

New York Title Research Corporation

550 Mamaroneck Ave.;
Suite 401
Harrison, NY 10528
(914) 835-7100 Fax (914) 835-7466

Confirmation Letter

Title Number **NYT11289**

Underwriter: **Stewart Title Insurance Company**

Date Ordered:
7/24/2007

Due:
8/1/2007

Account Executive:

Applicant:
Darryl Vernon, Esq.
Vernon & Ginsburg, LLP
Mel Ginsburg, Esq.
261 Madison Avenue
New York, New York 10016
(212) 949-7300
Fax # (212) 697-4432

Bank's Escrow Agent:
Linett, Schechter, Reicher
810 7th Avenue
New York, New York 10019
(212) 245-7700
Fax (212) 977-8123

Seller's Attorney:

Copies To:

Purchaser/Borrower:
160 Madison Avenue Owners
Corporation

Lender:
Intervest National Bank

Seller:

Premises: **160 Madison Avenue**
District:
Section:
Block: **862**
Lot(s): **20**

State: **NY**
County: **New York**
Municipality: **New York**

Insured Mortgage: **\$1,700,000.00**
Insured Fee: **\$0.00**

ESTIMATED CHARGES

Mortgage Policy Premium	\$5,900.00
Bankruptcy Search	\$50.00
Municipal Searches	\$350.00
Survey Locate/Inspection	\$95.00
Endorsements (8.1, Waiver, Residential)	\$75.00

***ALL AMOUNTS ARE SUBJECT TO CHANGE AND OTHER
SERVICE CHARGES MAY APPLY***

***IF THIS IS A REFINANCE OR SUBORDINATE MORTGAGE
WITHIN TEN (10) YEARS, THE MORTGAGE POLICY PREMIUM
WILL BE REDUCED BASED ON REVIEW OF YOUR ABSTRACT OF
TITLE.***

Thank you for your application.

Disclosure of Additional Services Notice to Insured

Please be advised that the lender and other parties may have requested Title Agent to 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

New York Title

Research Corporation

Title No: **NYT11289**
Effective Date: **7/10/07**
Redated:

Proposed Insured:

Mortgagor: **160 Madison Avenue Owners Corporation**

Mortgagee: **Intervest National Bank, its successors and/or assigns**

Amount of Insurance:

Fee **\$0.00**

Mortgage **\$1,700,000.00**

THIS COMPANY CERTIFIES that a good and marketable title to the premises described in Schedule A Description subject to the liens, encumbrances and other matters, if any, set forth in this certificate may be conveyed and/or mortgaged by:

TITLE VESTED IN:

160 Madison Avenue Owners Corporation

Title acquired by a Deed dated 12/1/1983, and recorded 2/11/1985 in Liber/Reel 875 on page 1570, made by:

Henry Traiman Associates, Inc.

Premises described herein are known as: **160 Madison Avenue**

County: **New York**
Town/City: **New York**
State: **NY**
District:
Section:
Block: **862**
Lot: **20**

For any title clearance questions on this report, please call:

Lisa Ann Zeppieri, Esq.
(914) 835-7100

New York Title

Research Corporation

Title No: **NYT11289**

Schedule A Description

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Madison Avenue distant 73 feet 11 ½ inches northerly from the corner formed by the intersection of the westerly side of Madison Avenue and the northerly side of 32nd Street;

RUNNING THENCE Northerly along the westerly side of Madison Avenue 24 feet 7 inches;

THENCE Westerly part of the distance through a party wall 95 feet;

THENCE Southerly parallel with Madison Avenue 2 feet 7 inches;

THENCE Easterly parallel with 32nd Street and part of the distance through a party wall 95 feet to the westerly side of Madison Avenue to the point or place of BEGINNING.

New York Title

Research Corporation

Title No: NYT11289

Schedule B

Hereinafter set forth are additional matters which will appear in the policy as exceptions from coverage, unless disposed of to our satisfaction prior to the closing or delivery of the policy.

DISPOSITION

1. Rights of tenants or parties in possession, if any.
2. Any state of facts an accurate survey and/or survey inspection of the premises would show.
3. Mortgages of record: None of record.
4. Taxes, tax liens, tax sales, water rents, sewer rents and assessments set forth in schedule herein.
5. Covenants, conditions, easements, leases, agreements of record as follows:
 - a) Covenants & Restrictions on Liber 536 page 351. *(see within.)*
 - b) Covenants & Restrictions in Liber 664 page 561. *(see within.)*
 - c) Covenants & Restrictions in Liber 762 page 507. *(see within.)*
6. The attached Disclosure Notice concerning additional searches must be executed at closing and returned to this Company. *(see within.)*
7. Proof by affidavit from the certified owners herein (160 Madison Avenue Owners Corporation), is required that there are 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.
8. Satisfactory proof is required that 160 Madison Avenue Owners Corporation has/have been known by no other names for ten years last past.
9. Satisfactory proof is required that the person(s) executing the mortgage documents to be insured herein is/are the same person(s) as the grantee in deed dated 12/1/83, recorded 2/11/85, in Liber 875, at page 1570.
10. The last deed of record was dated 12/1/83 and recorded 2/11/85. Satisfactory proof is required that Erika Magid was alive and well at the time of delivery of said deed, and consented to the transfer.
11. Searches for judgments and federal tax liens filed in New York County -vs.- 160 Madison Avenue Owners Corporation show Nothing Found.

New York Title

Research Corporation

12. Until a guaranteed and acceptable survey is submitted, Company will not certify as to the location or dimensions of the within described premises on all sides, and will except any state of facts an accurate survey would disclose.

13. 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.

14. The tax search indicates that current, actual, water meter readings have not been entered and/or that there may have been minimum average or estimated water meter readings. Policy does not insure against entries in the records in the office of the Department of Finance or the Department of Environmental Protection for water charges and sewer rents entered and billed subsequent to closing for periods prior to closing or interest thereon.

A request for a final reading must be made in advance of closing to the Department of Environmental Protection – Bureau of Customer and Conservation services office in the Borough in which the property is located.

Information regarding payment and scheduling of readings can be obtained by calling the numbers below:

Kings: (718) 923-2652

Queens: (718) 595-4818

Bronx: (718) 579-6979

Richmond: (718) 876-6837

NYC: (212) 643-2168

15. Sidewalk Violation: Filing #716185 filed 5/10/00. In order to omit the sidewalk notice(s) of violation(s), this Company will require per violation of notice, the sum of \$200.00 per foot of street frontage *plus* \$400.00 per curb cut, to hold pending the removal of such notice(s) of violation(s).

16. Proof of due incorporation of 160 Madison Avenue Owners Corporation is required.

17. Resolution of the Board of Directors of 160 Madison Avenue Owners Corporation is required authorizing the proposed mortgage. The certificate certifying to the passage of the resolution must also certify that the Certificate of Incorporation does not require the consent of stockholders.

18. Proof of payment of New York State Franchise Taxes due and owing, if any, from 160 Madison Avenue Owners Corporation is required (being investigated – report ordered).

19. A status report is required from the City of New York evidencing the payment to date of New York City Business Corporation Taxes due and owing, if any, from 160 Madison Avenue Owners Corporation. If such report is not furnished by the Corporation to this Company, Policy will except the lien of said taxes. *(This report is not available to the Company.)*

20. Bankruptcy Searches in New York County -vs.- 160 Madison Avenue Owners Corporation show Nothing Found.

New York Title

Research Corporation

21. 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, is to be presented.

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

23. 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, whether or not such charges are liens against which this Policy insures.

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 Environmental Protection for water tap closing or any related work 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.

NOTE: CITY OF NEW YORK: (718) 935-6000

a) Highway Department (Sidewalk Violations):

Kings: (718) 780-8129 Queens: (718) 286-2770

Bronx: (718) 931-2066 Richmond: (718) 816-2348

NYC: (212) 442-7863

b) Environmental Control Board Liens: (212) 971-3600

c) Delinquent or In Rem Taxes in The City Of New York: (718) 935-6533

24. Effective June 1st 2005, the rate of mortgage recording tax in counties within the Metropolitan Commuter Transportation District has increased. Said District includes The City of New York and the Counties of Dutchess, Nassau, Orange, Putnam, Rockland, Suffolk and Westchester. The portion of the mortgage tax impacted is the so-called "Additional Tax," which has increased from twenty-five cents for each one hundred dollars and each major remaining fraction thereof secured to thirty cents. The lender's portion of the mortgage tax on residential files was not affected and will continue to be calculated at .25%.

The new mortgage tax rates are as follows (per \$100.00 secured):

New York City

All mortgages securing less than \$500,000.00	\$2.05
One-to-three family dwellings \$500,000.00 or more	\$2.175
All other mortgages \$500,000.00 or more	\$2.80

New York Title

Research Corporation

Westchester (excepting City of Yonkers) and Rockland	\$1.30
City of Yonkers	\$1.80
Dutchess, Nassau, Orange, Putnam, Suffolk	\$1.05

New York Title
Research Corporation

Title No: NYT11289

MORTGAGES

None of record.

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.



S.J. CARROLL JR., INC.

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TAX SEARCH

COMPANY: NEW YORK TITLE RESEARCH

DATE : 07/25/2007

TITLE #: NYT11289

TAX MAP ATTACHED

COUNTY: MANHATTAN BLOCK: 862

LOT: 20

SJC REF: 354378

PREMISES : 160 MADISON AVENUE

2006/2007 A.V. TAX CLASS: 4 TAX RATE: 10.997 BUILDING CLASS: L8

(TRANS.) LAND: 447,660 TOTAL: 699,900 EX. 0 EX. 0

(ACTUAL) LAND: 495,000 TOTAL: 814,500 EX. 0 EX. 0

REASON FOR EXEMPTION: NO EXEMPTIONS A.O.: 160 MADISON AVE OWNRS

COUNTY: NEW YORK SEC/VOL: 306 BLOCK: 862 LOT: 20

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

2007/2008 TAX 1 ½ DUE 07/01/07 38,309.70 PAID 07/07/07
UNOFFICIAL

2 ½ DUE 01/01/08 38,309.70 OPEN

VAULT TAX CHARGES: NONE

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

1-800-345-7334

SCALE 1/16" = 10' 0" HORIZ

OCT 29, 1997

Block 106-AREA NEW-LET # 862
106-1000/1000 11/1/121
LOT DROP

E. 34TH

AVE.

E. 33RD

AVE.

ST

AVE.

5TH

MADISON

PARK

24

E.

32ND

ST

24

SEE PAGE 10

111-11

106-10

SEE VOL. 6

862

863

863

862

CONDOMINIUM
SEE PAGE 148
SEE PAGE 240
SEE PAGE 240

CONDOMINIUM
SEE NO. 317
SEE PAGE 244



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WATER DEPARTMENT SEARCH

COMPANY: NEW YORK TITLE RESEARCH

DATE : 07/25/2007

TITLE #: NYT11289

COUNTY: MANHATTAN

PREMISES : 160 MADISON AVENUE

BLOCK: 862

LOT: 20

SJC REF: 354378

ACCOUNT #7000117672001

DUE 07/24/07

\$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>
9967	02/23/07	05/22/07	\$979.77	06/04/07 ACTUAL

METER #7526 - NO CONSUMPTION-FIRE METER

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

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

Title No: **NYT11289**

MUNICIPAL DEPARTMENT SEARCHES AND STREET REPORT

Any searches or returns 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 and Building Violation Search, Fire Search, Certificate of Occupancy Search, Street Search and Emergency Repair Search

In New York City, if there is a **STREET VAULT**, it is suggested that applicant investigate possible unpaid license fees by the City of New York for the use of such vault, because the right to maintain IT IS **NOT INSURED**, nor does the Company insure that the vault charges have been paid.



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HOUSING & BUILDING SEARCH

COMPANY: NEW YORK TITLE RESEARCH

TITLE #: NYT11289

PREMISES : 160 MADISON AVENUE

DATE : 07/25/2007

COUNTY: MANHATTAN

SJC REF: 354378

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 03/28/07.

BUILDING DEPARTMENT:

VIOLATIONS ATTACHED- PAGES (1)

V 08/16/1985 ELL1081SS01798 *
V 04/03/1986 E1370132 (ELEVATOR) **
V 02/02/1988 E119684 (ELEVATOR) **
V 11/04/2002 E9011/163369 (ELEVATOR) **
V 12/31/1996 CMTF2R1 (CONSTRUCTION) **
V 12/31/1996 ZMTF1R1 (CONSTRUCTION) **
V 09/19/2005 E94441141137 (ELEVATOR) **

*(THE VIOLATION IS EXPLAINED ON THE ATTACHED SAMPLE COPY).
**(A COPY OF THIS VIOLATION IS NOT AVAILABLE)

RENT & HOUSING MAINTENANCE:

NO VIOLATIONS

CLASSIFICATION

MULTIPLE DWELLING:

NOT A MULTIPLE DWELLING:

XXX

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N.Y.C. DEPARTMENT OF BUILDINGS
ELEVATOR DIVISION

FIRST-CLASS MAIL
U.S. POSTAL PAID
NEW YORK, N.Y.
PERMIT NO. 2597

SAMPLE COPY VSS

SECTION C-26-1801.2 AND C-26-1801.4 OF THE NYC ADMINISTRATIVE CODE
HAVE BEEN VIOLATED.
CONDITION REPORTED: A REVIEW OF THE ELEVATOR DIVISION
OF THE DEPARTMENT OF BUILDINGS INDICATES THAT THE FOLLOWING HAS NOT BEEN
PERFORMED FOR THE PREMISES AT

THE ONE (1) REQUIRED PERIODIC INSPECTION PER ELEVATOR BY THE OWNER TO
BE PERFORMED BETWEEN JAN 1 AND SEPT 15.
REMEDY: THE OWNER SHALL ARRANGE TO HAVE REQUIRED INSPECTIONS/TESTS MADE
BY AN INSPECTION AGENCY QUALIFIED BY THIS DEPT. AN INSPECTION/TEST RESULT
REPORT MUST BE FILED WITH THIS DEPT. IN CONFORMANCE WITH NYC DEPARTMENT OF
BUILDINGS REGULATIONS.

NOTE: ALL INQUIRIES AND REFERENCE TO THIS VIOLATION SHOULD BE
DIRECTED TO THE ELEVATOR VIOLATION DIVISION.
*****GRIEBER IS A CRIME PUNISHABLE BY IMPRISONMENT AND/OR FINE*****

BOROUGH SUPERINTENDENT
COMMISSIONER DEPT. OF BUILDINGS
ISSUED TO OWNER/AUTHORIZED AGENT.

NOTICE OF VIOLATION
T.
O

1683635

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.

388 ATLANTIC AVENUE, SUITE #2
BROOKLYN, N.Y. 11217

SEARCH #

CHECKED BY

COMPANY: NEW YORK TITLE RESEARCH

DATE : 07/25/2007

TITLE #: NYT11289

COUNTY: MANHATTAN

SJC REF: 354378

BUILDING CLASS: L8

The undersigned requests the following information:

PREMISES : 160 MADISON AVENUE

☒ 1. Record of existing Fire Department Violations FEE: \$10.00

☐ 2. Record of Permit for FEE: \$10.00

☐ 3. Other FEE: \$10.00

TOTAL FEE: \$10.00

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 JUN 19 2007 our records show the following:

SEARCHED BY: S.A.
Chief of Fire Prevention

NO VIOLATIONS
Bureau of Fire Prevention
Fire Dept. City of N.Y.

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.



S.J. CARROLL JR., INC.

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CERTIFICATE OF OCCUPANCY

COMPANY: NEW YORK TITLE RESEARCH

TITLE #: NYT11289

PREMISES : 160 MADISON AVENUE

DATE : 07/25/2007

COUNTY: MANHATTAN

BLOCK: 862 LOT: 20

SJC REF: 354378

Attached find Certificate of Occupancy # 27411 issued on 03/04/1941 for a
SEVEN STORY FIREPROOF BUILDING; STORE, OFFICE, SHOWROOMS AND FACTORY.

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.

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DEPARTMENT OF HOUSING AND BUILDINGS
BOROUGH OF MANHATTAN, CITY OF NEW YORK HVC

No. 27411

Date March 4, 1941

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C26-181.0 to C26-187.0 inclusive Administrative Code 213.1.1 to 213.7. Building Code.)

This certificate supersedes C. O. No. 4571

To the owner or owners of the building or buildings

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building ~~located~~ at
160 Madison Avenue
24'7" front

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that any provisions of Section 646 of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Block 862 Lot 20
Borough Alt. No.— 538-1940

Occupancy classification— factory

Construction classification—fireproof
Height 7 stories, 75 feet

Date of completion— August 15, 1940

Located in restricted retail Use District
B Area 2 Height Zone at time of issuance of permit 2965-1940

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:
(Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar					
1st Story	120			25	Printing shop and boiler
Mezzanine	120			15	Store
2nd Story	120			25	Store
3rd "	120			25	Offices, showrooms and factory.
4th "	120			25	
5th "	120			25	
6th "	120			25	
7th "	120			25	

Note: Not more than 25% of floor area to be used for wholesale manufacturing for the 2nd to 7th stories.

Note: Not more than 25% of the floor area to be used for incidental manufacturing on cellar and 1st floor.

Fire alarm system approved by Fire Department November 15, 1940.



S.J. CARROLL JR., INC.

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Quality & Service

25 years

STREET REPORT SEARCH

COMPANY: NEW YORK TITLE RESEARCH

DATE : 07/25/2007

TITLE #: NYT11289

COUNTY: MANHATTAN

PREMISES : 160 MADISON AVENUE

BLOCK: 862

LOT: 20

SJC REF: 354378

FRONT STREET: MADISON AVENUE
WIDTH: MAPPED AT 75' BY THE CITY OF NEW YORK
DEDICATED: LEGALLY OPENED 12/1844
OTHER INFO:

CROSS STREET: EAST 32 STREET
WIDTH: MAPPED AT 60' BY THE CITY OF NEW YORK
DEDICATED: LEGALLY OPENED 06/1838
OTHER INFO:

CROSS STREET:
WIDTH:
DEDICATED:
OTHER INFO:

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388 Atlantic Avenue, Brooklyn, New York 11217 • 718-852-0051 • 212-727-0709 • Fax 718-852-0533 • www.sjcarroll.com



S.J. CARROLL JR., INC.

Researching the Records of NYC Agencies

Quality & Service
25
years

EMERGENCY REPAIR SEARCH

COMPANY: NEW YORK TITLE RESEARCH

DATE : 07/25/2007

TITLE #: NYT11289

COUNTY: MANHATTAN

PREMISES : 160 MADISON AVENUE

SJC REF: 354378

DATE OF LAST PRINTED LIEN BOOK: 12/29/2006

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.**

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388 Atlantic Avenue, Brooklyn, New York 11217 • 718-852-0051 • 212-727-0709 • Fax 718-852-0533 • www.sjcarroll.com

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

SO IN ORIGINAL

REC 875-1570

THIS INDENTURE, made the 1st day of December, nineteen hundred and eighty-three
BETWEEN Henry Traiman Associates, Inc.
160 Madison Avenue
New York, New York,

party of the first part, and 160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the borough of Manhattan, County of New York, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Westerly side of Madison Avenue distant 73 feet 11 1/2 inches Northerly from the corner formed by the intersection of the Westerly side of Madison Avenue and the Northerly side of 32nd Street;

RUNNING THENCE Northerly along the Westerly side of Madison Avenue 24 feet 7 inches;

THENCE Westerly and part of the distance through a party wall 95 feet;

THENCE Southerly and parallel with ~~the corner of~~ Madison Avenue 24 feet 7 inches;

THENCE Easterly and parallel with ~~the corner of~~ 32nd Street and part of the distance through a party wall 95 feet to the Westerly side of Madison Avenue at the point or place of BEGINNING.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.
The property described herein does not constitute all or substantially all of the assets of the corporation.

AND the party of the first part, in compliance with Section 13 of the Lien Law, hereby covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Henry Traiman Associates, Inc.

By Henry Traiman
Henry Traiman, President

★ SO IN ORIGINAL

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

REEL 875 Pg 1571

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

ON IN PERSONAL

STATE OF NEW YORK, COUNTY OF NEW YORK

On the 1st day of November 1983 , before me personally came Henry Traiman

to me known, who, being by me duly sworn, did depose and say that he resides at No. 160 Middle Neck Road, Great Neck, New York, that he is the President

of Henry Traiman Associates, Inc., the corporation described

in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

[Signature]
MICHAEL IRWIN MELTZER
Notary Public, State of New York
No. 41-4633549
Qualified in Queens County
Commission Expires March 30, 1984

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument, that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Quitclaim Deed

TITLE NO.

Henry Traiman Associates, Inc.

TO

160 Madison Avenue Owners Corporation

SECTION 3

BLOCK 862

LOT 20

COUNTY SHERBORN New York

LOC. VER

Recorded At Request of *[Signature]*
RETURN BY MAIL TO:

SEGAL, MELTZER & ~~ASSOCIATES~~
225 Broadway
New York, New York 10007
ATTN: Michael Irwin Meltzer

Zip No.



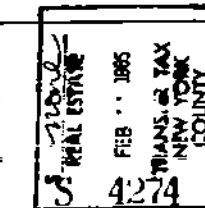
5047

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

COMP ITEM

851000 12153

DATE



DATE
FEB 11 1985
FEB 11 1985
FEB 11 1985
FEB 11 1985

OFFICE OF CITY RECORDER
New York County

RECORDED
WITNESS MY HAND
and official seal

[Signature]
CITY RECORDER

LOC. REC. A. 12

REC. R 1134

TPT Y-2

interest, dower, right of dower, property possession claim, and demand
 whatsoever as well in law as in equity of the said parties of the first
 parting in or to the above described premises and every part and parcel
 thereof with the appurtenances To have and to hold all and singular
 the above mentioned and described premises together with the appurten-
 ances unto the said party of the second part his heirs and assigns forever.
 In witness whereof the said parties of the first part have hereunto set
 their hands and seals at the day and year first above written Vienna
 the 17th day of March 1850. Hannah Menzebach (L.S.) Dated and attested
 in the presence of John A. McKee, State of New York Notary Public
 at New York's On the sixth day of March A.D. 1850 before me
 personally appeared John Menzebach and Hannah his wife who
 known to me to be the same persons described in and who executed
 the foregoing Indenture of Release voluntarily and duly acknowledged
 to me that they executed the same and the said Hannah
 Menzebach further acknowledged to me on a private examination
 separate and apart from her said husband that she executed the
 said Indenture of Release freely and without any fear or coercion
 of her said husband, J. Fleming McKee, Notary Public of New York

...bearing or the said lands or for the carrying on thereon of any and
 of manufacturing, trade or business whatever which may be in any way
 portions or otherwise to the neighboring inhabitants and it is in the
 being agreed that the covenants herein contained shall be deemed to
 and construed as covenants running with the land and shall be
 binding on the parties hereto respectively and on their respective heirs
 assigns In witness whereof the said parties have hereunto set their
 and seal the day and year first above written De Forest Maine 18
 & W. Haines (S) J. Thomas C Davis (S) Francis Gifford (S) and
 and deposes in the presence of the word agreed on the second page
 the words and for the true consideration on the third page
 in witness whereof Michael J McCarney Esq. and Henry Gifford
 Esq. the second day of March one thousand eight hundred and
 Michael J McCarney Esq. and Henry Gifford Esq. witnesses to
 the agreement to which they have personally acquiesced and
 mediated so as did deliver this deed as recited in said title deed
 in the town of De Forest Maine Charles J Haines Francis Gifford
 Thomas C Davis the several persons described in the foregoing
 and agreed that they severally executed the same in their own
 and has heretofore Michael J McCarney become the possessor
 of the same to Theodore Martin Commissioner of Deeds

Recorded the preceding in the year of
 18 March 6th 1864 at 35 in part 3 PM

and
 Deeds

This Indenture

made the fifth day of March in the
 year one thousand eight hundred and sixty between Joseph
 Sanford of the County of De Forest Maine to Sarah C
 Sanford his wife and Charles Sanford of the same
 place parties of the first part witnesses of the second part
 of the first part for and in consideration of the sum of ten thousand
 eight hundred and fifty dollars lawful money of the United
 States of America in hand paid by the said party of the second
 part at or before the executing and delivery of these presents the use
 whereof to the said parties of the first part and the said party of the second part
 heirs executors and administrators forever released and discharged
 from the same to the present have granted bargained sold alien
 conveyed released conveyed and confirmed and by these presents do
 grant bargain sell alien release convey and confirm with
 the said party of the second part and to his heirs and assigns
 All that certain lot of land in the seventeenth Township of
 De Forest Maine bounded and distinguished in map of land bearing
 the name of 11th Sept. 1857 and 14th Sept. 1857 in the
 office of the Clerk of the Court and recorded in the year one thousand

described in and to execute the foregoing Instrument and severally, affirm
that they executed the same as such Trust & Co. of said East River Tra-
de Authority, of the Board of Directors thereof and that the seal here to
fixed is the corporate seal of said East River Trade and was so affixed
even a said Board of Directors. John Newhouse, Clerk of said

Witness the foregoing at the request of Cleveland, I did so
January 18, 1855 at 9 P. M.

664, 561

Wm. A. Davis
Clerk

This Indenture made the twenty second day
December in the Year One thousand eight hundred and fifty four. Between
Charles B. Havens of the City of New York, Counselor at Law of the
first part and De Forest Manice of Hempstead in the County
of Queens Gentlemen of the second part. Witnesseth that the said
party of the first part for and in consideration of the sum of Ten dollars to
said money of the United States of America to him paid by the said party of
second part at or before the recording and delivery of these presents the rec-
ognition of is hereby acknowledged hath granted bargained sold aliened re-
leased conveyed and confirmed and by these presents doth grant bargain
sell alien release convey and confirm unto the said party of the second
part and to his heirs and assigns forever One equal undivided one
fourth part of All those Ten certain lot pieces or parcels of ground situate
lying and being in the Twenty first Ward of the City of New York and more
taken together are bounded and described as follows viz. Beginning at
corner formed by the intersection of the Southernly line of Thirty fourth
with the Westernly line of Madison Avenue and running thence Westly
said Southernly line of Thirty fourth Street One hundred and twenty feet
thence Southernly and parallel with Madison Avenue One hundred and
ninety seven feet six inches to the Northernly line of Thirty third Street
Eastly along said Northernly line of Thirty third Street One hundred and
twenty feet to the Westernly line of Madison Avenue and thence along
said Westernly line of Madison Avenue One hundred and ninety seven
feet six inches to the place of beginning. And also one equal undivided
one fourth part of All those Eleven certain lot pieces or parcels
of ground situate lying and being in the said Twenty first Ward of
said City of New York and which taken together are bounded and described
as follows viz. Beginning at the corner formed by the intersection of
Southernly line of Thirty third Street with the Easternly line of Madison
Avenue and running thence Eastly along said Southernly line of Thirty
third Street One hundred and fifty feet thence Southernly and parallel
with Madison Avenue ninety eight feet nine inches to the center
of the block between Thirty second and Thirty third Streets thence
Eastly along said center line and parallel with said Thirty third Street
ninety five feet thence Southernly and parallel with Madison Avenue
ninety eight feet nine inches to the Northernly line of Thirty second
Street and thence Eastly along said Northernly line of Thirty second Street

and several adjoin-
ing East River Bar-
at the seal hereto
and was so affixed
and signed by
me. John C.

J. C. [Signature]
[Signature]

Twenty second day
of fifty four. Before
the at Law of the
Court in the Court
that the said
of Ten dollars to
the said party of
present the said
ad joined were
ad the grant larg
in part of the said
undivided one
of ground lot
New York and
beginning at
Thirty fourth
thence West
and twenty fe
one hundred
by the street
One hundred
and thence along
and ninety six
one equal and
pieces or parcels
first March of
undivided and
intersection
line of Madison
thence line of Th
and parallel
to the center
street thence
Thirty third
Madison Avenue
of Thirty second

Madison Avenue and thence Northward along said Easterly line of Madison Avenue One hundred and ninety seven feet six inches to the place of beginning. And also one equal undivided one fourth part of all those brighten lots pieces or parcels of ground situate lying and being in the said Twenty first Ward of the said City of New York and which taken together are bounded and described as follows viz. Beginning at the corner formed by the intersection of the Southernly line of Thirty second Street with the Easterly line of Madison Avenue and running thence Easterly along said Southernly line of Thirty second Street One hundred and seventy five feet thence Southernly and parallel with Madison Avenue ninety eight feet nine inches to the center line of the block between Thirty first and Thirty second Streets thence Easterly along said center line and parallel with Thirty second Street about eighty six feet ten inches to the middle or center line of the old middle Road thence Southernly along said line formerly the middle or center line of the old middle road nine feet and one half of one inch thence Southeastward on a straight line eighty four feet and two inches to a point distant Two hundred and eighty feet Easterly from Madison Avenue on a line drawn at right angles thereto thence Southernly and parallel with Madison Avenue about eighty nine feet eight and one half inches to the Northernly line of Thirty first Street thence Easterly along said Northernly line of Thirty first Street Two hundred and eighty feet to the Easterly line of Madison Avenue and thence Southernly along said Easterly line of Madison Avenue One hundred and ninety seven feet six inches to the place of beginning. And also one equal undivided one fourth part of all those brighten lots pieces or parcels of ground situate lying and being in the said Twenty first Ward of the said City of New York and which taken together are bounded and described as follows viz. Beginning at the corner formed by the intersection of the Northernly line of Thirty second Street with the Westernly line of Madison Avenue and running thence Westerly along said Northernly line of Thirty second Street Two hundred and twenty feet thence Northernly and parallel with Madison Avenue ninety eight feet nine inches to the center line of the block between Thirty second and Thirty third Streets thence Easterly along said center line and parallel with Thirty second Street One hundred and seventy five feet thence Northernly and parallel with Madison Avenue forty nine feet four and one half inches thence Easterly and parallel with Thirty third Street ninety six feet to the Westernly line of Madison Avenue and thence Southernly along said Westernly line of Madison Avenue and One hundred and forty eight feet one inch and one half of an inch to the place of beginning. And also one equal undivided one fourth part of all those brighten lots pieces or parcels of ground situate lying and being in the said Twenty first Ward of the said City of New York and which taken together are bounded and described as follows viz. Beginning at a point in the Easterly line of Madison Avenue distant twenty four feet eight inches and one half of one inch Southernly from the corner formed by the intersection of the Easterly line of the Fifth Avenue with the Southernly line of Madison Avenue and running thence Easterly and parallel with Madison Avenue

seventy four feet and three fourths of One inch to the center line of the
 block between Thirty second and Thirty third Streets thence Westerly along said
 center line and parallel with Thirty third Street One hundred feet to the
 Easterly line of the Fifth Avenue thence Northerly along said Easterly line with
 Fifth Avenue seventy four feet and three fourths of One inch to the place of
 beginning. And also one equal undivided one fourth part of All that certain
 lot piece or parcel of ground situate lying and being in the said Twenty first
 Ward of the said City of New York and which is bounded and described as
 follows viz. Beginning at a point in the Northerly line of Thirty third Street
 distant One hundred feet Easterly from the corner formed by the intersection
 of the Northerly line of Thirty third Street with the Easterly line of Madison Avenue
 and running thence Northerly and parallel with Madison Avenue ninety and
 four six inches to the center line of the block between Thirty third and Thirty
 fourth Streets thence Easterly along said center line and parallel with Thirty
 third Street twenty five feet thence Northerly and parallel with Madison
 Avenue ninety eight feet nine inches to the Northerly line of Thirty third
 Street and thence Westerly along the Northerly line of Thirty third Street
 twenty five feet to the place of beginning. The said last mentioned lot being
 subject to the party wall agreement between the parties hereto. And also
 the right title and interest of any of the party of the first part, of or to the
 other three fourth parts of the several lot of land above described. Together
 with all and singular the tenement, hereditaments and appurtenances there
 unto belonging or in any wise appertaining and the reverses and remainders
 remainders and remainders rents issues and profits thereof and also all the
 estate right title interest property possession claim and demand whatsoever
 as well in law as in equity of the said party of the first part, of or to the
 above described premises and every part and parcel thereof with the appurte
 nances. To have and To hold all and singular the above mentioned and
 described premises together with the appurtenances unto the said party of
 the second part his heirs and assigns forever. I Subject however to the covenants
 and Conditions contained in a certain agreement dated the first day of
 February One thousand eight hundred and fifty seven between the
 said De Forest Maurice and Charles S. Harris parties thereto of the first
 part and Francis Giffers and Thomas S. Davis parties thereto of the
 second part which said agreement was recorded in the office of Registrar
 of the City and County of New York in July 5th of Conveyance page 351 on the
 eighth day of March One thousand eight hundred and fifty eight. In presence of
 the said agreement will more fully appear. And the said Charles S.
 Harris for himself his heirs executors and administrators do hereby
 covenant promise and agree to and with the said party of the second part
 his heirs and assigns that he has not made done committed executed or
 suffered any act or thing or things whatsoever whereby or by means
 whereof the above mentioned and described premises or any part thereof
 have been or shall be conveyed to any person or persons or shall or may be impeached charge
 or encumbered in any manner or any whatsoever. And the said party of
 the second part for himself his heirs and assigns do hereby covenant
 promise and agree to and with the said party of the first part his

because part nor his heirs or assigns shall or will at any time hereafter, permit the said premises or any part thereof or any building or buildings shall be erected thereon to be used for a livery stable or stage or omnibus, stable or slaughter house, butcher shop, meat shop, lather, chandlery, Smith shop, press, furnace, steam engine, coal foundry, mill or other manufactory or any manufactory of gunpowder, gas, lime, glass, starch, glue, varnish, paint, with a carpenter or for the tanning, dressing, keeping or preparing skins, furs or leather or any brewing or distilling or for the making or baking of any kind of earthenware or for the carrying thereon or therein any kind of trade manufacture or business whatever which may or shall be in anywise noxious or offensive to the right living inhabitants. And the said parties to these presents have bound themselves and their heirs and assigns that they will not within the term of years therein expressed in the presence of us 7th have from bottom of 2^d page the words "The said last mentioned lot being subject to the party with agreement between the parties hereto" being initialed prior to the execution being Elias L. Smith. Then Read as to Mr. Maurice, City and County of New York On the thirteenth day of January One thousand eight hundred and fifty five Charles H. Havens to me known to be the same person described in and who executed the above indenture, a sworn deposed before me that he executed the same, Elias L. Smith, Clerk of Peace.

Recorded the preceding at the request of De Forest Maurice
 Jan'y 13. 1855 at 8 min past 2 P M

John J. Crane

This Indenture

Registered

made the twenty second day of December in the Year One thousand eight hundred and fifty four Between De Forest Maurice of Hempstead in the County of Queens Gentleman and Catharine Maria his wife of the first part & Charles H. Havens of the City of New York Barrister at Law of the second part Witnesseth that the said parties of the first part for and in consideration of the sum of Ten dollars lawful money of the United States of America to them in hand paid by the said party of the second part at or before the executing and delivery of these presents the receipt whereof is hereby acknowledged have granted bargained sold aliened remised conveyed confirmed and by these presents do grant bargain sell alien remise release and confirm unto the said party of the second part and to his heirs and assigns forever Three equal undivided one fourth parts of All that certain lots pieces or parcels of land situate lying and being in the Twenty first Ward of the City of New York and containing one hundred and twenty five acres more or less as follows Begun by the intention of the Southern line of the Eastern line of Madison Avenue and the Southern line of Thirty fourth Street that the said party of the first part

Recorded the preceding at the request of
Markley December 20th 1858. Dated 19th 1858.

L 762, 507

W. H. H. H.

This Indenture made the first day of November in the year
one thousand eight hundred and fifty eight between De Forest Maurice &
Catherine Maria his wife of the one part of Hempstead County
and State of New York parties of the first part & David Robins of the
City of New York City of the second part Witnesseth
that the said parties of the first part for and in consideration of the
sum of Fifty Three Thousand Dollars lawful money of the United
States of America to them in hand paid by the said party of the second
part at or before the making & delivery of these presents the receipt
whereof is hereby acknowledged and the said party of the second part
his heirs executors & administrators for ever release & discharged from
the same in these presents have granted bargained sold aliened
remised released conveyed & confirmed and by these presents do grant
bargain sell alien release convey & confirm unto the said
party of the second part and to his heirs & assigns for ever All these
four certain lots pieces or parcels of ground situate lying & being in
the Twenty first Ward of the City of New York and more particularly
the bounded & described as follows viz Beginning at a point in the
Westerly line of Madison Avenue distant forty nine feet four inches &
one half of one inch Northerly from the corner formed by the intersection
of the Westerly line of Madison Avenue with the northerly line of Thirty
second Street & running thence westerly & parallel with thirty second
Street twenty five feet thence Northerly & parallel with Madison Avenue
one hundred & eighty feet & more inches thence Easterly & parallel with
Thirty second Street ninety feet to the Westerly line of Madison Avenue
and thence Southerly along the Westerly line of Madison Avenue ninety
feet & more inches to the place of beginning Together with all and
singular the tenements hereditaments & appurtenances thereto belonging
in any wise appertaining & the revenues & profits & remainders and rents
and issues & profits thereof And also all the estate right
title interest power & right of power property powers claims & demands
whenever as well in law as in equity of the said parties of the first part
of one and to the same and every part & parcel thereof with the appurtenances
to have and to hold the above granted bargained & aliened premises
with the appurtenances unto the said party of the second part his heirs
assigns to him & their heirs forever To have & to hold the above
premises unto the commands & conditions contained in the Statute in
that behalf made the first day of November one thousand eight hundred and
fifty eight in the said Statute in the said Statute in the said Statute
of the first part & to have and to hold the

of the
right
not
for
in
of the
a Mayor
Office of
himself
of the City
1858, under
and sent
discharge
by reference
that should
is conveyed
with the
premises
of the
subjected to
these presents
confirmed
in all
and
returning
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returning
South
to parallel
the street
to five feet
(Twenty six)
to come into
for contrary
to Richard
to be great
to the City
of New York
1858 made
in the City
and
under the
signature
of the

second part which said Agreement was recorded in the Office of the Mayor
of the City & County of New York on 2nd Feb 56. p. 509 and page 51, on
the 28th day of March 1856 thousand eight hundred & fifty at by refer-
ence to the said agreement will more fully appear And the said
party of the second part for himself his heirs & assigns doth hereby
covenant & agree with the said parties of the first part their heirs
executors & administrators that neither the said party of the second
part nor his heirs or assigns shall or will at any time hereafter permit
the said premises of any part thereof or any building or buildings thereon
to be erected thereon or used for a livery stable or stables, or omnibus
stable or slaughter house, butcher shop, meat shop, tallow chan-
dery, smith shop, forge, furnace, steam engine manufacturing, mill
or other iron factory, or any manufactory of gun powder, gas, lime, glass,
pitch, glue, varnish, nitrol ink or turpentine, or for the tanning
dressing, keeping or preparing skins, hides or leather, or any branch of
or distilling, or for the making or baking of any kind of earthenware, or
for the carrying thereon or therein any kind of trade, manufacture or
business whatever, which may or shall be in any way noxious or offen-
sive to the neighboring inhabitants: And also that he the said party
of the second part, his heirs, executors, administrators or assigns shall
& will erect and fully complete ready for occupation within two years
from the date hereof upon the said four lots four strictly front class
good story high stoop dwelling houses with brown stone fronts each
house to be about twenty four feet eight inches & one fourth of an inch
in width & to be fully equal in cost value & style of finish to the houses
now being built by the said party of the second part on the south side of
Thirty third street between Madison & Fifth Avenues: And the said E.
Forest Manie for himself his heirs, executors & administrators doth cov-
enant grant & agree to and with the said party of the second part his heirs
& assigns that the said E. Forest Manie at the time of the creating and
delivery of these presents is lawfully seized in fee simple right of good abso-
lute & independent estate of inheritance in fee simple of and in all rights
the above granted acquired & described premises with the appurtenances
except as aforesaid, and that he good right full power & lawful authority
to grant bargain sell & convey the same in manner & form aforesaid: And
that the said party of the second part his heirs & assigns shall & may
at all times hereafter peacefully & quietly have hold use occupy possess
and enjoy the above granted premises & every part & parcel thereof with
the appurtenances without any let suit trouble molestation hindrance or
disturbance of the said parties of the first part their heirs or assigns or
of any other person or persons lawfully claiming or claiming title
And that they are now and free clear discharged & unincumbered
freed from all burden & other grants other charges & incumbrances
of record And that they the said parties of the first part their heirs
executors & administrators shall & may at all times hereafter

