

Standard N.Y.D.T.U. Form 8006* 6-61-5M—Bargain and Sale Deed, without Covenant against Grantor's Acts—Individual or Corporation

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

THIS INDENTURE, made the ^{As of} 4th day of December, nineteen hundred and eighty-four BETWEEN AT&T Technologies, Inc., formerly known as Western Electric Company, Incorporated, a New York corporation, having an office at 222 Broadway, New York, New York 10038

party of the first part, and 222 Associates, a New York limited partnership, having an office in care of First Boston, Inc. Park Avenue Plaza, New York, New York 10055

party of the second part,

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

ten dollars,

lawful money of the United States, 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 Borough of Manhattan, City, County and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the Northerly side of Fulton Street distant 146 feet 2 inches Westerly from the corner formed by the intersection of the said Northerly side of Fulton Street with the Westerly side of Nassau Street, running thence Northerly along a line which forms an angle of 93 degrees 26 minutes 10 seconds on its Westerly side with the said Northerly side of Fulton Street 80 feet 8-3/8 inches, thence Easterly along a line which forms an angle of 88 degrees 20 minutes 40 seconds on its Southerly side with the last course of 1 foot 4-1/2 inches, thence Northerly along a line which forms an angle of 86 degrees 40 minutes 00 seconds on its Westerly side with the last course 50 feet to the Southerly side of Ann Street, thence Westerly along said Southerly side of Ann Street on a line which forms an interior angle of 93 degrees 20 minutes 00 seconds with the last course 222 feet 1 1/2 inches to its intersection with the Southeasterly side of Park Row, thence in a Southwesterly direction along said Southeasterly side of Park Row on a line which forms an interior angle of 123 degrees 33 minutes 20 seconds with the last course 39 feet 5 1/4 inches to its intersection with the Easterly side of Broadway, thence Southerly along said Easterly side of Broadway on a line which forms an interior angle of 140 degrees 50 minutes 20 seconds with the last course 118 feet and 1/4 of an inch to its intersection with the said Northerly side of Fulton Street, thence Easterly along said Northerly side of Fulton Street on a line which forms an interior angle of 90 degrees 57 minutes 30 seconds with the last course 167 feet 11 1/2 inches to an angle in said Northerly side of Fulton Street, thence continuing Easterly along said Northerly side of Fulton Street on a line which forms an interior angle of 179 degrees 33 minutes 20 seconds with the last course 69 feet 1 1/2 inches to the point or place of Beginning.

TOGETHER with all right, title and interest of the party of the first part in and to the agreement dated October 9, 1959 between the party of the first part and the New York City Transit Authority recorded in the Office of the

★ SO IN ORIGINAL

New York Co.,

TAX MAP DESIGNATION

Dist

Sec

Blk 89

Lot 12

Register, The City of New York, New York County, in Liber 5153 at page 323,

and known by street address as 222 Broadway, New York, New York 10038

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 states that this conveyance is not one of all or substantially all its assets subject to Section 909 of the New York Business Corporation Law.

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:

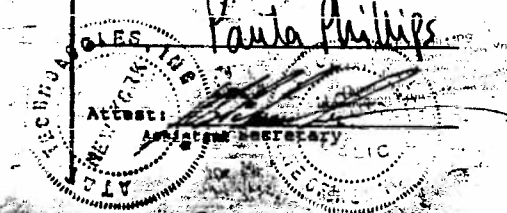
AT&T Technologies, Inc.

Panta Phillips

By: *George V. Lorch*

Attest: *[Signature]*
Assistant Secretary

Title:
Executive Vice President and
General Counsel



FILE 853 PG 1526

STATE OF NEW YORK, COUNTY OF
On the day of 19 , before me
personally came

STATE OF NEW YORK, COUNTY OF
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.

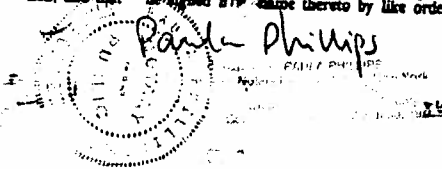
to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF New York
On the 30th day of November 19 84, before me
personally came GEORGE V. COOK
to me known, who, being by me duly sworn, did depose and
say that he resides at No. 127 SUMMIT AVE.
GARDEN CITY, NEW YORK
that he is the Executive Vice President + General Counsel
of AT&T Technologies, Inc.

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

, 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 the same thereto by like order.

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.



Bargain and Sale Deed
WITHOUT COVENANT AGAINST GRANTOR'S ACTS
TITLE No. 41-84-00254-A

AT&T Technologies, Inc.

TO

222 ASSOCIATES

SECTION 1
BLOCK 89
LOT 12
COUNTY OR TOWN NEW YORK
STREET ADDRESS
TAX BILLING ADDRESS

Recorded At Request of The Title Guarantee Company.

RETURN BY MAIL TO:

Robert Feely, Esq.
Shearman & Sterling
153 East 53rd Street
New York, New York

Tag No.



SPACE FOR USE OF RECORDING OFFICE

92
\$4,000
\$13,000
\$16,000
\$18,000
\$20,000
\$22,000
\$24,000
\$26,000
\$28,000
\$30,000

NEW YORK COUNTY
TRANSFER TAX
DEC 8 1984
\$11,000
REAL ESTATE

OFFICE OF CITY REGISTER
New York County
RECORDED
WITNESSED AND
SEALED

Joy E. Campbell
CITY REGISTER

REC. FEB 13
S8TH 416.000
TRF# R 7699
Y-6