONJUNCTION WITH
NB APPLICATION# 104929482.

According to the Building Department Index Records there are no alteration plans
approved subsequent to this certificate of occupancy that either change or propose
to change the legal occupancy of these premises.

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. REPORT
MAY NOT INCLUDE MINOR APPLICATIONS THAT DO NOT REQUIRE A NEW CERTIFICATE OF OCCUPANCY.

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68 Jay Street - 5th Floor, Brooklyn, New York 11201 • 718-852-0051 • Fax 718-852-0533 • www.sjcarroll.com



Certificate of Occupancy

CO Number: 104929482F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 01070	Certificate Type: Final
	Address: 534 WEST 42 STREET	Lot Number(s): 49	Effective Date: 06/10/2011
	Building Identification Number (BIN): 1026910	Building Type: New	
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 2	(Prior to 1968 Code)	
	Building Occupancy Group classification: J2	(Prior to 1968 Code)	
	Multiple Dwelling Law Classification: HACA		
	No. of stories: 9	Height in feet: 96	No. of dwelling units: 7
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number:

104929482F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	D-1 D-2		2	STORAGE ROOM, MECHANICAL, LAUNDRY, ELEV. MACHINE ROOM, BOILER, FIRE PUMP RMREFUSE ROOM
001		100	J-2		2	LOBBY
001	12	100	C		6A	RETAIL
002		40	J-2	1	2	ONE (1) APARTMENT
003		40	J-2	1	2	ONE (1) APARTMENT
004 007		40	J-2	1	2	ONE (1) APARTMENT PER FLOOR
008		40	J-2	0.5	2	ONE-HALF (1/2) APARTMENT
009		40	J-2	0.5	2	ONE-HALF (1/2) APARTMENT
ROF		100	D-2 J-2			MECH. EQUIP. ROOM, TERRACE
END OF SECTION						



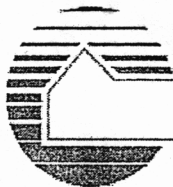
Borough Commissioner



Commissioner

END OF DOCUMENT

104929482/000 6/10/2011 12:46:01 PM



S.J. CARROLL JR., INC.

Researching the Records of NYC Agencies

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

EMERGENCY REPAIR SEARCH

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 11/12/2013

TITLE #: NYT16757

COUNTY: MANHATTAN

PREMISES : 534 WEST 42 STREET

SJC REF: 584583

DATE OF LAST PRINTED LIEN BOOK: 08/30/2013

RECOUPMENT UNIT:

*TOTAL MONEY DUE: 0.00

WORK IN PROGRESS:

XXX

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

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

S.J. CARROLL JR. INC. DOES HEREBY STATE THAT THE RECORDS OF THE ABOVE CITY AGENCY WERE 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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S.J. CARROLL JR., INC.

Researching the Records of NYC Agencies

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

STREET REPORT SEARCH

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

DATE : 11/12/2013

TITLE #: NYT16757

COUNTY: MANHATTAN

PREMISES : 534 WEST 42 STREET

BLOCK: 1070

LOT: 1108

SJC REF: 584583

FRONT STREET: WEST 42 STREET

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

DEDICATED: LEGALLY OPENED 10/1837

OTHER INFO:

CROSS STREET: 11 AVENUE

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

DEDICATED: LEGALLY OPENED 12/1844

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 : 11/12/2013

SJC REF: 584583

COMPANY: NEW YORK TITLE RESEARCH CORPORATION

TITLE #: NYT16757

COUNTY: MANHATTAN

PREMISES : 534 WEST 42 STREET

BLOCK: 1070 LOT: 1108

TO : HIGHWAY DIVISION
DEPARTMENT OF TRANSPORTATION

XXX NO VIOLATIONS

____ VIOLATIONS NOTED BELOW

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.