Bargain and Sale Deed, without Covenant against Grantor's Acts--Ind. or Corp.

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

THIS INDENTURE, made as of this 17th day of November, 2021,

BETWEEN

350 Concourse Realty LLC, a New York limited liability company, as successor by merger to 350 Concourse Realty Corp., a New York corporation and **370 Concourse Realty LLC**, a New York limited liability company, as successor by merger to 131 Realty Corp., a New York corporation, each having an address at c/o Glenn A. Opell, 11 Park Place, Suite 1008, New York, New York 10007,

collectively referred to as the "party of the first part", and

350 Rising LLC, a New York limited liability, having an address at 450 West 14th Street, 8th Floor, New York, New York 10014,

party of the second part.

Tax Map Designation:

Block: 2341
Lot(s): 42
Section:

Address:

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL, that certain plot, piece or parcel of land and all buildings and improvements thereon erected situated, lying and being more particularly described in Schedule "A" annexed hereto and forming a part hereof.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and highways 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, 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.

By accepting this Indenture, the party of the second part shall not have any claim against party of the first part or its parent companies, affiliates, corporate or organizational predecessors, successors, assigns, subsidiary companies or their respective past, present and future officers, trustees, employees, agents and/or representatives (collectively, the "Grantor Released Parties"), based upon, related to or arising out of the presence of any hazardous materials on the above-described premises and party of the second part acknowledges and agrees that the Grantor Released Parties are hereby forever released from any and all such claims including, but not limited to, any and all common law claims, or causes of action under any applicable environmental law.

The Premises herein described are the same and are intended to be the same as those (i) conveyed to **350 Concourse Realty LLC** by deed dated December 3, 1979 and recorded December 21, 1979 in the Office of the City Register of the City of New York at Reel 407, Page 1517, and (ii) conveyed to **370 Concourse Realty LLC** by deed dated August 23, 2001 and recorded September 27, 2001 in the Office of the City Register of the City of New York at Reel 1911, Page 2230.

[End of Text; Signature Page to Follow]

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

350 Concourse Realty LLC

By: ______________________
Name: Glenn A. Opell
Title: Manager

370 Concourse Realty LLC

By: ______________________
Name: Glenn A. Opell
Title: Manager

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGMENT
(Within New York State)

State of New York)
:ss.:
County of New York)

On the 17th day of November, in the year 2021, before me, the undersigned, personally appeared **Glenn A. Opell**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

____
(Signature and Office of individual taking acknowledgment)

JENNIFER GOLINSKI shakhshir
Notary Public, State of New York
No. 01G06251805
Qualified in New York County
Commission Expires November 21, ~~2019~~ 2023

Bargain and Sale Deed
Without Covenant Against Grantor's Acts

350 Concourse Realty LLC, and
370 Concourse Realty LLC

TO

350 RISING LLC

BLOCK: 2341
LOT: 42 (f/k/a old lots 42 and 47)
COUNTY: BRONX

RETURN BY MAIL TO:

Gilbride, Tusa, Last & Spellane LLC
675 Third Avenue, 31st Floor
New York, NY 10017
Attn: Eric Seltzer, Esq.

SCHEDULE A

STEWART TITLE INSURANCE COMPANY

Title No.: 575417-S-NY-CP-KV

Schedule A Description

Part 1 of Lot 42

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

BEGINNING at a point in the easterly said of Grand Concourse (formerly known as Mott Avenue) distant southerly 281.25 feet measures alone said easterly side from the southerly side of East 144th Street said point being also in the division line between and of the party of the first part on the South and land now or formerly of Jessie S. Honsler on the north;

RUNNING THENCE easterly along said division line and the easterly prolongation thereof, 100 feet;

THENCE southerly parallel with said easterly side of Grand Concourse, 150 feet;

THENCE westerly at right angles to said easterly side of Grand Concourse, 100 feet to said easterly side of Grand Concourse;

THENCE northerly along said easterly side of Grand Concourse, 150 feet to the point or place of BEGINNING.

Part 2 of Lot 42

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

BEGINNING at a point on the easterly side of Grand Concourse (formerly Mott Avenue) distant 231.85 feet easterly from the corner formed by the intersection of the southerly side of Grand Concourse with the southerly side of East 144th Street, being the southwesterly corner of Lot 49 on the Land Map;

THENCE southerly along the said easterly side of Grand Concourse, 50 feet to the northwesterly corer of Lot 45 the Land Map;

THENCE easterly and at right angles to Grand Concourse and along the northerly side of Lot 45 on the Land Map, 89 feet to a corner or angle at the southeasterly corner of Lot 47 on the Land Map;

THENCE northeasterly along the land now or late of Catherine E. Sinclair known as Parcel 22, 52.50 feet to a point on a line drawn from the point of beginning;

THENCE westerly and at right angles to the easterly side of Grand Concourse, 105 feet to the point or place of BEGINNING.

Part 3 of Lot 42

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

BEGINNING at a point on the easterly side of Grand Concourse, formerly Mott Avenue, distant 119.90 feet southerly from the corner formed by the intersection of the southerly side of East 144th Street and the easterly side of Grand Concourse;

RUNNING THENCE easterly at right angles to Grand Concourse and part of the distant through a party wall, 100

SCHEDULE A DESCRIPTION
(Continued)

feet to a point;

RUNNING THENCE southerly and parallel with Grand Concourse 111.95 feet to a point;

RUNNING THENCE westerly at right angles to Grand Concourse 100 feet to the said easterly side of Grand Concourse, and

THENCE northerly along the easterly side of Grand Concourse, 111.95 feet to the point or place of BEGINNING.

TOGETHER with all right, title and interest of the party of the first part of, in and to the land lying in the street in front of and adjoining said premises.

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

Property and Owner Information:

(1) Property receiving service: BOROUGH: BRONX BLOCK: 2341 LOT: 42

(2) Property Address: 350-370 GRAND CONCOURSE, BRONX, NY 10451

(3) Owner's Name: 350 RISING LLC

Additional Name:

Affirmation:

☑ Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.

B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address.** DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: X ______________________ Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

BCS-7CRF-ACRIS REV. 8/08

2021111500554101

NEW YORK CITY DEPARTMENT OF FINANCE
NYC - RPT
Department of Finance

REAL PROPERTY TRANSFER TAX RETURN

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

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

GRANTOR

- Name: 350 CONCOURSE REALTY LLC
- Grantor is a(n): (check one) ☐ individual ☐ partnership ☐ corporation ☑ single member LLC ☐ multiple member LLC (see instructions) ☐ other ______
- Telephone Number:
- Permanent mailing address after transfer (number and street): C/O: GLENN A. OPELL 11 PARK PL., STE 1008
- City and State: NEW YORK, NY
- Zip Code: 10007
- Single member's name if grantor is a single member LLC: GS HUMANE CORP

SOCIAL SECURITY NUMBER: ___ - __ - ____

OR

EMPLOYER IDENTIFICATION NUMBER: 30 - 0968844

SINGLE MEMBER EIN OR SSN: 20-8071520

GRANTEE

- Name: 350 RISING LLC
- Grantee is a(n): (check one) ☐ individual ☐ partnership ☐ corporation ☑ single member LLC ☐ multiple member LLC (see instructions) ☐ other ______
- Telephone Number:
- Permanent mailing address after transfer (number and street): 450 WEST 14TH STREET, 8TH FLOOR
- City and State: NEW YORK, NY
- Zip Code: 10014
- Single member's name if grantee is a single member LLC: PETER FINE

SOCIAL SECURITY NUMBER: ___ - __ - ____

OR

EMPLOYER IDENTIFICATION NUMBER: 87 - 1943612

SINGLE MEMBER EIN OR SSN: 132-56-5346

PROPERTY LOCATION

LIST EACH LOT SEPARATELY. ATTACH A RIDER IF ADDITIONAL SPACE IS REQUIRED

Address (number and street)	Apt. No.	Borough	Block	Lot	# of Floors	Square Feet	Assessed Value of Property
350-370 GRAND CONCOURSE		BRONX	2341	42	1	2,916	740,700.00

- DATE OF TRANSFER TO GRANTEE: 11/17/2021
- PERCENTAGE OF INTEREST TRANSFERRED: 100 %

CONDITION OF TRANSFER. See Instructions

- Check (✓) all of the conditions that apply and fill out the appropriate schedules of this return. Additionally, Schedules1 and 2 **must** be completed for all transfers.

a. ☑..... Arms length transfer
b. ☐..... Transfer in exercise of option to purchase
c. ☐..... Transfer from cooperative sponsor to cooperative corporation
d. ☐..... Transfer by referee or receiver (complete Schedule A)
e. ☐..... Transfer pursuant to marital settlement agreement or divorce decree (complete Schedule I)
f. ☐..... Deed in lieu of foreclosure (complete Schedule C)
g. ☐..... Transfer pursuant to liquidation of an entity (complete Schedule D)
h. ☐..... Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E)
i. ☐..... Transfer pursuant to trust agreement or will (attach a copy of trust agreement or will)
j. ☐..... Gift transfer not subject to indebtedness
k. ☐..... Gift transfer subject to indebtedness
l. ☐..... Transfer to a business entity in exchange for an interest in the business entity (complete Schedule F)
m. ☐..... Transfer to a governmental body
n. ☐..... Correction deed
o. ☐..... Transfer by or to a tax exempt organization (complete Schedule G)
p. ☐..... Transfer of property partly within and partly without NYC
q. ☐..... Transfer of successful bid pursuant to foreclosure
r. ☐..... Transfer by borrower solely as security for a debt or a transfer by lender solely to return such security
s. ☐..... Transfer wholly or partly exempt as a mere change of identity or form of ownership. Complete Schedule M)
t. ☐..... Transfer to a REIT or to a corporation or partnership controlled by a REIT. (Complete Schedule R)
u. ☐..... Other transfer in connection with financing (describe): ______
v. ☐..... A grant or assignment of a leasehold interest in a tax-free NY area
w. ☐..... Transfer to an HDFC or an entity controlled by an HDFC. (Complete Schedule L)
x. .... Reserved
y. .... Reserved
z. ☐..... Other (describe)

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● **TYPE OF PROPERTY (✓)**

- a. ☐ .... 1-3 family house
- b. ☐ .... Individual residential condominium unit
- c. ☐ .... Individual cooperative apartment
- d. ☐ .... Commercial condominium unit
- e. ☐ .... Commercial cooperative
- f. ☐ .... 4 family dwelling
- g. ☐ .... Apartment building
- h. ☐ .... Office building
- i. ☐ .... Industrial building
- j. ☐ .... Utility
- k. ☑ ..... OTHER (describe): COMMERCIAL REAL ESTATE

● **TYPE OF INTEREST (✓)**

Check box at LEFT if you intend to record a document related to this transfer. Check box at RIGHT if you do not intend to record a document related to this transfer.

	REC.		NON REC.
a.	☑	Fee	☐
b.	☐	Leasehold Grant	☐
c.	☐	Leasehold Assignment or Surrender	☐
d.	☐	Easement	☐
e.	☐	Subterranean Rights	☐
f.	☐	Development Rights	☐
g.	☐	Stock	☐
h.	☐	Partnership Interest	☐
i.	☐	OTHER. (describe):	☐

SCHEDULE 1 - DETAILS OF CONSIDERATION

COMPLETE THIS SCHEDULE FOR ALL TRANSFERS AFTER COMPLETING THE APPROPRIATE SCHEDULES ON PAGES **5** THROUGH **12.**
ENTER **"ZERO"** ON LINE **11** IF THE TRANSFER REPORTED WAS WITHOUT CONSIDERATION.

1. Cash	● 1.	21,200,000	00
2. Purchase money mortgage	● 2.	0	00
3. Unpaid principal of pre-existing mortgage(s)	● 3.	0	00
4. Accrued interest on pre-existing mortgage(s)	● 4.	0	00
5. Accrued real estate taxes	● 5.	0	00
6. Amounts of other liens on property	● 6.	0	00
7. Value of shares of stock or of partnership interest received	● 7.	0	00
8. Value of real or personal property received in exchange	● 8.	0	00
9. Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee	● 9.	0	00
10. Other (describe):	● 10.	0	00
11. **TOTAL CONSIDERATION** (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions)	● 11.	$ 21,200,000	00

See instructions for special rules relating to transfers of cooperative units, liquidations, marital settlements and transfers of property to a business entity in return for an interest in the entity.

SCHEDULE 2 - COMPUTATION OF TAX

A. **Payment**	Pay amount shown on line 15 - *See Instructions*	Payment Enclosed	

1. Total Consideration (from line 11, above)	● 1.	21,200,000	00
2. Excludable liens (see instructions)	● 2.	0	00
3. Consideration (line 1 less line 2)	● 3.	21,200,000	00
4. Tax Rate (see instructions)	● 4.	2.625	%
5. HDFC Exemption (see Schedule L, line 15)	● 5.	0	00
6. Consideration less HDFC Exemption (line 3 less line 5)	● 6.	21,200,000	00
7. Percentage change in beneficial ownership (see instructions)	● 7.	100	%
8 Taxable consideration (multiply line 6 by line 7)	● 8.	21,200,000	00
9. Tax (multiply line 8 by line 4)	● 9.	556,500	00
10. Credit (see instructions)	● 10.	0	00
11. Transfer tax previously paid (see Schedule L, line 18)	● 11.	0	00
12. Tax due (line 9 less line 10 and 11) (if the result is negative, enter zero)	● 12.	556,500	00
13. Interest (see instructions)	● 13.	0	00
14. Penalty (see instructions)	● 14.	0	00
15. **Total Tax Due** (add lines 12, 13 and 14)	● 15.	$ 556,500	00

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SCHEDULE 3 - TRANSFERS INVOLVING MULTIPLE GRANTORS AND/OR GRANTEES

NOTE If additional space is needed, attach copies of this schedule or an addendum listing all of the information required below.

GRANTOR(S)

- Name 370 CONCOURSE REALTY LLC
- Grantor is a(n): (check one) ☐ individual ☐ partnership ☐ corporation ☑ single member LLC ☐ multiple member LLC ☐ other____
- Telephone Number
- Permanent mailing address after transfer (number and street) C/O: GLENN A. OPELL 11 PARK PL., STE 1008
- City and State NEW YORK, NY
- Zip Code 10007
- Single member's name if grantor is a single member LLC GS HUMANE CORP.

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER 38 - 4027723

SINGLE MEMBER EIN OR SSN 20-8071520

- Name
- Grantor is a(n): (check one) ☐ individual ☐ partnership ☐ corporation ☐ single member LLC ☐ multiple member LLC ☐ other____
- Telephone Number
- Permanent mailing address after transfer (number and street)
- City and State
- Zip Code
- Single member's name if grantor is a single member LLC

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

SINGLE MEMBER EIN OR SSN

GRANTEE(S)

- Name
- Grantee is a(n): (check one) ☐ individual ☐ partnership ☐ corporation ☐ single member LLC ☐ multiple member LLC ☐ other____
- Telephone Number
- Permanent mailing address after transfer (number and street)
- City and State
- Zip Code
- Single member's name if grantee is a single member LLC

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

SINGLE MEMBER EIN OR SSN

- Name
- Grantee is a(n): (check one) ☐ individual ☐ partnership ☐ corporation ☐ single member LLC ☐ multiple member LLC ☐ other____
- Telephone Number
- Permanent mailing address after transfer (number and street)
- City and State
- Zip Code
- Single member's name if grantee is a single member LLC

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

SINGLE MEMBER EIN OR SSN

2021111500554101

GRANTOR'S ATTORNEY ▼

Name of Attorney: KAMRAN MOATTAR, GOLDFARB & FLEECE LLP		Telephone Number: (212) 891-9156	
Address (number and street): 560 LEXINGTON AVE., 6TH FL	City and State: NEW YORK, NY		Zip Code: 10022
EMPLOYER IDENTIFICATION NUMBER: ___ - ___	OR	SOCIAL SECURITY NUMBER: ___ - ___ - ___	

GRANTEE'S ATTORNEY ▼

Name of Attorney: ERIC SELTZER, GILBRIDE, TUSA, LAST & SPELLANE LLC		Telephone Number: (914) 522-6796	
Address (number and street): 675 THIRD AVE., 31ST FL.	City and State: NEW YORK, NY		Zip Code: 10017
EMPLOYER IDENTIFICATION NUMBER: ___ - ___	OR	SOCIAL SECURITY NUMBER: ___ - ___ - ___	

CERTIFICATION ▼

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTOR

Sworn to and subscribed to

before me on this 17th day

of November, 2021.

Signature of Notary

Notary's stamp or seal

JENNIFER GOLINSKI shakkshir
Notary Public, State of New York
No. 01G06251805
Qualified in New York County
Commission Expires November 21, 20~~19~~23

30-0968844
EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

350 CONCOURSE REALTY LLC
Name of Grantor

mngr
Signature of Grantor

GRANTEE

Sworn to and subscribed to

before me on this ________ day

of ____________, ______.

Signature of Notary

Notary's stamp or seal

87-1943612
EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

350 RISING LLC
Name of Grantee

Signature of Grantee

2021111500554101

GRANTOR'S ATTORNEY ▼

Name of Attorney: KAMRAN MOATTAR, GOLDFARB & FLEECE LLP	Telephone Number: (212) 891-9156
Address (number and street): 560 LEXINGTON AVE., 6TH FL	City and State: NEW YORK, NY — Zip Code: 10022
EMPLOYER IDENTIFICATION NUMBER: ___ - ___	OR SOCIAL SECURITY NUMBER: ___ - ___ - ___

GRANTEE'S ATTORNEY ▼

Name of Attorney: ERIC SELTZER, GILBRIDE, TUSA, LAST & SPELLANE LLC	Telephone Number: (914) 522-6796
Address (number and street): 675 THIRD AVE., 31ST FL.	City and State: NEW YORK, NY — Zip Code: 10017
EMPLOYER IDENTIFICATION NUMBER: ___ - ___	OR SOCIAL SECURITY NUMBER: ___ - ___ - ___

CERTIFICATION ▼

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTOR

Sworn to and subscribed to

before me on this ________ day

of ______________, ______.

Signature of Notary

Notary's stamp or seal

30-0968844
EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

350 CONCOURSE REALTY LLC
Name of Grantor

Signature of Grantor

GRANTEE

Sworn to and subscribed to

before me on this 16TH day

of November, 2021.

Rosemarie Kanelos
Signature of Notary

Notary's stamp or seal

ROSEMARIE KANELOS
Notary Public, State of New York
No. 01KA6021860
Qualified In Queens County
Commission Expires March 22, 2023

87-1943612
EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

350 RISING LLC
Name of Grantee

X
Signature of Grantee

2021111500554101

CERTIFICATION

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of myknowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTORS

EIN/SSN	Name of Grantor	Signature of Grantor
38-4027723	370 CONCOURSE REALTY LLC	[signature], mngr

GRANTEES

EIN/SSN	Name of Grantee	Signature of Grantee

FOR CITY USE ONLY

C1. County Code ____ C2. Date Deed Recorded ___ / ___ / ___ (Month / Day / Year)

C3. Book ____ C4. Page ____

OR

C5. CRFN ____

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK

STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location

STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE
350-370	GRAND CONCOURSE	BRONX	10451

2. Buyer Name

LAST NAME / COMPANY	FIRST NAME
350 RISING LLC	

3. Tax Billing Address — Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

LAST NAME / COMPANY	FIRST NAME

STREET NUMBER AND STREET NAME	CITY OR TOWN	STATE	ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

4A. Planning Board Approval - N/A for NYC

4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size ____ FRONT FEET X ____ DEPTH OR ____ ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name

LAST NAME / COMPANY	FIRST NAME
350 CONCOURSE REALTY LLC	
370 CONCOURSE REALTY LLC	

9. Check the box below which most accurately describes the use of the property at the time of sale:

- A ☐ One Family Residential
- B ☐ 2 or 3 Family Residential
- C ☐ Residential Vacant Land
- D ☐ Non-Residential Vacant Land
- E ☑ Commercial
- F ☐ Apartment
- G ☐ Entertainment / Amusement
- H ☐ Community Service
- I ☐ Industrial
- J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 8 / 3 / 2021 (Month / Day / Year)

11. Date of Sale / Transfer 11 / 17 / 2021 (Month / Day / Year)

12. Full Sale Price $ 2,120,000

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

13. Indicate the value of personal property included in the sale ____

14. Check one or more of these conditions as applicable to transfer:

- A ☐ Sale Between Relatives or Former Relatives
- B ☐ Sale Between Related Companies or Partners in Business
- C ☐ One of the Buyers is also a Seller
- D ☐ Buyer or Seller is Government Agency or Lending Institution
- E ☐ Deed Type **not** Warranty or Bargain and Sale (Specify Below)
- F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
- G ☐ Significant Change in Property Between Taxable Status and Sale Dates
- H ☐ Sale of Business is Included in Sale Price
- I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
- J ☑ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class G5

16. Total Assessed Value (of all parcels in transfer) 740,700

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

BRONX 2341 42		

2021111500554201O1

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER				BUYER'S ATTORNEY	
BUYER SIGNATURE		DATE		LAST NAME	FIRST NAME
450 WEST 14TH STREET, 8TH FLOOR					
STREET NUMBER	STREET NAME (AFTER SALE)			AREA CODE	TELEPHONE NUMBER
				SELLER	
NEW YORK	NY	10014		John A. Gill, mngr	11/17/21
CITY OR TOWN	STATE	ZIP CODE		SELLER SIGNATURE	DATE

2021111500554201

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

X	11/17/21
BUYER SIGNATURE	DATE
450 WEST 14TH STREET, 8TH FLOOR	
STREET NUMBER	STREET NAME (AFTER SALE)

NEW YORK	NY	10014
CITY OR TOWN	STATE	ZIP CODE

BUYER'S ATTORNEY

Seltzer	Eric
LAST NAME	FIRST NAME
914	522 6756
AREA CODE	TELEPHONE NUMBER

SELLER

SELLER SIGNATURE	DATE

2021111500554201

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYERS		SELLERS	
Buyer Signature	Date	[illegible], Mngr Seller Signature	11/17/2021 Date
Buyer Signature	Date	[illegible], Mngr Seller Signature	11/17/2021 Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
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Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date

TP-584-NYC (9/19)

Recording office time stamp

NEW YORK STATE

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 completing this form. Print or type.*

Schedule A – Information relating to conveyance

Grantor/Transferor				
☐ Individual ☐ Corporation	Name *(if individual, last, first, middle initial)* (☑ *mark an X if more than one grantor)* 350 CONCOURSE REALTY LLC			Social Security number (SSN)
☐ Partnership	Mailing address C/O: GLENN A. OPELL 11 PARK PL., STE 1008			SSN
☐ Estate/Trust ☑ Single member LLC	City NEW YORK	State NY	ZIP code 10007	Employer identification number (EIN) 30 0968844
☐ Multi-member LLC ☐ Other	Single member's name if grantor is a single member LLC *(see instructions)* GS HUMANE CORP			Single member EIN or SSN 20-8071520

Grantee/Transferee				
☐ Individual	Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantee)* 350 RISING LLC			SSN
☐ Corporation ☐ Partnership	Mailing address 450 WEST 14TH STREET, 8TH FLOOR			SSN
☐ Estate/Trust ☑ Single member LLC	City NEW YORK	State NY	ZIP code 10014	EIN 87 1943612
☐ Multi-member LLC ☐ Other	Single member's name if grantee is a single member LLC *(see instructions)* FINE, PETER			Single member EIN or SSN 132-56-5346

Location and description of property conveyed

Tax map designation – Section, block & lot *(include dots and dashes)*	SWIS code (six digits)	Street address	City, town, or village	County
2 - 2341 - 42	650000	350-370 GRAND CONCOURSE	NEW YORK	BRONX

Type of property conveyed *(mark an X in applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☐ Vacant land
5 ☑ Commercial/Industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☐ Four-family dwelling
9 ☐ Other ______

Date of conveyance

11	17	2021
month	day	year

☐ Contract executed on or before April 1, 2019 *(see instructions)*

Percentage of real property conveyed which is residential real property 0 % *(see instructions)*

Condition of conveyance *(mark all that apply)*

a. ☑ Conveyance of fee interest

b. ☐ Acquisition of a controlling interest (state percentage acquired ______%)

c. ☐ Transfer of a controlling interest (state percentage transferred ______%)

d. ☐ Conveyance to cooperative housing corporation

e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest *(attach Form TP-584.1, Schedule E)*

f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization *(attach Form TP-584.1, Schedule F)*

g. ☐ Conveyance for which credit for tax previously paid will be claimed *(attach Form TP-584.1, Schedule G)*

h. ☐ Conveyance of cooperative apartment(s)

i. ☐ Syndication

j. ☐ Conveyance of air rights or development rights

k. ☐ Contract assignment

l. ☐ Option assignment or surrender

m. ☐ Leasehold assignment or surrender

n. ☐ Leasehold grant

o. ☐ Conveyance of an easement

p. ☐ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part 4)*

q. ☐ Conveyance of property partly within and partly outside the state

r. ☐ Conveyance pursuant to divorce or separation

s. ☐ Other *(describe)* ______

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B, Part 1 $		
	Schedule B, Part 2 $		
	Schedule B, Part 3 $		

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Schedule B – Real estate transfer tax return (Tax Law, Article 31)

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)*

		Line	Amount
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)* ☐ **Exemption claimed**	1.	21,200,000 00
2	Continuing lien deduction *(see instructions if property is taken subject to mortgage or lien)*	2.	0 00
3	Taxable consideration *(subtract line 2 from line 1)*	3.	21,200,000 00
4	Tax: $2 for each $500, or fractional part thereof, of consideration on line 3	4.	84,800 00
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)*	5a.	0 00
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)*	5b.	53,000 00
6	Total before credit(s) claimed *(add lines 4, 5a, and 5b)*	6.	137,800 00
7	Amount of credit claimed for tax previously paid *(see instructions and attach Form TP-584.1, Schedule G)*	7.	0 00
8	Total tax due* *(subtract line 7 from line 6)*	8.	137,800 00

Part 2 – Computation of additional tax due on the conveyance of residential real property for $1 million or more *(see instructions)*

		Line	Amount
1	Enter amount of consideration for conveyance *(from Part 1, line 1)*	1.	21,200,000 00
2	Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)*	2.	0 00
3	Total additional transfer tax due* *(multiply line 2 by 1% (.01))*	3.	0 00

Part 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)*

		Line	Amount
1	Enter amount of consideration for conveyance *(from Part 1, line 1)*	1.	21,200,000 00
2	Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)*	2.	0 00
3	Total supplemental transfer tax due* *(multiply line 2 by tax rate, see instruction for rates)*	3.	0 00

*** 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.**

Part 4 – Explanation of exemption claimed on Part 1, line 1 *(mark any boxes that apply)*

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a ☐

b. Conveyance is to secure a debt or other obligation ..... b ☐

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance ..... c ☐

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d ☐

e. Conveyance is given in connection with a tax sale ..... e ☐

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 ..... f ☐

g. Conveyance consists of deed of partition ..... g ☐

h. Conveyance is given pursuant to the federal Bankruptcy Act ..... h ☐

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 ..... i ☐

j. Conveyance of an option or contract to purchase real property with 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 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 ☐

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.
   - b ☐ 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 transferor 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.

Grantor signature	Title	Grantee signature	Title
Gh A. Gill	Mngr, 350 Conc. Realty LLC		
Gh A. Gill	Mngr, 370 Conc. Realty LLC		

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.*

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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.

Grantor signature	Title	Grantee signature	Title
[signature]	Mngr, 350 Conc. Realty LLC		
[signature]	Mngr, 370 Conc. Realty LLC		

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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.
   - b ☐ 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 transferor 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.

Grantor signature	Title	Grantee signature	Title
		350 Rising LLC X Peter Fine	Manager

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 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.

		350 Rising LLC By Peter Fine	Manager
Grantor signature	Title	Grantee signature	Title
Grantor signature	Title	Grantee signature	Title

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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
	Glenn A. Opell, Mngr, 350 Conc. Realty LLC	11/17/2021
	Glenn A. Opell, Mngr, 370 Conc. Realty LLC	11/17/2021

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 ________ (Date) to ________ (Date) *(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

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, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Gl A. Gell	Glenn A. Opell, Mngr, 350 Conc. Realty LLC	11/17/2021
Gl A. Gell	Glenn A. Opell, Mngr, 370 Conc. Realty LLC	11/17/2021

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, section 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 ________ (Date) to ________ (Date) *(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

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TRANSFERS INVOLVING MULTIPLE GRANTORS AND/OR GRANTEES

NOTE If additional space is needed, attach copies of this schedule or an addendum listing all of the information required below.

Grantor/Transferor ☐ Individual ☐ Corporation ☐ Partnership ☐ Estate/Trust ☑ Single member LLC ☐ Multi-member LLC ☐ Other	Name *(if individual, last, first, middle initial)* 370 CONCOURSE REALTY LLC	Social security number
	Mailing address C/O: GLENN A. OPELL 11 PARK PL., STE 1008	Social security number
	City NEW YORK / State NY / ZIP code 10007	Federal EIN 38 - 4027723
	Country	
	Single member's name if grantor/grantee is a single member LLC GS HUMANE CORP.	Single member EIN or SSN 20-8071520
☐ Individual ☐ Corporation ☐ Partnership ☐ Estate/Trust ☐ Single member LLC ☐ Multi-member LLC ☐ Other	Name *(if individual, last, first, middle initial)*	Social security number
	Mailing address	Social security number
	City / State / ZIP code	Federal EIN
	Country	
	Single member's name if grantor/grantee is a single member LLC	Single member EIN or SSN
☐ Individual ☐ Corporation ☐ Partnership ☐ Estate/Trust ☐ Single member LLC ☐ Multi-member LLC ☐ Other	Name *(if individual, last, first, middle initial)*	Social security number
	Mailing address	Social security number
	City / State / ZIP code	Federal EIN
	Country	
	Single member's name if grantor/grantee is a single member LLC	Single member EIN or SSN
☐ Individual ☐ Corporation ☐ Partnership ☐ Estate/Trust ☐ Single member LLC ☐ Multi-member LLC ☐ Other	Name *(if individual, last, first, middle initial)*	Social security number
	Mailing address	Social security number
	City / State / ZIP code	Federal EIN
	Country	
	Single member's name if grantor/grantee is a single member LLC	Single member EIN or SSN
☐ Individual ☐ Corporation ☐ Partnership ☐ Estate/Trust ☐ Single member LLC ☐ Multi-member LLC ☐ Other	Name *(if individual, last, first, middle initial)*	Social security number
	Mailing address	Social security number
	City / State / ZIP code	Federal EIN
	Country	
	Single member's name if grantor/grantee is a single member LLC	Single member EIN or SSN