NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Office of the General Counsel
625 Broadway, 14th Floor, Albany, New York 12233-1500
P: (518) 402-9185 | F: (518) 402-9018
www.dec.ny.gov

VIA FEDERAL EXPRESS

August 28, 2023

Connell Foley LLP Attn: Cristina Diaz Salcedo 875 Third Avenue 21st Floor New York, NY 10022

RE:

Environmental Easement Package Site Name: Seton Brilla Charter School

Site No.: C203152

Dear Ms. Diaz Salcedo,

Enclosed please find a fully executed Environmental Easement, TP-584 and NYC RPT tax forms required for recording.

Once the Environmental Easement is recorded, the local municipality will need to be notified via Certified Mail, Return Receipt Requested.

Please return to this office, copies of the recorded easement marked by the County Clerk's Office with the date and location of recording, and a certified copy of the municipal notices. The information from the recorded easement and notices are necessary to process the Certificate of Completion.

If you have any further questions or concerns relating to this matter, please contact our office at (518) 402-0021.

Sincerely.

Chery Salem Legal Assistant I Remediation Bureau

ec: P. Gittleson., NYSDEC



After printing this label:
CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH

1. Fold the printed page along the horizontal line

2. Place label in shipping pouch and affix it to your shipment.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

THIS INDENTURE made this 28th day of Avgust, 2013, between Owner, 2-6 East Tremont Avenue LLC, having an office at 450 West 14th St., 8th Floor, New York, New York, 10014 (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 1956 Jerome Avenue in the City of New York, County of Bronx and State of New York, known and designated on the tax map of the New York City Department of Finance as tax map parcel number: Block 2853 Lot 22, being the same as that property conveyed to Grantor by deed dated April 15, 2021 and recorded in the City Register of the City of New York as CRFN #2021000153237. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately .238 +/- acres, and is hereinafter more fully described in the Land Title Survey dated May 8, 2023 prepared by James C. Weed, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C203152-04-22, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

- 1. <u>Purposes</u>. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.
- 2. <u>Institutional and Engineering Controls</u>. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.
 - A. (1) The Controlled Property may be used for:

Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

- (2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);
- (3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;
- (4) The use of groundwater underlying the property is prohibited without necessary water quality treatment_as determined by the NYSDOH or the New York City Department of Health and Mental Hygiene to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- (5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;
- (6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;
- (7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

- (8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;
- (9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;
- (10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.
- B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.
- C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section Division of Environmental Remediation NYSDEC 625 Broadway Albany, New York 12233 Phone: (518) 402-9553

- D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.
- E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

- F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.
- G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:
- (1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).
 - (2) the institutional controls and/or engineering controls employed at such site:
 - (i) are in-place;
- (ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and
- (iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;
- (3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;
- (4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;
- (5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;
- (6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and
 - (7) the information presented is accurate and complete.
- 3. <u>Right to Enter and Inspect</u>. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.
- 4. <u>Reserved Grantor's Rights</u>. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:
- A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;
- B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a

defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

- B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.
- C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.
- D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.
- 6. <u>Notice</u>. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

Site Number: C203152

Office of General Counsel

NYSDEC 625 Broadway

Albany New York 12233-5500

With a copy to:

Site Control Section

Division of Environmental Remediation

NYSDEC 625 Broadway Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. <u>Recordation</u>. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

- 8. <u>Amendment</u>. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.
- 9. <u>Extinguishment.</u> This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.
- 10. <u>Joint Obligation</u>. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.
- 11. <u>Consistency with the SMP</u>. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

County: Bronx Site No: C203152 Brownfield Cleanup Agreement Index: C203152-04-22

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

2-6 East Tremont Avenue LLC:
Ву:
Print Name: PETER FINE
Title: MANAGER Date: 8/16/23

Grantor's Acknowledgment

STATE OF NEW YORK)
COUNTY OF ~Y) ss:)

On the 16 day of AUG., in the year 20 23, before me, the undersigned, personally appeared PETER FINE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the 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.

Notary Public - State of New York

Acteny Public-State of New York
No. 01 GL6295786
Qualified in Queens County
Commission Expines January 13, 2026

County: Bronx Site No: C203152 Brownfield Cleanup Agreement Index: C203152-04-22

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By:

andrew O. Guglielmi Director

Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 2 HA day of Aval St., in the year 2023 before me, the undersigned, personally appeared Andrew O. Gughelmi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public - State of New York

Cheryl A. Salem
Notary Public State of New York
Registration No. 01SA0002177
Qualified in Albany County
My Commission Expires March 3, 20

County: Bronx Site No: C203152 Brownfield Cleanup Agreement Index: C203152-04-22

SCHEDULE "A" PROPERTY DESCRIPTION

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

BEGINNING at the corner formed by the intersection of the easterly side of Jerome Avenue and the southerly side of Tremont Avenue;

RUNNING THENCE southerly along the said easterly side of Jerome Avenue, 107.38 feet;

RUNNING THENCE easterly and on a line which on its northerly side forms an angle of 90 degrees with the preceding course, 100 feet;

RUNNING THENCE northerly parallel with the said easterly side of Jerome Avenue and part of the way through a party wall 100 feet to the southerly side of Tremont Avenue; and

THENCE westerly along the southerly side of Tremont Avenue 100.27 feet to the point or place of BEGINNING.

CONTAINING WITHIN SAID BOUNDS 0.238 ACRES OR 10,369 SQUARE FEET

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

State of New York

and	depose and say under po	enalty of perjury tha	t they are the	grantor and grantee o
the real property or of the cooperative	e shares in a cooperativ	e corporation ownin	g real propert	y located at
	6 JEROME AVENUE			
	Street Address Unit/Apt.		,	,
BRONX	New York,	2853	22	(4) 1170 110
Borough	Tiew Tork,	Block	Lot	(the "Premises");
That the Premises is a one or two fatwo-family dwelling, and that install compliance with the provisions of Arthe City of New York concerning smoother they make affidavit in complisignatures of at least one grantor and	ed in the Premises is a ticle 6 of Subchapter 17 oke detecting devices; ance with New York one grantee are required	City Administratived, and must be notar	erational smol tle 27 of the A	dministrative Code of on 11-2105 (g). (The
Name of Grantor (Type or P		andy &	gnature of Grant	90
	Su	Si vorn to before me	gnature of Grant	De .

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.



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

_					TOT TIME COL	a bewel billi	5
	Property	and Owner Info	ormation:				
	(1) Propert	y receiving service	BOROUGH: BR	XNC	BLOCK: 2853	LOT: 22	
	(2) Propert	y Address: 1956 J	EROME AVENUE,	BRONX, NY 10453			
	(3) Owner's	Name: N.Y.S D	EPARTMENT OF	ENVIRONMANTAL	CONSERVATION		
	Additiona	ıl Name:					
Affirr	nation:						
	Your wa	ter & sewer bills w	ill be sent to the p	roperty address sh	own above.		
Custo	omer Billing	information:					
	ease Note:						
Α.	other arrangen charges constit to pay such ch	The owner's resp nent, or any assign tute a lien on the p	onsibility to pay soment of response roperty until paid. ay result in forecle	such charges is no ibility for payment In addition to lega osure of the lien by	f a property receiving it affected by any leas of such charges. Wat I action against the ow the City of New York	se, license or er and sewer	
B.	managing ager way relieve the	nailing address. Int), however, any f e owner from his/he	DEP will provide a ailure or delay by er liability to pay a	a duplicate copy of DEP in providing Il outstanding wate	per, at the property as bills to one other par duplicate copies of bill or and sewer charges. To provide us with the	ty (such as a Is shal <mark>l i</mark> n no Contact DED	
) wne	r's Approval				100		
The	undersigned ce	etifies that he/she/i	t is the owner of t A & B under the ed on this form is	he property receiving section captioned rue and complete	ng service referenced Customer Billing Infor to the best of his/her/it	above; that he/she/it mation"; and that the s knowledge.	
		er: Peter fine			08/03/2023		
	nature:		-//	D	ate (mm/dd/yyyy)		
Nan	ne and Title of P	erson Signing for (Owner, if applicab				

CS-7CRF-ACRIS REV. 8/08



REAL PROPERTY TRANSFER TAX RETURN

(Pursuant to Title 11, Chapter 21, NYC Administrative Code)

RANTOR					FOR OFF	
Name 2-6 EAST TREMONT AVENUE LLC					SOCIAL SECUI	RITY NUMBER
				1		
Grantor is a(n): Individual partnership corpora	ation	Telephone Num	ber	1		
(check one) Single member LLC multiple member LLC other_					0	R
Permanent mailing address ofter transfer (number and street)				١.	-	FICATION NUMBER
450 WEST 14TH	H ST., 8TH FL	OOR				1 1 1 1
City and State		Zip Code		8,9	1 9	2 5 0 1
NEW YORK, NY						
Single member's name if grantor is a single member LLC		10014			SINGLE MEMBE	IR EIN OR BBN
PETER FINE					132-56	-5346
FETER FINE	4					
RANTEE			为外海生产			
Name N.Y.S DEPARTMENT OF ENVIRONMANTAL	CONSER	VATION			BOCIAL SECUR	UTY NUMBER
Grantee is a(n): individual partnership corpora	tion	Telephone Num	ber			
(check one) single member LLC multiple member LLC other N	IYC .				0	R
Permanent mailing address <u>after</u> transfer (number and street) 625 BROADWA	v			E	MPLOYER IDENTIF	FICATION NUMBER
023 BROADWA	. 1			1 4	6 0	1 3 2 0
City and State		Zip Code				
ALBANY, NY		12233				
Single member's name if grantee is a single member LLC		12233		-	SINGLE MEMBE	R EIN OR SSN
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Address (number and street) LIST EACH LOY SEPARATEL Apt. No.	Borough	Block	Lot	# of Floors	Square Feet	Assessed V. of Propert
Address (number and street) LIST EACH LOT SEPARATEL Apt. No.	1		1	# of	117	
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Address (number and street) Apt. No. 956 JEROME AVENUE DATE OF TRANSFER TO GRANTEE: 7/24/2023	BRONX	2853	Lot	# of Floors	Feet 1	of Proper 162,000.00
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Address (number and street) Apt. Apt. No. 956 JEROME AVENUE DATE OF TRANSFER TO GRANTEE: 7/24/2023 NDITION OF TRANSFER. See Instructions eck (*/) all of the conditions that apply and fill out the appropriate sche	Borough BRONX Adules of this rel	Block 2853 turn. Additionally, S o.	Chedules 1 and 2 r by or to a tax exem r of property parity w r of successful bid p r by borrower solely curity r wholly or parity exite Schedule M) r to a REIT or to a cute Schedule R) ansfer in connection	# of Floors 2 PF INTERES: must be compt organization within and partly oursuant to forest as security for empt as a mere orporation or page with financing	TRANSFERR	of Proper 162,000.00 ED: 100 ED: 100 Fransfers. Fulle G) or by lender solety to retain or form of ownership. and by a REIT.
Address (number and street) Apt. Apt. No. PS6 JEROME AVENUE DATE OF TRANSFER TO GRANTEE: Transfer to granter Transfer in exercise of option to purchase Transfer from cooperative sponsor to cooperative corporation Transfer from cooperative sponsor to cooperative corporation Transfer pursuant to marital settlement agreement or divorce decree (complete Schedule I) Transfer pursuant to liquidation of an entity (complete Schedule D) Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E) Transfer pursuant to trust agreement or will (attach a copy of trust agreement Gift transfer not subject to indebtedness	Borough BRONX dules of this rel ent or will)	Block 2853 turn. Additionally, S o.	PERCENTAGE C Chedules1 and 2 r by or to a tax exer r of property partly w r of successful bid p r by borrower solely curity wholly or partly ex te Schedule M) to a REIT or to a c te Schedule R) ansfer in connection or assignment of a	# of Floors 2 OF INTERES: Imust be control organization within and partly for empt as a mere orporation or partly with financing leasehold interest.	Feet 1 TRANSFERR Impleted for all to complete Sched without NYC closure a debt or a transfer change of identity artnership controlle (describe):	of Proper 162,000.00 ED: 100 Transfers. Jule G) In by lender solely to ret or form of ownership. Ind by a REIT.
Address (number and street) Apt. Apt. No. PARAMETER Apt. No. PARAMET	Borough BRONX dules of this rel ent or will)	Block 2853 turn. Additionally, S o.	Chedules 1 and 2 chedules 1 and 2 r by or to a tax exem r of property partly ex r of successful bid p r by borrower solely curity r wholly or partly ex te Schedule M) r to a REIT or to a c te Schedule R) ansfer in connection or assignment of a l to an HDFC or an ex	# of Floors 2 OF INTERES: Imust be control organization within and partly for empt as a mere orporation or partly with financing leasehold interest.	Feet 1 TRANSFERR Impleted for all to complete Sched without NYC closure a debt or a transfer change of identity artnership controlle (describe):	of Proper 162,000.00 ED: 100 Transfers. Jule G) In by lender solety to ret or form of ownership. Ind by a REIT.
Address (number and street) Apt. Apt. No. 956 JEROME AVENUE DATE OF TRANSFER TO GRANTEE: 7/24/2023 NDITION OF TRANSFER. See Instructions eck (*/) all of the conditions that apply and fill out the appropriate sche	Borough BRONX dules of this rel ent or will)	Block 2853 turn. Additionally, S o.	Chedules 1 and 2 chedules 1 and 2 r by or to a tax exer of property partly ex of successful bid p r by borrower solely curity wholly or partly ex te Schedule M) to a REIT or to a c te Schedule R) ansfer in connection or assignment of a l to an HDFC or an exid	# of Floors 2 OF INTERES: Imust be control organization within and partly for empt as a mere orporation or partly with financing leasehold interest.	Feet 1 TRANSFERR Impleted for all to complete Sched without NYC closure a debt or a transfer change of identity artnership controlle (describe):	of Proper 162,000.00 ED: 100 Transfers. Jule G) In by lender solely to return of ownership. Ind by a REIT.
Apt. No. 1956 JEROME AVENUE DATE OF TRANSFER TO GRANTEE: 7/24/2023 DISTIPLY OF TRANSFER TO GRANTEE: 7/24/2023 DISTIPLY OF TRANSFER TO GRANTEE: 7/24/2023 DISTIPLY OF TRANSFER. See Instructions teck (/) all of the conditions that apply and fill out the appropriate sche	Borough BRONX BRONX edules of this rel	Block 2853 turn. Additionally, S o.	Chedules 1 and 2 chedules 1 and 2 r by or to a tax exer of property partly ex of successful bid p r by borrower solely curity wholly or partly ex te Schedule M) to a REIT or to a c te Schedule R) ansfer in connection or assignment of a l to an HDFC or an exid	# of Floors 2 DF INTERES: 2 must be compt organization within and partly oursuant to forest as security for empt as a mere orporation or partly oursuant to forest as security for empt as a mere orporation or partly oursuant to forest as security for empt as a mere orporation or partly outside of the organization of the orga	TRANSFERR TRANSFERR Transferre In pleted for all to complete Sched without NYC closure a debt or a transfer change of identity orthership controlle (describe):	of Proper 162,000.00 162,000.00 ED: 100 Transfers. Jule G) In by lender solely to return of ownership. Ind by a REIT.

S TYPE OF PRO	PERTY (/)	TYPE OF INTEREST (/)	raye
c Individ d Comm	ual residential condominium unit fual cooperative apartment nerolal condominium unit nerolal cooperative	Check box at LEFT if you intend to record a docume at RIGHT if you do not intend to record a docume REC. a. b. Leasehold Grant c. Leasehold Assignment	NON REC.
f	ment building building	d. Subterranean Ri f. Development Ri g. Stock Partnership Inter COTHER. (descrit	ghts
COMPLETE THIS SCHE	DETAILS OF CONSIDERATIO	ING THE APPROPRIATE SCHEDAR SE ON DAGES & THROUGH	
ENTER "ZERO" ON LIN	E 11 IF THE TRANSFER REPORTED WAS WI	THOUT CONSIDERATION.	
		• 1.	0 00
		● 2.	0 00
		3.	0 00
Accrued interest	on pre-existing mortgage(s)		0 00
5. Accrued real est	ate taxes	• 5. L	0 00
6. Amounts of othe	r liens on property	• 6.	0 00
		eived 7.	0 00
		je	0 00
9. Amount of Real	Property Transfer Tax and/or other ta		000
0. Other (describe)			0 00
1. TOTAL CONSID	DERATION (add lines 1 through 10 - n	nust equal amount entered on line 1	000
See i	nstructions for special rules relat	ing to transfers of cooperative units, liquidation to a business entity in return for an interest in t	ne marital
A STATE OF THE PARTY OF THE PAR	COMPUTATION OF TAX		
A. Payment	Pay amount shown on line 15 -	See Instructions	Payment Enclosed
Total Considerati	on (from line 11, above)		0 00
Excludable liens	(see instructions)	2.	0 00
		• 3.	0 00
		• 4.	0 %
HDFC Exemption	(see Schedule L. line 15)		0 00
Consideration les	s HDFC Exemption (line 3 less line 5)	0,00
		ctions) 7.	100 %
		● B.	
		• 8.	0 00
			0 00
Transfer tou pro-	nuch maid (one Cabadata talles	10.	0 00
Tay due (les 01-	cousiy paid (see Schedule L, line 18)	• 11.	0 00
I ax oue (line y le	as line 10 and 11) (if the result is nega	ative, enter zero) 12.	0 00
Danelt (See Instr	uctions)	● 13.	0 00
		• 14.	0 00
Total Tay Due /a	dd lines 12 13 and 14\	● 15. \$	0 00

Name of Attorney				Telephone	Number		
Address (number and street)			Tai II	()		1 12 2 2
wodiess (unimper and street)			City and State			Zip Code	
EMPLOYER IDENTIFICATION NUMBER]-[OR	SOCIAL SECURITY NUMBER	11.1]-[
GRANTEE'S ATTOR	NEY ▼						
Name of Attorney		W E		Telephone	Number		
				()		
Address (number and street)			City and State			Zip Code	
EMPLOYER IDENTIFICATION NUMBER	-	OR	SOCIAL SECURITY NUMBER		-	-	
wear or affirm that this return, owledge, a true and complete	including any accompanying schedule return made in good faith, pursuant to	les, affidavits a o Title 11, Cha	and attachments, apter 21 of the Ad	, has been exar dministrative Co	mined by ode and	me and is, to the regulations	the best of my issued thereund
owledge, a true and complete	including any accompanying schedule return made in good faith, pursuant to	es, affidavits a o Title 11, Cha	and attachments, apter 21 of the Ad	dministrative Co	ode and	the regulations	the best of my issued thereund
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owledge, a true and complete Given to and subscribed to	return made in good faith, pursuant to	o Title 11, Cha	and attachments, apter 21 of the Ad	dministrative Co	RAN	the regulations	the best of my issued thereund
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owledge, a true and complete own to and subscribed to ore me on this 3 rd	89-1925018 BANTOR 89-1925018 BOULDYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER 2-6 EAST TREMONT	o Title 11, Chi	worn to and substore me on this	dministrative Co	RANTI	TEE 4-6013200 MPLOYER IDENTIFICAL SECURITY MUST N.Y.S DEPA	ISSUED THE TENEDON NUMBER OF THE TOTAL OF TH
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owledge, a true and complete own to and subscribed to ore me on this 3 rd	89-1925018 BOTOPE 89-1925018 BOTOPE IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER 2-6 EAST TREMONT AVENUE LLC Name of Grantor	o Title 11, Cha	worn to and substrate me on this.	dministrative Co	day Est	4-6013200 MPLOYER IDENTIFICAL SECURITY MUN N.Y.S DEPA ENVIRONM CONSERVA	ATTON MUMBER OR RESER RANTAL
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Department of Taxation and Finance

Schedule B, Part 3 \$

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax for the Conveyance of Real Property Located in New York City

L	JCc	ited in Nev	V TOR City					
See Form TP-584-NYC-	I, Ins	tructions for Form	TP-584-NYC, before comple	eting this form. Print or	type.			
Schedule A - Inform								
Grantor/Transferor		me (if individual, last, EAST TREMONT	, first, middle initial) (mark an X	(if more then one grantor)		Socia	I Security n	umber (SSN)
Corporation Partnership	Ma	ailing address 450 W	EST 14TH ST., 8TH FLOOR			SSN	1	1
Estate/Trust	Cit	v	State		ZIP code	Emple	wer identifies	ition number (Ell
Single member LLC		W YORK	NY			100	1	The second second
Multi-member LLC			ne if grantor is a single member	r L L C (one lantautions)	10014	89 Singl	e member E	5018
Other		E, PETER	io ii grantor is a sirigio mornisor	LLO (500 manucuons)		Singi		
Grantee/Transferee		a de la constantina della cons	first, middle initial) (mark an X	I if more than one grantee)		SSN	132-56	-5340
☐ Individual	N.Y	S DEPARTMENT	OF ENVIRONMANTAL CONSI	ERVATION		3314	1	1
Corporation	1	ailing address 625 B				SSN		
Partnership	""	9 доблебо 625 В	ROADWAY			3314	1	1
Estate/Trust	Cit	v	State		ZIP code	EIN		
Single member LLC		BANY	NY			227225.70	1	2200
Multi-member LLC	-		e if grantee is a single membe	er I I C (one instructional	12233	14 Single	e member E	3200
✓ Other	"	igio momoci a nam	ie it grantee is a single membe	TEC (SBB IIISUUGUONS)		Sirigi	a member c	IN OF SSN
Location and descriptio	n of	property conveys	he					
Tax map designation -		SWIS code	Street address		City, town, or v	illago	County	
Section, block & lot (include dots and dashes,	,	(six digits)	Outor address		City, town, or v	mage	County	
2 - 2853 - 22		650000	1956 ЈЕКОМЕ	AVENUE	NEW YOU	RK	В	RONX
1 One- to three-fam 2 Residential coope 3 Residential condo 4 Vacant land 5 Commercial/Indus	erativ	ve 7 ium 8 9	Apartment building Office building Four-family dwelling Other	Date of conveyan 7 24 month day Contract execut April 1, 2019	2023 year sted on or before (see instructions)	convey		
Condition of conveyance a. Conveyance of fe	e int	rerest	f. Conveyance which of mere change of iden ownership or organia Form TP-584.1, Schedu	ntity or form of zation (attach	I. ☐ Option ass	-		
 Acquisition of a con percentage acquired 			g. Conveyance for which previously paid will be	e claimed (attach	n. 🗆 Leasehold	grant		
c. Transfer of a contr	rollin	a interest (state	Form TP-584.1, Sched	lule G)	o. Conveyand	e of an e	accoment	
percentage transf			h. Conveyance of cooper	rative anartment(s)	. 🖂 Oomoyana	C OI all t	asement	
d. Conveyance to co			i. Syndication		o. Conveyand from transf Schedule E	er tax cla	imed (com	tion <i>aplete</i>
e. Conveyance pursu	uant	to or in lieu of	j. Conveyance of air rig development rights	ghts or c	and partly	e of prop	erty partly	within
foreclosure or enfo interest (attach Form	orce	ment of security	k. Contract assignment		r. Conveyance	pursuan	t to divorce	or separation
For recording officer's use		Amount received		Date received			tion number	
		Schedule B, Part	1 \$					
2 6		Schedule B, Part	2 \$					

S	chedule B - Real estate transfer tax return (Tax Law, Article 31)		7.1	
P	art 1 - Computation of tax due (in addition to the tax on line 4, you must compute the tax on lines 5a and 5b, if applicable) 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, mark the			_
	exemption claimed box, enter consideration and proceed to Part 4)	1.	0	00
	2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)			00
	3 Taxable consideration (subtract line 2 from line 1)		The same of the sa	00
	Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3			00
5	Tax: \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of residential real	1		00
	property located in New York City if the amount on line 3 is \$3 million or more (see instructions)	5a.	0	00
51	Tax: \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of property located in	-		00
	New York City other than residential real property, if the amount on line 1 is \$2 million or more (see instructions)	5b	0	00
-	Total before credit(s) claimed (add lines 4, 5a, and 5b)			00
	Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)	7.		00
	3 Total tax due* (subtract line 7 from line 6)			00
	7	0.1	- 0	00
PE	art 2 - Computation of additional tax due on the conveyance of residential real property for \$1 million or more (see	e instruction	isi	
	Enter amount of consideration for conveyance (from Part 1, line 1)			00
	2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)			00
	Total additional transfer tax due* (multiply line 2 by 1% (.01))		100000000000000000000000000000000000000	00
		0.	01	00
Pa	Int 3 – Computation of supplemental tax due on the conveyance of residential real property, or interest therein, located in New York City, for \$2 million or more (see instructions)			
•	Enter amount of consideration for conveyance (from Part 1, line 1)	1.	0	00
2	2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	2.		00
;	Total supplemental transfer tax due* (multiply line 2 by tex rate, see instruction for rates) * The total tax (from Part 1, line 8; Part 2, line 3; and Part 3, line 3 above) is due within 15 days from the date of conveyance.	3.		00
	e conveyance of real property is exempt from the real estate transfer tax for the following reason: Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentali agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to a or compact with another state or Canada).	greement	a	
b.	Conveyance is to secure a debt or other obligation			П
	Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance			П
	Conveyance of real property is without consideration and not in connection with a sale, including conveyances of	onveying		_
	realty as bona fide gifts		d	
	Conveyance is given in connection with a tax sale		е	
	Conveyance is a mere change of identity or form of ownership or organization where there is no change in bene ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real procomprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F	perty	f	
д.	Conveyance consists of deed of partition		g	
٦.	Conveyance is given pursuant to the federal Bankruptcy Act		h	
	Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such protein granting of an option to purchase real property, without the use or occupancy of such property	operty, or	1	
	Conveyance of an option or contract to purchase real property with the use or occupancy of such property where consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal reand consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stocking a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering a	residence k an		
	individual residential cooperative apartment.	•••••	J	
	Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) (attach documents supporting such claim)		k	

Schedule C - Credit Line Mortgage Certificate (Tax Law, Article 11)
Complete the following only if the interest being transferred is a fee simple interest. I (we) certify that: (mark an X in the appropriate box)
1. The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
a The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transfer or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
c The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
d The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is not principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.
Note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.
e Other (attach detailed explanation).
3. The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
a A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
b A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
4. The real property being transferred is subject to an outstanding credit line mortgage recorded in
(insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured
by the mortgage is No exemption from tax is claimed and the tax of is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the NYC Department of Finance.)
Signature (both the grantor(s) and grantee(s) must sign)
The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.
and the same
Grantor Signature Grantor Signature Title Grantor Signature Title
Grantor signature Title Grantee signature Title
N

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked e, f, or g in Schedule A, did you complete Form TP-584.1? If the contract was executed prior to April 1, 2019, did you attach the necessary verification? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the NYC Department of Finance? If no recording is required, send this return and your check(s), made payable to the NYS Department of Taxation and Finance, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, Designated Private Delivery Services.

attachment, is to the best of his/her knowled	ge, true and complete, and a	uthorize the person(s) submitting such form	ation, schedule, or n on their behalf to receiv
a copy for purposes of recording the deed or	r other instrument effecting th	e conveyance.	
Grantor signature	Title	Grantee signature	Title
Grantor signeture	Dumlay	Grantee signature	- Director

Signature (both the grantor(s) and grantee(s) must sign)

Page 4 of 4 TP-584-NYC (9/19) Schedule D - Certification of exemption from the payment of estimated personal Income tax (Tax Law, Article 22, § 663) Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust. if the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark the second box under Exemptions for nonresident transferor(s)/seller(s), and sign at bottom. Part 1 - New York State residents If you are a New York State resident transferor(s)/seller(s) listed in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers. Certification of resident transferor(s)/seller(s) This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, § 663(a) upon the sale or transfer of this real property or cooperative unit. Signature Print full name Date Note: A resident of New York State may still be required to pay estimated tax under Tax Law, § 685(c), but not as a condition of recording a deed. Part 2 - Nonresidents of New York State If you are a nonresident of New York State listed as a transferor/seller in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, § 663(c), mark the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, § 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers. If none of these exemption statements apply, you must complete Form IT-2663, Nonresident Real Property Estimated Income Tax Payment Form, or Form IT-2664, Nonresident Cooperative Unit Estimated Income Tax Payment Form. For more information, see Payment of estimated personal income tax, on Form TP-584-NYC-I, page 1. Exemption for nonresident transferor(s)/seller(s) This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, § 663 due to one of the following exemptions: The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from . (see instructions). The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration. The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Mortgage Association, or a private mortgage insurance company.

New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National

Certification of resident trans	sferor(s)/seller(s)	
This is to certify that at the time of resident of New York State, and the transfer of this real property or coo	the sale or transfer of the real property or cooperative un perefore is not required to pay estimated personal income operative unit.	it, the transferor(s)/seller(s) as signed below was a lax under Tax Law, section 663(a) upon the sale or
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Exemption for nonresident to	ransferor(s)/seller(s)	
property or cooperative unit was a section 663 due to one of the follow. The real property or co	the sale or transfer of the real property or cooperative un nonresident of New York State, but is not required to pay wing exemptions: operative unit being sold or transferred qualifies in total a Internal Revenue Code, section 121) from	estimated personal income tax under Tax Law,
no additional considera The transferor or transf New York, the Federal	a mortgagor conveying the mortgaged property to a mortation. The series is an agency or authority of the United States of Amnula Mortgage Association, the Federal Home Loan Mortgage insurance company.	gagee in foreclosure, or in lieu of foreclosure with erica, an agency or authority of the state of
Signature	Print full name	Date
Signature	Print full name	Date
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Signature	Print full name	Dit

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

	ersigned, being duly sworn,				
the real p	property or of the cooperative 195	e shares in a cooperative 6 JEROME AVENUE	corporation owning	g real propert	y located at
	17,5	Street Address Unit/Apt.		,	
7	BRONX Borough	New York,	2853 Block	22 Lot	(the "Premises");
	ily dwelling, and that instal		operative apartment approved and ope		ke detecting device i
two-fam complian the City That the	ily dwelling, and that instal nee with the provisions of An of New York concerning smooty make affidavit in comples of at least one grantor and	led in the Premises is a rticle 6 of Subchapter 17 oke detecting devices; iance with New York (approved and ope of Chapter 1 of Tit	erational smo	Administrative Code o
two-fam complian the City That the	of New York concerning smooty make affidavit in compl	led in the Premises is a rticle 6 of Subchapter 17 oke detecting devices; iance with New York 6 one grantee are required	n approved and ope of Chapter 1 of Tit City Administrative I, and must be notar	erational smo	Administrative Code of on 11-2105 (g). (Th
two-fam complian the City That the	of New York concerning smooth of New York concerning smooth of Make affidavit in completes of at least one grantor and	led in the Premises is a rticle 6 of Subchapter 17 oke detecting devices; iance with New York (one grantee are required)	n approved and ope of Chapter 1 of Tit	erational smoother and the Article Code Section (ized).	Administrative Code of on 11-2105 (g). (The or Print)
two-fam complian the City That the signature	of New York concerning smooth of New York concerning smooth y make affidavit in completes of at least one grantor and Name of Grantor (Type or	led in the Premises is a rticle 6 of Subchapter 17 oke detecting devices; iance with New York (one grantee are required)	n approved and ope of Chapter 1 of Tit	erational smoother 27 of the Acceptance Code Section (Types)	Administrative Code of on 11-2105 (g). (The or Print)

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.



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

	Pr	operty and Own	er Information:			
	(1)	Property receiving	service: BOROUGH: BRONX		BLOCK: 2853	LOT: 22
	(2)	Property Address	1956 JEROME AVENUE, BR	ONX, NY 10453		
	(3)	Owner's Name:	N.Y.S DEPARTMENT OF ENV	TRONMANTAL CO	NSERVATION	
		Additional Name:				
Affi	rmatio	n:				
	~	Your water & sewe	r bills will be sent to the prop	erty address show	n above.	
		Billing Informat	ion:			
	Please	Note:				
9	othe char to pa	er service. The owner or arrangement, or ar ges constitute a lien ay such charges whe	s are the legal responsibility er's responsibility to pay suc by assignment of responsibil on the property until paid. In n due may result in foreclosure by the City or Service Term	h charges is not a ity for payment of addition to legal a are of the lien by the	affected by any leas such charges. Wat ction against the ov	se, license or ter and sewer wner, a failure
	an a man way at (7	Iternate mailing ad aging agent), howev relieve the owner fro	d/or sewer service will be m dress. DEP will provide a d er, any failure or delay by D om his/her liability to pay all o g business hours or visit ww	uplicate copy of b EP in providing du outstanding water a	ills to one other par uplicate copies of bi and sewer charges.	rty (such as a ills shall in no Contact DEP
Ow	ner's A	pproval:				
ı	nas read	and understands Pa	he/she/it is the owner of the ragraphs A & B under the se ndersigned on this form is tru	ction captioned "C	ustomer Billing Info	rmation"; and that the
	Print Nar	me of Owner:				
5	Signature	e:	×11* 20	Dat	e (mm/dd/yyyy)	
1	Name an	d Title of Person Sig	ning for Owner, if applicable:			

BCS-7CRF-ACRIS REV. 8/08



REAL PROPERTY TRANSFER TAX RETURN

(Pursuant to Title 11, Chapter 21, NYC Administrative Code)

▲ DO NOT WRITE IN THIS SPACE ▲
FOR OFFICE USE ONLY

RANT	OP	INCOME.	W. 17	10,11	4.4			
Namo			HON TOWNSHIP THE	DB ST FACET AT ST			000141 00015	V NUMBER
2	-6 EAST TREMONT AVENUE LLC	C					SOCIAL SECURIT	T NUMBER
			3000.10000	Telephone Numb	ar.			
Grantor is (check or		corp		relephone Numb	21		00	
(CITECH O	ine) single member LLC multiple member L (see instructions)	LCothe	r				OR	
Permane	ent mailing address after transfer (number and street) 450	WEST 14	TH ST., 8TH FLO	OOR		E	MPLOYER IDENTIFIC	ATION NUMBER
						8 9	1 9 2	2 5 0 1
City and	State			Zip Code				
NEW Y	ORK, NY			10014			SINGLE MEMBER	EIN OR SSN
Single me	ember's name if grantor is a single member LLC							
PETER	Security Commission of the Commission Security S						132-56-	5346
ANT	SERVICE OF THE PROPERTY OF THE							
Name N	N.Y.S DEPARTMENT OF ENVIRON	NMANT	AL CONSER	VATION			SOCIAL SECURIT	Y NUMBER
	is a(n): individual partnership	corp		Telephone Numb	er		OB	
(check o	one) single member LLC multiple member L (see instructions)	LC othe	er NYC				OR	
Permane	ent mailing address after transfer (number and street)	5 BROADV	VAV			E	MPLOYER IDENTIFIC	1 1 1 1
	623	DRUADV	7.73.1			1 4	6 0	1 3 2 0
City and	State			Zip Code				
	NY, NY			12233			SINGLE MEMBER	EIN OR SSN
Single m	ember's name if grantee is a single member LLC			12233			SINGLE WEMBER	EM ON SON
	RTY LOCATION LIST EACH L Address (number and street)	OT SEPARA Apt.		RIDER IF ADDITIONAL		JIRED # of	Square	Assessed V
,	Address (number and street)		Borough	Block	Lot	# of Floors	Feet	of Proper
,	LIST EACH L	Apt.		250 00		# of		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
,	Address (number and street)	Apt.	Borough	Block	Lot	# of Floors	Feet	of Proper
956 JE	Address (number and street) EROME AVENUE	Apt.	Borough	2853	22	# of Floors	Feet	of Proper 162,000.00
956 JE	Address (number and street) EROME AVENUE OF TRANSFER TO GRANTEE: 7/2	Apt. No.	BRONX	2853	22	# of Floors	Feet 1	of Proper 162,000.00
DATE C	Address (number and street) EROME AVENUE OF TRANSFER TO GRANTEE: 7/2 TION OF TRANSFER. See Ins	Apt. No. 24/2023	BRONX BRONX	2853	22 PERCENTAGE C	# of Floors 2	Feet 1 TRANSFERRE	of Proper 162,000.00
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● TYPE OF PROPERTY (✓)	TYPE OF INTER	EST (√)			
a. 1-3 family house b. Individual residential condominium unit c. Individual cooperative apartment	at RIGHT if you do not in REC.	tend to record a	document related to this to document related to this	transfer.	REC.
d. ☐	c.	Leasehold / Easemer Subterral Developr Stock Partnersl	Assignment or Surrender Assignment or Surrender In t In ean Rights In ent Rights In plus like in the		000000
SCHEDULE 1 - DETAILS OF CONSIDERATION		A PARTY OF	2000年1月1日		
COMPLETE THIS SCHEDULE FOR ALL TRANSFERS AFTER COMPLETING THE ENTER "ZERO" ON LINE 11 IF THE TRANSFER REPORTED WAS WITHOUT C	APPROPRIATE SCHEDULES (ONSIDERATION.	ON PAGES 5 TH	ROUGH 12.		
1. Cash		1.		0 (00
2. Purchase money mortgage		2.		0 0	
Unpaid principal of pre-existing mortgage(s)		• 3.		0 0	
4. Accrued interest on pre-existing mortgage(s)	***********	4.		0 0	
5. Accrued real estate taxes		• 5.		0 0	
6. Amounts of other liens on property		6.		0 0)0
7. Value of shares of stock or of partnership interest received		• 7.		0 0)0
8. Value of real or personal property received in exchange		8.	3	0 0)0
Amount of Real Property Transfer Tax and/or other taxes or which are paid by the grantee		9.		0 0	2.20
0. Other (describe):		• 10.		0 ()0
 TOTAL CONSIDERATION (add lines 1 through 10 - must eq of Schedule 2) (see instructions) 			\$	0 (00
See instructions for special rules relating to settlements and transfers of property to a but					
SCHEDULE 2 - COMPUTATION OF TAX	SAN MARKET TO STATE OF	AND SOUTH REAL			and the same

				Payment Enclosed
A. P	Payment	Pay amount shown on line 15 - See Instructions		
I. Tota	al Considerati	on (from line 11, above)	1.	0 00
Exc	cludable liens	(see instructions)	• 2.	0 00
. Con	nsideration (lin	e 1 less line 2)	3.	0 00
Tax	Rate (see ins	structions)	4.	0 %
. HDF	FC Exemption	(see Schedule L, line 15)	• 5.	0 00
		s HDFC Exemption (line 3 less line 5)		0 00
. Per	centage chan	ge in beneficial ownership (see instructions)	7.	100 %
Tax	able consider	ation (multiply line 6 by line 7)	8.	0 00
. Tax	(multiply line	8 by line 4)	9.	0 00
0. Cre	edit (see instru	ctions)	10.	0 00
1. Trai	nsfer tax previ	ously paid (see Schedule L, line 18)	11	0 00
2. Tax	due (line 9 le	ss line 10 and 11) (if the result is negative, enter zero)	12.	0 00
3. Inte	erest (see instr	uctions)	• 13.	0 00
4. Pen	nalty (see instr	uctions)	• 14.	0 00
5. Tota	al Tax Due (a	dd lines 12, 13 and 14)	15. \$	0 00

Name of Attorney

GRANTOR'S ATTORNEY ▼

Telephone Number

Address (number and street)			City and State			Zip Code	-
EMPLOYER IDENTIFICATION NUMBER	-	OR	SOCIAL SECURITY NUMBER		-	-	
GRANTEE'S ATTORM	IEY ▼						
Name of Attorney	11000			Telephone N	lumber		
Address (number and street)			City and State			Zip Code	0.5
EMPLOYER IDENTIFICATION NUMBER	-	OR	SOCIAL SECURITY NUMBER				
CERTIFICATION ▼		and the s				VI LOCALINA	
		66 4 14			-ind b		hast of my
	ncluding any accompanying schedule: return made in good faith, pursuant to						
GF	RANTOR			GF	RAN	TEE	
$S_{\mbox{\scriptsize worn to and subscribed to}}$			Sworn to and sub	oscribed to			
before me on this	89-1925018 EMPLOYER IDENTIFICATION NUMBER OR	_	before me on this	28th	lav E	14-6013200 EMPLOYER IDENTIFICATION	
	2-6 EAST TREMONT		Andre	ct on	2-	N.Y.S DEPAR	TMENT OF
of	AVENUE LLC Name of Grantor	-	of //UUU	31_20		ENVIRONMA CONSERVATI Name of Grantee	
			Prous a	Som	1	M. Jack	11.
Signature of Notary	Signature of Grantor		Signature of Notar	Just 11	- 3	Signature of Grant	ce
Notary's			Notary's		olom		
stamp or seal			stamp or seal Notar Regis	Cheryl A. Sa y Public State stration No. 01	SAOO	w York 02177	
			My Corr	alified in Alba mission Expir	es Mar	rch 3,202 t	



Department of Taxation and Finance

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the **Payment of Estimated Personal Income** Tax for the Conveyance of Real Property Located in New York City

See Form TP-584-NYC-I,	Instructions for Form	TP-584-NYC, before complet	ing this form. Print or	type.			
Schedule A - Inform	ation relating to	conveyance					
Grantor/Transferor		, first, middle initial) (mark an X	if more than one grantor)		Socia	Security no	umber (SSN)
Individual	2-6 EAST TREMONT	AVENUE LLC					
Corporation	Mailing address	EST 14TH ST., 8TH FLOOR		7	SSN		
Partnership	430 %	EST 14111 ST., STITT LOOK					
☐ Estate/Trust	City	State		ZIP code	Emplo	yer identificat	tion number (EIN)
Single member LLC	NEW YORK	NY		10014	89	192:	5018
Multi-member LLC	Single member's nan	ne if grantor is a single member	LLC (see instructions)		Single	member E	IN or SSN
Other	FINE, PETER					132-56-	-5346
Grantee/Transferee		, first, middle initial) (mark an X			SSN		
☐ Individual		OF ENVIRONMANTAL CONSE	RVATION				
Corporation	Mailing address _{625 B}	ROADWAY			SSN		ak is a district
Partnership							E III
☐ Estate/Trust	City	State		ZIP code	EIN		
☐ Single member LLC	ALBANY	NY		12233	14	601	3200
Multi-member LLC	Single member's nan	ne if grantee is a single member	LLC (see instructions)		Single	e member E	IN or SSN
✓ Other							
Location and description	of property convey	ed					
Tax map designation – Section, block & lot	SWIS code (six digits)	Street address		City, town, or vi	llage	County	
(include dots and dashes)							
2 - 2853 - 22	650000	1956 JEROME	AVENUE	NEW YOR	K	В	RONX
Type of property convey One- to three-fam Residential coope Residential condo Vacant land Commercial/Indus	illy house 6 prative 7 minium 8 9	Apartment building Office building		year uted on or before (see instructions)	conve		
Condition of conveyance a. Conveyance of fee b. Acquisition of a cont	e interest	f. Conveyance which of mere change of iden ownership or organiz Form TP-584.1, Schedul	tity or form of zation (attach	I. Option assi			
	d%)	g. Conveyance for which	sh cradit for tay	n. Leasehold	grant		
c. Transfer of a contr	160	previously paid will b Form TP-584.1, Sched	e claimed (attach ule G)	o. Conveyanc		easement	
percentage transfe	erred%)	 h. — Conveyance of cooper 		_			
d. Conveyance to cocorporation	operative housing	i. Syndication		 D. Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part 4) 		ition mplete	
e. Conveyance pursu		j. Conveyance of air rig development rights		q. Conveyanc and partly o	outside t	he state	
	orcement of security or TP-584.1, Schedule E)	k. Contract assignment		r. ☐ Conveyance s. ☑ Other (desci			
For recording officer's use	Amount received Schedule B, Par Schedule B, Par Schedule B, Par	t 1 \$ t 2 \$	Date received			ction numbe	

Part 1 - Computation of tax due (in addition to the tax on line 4, you must compute the tax on lines 5a and 5b. if applicable) 1. Enter amount of consideration for the conveyance of you are claiming a total exemption from tax, mark the exemption claimed 2c. don't not not consideration and proceed to Part 4)	
2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien) 3 Taxable consideration (subtract line 2 from line 1) 4 Tax \$2 for each \$500, or fractional part thereof, of consideration on line 3 5 Tax \$1.25 for each \$500, or fractional part thereof, of consideration on line 3 5 Tax \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of residential real property located in New York City if the amount on line 3 is \$3 million or more (see instructions) 5 Tax \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of property located in New York City other than residential real property, if the amount on line 3 is \$3 million or more (see instructions) 5 Tax \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of property located in New York City other than residential real property, if the amount on line 1 is \$2 million or more (see instructions) 5 Tax the fore credits) claimed (add lines 4, 5 and 55). 6 Total before credits) claimed (add lines 4, 5 and 55). 7 Amount of credit claimed for tax previously paid (see instructions and attach form TP-584.1, Schedule G) 8 Total tax due* (subtract line 7 from line 6). 8 Total attack ("subtract line 7 from line 6). 8 Total additional transfer tax due on the conveyance of residential real property for \$1 million or more (see instructions) 1 Enter amount of consideration for conveyance (from Part 1, line 1). 1 Total additional transfer tax due on the conveyance of residential real property, or interest therein, located in New York City, for \$2 million or more (see instructions) 1 Enter amount of consideration for conveyance (from Part 1, line 1). 2 Taxable consideration (milphy) line 1 by the percentage of the premises which is residential real property, or interest therein, located in New York City, for \$2 million or more (see instructions) 1 Enter amount of consideration for conveyance (from Part 1, line 1). 2 Taxable consideratio	
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5a Tax: \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of residential real property located in New York City if the amount on line 3 is \$3 million or more (see instructions) 5b Tax: \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of property located in New York City other than residential real property, if the amount on line 1 is \$2 million or more (see instructions) 6. Tax nount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G) 7. Tax 1 total tax due' (subtract line 7 from line 6) 8. Total tax due' (subtract line 7 from line 6) 8. Tax 2 — Computation of additional tax due on the conveyance of residential real property for \$1 million or more (see instructions) 1 Enter amount of consideration for conveyance (from Part 1, line 1) 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A) 3 Total additional transfer tax due on the conveyance of residential real property, or interest therein, located in New York City, for \$2 million or more (see instructions) 1 Enter amount of consideration for conveyance (from Part 1, line 1) 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, or interest therein, located in New York City, for \$2 million or more (see instructions) 1 Enter amount of consideration for conveyance (from Part 1, line 1) 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, or interest therein, located in New York City, for \$2 million or more (see instructions) 1 Enter amount of consideration for conveyance (from Part 1, line 3) 2 Taxable consideration multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A) 2 Taxable consideration and transfer tax due' (multiply line 2 by tax rate, see instruction for rates) **The total tax (0 00
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8 Total tax due* (subtract line 7 from line 6)	0 00
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c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance	а 🔲
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 d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts. e. Conveyance is given in connection with a tax sale. f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F. g. Conveyance consists of deed of partition. h. Conveyance is given pursuant to the federal Bankruptcy Act. i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence 	ь Ц
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consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence	. i 🔲
and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock	
in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an	. 🗀
individual residential cooperative apartment	J.
k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) (attach documents supporting such claim)	k 🔲

Sche	dule C – Credit Line Mortgage Certi	ificate (Tax Law, Artic	ile 11)	
	lete the following only if the interest be certify that: (mark an X in the appropriate		e simple interest.	
1. 🔲	The real property being sold or transferre	ed is not subject to an o	utstanding credit line mortgage.	
2.	is claimed for the following reason: a The transfer of real property is a tr	ansfer of a fee simple in	anding credit line mortgage. However, an enterest to a person or persons who held a fon or otherwise) immediately before the tra	ee simple interest in the
	or to one or more of the original ob	oligors or (B) to a persor by the transferor or such	related by blood, marriage or adoption to to n or entity where 50% or more of the benef related person or persons (as in the case or the benefit of the transferor).	icial interest in such real
	c The transfer of real property is a tr	ansfer to a trustee in ba	ankruptcy, a receiver, assignee, or other off	icer of a court.
			mortgage is \$3,000,000 or more, and the roved by a one- to six-family owner-occupion	
	I CONTROL HOLD IN CONTROL WITH SECURIOR STATE OF THE PROPERTY	o or more credit line mo	principal amount secured is \$3,000,000 or regages may be aggregated under certain or equirements.	
	e Other (attach detailed explanation)).		
3.	following reason:		tstanding credit line mortgage. However, n	
	b A check has been drawn payable satisfaction of such mortgage will l		eredit line mortgagee or his agent for the batit is available.	lance due, and a
4.	by the mortgage is	entification of the mortga 	ge). The maximum principal amount of del n from tax is claimed and the tax ofere deed will be recorded or, if the recordin	
Signa	ture (both the grantor(s) and grant	ee(s) must sign)		
attachi		true and complete, and	les A, B, and C, including any return, certificauthorize the person(s) submitting such for the conveyance.	
	Grantor signature	Title	Crope Aller	Director
	Giantoi signature	ille	Gianteengnaturo	nue
	Grantor signature	Title	Grantee signature	Title
Remin	der: Did you complete all of the required	information in Schedule	es A. B. and C? Are you required to comple	te Schedule D? If you

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked e, f, or g in Schedule A, did you complete Form TP-584.1? If the contract was executed prior to April 1, 2019, did you attach the necessary verification? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the NYC Department of Finance? If no recording is required, send this return and your check(s), made payable to the NYS Department of Taxation and Finance, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, Designated Private Delivery Services.

Signature (both the grantor(s) and gr	rantee(s) must sign)	4,				
The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.						
Grantor signature	Title	Grantee signature	Title			
Grantor signature	Title	Grantee signature	Title			

Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark the second box under Exemptions for nonresident transferor(s)/seller(s), and sign at bottom.

Part 1 - New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, § 685(c), but not as a condition of recording a deed.

Part 2 - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, § 663(c), mark the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, § 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, Nonresident Real Property Estimated Income Tax Payment Form, or Form IT-2664, Nonresident Cooperative Unit Estimated Income Tax Payment Form. For more information, see Payment of estimated personal income tax, on Form TP-584-NYC-I, page 1.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, § 663 due to one of the following exemptions:

The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence
(within the meaning of Internal Revenue Code, section 121) from to (see instructions).
The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

	the sale or transfer of the real property or cooperative usefore is not required to pay estimated personal income perative unit.	
Signature	Print full name	Date
Signature	Print full name	Date
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Signature	Print full name	Date
Exemption for nonresident tra	ansferor(s)/seller(s)	
The real property or coor (within the meaning of The transferor/seller is a no additional consideration of New York, the Federal Mortgage Association, or transferor or tr	pperative unit being sold or transferred qualifies in total Internal Revenue Code, section 121) from	as the transferor's/seller's principal residence to (see instructions). ortgagee in foreclosure, or in lieu of foreclosure with merica, an agency or authority of the state of Mortgage Corporation, the Government National
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Certification of resident transferor(s)/seller(s)