



212 East 49th Street

New York, NY



275 MADISON AVENUE, 3RD FLOOR | NEW YORK, NY 10016 | P. 212 696 2500 | F. 212 696 0333

WWW.MASSEYKNAKAL.COM

212 East 49th Street



**As Exclusive Sales Agents
We Are Pleased To Present The Following
Property:**

**212 East 49th Street
New York, NY 10017**

Asking Price: \$6,250,000

**For Further Information Or Inspection
Please Contact Exclusive Sales Agents:**

John F. Ciraulo
Vice Chairman, Partner

Clint Olsen
First Vice President of Sales

Craig M. Waggener
Director of Sales

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212 East 49th Street

Statement of Confidentiality



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This brochure was prepared by Massey Knakal Realty Services, ("Massey Knakal") and has been reviewed by representatives of Ownership. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. **It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Massey Knakal or Owner and, therefore, are subject to material variation.** Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, Massey Knakal nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. **All information contained in this brochure including, but not limited to, square footage measurements, zoning and/or zoning calculations must be independently verified. Massey Knakal and Owner make no representations as to the accuracy of the information contained herein.**

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By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other person or entity without the prior written authorization of Owner nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or Massey Knakal.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Massey Knakal does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While this brochure contains physical description information, there are no references to condition. Neither Owner nor Massey Knakal make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition.

In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents.

The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Properties at this time, kindly return this brochure to Massey Knakal at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure.

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212 East 49th Street

Property Photograph

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Property Photographs

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212 East 49th Street

Interior Photographs – Ground Floor

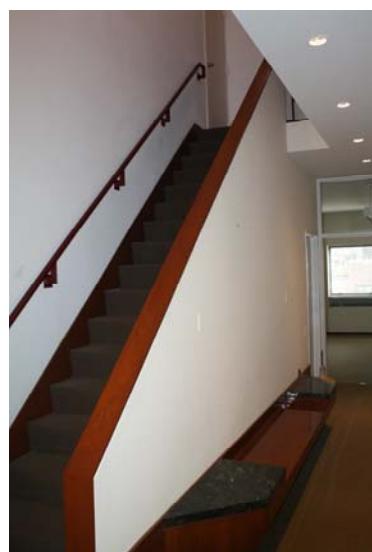
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212 East 49th Street

Interior Photographs – 2nd Floor

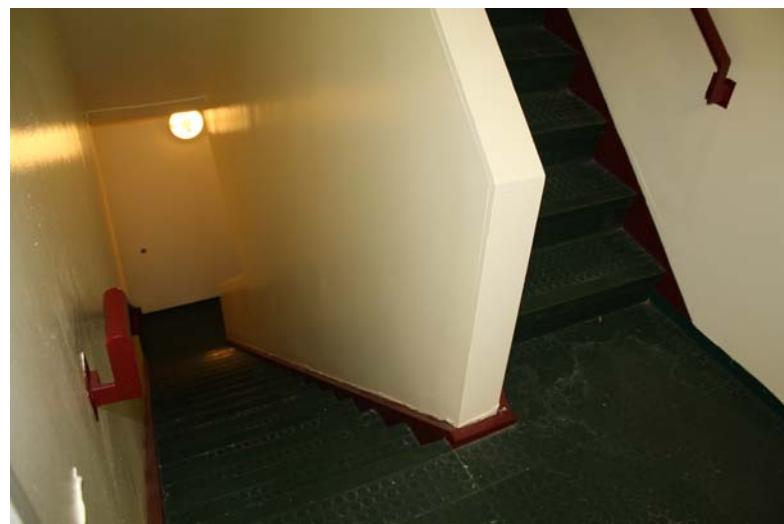
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Interior Photographs – 4th Floor

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Vacant Plaza District Commercial Building For Sale

212 East 49th Street

New York, NY 10017

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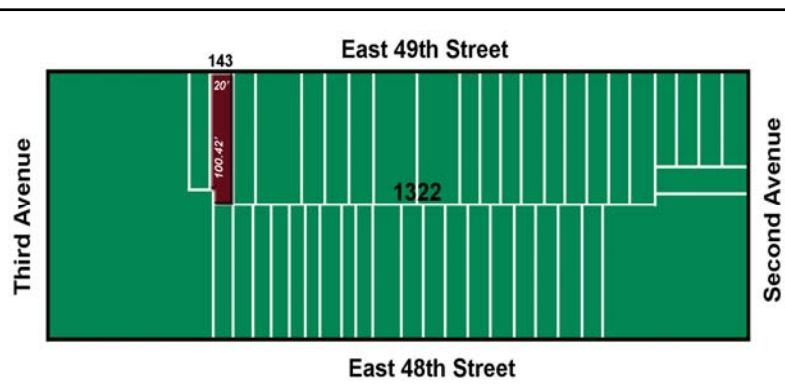
Block / Lot:	1322 / 143
Location:	South side of East 49 th Street between Second and Third Avenues.
Lot Dimensions:	20' x 100.42'
Lot Size:	2,008 SF (Approx.)
Stories:	4 plus basement
Building Dimensions:	20' x 100.42', 80' (floors 2-4) (Approx.)
Gross Square Footage:	8,817 (Approx.) (Above Grade + Basement)
Zoning / F.A.R.:	C6-6 (R10 Residential Equivalent) 50% / Commercial FAR: 15.0 / Residential FAR: 10.0 Community Facility FAR: 10.0
2 nd Zoning District / F.A.R.:	R8B (50%) / 4.0
Total Buildable SF:	19,079 SF (Approx.)
Available Air-Rights:	10,263 SF (Approx.) <i>should be independently verified</i>
Special Purpose District:	Special Midtown District (MiD)
Assessment (11/12):	\$566,100
R.E. Taxes (11/12):	\$58,376
Year Built:	1920 Renovated: 1983 (Approx.)



Property Description:

The property is a 20' wide, approximately 8,817 gross square foot, 4-story plus a useable basement, commercial building with an elevator. The building is located just east of Third Avenue where the Midtown Manhattan office district meets the historic residential district known as Turtle Bay directly across the street from Smith & Wollensky and was originally built in 1920 as a townhouse. In 1983 it underwent a complete renovation for an office end-user. The property benefits from having a 1,000lb capacity hydraulic elevator, a state-of-the-art security system, central air conditioning with individual HVAC units on each floor, custom made double insulated windows with steel frames, bathrooms on each floor including a shower on the 3rd floor, high (9' 9"-10' 10") ceilings on each floor, a private outdoor patio off the rear, and multiple skylights that pour in additional light. It is a convenient walking distance to the UN, the heart of the Mid-Manhattan office district and many of NYC's prestigious hotels and restaurants. **The property is vacant and will be delivered vacant.** The property is ideal for a corporate headquarters, a government consulate, a private school, a daycare, a community facility, a religious organization or as an investment property.

ASKING PRICE: \$6,250,000



*For further information or inspection,
please contact Exclusive Agents:*

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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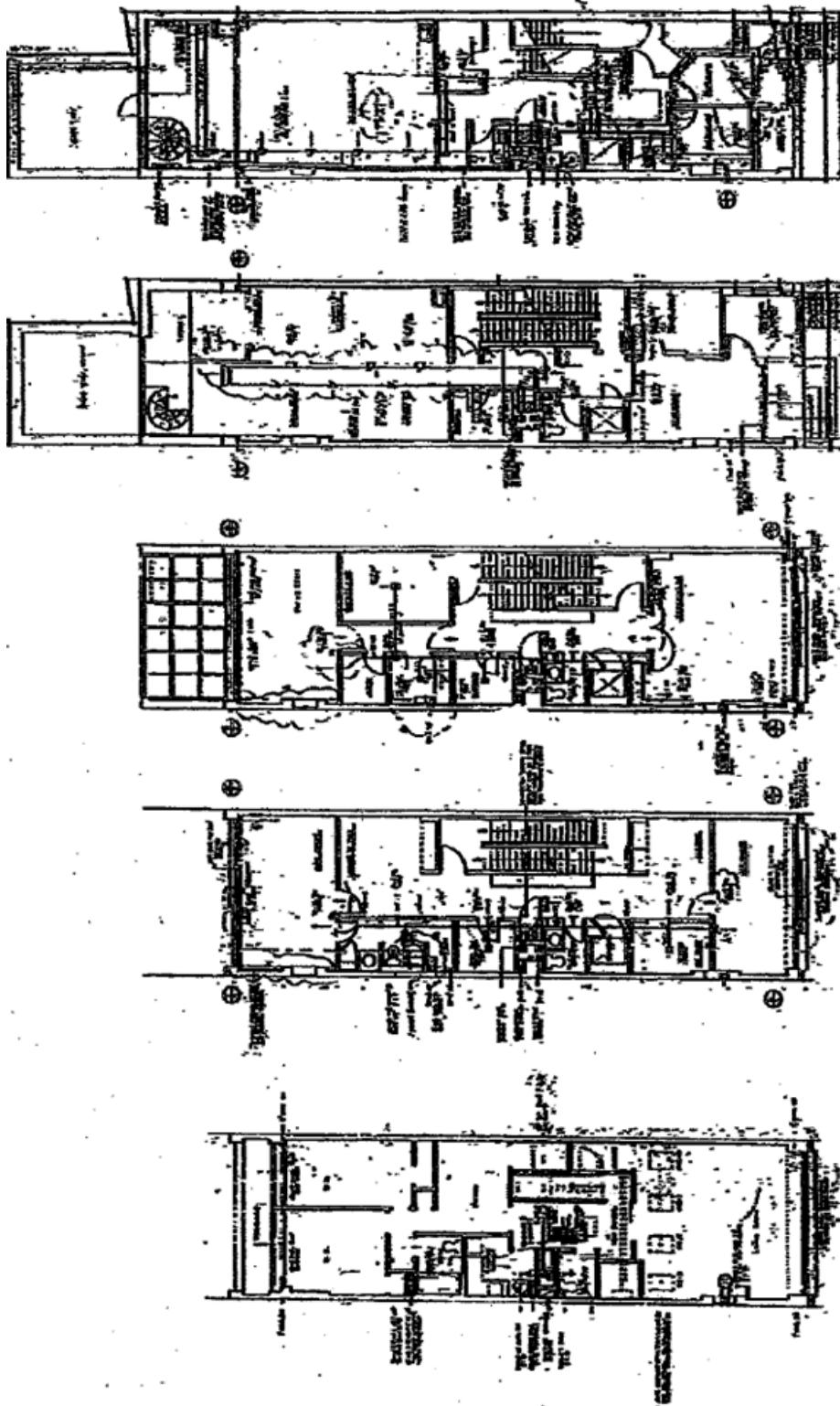
THE BRONX BROOKLYN MANHATTAN NASSAU QUEENS STATEN ISLAND WESTCHESTER

212 East 49th Street

Floor Plans

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Tax & Street Maps

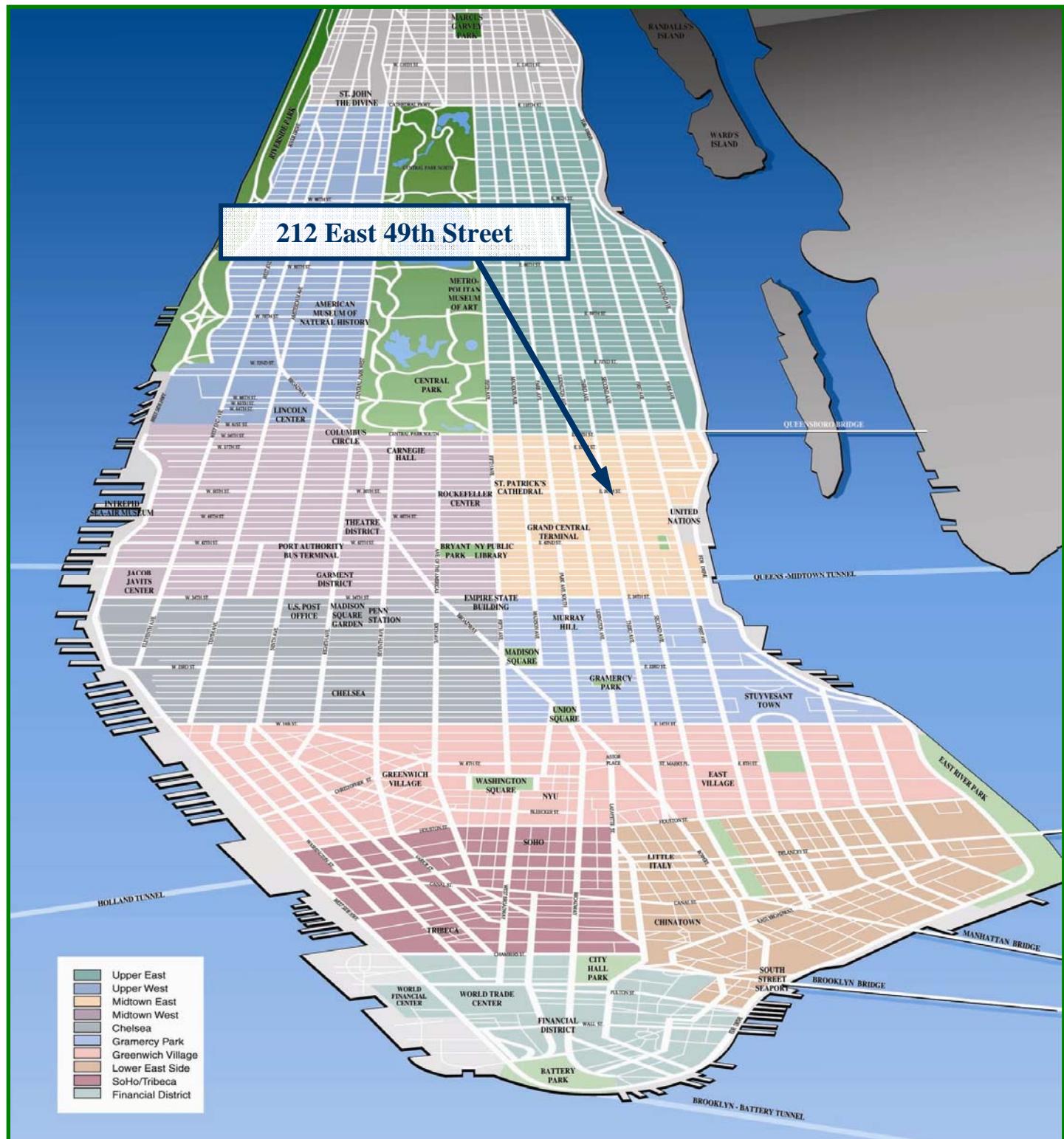
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212 East 49th Street

Neighborhood Map

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212 East 49th Street

Neighborhood Character

Introduction

Midtown East, stretching from 42nd to 63rd Streets and Fifth Avenue to the East River, includes Sutton Place and Beekman Place - two of the city's most sought-after residential enclaves - and the historical district of Tudor City - bounded by First and Second Avenues, from East 40th to East 44th Streets. Characterized by energized street life day and night, looming office towers and easy transportation to many destinations within or outside Manhattan; Midtown East is full of life.

Lexington Avenue, Third Avenue, Second Avenue, First Avenue and York Avenue are predominantly lined with post-war residential towers, with mid-rise elevator and walk-up apartment buildings on the side streets. The neighborhood appeals greatly to young professionals who work in Midtown - one of Manhattan's biggest employment centers - and prefer the convenience and cultural life associated with Midtown East Manhattan.



Business

212 East 49th Street is surrounded by some of Manhattan's largest and most prestigious companies, as well as some of the city's premier flagship office buildings. J.P. Morgan, Wachovia, Pricewaterhouse Coopers and CitiGroup are some of the world's most influential names in business, and are just a handful of the major employers located within blocks of the property. In addition to these companies, 225 East 59th Street is located within walking distance of the Chrysler Building, the Greybar Building, the Empire State Building, the Met Life Building and 101 Park Avenue - the city's largest office buildings containing countless businesses and employment options.

Cultural Amenities

One of the greatest pleasures of Midtown East is the abundance of cultural amenities offered in the neighborhood. The United Nations is located at First Avenue and East 43rd Street and is one of the most famous destinations in all of Manhattan. This area of Manhattan, being the only tract of land in New York that is not part of the United States, is most noticeable by the 181 flags that fly in front of the building. Many of the employees of the United Nations choose to reside in the Midtown East area due to its accessibility and ease of transportation.

212 East 49th Street is also within walking distance of numerous places of worship for people of all religions including St. Bartholomews at 109 East 50th Street, St. Michaels at 242 East 53rd Street, Central Synagogue at 123 East 55th Street, Sutton Place Synagogue at 225 East 51st Street and the famous St. Patrick's Cathedral at 50th Street and Fifth Avenue.

212 East 49th Street

Neighborhood Character

Recreational Options

The abundance of recreational attractions surrounding 212 East 49th Street is one of the major forces attracting people from all over Manhattan. The Vanderbilt YMCA is a popular facility utilized by many residents of the Midtown East area and is located just three blocks to north of the subject property. This division of the YMCA is an institution keeping many residents and families involved in Midtown East neighborhood activities including athletic events, summer camps and classes for the youth. In addition to the YMCA, there are three New York Sports Clubs within easy walking distance at Lexington Avenue and East 31st Street, Third Avenue and East 41st Street, and Grand Central Terminal. There is also a New York Health and Racquet Club on 45th and Lexington offering everything from specific training classes, to racquetball and squash.

For those who desire to be outside, the Dag Hammarskjold provides outdoor space for the famous Greenmarket event. This tradition, dating back to 1976, is a program allowing outside regional growers to sell fresh farm produce to New Yorkers. This market has been a godsend for Midtown East due to the ease with which residents can get fresh produce and staples including, but not limited to, corn, tomatoes, zucchini and fresh flowers. The large crowds that attend this weekly event can stroll around the open space while enjoying the free music provided by various street musicians.

Shopping

From the small boutique stores in Sutton Place, to the big national retailers along Fifth Avenue, Midtown East has a wide array of shopping available to all residents. Shopping throughout Midtown East is abundant, with options ranging from “boutique” on Madison Avenue, to “commercial” on Lexington and Third Avenues, to “neighborhood” on Second, First and York Avenues. Patrons of 212 East 49th Street have a wide array of neighborhood shopping options located around the property. Within walking distance of the property, residents have access to beauty salons, bookstores, delicatessens, grocery stores, leisure stores, pharmacies and wine shops including Food Emporium, Gristedes, Duane Reade Pharmacy, Rite-Aid Pharmacy, Blockbuster and the Amish Market.

Recognized as one of only a handful of truly first-class shopping locations in the world, Lexington, Madison and Fifth Avenues are an impressive display of elite retailing options. Midtown East is home to some of the world's most famous retailers including Bergdorf's, Bloomingdales, FAO Schwarz, Saks Fifth Avenue, Tiffany's, Thomas Pink and Brooks Brothers. Exclusive boutiques including Lacoste, Coach, and LucaLuca are also starting to find a home in Midtown Manhattan. Further to the south is home to other boutique shops including Givenchy, Yves St. Laurent, Prada and the luxury day spa, Georgette Klinger.

To have all of this within walking distance of 212 East 49th Street reflects well on the property, offering an added dimension of class to the neighborhood.



212 East 49th Street

Neighborhood Character

Dining

The variety of restaurant options in Midtown East includes Patroon, Bobby Van's, Docks, Riingo, Il Nido, Patsy's, Rosa Mexicano, Serendipity, Capital Grille, Smith & Wollensky, Asia de Cuba and The Palm. This superior concentration of restaurants near 219 East 44th Street is a boon for a garage facility, adding nearby excitement to the list of neighborhood amenities. Furthermore, proximity to a vibrant synergy of convenient bars and restaurants up and down Second Avenue hold a real and significant appeal.

Healthcare

New York City's main concentration of private and teaching medical institutions surround the Midtown East area. The Lenox Hill Hospital, Cornell Medical School and New York Hospital all have a strong presence in the neighborhood. The Rockefeller Institute for Medical Research stretches from East 63rd Street to East 68th Street along the East River. Further to the north lies Lenox Hill Hospital, located at Lexington Avenue and East 76th Street, which is only four subway stops north on the 4/5/6 train from Grand Central station.



Transportation

Midtown East is considered to be one of the busiest transportation hubs in all of Manhattan. The nearby E/V, F, N/R/W & 4/5/6 subway lines provide access to both the east and west sides of Downtown Manhattan, the Bronx, Brooklyn, and Queens, with the closest subway stops located at West 53rd Street and Fifth Avenue. In addition, the area is served by bus routes running north and south on Madison (#2/3), Fifth (#2/3), Sixth (#5) and Seventh (#10) Avenues, as well as east and west along 50th, and 57th Streets. Grand Central Station, located at East 42nd Street between Lexington and Vanderbilt Avenues, is primarily a hub for the Metro North Railroad Lines. Grand Central Station is also services the 4/5/6 lines as well as the 7 and the shuttle to Times Square. 212 East 49th Street is also located close to the FDR Drive, the Queens-Midtown tunnel and the Queensboro bridge; all providing for easy accessibility by car.

Conclusion

No other micro-market in Manhattan enjoys the mixed-use character and convenience associated with Midtown East. This district of New York City has a competitive advantage over other New York markets in its ability to capture a broad range of market demand segments. Demand for investment and development caliber property in this area has been on the increase over the past decade.

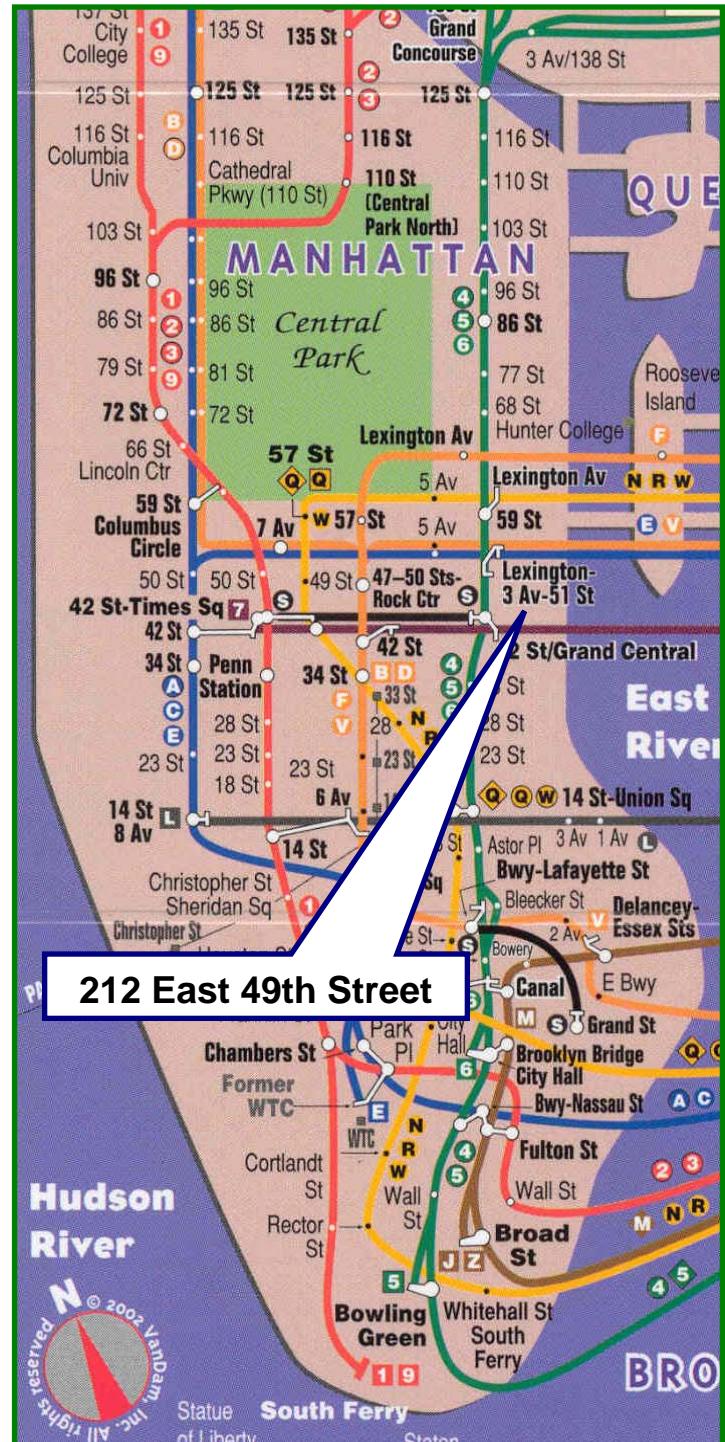
212 East 49th Street

Transportation Description

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Bus Map

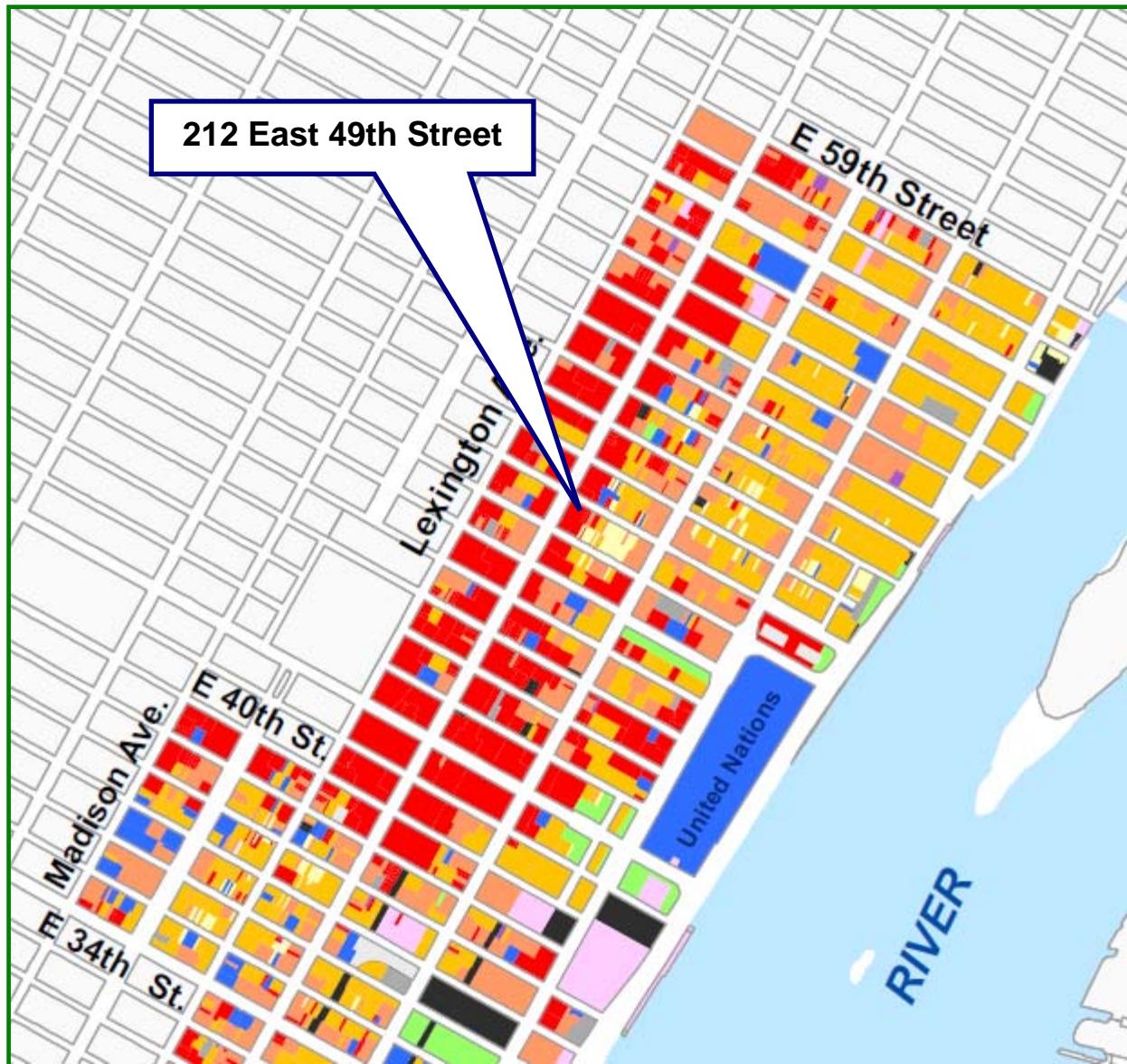


Subway Map

212 East 49th Street

Neighborhood Map: Community District 6

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Residential Land Uses

- One & Two Family Buildings
- Multi-Family Buildings
- Mixed Residential and Commercial Buildings

Non-Residential Land Uses

- Commercial / Office Buildings
- Industrial / Manufacturing
- Open Space and Outdoor Recreation
- Public Facilities and Institutions
- Transportation and Utility
- Parking Facilities
- Vacant Land
- All Others or No Data

212 East 49th Street

Zoning Description

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New York City's zoning regulates permitted uses of the property; the size of the building allowed in relation to the size of the lot ("floor area ratio"); required open space on the lot, the number of dwelling units permitted; the distance between the building and the street; the distance between the building and the lot line; and the amount of parking required.



C6

C6 districts permit a wide range of high-bulk commercial **uses** requiring a central location. Most C6 districts are in Manhattan and Downtown Brooklyn and permit corporate headquarters, large hotels, entertainment facilities, retail stores and high-rise residences in **mixed buildings**. Because C6 districts are well served by mass transit, off-street parking is generally not required, except within the Special Hudson Yards District.

C6-1 through C6-3 districts allow a commercial **floor area ratio (FAR)** of 6.0, and are generally mapped outside of the central business cores, in areas such as the Lower East Side or Chelsea.

C6-4 through C6-9 districts, mapped mostly within the city's major business districts, permit a maximum FAR of 10.0 or 15.0 (exclusive of any applicable bonus). In these districts, a **tower** occupied by commercial, residential and/or community facility uses may penetrate the **sky exposure plane**.

C6 districts with a G or M suffix (C6-1G, C6-2G, C6-2M and C6-4M), mapped in the Garment Center, Chinatown and Chelsea, have special regulations governing conversion of non-residential space to residential use.

C6 districts are widely mapped within special districts. Some, such as the C6-4.5, C6-5.5, C6-6.5 and C6-7T districts mapped only within the Special Midtown District, have unique floor area ratios and bonus rules.



Midtown

	C6 Commercial Districts														
	C6-1	C6-1A	C6-2	C6-2A	C6-3	C6-3A	C6-3X	C6-4	C6-4A	C6-4X	C6-5	C6-6	C6-7	C6-8	C6-9
Commercial FAR	6.0 ¹	6.0 ¹	6.0 ¹	6.0	6.0 ¹	6.0	6.0	10.0 ¹	10.0	10.0 ¹	10.0 ¹	15.0 ¹	15.0 ¹	10.0 ¹	15.0 ¹
Residential FAR	0.87–3.44 ²	0.78–2.43 ³	0.94–6.02 ⁴	6.02	0.99–7.52	7.52	9.0	10.0 ^{1,5}	10.0 ⁵	10.0 ⁵	10.0 ^{1,5}	10.0 ⁵	10.0 ⁵	10.0 ^{1,5}	10.0 ⁵
Residential Equivalent District	R7	R6	R8	R8A	R9	R9A	R9X	R10	R10A	R10X	R10	R10	R10	R10	R10

¹ FAR bonus of up to 20% for a plaza

² 4.0 FAR on wide streets outside the Manhattan Core under Quality Housing Program

³ 3.0 FAR on wide streets outside the Manhattan Core under Quality Housing Program

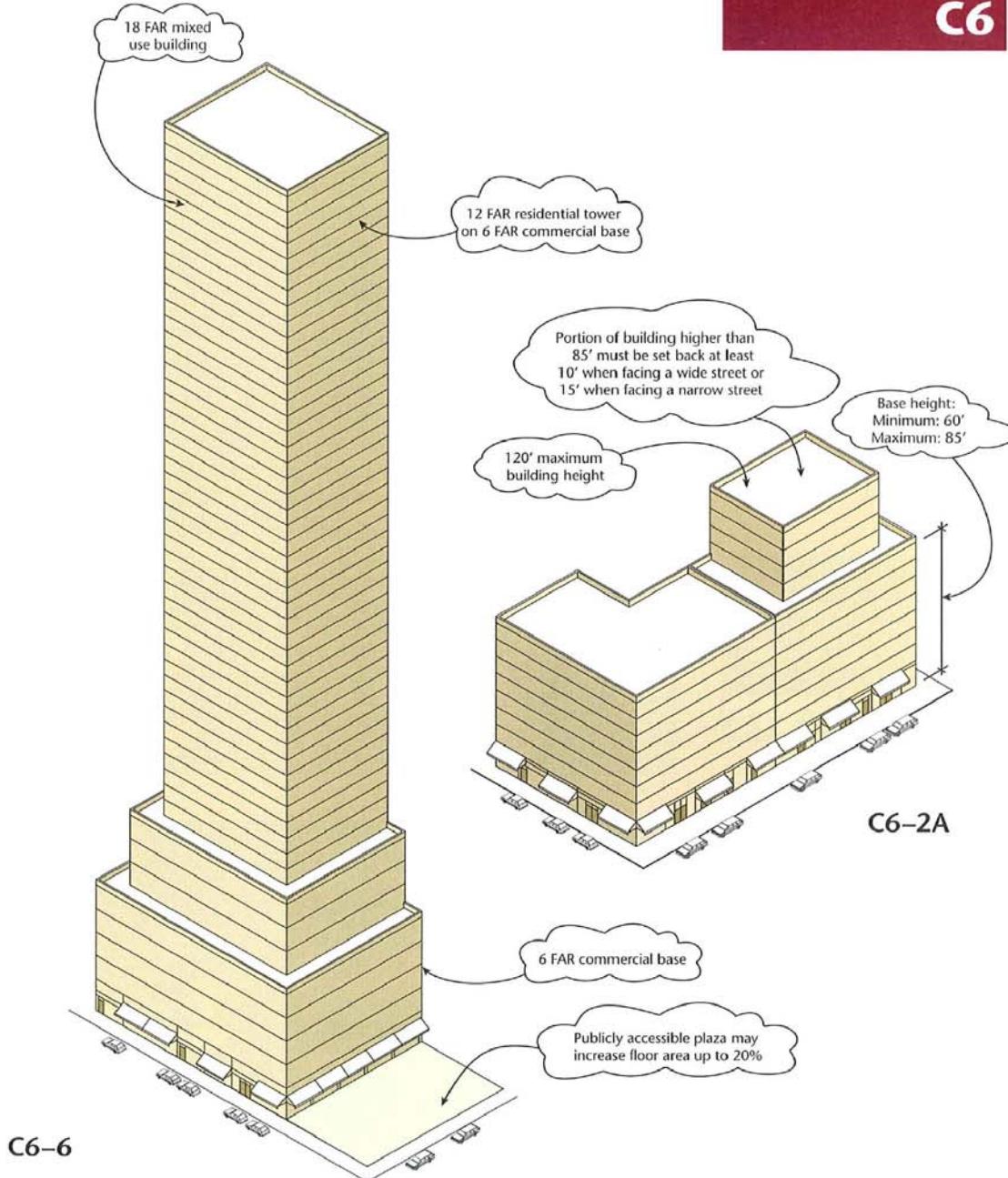
⁴ 7.2 FAR on wide streets outside the Manhattan Core under Quality Housing Program

⁵ 12 FAR with Inclusionary Housing

212 East 49th Street

Zoning Text

C6



212 East 49th Street

Zoning Text

R10

R10 districts permit the highest residential **density** in the city. In Manhattan, much of midtown and downtown, as well as major crosstown streets and avenues, permit R10 density. In these areas, and in sections of Downtown Brooklyn and Long Island City, this high density can also be achieved in commercial districts that permit an R10 **residential district equivalent**.

Almost all districts that permit R10 density allow a residential **FAR** of 10.0 that can be increased to 12.0 pursuant to the **Inclusionary Housing Program**. In R10 and commercial districts with an R10 residential equivalent, **height factor** regulations do not apply. Developers of residential buildings may choose between **Quality Housing** regulations (the same as R10A regulations) or **tower rules** which permit a building to penetrate the **sky exposure plane**. Depending on the district and location, the tower may be required to have a contextual building base.

R10 Tower-on-a-Base

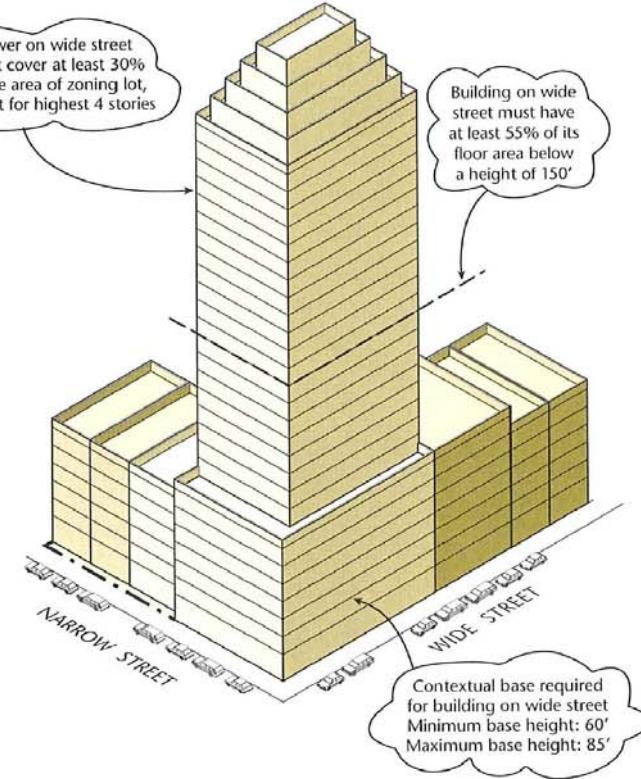
Tower regulations require a **tower-on-a-base** building form for most residential developments in R10 districts (and in C1-9 and C2-8 districts which permit residential use at R10 density above one or two floors of commercial use). In these districts, a residential building fronting on a **wide street** must have a contextual base between 60 and 85 feet high which extends continuously along the **street line**. The tower portion is permitted a **lot coverage** maximum of 40%. Its height is controlled by a lot coverage minimum of 30% and a rule that at least 55% of the floor area on the **zoning lot** be located below a height of 150 feet. For buildings with only **narrow street** frontage, no contextual base is required, and towers are permitted provided they are set back from the street line at least 15 feet.



Upper East Side



Upper East Side



R10 General Residence District: Tower-on-a-Base

R10 & equivalent districts	Districts	FAR	Base Height (min/max)	Tower Lot Coverage (min/max)
	R10 C1-9 C2-8	10.0 ¹	60-85 ft ²	30%-40% ²

¹ 12 FAR with Inclusionary Housing bonus

² Applicable on wide streets only

212 East 49th Street

Zoning Text



Tribeca

Tower can penetrate sky exposure planes provided it is set back at least 10' from a wide street and 15' from a narrow street

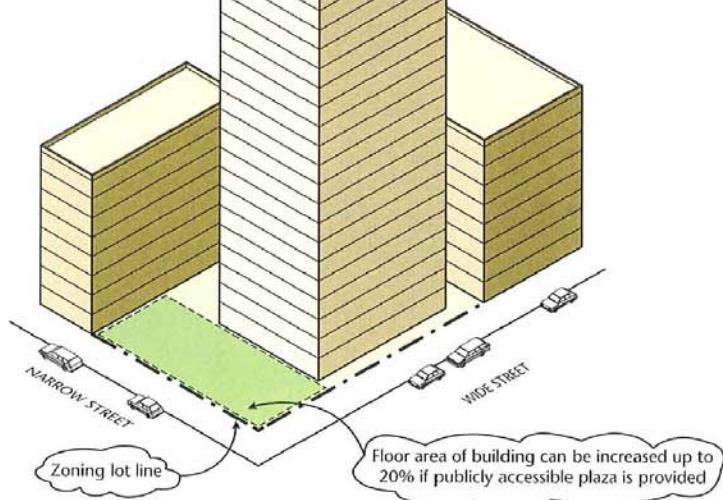
R10

R10 Towers in Primarily Commercial Districts

In primarily commercial districts (C4-6, C4-7, C5 and C6-4 through C6-9) that permit residential development at R10 density, a tower is not required to have a contextual base. A tower footprint may cover no more than 40% of the area of the zoning lot, or up to 50% on lots smaller than 20,000 square feet. The tower must also be set back from the street line at least 10 feet on a wide street and 15 feet on a narrow street. In these districts, a floor area bonus can be achieved by providing a public *plaza*.

Parking

Parking is generally not required in the **Manhattan Core** or in Long Island City. Elsewhere, parking is required for at least 40% of the dwelling units.



R10 Tower in Commercial Districts

R10 equivalent districts	Districts	FAR	Tower Lot Coverage (max)	Required Parking (min)
	C4-6 C4-7 C5 C6-4 through C6-9	10.0 ¹	40% ²	40% ³

¹ 12 FAR with Inclusionary Housing or plaza bonus

² Up to 50% on zoning lots less than 20,000 square feet

³ Waived in Manhattan Core except for the Special Hudson Yards District

212 East 49th Street

Zoning Text



Upper East Side



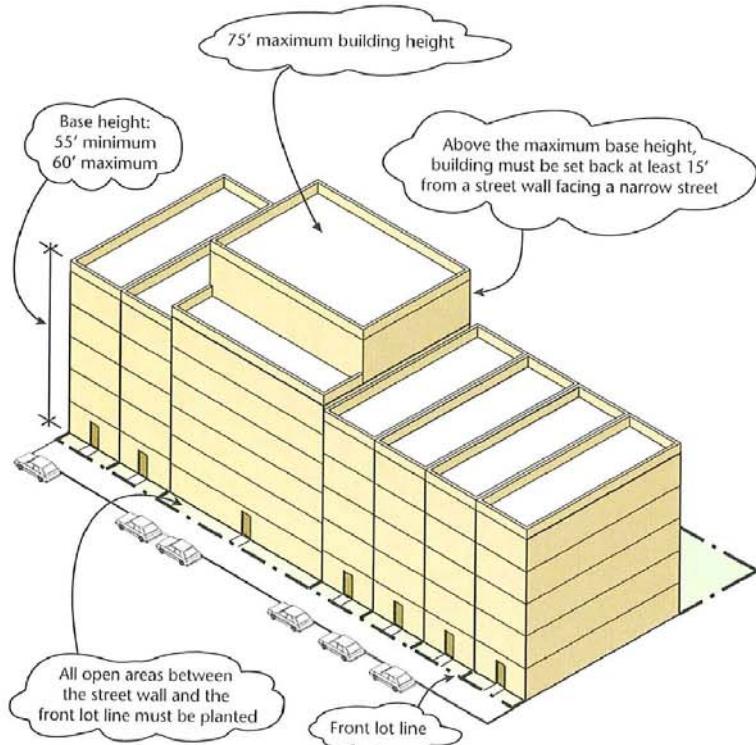
Upper West Side

R8B

R8B districts usually present the same unified blocks of "brownstone" row houses as R5B and R6B districts but the higher **floor area ratio (FAR)** of 4.0 creates a taller building that is commonly found on the narrow side streets of the Upper West Side and the Upper East Side in Manhattan. The mandatory **Quality Housing** regulations encourage new, six-story apartment buildings, with a one-story **setback**, to fit in with the rows of 19th century houses.

The **base height** of a new building before a 10-foot setback is 55 to 60 feet. The maximum building height is 75 feet. Many buildings are set back from the street by stoops and shallow front yards. To maintain the traditional streetscape, **curb cuts** are prohibited on lots narrower than 40 feet and the front wall of a new building, on any lot up to 50 feet wide, must be as deep as one adjacent front wall but no deeper than the other. On lots with at least 50 feet of frontage, the front wall must be no closer to the **street line** than the front wall of an adjacent building. Front walls need not be set back beyond 15 feet.

Off-street parking is not allowed in front of a building and any area between the front wall and the street line must be landscaped. Parking is required for 50% of dwelling units, and can be waived if 15 or fewer parking spaces are required.



R8B General Residence District

R8B	FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking ¹ (min)
		Corner Lot	Interior/Through Lot			
	4.0	80%	70%	55-60 ft	75 ft	50% ²

¹ Waived if 15 or fewer spaces required

² 40% in Brooklyn

212 East 49th Street

Assessment



Account History | City of New York

(Clicking on a link below will open a new window)

[DISCLAIMER](#)

[Information Explanation](#)

Profile

Report Date	05/03/2011	Payments Thru:	12/29/2010
Borough:	MANHATTAN	Building Class:	09 Codes
Block:	1322	Tax Class:	4
Lot:	143	In Rem:	N
Property Address:	212 EAST 49 STREET	Exemption:	N
		Unused SCRIE credit:	.00

[Click here for a more detailed explanation of the items below.](#)

Account Type	Account ID	Period Begin Date	Due Date	Period End Date	Interest Begin Date	Period Balance	Assessed Value
ELEV		09/23/2009	01/01/2010	09/23/2009	01/01/2010	.00	0
PROP		07/01/2008	07/01/2008	12/31/2008	07/01/2008	5,042.02 CR	720,000
PROP		01/01/2009	01/01/2009	06/30/2009	01/01/2009	5,211.48 CR	720,000
PROP		07/01/2009	07/01/2009	12/31/2009	07/01/2009	.00	504,000
PROP		01/01/2010	01/01/2010	06/30/2010	01/01/2010	.00	504,000
PROP		07/01/2010	07/01/2010	12/31/2010	07/01/2010	.00	531,000
PROP		01/01/2011	01/01/2011	06/30/2011	01/01/2011	.00	531,000

212 East 49th Street

DOB Violations (As of May 3, 2011)



NYC Department of Buildings

DOB Violations

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Premises: 212 EAST 49 STREET MANHATTAN		BIN: 1038043 Block: 1322 Lot: 143
NUMBER	TYPE	FILE DATE
V* 010282CBCW2	DOB VIOLATION DISMISSED	00/00/1982
DISMISSAL DATE:	AGENCY LICENSE:	BADGE NO.:
V* 102483E1255-6-1	DOB VIOLATION DISMISSED	10/24/1983
DISMISSAL DATE: 10/07/1986	AGENCY LICENSE:	BADGE NO.:
V* 061385CBCW03	DOB VIOLATION DISMISSED	06/13/1985
DISMISSAL DATE: 09/09/1986	AGENCY LICENSE:	BADGE NO.:
V* 092485E133761	DOB VIOLATION DISMISSED	09/24/1985
DISMISSAL DATE: 10/15/1985	AGENCY LICENSE:	BADGE NO.:
V* 100187LL16NRF02123	DOB VIOLATION DISMISSED	10/01/1987
DISMISSAL DATE: 10/17/1988	AGENCY LICENSE:	BADGE NO.:
V 082995LL629103616	DOB VIOLATION - ACTIVE	08/29/1995
V* 101289LL108102197	DOB VIOLATION DISMISSED	10/12/1989
V* 042591LL108101019	DOB VIOLATION DISMISSED	04/25/1991
V* 041795LL108101328	DOB VIOLATION DISMISSED	04/17/1995
V* 030896LL108101009	DOB VIOLATION DISMISSED	03/08/1996
V* 011397LL108101160	DOB VIOLATION DISMISSED	01/13/1997
V* 010698LL108100934	DOB VIOLATION DISMISSED	01/06/1998
V* 012099LL108101089	DOB VIOLATION DISMISSED	01/20/1999
V* 031699LL629104022	DOB VIOLATION DISMISSED	03/16/1999
V* 031000LL108101115	DOB VIOLATION DISMISSED	03/10/2000
V* 030801LL108101055	DOB VIOLATION DISMISSED	03/08/2001
V* 021902LL108101200	DOB VIOLATION DISMISSED	02/19/2002
V* 032103LL108100906	DOB VIOLATION DISMISSED	03/21/2003
V* 021304LL629102303	DOB VIOLATION DISMISSED	02/13/2004
V* 042104LL108101068	DOB VIOLATION DISMISSED	04/21/2004
V* 040207LL108101204	DOB VIOLATION DISMISSED	04/02/2007
V* 071807E9011/208720	DOB VIOLATION DISMISSED	07/18/2007
V* 010109LL629101924	DOB VIOLATION DISMISSED	01/01/2009
V* 092309E9011/311740	DOB VIOLATION DISMISSED	09/23/2009