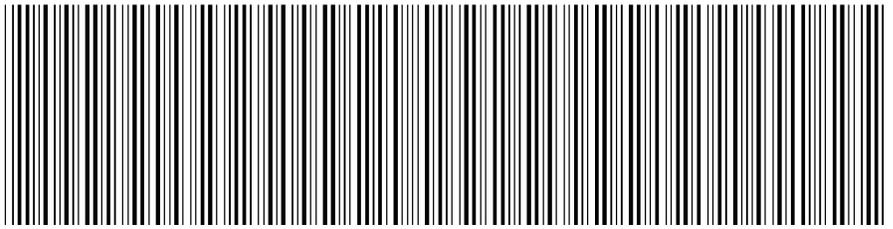


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2015111200547001002E5B60

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2015111200547001

Document Date: 11-10-2015

Preparation Date: 11-12-2015

Document Type: DEED

Document Page Count: 5

PRESENTER:

MICHAEL J. WASSER, ESQ.
NEW YORK CITY LAW DEPARTMENT
100 CHURCH STREET
NEW YORK, NY 10007
212-356-2135
MWASSER@LAW.NYC.GOV

RETURN TO:

MICHAEL J. WASSER, ESQ.
NEW YORK CITY LAW DEPARTMENT
100 CHURCH STREET
NEW YORK, NY 10007
212-356-2135
MWASSER@LAW.NYC.GOV

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	420	47	Entire Lot	41 RIVINGTON STREET
Property Type: OTHER				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

THE CITY OF NEW YORK
CITY HALL
NEW YORK, NY 10007

GRANTEE/BUYER:

NEW RIVINGTON PROPERTIES, LLC
C/O ALLURE GROUP LLC, 199 LEE STREET
BROOKLYN, NY 12211

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: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 423,937.50

NYS Real Estate Transfer Tax:

\$ 64,600.00

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

CITY OF NEW YORK

Recorded/Filed 11-19-2015 16:37

City Register File No.(CRFN):

2015000412402



Annette McMill

City Register Official Signature

THIS DEED MODIFICATION, made as of the 10 day of November, **TWO THOUSAND FIFTEEN** between **THE CITY OF NEW YORK**, a municipal corporation, having its principal office at City Hall, Borough of Manhattan, City and State of New York, hereinafter designated as the first party and **NEW RIVINGTON PROPERTIES, LLC**, having an address at c/o Allure Group LLC, 199 Lee Avenue, Brooklyn, NY 12211 (successor-in-interest to the Rivington House Health Care Facility by deed dated February 9, 2015 and recorded on February 26, 2015 at CRFN 2015000067348) hereinafter designated as the second party

WHEREAS, the City of New York conveyed the property to Rivington House Health Care Facility by deed dated December 3, 1992 and recorded on December 15, 1992 at Reel 1927, Page 250, which contained, among other restrictions and conditions, the following restriction, which runs with the land:

“Use and development of the subject property is limited in perpetuity to a Not-For-Profit “Residential Health Care Facility”, as such use is defined in the New York State Public Health Law or successor statutes (“Facility”), and uses ancillary thereto. For the purposes of this offering, Not-for-Profit shall be defined as those uses allowable pursuant to Section 501(c) of the United States Internal Revenue Code and/or The New York State Not-For-Profit Corporation Laws.”

WHEREAS, after an appraisal made under the direction of the Mayor of the City of New York, and after a public hearing held on the 24th day of June, 2015 (Calendar Number 7), the Mayor by authorization dated the 30th day of June, 2015, duly ordered and directed the removal of the Not-For-Profit “Residential Health Care Facility” restriction that limits the use and the development of the subject property in consideration of the sum of **SIXTEEN MILLION ONE HUNDRED FIFTY THOUSAND (\$16,150,000) DOLLARS** and other good and valuable consideration paid by the second party.

NOW, THEREFORE, WITNESSETH: That the first party, in consideration of **SIXTEEN MILLION ONE HUNDRED FIFTY THOUSAND (\$16,150,000) DOLLARS** and other good and valuable consideration paid by the second party hereby removes the Not-For-Profit “Residential Health Care Facility” restriction.

All that/those certain piece/s or parcel/s of land, situate, lying and being in the Borough of **Manhattan**, County of New York, City and State of New York, designated on the Tax Map of the City of New York, for the Borough of **Manhattan**, as

Block 420, Lot 47 (Formerly known as Block 420, Lots 47, 48, 49).

This Deed Modification modifies a prior deed between the City of New York, as Grantor, and Rivington House Health Care Facility (predecessor in interest to New Rivington Properties, LLC), as Grantee, dated December 3, 1992 and recorded on December 15, 1992 at Reel 1927, Page 250, containing a Not-For-Profit “Residential Health Care Facility” restriction.

The Not-For-Profit “Residential Health Care Facility” restriction is hereby removed.

TO HAVE AND TO HOLD the premises herein granted unto the second party, the heirs or successors and assigns of the second party forever.

Subject to: (1) The Subordination Agreement; (2) Any state of facts an accurate survey would show; (3) The rights, if any, of tenants and persons in possession, if any; (4) All violations of any local, State or Federal Government having jurisdiction thereof existing at the time of closing; (5) Building restrictions and zoning regulations in force at the time of the delivery of the deed and covenants, restrictions of record, and easements affecting the subject property; (6) The trust fund provisions of section thirteen of the Lien Law; (7) All pending assessments, if any, which the second party will assume; and (8) All provisions of the Standard Terms and Conditions of Sale in force and effect at the time of the Sale that are applicable.

In the event of the acquisition by the City of New York, by condemnation or otherwise, of any part or portion of the premises, lying within the bed of any street, avenue, parkway, expressway, park, public place or catch-basin, as said street, avenue, parkway, expressway, park, public place or catch-basin is shown on the City Map in existence on **December 3, 1992**, the second party, the heirs or successors and assigns of the second party, shall only be entitled as compensation for such acquisition by the City to the amount of One Dollar, and shall not be entitled to compensation for any buildings or structures erected thereon, within the lines of the street, avenue, parkway, expressway, park, public place or catch-basin so laid out and acquired. This covenant shall be binding upon and run with the land and shall endure until the City Map has been changed so as to eliminate from within the lines of said street, avenue, parkway, expressway, park, public place or catch-basin from any part or portion of the premises and no longer.

Any and all other restrictions, covenants and conditions, other than the one specifically removed by this document, remain valid and in full force and effect.

DEED MODIFICATION

THE CITY OF NEW YORK

TO

NEW RIVINGTON PROPERTIES, LLC.

BLOCK(S): 420

LOT(S): 47 (f/k/a 47, 48, 49)

COUNTY: NEW YORK (MANHATTAN)

Record and return to:

Stewart Title Insurance Company

Title Number: **RNY-157091**

Page 1

SCHEDULE A 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;

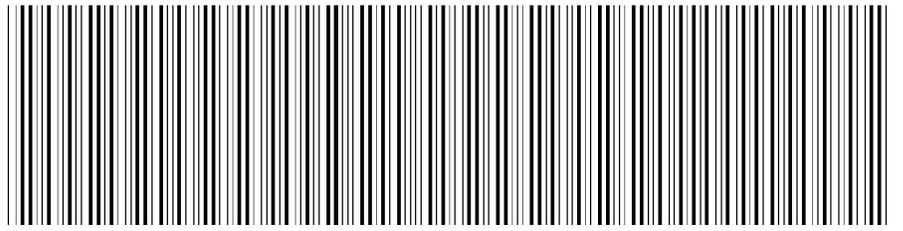
THENCE westerly and parallel with the southerly side of Rivington Street, 50 feet 1-3/4 of an inch to a point;

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



2015111200547001002S95E1

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2015111200547001
Document Type: DEED

Document Date: 11-10-2015

Preparation Date: 11-12-2015

ASSOCIATED TAX FORM ID: 2015071600368

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
1

FOR CITY USE ONLY

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

C3. Book OR C4. Page

C5. GRFN



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

PROPERTY INFORMATION

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

2. Buyer Name NEW RIVINGTON PROPERTIES, 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) 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

5. Deed Property Size 200 X 100 OR ACRES

6. Seller Name THE CITY OF NEW YORK
 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

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

SALE INFORMATION

10. Sale Contract Date 6 / 30 / 2015
 Month Day Year

11. Date of Sale / Transfer 11 / 10 / 2015
 Month Day Year

12. Full Sale Price \$ 1 6 1 5 0 0 0 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

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

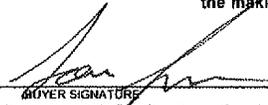
ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class I, 6 16. Total Assessed Value (of all parcels in transfer) 9 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 SIGNATURE			BUYER Joel London, AS DATE 11/10/15			BUYER'S ATTORNEY								
C/O ALLURE GROUP LLC 199 LEE STREET			LAST NAME			FIRST NAME								
STREET NUMBER			STREET NAME (AFTER SALE)			AREA CODE			TELEPHONE NUMBER					
BROOKLYN			NY			12211			SELLER					
CITY OR TOWN			STATE			ZIP CODE			SELLER SIGNATURE			DATE		
									 Michael J. Wasser, AS			11/9/2015		