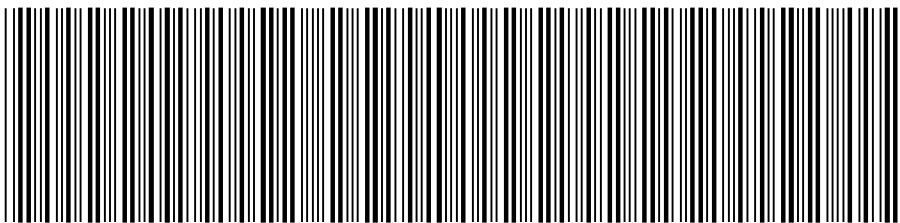


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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.



2009120300862001001EB0FD

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 8**

**Document ID: 2009120300862001**

Document Date: 11-30-2009

Preparation Date: 12-03-2009

Document Type: DEED

Document Page Count: 7

**PRESENTER:**

EXCLUSIVE LAND SERVICES, INC.  
1788 RICHMOND ROAD  
STATEN ISLAND, NY 10306  
718-808-0234  
excland@gmail.com

**RETURN TO:**

EXCLUSIVE LAND SERVICES, INC.  
1788 RICHMOND ROAD  
STATEN ISLAND, NY 10306  
718-808-0234  
excland@gmail.com

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
MANHATTAN	44	1284	Entire Lot	2009 20 PINE STREET

**Property Type: SINGLE RESIDENTIAL CONDO UNIT**

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

20 PINE STREET LLC  
752 PACIFIC STREET  
BROOKLYN, NY 11238

**GRANTEE/BUYER:**

PREVEZON HOLDINGS LIMITED  
C/O 2470 EAST 16TH STREET  
BROOKLYN, NY 11235

**FEES AND TAXES**

Mortgage			Filing Fee:	
Mortgage Amount:	\$	0.00	\$	125.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	
Exemption:			\$	32,317.65
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00	\$4,926.00 + \$12,311.49 = \$	17,237.49
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
<b>TOTAL:</b>	<b>\$</b>	<b>0.00</b>		
Recording Fee:	\$	72.00		
Affidavit Fee:	\$	0.00		

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

Recorded/Filed 12-10-2009 15:59  
City Register File No.(CRFN):  
**2009000406008**



*Annette McMill*

*City Register Official Signature*

**CONDOMINIUM UNIT DEED**

**20 Pine Street LLC**

TO

**PREVEZON HOLDINGS LIMITED**

**THE 20 PINE STREET CONDOMINIUM**

20 Pine Street  
New York, New York 10005  
Unit 2009

County: New York  
Block: 44  
Lot: 1284

Record and Return to:  
Gabriella Volshteyn, Esq.  
2470 East 16th Street  
Brooklyn, NY 11235

## CONDOMINIUM UNIT DEED

THIS INDENTURE, made as of the 30th day of November, 2009 between 20 PINE STREET LLC, a Delaware limited liability company, having offices at 752 Pacific Street, Brooklyn, New York 11238 (the "Grantor"), and Prevezon Holdings Limited, having an address at c/o 2470 East 16th Street, Brooklyn, NY 11235 (the "Grantee").

### W I T N E S S E T H

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

The Condominium Unit (the "Unit") in the condominium known as The 20 Pine Street Condominium (the "Condominium"), comprised of the land described on Schedule A annexed hereto and made a part hereof (the "Land") and the building known by the number 20 Pine Street, New York, New York 10005 (the "Building"), said Unit being designated and described as Unit No. 2009 in that certain declaration dated January 23, 2008, made by the Grantor under Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"), establishing a plan for condominium ownership of the Building and the Land upon which the Building is situated, which declaration was recorded in the Office of the Register of the City of New York, County of New York (the "City Register's Office"), on the 15<sup>th</sup> day of February 2008, as CRFN # 2008000064450 (such declaration and any amendments thereto being referred to hereinafter, collectively, as the "Declaration"); said Unit also being designated as Tax Lot 1284 in Block 44 on the Tax Map of the Real Property Assessment Department of the City of New York for the Borough of Manhattan and on the floor plans of the Building (the "Floor Plans"), certified by Gruzen Samton Architects Planners & Interior Designers LLP, on the 11th day of February, 2008, and filed in with the Real Property Assessment Department of the City of New York on February 15, 2008, as CRFN # 2008000064451, as Condominium Plan No. 1853 and also filed in the City Register's Office, as Condominium Map No.1853.

TOGETHER with an undivided 0.3065% interest in the Common Elements (as such term is defined in the Declaration) appurtenant to the Unit.

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

TOGETHER with and SUBJECT to the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the Condominium By-Laws of The 20 Pine Street Condominium (including, but not limited to, the Rules and Regulations thereunder) as such Declaration and Condominium By-Laws may be amended from time to time (said Condominium By-Laws and any amendments thereto being referred to hereinafter, collectively, as the "Condominium By-Laws"), all of which shall constitute covenants running with the land and shall bind any and all persons having at any time any interest or estate in the Unit, as though recited and stipulated at length herein and;

SUBJECT also to such other liens, agreements, covenants, easements, licenses, restrictions, consents and other matters of record as pertain to the Unit, to the Land and/or to the Building (the Land and Building being referred to hereinafter, collectively, as the "Property").

TO HAVE AND TO HOLD the same unto the Grantee, and the heirs or successors and assigns of the Grantee, forever.

If any provision of the Declaration or the Condominium By-Laws is invalid under, or would cause the Declaration or the Condominium By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, or if any provision that is necessary to cause the Declaration and the Condominium By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the Condominium By-Laws, or if the Declaration and the

Condominium By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of the Declaration shall control.

By accepting delivery of this Deed, the Grantee accepts and ratifies the provisions of the Declaration and the Condominium By-Laws (including, but not limited to, any Rules and Regulations adopted under the Condominium By-Laws) and agrees to comply with all the provisions thereof.

The Unit except as otherwise specifically permitted by the Condominium Board (as such term is defined in the Declaration) or provided in the Declaration or in the Condominium By-Laws, is intended for residential use only.

The Grantor covenants that the Grantor has not done or suffered anything to be done whereby the Unit has been encumbered in any way whatever, except as set forth herein or in the Declaration and the Condominium By-Laws (and any Rules and Regulations adopted under the Condominium By-Laws). This covenant is for the personal benefit of the Grantee only and cannot be assigned to or exercised by, and shall not inure to the benefit of, any other person or entity, including, but not limited to, any insurer of the Grantee's title or any successor to the Grantee's interest.

The Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that the 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 same for any other purpose.

This conveyance is made in the regular course of business actually conducted by the Grantor.

The terms "Grantor" and "Grantee" shall be read as "Grantors" and "Grantees" whenever the sense of the deed so requires.


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

GRANTOR:

20 PINE STREET LLC

By: *Len Orlov*  
Name: *Len Orlov*  
Title: Authorized Signatory

GRANTEE:

*for* *Alexander Titvakh*  
Prevezon Holdings Limited  


**SEAL**

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

On the day 30<sup>th</sup> day of November in the year 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared Dori Ordover, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Ekaterina A. Casali  
Notary Public, State of New York  
No. 01CA6144023  
Qualified in Suffolk County  
Commission Expires April 24, 2010

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

**SEAL**

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

On the day 30 day of NOVEMBER in the year 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared Alexander Li Hua, for Prevezon Holdings Limited, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

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

**ROBERT SICILIANO**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01SI8075018  
Qualified in Richmond County  
Commission Expires May 27, 2010

**SEAL**

## SCHEDULE A

ALL that certain plot, piece 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 the corner formed by the intersection of the Southerly side of the former Cedar Street with the Easterly side of Nassau Street;

RUNNING THENCE Easterly along said Southerly side of the former Cedar Street, 73 feet 2 inches to an angle in said Southerly side of Cedar Street;

THENCE continuing Easterly along said Southerly side of the former Cedar Street, 86 feet 3  $\frac{3}{4}$  inches;

THENCE Southerly along a line which forms an angle of 94 degrees 35 minutes 00 seconds on its Easterly side with said Southerly side of the former Cedar Street, 72 feet 9  $\frac{3}{4}$  inches;

THENCE Westerly along a line which forms an angle of 87 degrees 04 minutes 30 seconds on its Northerly side with the last course 5 feet 11  $\frac{1}{4}$  inches;

THENCE Southerly along a line which forms an angle of 86 degrees 07 minutes 10 seconds on its Easterly side with the last course 71 feet 3 inches to the Northerly side of Pine Street;

THENCE Westerly along said Northerly side of Pine Street, 151 feet 10  $\frac{1}{4}$  inches to the said Easterly side of Nassau Street;

THENCE Northerly along said Easterly side of Nassau Street, 149 feet 11 inches to the point or place of BEGINNING.

TOGETHER with the rights under those certain easements above lower limiting elevations as defined and limited in an agreement dated as of May 1, 1961 by and between the Chase Manhattan Bank and Chemical Bank, recorded in Liber 5148 cp 161, affecting the following described premises;

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

BEGINNING at a point on the Northerly side of Pine Street distant 151 feet 10  $\frac{1}{4}$  inches Easterly from the corner formed by the intersection of said Northerly side of Pine Street with the Easterly side of Nassau Street;

RUNNING THENCE Northerly along a line, which forms an angle of 86 degrees 16 minutes 30 seconds on its Westerly side with said Northerly side of Pine Street 71 feet 3 inches;

THENCE Easterly along a line which forms an angle of 86 degrees 07 minutes 10 seconds on its Southerly side to the last course 5 feet 11  $\frac{1}{4}$  inches;

THENCE Southerly along the line which forms an angle of 92 degree 55 minutes 40 seconds on its Easterly side of the said Northerly side of Pine Street 71 feet 2  $\frac{1}{8}$  inches to the said Northerly side of Pine Street;

THENCE Westerly along said Northerly side of Pine Street 4 feet 8  $\frac{7}{8}$  inches to the point or place of BEGINNING.

TOGETHER with rights of access contained in an agreement dated February 21, 1967 by and between The Chase Manhattan Bank and Chemical Bank recorded in record Liber 171 page 51.

Light & Air Easement for 20 Pine Street made by and between JPMorgan Chase Bank, N.A. and 20 Pine Street LLC dated 12/14/2004 being duly recorded.

BEGINNING at a point in the Easterly side of Nassau Street 149' 11" North of the corner formed by the intersection of the Northerly side of Pine Street and the Easterly side of Nassau Street; above a lower limiting horizontal plane at an elevation 11' 0" above the high point of the sidewalk found on Nassau Street at the North West corner of the premises. Said plane also being more than 3' 0" above the highest structure within the easement area.

RUNNING THENCE Eastwardly along a line making an angle of 83 degrees 52' 30" on its Southerly side with the Easterly side of Nassau Street 73' 2" to a point;

THENCE still Eastwardly along a line making an angle of 180 degrees 35' 10" on its Southerly side with the preceding course 86' 3 3/4" to a point;

THENCE Southwardly along a line making an angle of 94 degrees 35' 00" on its Westerly side with the preceding course 128' 11 1/2" to the Northerly side of Pine Street;

THENCE Eastwardly along the Northerly side of Pine Street 34' 0 1/2" to a point;

THENCE Northwardly along a line making an angle of 87 degrees 04' 20" on its Westerly side with the Northerly side of Pine Street 162' 1" to a point;

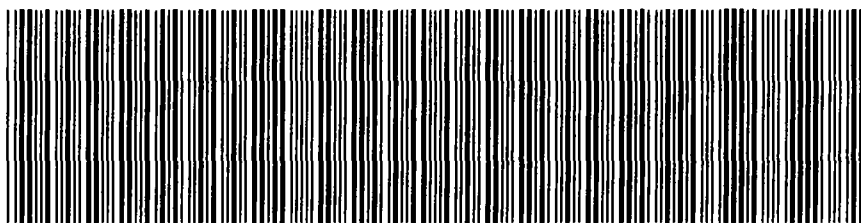
THENCE Westwardly along a line making an angle of 94 degrees 35' 00" on its Southerly side with the preceding course 117' 6 1/4" to a point;

THENCE still Westwardly along a line making an angle of 180 degrees 35' 10" on its Southerly side with the preceding course 76' 7 3/8" to the Easterly side of Nassau Street;

THENCE Southwardly along the Easterly side of Nassau Street 34' 2 1/4" to the point or place of BEGINNING.



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



**2009120300862001001S7E7C**

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2009120300862001**

**Document Date: 11-30-2009**

**Preparation Date: 12-03-2009**

**Document Type: DEED**

**ASSOCIATED TAX FORM ID: 2009112400418**

**SUPPORTING DOCUMENTS SUBMITTED:**

**Page Count**

**RP - 5217 REAL PROPERTY TRANSFER REPORT**

**2**

**SMOKE DETECTOR AFFIDAVIT**

**1**

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

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location  18  PINE STREET 2009  MANHATTAN  10005  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  PREVEZON HOLDINGS LIMITED   
 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  20 PINE 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  11 / 10 / 2009  
 Month Day Year

11. Date of Sale / Transfer  11 / 30 / 2009  
 Month Day Year

12. Full Sale Price \$  1  2  3  1  1  4  8  
 ( 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  R, 4 16. Total Assessed Value (of all parcels in transfer)

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional Identifier(s) )  
 MANHATTAN 44 1284

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

11/30/09  
DATE

BUYER'S ATTORNEY

Volshteyn  Gabriella  
LAST NAME FIRST NAME

20 Pine Street # 2009  
BUYER SIGNATURE STREET NAME (AFTER SALE)

718  332-7700  
AREA CODE TELEPHONE NUMBER

New York  NY  10005  
CITY OR TOWN STATE ZIP CODE

11/30/09  
SELLER SELLER SIGNATURE DATE

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York )  
 ) SS.:  
County of New York )

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

10 PINE STREET, 2009  
Street Address, Unit/Apt.  
MANHATTAN New York, 44 1284 (the "Premises");  
Borough Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Lori Ordover  
Name of Grantor (Type or Print)

Alexander Litvak for  
Prevezon Holdings Limited  
Name of Grantee (Type or Print)

**SEAL**

[Signature]  
Signature of Grantor

[Signature]  
Signature of Grantee

**SEAL**

Sworn to before me  
this 30 date of November 2009  
[Signature]  
Ekaterina A. Casali  
Notary Public, State of New York  
No. 01CA6144023  
Qualified in Suffolk County  
Commission Expires April 24, 2010

Sworn to before me  
this 30 date of NOVEMBER 19 2009  
[Signature]  
ROBERT SICILIANO  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01SI6075018  
Qualified in Richmond County  
Commission Expires May 27, 2010

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**

FOR CITY USE ONLY

C1. County Code  C2. Date Deed Recorded  /  /   
 C3. Book  OR C4. Page   
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REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

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LAST NAME / COMPANY FIRST NAME  
   
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STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

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Check the boxes below as they apply:  
6. Ownership Type is Condominium   
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8. Seller Name  20 PINE LLC   
LAST NAME / COMPANY FIRST NAME  
   
LAST NAME / COMPANY FIRST NAME

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15. Building Class  R 4 16. Total Assessed Value (of all parcels in transfer)

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

MANHATTAN 44 1284

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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

BUYER'S ATTORNEY

11/30/09  
BUYER SIGNATURE DATE  
 20 Pine Street # 2009  
STREET NUMBER STREET NAME (AFTER SALE)  
 New York  NY 10005  
CITY OR TOWN STATE ZIP CODE

LAST NAME FIRST NAME  
 718  332-7700  
AREA CODE TELEPHONE NUMBER  
 SELLER  
  11/30/09  
SELLER SIGNATURE DATE

2009112400418201

FOR CITY USE ONLY

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REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

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 MANHATTAN 44 1284

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BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE  DATE

STREET NUMBER  STREET NAME (AFTER SALE)

CITY OR TOWN  STATE  ZIP CODE

LAST NAME  FIRST NAME

718 332-7700  
 AREA CODE TELEPHONE NUMBER

SELLER

SELLER SIGNATURE  DATE

2009112400418201

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**

(Rev 11/2002)

**PROPERTY INFORMATION**

1. Property Location: 20 PINE STREET 2009 MANHATTAN 10005  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name: PREVEZON HOLDINGS LIMITED  
 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: 20 PINE STREET 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  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: 11 / 10 / 2009  
 Month Day Year

11. Date of Sale / Transfer: 11 / 30 / 2009  
 Month Day Year

12. Full Sale Price \$: 1,231,480  
 ( 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: R, 4 16. Total Assessed Value (of all parcels in transfer): 9,746,000

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
 MANHATTAN 44 1284

**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**

BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STREET NUMBER \_\_\_\_\_ STREET NAME (AFTER SALE) \_\_\_\_\_

CITY OR TOWN \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

**BUYER'S ATTORNEY**

LAST NAME \_\_\_\_\_ FIRST NAME \_\_\_\_\_

718 332-7700  
 AREA CODE TELEPHONE NUMBER

**SELLER**

SELLER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_