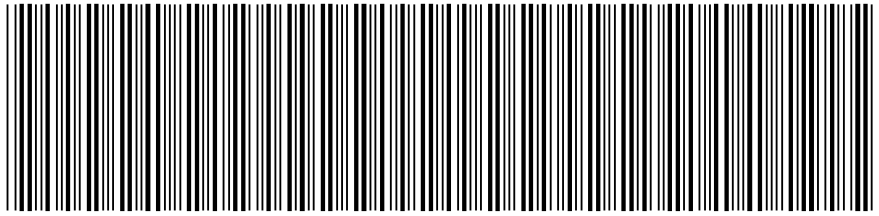


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2006021400209001001E6648

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2006021400209001

Document Date: 02-06-2006

Preparation Date: 02-14-2006

Document Type: DEED

Document Page Count: 5

PRESENTER:

MADISON TITLE AGENCY, LLC
AS AGENT FOR CHICAGO TITLE INSURANCE
1125 OCEAN AVENUE
LAKEWOOD, NJ 08701
212-808-9400
PICKUP@MADISONTITLE.COM

RETURN TO:

3463 THIRD AVENUE REALTY, LLC
P.O. BOX 234550
GREAT NECK, NY 11023
mtany-18471

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2372	47	Partial Lot	3461 3 AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

3463 THIRD AVENUE REALTY LLC
PO BOX 234550
GREAT NECK, NY 11023

GRANTEE/BUYER:

3455 THIRD AVE REALTY LLC
P.O. BOX 234550
GREAT NECK, NY 11023

FEES AND TAXES

Mortgage		Recording Fee: \$	62.00
Mortgage Amount:	\$	Affidavit Fee: \$	0.00
Taxable Mortgage Amount:	\$	NYC Real Property Transfer Tax Filing Fee:	
Exemption:		\$	165.00
TAXES: County (Basic):	\$	NYS Real Estate Transfer Tax:	
City (Additional):	\$	\$	0.00
Spec (Additional):	\$		
TASF:	\$		
MTA:	\$		
NYCTA:	\$		
Additional MRT:	\$		
TOTAL:	\$		0.00

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 05-08-2006 13:05

City Register File No.(CRFN):

2006000255626

Annette McHill

City Register Official Signature

3463 THIRD AVENUE REALTY, LLC

GRANTOR,

TO

3455 THIRD AVE REALTY LLC

GRANTEE.

BARGAIN AND SALE DEED WITH COVENANTS

Section: 9

Block: 2372

Lot: tentative  47 (previous p/o 41)

County: Bronx

Return by Mail to:

3463 Third Avenue Realty, LLC
P.O. Box 234550
Great Neck, New York 11023

THIS INDENTURE, made as of the 6th day of February, 2006, between **3463 THIRD AVENUE REALTY, LLC**, having an address at PO Box 234550, Great Neck, New York 11023 (the "Grantor") and **3455 THIRD AVE REALTY LLC**, with an address at PO Box 234550, Great Neck, New York 11023 (the "Grantee").

WITNESSETH:

That Grantor, in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration paid by the Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situated, lying and being in the City and State of New York, County of Bronx as more particularly bounded and described in Schedule "A" which is annexed hereto and made a part hereof;

TOGETHER with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with appurtenances and all the estate and rights of Grantor in and to said premises;

TO HAVE AND TO HOLD, the premises herein granted unto Grantee, the heirs or successors and assigns of Grantee forever;

BEING part of the same premises conveyed to the Grantor herein by Deed from Kings Point Heights, LLC recorded on _____ in CRFN _____.

AND Grantor covenants that Grantor have not done or suffered anything whereby the said premises have been encumbered in any way except as aforesaid.

AND Grantor, in compliance with Section 13 of the Lien Law covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund 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.

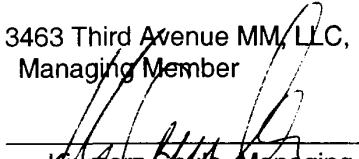
The words "Grantor" and "Grantee" shall be construed as if they read "Grantor" and "Grantees" whenever the sense of this indenture so requires.

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

In presence of:

3463 Third Avenue Realty, LLC

By: 3463 Third Avenue MM, LLC,
Managing Member

By: 
Kumarz Gaur, Managing
Member

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

On the 6th day of February in the year 2006 before me, the undersigned, a Notary Public in and for said State, personally appeared KIUMARZ GEULA, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.



Notary Public

ELIZAVETA BASCH
Notary Public State of New York
No. 01RA6055777
Qualified in Kings County
Notary Public Expires 3/5/20

SEAL

Schedule "A"

Lot: tentative ~~47~~ 47 (previous p/o 41)

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

BEGINNING at a point on the northerly side of East 167th Street distant 86.51 feet westerly from the corner formed by the intersection of the northerly side of East 167th Street with the westerly side of Third Avenue;

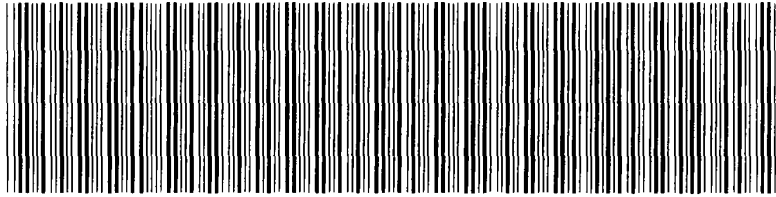
RUNNING THENCE westerly along the northerly side of East 167th Street, 52 feet to the easterly side of Tax Lot 1 in Block 2372 as shown on the final New York City Tax Map.

THENCE northerly at right angles to the northerly side of East 167th Street and along said easterly side of Tax Lot 1, a distance of 72.81 feet to a point;

THENCE easterly at right angles to the last mentioned course, 47.4 feet to the westerly side of Tax Lot 47 in Block 2372 as shown on the final New York City Tax Map;

THENCE southerly along the westerly line of Tax Lot 47 and Tax Lot 48 a distance of 73.3 feet to the northerly line of East 167th Street and the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2006021400209001

Document Date: 02-06-2006

Preparation Date: 02-14-2006

Document Type: DEED

ASSOCIATED TAX FORM ID: 2006012000523

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count

2

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

C3. Book _____ C4. Page _____
OR
C5. CRFN _____



RP - 5217NYC

(Rev 11/2002)

1. Property Location	3461	3 AVENUE	BRONX	10456
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE
2. Buyer Name	3455 THIRD AVE REALTY 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	1		# of Parcels OR ☒ Part of a Parcel	4A. Planning Board Approval - N/A for NYC 4B. Agricultural District Notice - N/A for NYC Check the boxes below as they apply: 6. Ownership Type is Condominium ☐ 7. New Construction on Vacant Land ☐
5. Deed Property Size	FRONT FEET	X	DEPTH	OR
			ACRES	
8. Seller Name	3463 THIRD AVENUE REALTY 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 ☐
B ☐	2 or 3 Family Residential	D ☒	Non-Residential Vacant Land	F ☐
				G ☐
				H ☐
				I ☐
				J ☐
				K ☐
				L ☐
				M ☐
				N ☐
				O ☐
				P ☐
				Q ☐
				R ☐
				S ☐
				T ☐
				U ☐
				V ☐
				W ☐
				X ☐
				Y ☐
				Z ☐

10. Sale Contract Date

2 / 6 / 2006
Month Day Year

11. Date of Sale / Transfer

2 / 6 / 2006
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

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

15. Building Class D 7 16. Total Assessed Value (of all parcels in transfer) 1

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

BRONX 2372 47

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 _____ DATE _____

STREET NUMBER _____ STREET NAME (AFTER SALE) _____

CITY OR TOWN _____ STATE _____ ZIP CODE _____

LAST NAME	FIRST NAME
AREA CODE	TELEPHONE NUMBER
SELLER	
SELLER SIGNATURE	DATE

2006012000523201

CERTIFICATION

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

BUYER**BUYER'S ATTORNEY**

BUYER SIGNATURE <i>[Signature]</i>		DATE 3/6/06		LAST NAME		FIRST NAME	
STREET NUMBER 1511		STREET NAME (AFTER SALE) N 10TH		AREA CODE		TELEPHONE NUMBER SELLER	
CITY OR TOWN PORT JEFF		STATE NY		ZIP CODE 11903		SELLER SIGNATURE <i>[Signature]</i>	
						DATE 3/6/06	

2006012000523201