

**ACCEPTANCE OF ASSIGNMENT AND
ASSUMPTION OF LEASE**

KNOW THAT

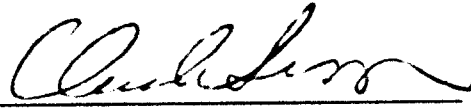
CLAUDE SIMON

[Collectively] the Assignee named in a certain instrument of assignment from

JOHN SIMON [collectively], as Assignor, hereby accepts the assignment of his one-third interest in a certain lease (the "Lease") dated July 1, 1984 made by 160 Madison Avenue Owners Corp. ("Lessor Corporation") as lessor, and Assignor, or his predecessor in interest, as lessee, for Floor 4 in premises 160 Madison Avenue, New York, New York 10016 New York, New York, which assignment is effective as of February 13, 2004.

Assignee hereby agrees with Assignor and with Lessor Corporation to pay all the installments of rent and perform the covenants and conditions on the Lessee's part to be paid and performed under the Lease, from and after the effective date of the assignment.

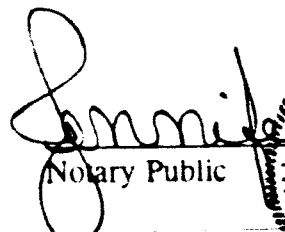
IN WITNESS WHEREOF, Assignee has executed this Acceptance on February 13, 2004

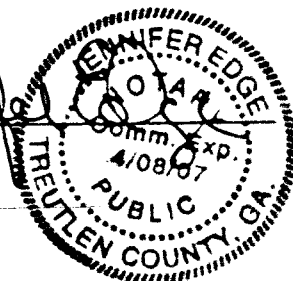


State of ~~New York~~ ^{Georgia})

County of ~~New York~~ ^{Treutlen})
ss: _____

On this 5 day of February 2004, before me personally came Claude Simon to me known and known to me to be the individual(s) described in and who executed the foregoing instrument, and duly acknowledged to me that he executed the same.


Notary Public



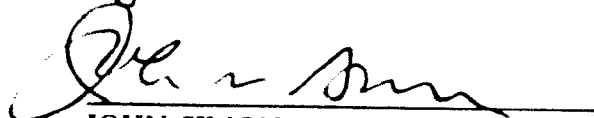
ASSIGNMENT OF LIMITED PARTNERSHIP INTEREST AND ACCEPTANCE

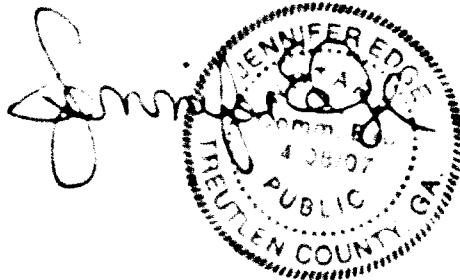
The undersigned Assignor, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby assign unto Claude Simon (Assignee), all of that portion of the Assignor's 12.5% interest in and to the Limited Partnership known as 160 Madison Avenue Owners Company, which is allocated to Unit 4 (4th floor) of the building at 160 Madison Avenue, New York, New York so that Assignee is fully substituted as a limited partner therein for Assignor.

TO HAVE AND TO HOLD the same unto the Assignee and Assignee's personal representative and permitted assigns, on and after the date hereof, for the balance of the term of the Limited Partnership, and any renewals and extensions therefor, subject to the covenants, conditions and limitations therein contained.

The undersigned Assignee hereby assumes and agrees to perform and comply with all the terms, covenants and conditions of the Limited Partnership Agreement to be performed or complied with by the limited partners on and after the date hereof, as if the undersigned Assignee had originally executed the Limited Partnership Agreement as a limited partners.

Dated ~~New York, New York~~
4/5/04 Treutlen County, Georgia


JOHN SIMON, Assignor




CLAUDE SIMON, Assignee

(Acknowledgment within New York State)

STATE OF NEW YORK, COUNTY OF NY) ss.:

On the 13 day of February, 2004 in the year 2004 before me, the undersigned, personally appeared John 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 signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of Individual

LUCY H. Linking acknowledgment
Notary Public, State of New York
No. 31-4950940
Qualified in New York County
Commission Expires May 8, 2007

STATE OF NEW YORK, COUNTY OF) ss.:

On the day of in the year 2004 before me, the undersigned, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of Individual
taking acknowledgment

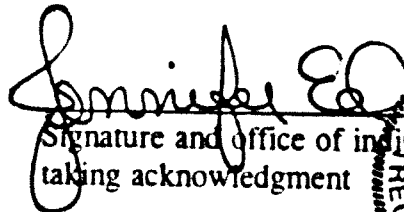
(Acknowledgment Outside of NY State)

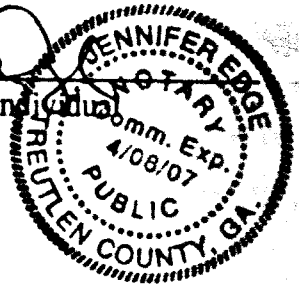
STATE OF GEORGIA

COUNTY OF Treutlen

)
ss.:
)

On the 5 day of April in the year 2004, before me, the undersigned, personally appeared Claudio Sina personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names is subscribed to the within instrument and acknowledged to me that he executed the same in his capacities, that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the City/County of Treutlen in the State of Georgia.


Signature and office of individual
taking acknowledgment





New York State Department of Taxation and Finance

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 instructions (TP-584-1) before completing this form. Please print or type.

Schedule A — Information relating to conveyance

Grantor/Transferor		Name (if individual; last, first, middle initial)		Social security number	
<input checked="" type="checkbox"/> Individual		Simon, John		015-16-5808	
<input type="checkbox"/> Corporation		Mailing address		Social security number	
<input type="checkbox"/> Partnership		6 Edwards Lane			
<input type="checkbox"/> Estate/Trust		City	State	ZIP code	Federal employer ident. number
<input type="checkbox"/> Other		Glen Cove,	NY	11542	
Grantee/Transferee		Name (if individual; last, first, middle initial)		Social security number	
<input checked="" type="checkbox"/> Individual		Simon, Claude		106-501158	
<input type="checkbox"/> Corporation		Mailing address		Social security number	
<input type="checkbox"/> Partnership		160 Madison Avenue			
<input type="checkbox"/> Estate/Trust		City	State	ZIP code	Federal employer ident. number
<input type="checkbox"/> Other		New York	NY	10016	

Location and description of property conveyed

Tax map designation			Address	City/village	Town	County
Section	Block	Lot	160 Madison Avenue, 4th Fl.	NY	NY	NY
	862	20				

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
<div style="border: 1px solid black; width: 100px; height: 20px; display: flex; align-items: center; justify-content: space-between;">monthdayyear</div> | Percentage of real property conveyed which is residential real property <u>0.00</u> %
(see instructions) |
| 2 <input type="checkbox"/> Residential cooperative | 6 <input type="checkbox"/> Apartment building | | |
| 3 <input type="checkbox"/> Residential condominium | 7 <input type="checkbox"/> Office building | | |
| 4 <input type="checkbox"/> Vacant land | 8 <input checked="" type="checkbox"/> Other <u>commercial co</u> | | |

Condition of conveyance (check all that apply)

- | | | |
|---|--|--|
| a. <input type="checkbox"/> Conveyance of fee interest | f. <input type="checkbox"/> Conveyance which consists of a mere change of identify or form of ownership or organization (attach Form TP-584.1, Schedule F) | i. <input type="checkbox"/> Option 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) | m. <input type="checkbox"/> Leasehold assignment or surrender |
| c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____ %) | h. <input type="checkbox"/> Conveyance of cooperative apartment(s) | n. <input type="checkbox"/> Leasehold grant |
| d. <input type="checkbox"/> Conveyance to cooperative housing corporation | i. <input type="checkbox"/> Syndication | o. <input type="checkbox"/> Conveyance of an easement |
| 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 | p. <input type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III) |
| | k. <input type="checkbox"/> Contract assignment | q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state |
| | | r. <input checked="" type="checkbox"/> Other (describe) <u>intra-family transfer</u> |

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

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 (see instructions and attach Form TP-584.1, Schedule G)
- 6 Total tax due* (subtract line 5 from line 4)

1.	0.0
2.	0.0
3.	0.0
4.	0.0
5.	0.0
6.	0.0

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.	
2.	
3.	

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 ☐
- l. Other (attach explanation) l ☐

*Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in New York City, 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.

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.

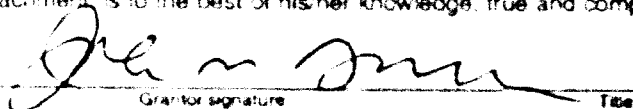
Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

☐ 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, 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


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 New York City, 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.

Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, Section 663)

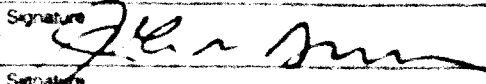
Complete the following only if a fee simple interest is being transferred by an individual or estate or trust.

Part I - New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the property is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this property.

Signature 	Print full name John Simon	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

Part II - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated tax because one of the exemptions below applies under Tax Law, section 663(c), check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must use Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, and pay the full amount of estimated tax, if any, to the recording officer at the time the deed is presented for recording.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property, the transferor(s)/seller(s) (grantor) of this property was a nonresident of New York State, but is not required to pay estimated tax under Tax Law, section 663 due to one of the following exemptions:

- ☐ The property being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ Date _____ to _____ Date _____ (see instructions).
- ☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- ☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date



FINANCE
NEW YORK
THE CITY OF NEW YORK
DEPARTMENT OF FINANCE

NYC
RPT

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

TYPE OR PRINT LEGIBLY

If the transfer involves more than one grantor or grantee or a partnership, the names, addresses and Social Security Numbers or Employer Identification Numbers of all grantors or grantees and general partners must be provided on Schedule 3, page 3.



GRANTOR

● Name
John Simon

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

Telephone Number _____

● Permanent mailing address after transfer (number and street)
6 Edwards Lane

● City and State
Glen Cove, NY

Zip Code
11542

● EMPLOYER IDENTIFICATION NUMBER _____ OR ● SOCIAL SECURITY NUMBER
015-16-5808

GRANTEE

● Name
Claude Simon

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

Telephone Number _____

● Permanent mailing address after transfer (number and street)
160 Madison Avenue

● City and State
New York, NY

Zip Code
10016

● EMPLOYER IDENTIFICATION NUMBER _____ OR ● SOCIAL SECURITY NUMBER
106-50-1158

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
160 Madison Ave.		4th Fl. Man.	862	20			

● DATE OF TRANSFER TO GRANTEE: _____ ● PERCENTAGE OF INTEREST TRANSFERRED: _____ %

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. <input type="checkbox"/> Arms length transfer | m. <input type="checkbox"/> Transfer to a governmental body |
| b. <input type="checkbox"/> Transfer in exercise of option to purchase | n. <input type="checkbox"/> Correction deed |
| c. <input type="checkbox"/> Transfer from cooperative sponsor to cooperative corporation | o. <input type="checkbox"/> Transfer by or to a tax exempt organization (complete Schedule G, page 8) |
| d. <input type="checkbox"/> Transfer by referee or receiver (complete Schedule A, page 5) | p. <input type="checkbox"/> Transfer of property partly within and partly without NYC |
| e. <input type="checkbox"/> Transfer pursuant to marital settlement agreement or divorce decree | q. <input type="checkbox"/> Transfer of successful bid pursuant to foreclosure |
| f. <input type="checkbox"/> Deed in lieu of foreclosure (complete Schedule C, page 6) | r. <input type="checkbox"/> Transfer by borrower solely as security for a debt or a transfer by lender solely to return such security |
| g. <input type="checkbox"/> Transfer pursuant to liquidation of an entity (complete Schedule D, page 6) | s. <input type="checkbox"/> Transfer wholly or partly exempt as a mere change of identity or form of ownership (Complete Schedule M, page 9) |
| h. <input type="checkbox"/> Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E, page 7) | t. <input type="checkbox"/> Transfer to a REIT or to a corporation or partnership controlled by a REIT (Complete Schedule R, pages 10 and 11) |
| i. <input type="checkbox"/> Transfer pursuant to trust agreement or will (attach a copy of trust agreement or will) | u. <input type="checkbox"/> Other transfer in connection with financing (describe): _____ |
| j. <input type="checkbox"/> Gift transfer not subject to indebtedness | v. <input checked="" type="checkbox"/> Other (describe): <u>no consideration in trans. familial transfer</u> |
| k. <input type="checkbox"/> Gift transfer subject to indebtedness | |
| l. <input type="checkbox"/> Transfer to a business entity in exchange for an interest in the business entity (complete Schedule F, page 7) | |

● TYPE OF PROPERTY (✓)

a. ☐ 1-3 family house

b. ☐ Individual residential condominium unit

c. ☐ Individual cooperative apartment

d. ☐ Commercial condominium unit

e. ☒ Commercial cooperative

f. ☐ Apartment building

g. ☐ Office building

h. ☐ Industrial building

i. ☐ Utility

j. ☐ OTHER (describe): _____

● TYPE OF INTEREST (✓)

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.

REC.		NON REC.
a. <input 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"/>	Development Rights	<input type="checkbox"/>
f. <input type="checkbox"/>	Stock	<input checked="" type="checkbox"/>
g. <input type="checkbox"/>	Partnership Interest	<input type="checkbox"/>
h. <input type="checkbox"/>	OTHER (describe): _____	<input type="checkbox"/>

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.	\$0.00
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.	\$0.00
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.	\$0.00

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 14 - See instructions	Payment Enclosed
1. Total Consideration (from line 11, above)	● 1.	\$50.00
2. Excludable liens (see instructions)	● 2.	\$0.00
3. Consideration (Line 1 less line 2)	● 3.	\$0.00
4. Tax Rate (see instructions)	● 4.	.01 %
5. Percentage change in beneficial ownership (see instructions)	● 5.	%
6. Taxable consideration (multiply line 3 by line 5)	● 6.	
7. Tax (multiply line 6 by line 4)	● 7.	\$0.00
8. Credit (see instructions)	● 8.	
9. Tax due (line 7 less line 8) (if the result is negative, enter zero)	● 9.	
10. Interest (see instructions)	● 10.	
11. Penalty (see instructions)	● 11.	
12. Total tax due (add lines 9, 10 and 11)	● 12.	\$0.00
13. Filing Fee	● 13.	50.00
14. Total Remittance Due (line 12 plus line 13)	● 14.	\$50.00

SCHEDULE 3 - TRANSFERS INVOLVING MULTIPLE GRANTORS AND/OR GRANTEE(S) OR A PARTNER(S)**NOTE**

If additional space is needed, attach copies of this schedule or an addendum listing all of the information required below.

GRANTOR(S) PARTNER(S)

NAME	
PERMANENT MAILING ADDRESS AFTER TRANSFER	
CITY AND STATE	ZIP CODE

SOCIAL SECURITY NUMBER				
	-		-	
OR				
EMPLOYER IDENTIFICATION NUMBER				

NAME	
PERMANENT MAILING ADDRESS AFTER TRANSFER	
CITY AND STATE	ZIP CODE

SOCIAL SECURITY NUMBER				
	-		-	
OR				
EMPLOYER IDENTIFICATION NUMBER				

NAME	
PERMANENT MAILING ADDRESS AFTER TRANSFER	
CITY AND STATE	ZIP CODE

SOCIAL SECURITY NUMBER				
	-		-	
OR				
EMPLOYER IDENTIFICATION NUMBER				

NAME	
PERMANENT MAILING ADDRESS AFTER TRANSFER	
CITY AND STATE	ZIP CODE

SOCIAL SECURITY NUMBER				
	-		-	
OR				
EMPLOYER IDENTIFICATION NUMBER				

GRANTEE(S)/PARTNER(S)

NAME	
PERMANENT MAILING ADDRESS AFTER TRANSFER	
CITY AND STATE	ZIP CODE

SOCIAL SECURITY NUMBER				
	-		-	
OR				
EMPLOYER IDENTIFICATION NUMBER				

NAME	
PERMANENT MAILING ADDRESS AFTER TRANSFER	
CITY AND STATE	ZIP CODE

SOCIAL SECURITY NUMBER				
	-		-	
OR				
EMPLOYER IDENTIFICATION NUMBER				

NAME	
PERMANENT MAILING ADDRESS AFTER TRANSFER	
CITY AND STATE	ZIP CODE

SOCIAL SECURITY NUMBER				
	-		-	
OR				
EMPLOYER IDENTIFICATION NUMBER				

NAME	
PERMANENT MAILING ADDRESS AFTER TRANSFER	
CITY AND STATE	ZIP CODE

SOCIAL SECURITY NUMBER				
	-		-	
OR				
EMPLOYER IDENTIFICATION NUMBER				

GRANTOR'S ATTORNEY

Name of Attorney		Telephone Number ()	
Address Number and Street		City and State	Zip Code
EMPLOYER IDENTIFICATION NUMBER		OR	SOCIAL SECURITY NUMBER

GRANTEE'S ATTORNEY

Name of Attorney Vernon & Ginsburg, LLP		Telephone Number (212) 949-7300	
Address Number and Street 261 Madison Avenue		City and State NY, 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.

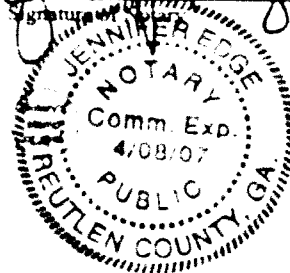
GRANTOR

S
before me on this 13 day 05-16-58-03
of May 2004
John Simon
Name of Grantor
Signature of Grantor

GRANTEE

S
before me on this 5th day 106-501158
of April 2004
Claude Simon
Name of Grantee
Signature of Grantee

LUCY H. LEWY
Notary Public, State of New York
No. 31439640
County of New York
Commission Expires May 9, 2007



GRANTEE: To ensure that your property and water/sewer tax bills are sent to the proper address you must complete the Registration forms included in this packet. Owner's Registration Cards can also be obtained by calling the Department of Finance at (718) 935-6600.

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
AFFIDAVIT IN LIEU OF REGISTRATION STATEMENT

TITLE CO.
DATE

TITLE NO.:

STATE OF NEW YORK, COUNTY OF

SS.:

Claude Simon

being duly sworn, depose(s) and say(s):

1. I am familiar with the real property know by
160 Madison Avenue, 4th Floor NY NY
([Section Block 862 Lot 20]) (the "Premises") and make this affidavit as (describe
capacity in which affidavit is made) in connection with a deed/lease/memorandum of lease (delete inapplicable
description) which transfers an interest in the above real property, is dated
, and is between as seller and as purchaser.

2. The statements made in this 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 Section 27-2004(a)(7) of the Administrative Code of the City of New
York and Section 4(7) of the Multiple Dwelling Law. The Instrument does not affect a dwelling which is
or is to be occupied as the residence of three or more families because it affects the following (check
applicable item):

- ☒ commercial building
- ☐ one or two-family dwelling
- ☐ condominium unit in a multiple dwelling
- ☐ cooperative corporation shares relating to a single residential unit in a multiple dwelling
- ☐ lease of commercial space in a multiple dwelling
- ☐ mineral, gas, water, air or other similar rights not affecting a multiple dwelling
- ☐ vacant land

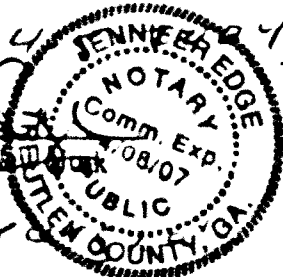
Alternatively, registration is not required by reason of the following:

- ☐ The instrument being offered for recording is to clarify title, or to correct an instrument
previously recorded on in Liber Page
- ☐ This deed is one of a series conveying the same premises from several grantees to one
owner, and the registration card is being filed with deed #1.
- ☐ The interest described in the deed submitted for recording is being or has been or shall be
transferred to the grantor, or shall be transferred to the ultimate grantee, and a deed to that effect
is simultaneously herewith presented for recording with a registration statement therefor.

3. I am aware that this affidavit is required by law to be submitted in order that the Instrument be
recorded or accepted for record without being accompanied by registration statements. I am aware that
false statements made in this affidavit may be punishable as a felony or misdemeanor under Article 210 of
the Penal Law or as an offense under Section 1151-9.0 of the Administrative Code of the City of New
York.

Sworn to before me on

Notary Public State of New York



Claude Simon



INCORPORATED UNDER THE LAWS OF THE STATE OF NEW YORK

160 MADISON AVENUE OWNERS CORPORATION

The Corporation is authorized to issue 360 Common Shares—No Par Value

This Certificate

FORTY FIVE

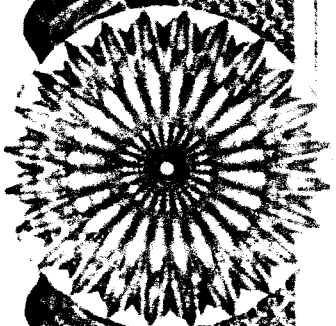
CLAUDE SIMON

is the owner of

non-assessable Shares of the above Corporation transferred to and on the books of the Corporation by the holder hereof in person or by duly authorized attorney upon surrender of this Certificate properly endorsed.

In Witness Whereof, the said Corporation has caused this Certificate to be signed by its duly authorized officers and it is so certified to the said of the Corporation.

Dated February 13, 2004



21

45

INCORPORATED UNDER THE LAWS OF THE STATE OF NEW YORK

160 MADISON AVENUE OWNERS CORPORATION

The Corporation is authorized to issue 360 Common Shares—No Par Value

This Certificate

CLAUDE SIMON

Forty Five

*is the owner of
fully paid and
non-assessable Shares of the above Corporation to-wit: only on the
books of the Corporation by the holder hereof in person or by duly authorized
attorney upon surrender of this Certificate properly endorsed.*

*In Witness Whereof, the said Corporation has caused this Certificate to be signed
by its duly authorized officers and its seal to be hereunto set.*

Dated FEBRUARY 13, 2004

