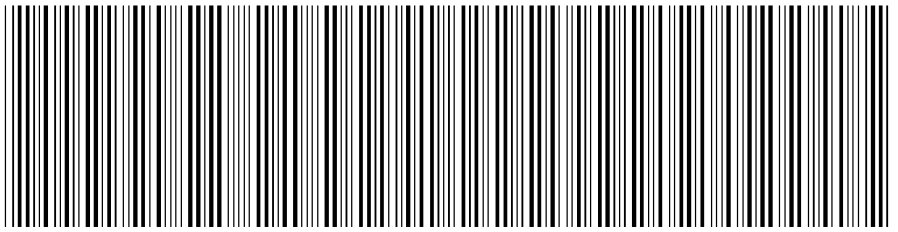


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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.



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**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2015030600164001**

Document Date: 03-02-2015

Preparation Date: 03-16-2015

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

FIDELITY NATIONAL TITLE INS. COMPANY  
485 LEXINGTON AVENUE, 18TH FLOOR  
NEW YORK, NY 10017  
212-481-5858  
amy.bernstein@fnf.com/ title no. 14-34368-NYM (A)

**RETURN TO:**

COZEN O'CONNOR  
277 PARK AVENUE, 20TH FLOOR  
NEW YORK, NY 10172  
Attn: Kenneth K. Fisher, Esq.

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
MANHATTAN	1333	49	Entire Lot	762-766 2 AVENUE
<b>Property Type: COMMERCIAL REAL ESTATE</b>				

**CROSS REFERENCE DATA**

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

**PARTIES**

**GRANTOR/SELLER:**

TWIN DEVELOPMENT, L.L.C.  
P.O BOX 83  
GLEN ROCK, NJ 07452

**GRANTEE/BUYER:**

TURKEN FOUNDATION, INC., A DELAWARE  
NOT-FOR-PROFIT  
1441 BROADWAY, 3RD FLOOR, SUITE 3017  
NEW YORK, NY 10018

**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:**

\$ 0.00

**NYS Real Estate Transfer Tax:**

\$ 62,356.00

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

**CITY OF NEW YORK**

Recorded/Filed 03-18-2015 16:06

City Register File No.(CRFN):

2015000093142



*Annette McMill*

**City Register Official Signature**

**BARGAIN AND SALE DEED WITH COVENANT**

**THIS INDENTURE** made and dated the 2<sup>nd</sup> day of March, 2015, by and between TWIN DEVELOPMENT, L.L.C., a New York limited liability company, having an address at P.O. Box 83, Glen Rock, New Jersey 07452 ("Grantor") and TURKEN FOUNDATION, INC., a Delaware not-for-profit corporation, having an address at 1441 Broadway, 3<sup>rd</sup> Floor, Suite 3017, New York, New York 10018 ("Grantee").

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**WITNESSETH**, that Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and release unto Grantee and Grantee's successors and assigns forever:

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:

**See "Schedule A" Attached Hereto.**

Premises known as and by the street address 762-766 Second Avenue (a/k/a 300 East 41<sup>st</sup> Street), New York, New York, and designated as Block 1333, Lot 49, as shown on the Tax Map.

Being and intended to be the same premises conveyed to the Grantor by deed made by Ronald W. Rogers, as to an undivided two-thirds (2/3) interest and Peter V. Rogers, as to an undivided one-third (1/3) interest, as tenants in common, dated 2/29/1996 recorded 3/7/1996 in Reel 2299 page 858.

TOGETHER with (a) 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 and (b) the 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 and Grantee's successors and assigns forever.

AND GRANTOR covenants that Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, 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 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.

**[Remainder of Page Intentionally Left Blank]**

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

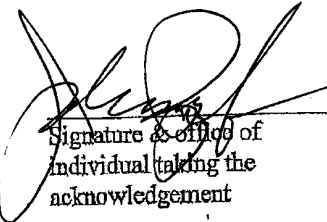
TWIN DEVELOPMENT, L.L.C.

By:   
Ronald W. Rogers  
Member

STATE OF NEW JERSEY )

COUNTY OF Bergen )  
:ss.:

On the 24 day of February, in the year 2015, before me, the undersigned, personally appeared Ronald W. Rogers, 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 on behalf of which the individual acted, executed the instrument and that such individual made such appearance before the undersigned in the State of NEW JERSEY, and City of GLEN ROCK.

  
Signature & office of  
individual taking the  
acknowledgement

JOHN G. KOPF  
NOTARY PUBLIC OF NEW JERSEY  
ID # 2383161

MY COMMISSION EXPIRES MAR. 6, 2019:

**SCHEDULE A (Description)**

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 intersection of the Southerly side of 41<sup>st</sup> Street and the easterly side of 2<sup>nd</sup> Avenue;

RUNNING THENCE southerly along the Easterly side of 2<sup>nd</sup> Avenue 49 feet 4 ½ inches;

THENCE Easterly parallel with 41<sup>st</sup> Street 60 feet;

THENCE Northerly parallel with 2<sup>nd</sup> Avenue 49 feet 4 ½ inches to the southerly side of 41<sup>st</sup> Street;

THENCE Westerly along the Southerly side of 41<sup>st</sup> Street 60 feet to the point or place of BEGINNING.

BARGAIN AND SALE DEED  
WITH COVENANTS AGAINST GRANTOR'S ACTS

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TWIN DEVELOPMENT, L.L.C.

- to -

TURKEN FOUNDATION, INC.

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Location: 762-766 Second Avenue  
(a/k/a 300 East 41<sup>st</sup> Street)  
New York, New York

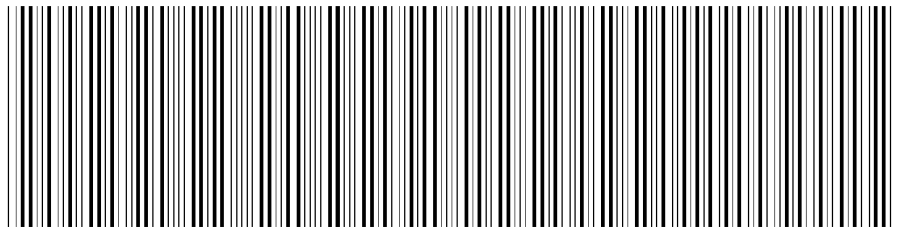
Description: Block No.: 1333  
Lot No.: 49  
New York County  
Official Tax Map

March 2, 2015

After recording, please return to:

Kenneth K. Fisher, Esq.  
Cozen O' Connor  
277 Park Avenue, 20<sup>th</sup> Floor  
New York, New York 10172

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



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**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2015030600164001**  
Document Type: DEED

Document Date: 03-02-2015

Preparation Date: 03-06-2015

**ASSOCIATED TAX FORM ID:** 2015021300258

**SUPPORTING DOCUMENTS SUBMITTED:**

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count  
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  762-766  2 AVENUE  MANHATTAN  10017  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  TURKEN FOUNDATION, INC., A DELAWARE NOT-FOR-  
 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  TWIN DEVELOPMENT, L.L.C.  
 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  2 /  3 /  2015  
 Month Day Year

11. Date of Sale / Transfer  3 /  2 /  2015  
 Month Day Year

12. Full Sale Price \$  1,558,878.88

( 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  K, 1 16. Total Assessed Value (of all parcels in transfer)  1,021,500

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
 MANHATTAN 1333 49

**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 filling of false instruments.

<i>[Signature]</i>		BUYER	3/2/15		BUYER'S ATTORNEY	
BUYER SIGNATURE		DATE		LAST NAME	FIRST NAME	
1441 BROADWAY 3RD FLOOR, SUITE 3017						
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
NEW YORK		NY	10018	SELLER		
CITY OR TOWN		STATE	ZIP CODE	SELLER SIGNATURE		DATE
				See Attached		



**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 1441 BROADWAY 3RD FLOOR, SUITE 3017	DATE		LAST NAME	FIRST NAME	
STREET NUMBER NEW YORK	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
CITY OR TOWN	STATE NY	ZIP CODE 10018	SELLER SIGNATURE <i>Matthew Pagan</i>	DATE 2/24/15	

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