NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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Document ID: 2019050101023001001E865B
Document Type: DEED
Document Page Count: 5

PRESENTER:
FEDERATED NATIONAL LAND, LLC
501 SEVENTH AVENUE, 7TH FLOOR
FNL-NY-200549-NY
NEW YORK, NY 10018
212-796-4280
INFO@FEDERATEDNL.COM

RETURN TO:
NIKI TSISMENAKIS, ESQ.
GOLDSTEIN HALL PLLC
80 BROAD STREET, SUITE 303
NEW YORK, NY 10004

PROPERTY DATA

<table>
<thead>
<tr>
<th>Borough</th>
<th>Block</th>
<th>Lot</th>
<th>Address</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>MANHATTAN</td>
<td>1050</td>
<td>1</td>
<td>538 10TH AVENUE</td>
<td>Entire Lot</td>
</tr>
</tbody>
</table>

Property Type: COMMERCIAL REAL ESTATE

<table>
<thead>
<tr>
<th>Borough</th>
<th>Block</th>
<th>Lot</th>
<th>Address</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>MANHATTAN</td>
<td>1050</td>
<td>61</td>
<td>554 10TH AVENUE</td>
<td>Entire Lot</td>
</tr>
</tbody>
</table>

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:
COVENANT HOUSE
5 PENN PLZ
NEW YORK, NY 10001-1810

GRANTEE/BUYER:
CH HOUSING DEVELOPMENT FUND CORPORATION
5 PENN PLZ
NEW YORK, NY 10001-1810

FEES AND TAXES

<table>
<thead>
<tr>
<th>Mortgage</th>
<th>Filing Fee:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mortgage Amount:</td>
<td>$ 0.00</td>
</tr>
<tr>
<td>Taxable Mortgage Amount:</td>
<td>$ 0.00</td>
</tr>
<tr>
<td>Exemption:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TAXES</th>
<th>NYS Real Estate Transfer Tax:</th>
</tr>
</thead>
<tbody>
<tr>
<td>County (Basic):</td>
<td>$ 0.00</td>
</tr>
<tr>
<td>City (Additional):</td>
<td>$ 0.00</td>
</tr>
<tr>
<td>Spec (Additional):</td>
<td>$ 0.00</td>
</tr>
<tr>
<td>TASF:</td>
<td>$ 0.00</td>
</tr>
<tr>
<td>MTA:</td>
<td>$ 0.00</td>
</tr>
<tr>
<td>NYCTA:</td>
<td>$ 0.00</td>
</tr>
<tr>
<td>Additional MRT:</td>
<td>$ 0.00</td>
</tr>
</tbody>
</table>

TOTAL: $ 0.00

Recording Fee: $ 65.00
Affidavit Fee: $ 0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 05-07-2019 09:04
City Register File No.(CRFN): 2019000144401

City Register Official Signature
BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS
(INDIVIDUAL OR CORPORATION)

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED
BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made as of the 15th day of April, 2019.

BETWEEN

COVENANT HOUSE, a New York not-for-profit corporation, having its principal offices located at 5
Penn Plaza, New York, New York 10001,

party of the first part, and

CH HOUSING DEVELOPMENT FUND CORPORATION, a New York not-for-profit corporation
organized pursuant to Article XI of the Private Housing Finance Law of the State of New York and Section
402 of the Not-for-Profit Corporation Law of the State of New York, having its principal offices located at
5 Penn Plaza, New York, New York 10001,

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten dollars ($10.00) and other good and
valuable consideration, lawful money of the United States, 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, County of New York, City and State of New York located at
and known as Block: 1050; Lots: 1 & 61, and more particularly described on 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
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,

THE FOLLOWING covenants shall be covenants running with the land:
As to Block 1050, Lot 1, the party of the second part covenants and agrees that on behalf of itself, its
successors and assigns, and every successor in interest to the Premises in whole or in part, and any
lessee to the Premises in whole or in part, to comply with the terms and conditions of the Declaration
of Restrictive Covenants between Covenant House and the United States Department of Housing and
Urban Development (HUD) dated March 26, 2007 and recorded on April 11, 2008 in CRFN
2008000146029.

PARTY OF THE FIRST PART herein is the same person as grantee and the premises is and is intended
to be the same premises conveyed to the party of the first part by two deeds, as follows:
(i) As to Block 1050, Lot 1, Deed made by The New York State Urban Development Corporation dated April 19, 1984 and recorded July 18, 1984 in Reel 814 Page 651 in the Office of the City Register of the City of New York, New York County; and

(ii) As to Block 1050, Lot 61, Deed made by Rockrose Company dated April 5, 1989 and recorded April 11, 1989 in Reel 1559 Page 1039 in the Office of the City Register of the City of New York, New York County.

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: COVENANT HOUSE

By: [Signature]
Name: Daniel McCarthy
Title: [Title]

Acknowledgment

STATE OF NEW YORK:
COUNTY OF NEW YORK:

On the 12th day of April, 2019 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 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.

[Signature]
Notary Public

NIKI TSISMENAKIS
NOTARY PUBLIC-STATE OF NEW YORK
No. 02196096889
Qualified in Kings County
My commission expires July 2, 2029

NYSBA's Residential Real Estate Forms (9/00)
© 2008 Matthew Bender & Co., a member of the LexisNexis Group.
RECORD AND RETURN TO:
Goldstein Hall PLLC
80 Broad Street, Suite 303
New York, New York 10004
Attention: Niki Tsismenakis, Esq.
SCHEDULE A DESCRIPTION
Amended 03/04/2019

As to Parcel 1 Block 1050 Lot 1

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

BEGINNING at the corner formed by the intersection of the northeasterly side of West 40th Street (width varies) and the southeasterly side of 10th Avenue (100 feet wide);

RUNNING THENCE northeasterly along the southeasterly side of 10th Avenue a distance of 158 feet 1 inch to a point;

RUNNING THENCE southeasterly at right angles to the southeasterly side of 10th Avenue a distance of 64.00 feet to a point;

RUNNING THENCE northeasterly at right angles to the last mentioned course a distance of 39 feet 5 inches to a point in the southwesterly side of West 41st Street;

RUNNING THENCE southeasterly along the southwesterly side of West 41st Street (60 feet wide) a distance of 86.00 feet to a point which point is distant 150.00 feet from the intersection of the lines formed by the southwesterly side of West 41st Street and the southeasterly side of 10th Avenue;

RUNNING THENCE southwesterly at right angles to the southwestwesterly side of West 41st Street a distance of 48 feet 3 ½ inches to a point;

RUNNING THENCE northwesterly at right angles to the last mentioned course a distance of 2 ½ inches to a point;

RUNNING THENCE southwesterly at right angles to the last mentioned course 50 feet 5 ½ inches to a point;

RUNNING THENCE northwesterly at right angles to the last mentioned course a distance of 9 feet 9 ½ inches to a point;

RUNNING THENCE southwesterly at right angles to the last mentioned course a distance of 98 feet 9 inches to a point in the northeasterly side of West 40th Street;

RUNNING THENCE northwesterly along the northeasterly side of West 40th Street a distance of 140.00 feet to the point and place of BEGINNING.

For Information Only:
Said premises known as and by street address(es): 538/550 10th Avenue, a/k/a 457/467 West 40th Street, a/k/a 456/460 West 41st Street, New York, NY
As to Parcel 2 Block 1050 Lot 61

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

BEGINNING at a point on the southeasterly side of 10th Avenue, distant 39 feet 5 inches southwesternly from the corner formed by the intersection of the southeasterly side 10th Avenue and the southwesternly side of West 41st Street;

AND RUNNING THENCE southeasterly at right angles to the southeasterly side of 10th Avenue a distance of 64 feet to a point;

THENCE northeasterly at right angles to the last mentioned course, 39 feet 5 inches to the southwesternly side of West 41st Street;

THENCE northwesterly along the said southwesternly side of West 41st Street, 64 feet to the corner formed by the intersection of the southwesternly side of West 41st Street with the southeasterly side of 10th Avenue;

THENCE southwesternly along the said southeasterly side of 10th Avenue, 39 feet 5 inches to the point or place of BEGINNING.

For Information Only:
Said premises known as and by street address(es): 552/554 10th Avenue, a/k/a 466 West 41st Street, New York, NY
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: 1050  
    LOT: 1  

(2) Property Address: 538 10TH AVENUE, NEW YORK, NY 10018

(3) Owner’s Name: CH HOUSING DEVELOPMENT FUND CORPORATION
    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: CH HOUSING DEVELOPMENT FUND CORPORATION

Signature: [Signature]

Date (mm/dd/yyyy) 04/28/2019

Name and Title of Person Signing for Owner, if applicable: [Name] [Title]

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

2019040800284101
Customer Registration Form for Water and Sewer Billing

<table>
<thead>
<tr>
<th>Borough</th>
<th>Block</th>
<th>Lot</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>MANHATTAN</td>
<td>1050</td>
<td>61</td>
<td>554 10TH AVENUE</td>
<td>NY</td>
<td>NY</td>
<td>10018</td>
</tr>
</tbody>
</table>

201904080028410101
**REAL PROPERTY TRANSFER REPORT**

**FOR CITY USE ONLY**

|-----------------|----------------------------------------|----------------------|

**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>1. Property Location</th>
<th>538</th>
<th>10TH AVENUE</th>
<th>MANHATTAN</th>
<th>10018</th>
</tr>
</thead>
<tbody>
<tr>
<td>STREET NUMBER</td>
<td>STREET NAME</td>
<td>BOROUGH</td>
<td>ZIP CODE</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Buyer Name</th>
<th>CH HOUSING DEVELOPMENT FUND CORPORATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAST NAME / COMPANY</td>
<td>FIRST NAME</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Tax Billing Address</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>STREET NUMBER AND STREET NAME</td>
<td>CITY OR TOWN</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. Indicate the number of Assessment Roll parcels transferred on the deed</th>
<th>2</th>
<th># of Parcels OR [ ] Part of a Parcel</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>5. Deed Property Size</th>
<th></th>
<th>X</th>
<th>OR</th>
<th>ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONT FEET</td>
<td>DEPTH</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>8. Seller Name</th>
<th>COVENANT HOUSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAST NAME / COMPANY</td>
<td>FIRST NAME</td>
</tr>
</tbody>
</table>

| 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 |
| B 2 or 3 Family Residential | D Non-Residential Vacant Land |
| E [ ] Commercial | G [] Entertainment / Amusement |
| F [ ] Apartment | I [ ] Industrial |
| H [ ] Community Service | J [ ] Public Service |

<table>
<thead>
<tr>
<th>10. Sale Contract Date</th>
<th>3 / 15 / 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Month</td>
<td>Day</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>11. Date of Sale / Transfer</th>
<th>4 / 12 / 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Month</td>
<td>Day</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>12. Full Sale Price</th>
<th>$</th>
<th>1.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>( 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.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>13. Indicate the value of personal property included in the sale</th>
<th></th>
</tr>
</thead>
</table>

**SALE INFORMATION**

| 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**

<table>
<thead>
<tr>
<th>15. Building Class</th>
<th>1.5</th>
</tr>
</thead>
</table>

| 16. Total Assessed Value (of all parcels in transfer) | 1 3 3 3 0 3 5 0 |

| 17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s)) |
|-------------------------------------------------|----------------|
| MANHATTAN 1050 1 | MANHATTAN 1050 61 |

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201904080028420101
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: Donald M. Coolidge
BUYER’S ATTORNEY: TJS

5 PENN PLZ
Treasure

STREET NUMBER: 5 PENN PLZ
STREET NAME (AFTER SALE): NEW YORK

CITY OR TOWN: NEW YORK
STATE: NY
ZIP CODE: 10001-1810

SELLER: Donald M. Coolidge
SELLER SIGNATURE: Treasure

DATE: 04/12/2019

2019040800284201
AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS

State of New York
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

538 10TH AVENUE
MANHATTAN
New York, 1050

Street Address Unit/Apt.
Borough Block Lot

(1) (the "Premises");

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).

[Signatures of Grantor and Grantee]

Sworn to before me
this __ day of __________ 20__

[Notary Public Stamp]

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.

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

2019040800284101
## Applicable properties compliant with the Smoke Detector requirement

<table>
<thead>
<tr>
<th>Street Address</th>
<th>Unit/Apt</th>
<th>Borough</th>
<th>Block</th>
<th>Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>554 10TH AVENUE</td>
<td>MANHATTAN</td>
<td>1050</td>
<td>61</td>
<td></td>
</tr>
</tbody>
</table>