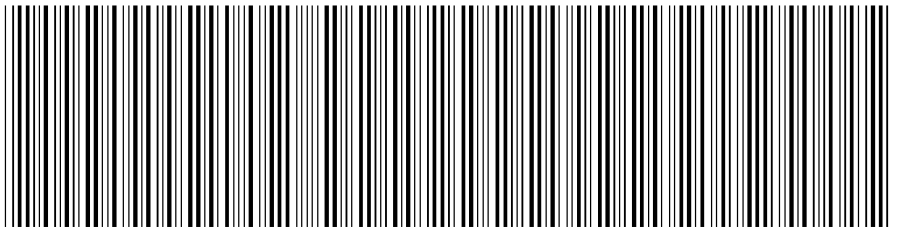


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2022052300470001001E1CE2

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 14

Document ID: 2022052300470001

Document Date: 05-09-2022

Preparation Date: 05-23-2022

Document Type: DEED

Document Page Count: 13

PRESENTER:

FIRST NATIONWIDE TITLE AGENCY LLC
HOLD FOR DENNISE A. TO PICK UP - FN-41461-NY
50 CHARLES LINDBERGH BLVD - SUITE 600
UNIONDALE, NY 11553
212-499-0100
FNTARECORDINGDEPARTMENT@AMTRUSTGROUP.

RETURN TO:

FIRST NATIONWIDE TITLE AGENCY LLC
HOLD FOR DENNISE A. TO PICK UP - FN-41461-NY
50 CHARLES LINDBERGH BLVD - SUITE 600
UNIONDALE, NY 11553
212-499-0100
FNTARECORDINGDEPARTMENT@AMTRUSTGROUP.

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1292	1435	Entire Lot 78B	432 PARK AVENUE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

56TH AND PARK (NY) OWNER, LLC
540 MADISON AVENUE, 8TH FLOOR
NEW YORK, NY 10022

GRANTEE/BUYER:

FR-AM ONE LLC
C/O: GOLDBERG WEPRIN FINKEL GOLDSTEIN LLP,
1501 BROADWAY, 22ND FLOOR
NEW YORK, NY 10036

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: \$ 102.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 455,864.70

NYS Real Estate Transfer Tax:

\$127,964.00 + \$319,905.05 = \$ 447,869.05

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

CITY OF NEW YORK

Recorded/Filed 05-25-2022 16:47

City Register File No.(CRFN):

2022000213621



Annette McMill

City Register Official Signature

RESIDENTIAL UNIT DEED

56th and Park (NY) Owner, LLC

TO

FR-AM ONE LLC

**432 Park Condominium
432 Park Avenue
New York, New York 10022
Unit 78B**

County: New York
Block: 1292
Lot: 1435

Record and Return to:
Attn: Andrew W. Albstein, Esq.
c/o: Goldberg Weprin Finkel Goldstein LLP
1501 Broadway, 22nd Floor
New York New York 10036

RESIDENTIAL UNIT DEED

THIS INDENTURE is made May 9, 2022, by and between **56th and Park (NY) Owner, LLC**, a Delaware limited liability company having an address at 540 Madison Avenue, 8th Floor, New York, New York 10022 (hereinafter called "**Grantor**"), and **FR-AM One LLC**, having an address at c/o **Goldberg Weprin Finkel Goldstein LLP, Attn: Andrew W. Alstein, Esq., 1501 Broadway, 22nd Floor, New York, New York 10036** (hereinafter called "**Grantee**").

WITNESSETH:

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

The Residential Unit (hereinafter called the "**Unit**") in the building (hereinafter called the "**Building**") known as 432 Park Condominium and by the street address 432 Park Avenue, New York, New York 10022, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Residential Unit **78B** in that certain declaration, dated as of September 25, 2015, made by 56th and Park (NY) Owner, LLC (in such capacity, "**Declarant**") pursuant to Article 9-B of the Real Property Law of the State of New York (hereinafter called the "**Condominium Act**") establishing condominium ownership of the Building and the land (hereinafter called the "**Land**") upon which the Building is situate (which Land is more particularly described in Schedule A annexed hereto and by this reference made a part hereof), which declaration was recorded in the New York County office of the City Register's Office, Land Records Division, NYC Department of Finance (the "**City Register's Office**") on December 17, 2015, as CRFN 2015000447809 (which declaration, and any amendments thereto, are hereinafter collectively called the "**Declaration**"). The Unit is also designated as Tax Lot **1435** in Block 1292 of the Borough of Manhattan on the Tax Map of the Tax Map Unit, Land Records Division, NYC Department of Finance and on the Floor Plans of the Building certified by SLCE Architects, LLP on November 24, 2015, and filed with the Tax Map Unit, Land Records Division, NYC Department of Finance on December 4, 2015, as Condominium Plan No. 2352 and also filed in the City Register's Office on December 17, 2015, CRFN 2015000447810;

together with an undivided 0.9119 % interest in the Common Elements (as such term is defined in the Declaration) of 432 Park Condominium;

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

together with, and subject to, all of the rights, obligations, easements, restrictions and other provisions set forth in the Declaration, the Condominium By-Laws and the Residential By-Laws of 432 Park Condominium, as each of the same may be amended from time to time (said Condominium By-Laws and any amendments thereto are hereinafter collectively called the "**Condominium By-Laws**", and said Residential By-Laws and any amendments thereto are hereinafter collectively called the "**Residential By-Laws**"; the Condominium By-Laws and the Residential By-Laws are collectively referred to as the "**By-Laws**"), including, without limitation, the restrictions and other provisions with respect to the permitted uses of the Unit; all of which shall constitute covenants running with the Land and shall bind any person having at any

time any interest or estate in the Unit, as though recited and stipulated at length herein; subject also to such other liens, agreements, covenants, easements, restrictions, consents, other matters of record as pertain to the Unit, to the Land and/or to the Building (which Land and Building are hereinafter collectively called the "Property").

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

If any provision of the Declaration, or the By-Laws is invalid under, or would cause the Declaration or the 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 or the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the By-Laws, or if the Declaration or the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of Article 18 of the Declaration shall control.

Except as otherwise specifically permitted by the Residential Board or provided in the Declaration or the By-Laws, the Residential Unit is intended for residential use only.

Grantor covenants that the Unit is free and clear of monetary liens and that Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatever, in each case except as set forth in the Offering Plan and the Unit Purchase Agreement (each as defined in the Condominium By-Laws), and the Declaration, the Condominium By-Laws and the Residential By-Laws. This covenant is for the personal benefit of Grantee only and cannot be assigned to, exercised by, or inure to the benefit of any other person or entity, including, without limitation, any insurer of Grantee's title or successor to Grantee's interest.

In the event of a claimed breach of any covenant of Grantor contained in the preceding paragraph, Grantee shall first seek recovery against Grantee's title insurer before proceeding against Grantor for any breach of such covenants, it being agreed that the liability of Grantor shall be limited to the extent only that any loss or damage shall not be covered by such title insurance. In the event that Grantee shall elect not to purchase title insurance, then the liability of Grantor shall be limited to the extent only that any loss or damage would not have been covered by the title insurance that was available to Grantee as of the date of this conveyance. The terms of any marked-up title binder issued by any title insurer that is a member of the New York State Land Title Association, Inc. in connection with any unit in the Building shall be conclusive evidence against Grantee of the title insurance coverage that was available to Grantee as of the date of this conveyance.

Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that 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 improvements at the Property required to be made by Grantor and will apply the same first to the payment of the cost of such improvements before using any part of the same for any other purposes.

Grantee hereby accepts and ratifies the provisions of the Declaration, the Condominium By-Laws and the Residential By-Laws (and any Rules and Regulations adopted under the

Condominium By-Laws and Residential By-Laws) and agrees to comply with all the terms and provisions thereof, including, without limitation, all the terms and provisions with respect to the permitted uses of the Unit.

This conveyance is made in the regular course of business actually conducted by Grantor. The Unit is not subject to a credit line mortgage.

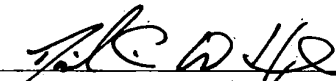
The term "Grantee" shall be read as "Grantees" whenever the sense of this indenture so requires.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]

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

SPONSOR:

56TH AND PARK (NY) OWNER, LLC,
a Delaware limited liability company

By: 
Name: DAVID C WELSPRING
Title: AUTHORIZED SIGNATORY

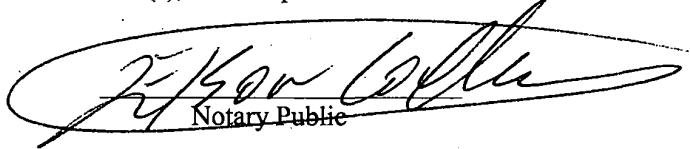
PURCHASER:

FR-AM One LLC

By: see attached.
Name:
Title:

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

On the 6th day of May in the year 2022 before me, the undersigned, personally appeared David C Wellspring, 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), or the person on behalf of which the individual(s) acted, executed the instrument.


Notary Public

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

ELSON COLBOURNE
Notary Public, State of New York
NO. 01CO4985956
Qualified in New York County
Commission Expires November 7, 2025

On May 6, 2022 before me, the undersigned, personally appeared FR-AM One LLC, 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), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary Public

SEAL

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

SPONSOR: Ⓟ

56TH AND PARK (NY) OWNER, LLC,
a Delaware limited liability company

By: *David C Wellspring*
Name: DAVID C WELLSRING
Title: AUTHORIZED SIGNATORY

see attached

PURCHASER:

FR-AM One LLC

By: *Andrew W Albstein*
Name: ANDREW W. ALBSTEIN
Title: AUTHORIZED SIGNATORY

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

On the ^{14th} 6th day of May in the year 2022 before me, the undersigned, personally appeared DAVID C WELLS, 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), or the person on behalf of which the individual(s) acted, executed the instrument.

[Handwritten Signature]
Notary Public

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

ELSON COLBOURNE
Notary Public, State of New York
NO. 01CO4985956
Qualified in New York County
Commission Expires November 7, 2025

On May ^{9th} 8, 2022 before me, the undersigned, personally appeared FR-AM One LLC, 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), or the person on behalf of which the individual(s) acted, executed the instrument.

[Handwritten Signature]
Notary Public

ELIZABETH K. JACOBSEN
Notary Public, State of New York
No. 01JA5041811
Qualified in New York County
Commission Expires June 24, 2023

SEAL

SCHEDULE A

DESCRIPTION OF THE LAND

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

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF EAST 56TH STREET WITH THE WESTERLY SIDE OF PARK AVENUE;

RUNNING THENCE NORTHERLY ALONG THE SAID WESTERLY SIDE OF PARK AVENUE, 67 FEET 1 INCH;

THENCE WESTERLY PARALLEL WITH SAID NORTHERLY SIDE OF EAST 56TH STREET, 100 FEET;

THENCE NORTHERLY PARALLEL WITH SAID WESTERLY SIDE OF PARK AVENUE, 33 FEET 4 INCHES TO THE CENTER LINE OF THE BLOCK;

THENCE WESTERLY ALONG THE CENTER LINE OF THE BLOCK 49 FEET;

THENCE NORTHERLY ON A LINE PARALLEL WITH MADISON AVENUE AND PARTLY THROUGH A PARTY WALL, OR DIVISION WALL, 100 FEET 5 INCHES TO THE SOUTHERLY LINE OF 57TH STREET;

THENCE WESTERLY ALONG THE SAID SOUTHERLY LINE OF 57TH STREET, 101 FEET 6 INCHES;

THENCE SOUTHERLY, PARALLEL WITH MADISON AVENUE, PART OF THE WAY THROUGH A PARTY WALL STANDING PARTLY ON THE LOT OF LAND HEREBY DESCRIBED AND PARTLY UPON THE LOT OF LAND ADJOINING THE SAME ON THE WEST 100 FEET 5 INCHES TO THE CENTRE OF THE BLOCK BETWEEN 56TH AND 57TH STREETS;

THENCE WESTERLY PARALLEL WITH 57TH STREET, AND ALONG SAID CENTRE LINE OF THE BLOCK, 24 FEET 6 INCHES;

THENCE SOUTHERLY PARALLEL WITH SAID WESTERLY SIDE OF PARK AVENUE, 100 FEET 5 INCHES TO THE SAID NORTHERLY SIDE OF EAST 56TH STREET;

THENCE EASTERLY ALONG SAID NORTHERLY SIDE OF EAST 56TH STREET, 275 FEET TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH THE BENEFITS OF AN EASEMENT FOR LIGHT AND AIR SET FORTH IN A ZONING LOT DEVELOPMENT AGREEMENT DATED 12/4/2006 MADE BETWEEN

ANGEL ENTERPRISES, L.L.C. AND 440 PARK AVENUE OWNER ASSOCIATES LLC
RECORDED ON 12/11/2006 AS CRFN 2006000680850.

TOGETHER WITH THE BENEFITS OF AN EASEMENT FOR LIGHT AND AIR SET
FORTH IN A ZONING LOT DEVELOPMENT AGREEMENT MADE BY AND BETWEEN
440 PARK AVENUE (NY) OWNER, LLC, SUCCESSOR BY NAME CHANGE TO
CIM/56TH STREET (NY) LLC AND 440 PARK AVENUE (NY) OWNER, LLC,
SUCCESSOR BY NAME CHANGE TO CIM/56TH STREET (NY) LLC DATED AS OF
11/2/2011 RECORDED 11/10/2011 AS CRFN 2011000394722, AS AMENDED BY FIRST
AMENDMENT TO ZONING LOT DEVELOPMENT AGREEMENT MADE BY AND
BETWEEN 56TH AND PARK (NY) OWNER, LLC (F/K/A NEW 56TH AND PARK (NY)
OWNER, LLC)(DEVELOPER), AS SUCCESSOR IN INTEREST TO 56TH AND PARK (NY)
HOLDINGS, LLC (F/K/A 56TH AND PARK (NY) OWNER, LLC AND F/K/A 440 PARK
AVENUE (NY) OWNER, LLC (ORIGINAL DEVELOPER), AND T&A HOLDINGS, L.L.C.,
(OWNER) DATED AS OF NOVEMBER 2, 2011 RECORDED SEPTEMBER 25, 2012 AS
CRFN 2012000379464.

SCHEDULE B

PERMITTED ENCUMBRANCES

1. Building and zoning laws and other regulations, resolutions and ordinances (including, but not limited to, any variances or use regulations) and any amendments thereto now or hereafter adopted.
2. The terms, burdens, covenants, restrictions, conditions, easements and rules and regulations, all as set forth in the Declaration, the Condominium By-Laws (and the General Rules and Regulations made thereunder), the Residential By-Laws (and the Residential Rules and Regulations made thereunder), the Power of Attorney from Purchaser to the Condominium Board and the Residential Board and Grantor, and the Floor Plans, all as may be amended from time to time.
3. Any declaration or other instrument affecting the Property which Sponsor deems necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals, or any other public authority, applicable to the demolition, construction, alteration, repair or restoration of the Building or any portion or element thereof.
4. Consents by Sponsor or any former owner of the Land for the erection of any structure or structures on, under or above any street or streets on which the Property may abut.
5. Any easement or right of use in favor of any utility company for construction, use, maintenance or repair of utility lines, wires, terminal boxes, mains, pipes, cables, conduits, poles, connections and other equipment and facilities on, under and across the Property.
6. Any easement or right of use required by Sponsor or its designee to obtain a temporary, permanent or amended Certificate of Occupancy for the Building or any part of same.
7. Any encumbrance as to which First American Title Insurance Company, or such other or additional company/ies designated by Grantor (or the title insurance company that insures Purchaser's title to the Unit) (the "Title Company") would be willing to insure, at its regular rates and without additional premium, in a fee policy issued by it to Purchaser, that such encumbrance will not be collected out of or enforced against the Unit if it is a lien, or that such encumbrance is not a blanket lien encumbering the Common Elements.
8. Any other encumbrance, covenant, easement, agreement, or restriction against the Property other than a mortgage or other lien for the payment of money, which does not prevent the use of the Unit for its permitted purposes.
9. Revocability of licenses for vault space, if any, under the sidewalks and streets and the lien of any unpaid vault tax.
10. Encroachments of trim, copings, retaining walls, stoops, bay windows, balconies, sidewalk elevators, fences, fire escapes, cornices, foundations, footings, chutes, fuel oil lines, drainage and standpipes, and similar projections, if any, on, over or under the Property or

the streets, sidewalks or premises abutting the Property, and the rights of governmental authorities to require the removal of any such projections, and variations between record lines of the Property and retaining walls and the like, if any.

11. Leases and service, maintenance, employment, concessionaire and license agreements, if any, of other Units or portions of the Common Elements.

12. The lien of any unpaid Common Charges, real estate tax, water charge or sewer rent, provided the same are adjusted at the closing of title.

13. The lien of any unpaid assessment payable in installments (other than assessments levied by the Condominium Board or the Residential Board), except that Sponsor shall pay all such assessments due prior to the Closing Date and Purchaser shall pay all assessments due from and after such date (however, the then current installment shall be adjusted at the closing of title).

14. Franchise taxes and New York City Business Corporation taxes of any corporation in the chain of title, provided that the Title Company would be willing in a fee policy issued by it to Purchaser, to insure that such taxes will not be collected out of the Unit.

15. Standard printed exceptions contained in the form of fee title insurance policy then issued by the Title Company (or the title insurance company insuring Purchaser's title to the Unit).

16. Any Certificate of Occupancy for the Building, so long as the same permits, or does not prohibit, use of the Unit for its stated purposes.

17. Any lease or other occupancy agreement for the Unit made by Sponsor and Purchaser.

18. Any violations against the Property (other than the Unit) that are the obligation of the Condominium Board or another Unit Owner or Board to correct.

19. Any state of facts which a guaranteed survey of current date or a personal inspection of the Property and the Unit would show; provided such state of facts would not prevent the use of the Unit for its stated purposes; although any encroachment of a portion of the Unit structure upon another Unit or Units or upon the Common Elements may remain undisturbed as long as the same shall stand.

20. Covenants and Restrictions in Liber 1049 Cp. 530 as repeated in Liber 1066 cp. 179 and Liber 1968 cp 460. (Affects Lots 33, 43, 44 and more, Lot 41)

21. Permanent Easements acquired by The Metropolitan Transportation Authority in Action entitled: "East Side Access Project (Deep Tunnel Easements...)" filed in the New York County Clerk's Office under Index No. 400818/03. (Affects Lot 33)

22. Zoning Lot Development Agreement dated 9/13/2006 made between 44 East 57th St. Realty Corp., Inc., as Seller and 440 Park Avenue Owner Associates LLC, as

Developer, recorded on 10/25/2006 as CRFN 2006000596371. (Affects Lots 33, and 44, and more, Lot 41).

23. Zoning Lot Development Agreement dated as of 12/4/2006 between Angel Enterprises, L.L.C., as Seller and 440 Park Avenue Owner Associates LLC, as Developer, recorded on 12/12/2006 as CRFN 2006000680850. (Affects Lots 33, and more, Lot 41 and Development Rights parcel therein, Lot 42).

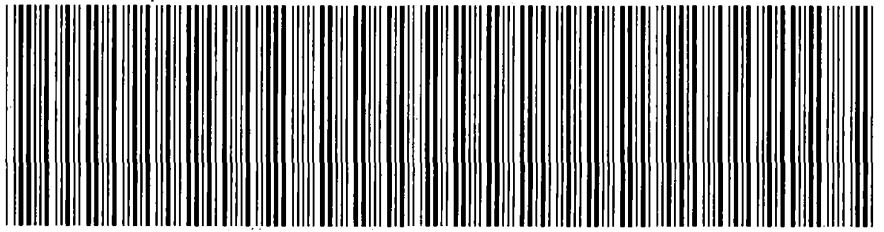
24. Zoning Lot Development and Easement Agreement dated as of 9/29/2007 by and between Dakota Travel Co., LLC, as Seller, and 440 Park Avenue Owner Associates, LLC, as Developer, recorded on 10/29/2007 as CRFN 2007000542730. (Affects Lots 33, 41, 44, 46 and 145- Parcels I, II, III, IV and V).

25. Zoning Lot Development and Easement Agreement dated as of 12/23/2010 by and between 46 East 57th St. (NY), LLC, Owner and 440 Park Avenue (NY) Owner, LLC, Developer recorded 1/12/2011 as CRFN 2011000014567. (Affects Lots 33, 44, 145, 46 and more, Lot 41, Developer Land, Lots 42 and 45, Air Rights Parcels therein, and Lot 43, Owner Parcel).

26. Zoning Lot Development Agreement made by and between 440 Park Avenue (NY) Owner, LLC ("Owner") and 440 Park Avenue (NY) Owner, LLC ("Developer") dated as of 11/2/2011 recorded 11/10/2011 as CRFN 2011000394772. (Affects Lots 33, former Lot 44, former Lot 145, 46 and 43, Developer's Land, and Lot 41, Owner's Land).

27. All other easements, covenants, restrictions and matters of record.

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



2022052300470001001SD263

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2022052300470001
Document Type: DEED

Document Date: 05-09-2022

Preparation Date: 05-23-2022

ASSOCIATED TAX FORM ID: 2022050600002

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
3
2



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: 1292 LOT: 1435
- (2) Property Address: 432 PARK AVENUE Unit 78B, NEW YORK, NY 10022
- (3) Owner's Name: FR-AM ONE LLC
- 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 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: FR-AM ONE LLC

Signature: *Andrew W. Albrein* Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: Andrew W. Albrein, Authorized Signatory

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 432 PARK AVENUE 78B MANHATTAN 10022
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name FR-AM ONE 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 56TH AND PARK (NY) OWNER, 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 1 / 14 / 2013
 Month Day Year

11. Date of Sale / Transfer 5 / 9 / 2022
 Month Day Year

12. Full Sale Price \$ 3 1 3 6 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

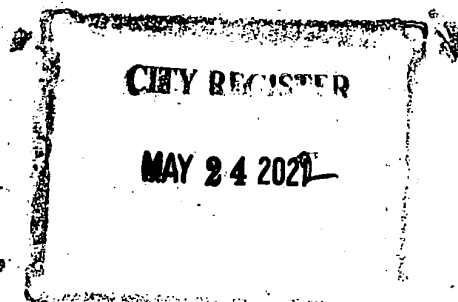
14. Check one or more of these conditions as applicable to transfer:

- 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 R 4 16. Total Assessed Value (of all parcels in transfer) 1 1 1 7 3 6 8

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))
 MANHATTAN 1292 1435



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.

FR-AMDHLLC

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE

Andrew W. Goldstein

LAST NAME

FIRST NAME

C/O: GOLDBERG WEPRIN FINKEL GOLDSTEIN LLP 1501
BROADWAY, 22ND FLOOR

Andrew W. Goldstein Authorized Signatory

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

NEW YORK

NY

10036

SELLER

see attached

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE

DATE

SIGNATURE PAGE ATTACHED TO
REAL PROPERTY TRANSFER REPORT
STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES
Form RP - 5217NYC
ACRIS FORM

SELLER:

56th and Park (NY) Owner LLC

By: _____

Name: DAVID C WELLSPRING

Title: AUTHORIZED SIGNATORY

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

State of New York }
County of } SS.:

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
432 PARK AVENUE, 78B

Street Address Unit/Apt.

MANHATTAN New York, 1292 1435 (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).

SEAL

Name of Grantor (Type or Print)
see attached
Signature of Grantor

FR-AM One LLC
Name of Grantee (Type or Print)
Andrew W. Albstein
Signature of Grantee

Sworn to before me
this _____ day of _____ 20____

Sworn to before me
this 9th day of May 2022
Authorized Signatory

ELIZABETH K. JACOBSEN
Notary Public, State of New York
No. 01JA5041811
Qualified in New York County
Commission Expires June 24, 2023


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.

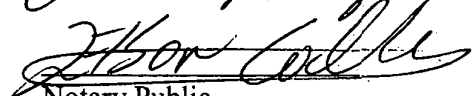
NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

SIGNATURE PAGE ATTACHED TO
AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS
ACRIS FORM

GRANTOR:

56th and Park (NY) Owner LLC

By: 
Name: DAVID C WELLSRING
Title: AUTHORIZED SIGNATORY

Sworn to before me this
6th day of May, 2025

Notary Public

ELSON COLBOURNE
Notary Public, State of New York
NO. 01CO4989956
Qualified in New York County
Commission Expires November 7, 2025