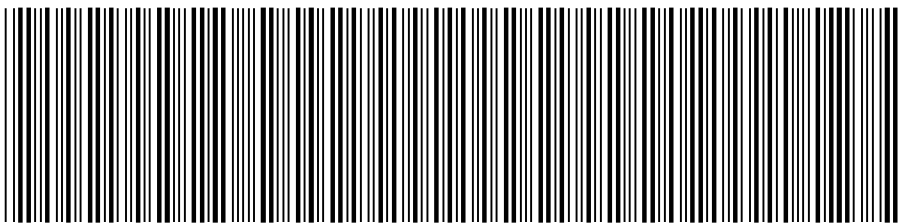


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2010030401242001002E854C

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 9

Document ID: 2010030401242001

Document Date: 02-25-2010

Preparation Date: 03-04-2010

Document Type: DEED

Document Page Count: 8

PRESENTER:

EXCLUSIVE LAND SERVICES, INC.
1788 RICHMOND ROAD
STATEN ISLAND, NY 10306
718-808-0234
excland@gmail.com

RETURN TO:

EXCLUSIVE LAND SERVICES, INC.
1788 RICHMOND ROAD
STATEN ISLAND, NY 10306
718-808-0234
excland@gmail.com

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	44	1233	Entire Lot	1711 20 PINE STREET

Property Type: SINGLE RESIDENTIAL CONDO UNIT

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

20 PINE STREET LLC
C/O AFRICA-ISRAEL, U.S.A, 229 WEST 43RD STREET,
10TH FLOOR
NEW YORK, NY 10036

GRANTEE/BUYER:

PREVEZON 1711 USA, LLC
C/O GABRIELLA VOLSHTEYN, ESQ., 2470 EAST 16TH
STREET
BROOKLYN, NY 11235

FEES AND TAXES

Mortgage		Filing Fee:	
Mortgage Amount:	\$ 0.00	\$	125.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:		\$	12,594.73
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00	\$	3,536.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 77.00		
Affidavit Fee:	\$ 0.00		



**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 03-08-2010 14:29
City Register File No.(CRFN):
2010000079145

Annette McMill

City Register Official Signature

CONDOMINIUM UNIT DEED

20 Pine Street LLC

TO

PREVEZON 1711 USA, LLC

THE 20 PINE STREET CONDOMINIUM

20 Pine Street
New York, New York 10005
Unit 1711

County: New York
Block: 44
Lot: 1233

Record and Return to:
Gabriella Volshteyn, Esq.
2470 East 16th Street
Brooklyn, New York 11235

CONDOMINIUM UNIT DEED

THIS INDENTURE, made as of the 25th day of February, 2010 between 20 PINE STREET LLC, a Delaware limited liability company, having offices at c/o Africa-Israel, U.S.A., 229 West 43rd Street, 10th Floor, New York, New York 10036 (the "Grantor"), and Prevezon 1711 USA, LLC, having an address at c/o Gabriella Volshteyn, Esq., 2470 East 16th Street, Brooklyn, New York 11235 (the "Grantee").

W I T N E S S E T H

That the Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, and the heirs or successors and assigns of the Grantee, forever:

The Condominium Unit (the "Unit") in the condominium known as The 20 Pine Street Condominium (the "Condominium"), comprised of the land described on Schedule A annexed hereto and made a part hereof (the "Land") and the building known by the number 20 Pine Street, New York, New York 10005 (the "Building"), said Unit being designated and described as Unit No. 1711 in that certain declaration dated January 23, 2008, made by the Grantor under Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"), establishing a plan for condominium ownership of the Building and the Land upon which the Building is situated, which declaration was recorded in the Office of the Register of the City of New York, County of New York (the "City Register's Office"), on the 15th day of February 2008, as CRFN # 2008000064450 (such declaration and any amendments thereto being referred to hereinafter, collectively, as the "Declaration"); said Unit also being designated as Tax Lot 1233 in Block 44 on the Tax Map of the Real Property Assessment Department of the City of New York for the Borough of Manhattan and on the floor plans of the Building (the "Floor Plans"), certified by Gruzen Samton Architects Planners & Interior Designers LLP, on the 11th day of February, 2008, and filed in with the Real Property Assessment Department of the City of New York on February 15, 2008, as CRFN # 2008000064451, as Condominium Plan No. 1853 and also filed in the City Register's Office, as Condominium Map No.1853.

TOGETHER with an undivided 0.2596% interest in the Common Elements (as such term is defined in the Declaration) appurtenant to the Unit.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to the Unit;

TOGETHER with and SUBJECT to the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the Condominium By-Laws of The 20 Pine Street Condominium (including, but not limited to, the Rules and Regulations thereunder) as such Declaration and Condominium By-Laws may be amended from time to time (said Condominium By-Laws and any amendments thereto being referred to hereinafter, collectively, as the "Condominium By-Laws"), all of which shall constitute covenants running with the land and shall bind any and all persons having at any time any interest or estate in the Unit, as though recited and stipulated at length herein and;

SUBJECT also to such other liens, agreements, covenants, easements, licenses, restrictions, consents and other matters of record as pertain to the Unit, to the Land and/or to the Building (the Land and Building being referred to hereinafter, collectively, as the "Property").

TO HAVE AND TO HOLD the same unto the Grantee, and the heirs or successors and assigns of the Grantee, forever.

If any provision of the Declaration or the Condominium By-Laws is invalid under, or would cause the Declaration or the Condominium By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, or if any provision that is necessary to cause the Declaration and the Condominium By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the Condominium By-Laws, or if the Declaration and the

Condominium By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of the Declaration shall control.

By accepting delivery of this Deed, the Grantee accepts and ratifies the provisions of the Declaration and the Condominium By-Laws (including, but not limited to, any Rules and Regulations adopted under the Condominium By-Laws) and agrees to comply with all the provisions thereof.

The Unit except as otherwise specifically permitted by the Condominium Board (as such term is defined in the Declaration) or provided in the Declaration or in the Condominium By-Laws, is intended for residential use only.

The Grantor covenants that the Grantor has not done or suffered anything to be done whereby the Unit has been encumbered in any way whatever, except as set forth herein or in the Declaration and the Condominium By-Laws (and any Rules and Regulations adopted under the Condominium By-Laws). This covenant is for the personal benefit of the Grantee only and cannot be assigned to or exercised by, and shall not inure to the benefit of, any other person or entity, including, but not limited to, any insurer of the Grantee's title or any successor to the Grantee's interest.

The Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund 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 same for any other purpose.

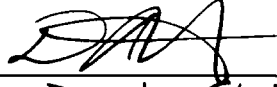
This conveyance is made in the regular course of business actually conducted by the Grantor.

The terms "Grantor" and "Grantee" shall be read as "Grantors" and "Grantees" whenever the sense of the deed so requires.

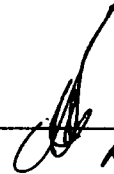
IN WITNESS WHEREOF, the Grantor and the Grantee have duly executed this deed the day and year first above written.

GRANTOR:

20 PINE STREET LLC

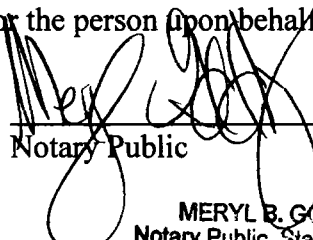
By: 
Name: Damien Stein
Title: Authorized Signatory

GRANTEE:


~~Prevezon Litvak~~ Alexander Litvak for
Prevezon 1711 USA, LLC

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

On the day 25th day of February in the year 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared Damien Stein, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

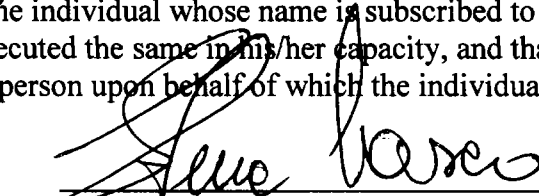


Notary Public
MERYL B. GOLDBERG
Notary Public, State of New York
No. 31GO4746100
Qualified in New York County
Commission Expires May 31, 2011



STATE OF NEW YORK)
) SS.:
COUNTY OF NY)

On the day 25 day of February in the year 2010 before me, the undersigned, a Notary Public in and for said State, personally appeared Alexander Litvak for Pervezon 1711 USA, LLC, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

NOTARY PUBLIC
STATE OF NEW YORK
STEVE VASCO
LICENSE #01VA6106646
MY COMMISSION EXPIRES 03 / 08 / 2012



Schedule A Description

Title Number **EXL10-867-NY**

Page 1

THE CONDOMINIUM UNIT ("The Unit") in the building known as The 20 Pine Street Condominium located at and known as and by the street number 20 Pine Street, New York, NY designated and described as Unit No. 1711 in the Declaration establishing a plan for condominium ownership of said Building and the Land upon which it is situated under Article 9-B of the Real Property Law of the State of New York, dated 01/23/2008 and recorded 02/15/2008 in the Office of the Register of the City of New York, County of New York, in CRFN No. 2008000064450 said Unit also being designated as Unit Tax Lot 1233 in Block 44 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of the said Building.

TOGETHER with an undivided 0.2596% for Unit interest in Common Elements of the Condominium as described in the Declaration.

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

BEGINNING Easterly along said Southerly side of the former Cedar Street, 73.00 feet 2 inches to an angle in said Southerly side of Cedar Street;

RUNNING THENCE continuing Easterly along said Southerly side of former Cedar Street, 86.00 feet 3 3/4 inches;

RUNNING THENCE Southerly along a line which forms an angle of 94 degrees 35 minutes 00 seconds on its Easterly side with said Southerly side of the former Cedar Street, 72.00 feet 9 3/4 inches;

RUNNING THENCE Westerly along a line which forms an angle of 87 degrees 04 minutes 30 seconds on its Northerly side with the last course 5 feet 11 1/4 inches;

RUNNING THENCE Southerly along a line which forms an angle of 86 degrees 07 minutes 10 seconds on its Easterly side with the last course 71 feet 3 inches to the Northerly side of Pine Street;

RUNNING THENCE Westerly along said Northerly side of Pine Street, 151.00 feet 10 1/4 inches to the said Easterly side of Nassau Street;

RUNNING THENCE Northerly along said Easterly side of Nassau Street, 149.00

Continued On Next Page

Schedule A Description - continued

Title Number **EXL10-867-NY**

Page **2**

feet 11 inches to the point or place of BEGINNING.

TOGETHER with the rights under those certain easements above lower limiting elevations as defined and limited in an agreement dated as of May 1, 1961 by and between the Chase Manhattan Bank and Chemical Bank, recorded in Liber 5148 Page 161, affecting the following described premises;

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

BEGINNING at a point on the Northerly side of Pine Street distant 151.00 feet 10 1/4 inches Easterly from the corner formed by the intersection of said Northerly side of Pine Street with the Easterly side of Nassau Street;

RUNNING THENCE Northerly along a line, which forms an angle of 86 degrees 16 minutes 30 seconds on its Westerly side with the said Northerly side of Pine Street, 71.00 feet 3 inches;

RUNNING THENCE Easterly along a line which forms an angle of 86 degrees 07 minutes 10 seconds on its Southerly side to the last course 5 feet 11 1/4 inches;

RUNNING THENCE Southerly along the line which forms an angle of 92 degrees 55 minutes 40 seconds on its Easterly side of the said Northerly side of Pine Street 71.00 feet 2 1/8 inches to the said Northerly side of Pine Street;

RUNNING THENCE Westerly along said Northerly side of Pine Street, 4.00 feet 8 7/8 inches to the point or place of BEGINNING.

TOGETHER with the rights of access contained in an agreement dated February 21, 1967 by and between The Chase Manhattan Bank and Chemical Bank recorded in record Liber 171 Page 51.

Light & Air Easement for 20 Pine Street made by and between JP Morgan Chase Bank, N.A. and 20 Pine Street, LLC dated 12/14/2004 being duly recorded.

BEGINNING at a point in the Easterly side of Nassau Street, 149' 11" North, of the corner formed by the intersection of the Northerly side of Pine Street and the Easterly side of Nassau Street; above a lower limiting horizontal plane at an elevation 11' 0" above the high point of the sidewalk found on Nassau Street at the North West corner of the premises. Said plane also being more than 3' 0" above the highest structure within the easement area.

Continued On Next Page

Schedule A Description - continued

Title Number **EXL10-867-NY**

Page 3

RUNNING THENCE Eastwardly along a line making an angle of 83 degrees 52 minutes 30 seconds on its Southerly side with the Easterly side of Nassau Street, 73.00 feet 2 inches;

RUNNING THENCE still Eastwardly along a line making an angle of 180 degrees 35 minutes 10 seconds on its Southerly side with the preceding course, 86.00 feet 3 3/4 inches to a point;

RUNNING THENCE Southwardly along a line making an angle of 94 degrees 35 minutes 00 seconds on its Westerly side with the preceding course 128.00 feet 11 1/2 inches to the Northerly side of Pine Street;

RUNNING THENCE Eastwardly along the Northerly side of Pine Street, 34.00 feet 0 1/2 inches to a point;

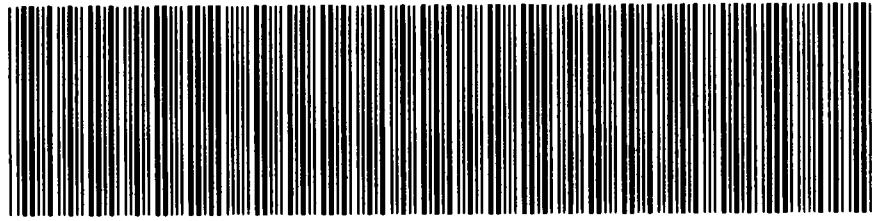
RUNNING THENCE Northwardly along a line making an angle of 87 degrees 04 minutes 20 seconds on its Westerly side with the Northerly side of Pine Street, 162.00 feet 1 inch to a point;

RUNNING THENCE Westwardly along a line making an angle of 94 degrees 35 minutes 00 seconds on its Southerly side with the preceding course, 117.00 feet 6 1/4 inches to a point;

RUNNING THENCE still Westwardly along a line making an angle of 180 degrees 35 minutes 10 seconds on its Southerly side with the preceding course 76.00 feet 7 3/8 inches to the Easterly side of Nassau Street;

RUNNING THENCE Southwardly along the Easterly side of Nassau Street, 34.00 feet 2 1/4 inches to the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2010030401242001

Document Date: 02-25-2010

Preparation Date: 03-04-2010

Document Type: DEED

ASSOCIATED TAX FORM ID: 2010022300323

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

2

2

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 18 PINE STREET 1711 MANHATTAN 10005
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name LITVAK PREVEZON
 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 20 PINE STREET LLC
 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 2 / 25 / 2010
 Month Day Year

11. Date of Sale / Transfer 2 / 25 / 2010
 Month Day Year

12. Full Sale Price \$ 8 9 4 2 5 7
 (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 R, 4 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))
 MANHATTAN 44 1233

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 2/25/10 Volshtrayn Gabriella
 BUYER'S ATTORNEY
 BUYER SIGNATURE DATE LAST NAME FIRST NAME
 20 Pine Street # 1711
 STREET NUMBER STREET NAME (AFTER SALE)
 NY NY 10005
 CITY OR TOWN STATE ZIP CODE
 SELLER 2/25/10
 SELLER SIGNATURE DATE

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
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C3. Book OR C4. Page
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RP - 5217NYC

(Rev 11/2002)

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LAST NAME / COMPANY FIRST NAME

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LAST NAME / COMPANY FIRST NAME

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BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE DATE

LAST NAME FIRST NAME

STREET NUMBER STREET NAME (AFTER SALE)

718 332-7700
 AREA CODE TELEPHONE NUMBER

CITY OR TOWN STATE ZIP CODE

SELLER

SELLER SIGNATURE DATE

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
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REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

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LAST NAME / COMPANY FIRST NAME

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

5. Deed Property Size X OR ACRES
FRONT FEET DEPTH

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MANHATTAN 44 1233

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BUYER
 BUYER SIGNATURE DATE 2/25/10
 20 Pine Street # 1711
STREET NUMBER STREET NAME (AFTER SALE)
 NY NY 10005
CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY
 LAST NAME Volshtrayn Gabriella
LAST NAME FIRST NAME
 718 332-7700
AREA CODE TELEPHONE NUMBER
 SELLER
 SELLER SIGNATURE DATE 2/25/10
SELLER SIGNATURE DATE

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
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REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

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 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

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 LAST NAME / COMPANY FIRST NAME

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 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:
 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 2 / 25 / 2010
 Month Day Year

11. Date of Sale / Transfer 2 / 25 / 2010
 Month Day Year

12. Full Sale Price \$ 8 8 3 8 4 1
 (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 R 4 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))
 MANHATTAN 44 1233

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'S ATTORNEY

BUYER SIGNATURE DATE
 STREET NUMBER STREET NAME (AFTER SALE)
 CITY OR TOWN STATE ZIP CODE

LAST NAME FIRST NAME
 718 332-7700
 AREA CODE TELEPHONE NUMBER
 SELLER
 SELLER SIGNATURE DATE

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

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

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

20 PINE STREET , 1711
Street Address , Unit/Apt.
MANHATTAN New York, 44 1233 (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).

Daniel Stein for
20 Pine Street LLC

Name of Grantor (Type or Print)

[Signature]

Signature of Grantor

Alexander Litvak
for Prevezon 1711 USA, LLC

Name of Grantee (Type or Print)

[Signature]

Signature of Grantee

Sworn to before me
this 25th date of February 19 2010

[Signature]

MERYL B. GOLDBERG
Notary Public, State of New York
No. 31GO4746100
Qualified in New York County
Commission Expires May 31, 2011

Sworn to before me
this 25th date of February 2010

[Signature]

NOTARY PUBLIC
STATE OF NEW YORK
STEVE VASCO
LICENSE #01VA6106646
MY COMMISSION EXPIRES 03 / 08 / 2012

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.

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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 _____ 19 _____	Sworn to before me this _____ date of _____ 19 _____

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.

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