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REEL 176680900

Standard N.Y.S.D. Form 902-904 - Receipt and Sale Deed, with Covenant Against Grantor's Acts-Individual or Corporation. (single sheet)
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, ^{as of} ~~made by~~ the 31st day of December, nineteen hundred and ninety
BETWEEN COLUMBUS PROPERTIES, INC.,
a domestic corporation having an office at
217 Broadway, Suite 800
New York, N.Y. 10007

party of the first part, and COLUMBUS PROPERTIES, INC.,
an Alaskan Corporation having an address at
217 Broadway, Suite 800
New York, N.Y. 10007

party of the second part,
WITNESSETH, that the party of the first part, ^{for no monetary consideration but for} ~~for consideration~~ 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~~ on that certain plot, piece or parcel of land (but
not the land) 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 9-1/2 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 99 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.

BEING the same property conveyed by Deed dated the 5th day of January,
1983, recorded in the office of the City Register in the County of
New York at reel 660 page 1652.

THIS DEED is filed in connection with the statutory merger of Columbus Properties,
Inc., a New York corporation into Columbus Properties, Inc., an Alaskan corporation
as permitted under the statutory merger provisions of New York and Alaska state
law.

~~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 line 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 consid-
eration 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.

Columbus Properties, Inc.

IN PRESENCE OF:

Signature

By:

Signature
Gunter Kracht, as Senior Vice
and Secretary/Treasurer

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STATE OF NEW YORK, COUNTY OF NEW YORK ss:

STATE OF NEW YORK, COUNTY OF NEW YORK ss:

On the day of 19 , before me personally came

On the day of 19 , before me personally came

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

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 NEW YORK ss:

STATE OF NEW YORK, COUNTY OF NEW YORK ss:

On the 10th day of January, 1991, before me personally came Antihar Krachic to me known, who, being by me duly sworn, did depose and say that he resides at No. 513 Wester Lane, Oradell, New Jersey that he is the Senior V.P. and Sec'y/Treas. of Columbus Properties, Inc. (a domestic corporation) 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.

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.

P. Michael Puleo
Notary Public

100886
P. MICHAEL PULEO
NOTARY PUBLIC, State of New York
No. 31-4844002
Qualified in New York County
Commission Expires Dec. 31, 1991

Buyain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE NO. 9001-40635
COLUMBUS PROPERTIES, INC.,
a domestic Corporation
TO
COLUMBUS PROPERTIES, INC.,
an Alaskan Corporation

SECTION 1 Vol. 2
BLOCK 08
LOT 1
COUNTY OR TOWN New York

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to
P. Michael Puleo, Esq.
Haight, Gardner, Poor & Havens
195 Broadway
New York, New York
Zip No. 10007

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
CHICAGO TITLE INSURANCE COMPANY

CHICAGO TITLE INSURANCE COMPANY

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE
REAL ESTATE
TRANSFER TAX
NEW YORK COUNTY
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CITY REGISTER

