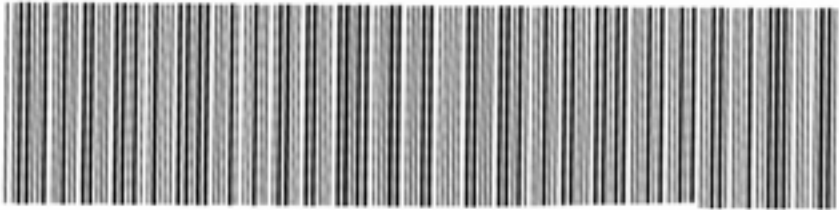


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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.



**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 6**

**Document ID:** \_\_\_\_\_ **Document Date:** 03-10-2008 **Preparation Date:** 03-17-2008  
**Document Type:** DEED  
**Document Page Count:** 5

**PRESENTER:**  
LIBERTY TITLE AGENCY, LLC-P/U R.BROWN

**RETURN TO:**  
GIDEON KAUFMAN, FSO

**PROPERTY DATA**  
**Borough** \_\_\_\_\_ **Block** \_\_\_\_\_ **Lot** \_\_\_\_\_ **Unit** \_\_\_\_\_ **Address** \_\_\_\_\_  
 MANHATTAN  
**Property Type:** SINGLE RESIDENTIAL CONDO UNIT

**CROSS REFERENCE DATA**  
 CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**GRANTOR/SELLER:**  
AHNY 2 LLC

**PARTIES**  
**GRANTEE/BUYER:**  
SOPHIE'S PENTHOUSE LLC

**FEES AND TAXES**

<b>Mortgage</b>	
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
<b>TOTAL:</b>	<b>\$ 0.00</b>
Recording Fee:	\$ 62.00
Affidavit Fee:	\$ 0.00

Filing Fee:	\$ 75.00
NYC Real Property Transfer Tax:	\$ 101,175.00
NYS Real Estate Transfer Tax:	\$ 99,400.00
\$28,400.00 + \$71,000.00 = \$	

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



Recorded/Filed 03-24-2008 14:15  
 City Register File No.(CRFN):

*Annette McMill*

*City Register Official Signature*

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

THIS INDENTURE, made the 10<sup>th</sup> day of MARCH, in the year 2008

BETWEEN AHNY 2 LLC,

party of the first part, and SOPHIE'S PENTHOUSE LLC,  
party of the second part,

WITNESSETH, that the party of the first part, in consideration of

TEN dollars

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 as more fully set forth in SCHEDULE "A" ATTACHED HERETO

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and lots 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:

*Suzanne M. Goss*

AHNY 2 LLC, a New York limited liability company  
By: API NY Holdings LLC, a New York limited liability  
Company, its sole member  
By: AEI Properties Nevada Inc, a  
Nevada Corporation, its sole member

By: *Diane Fox*  
Diane Fox, Vice-President

Schedule A Description

Title Number LTNy-5689-NY-07

Page 1

The Condominium Unit (the "Unit") known as Unit 36PH in the premises known as the Place 57 Condominium, said unit being designated and described as Unit No. 36PH in the declaration establishing a plan for condominium ownership of said premises under Article 9-B of the Real Property Law of the State of New York, (the "New York Condominium Act") dated 02/01/2006 recorded 04/05/2006 in the New York County Register's Office as CRFN No. [redacted] and also designated as Tax Lot [redacted] of the Borough of Manhattan and on the floor plans of said building certified by Ismael Leyva, Architect and filed with the Real Property Assessment Department of the City of New York as Condominium Plan No. [redacted] and filed as CRFN No. [redacted] in the Register's Office on 04/05/2006 as Map No [redacted]

TOGETHER with a total undivided 3.3403% interest in the common elements (as such term is defined in the Declaration).

The premises within which the unit is located are more particularly described as follows:

Lot 3

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 90 feet 0 inches east of the corner formed by the intersection of the northerly side of [redacted] and the easterly side of [redacted]

RUNNING THENCE northerly parallel or nearly so with the easterly side of [redacted] ie, 100 feet 5-1/2 inches;

THENCE Easterly parallel or nearly so with the northerly side of [redacted] 0 feet 0 inches;

THENCE Southerly parallel or nearly so with the easterly side of [redacted] 100 feet 5-1/2 inches;

THENCE Westerly parallel or nearly so with the northerly side of East [redacted] 60 feet 0 inches to the point or place of BEGINNING.

Lot 9103

ALL that volume of space, situate, lying and being in the Borough of Manhattan, County, City and State of New York, from and above the Lot 103 Upper Horizontal Plan, which is

Continued On Next Page

Schedule A Description Continued

located at elevation 103.93 feet Manhattan Datum (60 feet above 43.93 which is the existing average curb height at the northeast corner of intersection of ... and East ... : referenced to Manhattan Datum) within the boundaries of the Lot 103

Premises described as follows:

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 50 ... inches north of the corner formed by the intersection of the northerly side of ... and the easterly side of

RUNNING THENCE Northerly 25 feet 0 inches long the easterly side of

THENCE Easterly parallel or nearly so with the northerly side of ... 90 feet 0 inches;

THENCE Southerly parallel or nearly so with the easterly side of ... 25 feet 0 inches; and

THENCE Westerly parallel or nearly so with the northerly side of ... 90 feet 0 inches to the point or place of BEGINNING.

Lot 9001

ALL that volume of space, situate, lying and being in the Borough of Manhattan, County, City and State of New York, from and above that certain horizontal plane located above and coincident with the boundaries of that certain parcel of land located in the Borough of Manhattan, City, County and State of New York, known as ... on the Tax Map of the City of New York and by the street address: ...

... ew York at elevation 124.93 Manhattan Datum (81 feet above 43.93 which is the existing average curb height at the northeast corner of intersection of ... referenced to Manhattan Datum) as follows:

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 a point on the northeast corner of:

RUNNING THENCE Easterly along ... 90 feet;

Continued On Next Page

Schedule A Description - continued

Title Number LTNy-5689-NY-07

Page 3

THENCE Northerly parallel with Third Avenue and part of the way through a party wall,  
50 feet;

THENCE Westerly parallel with 57th Street, 90 feet to the easterly side of Third Avenue;  
and

THENCE Southerly along Third Avenue 50 feet to the point or place of BEGINNING.

TMZ

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, personally appeared

\_\_\_\_\_, 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 upon behalf of which the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_ 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/she/they reside(s) in

\_\_\_\_\_ of the place of residence (if a city, include the street and street number if any, thereof), that he/she/they know(s)

\_\_\_\_\_ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**Bargain and Sale Deed  
With Covenants**

Title No.

AHNY 2 LLC

TO  
SOPHIE'S PENTHOUSE LLC



**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, personally appeared

\_\_\_\_\_, 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 upon behalf of which the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE**

\*State of CA County of Placer, ss:

\*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the 3rd day of Mar, in the year 2008, before me Suzanne M. Ayers the undersigned personally appeared

Diane Fox

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), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

City of Granite Bay

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Suzanne M. Ayers

SEAL

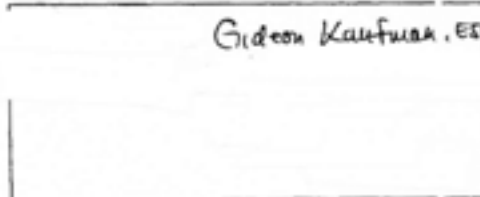
SECTION

COUNTY OR TOWN: new york

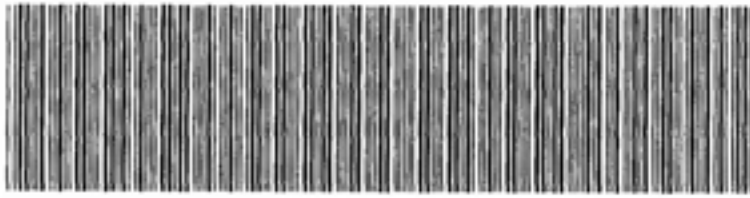


RETURN BY MAIL TO:

Gideon Kaufman, Esq.



NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

Document ID:  
Document Type: DEED

Document Date: 03-10-2008

Preparation Date: 03-17-2008

ASSOCIATED TAX FORM ID: 2008022700684

**SUPPORTING DOCUMENTS SUBMITTED:**

RP - 5217 REAL PROPERTY TRANSFER REPORT  
SMOKE DETECTOR AFFIDAVIT

Page Count  
4  
2



FOR CITY USE ONLY

C1. County Code \_\_\_\_\_ C2. Date Deed Recorded \_\_\_\_\_  
 Month Day Year  
 C3. Book \_\_\_\_\_ C4. Page \_\_\_\_\_  
 OR  
 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: \_\_\_\_\_ **MANHATTAN** \_\_\_\_\_  
 STREET NAME BOROUGH ZIP CODE

2. Buyer Name: **SOPHIE'S PENTHOUSE LLC** \_\_\_\_\_  
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address: \_\_\_\_\_  
 LAST NAME / COMPANY FIRST NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed: \_\_\_\_\_ # of Parcels OR  Part of a Parcel

5. Deed Property Size: \_\_\_\_\_ COUNTY \_\_\_\_\_ X \_\_\_\_\_ DEPT \_\_\_\_\_ OR \_\_\_\_\_ ACRES \_\_\_\_\_

6. Seller Name: **ALINY 2 LLC** \_\_\_\_\_  
 LAST NAME / COMPANY FIRST NAME

7. Check the boxes below as they apply:  
 4A. Planning Board Approval - N/A for NYC  
 4B. Agricultural District Notice - N/A for NYC  
 6. Ownership Type is Condominium   
 7. New Construction on Vacant Land

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: \_\_\_\_\_ / \_\_\_\_\_ / **2007**  
 Month Day Year

11. Date of Sale / Transfer: \_\_\_\_\_ / \_\_\_\_\_ / **2008**  
 Month Day Year

12. Full Sale Price \$ \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 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): \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 4 5 5 9 5

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

**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: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 LAST NAME FIRST NAME DATE

BUYER'S ATTORNEY: **Segal** / **Scott** \_\_\_\_\_  
 LAST NAME FIRST NAME

212 447-6660  
 AREA CODE TELEPHONE NUMBER

**See Attached** SELLER  
 SELLER SIGNATURE DATE

State Of California

Ss:

County of Placer

**AHNY 2 LLC, a New York limited liability company**

By: API NY Holdings LLC, a New York limited liability company, its sole member,

By: API Properties Nevada, Inc., a Nevada corporation, its sole member

By: *Diane Fox*  
Diane Fox, Vice President

Sworn to before me  
This 3<sup>rd</sup> day of March, 2008

SEAL


*Suzanne M. Ayers*  
Notary Public



TMZ

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 relating to the making and filing of false instruments.

	BUYER	3/10/08	DATE	SEGAL	BUYER'S ATTORNEY	SCOTT	FIRST NAME
	SALE			AREA CODE	TELEPHONE NUMBER		
				See Attached	SELLER		
CITY OR TOWN	STATE	ZIP CODE					DATE

TMZ

State Of California

Ss:

County of Placer

AHNY 2 LLC, a New York limited liability company

By: API NY Holdings LLC, a New York limited liability company, its sole member,

By: API Properties Nevada, Inc., a Nevada corporation, its sole member

By: *[Signature]*  
Diane Fox, Vice President

SEAL

Sworn to before me  
This 3<sup>rd</sup> day of March, 2008

*Suzanne M. Ayers*  
Notary Public



TMZ

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

California  
State of ~~New York~~ )  
County of ~~Placer~~ ) 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

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

A HNY 2 LLC Name of Grantor (Type or Print)  
See Attached Signature Page Signature of Grantor  
SOPHIES PANTHOUS LLC Name of Grantee (Type or Print)  
Gideon Kaufman Signature of Grantee

Sworn to before me  
this date of

19

SEAL

Sworn to before me  
this date of

10 March 19 2008

RONALD M. BEIGEL  
Notary Public, State of New York  
No. 01BE4861461  
Qualified in Nassau County  
Commission Expires June 9, 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.**

State Of California

Ss:

County of Placer

**AHNY 2 LLC**, a New York limited liability company

By: API NY Holdings LLC, a New York limited liability company, its sole member,

By: API Properties Nevada, Inc., a Nevada corporation, its sole member

By: *Diane Fox*  
Diane Fox, Vice President

Sworn to before me  
This 3<sup>rd</sup> day of March, 2008

SEAL

*Suzanne M. Ayers*  
Notary Public



TMZ