

BOROUGH: Manhattan
PETITIONER: THE DEUCE CONDOMINIUM

Schedule A

For the period commencing July 1, 2026 and ending June 30, 2027

1	2	3	4	5
Block	Lot	ASSESSMENT		Claimed Value of Land & Improvements
		Land	Land & Improvements	
1070	1102- 1108	5,536	742,730	186,000

Dated, New York, N.Y. June 23, 2026

State of New York
County of NY

CLAUDE SIMON, being duly sworn deposes and says:

That deponent is PRESIDENT of the petitioner herein; that deponent has read and knows the contents of the foregoing petition; that the same is true of deponent's own knowledge, except as to matters stated therein to be alleged on information and belief, and as to those matters deponent believes it to be true.

That the reason why this verification is made by deponent and not by petitioner is because petitioner is a Condominium Board of Managers and deponent is a member of the Board of Managers.

Sworn to before me this
25th day of June, 2026

X 
CLAUDE SIMON, PRESIDENT

NOTARY 
SIGNS Notary Public or Commissioner of Deeds

SIMONCLAU

-5-

P051807



Index No.

Year 2026

SUPREME COURT

County of New York

In the Matter of

THE DEUCE CONDOMINIUM

Petitioner,

against

**The Tax Commission of the City of New York
and the Commissioner of Finance of the
City of New York**

Respondents.

**PETITION FOR REVIEW OF
REAL PROPERTY ASSESSMENT**

BERGER, GOLDBERG, FRIEDMAN & PERLMAN, P.C.

Attorneys for Petitioner
Office & P.O. Address

**240 Madison Avenue, 7th Floor
New York, New York 10016
(212) 532-0222**

SIMONCLAU

BY: _____

PETITIONER: CHARLES HENRY PROPERTIES LLC

For the period commencing July 1, 2026 and ending June 30, 2027

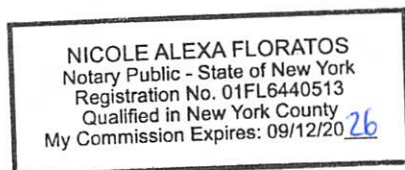
1	2	3	4	5
Block	Lot	ASSESSMENT		Claimed Value of Land & Improvements
		Land	Land & Improvements	
1348	35	248,379	754,920	189,000

State of New York
County of NY

That deponent is OPERATING MANAGER of the petitioner herein; that deponent has read and knows the contents of the foregoing petition; that the same is true of deponent's own knowledge, except as to matters stated therein to be alleged on information and belief, and as to those matters deponent believes it to be true. That the reason why this verification is made by deponent and not by petitioner is because petitioner is a limited liability company and deponent is a member of the limited liability company.

X 
CLAUDE SIMON, OPERATING MANAGER

AU



Index No.

Year 2026

SUPREME COURT

County of New York

In the Matter of

CHARLES HENRY PROPERTIES LLC

Petitioner,

against

**The Tax Commission of the City of New York
and the Commissioner of Finance of the
City of New York**

Respondents.

**PETITION FOR REVIEW OF
REAL PROPERTY ASSESSMENT**

BERGER, GOLDBERG, FRIEDMAN & PERLMAN, P.C.

Attorneys for Petitioner
Office & P.O. Address

**240 Madison Avenue, 7th Floor
New York, New York 10016
(212) 532-0222**

SIMONCLAU

BY: _____

Consent must be signed by attorney of record and signed and acknowledged by party. Type name beneath each signature.

NEW YORK SUPREME COURT
COUNTY OF NEW YORK

In the Matter of the Application of
THE DEUCE CONDOMINIUM

Petitioner,

-against-

The Tax Commission of the City of New York & The
Commissioner of Finance of the City of New York

Respondents

INDEX NO(S): 264862/2019

266254/2020

CONSENT
TO CHANGE
ATTORNEY

263473/2021

264612/2022

Premises: 534 West 42 Street

Block Lots 1070/1102-1108

Borough MANHATTAN

Tax Year(s): 2019/20-2022/23

IT IS HEREBY CONSENTED THAT BERGER, GOLDBERG, FRIEDMAN & PERLMAN, P.C.
of 240 Madison Avenue, 7th Floor, New York 10016 be substituted as attorney(s) of record for the
undersigned party(ies) in the above entitled action in place and stead of the undersigned attorney(s)
as of the date hereof.

THE DEUCE CONDOMINIUM

x

CLAUDE SIMON, PRESIDENT

GOLDBERG WEPRIN FINKEL GOLDSTEIN LLP

x

Dated: 6/11/2026

BERGER, GOLDBERG, FRIEDMAN & PERLMAN P.C.

STATE OF NEW YORK
COUNTY OF

On the _____ day of _____, 20____, before me personally appeared CLAUDE SIMON
_____, to me known, and known to me to be the same person described in
and who executed the foregoing consent and acknowledged to me that s/he executed the same.

Notary Public

State of New York, County of

ss.:

Being duly sworn, deposes and says; that deponent is not a part to the action, is over 18 years of age and resides as

That on the _____ day of _____, 20____

Attorney(s) for
Herein, at his office at

During his absence from said office

Strike out either (a) or (b)

- (a) By then and there leaving a true copy of the same with his clerk; partner; person having charge of said office.
- (b) And said office being closed, by depositing a true copy of same, enclosed in a sealed wrapper directed to said attorney(s), in the office letter drop box.

Sworn to before me this
Day of _____ 20____

State of New York, County of
ss.:

Being duly sworn, deposes and says; that deponent is not a party to the action, is over 18 years of age and resides at

That on the _____ day of _____, 20____
Deponent served the within consent to change attorney(s) on

Attorney(s) for
At

The address designated by said attorney(s) for that purpose by depositing a true copy of same enclosed in a postpaid properly addressed wrapper, in – a post office – official depository under the exclusive care and custody of the United States Postal Service within New York State.

Sworn to before me, this
Day of _____ 20____

Index No. 264862/2019

NEW YORK STATE
SUPREME COURT
COUNTY NEW YORK

In the Matter of the Application of

THE DEUCE CONDOMINIUM

Petitioner,

against

The Tax Commission of the City of New York & The Commissioner of Finance of the City of New York,

Respondents.

CONSENT TO CHANGE ATTORNEY

BERGER, GOLDBERG, FRIEDMAN & PERLMAN, P.C

Attorney(s) for Petitioner,

Office and Post Office Address

240 Madison Avenue, 7th Floor
New York, New York 10016

(212) 532-0222
Fax (212) 532-0224

Notary Public

STATE OF NEW YORK
COUNTY OF NY
On 25 day of June, 2016, before me personally came
CLAUDE SIMON
and say, that s/he is the PRESIDENT of
THE DEUCE CONDOMINIUM
the corporation described in and
which executed the within instrument; that s/he knows the seal of said corporation; that the
seal affixed to said instrument is such corporate seal; that it was so affixed by order of the
board of directors of said corporation, and that s/he signed his name thereto by like order.