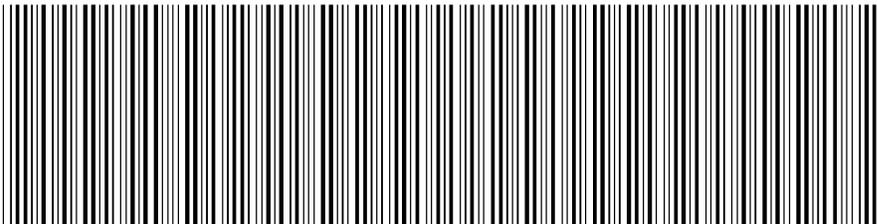


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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.



2016021900722002001E1406

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2016021900722002**

Document Date: 02-11-2016

Preparation Date: 02-19-2016

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

KENSINGTON VANGUARD  
39 WEST 37TH STREET, TITLE NO. 821839  
HOLD/ PICKUP SEARCH NY  
NEW YORK, NY 10018  
212-532-8686  
chrisc@KVNATIONAL.COM

**RETURN TO:**

WESTERMAN BALL EDERER MILLER &  
SHARFSTEIN LLP  
1201 RXR PLAZA  
UNIONDALE, NY 11556

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
MANHATTAN	420	47	Entire Lot	41-49 RIVINGTON STREET
<b>Property Type: COMMERCIAL REAL ESTATE</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

NEW RIVINGTON PROPERTIES,LLC  
199 LEE AVENUE, SUITE 182  
BROOKLYN, NY 11211

**GRANTEE/BUYER:**

RIVINGTON STREET INVESTORS LLC  
C/O SLATE PROPERTY GROUP, 850 THIRD AVENUE,  
SUITE 16B  
NEW YORK, NY 10022

**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:**

\$ 250.00

**NYC Real Property Transfer Tax:**

\$ 3,045,000.00

**NYS Real Estate Transfer Tax:**

\$ 464,000.00

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

**CITY OF NEW YORK**

Recorded/Filed 03-15-2016 15:51

City Register File No.(CRFN):

2016000091268



*Annette McMill*

City Register Official Signature

821839

Standard N.Y.B.T.U. Form 8002 - Bargain and Sale Deed, with Covenant against Grantor's Acts-Individual or Corporation (single sheet)  
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

**THIS INDENTURE**, made as of the 11<sup>th</sup> day of February, Two Thousand and Sixteen  
**BETWEEN**

New Rivington Properties, LLC having an address at 199 Lee Avenue, Suite 182,  
Brooklyn, NY 11211

party of the first part, and

Rivington Street Investors LLC, having an address c/o Slate Property Group, 850 Third  
Avenue, Suite 16B, New York, New York 10022

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 ANNEXED HERETO AND MADE A PART HEREOF.**

Said Premises being known as 41-49 Rivington Street, New York, NY

Block: 420, Lot: 47

Being and intended to be the same premises conveyed by deed dated as of 2/9/2015 and recorded  
on 2/26/2015 as CRFN 2015000067348.

**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.

[Remainder of the page intentionally left blank. Signatures to follow.]

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

New Rivington Properties, LLC

By: \_\_\_\_\_

Name: Jeffrey Zwick

Title: Authorized Signatory

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

On the 4 day of February in the year 2016  
before me, the undersigned, a notary public in and for  
said state, personally appeared

Jeffrey Zwick

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) acted, executed the instrument.

  
Notary Public

Daniel Cohen  
Notary Public, State of New York  
No. 02C06272318  
Qualified in Kings County  
Comm. Expires November 19, 2016

**BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S  
ACTS**

TITLE NO.

New Rivington Properties, LLC

TO

Rivington Street Investors LLC

STATE OF NEW YORK )  
COUNTY OF ) ss.:

On the \_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_,  
before me, the undersigned, a notary public in and for  
said state, 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) acted, executed the instrument.

\_\_\_\_\_  
Notary Public

**SEAL**

SECTION 8

BLOCK 420

LOT 47

COUNTY OR TOWN: New York

PREMISES: 41-49 Rivington Street  
New York, NY

RETURN BY MAIL TO:

Westerman Ball Ederer Miller Zucker  
& Sharfstein, LLP  
1201 RXR Plaza, Uniondale, New  
York 11556

**EXHIBIT A**

**Property Description**

**LEGAL DESCRIPTION**

All those certain lots, pieces or parcels of land, situate, lying and being in the tenth ward of the City of New York, State and County of New York which, taken together, are bounded and described as follows:

**BEGINNING** at a point formed by the intersection of the southerly side of Rivington Street with the easterly side of Forsyth;

**RUNNING THENCE** easterly along the southerly side of Rivington Street, 200 feet 1 inch to the Westerly side of Eldridge Street;

**THENCE** southerly along the westerly side of Eldridge Street, 99 feet 4 inches;

**THENCE** westerly and at an interior of 89 degrees 31 minutes 50 seconds with the last mentioned course 50 feet 2 inches to a point distant 99 feet 3 inches southerly from the southerly side of Rivington Street;

**THENCE** southerly and at an exterior angle of 89 degrees 31 minutes 50 seconds with the last mentioned course 9 inches to a point;

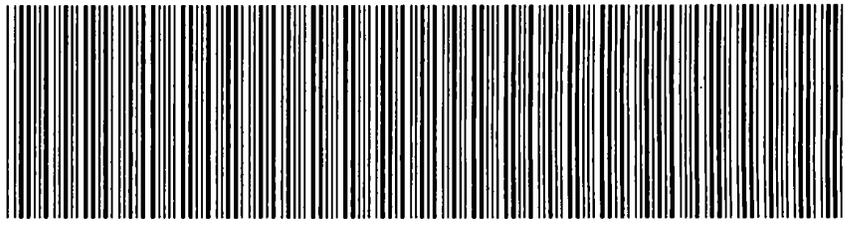
**THENCE** westerly and parallel with the southerly side of Rivington Street 50 feet 1-3/4 of an inch to a point;

**THENCE** southerly and at an exterior angle of 89 degrees 45 minutes 30 seconds with the last mentioned course 50 feet to a point;

**THENCE** westerly and at an interior angle of 89 degrees 45 minutes 30 seconds with the last mentioned course 100 feet to the easterly side of Forsyth Street;

**THENCE** northerly along the easterly side of Forsyth Street 150 feet to the corner formed by the intersection of the southerly side of Forsyth Street, 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: 2016021900722002**  
Document Type: DEED

Document Date: 02-11-2016

Preparation Date: 02-19-2016

**ASSOCIATED TAX FORM ID: 2016012900351**

**SUPPORTING DOCUMENTS SUBMITTED:**

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1
RP - 5217 REAL PROPERTY TRANSFER REPORT	3

FOR CITY USE ONLY

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

C3. Book OR C4. Page  /   
 C5. CRFN



**REAL PROPERTY TRANSFER REPORT**  
 STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES  
**RP - 5217NYC**

**PROPERTY INFORMATION**

1. Property Location  41-49  RIVINGTON STREET  MANHATTAN  10002  
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  RIVINGTON STREET INVESTORS 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

5. Deed Property Size  FRONT FEET X  DEPTH OR  ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium   
 7. New Construction on Vacant Land

8. Seller Name  NEW RIVINGTON PROPERTIES,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  5 / 11 / 2015  
Month Day Year

11. Date of Sale / Transfer  2 / 11 / 2016  
Month Day Year

12. Full Sale Price \$  1,160,000.00  
( 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:

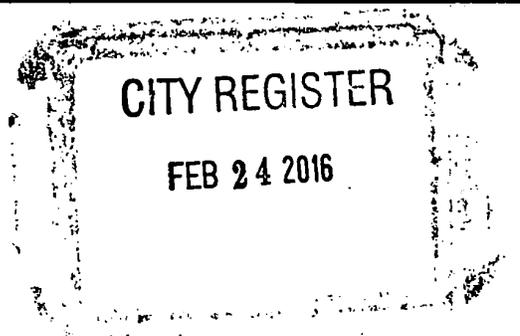
A  Sale Between Relatives or Former Relatives  
 B  Sale Between Related Companies or Partners in Business  
 C  One of the Buyers is also a Seller  
 D  Buyer or Seller is Government Agency or Lending Institution  
 E  Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F  Sale of Fractional 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  I, 6 16. Total Assessed Value (of all parcels in transfer)  9,810,000  
9 8 1 0 0 0 0

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

MANHATTAN 420 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 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	LAST NAME	FIRST NAME
C/O SLATE PROPERTY GROUP 850 THIRD AVENUE, SUITE 16B				
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
NEW YORK				
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE
	NY	10022	<i>[Signature]</i>	2/11/16

**SELLER**  
*[Signature]*  
JERRY ZWICK  
Auto Signatory

**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		
<input checked="" type="checkbox"/>		2/11/16			
BUYER SIGNATURE	DATE	LAST NAME	FIRST NAME		
C/O SLATE PROPERTY GROUP 850 THIRD AVENUE, SUITE 16B					
<i>Martin Nassbaum, Art Simentov</i>					
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER		
NEW YORK					
	NY	10022			
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE	



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: **BOROUGH: MANHATTAN**                      **BLOCK: 420**                      **LOT: 47**
- (2) Property Address: **41-49 RIVINGTON STREET, NEW YORK, NY 10002**
- (3) Owner's Name:            **RIVINGTON STREET INVESTORS LLC**
- Additional Name:

### Affirmation:



You have visited DEP's Mailing Address Update website and indicated that your water & sewer bill should be sent to the mailing address provided on that site. If no information was entered your water & sewer bill be sent to the property address.

### 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. 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, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

### 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 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.

Print Name of Owner:

Signature: X  Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: Martin Nussbaum, Authorized Signatory