

THIS INDENTURE, made the 28th day of May, nineteen hundred and sixty-five
BETWEEN

PARKSEVENTY IMPROVEMENT CORP., a domestic corporation,
having its principal office at 237 East 24th Street,
New York City,

party of the first part, and
THE CONGREGATION SHEARITH ISRAEL in the City of New York,
having its principal office at 8 West 70th Street, New
York City, New York,

party of the second part,

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of 70th Street distant 150 feet westerly from the southwesterly corner of 70th Street and Central Park West; running thence southerly and parallel with Central Park West 100 feet 5 inches; thence westerly and parallel with 70th street 22 feet; thence northerly and parallel with Central Park West and through a party wall 100 feet 5 inches to the southerly side of 70th Street; thence easterly along the southerly side of 70th Street 22 feet to the point or place of BEGINNING.

SAID PREMISES now being known as and by the Street Number 10 West 70th Street.

SUBJECT to a mortgage recorded in Liber 5812 of Mortgages, Page 486, in the original amount of \$11,750.00.

THIS CONVEYANCE is executed with the unanimous ^{written} consent of all stockholders of PARKSEVENTY IMPROVEMENT CORP.

SUBJECT to covenants, easements, reservations and restrictions, if any, of record.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

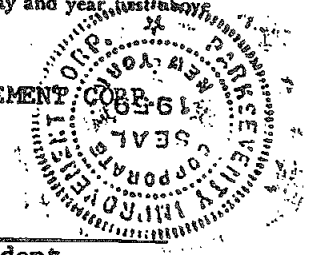
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Handwritten signature

PARKSEVENTY IMPROVEMENT CORP.

By *Carl F. Sibley*
Carl F. Sibley, President



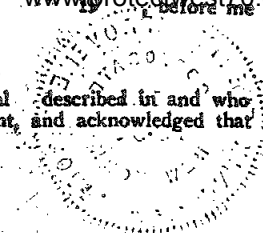
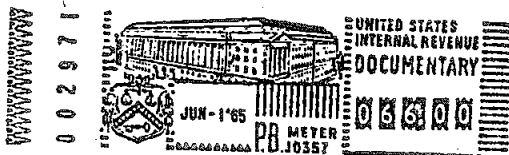
IN ORIGINAL

On the day of 19 before me personally came

On the day of before me personally came

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

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



STATE OF NEW YORK, COUNTY OF NEW YORK

261

STATE OF NEW YORK, COUNTY OF

262

On the 28th day of May, 1965, before me personally came CARL F. SIBLER, to me known, who, being by me duly sworn, did depose and say that he resides at No. 237 East 24th Street, New York, New York; that he is the President of PARKSEVENTY IMPROVEMENT CORP.,

On the day of 19 before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. that he knows

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Louis Sweet Notary Public State of New York Qualified in New York County No. 319265200

Commission Expires March 30, 1966

Bargain and Sale Deed WITH COVENANT AGAINST GRANOR'S ACTS FILE NO. 4096786 PARKSEVENTY IMPROVEMENT CORP TO THE CONGREGATION SHEARITH ISRAEL in the City of New York.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS Distributed by THE TITLE GUARANTEE COMPANY CHARTERED 1923 IN NEW YORK

GARFIELD, SALOMON & MAINZER, ESQS. 521 Fifth Avenue New York, New York RECORDED AT REQUEST OF THE TITLE GUARANTEE COMPANY Zip No. 10017

9 157 V 42904 59-T-1100

1965 JUN 1 PM 2:15

CITY REGISTER - N.Y. COUNTY OFFICE OF CITY REGISTER New York County RECORDED IN DEEDS Witness by hand and official seal

Louis Origel

Table with columns: BLOCK AND LOT VER, Extract, Abstract, Tickler, Book Corrected To, Lot Corrected To, Notice Sent

2469 RETURN REC # 2351

60-13870 (3/10/07) 13A

NP 2013

STATE OF NEW YORK,
NEW YORK
COUNTY OF

I hereby certify that the annexed is a true copy of an instrument made by

PARKSVENTY IMPROVEMENT CORP.

CONGRESSIONAL SENATORIAL BUILDING

NEW YORK

County of the 1st

recorded in the office of the New York City Register

day of JUNE

19 69

at New York

Book 1122

5327 of CONVEYANCES Page 339

In testimony whereof I have hereunto subscribed my name and affixed my official seal

this 15th day of MARCH 19 68

Joseph X. Howard
City Register

PARKSEVENTY IMPROVEMENT
CORP

to

CONGREGATION SHEARITH
ISRAEL

CERTIFIED COPY

City Register's Office,
County,
NEW YORK New York, N. Y.

Charges \$ 2.00

Application No. 259150

Prepared by A.M.

For E. J. NATHAN, JR

Address 230 PARK AVE., NYC