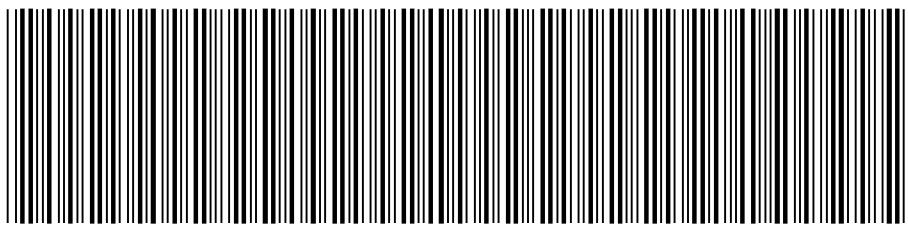


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2012070201061001001E6F18

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2012070201061001

Document Date: 06-27-2012

Preparation Date: 07-02-2012

Document Type: DEED

Document Page Count: 4

PRESENTER:

FIRST AMERICAN TITLE INSURANCE- PICK UP
GSULLIVAN
633 THIRD AVENUE
3008-353730NY1/AJ
NEW YORK, NY 10017
212-850-0670

RETURN TO:

FRIED, FRANK, HARRIS, SHRIVER & JACOBSON LLP
ATTN: ROBERT J. SORIN, ESQ.
ONE NEW YORK PLAZA
NEW YORK, NY 10004

PROPERTY DATA			
Borough	Block	Lot	Unit
MANHATTAN	862	20	Entire Lot
Property Type: COMMERCIAL REAL ESTATE			

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

160 MADISON AVENUE OWNERS CORPORATION
254 FIFTH AVENUE, 3RD FLOOR
NEW YORK, NY 10001

GRANTEE/BUYER:

160 MADISON AVE LLC
C/O JD CARLISLE LLC., 352 PARK AVENUE SOUTH -
15TH FLOOR
NEW YORK, NY 10010

FEES AND TAXES

Mortgage			Filing Fee:	
Mortgage Amount:	\$	0.00		\$ 250.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	
Exemption:				\$ 288,750.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00		\$ 44,000.00
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
TOTAL:	\$	0.00		
Recording Fee:	\$	57.00		
Affidavit Fee:	\$	0.00		

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

Recorded/Filed 07-10-2012 14:59

City Register File No.(CRFN):

2012000269517



City Register Official Signature

3008 - 353780 NY1
First American Title
633 Third Avenue
New York, NY 10017
Phone:(212) 922-9700
Fax:(212) 922-0881

DEED

THIS INDENTURE, made as of the 27th day of June, 2012, by 160 MADISON AVENUE OWNERS CORPORATION, having an address at 160 Madison Avenue, New York, New York 10016 (hereinafter referred to as "Grantor"), to 160 MADISON AVE LLC, having an address c/o JD Carlisle LLC, 352 Park Avenue South – 15th Floor, New York, New York 10010 (hereinafter referred to as "Grantee").

WITNESSETH, that Grantor, in consideration of Ten and No/100 Dollars (\$10.00), lawful money of the United States, paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being, more particularly described on Exhibit A attached hereto and made a part hereof (the "Premises");

TOGETHER WITH all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Premises to the center lines thereof;

TOGETHER WITH the appurtenances and all the estate and rights of Grantor in and to the Premises.

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

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor 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 improvements at the Premises and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

[NO FURTHER TEXT ON THIS PAGE; SIGNATURE PAGE FOLLOWS]

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

GRANTOR:

160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

By:

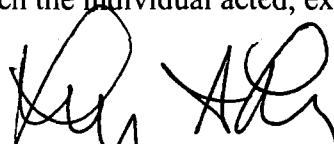


Name: Claude Simon

Title: President

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

On the 21 day of June in the year 2012 before me, the undersigned, personally appeared Claude Simon, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.



Signature and Office of individual
taking acknowledgment

LUCY H LEWY
Notary Public, State of New York
Qualified in New York County
No. 01LE4950940
Commission Expires May 6, 2013



Exhibit A

Legal Description

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF MADISON AVENUE, DISTANT 73 FEET 11½ 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 MADISON AVENUE 24 FEET 7 INCHES;

THENCE EASTERLY AND PARALLEL WITH 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.

Bargain and Sale Deed
Without Covenant Against Grantor's Acts

SECTION: []
BLOCK: 862
LOT: 20
COUNTY: New York

160 MADISON AVENUE OWNERS
CORPORATION

TO

160 MADISON AVE LLC

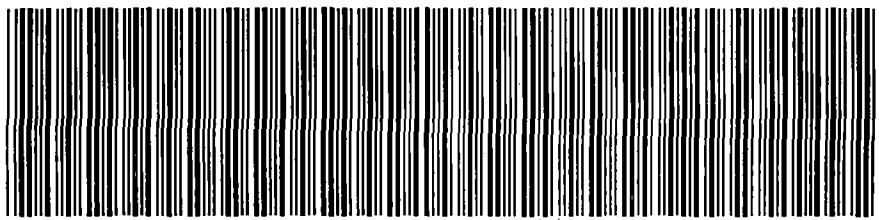
STREET
ADDRESS: 160 Madison Avenue
New York, New York

RETURN BY MAIL TO:

Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza
New York, New York 10004
Attention: Robert J. Sorin, Esq.

US\MALEKBE\8622370.2
US\MALEKBE\8622370.2
US\MALEKBE\8622370.2

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2012070201061001001SA199

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2012070201061001

Document Date: 06-27-2012

Preparation Date: 07-02-2012

Document Type: DEED

ASSOCIATED TAX FORM ID: 2012061900087

SUPPORTING DOCUMENTS SUBMITTED:

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count

2

1

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded Month / Day / YearC3. Book C4. Page
OR
C5. CRFN 

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 160 MADISON AVENUE MANHATTAN 10016
STREET NUMBER STREET NAME BOROUGH ZIP CODE2. Buyer Name 160 MADISON AVE LLC LAST NAME / COMPANY FIRST NAMELAST NAME / COMPANY FIRST NAME 3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form) LAST NAME / COMPANY FIRST NAMESTREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel 4A. Planning Board Approval - N/A for NYC
4B. Agricultural District Notice - N/A for NYC5. Deed Property Size FRONT FEET X DEPTH OR ACRES Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land 8. Seller Name 160 MADISON AVENUE OWNERS CORPORATION LAST NAME / COMPANY FIRST NAMELAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A <input type="checkbox"/> One Family Residential	C <input type="checkbox"/> Residential Vacant Land	E <input checked="" type="checkbox"/> Commercial	G <input type="checkbox"/> Entertainment / Amusement	I <input type="checkbox"/> Industrial
B <input type="checkbox"/> 2 or 3 Family Residential	D <input type="checkbox"/> Non-Residential Vacant Land	F <input type="checkbox"/> Apartment	H <input type="checkbox"/> Community Service	J <input type="checkbox"/> Public Service

SALE INFORMATION

10. Sale Contract Date 5 / 23 / 2011 Month Day Year11. Date of Sale / Transfer 6 / 27 / 2012 Month Day Year12. Full Sale Price \$ 1,100,000.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

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

A <input type="checkbox"/> Sale Between Relatives or Former Relatives
B <input type="checkbox"/> Sale Between Related Companies or Partners in Business
C <input type="checkbox"/> One of the Buyers is also a Seller
D <input type="checkbox"/> Buyer or Seller is Government Agency or Lending Institution
E <input type="checkbox"/> Deed Type not Warranty or Bargain and Sale (Specify Below)
F <input type="checkbox"/> Sale of Fractional or Less than Fee Interest (Specify Below)
G <input type="checkbox"/> Significant Change in Property Between Taxable Status and Sale Dates
H <input type="checkbox"/> Sale of Business is Included in Sale Price
I <input type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below)
J <input checked="" type="checkbox"/> None

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

15. Building Class L 8 16. Total Assessed Value (of all parcels in transfer) 9,607,500

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

MANHATTAN 862 20

CITY REGISTER
JUL 03 2012

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

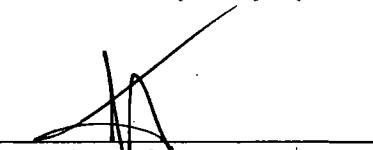
BUYER		BUYER'S ATTORNEY	
BUYER SIGNATURE C/O JD CARLISLE LLC, 352 PARK AVENUE SOUTH - 15TH FLOOR		DATE LAST NAME JONATHAN L. MECHANIC	
STREET NUMBER NEW YORK		STREET NAME (AFTER SALE) NY	FIRST NAME 212 859-8619
CITY OR TOWN STATE ZIP CODE		AREA CODE 10010	TELEPHONE NUMBER SELLER- <i>Claude J. Rosen</i>
		SELLER SIGNATURE	DATE

SIGNATURE RIDER TO NEW YORK CITY REAL PROPERTY TRANSFER REPORT
(RP-5217NYC)

BUYER:

160 MADISON AVE LLC,
a Delaware limited liability company

By:


Name: John LaGratta
Title: Authorized Signatory

BUYER'S ATTORNEY:

FRIED, FRANK, HARRIS, SHRIVER
& JACOBSON LLP

Jonathan L. Mechanic, Esq.
Telephone Number: (212) 859-8000

[Signature Page Continues on Following Page]

SIGNATURE RIDER TO NEW YORK CITY REAL PROPERTY TRANSFER REPORT
(RP-5217NYC) (con't)

SELLER:

160 MADISON AVENUE OWNERS
CORPORATION, a New York corporation

By:



Name: Claude Simon
Title: President

SELLER'S ATTORNEY:

VERNON & GINSBURG, LLP

Darryl Vernon, Esq.
Telephone Number: (212) 949-7300



**The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108**

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

(1) **Property receiving service: BOROUGH: MANHATTAN** **BLOCK: 862** **LOT: 20**

(2) **Property Address: 160 MADISON AVENUE, NEW YORK, NY 10016**

(3) **Owner's Name: 160 MADISON AVE LLC**

Additional Name:

ffirmation:

Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.

B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

wner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

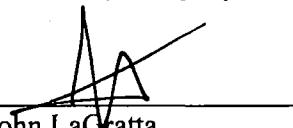
Signature: Clifford Larson **Date (mm/dd/yyyy)**

Name and Title of Person Signing for Owner, if applicable:

SIGNATURE PAGE TO CUSTOMER REGISTRATION
FORM FOR WATER AND SEWER BILLING

160 MADISON AVE LLC,
a Delaware limited liability company

By:

 Name: John LaGratta

Title: Authorized Signatory