

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

THIS INDENTURE, made the 5th day of January, ^{REEL 660 PG 1652} 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 COLUMBUS PROPERTIES, INC., a domestic corporation having an office at 1 World Trade Center, New York, N. Y. 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 with the buildings and improvements thereon erected, situate, lying and being in the 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.

TO HAVE AND TO HOLD the above described premises 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:

[Handwritten signature]

[Handwritten signature]
ALLAN J. RILEY

W.B.C.

★ 50 IN ORIGINAL

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
 and in the County of *New York*
 Qualified in the County of *New York*
 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 corpora-
 tion, 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 _____
 REEL **660** PG **1653**
 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 _____
 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.

RECORDED
 JAN 17 3 19 83

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

ALLAN J. RILEY
 TO

COLUMBUS PROPERTIES, INC.

SECTION 1 Vol. 2 PG. YER. 24
 BLOCK 88
 LOT 1
 COUNTY OR TOWN New York

RETURN BY MAIL TO:

Theodore M. Sysol, Esq.
 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
 599-2170

Comp. 1/18/83

Records this signed for use of Recording Office
 1983 JAN 17 3 11

OFFICE OF CITY REGISTER
 New York County
 RECEIVED
 Witness by hand
 and official seal

George J. Trench
 CITY REGISTER

REC. FEE
 SST #
 RT #

REAL ESTATE \$
 2306
 JAN 12 1983
 TRANSFER TAX
 NEW YORK
 COUNTY

R 186