

DEPARTMENT OF HOUSING AND BUILDINGS  
 BOROUGH OF MANHATTAN, CITY OF NEW YORK HVC

No. 26757  
 Date October 15, 1940

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.13.1 to 2.13.7 Building Code).

This certificate supersedes C. O. No. \_\_\_\_\_

To the owner or owners of the building or premises:

THIS CERTIFIES that the new ~~altered existing~~ building ~~premises~~ located at  
 156-68 East 3rd Street  
 143'0" front Block 398 Lot 8-13

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. ~~XXX~~ No. 120-1940 Construction classification—nonfireproof  
 Class A Mult.Dwell. Hereafter erected. Height 6 stories, 61'0"  
 Occupancy classification—business Use District.

Date of completion— October 14, 1940 Located in B Area 17 Height Zone at time of issuance of permit 2562-1940

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar					Boilerroom and storage
1st Story	40				Nine (9) Apartments Two (2) Doctor's offices
2nd to 6th Story	40 on each				Ten (10) Apartments on each floor

*Charles W. Campbell*  
 Borough Superintendent

REEL 700 PC 1941

106200118.8/BJ  
06/17/83

D.T.  
\$1569<sup>72</sup>

THIS INDENTURE, made the 7th day of July, nineteen hundred and eighty-three

BETWEEN Lomax Holding Co., a New York partnership, having an office at 604 Elvira Avenue, Far Rockaway, New York, PARTY OF THE FIRST PART, and 156-168 EAST 3RD STREET OWNERS, INC., a New York corporation having an office c/o Abe Carrey, 604 Elvira Avenue, Far Rockaway, 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 and the 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 County, City and State of New York, being more particularly described on Schedule A annexed hereto and made part hereof.

SUBJECT to the existing First Mortgage held by the Bowery Savings Bank in the reduced principal amount of \$213,390.80.

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 part of the second part and 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 improvements 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.

LOMAX HOLDING CO.

By:

*Joyce Carrey*  
Joyce Carrey, Partner

CO-OP  
DEED

106200118.8/BJ  
06/17/83

REEL 700 PG 1942

SCHEDULE A

ALL that certain plot, piece or parcel of land, 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 East Third Street, distant 76 feet easterly from the corner formed by the intersection of the southerly side of East Third Street and the easterly side of Avenue "A"; running

thence easterly along the southerly side of East Third Street, 167 feet 9 inches;

thence southerly parallel with Avenue "A" 105 feet 11 inches;

thence westerly parallel with the southerly side of East Third Street, 74 feet 3 inches;

thence northerly parallel with the easterly side of Avenue "A", 7 inches;

thence westerly again parallel with the southerly side of Third Street, 24 feet 9 inches;

thence southerly parallel with the easterly side of Avenue "A", 7 inches;

thence westerly parallel with the southerly side of East Third Street, 24 feet 9 inches;

thence northerly parallel with the easterly side of Avenue "A", 17 feet 5 inches;

thence westerly parallel with the southerly side of East Third Street, 44 feet;

thence northerly parallel with the easterly side of Avenue "A" 88 feet 6 inches to the southerly side of East Third Street at the point or place of BEGINNING.

106200118.8/BJ  
06/17/83

REEL 700 PG 1943

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

On the 7<sup>th</sup> day of July, 1983, before me personally came Joyce Carrey, a partner of Lomax Holding Co., a partnership, to me known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same for and on behalf of said partnership.

  
Notary Public

BEVERLY J. JACOBSON  
Notary Public, State of New York  
No. 31-470906  
Qualified in New York County  
Commission Expires March 30, 1984

comp for Title 415201021 REEL 700 PC 1944

B.L.

Sec: 2

Blk: 398

Lot: 8

LOC. VER.

JW

83 JUL 11 AM: 12

Address: 156-168 East Third Street

CITY REGISTER N.Y. COUNTY

Return By Mail To:

OFFICE OF CITY REGISTER  
New York County  
RECORDED  
Witness my hand  
and official seal

DREYER & TRAUB  
Attn: Beverly Jacobsen  
101 Park Ave.,  
New York, N.Y. 10178

*George J. Raich*  
CITY REGISTER

12310

\$ 1.569.70  
REAL ESTATE TAX  
JUL 11 1983  
TRANSFER TAX  
NEW YORK  
COUNTY

AMOUNT PAID

SST

Y

A 14

569.70

R 3610

X-1

JUL-11-83	65783	A - Lst	14.00
JUL-11-83	65784	- SST Lst	1,569.70
JUL-11-83	65785	- Y Lst	1.00