

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

REL 660 PG 1650

10780-

THIS INDENTURE, made the 5th day of January, nineteen hundred and eighty-three
BETWEEN

ALLAN J. RILEY, having an address at
400 Madison Avenue
New York, New York 10017

party of the first part, and BAUGESELLSCHAFT SPARRENBERG RUDOLF A. OETKER, a
foreign limited partnership duly authorized to do
business in the State of New York, having an address
c/o COLUMBUS LINE, INC., 1 World Trade Center,
New York, New York 10048

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, ^{but not} ~~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 the corner formed by the intersection of the northerly
side of Vesey Street and the westerly side of Broadway;

RUNNING THENCE Northerly along the westerly side of Broadway,
100 feet 8-1/2 inches to the center line of the block;

THENCE Westerly along the center line of the block 161 feet 1-1/4
inches;

THENCE Southerly along a line forming an angle of 89 degrees 30
minutes 30 seconds on its easterly side with last mentioned course
101 feet 1/2 of an inch to the northerly side of Vesey Street;

THENCE Easterly along the northerly side of Vesey Street 157
feet 3 inches to the corner aforesaid to 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, 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:

ALLAN J. RILEY

STATE OF NEW YORK, COUNTY OF *New York*

On the 5 day of January 1983, before me personally came

ALLAN J. RILEY

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

Robert Berengarten
Notary Public

ROBERT BERENGARTEN
Notary Public, State of New York
No. 80,0261310
Qualified in Westchester County
Commission Expires March 30, 1983

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

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

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.

1983 JAN 12 11 29 AM
1983 JAN 12 11 29 AM

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No. M-17698

ALLAN J. RILEY

TO

BAUGESELLSCHAFT SPARENBERG
RUDOLF A. OETKER

SECTION 1 Vol. 2
BLOCK 88
LOT 1
COUNTY OR TOWN NEW YORK

RETURN BY MAIL TO:

THEODORE M. SYSOL, ESQ.
Messrs. Haight, Gardner, Poor &
Havens
One State Street Plaza
New York, New York Zip No. 10004

RECORDED BY
LTIC ASSOC., INC.
41 East 42 Street
NEW YORK, N.Y. 10017
699-2170

Comp B.L. 182

Reserve this space for use of Recording Office.

83 JAN 12 11 30 AM

NEW YORK COUNTY

OFFICE OF CITY REGISTER
New York County
RECORDED
Witness my hand
and official seal

George J. Stach

CITY REGISTER

\$ 10.780
REAL ESTATE S

JAN 12 1983 2205
TRANSFER TAX
NEW YORK
COUNTY

REC. FEE *112*

SST # *10,780*

RPT # R 185