

Search Results By Parcel Identifier

Date & Time: 6/22/2012 9:58:44 PM

Page: 1 of 2

Records: 1 - 25

Current Search Criteria:

Borough: MANHATTAN / NEW YORK

Block: 00840

Lot: 0021

Date Range: To Current Date

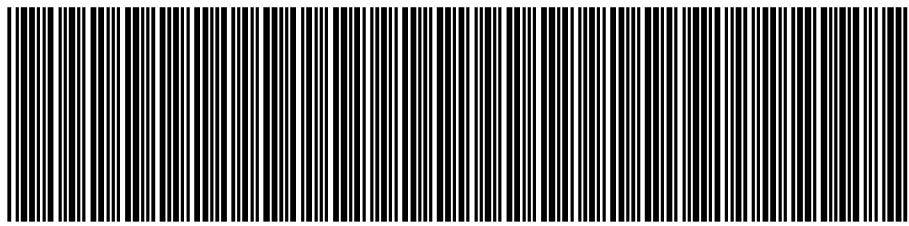
Document Class: All Document Classes

Reel/Page File	CRFN	Lot	Partial Lot	Recorded / Filed	Document Type	Pages	Party 1	Party 2	Party 3/ Other	More 1 or 2	Corr. Rem.	Doc Amount
	2010000329102	21	P	9/30/2010 11:38:41 AM	UCC3 TERMINATION	3	FLAME REALTY, LLC	CAPITAL ONE, N.A. ITS SUCCESSORS IN INTEREST TO				0
	2010000329101	21	E	9/30/2010 11:38:40 AM	SATISFACTION OF MORTGAGE	5	CAPITAL ONE, N.A.	FLAME REALTY, LLC				0
	2010000178308	21	E	5/27/2010 12:53:24 PM	AGREEMENT	12	FLAME REALTY, LLC	CAPITAL ONE, N.A.				2,208,852
	2009000312561	21	P	9/28/2009 11:11:44 AM	UCC3 CONTINUATION	3	FLAME REALTY, LLC	NORTH FORK BANK				0
	2005000268744	21	E	5/9/2005 3:56:22 PM	TERMINATION OF ASSIGN OF L&R	3	TRIO REALTY COMPANY					0
	2005000252108	21	E	4/29/2005 5:06:51 PM	TERMINATION OF ASSIGN OF L&R	4	NORTH FORK BANK					0
	2005000252107	21	E	4/29/2005 5:06:50 PM	ASSIGNMENT OF LEASES AND RENTS	9	FLAME REALTY, LLC	NORTH FORK BANK				3,000,000
	2005000252106	21	E	4/29/2005 5:06:49 PM	AGREEMENT	49	FLAME REALTY, LLC	NORTH FORK BANK				3,000,000
	2005000252105	21	E	4/29/2005 5:06:48 PM	MORTGAGE	40	FLAME REALTY, LLC	NORTH FORK BANK				1,820,816
	2005000160512	21	N	3/18/2005 4:05:35 PM	INITIAL UCC1	4	FLAME REALTY, LLC	NORTH FORK BANK				0
	2004000148823	21	E	3/11/2004 4:22:22 PM	DEED	3	PERFECT REALTY CORP.	FLAME REALTY, LLC				0
3126/1549		21	E	7/6/2000	SATISFACTION OF MORTGAGE	2	4602 REALTY CORP.	TOCLO CORPORATION				0
3126/1541		21	E	7/6/2000	ASSIGNMENT, MORTGAGE	8	PERFECT REALTY CORP.	RELIANCE FEDERAL SAVINGS BANK				0
3126/1494		21	E	7/6/2000	AGREEMENT	47	PERFECT REALTY CORP.	RELIANCE FEDERAL SAVINGS BANK				0

Search Results By Parcel Identifier										Date & Time: 6/22/2012 9:58:44 PM				
Reel/Page File	CRFN	Lot	Partial Lot	Recorded / Filed	Document Type	Pages	Party 1	Party 2	Party 3/ Other	More 1 or 2	Corr. Rem.	Doc Amount		
3126/1489		21	E	7/6/2000	ASSIGNMENT, MORTGAGE	5	TRIO REALTY CO	PERFECT REALTY CORP.				0		
3126/1448		21	E	7/6/2000	MORTGAGE	41	PERFECT REALTY CORP.	RELIANCE FEDERAL SAVINGS BANK				835,000		
99PN50381		21	E	9/15/1999	INITIAL UCC1	2	PERFECT REALTY CORP.	RELIANCE FEDERAL SAVINGS BANK				0		
2138/527		21	E	9/14/1994	AGREEMENT	7	TRIO REALTY COMPANY	PERFECT REALTY CORP.				0		
884/1028		21	E	3/8/1985	ASSIGNMENT, MORTGAGE	7	NIRCO INVESTMENT CORP.	TRIO REALTY COMPANY				0		
884/1018		21	E	3/8/1985	MORTGAGE	10	NIRCO INVESTMENT CORP	TRIO REALTY COMPANY				562,434		
884/1016		21	E	3/8/1985	DEED	2	TRIO REALTY COMPANY	NIRCO INVEST. CORP				0		
884/1014		21	E	3/8/1985	DEED	2	NIRCO INVEST. CORP	PERFECT REALTY CORP				0		
762/1324		21	E	2/7/1984	ASSIGNMENT, MORTGAGE	4	BOWERY SAVINGS BANK	EXTEBANK				0		
762/1322		21	E	2/7/1984	DEED	2	HEATH ASSOCIATES	TRIO REALTY CO.				0		
762/1318		21	E	2/7/1984	AGREEMENT	4	TRIO REALTY COMPANY	EXTEBANK				0		

**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.



2004020901001001001E1A5E

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2004020901001001

Document Date: 12-31-2003

Preparation Date: 02-09-2004

Document Type: DEED

Document Page Count: 2

PRESENTER:

THE SEAPORT TITLE AGENCY LTD.
AS AGENT FOR TITLE INS. COMPANY
106 WOODCLEFT AVENUE
FREEPORT, NY 11520
516-867-5100
ACC1485NY-E

RETURN TO:

MORITT HOCK HAMROFF & HOROWITZ
400 GARDEN CITY PLAZA
GARDEN CITY, NY 11530

PROPERTY DATA					
Borough	Block	Lot	Unit	Address	
MANHATTAN	840	21	Entire Lot	35-37 WEST 38 STREET	
Property Type: OFFICE BUILDING					

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:
PERFECT REALTY CORP.
300 WEST 38TH STREET
NEW YORK, NY 10018

GRANTEE/BUYER:
FLAME REALTY, LLC
7 BOND STREET, SUITE 3FR
GREAT NECK, NY 11021

FEES AND TAXES

Mortgage			
Mortgage Amount:	\$	0.00	Recording Fee: \$ 47.00
Taxable Mortgage Amount:	\$	0.00	Affidavit Fee: \$ 0.00
Exemption:			NYC Real Property Transfer Tax Filing Fee: \$ 50.00
TAXES:			NYS Real Estate Transfer Tax: \$ 0.00
County (Basic):	\$	0.00	
City (Additional):	\$	0.00	
Spec (Additional):	\$	0.00	
TASF:	\$	0.00	
MTA:	\$	0.00	
NYCTA:	\$	0.00	
TOTAL:	\$	0.00	



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

Recorded/Filed 03-11-2004 16:22
City Register File No.(CRFN):

2004000148823

Rochelle Patriar

City Register Official Signature

NYC HPD Affidavit in Lieu of Registration Statement

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY**THIS INDENTURE**, made the 21st day of December, Two Thousand and Three.**BETWEEN**PERFECT REALTY CORP., a New York Corporation maintaining offices at 300 West 38th Street, New York, New York, the party of the first part,**AND**

FLAME REALTY, LLC, maintaining offices at 7 Bond Street, Suite 3FR, Great Neck, New York, the party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release 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, City and State of New York, bounded and described as follows:

BLOCK
840BEGINNING at a point on the northerly side of 38th Street, distant 373 feet easterly from the corner formed by the intersection of the northerly side of 38th Street with the easterly side of Sixth Avenue;**LOT**
21

RUNNING THENCE northerly parallel with the said easterly side of Sixth Avenue and part of the distance through a party wall 98 feet 9 inches to the center line of the block;

THENCE easterly along said center line of the block 37 feet;

THENCE southerly again parallel with said easterly side of Sixth Avenue and part of the way through another party wall, 98 feet 9 inches to the said northerly side of 38th Street;THENCE westerly along said northerly side of 38th Street, 37 feet to 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.**BEING AND INTENDED TO BE** the same premises granted to the Party of the first part by Deed of Nirco Investment Corp. dated January 9, 1985, and recorded in the office of the Clerk of the County of New York on March 8, 1985, at Reel 884 and Page 1014.**SAID PREMISES COMMONLY KNOWN AS** 35-37 West 38th Street, New York, New York; and bearing a tax map designation of BLOCK 840 and LOT 21.**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.**AND** the party of the first part, in compliance with Section 13 of the Lien Law, 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.

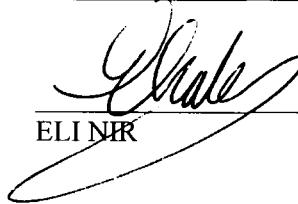
In Presence of:

(witness)

PERFECT REALTY CORP.

By:

ELI NIR



ACKNOWLEDGMENT TAKEN IN NEW YORK

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

On the 31st day of December, in the year of 2003, before me, the undersigned, personally appeared ELI NIR personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

DENNIS KUCICA
Notary Public, State of New York
No. 02KU6023700
Qualified in Queens County
Commission Expires April 26, 2007
Notary Public

**ACKNOWLEDGMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK**

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

On the _____ day of _____, in the year of 2003, before me, the undersigned, personally appeared _____, 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/she they reside(s) in _____, that he/she/they know(s) _____ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

Notary Public

ACKNOWLEDGMENT TAKEN IN NEW YORK

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

On the _____ day of _____, in the year of 2003, before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

ACKNOWLEDGMENT TAKEN OUTSIDE NEW YORK

STATE OF))
) ss.:
COUNTY OF)

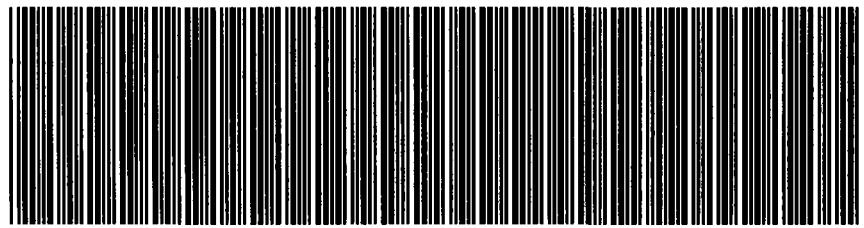
On the _____ day of _____, in the year of 2003, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of _____, State _____.

Notary Public

Bargain and Sale Deed**With Covenant Against Grantor's Acts****Title No.****SECTION:****BLOCK:** 840**LOT:** 21**COUNTY OR TOWN:** New York**PERFECT REALTY CORP.****TO****FLAME REALTY, LLC****RETURN BY MAIL TO:**

MORITT HOCK HAMROFF & HOROWITZ LLP
400 Garden City Plaza; Suite 202
Garden City, New York 11530
(516) 873-2000
Attn: Dennis Kucica, Esq.

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



2004020901001001SD4DF

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2004020901001001

Document Date: 12-31-2003

Preparation Date: 02-09-2004

Document Type: DEED

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count

1

Search Results By Parcel Identifier

Date & Time: 6/22/2012 11:14:44 PM

Page: 1 of 4

Records: 1 - 45

Current Search Criteria:

Borough: MANHATTAN / NEW YORK

Block: 00840

Lot: 0068

Date Range: To Current Date

Document Class: All Document Classes

Reel/Page File	CRFN	Lot	Partial Lot	Recorded / Filed	Document Type	Pages	Party 1	Party 2	Party 3/ Other	More 1 or 2	Corr. Rem.	Doc Amount
	2010000345705	68	P	10/15/2010 1:42:12 PM	UCC3 CONTINUATION	4	32 W. 39TH MIDTOWN PROPERTIES, LLC	LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR				0
	2007000001448	68	E	1/2/2007 1:54:50 PM	UCC3 ASSIGNMENT	3	32 W. 39TH MIDTOWN PROPERTIES, LLC	CIBC, INC.	X			0
	2007000001447	68	E	1/2/2007 1:54:49 PM	ASGN OF ASGN OF L&R	6	CIBC, INC	LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE				0
	2007000001446	68	E	1/2/2007 1:54:48 PM	ASSIGNMENT, MORTGAGE	9	CIBC, INC	LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE				0
	2006000278403	68	E	5/18/2006 4:57:18 PM	ASSIGNMENT OF LEASES AND RENTS	16	CIBC INC.	39 W. 39TH MIDTOWN PROPERTIES, LLC.				12,250,000
	2006000278402	68	E	5/18/2006 4:57:17 PM	AGREEMENT	72	39 W. 39TH MIDTOWN PROPERTIES, LLC.	CIBC INC.				12,250,000
	2006000278401	68	E	5/18/2006 4:57:16 PM	MORTGAGE	16	39 W. 39TH MIDTOWN PROPERTIES, LLC.	CIBC INC.				6,494,000
	2006000278400	68	E	5/18/2006 4:57:15 PM	ASSIGNMENT, MORTGAGE	10	JPMORGAN CHASE BANK	CIBC INC.	X			0
	2006000173515	68	P	3/29/2006 10:00:39 AM	INITIAL UCC1	7	32 W. 39TH MIDTOWN PROPERTIES, LLC	CIBC INC.				0
	2004000321735	68	E	5/24/2004 11:57:07 AM	AGREEMENT	29	32 WEST 39TH MIDTOWN PROPERTIES, LLC	JPMORGAN CHASE BANK	X			5,903,601
	2004000321734	68	E	5/24/2004 11:57:06 AM	ASSIGNMENT, MORTGAGE	9	NATIONAL REALTY FINANCE, L.C.	JP MORGAN CHASE BANK				0
	2004000110394	68	E	2/24/2004 3:12:42 PM	UCC3 TERMINATION	4	32 WEST 39TH STREET ASSOCIATES, L.L.C.	JP MORGAN CHASE BANK				0
	2004000110391	68	E	2/24/2004 3:12:23 PM	UCC3 TERMINATION	4	32 WEST 39TH STREET ASSOCIATES, L.L.C.	JP MORGAN CHASE BANK F/K/A CHASE MANHATTAN BANK				0

Search Results By Parcel Identifier

Date & Time: 6/22/2012 11:14:44 PM

Page: 2 of 4

Reel/Page File	CRFN	Lot	Partial Lot	Recorded / Filed	Document Type	Pages	Party 1	Party 2	Party 3/ Other	More 1 or 2	Corr. Rem.	Doc Amount
	2004000096095	68	E	2/18/2004 4:11:18 PM	DEED	4	32 WEST 39TH STREET ASSOCIATES, LLC	32 W 39TH MIDTOWN PROPERTIES, LLC				11,728,601
00PN54112		68	E	11/1/2000	UCC3 ASSIGNMENT	6	32 WEST 39TH STREETASSOCIATES L.L.C.	NATIONAL REALTY FINANCE L.C.	X			0
00PN54111		68	E	11/1/2000	UCC3 ASSIGNMENT	6	32 WEST 39TH STREETASSOCIATES L.L.C.	NATIONAL REALTY FINANCE L.C.	X			0
2976/606		68	E	10/20/1999	ASSIGNMENT, MORTGAGE	8	NATIONAL REALTY FUNDING L.C.	NATIONAL REALTY FINANCE L.C.				0
2976/589		68	E	10/20/1999	ASSIGNMENT, MORTGAGE	17	32 WEST 39TH STREETASSOCIATES, L.L.C.	NATIONAL REALTY FUNDING L.C.				0
2976/580		68	E	10/20/1999	AGREEMENT	9	32 WEST 39TH STREETASSOCIATES L.L.C.	NATIONAL REALTY FUNDING L.C.				0
2976/522		68	E	10/20/1999	MORTGAGE	68	32 WEST 39TH STREETASSOCAITES L.L.C.	NATIONAL REALTY FUNDING L.C.				3,389,000
2976/516		68	E	10/20/1999	ASSIGNMENT, MORTGAGE	6	BANQUE PARIBAS	NATIONAL REALTY FUNDING L.C.				0
99TN15794		68	E	10/12/1999	UCC3 TERMINATION	1	32 WEST 39TH STREETASSOCIATESL.P.	BANQUE PARIBAS				0
99TN15793		68	E	10/12/1999	UCC3 TERMINATION	1	32 WEST 39TH STREETASSOCIATESL.P.	BANQUE PARIBAS				0
99PN53889		68	E	9/30/1999	INITIAL UCC1	6	32 WEST 39TH STREETASSOCIATES L.L.C.	NATIONAL REALTY FUNDING L.C.	X			0
99PN53888		68	E	9/30/1999	INITIAL UCC1	7	32 WEST 39TH STREETASSOCIATES L.L.C.	NATIONAL REALTY FUNDING L.C.	X			0
94PN09092		68	E	2/28/1994	UCC3 CONTINUATION	1	32 WEST 39TH STREETASSOCIATESL.P.	BANQUE PARIBAS				0
94PN09090		68	E	2/28/1994	UCC3 CONTINUATION	1	32 WEST 39TH STREETASSOCIATESL.P.	BANQUE PARIBAS				0
93PN22908		68	E	5/6/1993	INITIAL UCC1	3	32 WEST 39TH STREETASSOCIATESL.P.	BANQUE PARIBAS				0

Search Results By Parcel Identifier

Date & Time: 6/22/2012 11:14:44 PM

Page: 3 of 4

Reel/Page File	CRFN	Lot	Partial Lot	Recorded / Filed	Document Type	Pages	Party 1	Party 2	Party 3/ Other	More 1 or 2	Corr. Rem.	Doc Amount
1966/2067		68	E	5/3/1993	AGREEMENT	23	32 WEST 39TH ST ASSOC LP	BANQUE PARIBAS				0
90PN44521		68	E	9/18/1990	INITIAL UCC1	2	32 WEST 39TH STREETASSOCIATESL.P.	BANQUE PARIBAS				0
9001/4452		68	E	9/18/1990	UNIFORM COMMERCIAL CODE 1	0	32 W. 39TH ST. ASSOC.L.P.	BANQUE PARIBAS				0
1728/1439		68	E	9/13/1990	MORTGAGE	25	32 W. 39TH ST. ASSOCL.P.	BANQUE PARIBAS				499,000
8701/3864		68	E	7/29/1987	UNIFORM COMMERCIAL CODE 1	0	32 WEST 39 ST ASSOC	PARIBAS, BANQUE				0
8701/3864		68	E	7/29/1987	UNIFORM COMMERCIAL CODE 1	0	32 WEST 39 ST ASSOC	PARIBAS, BANQUE				0
1267/351		68	E	7/29/1987	MORTGAGE	24	32 WEST 39TH ST ASSOCS	BANQUE PARIBAS				3,300,000
1267/328		68	E	7/29/1987	MORTGAGE	23	32 WEST 39TH ASSOCS	BANQUE PARIBAS				3,000,000
1161/1244		68	E	12/22/1986	SATISFACTION OF MORTGAGE	3	ALNER REALTY CORP	EAST NEW YORK SVGS BANK	X			0
1161/635		68	E	12/22/1986	ASSIGNMENT, MORTGAGE	2	EAST NEW YORK SVGS BANK	CENTRAL PROPERTIES CO.				0
1161/633		68	E	12/22/1986	DEED	2	CENTRAL PROPERTIES CO.	32 WEST 39TH ST. ASSOC.				0
40078/116		68	E	7/6/1966	DEED	2	BASKIN, MIRIAM	CENTRAL PROPERTIES CO				0
40078/114		68	E	7/6/1966	MISCELLANEOUS	2	MISHAAN, SAMUEL		X			0
40078/108		68	E	7/6/1966	SUNDRY AGREEMENT	6	EAST NEW YORK SVG BK		X			0
40078/104		68	E	7/6/1966	MORTGAGE	4	BASKIN, MIRIAM	EAST NEW YORK SVG BK				0

Search Results By Parcel Identifier

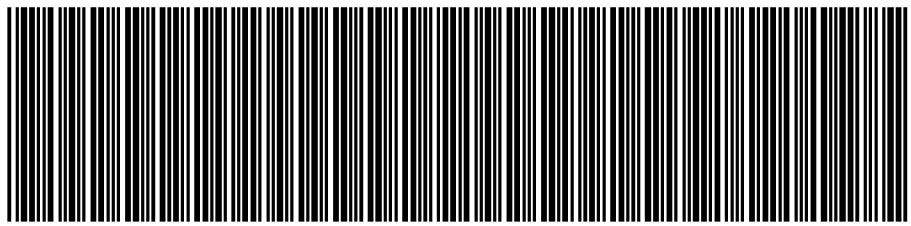
Date & Time: 6/22/2012 11:14:44 PM

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Reel/Page File	CRFN	Lot Lot	Partial Recorded / Filed	Document Type	Pages	Party 1	Party 2	Party 3/ Other	More 1 or 2	Corr. Rem.	Doc Amount
40078/99		68	E	7/6/1966	ASSIGNMENT, MORTGAGE	5	GREENWICH SAVINGS BANK	EAST NEW YORK SVG BNK			0
40078/97		68	E	7/6/1966	DEED	2	CENTRAL PROPERTIES CO	BASKIN, MIRIAM			0

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

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2004011400072001001E4E6C

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2004011400072001

Document Date: 01-12-2004

Preparation Date: 01-14-2004

Document Type: DEED

Document Page Count: 3

PRESENTER:

ROCKWELL ABSTRACT, LLC
39 WEST 37TH STREET
AS AGENT FOR:
NEW YORK, NY 10018
212-812-2654
STC-01707-03D

RETURN TO:

AARON FRIEDMAN, ESQ.
450 SEVENTH AVE
SUITE 2309
NEW YORK, NY 10123
STC-01707-03/32W39

PROPERTY DATA					
Borough	Block	Lot	Unit	Address	
MANHATTAN	840	66	Entire Lot	32 WEST 39 STREET	
Property Type: OFFICE BUILDING					
Borough	Block	Lot	Unit	Address	
MANHATTAN	840	68	Entire Lot	36 WEST 39 STREET	
Property Type: OFFICE BUILDING					

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

32 WEST 39TH STREET ASSOCIATES, LLC
546 FIFTH AVENUE
NEW YORK, NY 10036

GRANTEE/BUYER:

32 W 39TH MIDTOWN PROPERTIES, LLC
131 WEST 35TH STREET, 17TH FLOOR
NEW YORK, NY 10001

Mortgage

Mortgage Amount:	\$	0.00	Recording Fee: \$	55.00
Taxable Mortgage Amount:	\$	0.00	Affidavit Fee: \$	0.00
Exemption:			NYC Real Property Transfer Tax Filing Fee:	
TAXES:				50.00
County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00	\$46,916.00 + \$117,286.00 = \$	164,202.00
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
TOTAL:	\$	0.00		

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

Recorded/Filed 02-18-2004 16:11
City Register File No.(CRFN):

2004000096095



Rochelle Patriarca

City Register Official Signature

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

THIS INDENTURE, made on January 12, 2004
BETWEEN **32 WEST 39th STREET ASSOCIATES, LLC**
546 Fifth Avenue, New York, NY 10036

party of the first part, and

32 W. 39th MIDTOWN PROPERTIES, LLC
131 West 35th Street, 7th Floor
New York, NY 10001

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release 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

See Schedule A attached hereto and made a part hereof

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.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, 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:

32 West 39th Street Associates, LLC

Bv: Zeev Amiad - Exec VP

SCHEDULE A

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

BEGINNING at a point on the southerly side of 39th Street, distant four hundred thirty-five (435) feet westerly from the corner formed by the intersection of the westerly side of Fifth Avenue with the southerly side of 39th Street;

RUNNING THENCE southerly parallel with the westerly side of Fifth Avenue, ninety-eight (98) feet nine (9) inches to the center line of the block;

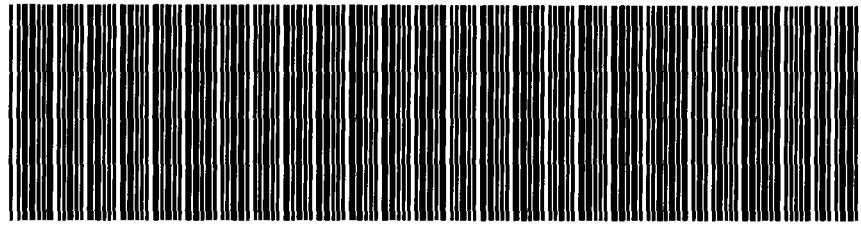
THENCE westerly along said center line of the block, seventy-five (75) feet;

THENCE northerly again parallel with the westerly side of Fifth Avenue, ninety-eight (98) feet (9) inches to the southerly side of 39th Street;

THENCE easterly along the said southerly side of 39th Street, seventy-five (75) feet to the point or place of **BEGINNING**.

SAID premises known as 32-36 West 39th Street, New York, New York
Also known as Block 840 Lot 66 and 68 in New York County.

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



2004011400072001001S80ED

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2004011400072001

Document Date: 01-12-2004

Preparation Date: 01-14-2004

Document Type: DEED

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count

1

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded Month / Day / Year
 C3. Book C4. Page
 OR
 C5. CRFN

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location **32 West** STREET NUMBER **39th Street** STREET NAME **Manhattan, NY** BOROUGH ZIP CODE

2. Buyer Name **32 W. 39th Midtown Properties, LLC** LAST NAME / COMPANY FIRST NAME
 LAST 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 NAME
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed # of Parcels OR 1 Part of a Parcel

5. Deed Property Size **1: regular 2** FRONT FEET DEPTH ACRES
 Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Seller Name **32 West 39th Street Associates, LLC** LAST NAME / COMPANY FIRST NAME
 LAST NAME / COMPANY FIRST NAME

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

A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date ~
 Month Day Year

11. Date of Sale / Transfer **1/12/2004**
 Month Day Year

12. Full Sale Price **11,728,600.42**

(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

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

15. Building Class **09** 16. Total Assessed Value (of all parcels in transfer) **3,850,000** **2,578,500.00**

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

Manhattan, Block 840 **Lot 68 & 66**

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 I 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

DATE

1/12/04

131 West STREET NUMBER **35th Street, 7th Floor** STREET NAME (AFTER SALE)

New York CITY OR TOWN **NY** STATE **10001** ZIP CODE

STF YC40880F

Friedman

LAST NAME

Aaron

FIRST NAME

212

AREA CODE

268-9878

TELEPHONE NUMBER

SELLER

SELLER SIGNATURE

1/12/04

DATE

Search Results By Parcel Identifier

Date & Time: 6/22/2012 11:18:14 PM

Page: 1 of 4

Records: 1 - 50

Current Search Criteria:

Borough: MANHATTAN / NEW YORK

Block: 00840

Lot: 0069

Date Range: To Current Date

Document Class: All Document Classes

Reel/Page File	CRFN	Lot	Partial Lot	Recorded / Filed	Document Type	Pages	Party 1	Party 2	Party 3/ Other	More 1 or 2	Corr. Rem.	Doc Amount
	2011000388062	69	P	11/3/2011 4:38:59 PM	TERMINATION OF ASSIGN OF L&R	3	ASTORIA FEDERAL SAVINGS AND LOAN ASSOCIATION	38 WEST 39 REALTY CORP				0
	2011000388061	69	P	11/3/2011 4:38:58 PM	TERMINATION OF ASSIGN OF L&R	3	ASTORIA FEDERAL SAVINGS AND LOAN ASSOCIATION	38 WEST 39 REALTY CORP				0
	2011000388060	69	P	11/3/2011 4:38:57 PM	UCC3 TERMINATION	2	38 WEST 39 REALTY CORP	ASTORIA FEDERAL SAVINGS AND LOAN ASSOCIATION				0
	2011000388059	69	P	11/3/2011 4:38:56 PM	INITIAL UCC1	5	38 WEST 39 REALTY CORP	SOVEREIGN BANK				0
	2011000387075	69	E	11/3/2011 10:47:00 AM	ASSIGNMENT OF LEASES AND RENTS	15	38 WEST 39 REALTY CORP	SOVEREIGN BANK				0
	2011000387074	69	E	11/3/2011 10:46:59 AM	AGREEMENT	41	38 WEST 39 REALTY CORP	SOVEREIGN BANK				3,000,000
	2011000387073	69	E	11/3/2011 10:46:58 AM	MORTGAGE	14	38 WEST 39 REALTY CORP	SOVEREIGN BANK				1,440,982
	2011000387072	69	E	11/3/2011 10:46:57 AM	ASSIGNMENT, MORTGAGE	6	ASTORIA FEDERAL SAVINGS AND LOAN ASSOCIATION	SOVEREIGN BANK				0
	2003000444027	69	E	11/5/2003 8:44:40 AM	ASSIGNMENT OF LEASES AND RENTS	8	38 WEST 39 REALTY CORP.	ASTORIA FEDERAL SAVINGS AND LOAN ASSOCIATION				1,900,000
	2003000444026	69	E	11/5/2003 8:44:40 AM	MORTGAGE AND CONSOLIDATION	28	38 WEST 39 REALTY CORP.	ASTORIA FEDERAL SAVINGS AND LOAN ASSOCIATION				1,900,000
	2003000429695	69	E	10/20/2003 3:11:23 PM	INITIAL UCC1	3	38 WEST 39 REALTY CORP	ASTORIA FEDERAL SAVINGS AND LOAN ASSOCIATION				0
02TN17450		69	E	12/13/2002	UCC3 TERMINATION	1	38 WEST 39 REALTY CORP.	BENUN, JACK				0
02PN29271		69	E	11/6/2002	INITIAL UCC1	2	38 WEST 39 REALTY CORP.	BENUN, JACK				0
3334/866		69	E	8/1/2001	DEED	4	38 WEST 39TH COMPANY	LINDSAY, ALEXANDER III				0

Search Results By Parcel Identifier

Date & Time: 6/22/2012 11:18:14 PM

Page: 2 of 4

Reel/Page File	CRFN	Lot	Partial Lot	Recorded / Filed	Document Type	Pages	Party 1	Party 2	Party 3/ Other	More 1 or 2	Corr. Rem.	Doc Amount
3273/122		69	E	4/16/2001	SUNDRY AGREEMENT	3	DIME SAVINGS BANK OF NEW YORK					0
3273/119		69	E	4/16/2001	SUNDRY AGREEMENT	3	DIME SAVINGS BANK OF NEW YORK					0
3273/112		69	E	4/16/2001	ASSIGNMENT, MORTGAGE	7	38 WEST 39 REALTY CORP.	ASTORIA FEDERAL SAVINGS & LOAN ASSOCIATION				0
3273/106		69	E	4/16/2001	ASSIGNMENT, MORTGAGE	6	DIME SAVINGS BANK OF NEW YORK	ASTORIA FEDERAL SAVINGS & LOAN ASSOCIATION				0
3273/77		69	E	4/16/2001	MORTGAGE	29	38 WEST 39 REALTY CORP.	ASTORIA FEDERAL SAVINGS & LOAN ASSOCIATION				997,605
3273/73		69	E	4/16/2001	DEED	4	LINDSAY, ALEXANDER III	38 WEST 39 REALTY CORP.				0
3273/69		69	E	4/16/2001	POWER OF ATTORNEY	4	LINDSAY, ALEXANDER	MARROW, ROBERT V.				0
01TN02846		69	E	3/13/2001	UCC3 TERMINATION	1	LINDSAY, ALEXANDER III	DIME SAVINGS BANK OF NEW YORK FSB, THE				0
2538/859		69	E	1/29/1998	ASSIGNMENT, MORTGAGE	13	LINDSAY, ALEXANDER III	DIME SAVINGS BANK OF NEW YORK				0
2538/804		69	E	1/29/1998	AGREEMENT	55	LINDSAY, ALEXANDER III	DIME SAVINGS BANK OF NEW YORK				0
97PN47214		69	E	10/10/1997	INITIAL UCC1	3	LINDSAY, ALEXANDER III	DIME SAVINGS BANK OF NEW YORK FSB, THE				0
92PN06550		69	E	2/13/1992	UCC3 CONTINUATION	2	LINDSAY, ALEXANDER III	DIME SAVINGS BANK, NEW YORK FSB				0
92PN06549		69	E	2/13/1992	UCC3 CONTINUATION	2	LINDSAY, ALEXANDER III	DIME SAVINGS BANK, NEW YORK FSB				0
87PN11037		69	E	2/27/1987	INITIAL COOP UCC1	0	LINDSAY, ALEXANDER III	DIME SAVINGS BANK, NEW YORK FSB				0
87PN11036		69	E	2/27/1987	INITIAL COOP UCC1	0	LINDSAY, ALEXANDER III	DIME SAVINGS BANK, NEW YORK FSB				0

Search Results By Parcel Identifier

Date & Time: 6/22/2012 11:18:14 PM

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Reel/Page File	CRFN	Lot	Partial Lot	Recorded / Filed	Document Type	Pages	Party 1	Party 2	Party 3/ Other	More 1 or 2	Corr. Rem.	Doc Amount
8703/2275		69	E	2/27/1987	UNIFORM COMMERCIAL CODE 3	0	MODERN ARTS PACKAGNGINC	CITIBANK, N.A.				0
8701/1103		69	E	2/27/1987	UNIFORM COMMERCIAL CODE 1	0	LINDSAY, ALEXANDER III	DIME SVGS BK/NY FSB				0
8701/1103		69	E	2/27/1987	UNIFORM COMMERCIAL CODE 1	0	LINDSAY, ALEXANDER III	DIME SVGS BK/N.Y. FSB				0
1196/246		69	E	2/27/1987	ASSIGNMENT, MORTGAGE	9	LINDSAY, ALEXANDER III	DIME SVGS BK/NY FSB				0
1196/244		69	E	2/27/1987	ASSIGNMENT, MORTGAGE	2	CITIBANK, N.A.	DIME SVGS BK/NY FSB				0
1196/209		69	E	2/27/1987	MORTGAGE	35	LINDSAY, ALEXANDER III	DIME SVGS BK/NY FSB				711,527
1196/207		69	E	2/27/1987	DEED	2	39 WEST 39 COMPANY	LINDSAY, ALEXANDER III				0
507/1752		69	E	12/28/1979	MORTGAGE	18	MODERN ARTS PACKAGING	CITIBANK NA				0
507/1746		69	E	12/28/1979	AGREEMENT	6	MODERN ARTS PACKAGING	CITIBANK NA				0
507/1744		69	E	12/28/1979	DEED	2	38 WEST 39 CO	MODERN ARTS PACKAGING				0
507/1742		69	E	12/28/1979	DEED	2	MODERN ARTS PACKAGING	38 WEST 39 CO				0
492/443		69	E	8/17/1979	DEED	2	MODERN ARTS PACKINGINC	38 WEST 39 CO				0
492/427		69	E	8/17/1979	MORTGAGE	16	MODERN ARTS PACKINGINC	CITIBANK NA				0
492/425		69	E	8/17/1979	DEED	2	38 WEST 39 CO	MODERN ARTS PACKINGINC				0
492/423		69	E	8/17/1979	MISCELLANEOUS	2	ESROM PROPERTIES INC					0

Search Results By Parcel Identifier

Date & Time: 6/22/2012 11:18:14 PM

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Reel/Page File	CRFN	Lot	Partial Lot	Recorded / Filed	Document Type	Pages	Party 1	Party 2	Party 3/ Other	More 1 or 2	Corr. Rem.	Doc Amount
468/200		69	E	1/16/1979	MISCELLANEOUS	4	ROOSEVELT SAVINGS BANK					0
465/580		69	E	12/27/1978	DEED	2	ESROM PROPERTIES INC	38 WEST 39 CO				0
465/576		69	E	12/27/1978	MORTGAGE	4	38 WEST 39 CO	ESROM PROPERTIES INC				0
465/573		69	E	12/27/1978	DEED	3	MORSE, REUBEN J DECD	MORSE, STEPHEN		X		0
40292/193		69	E	4/5/1968	DEED	2	MORSE, IRA S	ESROM PROPERTIES INC		X		0
40110/468		69	E	10/14/1966	AGREEMENT	4	MORSE, IRA	ROOSEVELT SVG BK CTYNY		X		0

REF ID: 3273PC0009
CITY REGISTER RECORDING AND ENDORSEMENT PAGE

COUNTY OF NEW YORK

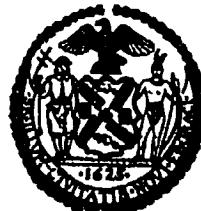
THIS PAGE FORMS PART OF THE INSTRUMENT

REF ID: 3273PC0009
TOTAL NUMBER OF PAGES IN DOCUMENT INCLUDING THIS PAGE ► 4

Block ▼ 840	Lot(s) - ONLY IF ENTIRE LOT ▼ 69	Partial Lots ▼ P/O
Prepises ▼ 38 W. 35th St. NY NY	NAME ▼ Scott Smiler	
Title/Agent Company Name ▼ VINTAGE ABSTRACT CORP	ADDRESS ▼ 685 3rd Ave	
Title Company Number ▼ 306 NY 11016	CITY ▼ NY NY	STATE ▼ ZIP ▼ 10017
PARTY 1 ▼ ADDITIONAL PARTY 1 ▼ Alexander Lansbury III	RECORD & RETURN TO ▼ 167 John Day Rd. Livingston, N.Y. 10541	
PARTY 2 ▼ ADDITIONAL PARTY 2 ▼ Robert V. Ma. Now	FOLD	
CHECK THIS BOX IF THERE ARE MORE THAN 2 OF EITHER PARTY □		

CITY REGISTER'S USE ONLY - DO NOT WRITE BELOW THIS LINE

Examined by (a): <i>BT</i>	City Register Serial Number ► 017079
Mtg Tax Serial No.: <i>111</i>	Indexed By (a): <i>BT</i>
Mtg Amount <i>\$</i>	Verified By (a): <i>BT</i>
Taxable Amount <i>\$</i>	Block(s) and Lot(s) verified by (a): <i>BT</i>
Exemption (r) YES <input type="checkbox"/> NO <input type="checkbox"/>	Address <input type="checkbox"/> Tax Map <input type="checkbox"/>
Type: [300E] [250] [OTHER <i> </i>]	Extra Block(s) <i> </i> Lot(s) <i> </i>
Dwelling Type: [1 to 2] [3] [4 to 6] [over 6]	Recording Fee <i>\$ 77</i>
TAX RECEIVED ON ABOVE MORTGAGE ▼	
County (basic) <i>\$</i>	Advalit Fee (C) <i>\$</i>
City (Add'l) <i>\$</i>	RPTT Fee (R) <i>\$</i>
Spec Add'l <i>\$</i>	HPD-A <input type="checkbox"/> HPD-C <input type="checkbox"/>
TASF <i>\$</i>	New York State Real Estate Transfer Tax ▼ <i>\$</i>
MTA <i>\$</i>	Serial Number ►
NYCTA <i>\$</i>	New York City Real Property Transfer Tax Serial Number ►
TOTAL TAX <i>\$</i>	OTHER CONNEY 0485 47.7 FOLD L8/11 2008 0001 0001 1-2 1106554 M/F 10-01-1510
Apportionment Mortgage (r) YES <input type="checkbox"/> NO <input type="checkbox"/>	



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

2001 APR 16 P 2:52

John J. Johnson

48 - H - 992

25X

JAN 10 2001 5:57PM SALON MARROW DICKMAN
P44—Summary short form of General Power of Attorney,
GOL § 5-1501; 12 pt. type, 11-48

NO. 765 P.1/2

McGraw-Hill, Inc.
Publisher, NYC 10013**DURABLE GENERAL POWER OF ATTORNEY**
NEW YORK STATUTORY SHORT FORM**THE POWERS YOU GRANT BELOW CONTINUE TO BE EFFECTIVE
SHOULD YOU BECOME DISABLED OR INCOMPETENT**

Caution: This is an important document. It gives the person whom you designate (your "Agent") broad powers to handle your property during your lifetime, which may include powers to mortgage, sell, or otherwise dispose of any real or personal property without advance notice to you or approval by you. These powers will continue to exist even after you become disabled or incompetent. These powers are explained more fully in New York General Obligations Law, Article 5, Title 15, Sections 5-1502A through 5-1503, which expressly permit the use of any other or different form of power of attorney.

This document does not authorize anyone to make medical or other health care decisions. You may execute a health care proxy to do this.

If there is anything about this form that you do not understand, you should ask a lawyer to explain it to you.

THIS is intended to constitute a DURABLE GENERAL POWER OF ATTORNEY pursuant to Article 5, Title 15 of the New York General Obligations Law:

I, **ALEXANDER LINDSAY III, 167 John Bay Rd., Livingston, NY 12541**

(insert your name and address)

do hereby appoint:

ROBERT V. MARROW, 576 Rye Rd., Rye, NY 10580

(If 1 person is to be appointed agent, insert the name and address of your agent above)

(If 2 or more persons are to be appointed agents by you insert their names and addresses above)

my attorney(s)-in-fact TO ACT

(If more than one agent is designated, CHOOSE ONE of the following two choices by putting your initials in ONE of the blank spaces to the left of your choice:)

[] Each agent may SEPARATELY act.
 [] All agents must act TOGETHER.

(If neither blank space is initialed, the agents will be required to act TOGETHER)

IN MY NAME, PLACE AND STEAD in any way which I myself could do, if I were personally present, with respect to the following matters as each of them is defined in Title 15 of Article 5 of the New York General Obligations Law to the extent that I am permitted by law to act through an agent:

(DIRECTIONS: Initial in the blank space to the left of your choice any one or more of the following lettered subdivisions as to which you WANT to give your agent authority. If the blank space to the left of any particular lettered subdivision is NOT initialed, NO AUTHORITY WILL BE GRANTED for matters that are included in that subdivision. Alternatively, the letter corresponding to each power you wish to grant may be written or typed on the blank line in subdivision "(Q)", and you may then put your initials in the blank space to the left of subdivision "(Q)" in order to grant each of the powers so indicated.)

<input checked="" type="checkbox"/> [] (A) real estate transactions;	<input type="checkbox"/> [] (M) making gifts to my spouse, children and more remote descendants, and parents, not to exceed in the aggregate \$10,000 to each of such persons in any year;
<input type="checkbox"/> [] (B) chattel and goods transactions;	<input type="checkbox"/> [] (N) tax matters;
<input type="checkbox"/> [] (C) bond, share and commodity transactions;	<input type="checkbox"/> [] (O) all other matters
<input checked="" type="checkbox"/> [] (D) banking transactions;	<input checked="" type="checkbox"/> [] (P) full and unqualified authority to my attorney(s)-in-fact to delegate any or all of the foregoing powers to any person or persons whom my attorney(s)-in-fact shall select;
<input type="checkbox"/> [] (E) business operating transactions;	<input type="checkbox"/> [] (Q) each of the above matters identified by the following letters:
<input type="checkbox"/> [] (F) insurance transactions;
<input type="checkbox"/> [] (G) estate transactions;	
<input type="checkbox"/> [] (H) claims and litigation;	
<input type="checkbox"/> [] (I) personal relationships and affairs;	
<input type="checkbox"/> [] (J) benefits from military service;	
<input type="checkbox"/> [] (K) records, reports and statements;	
<input type="checkbox"/> [] (L) retirement benefit transactions;	

(Special provisions and limitations may be included in the statutory short form available at

FROM: 35 LU 39n ST. NY, NY

REF ID: A132136600010

JAN 10 2001 07:13P FROM: ROBERT MARROW 9147474434
JAN 10 2001 5:59PM SALON MARROW DICKMAN

TO: 12123022437

P:3/3

NO. 765 P.2/2

This Durable Power of Attorney shall not be affected by my subsequent disability or incompetence.
If every agent named above is unable or unwilling to serve, I appoint (insert name and address of successor)

to be my agent for all purposes hereunder.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation or termination shall have been received by such third party, and I for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument.

This Durable General Power of Attorney may be revoked by me at any time.

In Witness Whereof, I have hereunto signed my name this 12 day of February, 2001.

(YOU SIGN HERE) →

(Signature of Principal)

ACKNOWLEDGMENT IN NEW YORK STATE (PL. 800-4)

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (PL. 800-4)

State of New York
County of COLUMBIA

State of
County of

On February 12, 2001 before me, the undersigned,
personally appeared ALEXANDER LINDSAY III

before me, the undersigned,
personally appeared

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

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

(Name and office of individual making acknowledgement)
Brian S. Harmon
Notary Public, State of New York
No. 41-4873693
Qualif'd in Queens County
Commission Expires 4/22/02

(Name and office of individual making acknowledgement)

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brown with age. It also on genuine B-Barberg form to ensure the longevity of this important document.
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logo and name. Reproduction of blank copies of this form without the publisher's permission is prohibited. Such unauthorized use may constitute
a violation of law or of professional ethics rules. However, once a form has been filled in, photocopying is permitted.

1/20/01
Alexander Lindsay III

TO

Robert V. Marrow, Esq.

DURABLE
Power of Attorney
Statutory Short Form

Dated February 12, 2001

5.250- 840
7.00- 69

Record • Return To
Scott Smiler, Esq.
Salon Marrow, Dickman & Newman LLP
685 Third Avenue, 21st Floor
New York, New York 10017

25X

AFFIDAVIT THAT POWER OF ATTORNEY IS IN FULL FORCE
(Sign before a notary public)

STATE OF New York

COUNTY OF Westchester

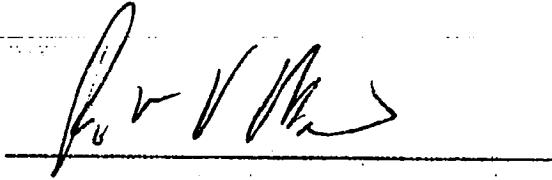
ss.

Robert V. Marrow

being duly sworn, deposes and says:

1. The Principal within did, in writing, appoint me as the Principal's true and lawful ATTORNEY(S)-IN-FACT in the within Power of Attorney.
2. I have no actual knowledge or actual notice of revocation or termination of the Power of Attorney by death or otherwise, or knowledge of any facts indicating the same. I further represent that the Principal is alive, has not revoked or repudiated the Power of Attorney and the Power of Attorney still is in full force and effect.
3. I make this affidavit for the purpose of inducing Vintage Abstract Corp., Astoria Federal Savings + Loan Association, to accept delivery of the following Instrument(s), as executed by me in my capacity as the ATTORNEY(S)-IN-FACT, with full knowledge that this affidavit will be relied upon in accepting the execution and delivery of the Instrument(s) and in paying good and valuable consideration therefor.

Sworn to before me on this
14th day of February, 2001



Scott Smiler
Notary Public

SCOTT SMILER, ESQ.
Notary Public, State of New York
No. 028M6031219
Qualified in New York County
Commission Expires September 27, 2001