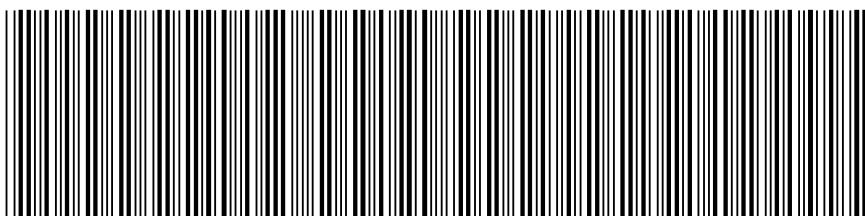


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2007052300257001001E6CE8

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2007052300257001

Document Date: 05-15-2007

Preparation Date: 05-23-2007

Document Type: DEED

Document Page Count: 3

PRESENTER:

FIRST AMERICAN TITLE INSURANCE- PICK UP
633 THIRD AVENUE
3008-185368
NEW YORK, NY 10017
212-850-0670
CQUARTARARO@FIRSTAM.COM

RETURN TO:

JEFFREY A. FLEISCHMAN
FLEISCHMAN & BEKERMAN, LLP
1536 THIRD AVENUE, 4TH FLOOR
NEW YORK, NY 10028

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2309	29	Entire Lot	129 ALEXANDER AVENUE
Property Type: APARTMENT BUILDING				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

JEBRAHAN CORP.,
1536 THIRD AVENUE
NEW YORK, NY 10028

GRANTEE/BUYER:

JEBRAHAN CORP
1536 THIRD AVENUE
NEW YORK, NY 10028

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage			Filing Fee:	\$	165.00
Mortgage Amount:	\$	0.00			
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	\$	0.00
Exemption:					
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	\$	0.00
City (Additional):	\$	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 05-25-2007 11:50
City Register File No.(CRFN):

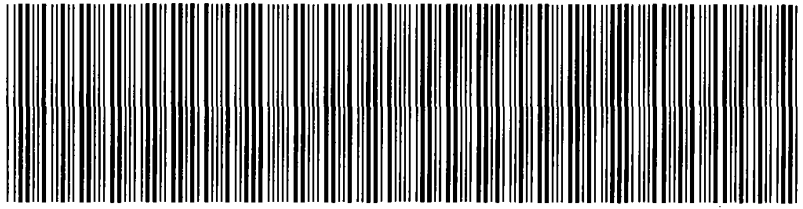
2007000274378



Annette McHill

City Register Official Signature

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



2007052300257001001C6E68

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 5

Document ID: 2007052300257001

Document Date: 05-15-2007

Preparation Date: 05-23-2007

Document Type: DEED

PARTIES

GRANTEE/BUYER:

BRADBAR HOLDINGS, LLC
1536 THIRD AVENUE
NEW YORK, NY 10028

GRANTEE/BUYER:

BENEDICT HOLDINGS, LLC
1536 THIRD AVENUE
NEW YORK, NY 10028

GRANTEE/BUYER:

CLAREMONT HOLDINGS, LLC
1536 THIRD AVENUE
NEW YORK, NY 10028

3008-185368
Block 2309
lot 29
County of Bronx

First American Title Insurance Co.
633 Third Avenue
New York, New York
T - (212) 922-9700
F - (212) 922-0881

3

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 15th Day of May, 2007,

BETWEEN Jebrahan Corp., of 1536 Third Avenue, New York, New York 10028,

party of the first part, and

Jebrahan Corp as to an undivided fifty-five (55%) percent interest; Bradbar Holdings, LLC, as to an undivided twenty (20%) percent interest; Benedict Holdings, LLC, as to an undivided twenty (20) percent interest; and Claremont Holdings, LLC, as to an undivided five (5%) percent interest and all having an office address of 1536 Third Avenue, 3rd Floor, New York, New York 10028, and all as tenants in common

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, 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 and County of Bronx, City and State of New York as more particularly described on Schedule A annexed here to

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,

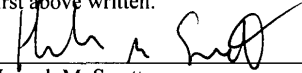
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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.



Hannah M. Swett

IN PRESENCE OF:



First American Title Insurance Company of New York

Policy No. **Y 3008-163058**

***SCHEDULE A
DESCRIPTION***

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF THE BRONX, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY SIDE OF ALEXANDER AVENUE DISTANT 25 FEET NORTHERLY FROM THE INTERSECTION OF THE WESTERLY SIDE OF ALEXANDER AVENUE AND THE NORTHERLY SIDE OF SOUTHERN BOULEVARD;

RUNNING THENCE WESTERLY PARALLEL WITH SOUTHERN BOULEVARD AND PART OF THE WAY THROUGH A PARTY WALL, 75 FEET;

THENCE, NORTHERLY PARALLEL WITH ALEXANDER AVENUE, 25 FEET;

THENCE EASTERLY AGAIN PARALLEL WITH SOUTHERN BOULEVARD AND PART OF THE WAY THROUGH ANOTHER PARTY WALL, 75 FEET TO THE WESTERLY SIDE OF ALEXANDER AVENUE; AND

THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF ALEXANDER AVENUE, 25 FEET TO THE POINT OF PLACE OF BEGINNING.

FOR INFORMATION ONLY: SOUTHERN BOULEVARD N/K/A BRUCKNER BOULEVARD.

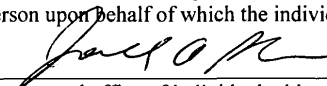
THE policy will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

FOR CONVEYANCING ONLY: TOGETHER with all the 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.

Acknowledgment by a Person Within New York State (RPL § 309-a)

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

On the 15th day of May, 2007, before me, the undersigned, personally appeared Hannah M. Swett, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



(signature and office of individual taking acknowledgment)

JOEL A. SLOMON
Notary Public, State of New York
No. 02568008773
Qualified in Nassau County
Commission Expires April 15, 2010 **SEAL**

Deed

Title No. 3008-185368

Section

Block 2309

Lot 29

County or Town Bronx

Street Address 129 Alexander Avenue
Bronx, New York 10451

Jebrahan Corp.

To

Jebrahan Corp., Bradbar Holdings,
LLC, Benedict Holdings, LLC,
Claremont Holdings, LLC

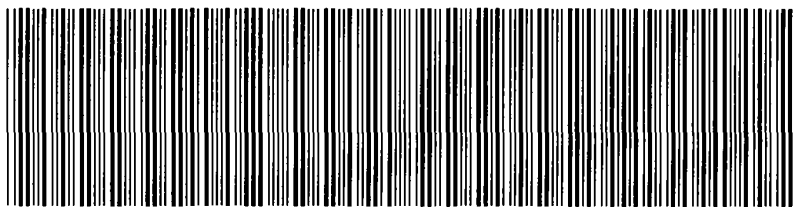
Return By Mail To:

Jeffrey A. Fleischman
Fleischman & Bekerman, LLP
1536 Third Avenue, 4th Floor
New York, New York 10028

Reserve This Space For Use Of Recording Office

[Empty rectangular box for recording office use]

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



2007052300257001001SA269

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2007052300257001

Document Date: 05-15-2007

Preparation Date: 05-23-2007

Document Type: DEED

ASSOCIATED TAX FORM ID: 2007052300262

SUPPORTING DOCUMENTS SUBMITTED:

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count

2

4

FOR CITY USE ONLY

C1. County Code _____ C2. Date Deed Recorded _____
 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
 (Rev 11/2002)

PROPERTY INFORMATION

1. Property Location: 129 ALEXANDER AVENUE BRONX 10454
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name: JEBRAHAN CORP
 LAST NAME / COMPANY FIRST NAME
 BRADBAR HOLDINGS, LLC
 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
 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

8. Seller Name: JEBRAHAN CORP.
 LAST NAME / COMPANY FIRST NAME
 LAST NAME / COMPANY 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 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: 5 / 15 / 2007
 Month Day Year

11. Date of Sale / Transfer: 5 / 15 / 2007
 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: C, 7 16. Total Assessed Value (of all parcels in transfer) _____

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BRONX 2309 29

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 I 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 SIGNATURE: _____ DATE: 5/15/07
 1536 Third Avenue, 3rd Fl
 STREET NUMBER STREET NAME (AFTER SALE)
 New York NY 10028
 CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY
 LAST NAME: Fleischman FIRST NAME: Jeffrey
 212 249-4343
 AREA CODE TELEPHONE NUMBER
 SELLER
 SELLER SIGNATURE: _____ DATE: 5/15/07

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.

<i>X Hahn</i> BUYER		BUYER'S ATTORNEY	
<i>5/15/07</i>	<i>Fleischman</i>	<i>Jeffrey</i>	
<i>1536</i>	<i>Third Avenue, 3rd Fl.</i>	<i>212</i>	<i>249-4343</i>
<i>New York</i>	<i>NY</i>	<i>10028</i>	<i>X Hahn</i> SELLER
			<i>5/15/07</i>

FOR CITY USE ONLY

C1. County Code _____ **C2. Date Deed Recorded** _____
 Month / Day / Year

C3. Book OR C5. CRFN _____ **C4. Page** _____



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

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location 129 ALEXANDER AVENUE BRONX 10454
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name JEBRAHAN CORP
LAST NAME / COMPANY FIRST NAME

BRADBAR HOLDINGS, LLC
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

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 _____ X _____ OR _____ ACRES
FRONT FEET DEPTH

Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land

8. Seller Name JEBRAHAN CORP.,
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

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

SALE INFORMATION

10. Sale Contract Date 5 / 15 / 2007
Month Day Year

11. Date of Sale / Transfer 5 / 15 / 2007
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 _____

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- 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 C 7 **16. Total Assessed Value (of all parcels in transfer)** 8 4 5 6 4

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BRONX 2309 29

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 I 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 SIGNATURE DATE

STREET NUMBER STREET NAME (AFTER SALE)

CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY

LAST NAME FIRST NAME

AREA CODE TELEPHONE NUMBER

SELLER

SELLER SIGNATURE DATE

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	
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER		
CITY OR TOWN			STATE	ZIP CODE	SELLER SIGNATURE	DATE

SELLER



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 is located in the Borough of **BRONX**
 Block: **2309** Lot: **29**
- (2) Account Number (if applicable):
 Meter Number (if available—include the letter):
- (3) Street Address of Property Receiving Service:
 Street **129 ALEXANDER AVENUE** City **NY** State **NY** Zip **10454**
- (4) Full name, mailing address, home phone and business phone numbers of owner of property receiving service:
 (please provide information on owner ONLY; do NOT give information on property manager or tenant):
 Owner's Name Business: **JEBRAHAN CORP**
 or Individual:
 (Last Name) (First Name) (MI)
 Street **1536 THIRD AVENUE 3RD FLOOR** City **NEW YORK** State **NY** Zip **10028**
 Home Phone(Numbers only): Business Phone(Numbers only):

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.
- B.** 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, or the property being placed in a lien sale by the City.
- C.** Original bills for water and/or sewer service will be mailed to the owner, at the owner's address specified on this form. DEP will provide a duplicate copy of bills to one other party (such as a managing agent) if so requested below, provided, however, that any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her/its liability to pay all outstanding water and sewer charges.

- (5) If you would like a duplicate copy of bills sent to another party, please check here and fill out the following information:
 Name of Party to Receive Duplicate Copies of Bills:
- (6) Mailing Address: Street City State Zip
- (7) Relationship to Owner (check one): Managing Agent Mortgagee
 Tenant Other (please explain):

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, C 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.

- (8) E-mail:
- (9) Name of Owner:
- (10) Signature: 
 Name and Title of Person Signing for Owner, if applicable:
 Date(mm/dd/yyyy): **5/15/07**



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

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 Block: **2309** Lot: **29**
- (2) Account Number (if applicable):
 Meter Number (if available—include the letter):
- (3) Street Address of Property Receiving Service:
 Street **129 ALEXANDER AVENUE** City **NY** State **NY** Zip **10454**
- (4) Full name, mailing address, home phone and business phone numbers of owner of property receiving service:
 (please provide information on owner ONLY; do NOT give information on property manager or tenant):
 Owner's Name Business: **JEBRAHAN CORP**
 or Individual:
 (Last Name) (First Name) (MI)
 Street **1536 THIRD AVENUE** City **NEW YORK** State **NY** Zip **10028**
 Home Phone(Numbers only): Business Phone(Numbers only):

Customer Billing Information:

PLEASE NOTE:

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- (8) E-mail:
- (9) Name of Owner:
- (10) Signature: _____
 Name and Title of Person Signing for Owner, if applicable:
 Date(mm/dd/yyyy): / /