

# 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

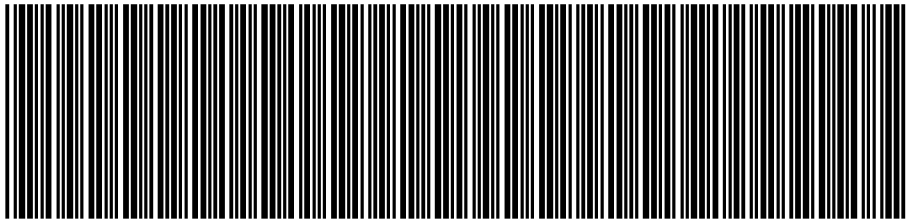
Date & Time: 6/22/2012 9:58:44 PM

Page: 2 of 2

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
<b>Property Type: OFFICE BUILDING</b>				

**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**

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

NYC HPD Affidavit in Lieu of Registration Statement



**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 Patricia*  
**City Register Official Signature**

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

THIS INDENTURE, made the 31<sup>st</sup> day of December, Two Thousand and Three.

**BETWEEN**

PERFECT REALTY CORP., a New York Corporation maintaining offices at 300 West 38<sup>th</sup> 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**  
840

BEGINNING at a point on the northerly side of 38<sup>th</sup> Street, distant 373 feet easterly from the corner formed by the intersection of the northerly side of 38<sup>th</sup> 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 38<sup>th</sup> Street;

THENCE westerly along said northerly side of 38<sup>th</sup> 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 38<sup>th</sup> 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:

**PERFECT REALTY CORP.**

(witness)

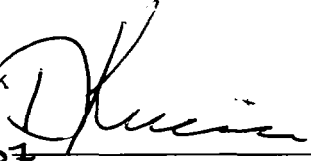
By:

  
ELI NIRCO

ACKNOWLEDGMENT TAKEN IN NEW YORK

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

On the 31<sup>st</sup> 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.

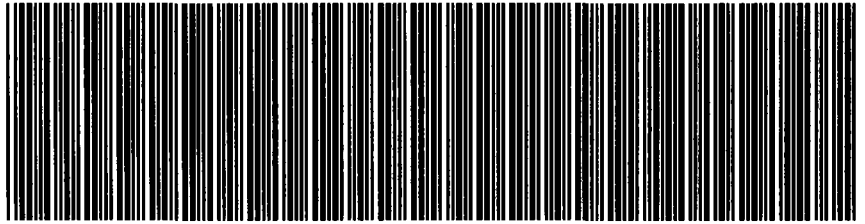
**TO**

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**



2004020901001001001SD4DF

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2004020901001001**  
Document Type: DEED

Document Date: 12-31-2003

Preparation Date: 02-09-2004

**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 35-37 W. 38<sup>th</sup> Street Manhattan  
 STREET NUMBER STREET NAME BOROUGHS ZIP CODE

2. Buyer Name Flame Realty, LLC  
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address 7 Bond St 3FR Great Neck NY 11071  
 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 ☐ Part of a Parcel

5. Deed Property Size          X          OR          ACRES  
 FRONT FEET DEPTH

6. Seller Name Perfect Realty Corp.  
 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 12 / 31 / 03  
 Month Day Year

11. Date of Sale / Transfer 12 / 31 / 03  
 Month Day Year

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

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

15. Building Class 4 16. Total Assessed Value (of all parcels in transfer) 293,400

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))  
Manhattan Block 840 Lot 21

## 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

[Signature]  
 BUYER SIGNATURE DATE 12/31/03

7 Bond Street 3FR  
 STREET NUMBER STREET NAME (AFTER SALE)

Great Neck NY 11021  
 CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY

Bubenstein Alan  
 LAST NAME FIRST NAME

516 873-2000  
 AREA CODE TELEPHONE NUMBER

[Signature]  
 SELLER SIGNATURE DATE 12/31/03

# Search Results By Parcel Identifier

## Current Search Criteria:

Borough: **MANHATTAN / NEW YORK**

Block: **00840**

Lot: **0068**

Date Range: **To Current Date**

Document Class: **All Document Classes**

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

Page: **1 of 4**

Records: **1 - 45**

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



[illegible]

Page: 2 of 4

# 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 STREETASSOCIATES L.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

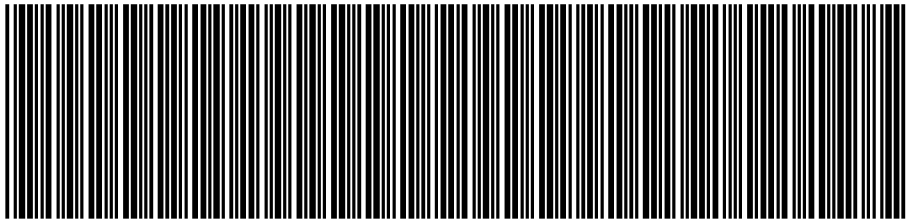
Date & Time: 6/22/2012 11:14:44 PM

Page: 4 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
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**

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.



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
<b>Property Type: OFFICE BUILDING</b>				
Borough	Block	Lot	Unit	Address
MANHATTAN	840	68	Entire Lot	36 WEST 39 STREET
<b>Property Type: OFFICE BUILDING</b>				

**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

**FEES AND TAXES**

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

By: ZEEV AMIR - CEO 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 39<sup>th</sup> 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 39<sup>th</sup> 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 39<sup>th</sup> Street;

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

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

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of New York, County of NEW YORK ss.:

On JAN 12, 2004 before me, the undersigned, personally appeared

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

[Signature]  
(signature and office of individual taking acknowledgment)

ERIC M. KOPPELMAN  
NOTARY PUBLIC STATE OF NEW YORK  
No. 0140685192  
SUFFOLK COUNTY  
MY COMMISSION EXPIRES DEC 23, 2008

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b)

State of \_\_\_\_\_ County of \_\_\_\_\_ ss.:

On \_\_\_\_\_ 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

(insert city or political subdivision and state or county or other place acknowledgment taken)

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of \_\_\_\_\_ County of \_\_\_\_\_ } ss.:

On \_\_\_\_\_ before me, the undersigned, personally appeared

the subscribing witness(es) 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 (if the place of residence is in a city, include the street and street number, if any, thereof):

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

( ☐ if taken outside New York State insert city or political subdivision and state or county or other place acknowledgment taken And that said subscribing witness(es) made such appearance before the undersigned in

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

**Bargain and Sale Deed**

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. STC-01707-03

32 West 39th Associates, LLC

TO

32 W. 39th Midtown Properties, LLC

SECTION

BLOCK 840

LOT 66 and 68

COUNTY OR TOWN New York

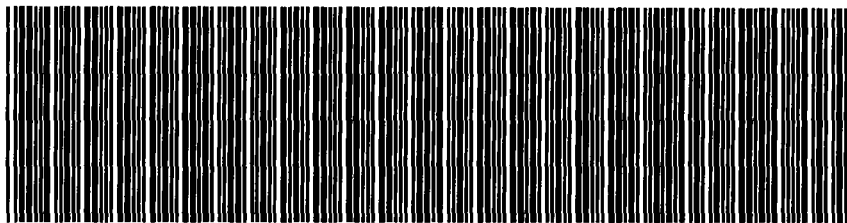
RETURN BY MAIL TO:

Aaron Friedman, Esq.  
450 Seventh Avenue, Suite 2309  
New York, NY 10123-2309

Zip No.

Reserve this space for use of Recording Office.

**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:**

**Page Count**

RP - 5217 REAL PROPERTY TRANSFER REPORT

1





# 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

[illegible]

Page: 3 of 4

[illegible]

Page: 4 of 4

# CITY REGISTER RECORDING AND ENDORSEMENT PAGE

COUNTY OF NEW YORK

THIS PAGE FORMS PART OF THE INSTRUMENT

TOTAL NUMBER OF  
PAGES IN DOCUMENT  
INCLUDING THIS PAGE 4

Block <u>840</u>	Lots - ONLY IF ENTIRE LOT <u>67</u>	Partial Lots <u>  </u>
------------------	-------------------------------------	------------------------

Premises 38 W 35th St NY NY

Title/Agent Company Name Vintage Abstract Corp

Title Company Number 306 NY 11016

RECORD & RETURN TO	NAME <u>Scott Smiler</u>
	ADDRESS <u>685 3rd Ave</u>
	CITY <u>NY NY</u> STATE <u>10017</u> ZIP <u>  </u>

NAME & ADDRESS	PARTY 1 <u>Alexander Lindsay III</u>
	ADDITIONAL PARTY 1 <u>167 John Jay Rd Livingston, N.Y. 12541</u>
	PARTY 2 <u>Robert V. Morrow</u>
	ADDITIONAL PARTY 2 <u>56 Ave Road Ave, N.Y. 10580</u>

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 (s): <u>[Signature]</u>
Mtge Tax Serial No. <u>  </u>
Mtge Amount \$ <u>  </u>
Taxable Amount \$ <u>  </u>
Exemption (✓) YES <input type="checkbox"/> NO <input type="checkbox"/>
Type: [SWEE] [286] [OTHER <u>  </u> ]
Dwelling Type: [1 to 2] [3] [4 to 6] [over 6]
TAX RECEIVED ON ABOVE MORTGAGE
County (basic) \$ <u>  </u>
City (Add'l) \$ <u>  </u>
Spec Add'l \$ <u>  </u>
TASF \$ <u>  </u>
MTA \$ <u>  </u>
NYCTA \$ <u>  </u>
TOTAL TAX \$ <u>  </u>
Apportionment Mortgage (✓) YES <input type="checkbox"/> NO <input type="checkbox"/>

City Register Serial Number <u>017079</u>
Indexed By (s): <u>  </u> Verified By (s): <u>  </u>
Block(s) and Lot(s) verified by (s) <u>  </u>
Address <input type="checkbox"/> Tax Map <input type="checkbox"/>
Extra Block(s) <u>  </u> Lot(s) <u>  </u>
Recording Fee <u>\$ 77</u>
Affidavit Fee (C) \$ <u>  </u>
RPTT Fee (R) \$ <u>  </u>
HPD-A <input type="checkbox"/> HPD-C <input type="checkbox"/>
New York State Real Estate Transfer Tax
\$ <u>  </u>
Serial Number <u>  </u>
New York City Real Property Transfer Tax
Serial Number <u>  </u>

OTHER CONVEY 0485  
LO/TL 2006 APR 1 10:11  
1-2 1100554 APR 16-01 10:10



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

2001 APR 16 P 2:52

[Signature]

REC 3273 PG 0069

FOLD

CR 0000000000

48 - H - 002

25X10

JAN 10 2001 5:57PM SALON MARROW DYCKMAN

NO. 765 P. 1/2

P44—Summary short form of General Power of Attorney,  
GOL § 5-1501; 12 N.Y.S.B.Revised Edition, 1997  
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, 56 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.)

☒ (A) real estate transactions;

☐ (B) chattel and goods transactions;

☐ (C) bond, share and commodity transactions;

☒ (D) banking transactions;

☒ (E) business operating transactions;

☒ (F) insurance transactions;

☐ (G) estate transactions;

☐ (H) claims and litigation;

☐ (I) personal relationships and affairs;

☒ (J) benefits from military service;

☒ (K) records, reports and statements;

☒ (L) retirement benefit transactions;

☐ (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;

☒ (N) tax matters;

☐ (O) all other matters

☒ (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;

☐ (Q) each of the above matters identified by the following letters: .....

(Special provisions and limitations may be included in the statutory short form Appendix A of the New York General Obligations Law.)

prem. 38 W 39th St. NY, NY

REC 3 2 1 3 P 6 0 0 1 0

JAN 10 2001 07:13P FROM: ROBERT MARROW 9147474434  
JAN. 10. 2001 5:58PM SALON MARROW DYCKMAN

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 (RPL 500-4)

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 500-4)

State of New York  
County of COLUMBIA

State of  
County of

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

On 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.

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 each individual made such appearance before the undersigned in

(Signature and office of individual making acknowledgment)

(City or political subdivision and state or country or other place where acknowledgment taken)

Brian S. Harman  
Notary Public, State of New York  
No. 41-4573693  
Qualified in Queens County  
Commission Expires 11/22/02

(Signature and office of individual making acknowledgment)

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300041016

Alexander Lindsay III

TO

Robert V. Marrow, Esq.

Durable  
Power of Attorney  
Statutory Short Form

Dated February 12, 2001

5200b-840  
707-69

Record - Return To  
Scott Smiler, Esq.  
Salon Marrow, Dyckman + Newman LLP  
685 Third Avenue, 21st Floor  
New York, New York 10017

REC 3273 PG 0071

25X10



**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  
14<sup>th</sup> day of February, 2001

*[Signature]*

*[Signature]*  
Notary Public

**SCOTT SMILER, ESQ.**  
Notary Public, State of New York  
No. 02SM6081219  
Qualified in New York County  
Commission Expires September 27, 2001