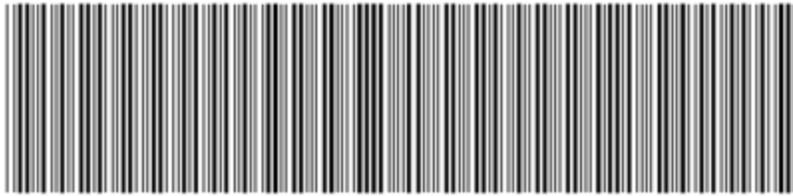


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2011122700736001 Document Date: 12-23-2011 Preparation Date: 12-28-2011
Document Type: DEED
Document Page Count: 3

PRESENTER:
TITLEASSOCIATES - PICK-UP/ AGUSTIN
AS AGENT FOR STEWART TITLE
825 THIRD AVENUE - SSR-11-01-9136
NEW YORK, NY 10022
[REDACTED]

RETURN TO:
ERIKA KELLERHALS, ESQ
9100 HAVENSIGHT, PORT OF SALE, SUITE 15/16
ST. THOMAS 00802
VIRGIN ISLANDS, US
[REDACTED]

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
MANHATTAN	1386	10	Entire Lot	9 EAST 71ST STREET
Property Type: DWELLING ONLY - 1 FAMILY				

CROSS REFERENCE DATA
CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

GRANTOR/SELLER:
NINE EAST 71ST STREET CORPORATION
301 EAST 66TH STREET, 10F
NEW YORK, NY 10065

GRANTEE/BUYER:
MAPLE, INC.
9100 HAVENSIGHT, PORT OF SALE, SUITE 15/16.
ST. THOMAS 00802
VIRGIN ISLANDS, US

FEES AND TAXES	
Mortgage	Filing Fee:
Mortgage Amount: \$ 0.00	\$ 125.00
Taxable Mortgage Amount: \$ 0.00	NYC Real Property Transfer Tax:
Exemption:	\$ 0.00
TAXES: County (Basic): \$ 0.00	NYS Real Estate Transfer Tax:
City (Additional): \$ 0.00	\$ 0.00
Spec (Additional): \$ 0.00	
TASF: \$ 0.00	
MTA: \$ 0.00	
NYCTA: \$ 0.00	
Additional MRT: \$ 0.00	
TOTAL: \$ 0.00	
Recording Fee: \$ 52.00	
Affidavit Fee: \$ 0.00	

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**
Recorded/Filed 01-10-2012 10:00
City Register File No.(CRFN):
2012000008342



Annette McMill
City Register Official Signature

Block: 1386
Lot: 10
Address: 9 East 71st Street
New York, NY

DEED

THIS INDENTURE, made the 23RD day of December, 2011, between NINE EAST 71ST STREET CORPORATION, a New York corporation, with an address of 301 East 66th Street, 10F, New York, New York 10065, hereinafter referred to as the party of the first part, and MAPLE, INC., a U.S. Virgin Islands corporation with an address of 9100 Havensight Port of Sale Ste 15-16, St. Thomas, VI 00802, hereinafter referred to as the party of the second part,

WITNESSETH:

That the party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, and the successors and assigns of the party of the second part, forever:

ALL that certain plot, place 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 northerly side of 71st Street distant 225 feet easterly from the corner formed by the intersection of the easterly side of 5th Avenue with the northerly side of 71st Street; running

thence Easterly along the northerly side of 71st Street 50 feet;

thence Northerly and parallel with 5th Avenue 102 feet 2 inches to the center line of the block between 71st and 72nd Streets;

thence Westerly along the said center line and parallel with 71st Street 50 feet;

thence Southerly and parallel with 5th Avenue 102 feet 2 inches to the northerly side of 71st Street at the point or place of beginning.

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, and the successors and assigns of the party of the second part, forever.

AND said 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 whatsoever, 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 second part will receive consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purposes of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement

BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

SDNY_GM_00328196

EFTA_00200948

EFTA01307774

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" wherever 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.

WITNESSES



GRANTOR:
NINE EAST 74TH STREET
CORPORATION

BY: JEFFREY E. EPSTEIN,
President

BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

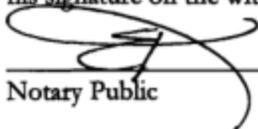
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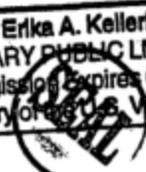
TERRITORY OF THE U.S. VIRGIN ISLANDS)
DIVISION OF ST. THOMAS/ ST. JOHN) ss:

On the 23RD day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared Jeffrey E. Epstein, personally known to me or proved to me on the basis of satisfactory evidence to be the individual who subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity as the President of Nine East 71st Street Corporation, a New York corporation (the "Corporation"), the Grantor therein, and that by his signature on the within instrument, the Corporation executed the within instrument.



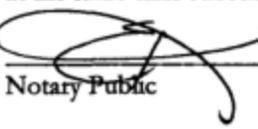
Notary Public

Erika A. Kellerhals
NOTARY PUBLIC LNP 013-10
Commission Expires 05/02/2014
Territory of the U.S. Virgin Islands



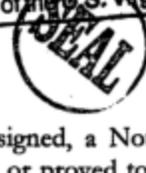
TERRITORY OF THE U.S. VIRGIN ISLANDS)
DIVISION OF ST. THOMAS/ ST. JOHN) ss:

On the 23RD day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared GREG J. FERLESON, personally known to me or proved to me on the basis of satisfactory evidence to be a subscribing witness to the within instrument, who being by me duly sworn, did depose and say that HE resides in the United States Virgin Islands; that HE knows Jeffrey E. Epstein to be the individual who executed the within instrument; that said subscribing witness was present and saw Jeffrey E. Epstein execute the same; and that said subscribing witness at the same time subscribed HIS name as a witness thereto.



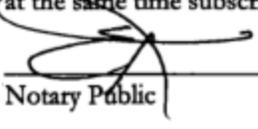
Notary Public

Erika A. Kellerhals
NOTARY PUBLIC LNP 013-10
Commission Expires 05/02/2014
Territory of the U.S. Virgin Islands



TERRITORY OF THE U.S. VIRGIN ISLANDS)
DIVISION OF ST. THOMAS/ ST. JOHN) ss:

On the 23RD day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared BRET GREARY, personally known to me or proved to me on the basis of satisfactory evidence to be a subscribing witness to the within instrument, who being by me duly sworn, did depose and say that she resides in the United States Virgin Islands; that she knows Jeffrey E. Epstein to be the individual who executed the within instrument; that said subscribing witness was present and saw Jeffrey E. Epstein execute the same; and that said subscribing witness at the same time subscribed HER name as a witness thereto.



Notary Public

Erika A. Kellerhals
NOTARY PUBLIC LNP 013-10
Commission Expires 05/02/2014
Territory of the U.S. Virgin Islands



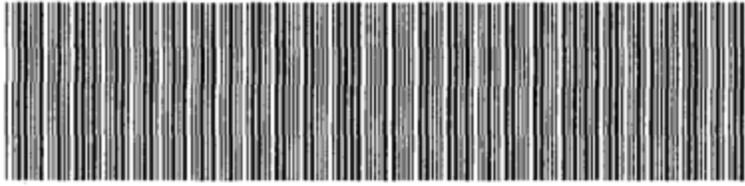
BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

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NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 201122700736001
Document Type: DEED

Document Date: 12-23-2011

Preparation Date: 12-28-2011

ASSOCIATED TAX FORM ID: [REDACTED]

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count
2

SDNY_GM_00328199

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EFTA01307777

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

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

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

9 EAST 71ST STREET
Street Address Unit/Apt.
MANHATTAN New York, 1386 10 (the "Premises");
Borough Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Name of Grantor (Type or Print)	Name of Grantee (Type or Print)
Signature of Grantor	Signature of Grantee
Sworn to before me this _____ date of _____ 20 _____	Sworn to before me this _____ date of _____ 20 _____

See over

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.

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

State of New York)
) SS:
County of)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

9 East 71st Street XXXXXX
Street Address Unit/Apt.
Manhattan New York, 1386 10 (the "Premises");
Borough Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Nine East 71st Street Corporation

Maple, Inc.

Name of Grantor (Type or Print)

Name of Grantee (Type or Print)

Signature of Grantor

Signature of Grantee

Sworn to before me
this 23RD date of December 2011

Sworn to before me
this 23RD date of December 2011

SEAL
Erika A. Kellerhals
NOTARY PUBLIC LNP 013-10
Commission Expires 05/02/2014
Territory of the U.S. Virgin Islands

SEAL
Erika A. Kellerhals
NOTARY PUBLIC LNP 013-10
Commission Expires 05/02/2014
Territory of the U.S. Virgin Islands

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

Property and Owner Information:

- (1) Property receiving service: BOROUGH: MANHATTAN BLOCK: 1386 LOT: 10
- (2) Property Address: 9 EAST 71ST STREET, NEW YORK, NY 10021
- (3) Owner's Name: MAPLE, INC.
- 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: _____ Date (mm/dd/yyyy)

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

BCS-7CRF-ACRIS REV. 8/08

2 *See over*

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EFTA01307780



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: MANHATTAN BLOCK: 1386 LOT: 10
- (2) Property Address: 9 EAST 71ST STREET, NEW YORK, NY 10021
- (3) Owner's Name: MAPLE, INC.

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: _____ Date (mm/dd/yyyy) 12.27.11

Name and Title of Person Signing for Owner, if applicable: JEFFREY E. EPSTEIN, Pres.

FOR CITY USE ONLY

C1. County Code _____ C2. Date Deed Recorded CITY REC'D
 Month Day Year
DEC 28 2011
 C3. Book OR _____ C4. Page _____
 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 9 STREET NAME EAST 71ST STREET BOROUGH MANHATTAN ZIP CODE 10021

2. Buyer Name: LAST NAME / COMPANY MAPLE, INC. FIRST NAME _____

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

5. Deed Property Size: FRONT FEET _____ X DEPTH _____ OR _____ ACRES _____

6. Seller Name: LAST NAME / COMPANY NINE EAST 71ST STREET CORPORATION FIRST NAME _____

4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC
 Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

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

A <input checked="" type="checkbox"/> One Family Residential	C <input type="checkbox"/> Residential Vacant Land	E <input type="checkbox"/> Commercial	G <input type="checkbox"/> Entertainment / Amusement	I <input type="checkbox"/> Industrial
B <input type="checkbox"/> 2 or 3 Family Residential	D <input type="checkbox"/> Non-Residential Vacant Land	F <input type="checkbox"/> Apartment	H <input type="checkbox"/> Community Service	J <input type="checkbox"/> Public Service

SALE INFORMATION

10. Sale Contract Date: 12 / 23 / 2011
 Month Day Year

11. Date of Sale / Transfer: 12 / 23 / 2011
 Month Day Year

12. Full Sale Price \$ _____ 0
 (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 <input type="checkbox"/> Sale Between Relatives or Former Relatives
B <input type="checkbox"/> Sale Between Related Companies or Partners in Business
C <input type="checkbox"/> One of the Buyers is also a Seller
D <input type="checkbox"/> Buyer or Seller is Government Agency or Lending Institution
E <input type="checkbox"/> Deed Type not Warranty or Bargain and Sale (Specify Below)
F <input type="checkbox"/> Sale of Fractional or Less than Fee Interest (Specify Below)
G <input type="checkbox"/> Significant Change in Property Between Taxable Status and Sale Dates
H <input type="checkbox"/> Sale of Business is Included in Sale Price
I <input checked="" type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below)
J <input type="checkbox"/> None

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

16. Building Class A 5 16. Total Assessed Value (of all parcels in transfer) 1 2 9 4 3 8 7

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
MANHATTAN 1386 10

see over

201112270013220104

SDNY_GM_00328204

EFTA_00200956

EFTA01307782

CITY OF NEW YORK

FOR CITY USE ONLY

C1. County Code _____ C2. Date Deed Recorded DEC 26 2011
 Month Day Year
 C3. Book OR C4. Page _____
 C5. CRFN _____



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 9 EAST 71ST STREET MANHATTAN 10021
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name MAPLE, INC.
 LAST NAME / COMPANY FIRST NAME

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

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

5. Deed Property Size X OR ACRES

6. Seller Name NINE EAST 71ST STREET CORPORATION
 LAST NAME / COMPANY FIRST NAME

7. Check the box below which most accurately describes the use of the property at the time of sale:
 A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date 12 / 23 / 2011
 Month Day Year

11. Date of Sale / Transfer 12 / 23 / 2011
 Month Day Year

12. Full Sale Price \$ _____
 (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 A 5 16. Total Assessed Value (of all parcels in transfer) 1 2 9 4 3 8 7

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
MANHATTAN 1386 10

201112270013220102

SDNY_GM_00328205

EFTA_00200957

EFTA01307783

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	
9100 HAVENSIGHT, PORT OF SALE, SUITE 15/16.			ERIKA KELLERHALS, ESQ		
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
ST. THOMAS			340	[REDACTED]	
CITY OR TOWN	STATE / PROVINCE	ZIP CODE / POSTAL CODE	SELLER SIGNATURE		DATE
		00802			
COUNTRY	VIRGIN ISLANDS, US				

see over

2011122700132201

SDNY_GM_00328206

EFTA_00200958

EFTA01307784

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 12/27/11	ERIKA KELLERHALS, ESQ		FIRST NAME
9100 HAVENSIGHT, PORT OF SALE, SUITE 15/16.			340		
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
ST. THOMAS			00802	SELLER	
CITY OR TOWN	STATE / PROVINCE	ZIP CODE / POSTAL CODE	SELLER SIGNATURE 		DATE 12/27/11
COUNTRY	VIRGIN ISLANDS, US				

2011122700132201

SDNY_GM_00328207

EFTA_00200959

EFTA01307785

STATE OF NEW YORK, COUNTY OF **REEL 1617 PAGE 2413**
On the 17 day of September 19 89, 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.

STATE OF NEW YORK, COUNTY OF **New York**

On the 17 day of September 19 89, before me personally came Philip S. Sassever to me known, who, being by me duly sworn, did depose and say that he resides at No. 709 East Avenue, N.Y.C. that he is the Chairman and President of Birch Wathen School, Inc., the corporation described in and which executed the foregoing instrument; that ~~he knows the seal of said corporation and the seal affixed to said instrument is such corporation's seal that it was affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.~~ he signed his name thereto by like order.

Philip Cassora
Notary Public
PHILIP CASSORA
NOTARY PUBLIC, State of New York
No. 4770904
Qualified in Nassau County
Commission Expires January 31, 1991

STATE OF NEW YORK, COUNTY OF **HPDA**
On the 17 day of September 19 89, 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.

STATE OF NEW YORK, COUNTY OF

On the 17 day of September 19 89, 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. 1 that he knows

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

Margain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S AGENY
TITLE No. 1811019

BIRCH WATHEN SCHOOL, INC.

TO

NINE EAST 71ST STREET CORPORATION

REAL ESTATE
SEP 11 1989
TRANSFER TAX
NEW YORK COUNTY

30490

SECTION 5
BLOCK 1386
LOT 10
COUNTY OR TOWN Manhattan
Premises: 9 East 71st Street

RETURN BY MAIL TO:

Jack S. Levey, Esq.
Schwartz, Kelm, Warren & Rubinstein
41 South High Street
Columbus, Ohio
Zip No. 43215

Leo Ferrac, Ltd.
331 Madison Avenue
New York, N.Y. 10017
(212) 699-1300

RECORDED IN NEW YORK COUNTY



OFFICE OF THE CITY REGISTER
1989 SEP 11 P 3:03

City of New York
CITY REGISTER

A-19
52,800
DEED
GNARF
R 7625
JST
RPT

236899 \$19.00
236900 \$3.00

Title No: 5344-19-J-9358

COUNTY CLERK SEARCH(07/21/2019)

COMPANY NAME: (MAPLE INC.)

COUNTY: (MANHATTAN)

Run Date: 07/01/2009 To: 07/21/2019

JUDGMENTS -

Manhattan County from (06/87 to 07/18/19)

Search Parameters- CORP:MAPLE INC.

All Types Of Liens

END RETURNS

PVB - (Parking Violations Bureau - Ending Date 06/26/19)

Search Parameters- CORP:MAPLE INC.

END RETURNS

(Environmental Control Board (Fire and Building) - Ending Date 05/31/19)

Search Parameters- CORP:MAPLE INC.

MAPLE MADE PROPERTIES INC

847 LIVONIA AVENUE

BROOKLYN, NY 11207

ECB Violation No.: 41668695K Date-08/16

Amt: \$300.00

MAPLE MADE PROPERTIES INC

847 LIVONIA AVENUE

BROOKLYN, NY 11207

ECB Violation No.: 186878652 Date-09/15

Amt: \$300.00

MAPLE SHADE PROPERTIES INC

847 LIVONIA AVENUE

BROOKLYN, NY 11207

ECB Violation No.: 204922640 Date-12/18

Amt: \$300.00

MAPLE TREE CONSTRUCTION INC

83 HESTER STREET

NEW YORK, NY 10002

ECB Violation No.: 182521222 Date-02/14

Amt: \$500.00

MAPLE TREE CONSTRUCTION INC

83 HESTER STREET

NEW YORK, NY 10002

ECB Violation No.: 182637630 Date-08/14

Amt: \$31.56

MAPLESHADE PROPERTIES INC

847 LIVONIA AVENUE

BROOKLYN, NY 11207

ECB Violation No.: 40117082K Date-12/18

Amt: \$300.00

MAPLESHADE PROPERTIES INC

847 LIVONIA AVENUE

Sunday July 21, 2019

1/5

SDNY_GM_00328210

BROOKLYN, NY 11207
ECB Violation No.: 41585409R Date-10/12
Amt: \$300.00

MAPLESHADE PROPERTIES INC
847 LIVONIA AVENUE
BROOKLYN, NY 11207
ECB Violation No.: 44491644Z Date-06/17
Amt: \$300.00

MAPLESHADE PROPERTIES INC
847 LIVONIA AVENUE
BROOKLYN, NY 11207
ECB Violation No.: 41344464M Date-12/11
Amt: \$300.00

MAPLESHADE PROPERTIES INC
847 LIVONIA AVENUE
BROOKLYN, NY 11207
ECB Violation No.: 41686941X Date-08/14
Amt: \$25.00

MAPLESHADE PROPERTIES INC
847 LIVONIA AVE
BROOKLYN, NY 11207
ECB Violation No.: 186876618 Date-12/15
Amt: \$300.00

MAPLESHADE PROPERTIES INC
847 LIVONIA AVENUE
BROOKLYN, NY 11207
ECB Violation No.: 203735190 Date-08/18
Amt: \$300.00

134 38 MAPLE REALTY INC
134-38 MAPLE AVENUE
FLUSHING, NY 11355
ECB Violation No.: 11614050L Date-03/18
Amt: \$1,050.00

13438 MAPLE REALTY INC
134-38 MAPLE AVENUE
FLUSHING, NY 11355
ECB Violation No.: 11304086J Date-02/14
Amt: \$750.00

END RETURNS

Uniform Commercial Code from (10/01/1988 - 07/18/19)

Manhattan County
Search Parameters- CORP:MAPLE INC.

END RETURNS

Federal Tax Liens from (01/94 - 07/18/19)

Manhattan, Bronx, Queens, Kings County
Search Parameters- CORP:MAPLE INC.

END RETURNS

TAB - (Transit Adjudication Bureau - from 07/14/1998 to 05/22/19)

Search Parameters- CORP:MAPLE INC.

COMPANY NAME: (NINE EAST 71ST STREET)
COUNTY: (MANHATTAN)

Run Date: 07/01/2009 To: 07/21/2019

JUDGMENTS -

Manhattan County from (06/87 to 07/18/19)

Search Parameters- CORP:NINE EAST 71ST STREET

All Types Of Liens

END RETURNS

PVB - (Parking Violations Bureau - Ending Date 06/26/19)

Search Parameters- CORP:NINE EAST 71ST STREET

END RETURNS

(Environmental Control Board (Fire and Building) - Ending Date 05/31/19)

Search Parameters- CORP:NINE EAST 71ST STREET

END RETURNS

Uniform Commercial Code from (10/01/1988 - 07/18/19)

Manhattan County

Search Parameters- CORP:NINE EAST 71ST STREET

END RETURNS

Federal Tax Liens from (01/94 - 07/18/19)

Manhattan, Bronx, Queens, Kings County

Search Parameters- CORP:NINE EAST 71ST STREET

END RETURNS

TAB - (Transit Adjudication Bureau - from 07/14/1998 to 05/22/19)

Search Parameters- CORP:NINE EAST 71ST STREET

END RETURNS

Block: (01386)
Lot: (00010)
COUNTY: (MANHATTAN)

Run Date: 07/01/2009 To: 07/21/2019

JUDGMENTS -

Manhattan County from (06/87 to 07/18/19)

Search Parameters- Block:01386 Lot:00010

All Types Of Liens

Block: 01386 Lot: 00010 Control No. 003887343-01
Book Type -- Lis Pendens - Docket No: Index # 19 CR.490
Judgment Type: LIS PENDENS Effective Date: 07/11/2019
Court: Supreme Court Expiration Date: 07/11/2022
Docket Date:07/11/2019
Date Received:07/16/2019

Debtor Info:
EPSTEIN, JEFFREY
9 EAST 71ST STREET
NEW YORK NY 10021-

IMAGE IS NOT AVAILABLE

Creditor Info:
UNITED STATES OF AMERICA

Amount: \$0.00

COM:07/11/2019-NATURE OF ACTION: FORFEITURE THEREO
DOCUEMENT #19A

END RETURNS

Emergency Repair - Manhattan County
Search Parameters- Block:01386 Lot:0010

(Emergency Repair - Ending Date - 06/05/19)
(Balance for work done prior to January 1, 2000)

END RETURNS

UCC by Block and lot from (10/01/1988 - 07/18/19)

Manhattan County
Search Parameters- Block:01386 Lot:0010

END RETURNS

Federal Tax lien by Block and lot from (01/90 - 07/18/19)

Manhattan County
Search Parameters- Block:01386 Lot:0010

END RETURNS



**Property Tax Bill
Quarterly Statement**
Activity through June 1, 2019

Owner name: MAPLE, INC.
Property address: 9 E. 71ST ST.
Borough, block & lot: MANHATTAN (1), 01386, 0010

Mailing address:
MAPLE, INC.
9 E. 71ST ST.
NEW YORK NY 10021-4102

Outstanding Charges	\$0.00
New Charges	\$173,510.58
Amount Due	\$173,510.58

Please pay by July 1, 2019

PTS - LD
1400.01
40 - 0
105360

Visit us at nyc.gov/finance or call 311 for more information.



Please include this coupon if you pay by mail or in person. 1-01386-0010

Total amount due by July 1, 2019	\$173,510.58
If you want to pay everything you owe by July 1, 2019 please pay	\$345,286.05

Amount enclosed:

#811473919060101#

MAPLE, INC.
9 E. 71ST ST.
NEW YORK NY 10021-4102

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

8114739190601 01 1013860010 0000017351058 0000034528605 190701112020000 9
SDNY_GM_00328214

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		07/01/2019	\$173,510.58
Total amount due			\$173,510.58

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$173,510.58
Total tax year charges remaining			\$173,510.58
If you want to pay everything you owe by July 1, 2019 please pay			\$345,286.05
If you pay everything you owe by July 1, 2019, you would save:			\$1,735.11

Annual Property Tax Detail

	Overall Tax Rate	Taxes
Tax class 1 - Small Home, Less Than 4 Families	20.9190%	
Current tax rate		
Estimated Market Value \$55,931,000		
Billable Assessed Value	\$1,658,880	
Taxable Value	\$1,658,880 x 20.9190%	
Tax Before Abatements and STAR	\$347,021.16	\$347,021.16
Annual property tax		\$347,021.16

The NYC Health Department would like to remind property owners that they must remove standing water, where mosquitos can breed in warm weather. For more information, please visit nyc.gov/health or call 311.

Home banking payment instructions:

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 1-01386-0010 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

Did your mailing address change?

If so, please visit us at nyc.gov/changemailingaddress or call 311.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.



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EFTA_00200967

EFTA01307793

