

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

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2011122700736001004E0B2B

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID: 2011122700736001**

Document Date: 12-23-2011

Preparation Date: 12-28-2011

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

TITLEASSOCIATES - PICK-UP/ AGUSTIN  
AS AGENT FOR STEWART TITLE  
825 THIRD AVENUE - SSR-11-01-9136  
NEW YORK, NY 10022  
212-758-0050  
jfeldman@titleassociates.com

**RETURN TO:**

ERIKA KELLERHALS, ESQ  
9100 HAVENSIGHT, PORT OF SALE, SUITE 15/16  
ST. THOMAS 00802  
VIRGIN ISLANDS, US  
340-779-2564

**PROPERTY DATA**

<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>Unit</b>	<b>Address</b>
MANHATTAN	1386	10	Entire Lot	9 EAST 71ST STREET
<b>Property Type:</b> DWELLING ONLY - 1 FAMILY				

**CROSS REFERENCE DATA**

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

**PARTIES**

**GRANTOR/SELLER:**

NINE EAST 71ST STREET CORPORATION  
301 EAST 66TH STREET, 10F  
NEW YORK, NY 10065

**GRANTEE/BUYER:**

MAPLE, INC.  
9100 HAVENSIGHT, PORT OF SALE, SUITE 15/16.  
ST. THOMAS 00802  
VIRGIN ISLANDS, US

**FEES AND TAXES**

<b>Mortgage</b>		<b>Filing Fee:</b>	
Mortgage Amount:	\$	0.00	\$ 125.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:
Exemption:			\$ 0.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:
City (Additional):	\$	0.00	\$ 0.00
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:	\$	52.00	
Affidavit Fee:	\$	0.00	



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

Recorded/Filed 01-10-2012 10:00

City Register File No.(CRFN):

**2012000008342**

*Annette McMill*

*City Register Official Signature*

Block: 1386  
Lot: 10  
Address: 9 East 71<sup>st</sup> Street  
New York, NY

**DEED**

THIS INDENTURE, made the 23<sup>RD</sup> day of December, 2011, between NINE EAST 71ST STREET CORPORATION, a New York corporation, with an address of 301 East 66<sup>th</sup> Street, 10F, New York, New York 10065, hereinafter referred to as the party of the first part, and MAPLE, INC., a U.S. Virgin Islands corporation with an address of 9100 Havensight Port of Sale Ste 15-16, St. Thomas, VI 00802, hereinafter referred to as the party of the second part,

**WITNESSETH:**

That the party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, and the successors and assigns of the party of the second part, forever:

ALL that certain plot, place or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of 71<sup>st</sup> Street distant 225 feet easterly from the corner formed by the intersection of the easterly side of 5<sup>th</sup> Avenue with the northerly side of 71<sup>st</sup> Street; running

thence Easterly along the northerly side of 71<sup>st</sup> Street 50 feet;

thence Northerly and parallel with 5<sup>th</sup> Avenue 102 feet 2 inches to the center line of the block between 71<sup>st</sup> and 72<sup>nd</sup> Streets;

thence Westerly along the said center line and parallel with 71<sup>st</sup> Street 50 feet;

thence Southerly and parallel with 5<sup>th</sup> Avenue 102 feet 2 inches to the northerly side of 71<sup>st</sup> Street at the point or place of beginning.

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, and the successors and assigns of the party of the second part, forever.

AND said 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 whatsoever, 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 second part will receive consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purposes of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement

BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

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" wherever the sense of this indenture so requires.

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

WITNESSES



GRANTOR:  
NINE EAST 74<sup>TH</sup> STREET  
CORPORATION

BY: JEFFREY E. EPSTEIN,  
President

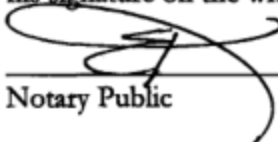
BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

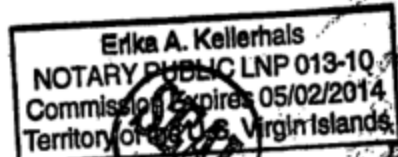
EFTA00030128

TERRITORY OF THE U.S. VIRGIN ISLANDS  
DIVISION OF ST. THOMAS/ ST. JOHN

)  
) ss:

On the 23<sup>RD</sup> day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared Jeffrey E. Epstein, personally known to me or proved to me on the basis of satisfactory evidence to be the individual who subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity as the President of Nine East 71<sup>st</sup> Street Corporation, a New York corporation (the "Corporation"), the Grantor therein, and that by his signature on the within instrument, the Corporation executed the within instrument.

  
Notary Public

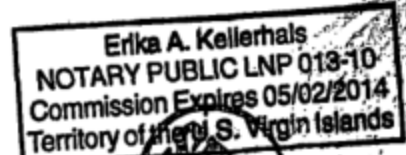


TERRITORY OF THE U.S. VIRGIN ISLANDS  
DIVISION OF ST. THOMAS/ ST. JOHN

)  
) ss:

On the 23<sup>RD</sup> day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared GREG J. FERGUSON, personally known to me or proved to me on the basis of satisfactory evidence to be a subscribing witness to the within instrument, who being by me duly sworn, did depose and say that HE resides in the United States Virgin Islands; that HE knows Jeffrey E. Epstein to be the individual who executed the within instrument; that said subscribing witness was present and saw Jeffrey E. Epstein execute the same; and that said subscribing witness at the same time subscribed HIS name as a witness thereto.


  
Notary Public

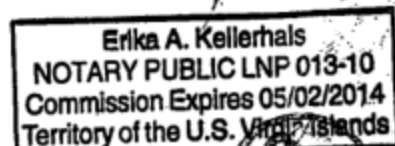


TERRITORY OF THE U.S. VIRGIN ISLANDS  
DIVISION OF ST. THOMAS/ ST. JOHN

)  
) ss:

On the 23<sup>RD</sup> day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared BRETT GEARY, personally known to me or proved to me on the basis of satisfactory evidence to be a subscribing witness to the within instrument, who being by me duly sworn, did depose and say that she resides in the United States Virgin Islands; that she knows Jeffrey E. Epstein to be the individual who executed the within instrument; that said subscribing witness was present and saw Jeffrey E. Epstein execute the same; and that said subscribing witness at the same time subscribed HER name as a witness thereto.

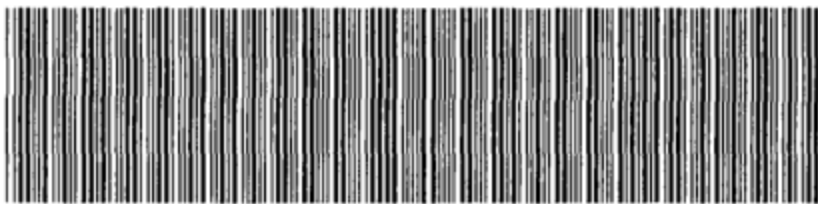
  
Notary Public



BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

EFTA00030129

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2011122700736001004SC5AA

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

Document ID: 2011122700736001  
Document Type: DEED

Document Date: 12-23-2011

Preparation Date: 12-28-2011

**ASSOCIATED TAX FORM ID: 2011122700132**

**SUPPORTING DOCUMENTS SUBMITTED:**

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count

2

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

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

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

9 EAST 71ST STREET

Street Address Unit/Apt.  
MANHATTAN New York, 1386 10 (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).

<p style="text-align: center;">Name of Grantor (Type or Print)</p> <hr style="border: 0; border-top: 1px solid black; margin: 10px 0;"/> <p style="text-align: center;">Signature of Grantor</p>	<p style="text-align: center;">Name of Grantee (Type or Print)</p> <hr style="border: 0; border-top: 1px solid black; margin: 10px 0;"/> <p style="text-align: center;">Signature of Grantee</p>
--	--

Sworn to before me

this \_\_\_\_\_ date of \_\_\_\_\_ 20\_\_\_\_

Sworn to before me

this \_\_\_\_\_ date of \_\_\_\_\_ 20\_\_\_\_

See over

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.**





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: 1386 LOT: 10
- (2) Property Address: 9 EAST 71ST STREET, NEW YORK, NY 10021
- (3) Owner's Name: MAPLE, INC.
- Additional Name: \_\_\_\_\_

### Affirmation:



Your water & sewer bills will be sent to the property address shown above.

### 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: \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_\_

Name and Title of Person Signing for Owner, if applicable: \_\_\_\_\_

*See over*





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: 1386 LOT: 10
- (2) Property Address: 9 EAST 71ST STREET, NEW YORK, NY 10021
- (3) Owner's Name: MAPLE, INC.
- Additional Name:

### Affirmation:



Your water & sewer bills will be sent to the property address shown above.

### 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:

Date (mm/dd/yyyy) 12.27.11

Name and Title of Person Signing for Owner, if applicable: JEFFREY E. EPSTEIN, Pres.

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 9 EAST 71ST STREET MANHATTAN 10021  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name MAPLE, INC.  
 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            X            OR            ACRES  
 FRONT FEET DEPTH

Check the boxes below as they apply:

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

8. Seller Name NINE EAST 71ST STREET CORPORATION  
 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 ResidentialC ☐ Residential Vacant LandE ☐ CommercialG ☐ Entertainment / AmusementI ☐ IndustrialB ☐ 2 or 3 Family ResidentialD ☐ Non-Residential Vacant LandF ☐ ApartmentH ☐ Community ServiceJ ☐ Public Service

## SALE INFORMATION

10. Sale Contract Date 12 / 23 / 2011  
 Month Day Year

11. Date of Sale / Transfer 12 / 23 / 2011  
 Month Day Year

12. Full Sale Price \$            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 RelativesB ☐ Sale Between Related Companies or Partners in BusinessC ☐ One of the Buyers is also a SellerD ☐ Buyer or Seller is Government Agency or Lending InstitutionE ☐ 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 DatesH ☐ Sale of Business is Included in Sale PriceI ☒ 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 A 516. Total Assessed Value (of all parcels in transfer) 1 2 9 4 3 8 7

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

MANHATTAN 1386 10

see over

201112270013220104

EFTA00030135

CITY OF NEW YORK

FOR CITY USE ONLY

C1. County Code \_\_\_\_\_ C2. Date Deed Recorded DEC 23 2011  
 C3. Book \_\_\_\_\_ C4. Page \_\_\_\_\_  
 OR  
 C5. CRFN \_\_\_\_\_



## REAL PROPERTY TRANSFER REPORT

 STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location 9 EAST 71ST STREET MANHATTAN 10021  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name MAPLE, INC.  
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address MAPLE, INC.  
 LAST NAME / COMPANY FIRST NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size 9 X 1 OR 1 ACRES  
 FRONT FEET DEPTH ACRES

6. Seller Name NINE EAST 71ST STREET CORPORATION  
 LAST NAME / COMPANY FIRST NAME

7. 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 12 / 23 / 2011  
 Month Day Year

11. Date of Sale / Transfer 12 / 23 / 2011  
 Month Day Year

12. Full Sale Price \$ 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 A, 5 16. Total Assessed Value (of all parcels in transfer) 1 2 9 4 3 8 7

17. Borough, Block and Lot / Roll Identifier(s) ( if more than three, attach sheet with additional identifier(s) )  
MANHATTAN 1386 10

201112270013220102

EFTA00030136

**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  
9100 HAVENSIGHT, PORT OF SALE, SUITE 15/16.

DATE

ERIKA KELLERHALS, ESQ

LAST NAME

FIRST NAME

340

779-2564

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

ST. THOMAS

**SELLER**

00802

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE

DATE

COUNTRY

VIRGIN ISLANDS, US



*see over*

2011122700132201

EFTA00030137

**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 12/27/11	LAST NAME ERIKA KELLERHALS, ESQ		FIRST NAME
9100 HAVENSIGHT, PORT OF SALE, SUITE 15/16.					
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
ST. THOMAS			340	779-2564	
CITY OR TOWN	STATE / PROVINCE	ZIP CODE / POSTAL CODES	SELLER		
		00802	SELLER SIGNATURE 		
COUNTRY	VIRGIN ISLANDS, US		DATE 12/27/11		

2011122700132201

EFTA00030138

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made as of 6th day of September, nineteen hundred and Eighty-Nine  
BETWEEN BIRCH WATHEM SCHOOL, INC., having an address at  
9 East 71st Street, New York, New York

party of the first part, and NINE EAST 71ST STREET CORPORATION, having  
an address at 41 South High Street, Suite 3710  
Columbus, Ohio 43215

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 Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of 71st Street distant 225 feet easterly from the corner formed by the intersection of the easterly side of 5th Avenue with the northerly side of 71st Street; running

thence Easterly along the northerly side of 71st Street 50 feet;

thence Northerly and parallel with 5th Avenue 102 feet 2 inches to the centre line of the block between 71st and 72nd Streets;

thence Westerly along the said center line and parallel with 71st Street 50 feet;

thence Southerly and parallel with 5th Avenue 102 feet 2 inches to the northerly side of 71st Street at the point or place of BEGINNING.

This deed is executed in accordance with Supreme Court Order of the State of New York held in and for the County of New York on the 6th day of February, 1989, filed as Index No. 2225/89.

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.

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

IN PRESENCE OF:

BIRCH WATHEM SCHOOL, INC.

By: 

Philip S. Sussman  
Chairman and President

STATE OF NEW YORK, COUNTY OF  
On the day of 19 , before me  
personally came

to me known to be the individual described in and who  
executed the foregoing instrument, and acknowledged that  
executed the same.

STATE OF NEW YORK, COUNTY OF  
On the day of 19 , before me  
personally came

to me known to be the individual described in and who  
executed the foregoing instrument, and acknowledged that  
executed the same.

STATE OF NEW YORK, COUNTY OF New York

On the day of September 19 89, before me  
personally came Philip S. Sassower  
to me known, who, being by me duly sworn, did depose and  
say that he resides at No. 780 East Avenue,  
N.Y.C.

that he is the Chairman and President  
of Birch Wathen School, Inc.,  
the corporation described  
in and which executed the foregoing instrument; that  
he signed his name thereto by the order  
of the board of directors of said corporation.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me  
personally came

the subscribing witness to the foregoing instrument, with  
whom I am personally acquainted, who, being by me duly  
sworn, did depose and say that he resides at No.

that he knows

to be the individual  
described in and who executed the foregoing instrument;  
that he, said subscribing witness, was present and saw  
execute the same; and that he, said witness,  
at the same time subscribed his name as witness thereto.

*Philip S. Sassower*  
Notary Public

PHILIP SASSOWER  
NOTARY PUBLIC, State of New York  
No. 2770004  
Qualified in Nassau County  
Commission Expires January 31, 1991

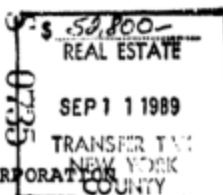
30490

Margain and Sale Deed  
WITH COVENANT AGAINST GRANTOR'S ACTS  
TITLE No. 43-00-00024 112/11019

BIRCH WATHEN SCHOOL, INC.

TO

NINE EAST 71ST STREET CORPORATION



SECTION 5  
BLOCK 1386  
LOT 10  
COUNTY OR TOWN Manhattan  
Promises: 9 East 71st Street

RETURN BY MAIL TO:

Jack S. Levey, Esq.  
Schwartz, Kelm, Warren & Rubinstein  
41 South High Street  
Columbus, Ohio

Zip No. 43215

*Leo Terras, Ltd.*

331 Madison Avenue  
New York, N.Y. 10017  
(212) 539-1300

RECORDED IN NEW YORK COUNTY



OFFICE OF THE CITY REGISTER

1989 SEP 11 P 3 03

City of New York  
CITY REGISTER

A-19  
52900-  
DEED  
GNAFT  
R 7625  
236899 \$19.00  
236900 \$3.00

Title No: 5344-19-J-9358

COUNTY CLERK SEARCH( 07/21/2019 )

COMPANY NAME: ( MAPLE INC. )

COUNTY: ( MANHATTAN )

Run Date: 07/01/2009 To: 07/21/2019

\*\*\*\*\*

JUDGMENTS -

Manhattan County from ( 06/87 to 07/18/19 )

Search Parameters- CORP:MAPLE INC.

All Types Of Liens

END RETURNS

\*\*\*\*\*

PVB - (Parking Violations Bureau - Ending Date 06/26/19)

Search Parameters- CORP:MAPLE INC.

END RETURNS

\*\*\*\*\*

(Environmental Control Board (Fire and Building) - Ending Date 05/31/19)

Search Parameters- CORP:MAPLE INC.

MAPLE MADE PROPERTIES INC

847 LIVONIA AVENUE

BROOKLYN, NY 11207

ECB Violation No.: 41668695K Date-08/16

Amt: \$300.00

MAPLE MADE PROPERTIES INC

847 LIVONIA AVENUE

BROOKLYN, NY 11207

ECB Violation No.: 186878652 Date-09/15

Amt: \$300.00

MAPLE SHADE PROPERTIES INC

847 LIVONIA AVENUE

BROOKLYN, NY 11207

ECB Violation No.: 204922640 Date-12/18

Amt: \$300.00

MAPLE TREE CONSTRUCTION INC

83 HESTER STREET

NEW YORK, NY 10002

ECB Violation No.: 182521222 Date-02/14

Amt: \$500.00

MAPLE TREE CONSTRUCTION INC

83 HESTER STREET

NEW YORK, NY 10002

ECB Violation No.: 182637630 Date-08/14

Amt: \$31.56

MAPLESHADE PROPERTIES INC

847 LIVONIA AVENUE

BROOKLYN, NY 11207

ECB Violation No.: 40117082K Date-12/18

Amt: \$300.00

MAPLESHADE PROPERTIES INC

847 LIVONIA AVENUE

Sunday July 21, 2019

1/5

EFTA00030141



BROOKLYN, NY 11207  
ECB Violation No.: 41585409R Date-10/12

Amt: \$300.00

MAPLESHADE PROPERTIES INC  
847 LIVONIA AVENUE  
BROOKLYN, NY 11207  
ECB Violation No.: 44491644Z Date-06/17

Amt: \$300.00

MAPLESHADE PROPERTIES INC  
847 LIVONIA AVENUE  
BROOKLYN, NY 11207  
ECB Violation No.: 41344464M Date-12/11

Amt: \$300.00

MAPLESHADE PROPERTIES INC  
847 LIVONIA AVENUE  
BROOKLYN, NY 11207  
ECB Violation No.: 41686941X Date-08/14

Amt: \$25.00

MAPLESHADE PROPERTIES INC  
847 LIVONIA AVE  
BROOKLYN, NY 11207  
ECB Violation No.: 186876618 Date-12/15

Amt: \$300.00

MAPLESHADE PROPERTIES INC  
847 LIVONIA AVENUE  
BROOKLYN, NY 11207  
ECB Violation No.: 203735190 Date-08/18

Amt: \$300.00

134 38 MAPLE REALTY INC  
134-38 MAPLE AVENUE  
FLUSHING, NY 11355  
ECB Violation No.: 11614050L Date-03/18

Amt: \$1,050.00

13438 MAPLE REALTY INC  
134-38 MAPLE AVENUE  
FLUSHING, NY 11355  
ECB Violation No.: 11304086J Date-02/14

Amt: \$750.00

END RETURNS

\*\*\*\*\*

Uniform Commercial Code from ( 10/01/1988 - 07/18/19 )

Manhattan County  
Search Parameters- CORP:MAPLE INC.

END RETURNS

\*\*\*\*\*

Federal Tax Liens from ( 01/94 - 07/18/19 )

Manhattan, Bronx, Queens, Kings County  
Search Parameters- CORP:MAPLE INC.

END RETURNS

\*\*\*\*\*

TAB - (Transit Adjudication Bureau - from 07/14/1998 to 05/22/19)

Search Parameters- CORP:MAPLE INC.

COMPANY NAME: ( NINE EAST 71ST STREET )  
COUNTY: ( MANHATTAN )

Run Date: 07/01/2009 To: 07/21/2019

\*\*\*\*\*

JUDGMENTS -

Manhattan County from ( 06/87 to 07/18/19 )

Search Parameters- CORP:NINE EAST 71ST STREET

All Types Of Liens

END RETURNS

\*\*\*\*\*

PVB - (Parking Violations Bureau - Ending Date 06/26/19)

Search Parameters- CORP:NINE EAST 71ST STREET

END RETURNS

\*\*\*\*\*

(Environmental Control Board (Fire and Building) - Ending Date 05/31/19)

Search Parameters- CORP:NINE EAST 71ST STREET

END RETURNS

\*\*\*\*\*

Uniform Commercial Code from ( 10/01/1988 - 07/18/19 )

Manhattan County

Search Parameters- CORP:NINE EAST 71ST STREET

END RETURNS

\*\*\*\*\*

Federal Tax Liens from ( 01/94 - 07/18/19 )

Manhattan, Bronx, Queens, Kings County

Search Parameters- CORP:NINE EAST 71ST STREET

END RETURNS

\*\*\*\*\*

TAB - (Transit Adjudication Bureau - from 07/14/1998 to 05/22/19)

Search Parameters- CORP:NINE EAST 71ST STREET

END RETURNS

\*\*\*\*\*

Block: ( 01386 )  
Lot: ( 00010 )  
COUNTY: ( MANHATTAN )

Run Date: 07/01/2009 To: 07/21/2019

\*\*\*\*\*

JUDGMENTS -

Manhattan County from ( 06/87 to 07/18/19 )

Search Parameters- Block:01386 Lot:00010

All Types Of Liens

Block: 01386 Lot: 00010	Control No. 003887343-01
Book Type -- Lis Pendens - Docket No:	Index # 19 CR.490
Judgment Type: LIS PENDENS	Effective Date: 07/11/2019
Court: Supreme Court	Expiration Date: 07/11/2022
	Docket Date:07/11/2019
	Date Received:07/16/2019

Debtor Info:  
EPSTEIN, JEFFREY  
9 EAST 71ST STREET  
NEW YORK NY 10021-

IMAGE IS NOT AVAILABLE

Creditor Info:  
UNITED STATES OF AMERICA

Amount: \$0.00

COM:07/11/2019-NATURE OF ACTION: FORFEITURE THERERO  
DOCUEMENT #19A

-----  
END RETURNS

\*\*\*\*\*

Emergency Repair - Manhattan County  
Search Parameters- Block:01386 Lot:0010

(Emergency Repair - Ending Date - 06/05/19)  
(Balance for work done prior to January 1, 2000)

END RETURNS

\*\*\*\*\*

UCC by Block and lot from ( 10/01/1988 - 07/18/19 )

Manhattan County  
Search Parameters- Block:01386 Lot:0010

END RETURNS

\*\*\*\*\*

Federal Tax lien by Block and lot from ( 01/90 - 07/18/19 )

Manhattan County  
Search Parameters- Block:01386 Lot:0010

END RETURNS

\*\*\*\*\*



**Property Tax Bill**  
**Quarterly Statement**  
Activity through June 1, 2019

**Owner name:** MAPLE, INC.  
**Property address:** 9 E. 71ST ST.  
**Borough, block & lot:** MANHATTAN (1), 01386, 0010

**Mailing address:**  
MAPLE, INC.  
9 E. 71ST ST.  
NEW YORK NY 10021-4102

Outstanding Charges \$0.00

New Charges \$173,510.58

**Amount Due \$173,510.58**

*Please pay by July 1, 2019*

PTS - LD  
1400.01  
40 - 0  
105360

Visit us at [nyc.gov/finance](http://nyc.gov/finance) or call 311 for more information.



Please include this coupon if you pay by mail or in person. 1-01386-0010

Total amount due by July 1, 2019  
If you want to pay everything you owe by July 1, 2019 please pay

\$173,510.58  
\$345,286.05

Amount enclosed:

#811473919060101#

MAPLE, INC.  
9 E. 71ST ST.  
NEW YORK NY 10021-4102

**Make checks payable & mail payment to:**  
NYC Department of Finance  
P.O. Box 680  
Newark NJ 07101-0680

8114739190601 01 1013860010 0000017351058 0000034528605 190701112020000 9

EFTA00030145

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		07/01/2019	\$173,510.58
<b>Total amount due</b>			<b>\$173,510.58</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$173,510.58
<b>Total tax year charges remaining</b>			<b>\$173,510.58</b>
<b>If you want to pay everything you owe by July 1, 2019 please pay</b>			<b>\$345,286.05</b>
If you pay everything you owe by July 1, 2019, you would save:			\$1,735.11

#### Annual Property Tax Detail

Tax class 1 - Small Home, Less Than 4 Families	<b>Overall</b>	
Current tax rate	<b>Tax Rate</b>	
<b>Estimated Market Value</b> \$55,931,000	20.9190%	
<b>Billable Assessed Value</b>	<b>\$1,658,880</b>	<b>Taxes</b>
<b>Taxable Value</b>	\$1,658,880 x 20.9190%	
<b>Tax Before Abatements and STAR</b>	\$347,021.16	<b>\$347,021.16</b>
<b>Annual property tax</b>		<b>\$347,021.16</b>

The NYC Health Department would like to remind property owners that they must remove standing water, where mosquitos can breed in warm weather. For more information, please visit [nyc.gov/health](http://nyc.gov/health) or call 311.

#### Home banking payment instructions:

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 1-01386-0010 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

#### Did your mailing address change?

If so, please visit us at [nyc.gov/changemailingaddress](http://nyc.gov/changemailingaddress) or call 311.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.





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- |   |   |
|---|---|
| Borough Boundary                            | <b>C50</b> Condo Flag/Condo Number            |
| Tax Block Boundary                          | <b>A50</b> Air Right Flag/Lot Number          |
| <b>50</b> Tax Block Number                  | <b>S50</b> Subterranean Right Flag/Lot Number |
| Tax Lot Boundary                            | <b>R</b> REUC Flag                            |
| <b>50</b> Tax Lot Number                    | Under Water Tax Lot Boundary                  |
| Condo FKA Tax Lot Number                    | Other Boundary                                |
| <b>50.5</b> Tax Lot Dimension               | Possession Hook                               |
| <b>+/-5.5</b> Approximate Tax Lot Dimension | <b>Misc</b> Miscellaneous Text                |
| Condo Units Range Label                     | Small Tax Lot Dimension                       |
| Building Footprint                          | Surface Water                                 |