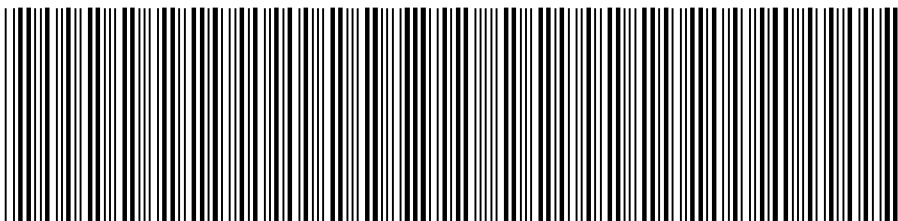


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2007012900783001001E16BD

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2007012900783001

Document Date: 01-22-2007

Preparation Date: 01-29-2007

Document Type: DEED

Document Page Count: 4

PRESENTER:

FIDELITY NATIONAL TITLE INS. COMPANY
ONE PARK AVENUE
SUITE 1402
NEW YORK, NY 10016
212-481-5858
15947-NYM

RETURN TO:

MARTIN LUSKIN, ESQ.
BLANK ROME LLP
405 LEXINGTON AVENUE
NEW YORK, NY 10174

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	2149	8	Entire Lot	2461 AMSTERDAM AVENUE
Property Type: APARTMENT BUILDING				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

2461 AMSTERDAM LLC
C/O THE PARKOFF ORGANIZATION, 98
CUTTERMILL ROAD, SUITE 444 SOUTH
GREAT NECK, NY 11021

GRANTEE/BUYER:

2461 AMSTERDAM I LLC
C/O YESHIVA UNIVERSITY, 500 WEST 185TH STREET
NEW YORK, NY 10033

FEES AND TAXES

Mortgage

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 165.00

NYC Real Property Transfer Tax:

\$ 85,270.50

NYS Real Estate Transfer Tax:

\$ 12,994.00

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

Recorded/Filed 02-02-2007 17:07

City Register File No.(CRFN):

2007000065254



Annette McMill

City Register Official Signature

10

BARGAIN AND SALE DEED
Without Covenant Against Grantor's Act

15947

2461 Amsterdam LLC

TO

2461 Amsterdam Avenue LLC

Section: 8
Block: 2149
Lot: 08
County or Town: New York County, Borough of Manhattan
Street Address: 2461 Amsterdam Avenue
New York, NY

RECORD AND RETURN TO:

Martin Luskin, Esq.
Blank Rome LLP
405 Lexington Avenue
New York, New York 10174-0208

Tel. 212-885-5000
www.BlankRome.com

BARGAIN AND SALE DEED

THIS INDENTURE, made the ²⁷~~16~~th day of January, two thousand seven between 2461 Amsterdam LLC, a New York limited liability company, having an address at c/o The Parkoff Organization, 98 Cuttermill Road, Suite 444 South, Great Neck, NY 11021, party of the first part, and 2461 Amsterdam Avenue LLC, a New York limited liability company, of 500 West 185th Street, New York, NY 10033, 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, City, County and State of New York, having an address and being located at 2461 Amsterdam Avenue, New York, NY 10033, as is more fully described on Schedule A annexed hereto and made a part hereof.

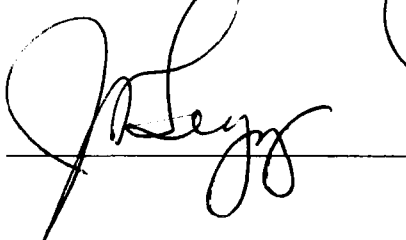
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **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, 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:



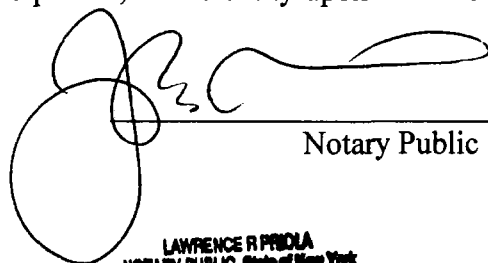
2461 Amsterdam LLC

By:

A. Richard Parkoff
Managing Member

STATE OF NEW YORK: COUNTY OF NEW YORK

On the ²⁷~~14~~ day of January 2007, before me, the undersigned, a Notary Public in and for said state, personally appeared A. RICHARD PARKOFF personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.



Notary Public

LAWRENCE R. PRIOLA
NOTARY PUBLIC, State of New York
No. 4841047
Qualified in Suffolk County
Commission Expires March 30, 2010

2007

Exhibit A - Description of Premises
2461 Amsterdam Avenue, New York, NY

All that certain plot, 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 easterly side of Amsterdam Avenue, distant 78 feet 1 inch northerly from the corner formed by the intersection of the easterly side of Amsterdam Avenue and the northerly side of Washington Bridge Park as established by Chapter 249 of the Laws of 1890;

RUNNING THENCE easterly parallel with the center line of the block between 182nd Street and 183rd Street as shown on Randel's Map on file in the Office of Engineer of Street Openings, 100 feet to line parallel with Easterly side of Amsterdam Avenue;

THENCE northerly along said side and parallel with the easterly side of Amsterdam Avenue 35.04 feet to a point of said line 36.54 feet of a point southerly from center line of the block;

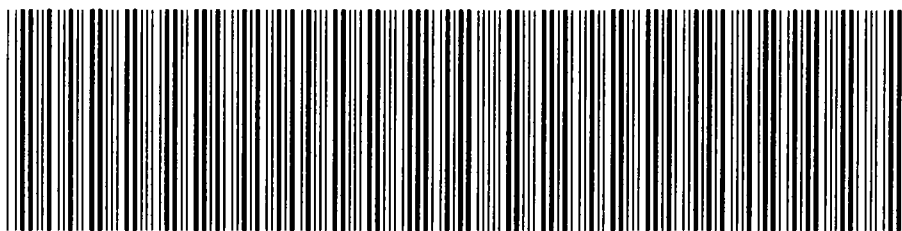
THENCE westerly in a straight line to a point on easterly side of Amsterdam Avenue, distant 35 feet 7 inches southerly from center line of the block;

THENCE southerly along the easterly side of Amsterdam Avenue, 36 feet to the point or place of BEGINNING.

Said premises known as: 2461 Amsterdam Avenue, New York, NY

Said premises being the same premises conveyed to the Grantor herein by Deed made by 2461 Amsterdam Company dated September 28, 2000 and recorded October 19, 2000 in Reel 3177 page 640.

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



2007012900783001001SD83C

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2007012900783001

Document Date: 01-22-2007

Preparation Date: 01-29-2007

Document Type: DEED

ASSOCIATED TAX FORM ID: 2007011600018

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count

1



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service is located in the Borough of **MANHATTAN**
Block: **2149** Lot: **8**
- (2) Account Number (if applicable):
Meter Number (if available—include the letter):
- (3) Street Address of Property Receiving Service:
Street **2461 AMSTERDAM AVENUE** City **NY** State **NY** Zip **10033**
- (4) Full name, mailing address, home phone and business phone numbers of owner of property receiving service:
(please provide information on owner ONLY; do NOT give information on property manager or tenant):
Owner's Name Business: **2461 AMSTERDAM I LLC**
or Individual:
(Last Name) (First Name) (MI)
Street **C/O YESHIVA UNIVERSITY 500 WEST 185TH STREET** City **NEW YORK** State **NY** Zip **10033**
Home Phone(Numbers only): Business Phone(Numbers only):

Customer Billing Information:

PLEASE NOTE:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges.
- B. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, or the property being placed in a lien sale by the City.
- C. Original bills for water and/or sewer service will be mailed to the owner, at the owner's address specified on this form. DEP will provide a duplicate copy of bills to one other party (such as a managing agent) ifso requested below, provided, however, that any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her/its liability to pay all outstanding water and sewer charges.

- (5) If you would like a duplicate copy of bills sent to another party, please check here ☐ and fill out the following information:

Name of Party to Receive Duplicate Copies of Bills:

- (6) Mailing Address: Street City State Zip
- (7) Relationship to Owner (check one): Managing Agent ☐ Mortgagee ☐
Tenant ☐ Other (please explain):

Owner's Approval

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

- (8) E-mail:

- (9) Name of Owner:

- (10) Signature:

Name and Title of Person Signing for Owner, if applicable: **JEFFREY ROSENBERG, Manager**
Date(mm/dd/yyyy): **01 / 22 / 07**

C1. County Code C2. Date Deed Recorded / /
Month Day Year

C3. Book C4. Page

OR

C5. CRFN



RP - 5217NYC

PROPERTY INFORMATION

1. Property Location	2461	AMSTERDAM AVENUE	MANHATTAN	10033
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

2. Buyer Name 2461 AMSTERDAM I LLC

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)		2461 AMSTERDAM I LLC	
			LAST NAME / COMPANY	FIRST NAME
	C/O YESHIVA UNIV 500 W. 185TH ST		NEW YORK	NY 10033
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

4B. Agricultural District Notice - N/A for NYC

5. Deed
Property
Size

FRONT FEET X DEPTH OR ACRES

6. Ownership Type is Condominium

7. New Construction on Vacant Land

8. **Seller Name** 2461 AMSTERDAM LLC

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

10. Sale Contract Date 1 / 22 / 2007
Month Day Year

11. Date of Sale / Transfer 1 / 22 / 2007
Month Day Year

12. Full Sale Price \$ 32484.00

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

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

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

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

15. Building Class C 1

16. Total Assessed Value (of all parcels in transfer) 3 4 1 5 5 0

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

MANHATTAN 2149 8

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 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	
C/O YESHIVA UNIVERSITY 500 WEST 185TH STREET			
STREET NUMBER		STREET NAME (AFTER SALE)	
NEW YORK			
CITY OR TOWN		NY	10033
STATE		ZIP CODE	

LAST NAME		FIRST NAME	
212		885-5311	
AREA CODE		TELEPHONE NUMBER	
SELLER			
SELLER SIGNATURE		DATE	

200701160001820

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



**STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES**

RP - 5217NYC

(Rev 11/2002)

1. Property Location	2461	AMSTERDAM AVENUE	MANHATTAN	10033										
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE										
2. Buyer Name	2461 AMSTERDAM I 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)													
	2461 AMSTERDAM I LLC													
	LAST NAME / COMPANY		FIRST NAME											
	C/O YESHIVA UNIV 500 W. 185TH ST		NEW YORK											
	STREET NUMBER AND STREET NAME		CITY OR TOWN	STATE NY ZIP CODE 10033										
4. Indicate the number of Assessment Roll parcels transferred on the deed	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center; line-height: 20px;">1</div> <div style="margin: 0 5px;"># of Parcels</div> <div style="margin: 0 10px;">OR</div> <div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;"> <div style="width: 10px; height: 10px; background-color: black;"></div> </div> <div style="margin: 0 5px;">Part of a Parcel</div> </div>													
5. Deed Property Size	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 100px; height: 20px; margin-right: 5px;"></div> <div style="margin: 0 5px;">X</div> <div style="border: 1px solid black; width: 100px; height: 20px; margin-right: 5px;"></div> <div style="margin: 0 10px;">OR</div> <div style="border: 1px solid black; width: 150px; height: 20px; margin-right: 5px;"></div> <div style="margin: 0 5px;">ACRES</div> <div style="text-align: center;">●</div> </div>													
	2461 AMSTERDAM LLC													
6. Seller Name	LAST NAME / COMPANY		FIRST NAME											
	LAST NAME / COMPANY		FIRST NAME											
4A. Planning Board Approval - N/A for NYC 4B. Agricultural District Notice - N/A for NYC Check the boxes below as they apply: <div style="display: flex; justify-content: space-between;"> <div> 6. Ownership Type is Condominium <div style="border: 1px solid black; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center;"> <div style="width: 10px; height: 10px; background-color: black;"></div> </div> </div> <div> 7. New Construction on Vacant Land <div style="border: 1px solid black; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center;"> <div style="width: 10px; height: 10px; background-color: black;"></div> </div> </div> </div>														
9. Check the box below which most accurately describes the use of the property at the time of sale:														
A	<input type="checkbox"/>	One Family Residential	C	<input type="checkbox"/>	Residential Vacant Land	E	<input type="checkbox"/>	Commercial	G	<input type="checkbox"/>	Entertainment / Amusement	I	<input type="checkbox"/>	Industrial
B	<input type="checkbox"/>	2 or 3 Family Residential	D	<input type="checkbox"/>	Non-Residential Vacant Land	F	<input checked="" type="checkbox"/>	Apartment	H	<input type="checkbox"/>	Community Service	J	<input type="checkbox"/>	Public Service

10. Sale Contract Date 1 / 16 / 2007
Month Day Year

11. Date of Sale / Transfer 1 / 22 / 2007
Month Day Year

12. Full Sale Price \$ 0

(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 _____

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

15. Building Class C, 1 16. Total Assessed Value (of all parcels in transfer) 3,415,500

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

MANHATTAN 2149 8

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 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 [Signature] DATE 1/22/07
C/O YESHIVA UNIVERSITY 500 WEST 185TH STREET
STREET NUMBER _____ STREET NAME (AFTER SALE) _____
NEW YORK
CITY OR TOWN _____ STATE NY ZIP CODE 10033

LUSKIN
 LAST NAME

MARTIN
 FIRST NAME

212
 AREA CODE

885-5311
 TELEPHONE NUMBER

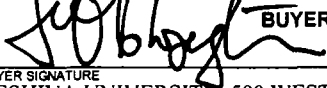
SELLER

1/22/07

2007011600018201

CERTIFICATION

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

 BUYER		1/22/07 DATE		LUSKIN LAST NAME		MARTIN BUYER'S ATTORNEY FIRST NAME	
C/O YESHIVA UNIVERSITY 500 WEST 185TH STREET				212 AREA CODE		885-5311 TELEPHONE NUMBER	
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
NEW YORK				212		885-5311	
CITY OR TOWN		STATE		ZIP CODE		SELLER 1/22/07 DATE	
		NY		10033		