COMPARING APARTMENTS IN SUBJECT BUILDINGS TO APARTMENTS IN OTHER BUILDINGS IN CITY AND SUBURBAN COMPLEX

The applicant has stated that the apartments in the Other Buildings in the C&S complex are "comparable" because they are "broadly similar to the apartments in the Subject Buildings with respect to location, size, and levels of finishes and amenities." (Answer to Question 15 in the submission on February 20, 2013.) The applicant has claimed, however, that there are "significant differences between the apartments I the Subject Buildings and those in the Other Buildings." These "factors make the apartments I the Other Buildings somewhat easier to lease." (Id.) The alleged factors are:

1. Apartments in Other Buildings are "larger," averaging "about 450 sf".

Response: Unsubstantiated. Record is unsubstantiated that apartments in Other Buildings average 450 square feet. Applicant has stated that the estimate of 450 sf is "based on sample measurements." Staff notes that according to Tax Commission Records average gross square footage is 483/apartment in other buildings, compared to 446/apartment in the Subject Buildings. Significantly the average gross square footage is only 360/apartment for the 13 midblock buildings in the complex, which account for 718 apartments out of the 860 (83%) apartments in the rest of the complex, excluding the Subject Properties. Staff also notes that the comparison of "typical" 1 bedroom apartments in First Avenue to York Avenue may be comparing two different apartment types. It appears from comparing the "typical" 1 bedroom at First Avenue with the historic plans that this apartment originally was a 4 room, 2 bedroom unit that has been modified.

2. "Superior" layouts: "many of the apartments in the Other Buildings have more regularly shaped bathrooms and bedrooms which can accommodate standard-size fixtures and furniture, including queen-size beds, more and larger closets, and more generous entry foyers. (February 20, 2013, Answer to Question 16.)

Response: There is no data to support this claim. "Many" of the apartments in the Subject Buildings (approximately 50%) have regularly shaped bathrooms that can accommodate standard sized fixtures. With respect to bedrooms capable of holding a queen-size bed, staff notes that the applicant has not provided any data to quantify the number of vacant apartments in the Subject Building that could not accommodate a queen-size bed. Moreover, given that the vast majority of walls are non-load bearing, it appears from the plans provided by Project Consult/Gleeds that it would be easy and not expensive to move a wall slightly to create a slightly bigger bedroom as needed. Of the 14 plans provided, 4 of the apartments were studio ("2 room") apartments, so the issue of a queen-size bed is irrelevant. Of the remaining 10, only 2 appear to present difficulties (apts. 6E and 3G) due to the location of the bathroom, and it is unclear whether those bedrooms are infact not big enough already.

3. Other Buildings are "somewhat closer to the retail uses along First and Second Avenue and to the Lexington Avenue subway.

To: <u>afredericks@KRAMERLEVIN.com</u> Cc: Mark Silberman (LPC) Subject: City & Suburban key plan

Cood morning Albert -

Response: Not substantiated that this will impact rents in material way. First, 6 of the 15 buildings in the Other Buildings are closer to York Avenue or are roughly equidistant to York and First Avenues. Second, there is practically no difference between First Avenue apartments and York Avenue apartments according to "Walkscore.com". (Walkscore.com is a service that provides information on walkability and services via the web. Walkscore.com is referenced in many real estate listings.) Both have perfect 100 scores for access to transit, and York Avenue scores a 97, compared to a 100 for First Avenue, in terms of access to retail. Staff notes that the Walkscore rating for the other City & Suburban complex on York Avenue between 78th and 79th Streets got a similar walk score (97) and a lower transit score (96). (Walkscore material attached)

4. Interior courtyards create safety concerns

Response: Applicant has not substantiated any safety issues with the interior courtyards. In addition, staff notes that it appears that if the concern was substantiated, that the applicant could easily install camera equipment, increase lighting or even apply to the Commission to install an appropriate gate on the inside of the entryways.

5. Cushman & Wakefield claim to provide photos of "updated" units in the Other Buildings that purport to support the claim that the apartments in the Other Buildings will have "superior finishes and overall condition" compared to renovated apartments in the Subject Buildings. See C&W February 5, 2009 report at 27-28. This claim is unsubstantiated. The photographs depict standard grade apartment finishes and appliances.

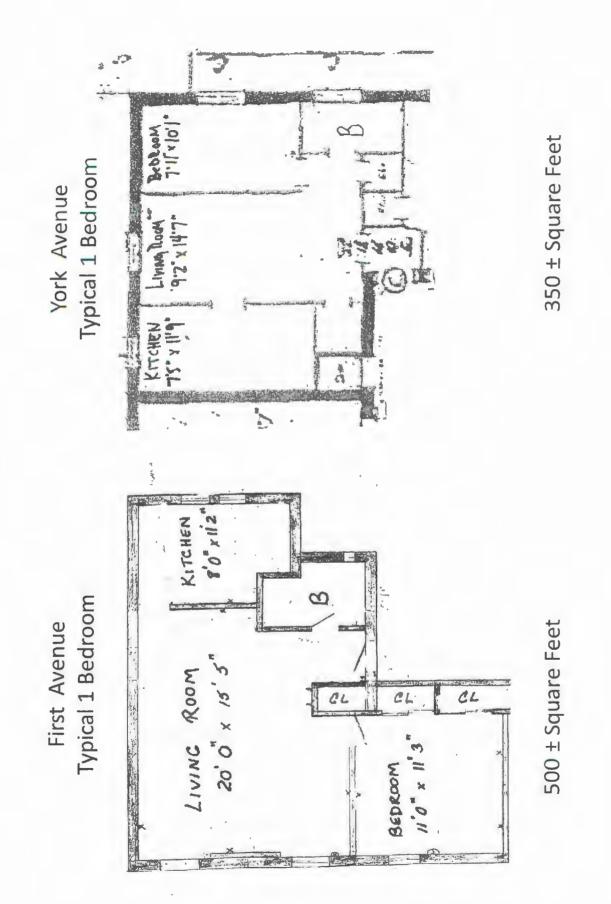


East 65th Street

429 East 64th Street / 430 East 65th Street KEY PLAN

East 64th Street

York Avenue



50

Get Scores(/cities-and-neighborhoods/)

Post Listings(/professiogal/featured-listin

Share

Type an address, neighborhood or city

Go

Living in New York



Add score badges to your site (http://www.wakscore.com/pro.

New York City is the most populous city in America and a global hub for commerce, fashion and entertainment. Visit museums or the Statue of Liberty, take in a Broadway show, or shop and eat through diverse neighborhoods. Nightlife is vibrant, with legendary restaurants and bars.

Public transit and walking are a way of life, and the Citi Bike Share program and New York City Subway make it easy to find an apartment close to work in SoHo, Midtown Manhattan or the Financial district. Nearby Apartments (/apartments/search/NY/N



United States(/cities-and-neighborhoods/) New York(/NY) New York (/NY/New_York)



Very Walkable

Most errands can be accomplished on foot.

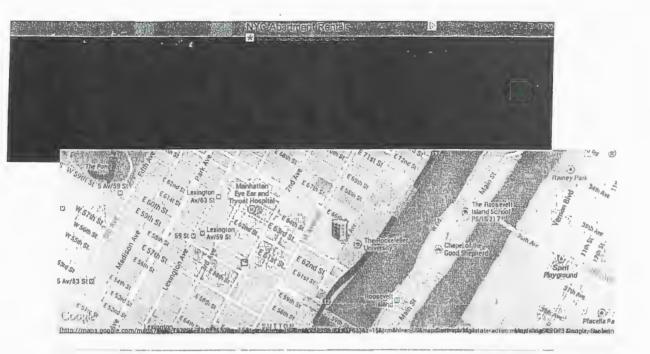




New York is the most walkable large city in the US with 8,175,133 residents.

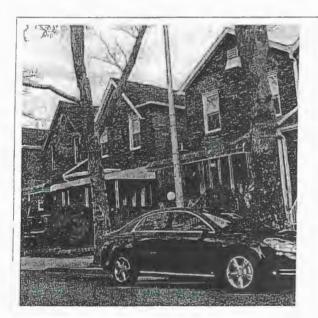
New York has excellent public transportation and is somewhat bikeable.

Find apartments in New York's most walkable neighborhoods: <u>Little Italy(/NY/New York/Little Italy</u>), <u>SoHo(/NY/New York/SoHo</u>) and <u>Flatiron District</u> (/NY/New York/Flatiron District).



Upper East Side Neighborhood

429 East 64th Street is in the Upper East Side neighborhood. Upper East Side is the 20th most walkable neighborhood in <u>New York(/NY/New_York)</u> with a neighborhood Walk Score of 98.



10/28/2013



Share listing

View on Trulia.com(http://www.trulia.com/rental/3128913651)

Report bad listing

Walk Score widgets

Contact (http://www.trulla.com/rental/3128913651)

Available Units

Name	Beds	Baths	Sq. Ft.	Rent
Coldwell Banker AC Lawrence	Studio	1	0	\$1,850

Check Availability(http://www.trulia.com/rental/3126913651)

What's Nearby

Restaurants:

Dunkin' Donuts

Nine Ball Inc

Groceries:

Parks: John Jay Park

Schools:

Shopping:

TaRoo

Errands:

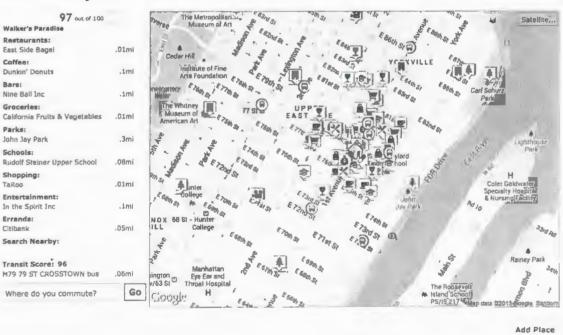
Citibank

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2

Coffee:

Bars:



NYC Apartment Rentals v NakedApartments.com Search 10,000+ Apartment Rentals Photos, Maps, Reviews and

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APPLICATION FOR CORRECTION OF ASSESSED VALUE OF CLASS TWO OR FOUR PROPERTY

WOLPEGREG

COPY

TC 101

2010

				YES OR NO TO QUESTIONS MARKEE
1. PROPERTY IDENTIFICA BOFIOUGH (Bronx, Brooklyn, Manhattan, Queen		plication is required	for each tax lot.	
MANHATTAN		1459	1 1	ASSESSMENT YEAR 2010/11
FULL ADDRESS OF PROPERTY (WITH ZIP CO 1168 First Avenue, N		21		
			grieved, not an attorney o	r agent.
NAME OF APPLICANT Stahl				
Is applicant an owner/title holder			perty subject to a net lease? No	See TC101 instructions.
			m contesting the assessment? No	
			00 or TC201. See TC101 instruction	
b Lease from a related ow	vner. Specify applicant's relation	n to owner.		
If neither owner nor lessee, per abo	we, specify applicant's relation	to property:		Submit Form TC200.
Does applicant claim eligibility for	r review without filing an incom	ne schedule (TC201, 203, 2	08 or 214) or net lease rent on TC20	007 NO If yes, specify the reason:
			of the property rented or being offere	ed for rent as of January 5, 2010?
	ove grade rented or offered for		00	
If application is filed after March 1, a				Apportionment notice.
			onment notice or notice of increase.	
3. REPRESENTATION - CO PHONE NUMBER	implete this section e	FAX NO.	sent yoursen.	
(212) 490-2900		(212) 599-	3167	
NAME OF PERSON OR FIRM TO BE CONTACTE				GROUP #, IF ANY
Marcus & Pollack Ll	_P			135
MAILING ADDRESS		- I- NIV 40047		
708 Third Avenue, 1				
		attorney	Other representative	Employee of owner corporation
4. ATTACHMENTS - List a				
TC201	TC203	TC208	TC214	
TC309	П тс:	200 [TC230	
OTHER:				
Total number of pages	Befer to the at	tachments to application	n for block lot	
5. HEARING REQUEST - C				
5. REARING REQUEST - C	neck only one box.			
Review on papers submit	tted without a personal hea	aring, OR X Person	al hearing in Manhattan	Personal hearing in the Bronx
Personal hearing in Broo	klyn Personal I	nearing in Queens	Personal hearing in State	en Island
6. CLAIMS OF UNEQUAL		COMENT		
		is (a) unequal or (b) ex	cessive because the assessme	nt exceeds the full value of the
property or statutory limits on in				
a. Tentative actual assessment	\$ 0,400,000	b. Applicant's estimat	e of market value \$ 2,115,00	under ordinary circumstances.
a Estimated class assessment	ratio: 15 %	d. Requested assess	ment: \$ 317,250	
c. Estimated class assessment	ratio: %	u. Heydested assess		2010
Applicant also objects to the ass			- A H	
			and all property on tax rolls of the cit fficers; 2) extent of unequal assessm	
			nus (claimed full value); 2) entitled prop	oorty
failed to receive all or part of partial	exemption; 3) failure to comply	with RPTL 1805 limitation	s on increase and methods of compu	
transition assessment. UNLAWFUL				
or sections intra and/or inter class; b) limits; e) establish proper base and a				here Dis-
to RPTL 489 (9) limits on an assessme				
			four instead of appropriate class; b) c	ass I
indignation results in incorrect alloca	tion of parcel's assessed value	ation between two or more	classes.	DATERECEIVED





SUPPLEMENTAL APPLICATION

This submission is for attachment to an ap ROUGH (Bronx, Brooklyn, Manhattan, Queens or Staten Island)	BLOCK		ASSESSMENT YEAR
Manhattan	1459	1	2010/11
Stahl York Avenue Co., L.L.C.			
Marcus & Pollack LLP			GROUP #, IF ANY 135
URPOSE OF THIS SUBMISSION - Check	the applicable hox		155
Rental property having an actual assessmer		The original application d	lid not include a complete
tement of income and expenses. Attach an inc 000,000 or more, and income exceeds \$100,000,	come and expense sched	ule on Form TC201 and, it	
Other income-producing property having an dude a complete statement of income and expe eatre, parking garage or lot, cooperative or condor	enses on the appropriate	Tax Commission form for a	
Form TC200, Part 5. Lease information that was ore). Is attached	is not filed with the original	application (actual assess	ment of \$750,000 or
Rental property having an actual assessment itement of income and expenses, the applicant us related person more than six months but less the rm TC201 for the calendar year or shorter period immission's Sale Schedule, Form TC230 and a con-	ses a calendar year for fee han twenty-four months be of ownership ending Dece opy of the closing statement	deral tax purposes and acq efore the beginning of this ember 31 and file it with this	uired the property from an calendar year. Complete
TTACHMENTS - List all schedules and do	ocuments attached.		
Attachment TC 201		NUT	ber of pages
TC 309			1
	OATH	ges attached	3
e oath must be signed by the applicant, a fiduciar the facts and the applicant's power of attorney. T	OATH ry, an officer of a corporate The applicant must be the	e applicant, or an agent who	
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AAOLI LOULO

TC201

TAX COMMISSION OF THE CITY OF NEW YORK 1 Centre Street, Room 936, New York, NY 10007

0007	2010

INCOME AND EXPENSE SCHEDULE FOR RENT PRODUCING PROPERTY

PARTS OF TC201. AN	ICATION. TC201 IS NOT VA SWER YES OR NO TO QUES	STIONS	MARKED . INCOME	AND EXPE	NSES MUST BE I	TEMIZED IN PAR	TS 6 - 9 ON REVI	ERSE.
1. PROPERTY IDEN			orra o	現代した LOT		P. TC GROUP NUME		
	nhattan, Queens or Staten Island)	BLOCK 1459		1	13			MENT YEAR
Manhattan							20	10/11
	minium, does this schedule							
	over more than one tax lot?	No					t numbers:	
Block Lots			Bloc	ж	Lots			
Block Lots					Lots			
Check if applicable: A	dditional lots are listed on p	bage		All lots are	contiguous	All lots are	operated as a un	nit
c. Does this schedule re	port occupancy and income	for the	entire tax lot (or lots)	? <u>Yes</u> .I	lf no, describe po	rtions not covere	ed and reason for	r omissior
2 REPORTING PER	RIOD AND ACCOUNT	INGE	ASIS					
	1/1/09				Account	ting basis: C	ash A	Accrua
					Account		0	
	changed from the prior rep			untantia ana	tifaction TC200	TC200 doop pot	analysia a arts 2	4 5 45 46
	00 or more, and income exc CUPANCY AS OF J			The second s	International sectors and the sector of the		and the second s	the second s
								Cont Designed
TYPE OF OC	CUPANCY		NUMBER OF U	NIIS		MONT	HLY RENT	
RENTED, REGULATED			123		\$108	3,317		
RENTED, UNREGULATE	D		1		\$ 2	2,325		
VACANT			17		\$			
TOTAL			141		\$110),642		
	ide all recurring charges, su							
4. NONRESIDENTIA	L OCCUPANCY AS	OF JA	NUARY 5, 2010	-Appr	oximate gro	ss floor area	and/or perc	ent.
FLOOR	APPLICANT OR REL	ATED	RENTED (UNREL	ATED)	VACAN	Т	TOTAL	
FLOOR 3 - 6	Sq.ft.	%	6,604 Sq.ft.	%	2,200 Sq.ft	%	8,804 Sq.ft.	%
2ND FLOOR	Sq.ft.	%	Sq.ft.	%	Sq.ft	%	Sq.ft.	%
1 st FLOOR	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%
BASEMENT	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%
ENTIRE BUILDING	Sq.ft.	%	6,604 Sq.ft.	%	2,200 Sq.ft.	33 %	8,804 Sq.ft.	100%
5. LAND OR BUILDI	ING LEASE INFORM	ATION	AS OF JANUA	RY 5, 20	10		Carlon and	
	ited person pay rent pursua	atto an	arms length lease	f the entire	tax lot (or lots)?	No Itvos	complete this na	urt .
LESSOR			DESCRIBE RELATION 1	the second se		<u>. II yes,</u>	complete this pa	
LESSEE	IF NOT APPLICANT	DESCRIE	BE RELATION TO APPLIC	ANT				
Term of lease: from	to			Ar	nnual rent \$			
Start date of annual rent s	tated: E	nd date	of annual rent state	d	End d	ate of lease opti	on:	
Does lessor receive any	sums in addition to annual	rent sta	ated? If yes	s, state add	itional sums here	: \$		
	the operating expenses or r							
Is the lease a ground lease	ase?	A	V \$8,460,000					

Page 1

Marcus & Pollack LLP

6. INCOME INFORMATION	H/BLOCK/LOT attan/1459/1	Prior year	Reporting year	
a. Residential: Regulated			1,175,243	3 a
Unregulated			50,920	
b. Office				b
c. Retail (including storefront professional offices	, banks, restaurants)		325,895	5 0
d. Loft				d
e. Factory				e
f. Warehouse				f.
g. Storage				g
h. Garage/parking				h
SUBTOTAL			1,552,058	
. Owner-occupied or owner-related space				i.
Ancillary Income: 1. Operating escalation				j.
2. Real estate tax escalation			62,543	
3. Sale of utility services			4,933	
4. Sale of other services				
5. Government rent subsidies			15,901	
6. Signage/billboard				
7. Cell towers/telecommunications equip	ment			
c. Other (specify) Laundry			8,954	k.
. TOTAL GROSS INCOME			1,644,389	1.
7. EXPENSE INFORMATION				
a. Fuel			77,282	a.
p. Light and power			98,691	b.
Cleaning contracts				C.
d. Wages and payroll			206,324	d.
e. Repairs and maintenance			36,147	e.
. Management and administration		5	106,047	f.
g. Insurance (annual)			41,482	g.
n. Water and sewer			68,780	h.
Advertising				i.
Interior painting and decorating			13,167	j.
. Amortized leasing and tenant improvement cos	sts		5,731	k.
Miscellaneous expenses (from Part 9)		-	178,440	١.
n. EXPENSES BEFORE REAL ESTATE TAXES (add I	ines a through I)		832,091	m.
n. Real estate taxes (before any abatements)			805,177	n.
b. TOTAL EXPENSES (add lines m and n)			1,637,268	0.
B. NET PROFIT (OR LOSS)			1,037,200	0.
a. Net before real estate taxes (subtract Part 7 lin	e m from Part 6 line I)		812,298	a.
 Net after real estate taxes (subtract Part 7 line 			7,121	b.
. ITEMIZATION OF MISCELLANEOUS EXI		· · · · · · · · · · · · · · · · · · ·	1,121	
	MOUNT	ITEM	AMOUNT	
				10
Depreciation of building	00.007	Security		3,10
improvements		Sundry		1,013
			83	3,622
axes and permits	8,881	Bad debt expense		



ACCOUNTANT'S CERTIFICATION Attach TC309 to an application. It is not valid if filed separately.

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File TC309 with an application or supplemental application and Form TC201, the Tax Commission's schedule of income and expenses for rent-producing properties, for a parcel having a tentative actual assessed valuation of \$1,000,000 or more, and income exceeding \$100,000, as stated in Form TC201. An accountant's certification is required only for rent-producing properties. TC309 is not required when the Tax Commission prescribes use of a schedule other than Form TC201. The certification is limited to certain parts of TC201 as indicated in the form. Form TC201 and this certification are part of an application for correction or supplemental application. They may not be submitted separately. The Tax Commission has no authority to extend the time for filing. This form must not be conditioned, modified or altered in any respect. It must be signed by an independent certified public accountant, using his or her own name, not the firm name. This form and the schedule which it accompanies are subject to public disclosure.

This certification is attached to an a	polication for pro	perty identif	fied as follows:	
BOROUGH (Bronx, Brookiyn, Manhattan, Queens or Staten Island)	BLOCK	LOT	REP. TC GROUP NUMBER	ASSESSMENT YEAR
Manhattan	1459	1	135	2010/11
INDEPENDENT AUDITOR'S REPORT		E		
I have audited the accompanying schedule of i				
Commission of the City of New York, of Stahl Yo				cant, reflecting the
operations of the property or properties identifie	ed on that TC201 for th	e fiscal period 1	/1/09	to
12/31/09				
The schedule is the responsibility of the applic conducted my audit in accordance with generally to obtain reasonable assurance about whether basis, evidence supporting the amounts and di used and significant estimates made by the app provides a reasonable basis for my opinion. The of New York and on the basis of accounting of revenues and expenses.	y accepted auditing sta the schedule is free fro sclosures in the sche plicant, as well as eva schedule is presente	Indards. Those s form material miss dule. An audit all luating the overa d pursuant to the	tandards require that I plan and tatement. An audit includes ex so includes assessing the acc all schedule presentation. I bel e requirements of the Tax Com	d perform the audit amining, on a test counting principles ieve that my audit mission of the City
X ACCRUAL BASIS. The schedule of income Tax Commission, the schedule does not includ which are necessary for a complete presentat accounting principles.	e interest expense, de	epreciation, other	r items set forth below and foo	otnote disclosures
CASH BASIS. The schedule of income and exp certain revenues are recognized when received the obligation is incurred. In addition, under the depreciation, other items set forth below, and for operations of the property. Because of the foregoing generally accepted accounting principles.	rather than earned, a requirements of the Ta ootnote disclosures w going, the schedule do	nd certain expen ax Commission, hich are necess les not purport to	ases are recognized when paid the schedule does not include ary for a complete presentatio present results of operations	rather than when interest expense, n of the results of
Other income and expense items excluded from		le of income and	expenses:	
Interest income Amortizati	on of mortgage			
costs				
Footnotes:				
In my opinion, the aforementioned schedule of i presents fairly, in all material respects, the infor This report is prepared solely for information and should not be used for any other purpose.	mation contained ther	rein in conformity	with the basis of accounting	
SIGNATURE OF CERTIFIED PUBLIC ACCOUNT		r		, CPA
PRINT NAME OF SIGNER: Tony Cucci				
PRINT FIRM NAME: Berdon LLP				
ADDRESS: 360 Madison Avenue, New York, N	Y 10017			
DATE: February 3, 2010				
Page 3 of 3				TC309

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TAX COMMISSION OF THE CITY OF NEW YORK 1 Centre Street, Room 936, New York, NY 10007

APPLICATION FOR CORRECTION OF ASSESSED VALUE OF CLASS TWO OR FOUR PROPERTY

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COPY

TC 101

2010

1. PROPERTY IDENTIFICATION - A separate ap			ES OR NO TO QUESTIONS MARKED
BOROUGH (Bronx, Brooklyn, Menhattan, Queers or Staten Island)	BLOCK 1459	LOT 10	ASSESSMENTYEAR
FULL ADDRESS OF PROPERTY (WITH ZIP CODE)	1455	10	2010/11
411-423 East 64th Street, New York,			
2. APPLICANT - The applicant must be an owned		ggrieved, not an attorney or	agent.
NAME OF APPLICANT Stahl York Avenue Co.,		perty subject to a net lease? No	
 Is applicant an owner/title holder of entire property? Yes Is applicant a lessee of entire property who pays all property cl 		, ,	See TC101 instructions. If yes, select a or b.
a Lease from unrelated owner or sublease. Provide lease			
b Lease from a related owner. Specify applicant's relation	en to owner.		
If neither owner nor lessee, per above, specify applicant's relation			
Does applicant claim eligibility for review without filing an incom	ne schedule (TC201, 203, 2	208 or 214) or net lease rent on TC20	0? NO If yes, specify the reason:
If property is 4, 5 or 6 - unit residential property and TC201 or TC20	03 is not filed, is any portion	of the property rented or being offere	0? NO If yes, specify the reason: d for rent as of January 5, 2010?
If yes, % floor area at or above grade rented or offered for		and the provide states of the	
If application is filed after March 1, applicant claims eligibility for re-	view because filing Is within		Apportionment notice.
Notice of increase by the Department of Finance. You must			
3. REPRESENTATION - Complete this section e PHONE NUMBER	FAX NO.	sent yourself.	
(212) 490-2900		3167	
NAME OF PERSON OR FIRM TO BE CONTACTED			GROUP N, IF ANY 135
Marcus & Pollack LLP			GROUP #, IF ANY 135
708 Third Avenue, 11th Floor, New Y	ork, NY 10017		
	attorney [Other representative	Employee of owner corporation
4. ATTACHMENTS - List all schedules and docu	ments attached. Nu		
TC201 TC203	TC208	TC214	
ТСЗО9 ТС	200	TC230	
OTHER:			
	tachments to application	n for block lot	
5. HEARING REQUEST - Check only one box.			
Review on papers submitted without a personal here	aring, OR X Person	hal hearing in Manhattan	Personal hearing in the Bronx
			n Island
Personal hearing in Brooklyn Personal	hearing in Queens	Personal hearing in State	
6. CLAIMS OF UNEQUAL OR EXCESSIVE ASSE	SSMENT.		
Applicant objects to the assessment on the grounds that i	t is (a) unequal or (b) ex	cessive because the assessmer	
property or statutory limits on increases, as follows:		1	nt exceeds the full value of the
a. Tentative actual assessment \$ 6,885,000	b. Applicant's estimat	e of market value \$ 1,721,00	1 1 mpg - 1
c. Estimated class assessment ratio: 15 %	d. Requested assess	ment: \$ 258,150	B ños
			8
Applicant also objects to the assessment on the following g UNEQUAL - 1) assessment at higher proportionate valuation than;	a) all property on same rol	and all property on tax rolls of the city	
property of like character in section; c) other property in same cla	ss on same roll by same o	fficers; 2) extent of unequal assessm	ant Unat
(assessment) minus (claimed full value times 15 %). EXCESSIVE failed to receive all or part of partial exemption; 3) failure to comply			The second secon
transition assessment. UNLAWFUL - 1) unlawful use of defective of			
or sections intra and/or inter class; b) assess at full value; c) assess			
limits; e) establish proper base and adjusted base proportion; f) spe (to RPTL 489 (9) limits on an assessment; 3) assessment unlawfully s		1	
5) property misclassified. MISCLASSIFIED - a) property misclassifi	ed as being in class two or	four instead of appropriate class; b) cl	ass
designation results in incorrect allocation of parcel's assessed value	ation between two or more	Classes.	DATE RECEIVED

7. SALE OR CON	STRUCTION	AFTER JANUARY 5, 2008	- You must answer both que	estions.	<i>6</i> 4
Has the property or an	n interest in it beer	bought, sold, transferred or placed	under contract of sale after January 5,	2008? No If yes, submit Form	TC230. If transferred
		ay be submitted instead.			
After January 5, 2008	, has any construc	tion or major alteration work been u	nder way or is a new building proposed	in filed plans? No If yes, subm	it Form TC200.
			Property uses; retail units, o	dwellings, parking spaces.	
NUMBER OF BUILDINGS			INSTRUCTION		
NUMBER OF DWELLING UNITS	6	NUMBER OF RETAIL UNITS	NUMBER OF VEHICLE PARKING	SPACES	
387		0	Indoor: 0	Outdoor. 0	
YEAR OF PURCHASE		1	NUMBER OF VEHICLE PARKING	SPACES PAID	
1977			Indoor.	Outdoor:	-
Uses (residential, offi	ice, retail, hotel,	loft, factory, warehouse, storag	e, garage, theater, etc.)		
Floors 3.6	Residenti	al			
Second floor	Residentia	al			
First floor	Residentia	al			
Basements	Storage				
Outdoor Space					
	GROSS FLO	OR AREA AS OF JANUAR	Y 5, 2010		
FLOOR		ALL USES (ABOVE GRADE)	RETAIL	GARAGE	OFFICES
FLOORS 3- 6		sq. ft.	sq. ft.	sq. ft.	sq. ft.
SECOND FLOOR		sq. ft.	sq. ft.	sq. ft.	sq. ft.
FIRST FLOOR		sq. ft.	sq. ft.	sq. ft.	sq. ft.
BASEMENTS	XXXX	*****	sq. ft.	sq. ft.	sq. ft.
TOTALAREA		133,860 sq. ft.	sq. ft.	sq. ft.	sq. ft.
10. USE BY APPLIC	CANT				Constraint of
 On January 5, 20 Use by applicant: 			applicant or related persons?	No If yes, complete	Part 10.
		floor area used by applican	tsq. ft., of which i	first floor, base	ment
Describe applicant's		nt store, public parking garage	or lot theater or hotel		
11. OATH	a a ueparane	ni store, public parking garage	BOROUGH	MANHATTAN BLOCK 1459	LOT 10
partner of a partnership or agent signs, attach a nota TC600 for instructions on	a member or ma rized power of atte documentation of	nager of a limited liability company, orney signed by the applicant and Ta authority.	the facts who is the applicant or a fiduo which legal entity is the applicant or is a ax Commission Form TC244, Agent's S	a general partner or member or mana	iger of the applicant. If an
Print name of person s			name of entity and person's title.	Member	
Name of entity	tahl York A	venue Co., L.L.C.	mane or entry and persons sue.	Title	
Signer or entity is:	The app	licant. General partner of	partnership applicant. X Me	mber or manager of limited liabili	ty company applicant.
An attorney, empl	loyee, property	manager or other agent. A nota	rized power of attorney and form 1	TC244, Agent's Statement, must	be attached.
			C entity, specify name of entity an		
lame of entity			ame and title		
tatements are subject	t to verification	n. I also understand that the m	nd correct to the best of my kn aking of any willful false statem w relevant to the making and fil	ent of material fact in this appli	derstand that such cation including the
Signed: X	Lech	Cari			
	nd acknowledge ti	ne signatore before a notary. State	Date 7/17/10		NE LARSEN
		Jidio	- chilte		ATE OF NEW YORK
Sworn to before me				110- 010-	
	:			Qualified in Ne	w York County
Sworn to before me		· ·	. 0		w York County
Sworn to before me		oath & Joequel	inforsen	Qualified in Ne	w York County s Novemeber 14, 20





SUPPLEMENTAL APPLICATION

OROUGH (Bronx, Brooklyn, Manhattan, Queens or Staten Island)	pplication identified as f	LOT	ASSESSMENT YEAR
Manhattan	1459	LOT 10	2010/11
Stahl York Avenue Co., L.L.C.			
EPRESENTATIVE			GROUP # IF ANY
Marcus & Pollack LLP			135
PURPOSE OF THIS SUBMISSION - Check			GROUP # IF ANY 135 not include a complete
Rental property having an actual assessment			
atement of income and expenses. Attach an inc			he actual assessment is
1,000,000 or more, and income exceeds \$100,000			
Other income-producing property having an			
clude a complete statement of income and expe			hotel, department store,
eatre, parking garage or lot, cooperative or condo			
Form TC200, Part 5. Lease information that wa	is not filed with the original a	pplication (actual assessme	ent of \$750,000 or
ore). Is attached			
Rental property having an actual assessmen			
atement of income and expenses, the applicant us arelated person more than six months but less th			
orm TC201 for the calendar year or shorter period			
ommission's Sale Schedule, Form TC230 and a co			
TTACHMENTS - List all schedules and do			
Attachment		Numb	er of pages
TC 201			2
TC.309			1
			2
		es attached	3
	OATH		3
	OATH ry, an officer of a corporate a	applicant, or an agent who l	
the facts and the applicant's power of attorney. T	OATH ry, an officer of a corporate a The applicant must be the ov	applicant, or an agent who l	
the facts and the applicant's power of attorney. The submission of materially false or misleading info	OATH ry, an officer of a corporate a The applicant must be the ov	applicant, or an agent who l	
the facts and the applicant's power of attorney. The submission of materially false or misleading info	OATH ry, an officer of a corporate a The applicant must be the ov	applicant, or an agent who l	
the facts and the applicant's power of attorney. The submission of materially false or misleading information of person signing Richard Czaja	OATH ry, an officer of a corporate a The applicant must be the ov prmation is a crime.	applicant, or an agent who l vner or other person aggrie	
the facts and the applicant's power of attorney. The submission of materially false or misleading information of person signing Richard Czaja signing as corporate officer, you must specify name	OATH ry, an officer of a corporate a The applicant must be the ov prmation is a crime.	applicant, or an agent who i vner or other person aggrie 's title:	
the facts and the applicant's power of attorney. The submission of materially false or misleading information of person signing Richard Czaja signing as corporate officer, you must specify narrane of corporation	OATH ry, an officer of a corporate a The applicant must be the ov prmation is a crime. The of corporation and officer	applicant, or an agent who have a some or other person aggrie 's title:	ved by the assessment.
the facts and the applicant's power of attorney. The submission of materially false or misleading information of person signing Richard Czaja signing as corporate officer, you must specify name of corporation	OATH ry, an officer of a corporate a The applicant must be the ov prmation is a crime. The of corporation and officer	applicant, or an agent who have a some or other person aggrie 's title:	ved by the assessment.
the facts and the applicant's power of attorney. The submission of materially false or misleading information intername of person signing Richard Czaja signing as corporate officer, you must specify name of corporation	OATH ry, an officer of a corporate a The applicant must be the ov ormation is a crime. me of corporation and officer reral partner of partnership a	applicant, or an agent who here or other person aggries 's title:	ved by the assessment.
the facts and the applicant's power of attorney. The submission of materially false or misleading information intername of person signing Richard Czaja signing as corporate officer, you must specify name of corporation gner or corporation is: □ The applicant □ Genompany (LLC) applicant. □ Fiduciary (specify) An attorney, employee, manager or other agent	OATH ry, an officer of a corporate a The applicant must be the ov ormation is a crime. The of corporation and officer reral partner of partnership and (A notarized power of attorn	applicant, or an agent who here or other person aggries 's title:	ved by the assessment.
the facts and the applicant's power of attorney. The submission of materially false or misleading information intername of person signing Richard Czaja signing as corporate officer, you must specify name of corporation	OATH ry, an officer of a corporate a The applicant must be the ov ormation is a crime. me of corporation and officer teral partner of partnership a (A notarized power of attorn de on this supplemental a	applicant, or an agent who is where or other person aggries 's title:	ved by the assessment.
the facts and the applicant's power of attorney. The submission of materially false or misleading information intername of person signing Richard Czaja signing as corporate officer, you must specify name of corporation	OATH ry, an officer of a corporate a The applicant must be the ov ormation is a crime. me of corporation and officer teral partner of partnership a (A notarized power of attorn de on this supplemental ap and I understand that suc	applicant, or an agent who is when or other person aggries 's title:	lember manager of limited liability be attached).; file on 9 th flo
the facts and the applicant's power of attorney. The submission of materially false or misleading information intername of person signing Richard Czaja signing as corporate officer, you must specify name of corporation	OATH ry, an officer of a corporate a The applicant must be the ov ormation is a crime. The of corporation and officer reral partner of partnership a (A notarized power of attorn de on this supplemental ap and I understand that such ing of any willful false state	applicant, or an agent who have or other person aggries 's title:	lember manager of limited liability be attached).; file on 9 th flo
the facts and the applicant's power of attorney. The submission of materially false or misleading information intername of person signing Richard Czaja signing as corporate officer, you must specify name of corporation	OATH ry, an officer of a corporate a The applicant must be the ov ormation is a crime. The of corporation and officer teral partner of partnership a (A notarized power of attorn de on this supplemental ap and I understand that such ing of any willful false states will subject me to the prov	applicant, or an agent who have or other person aggries 's title:	lember nanager of limited liability be attached).; file on 9 th flo
the facts and the applicant's power of attorney. The submission of materially false or misleading information of materially false or misleading information internation of person signing Richard Czaja signing as corporate officer, you must specify name of corporation	OATH ry, an officer of a corporate a The applicant must be the ov ormation is a crime. The of corporation and officer teral partner of partnership a (A notarized power of attorn de on this supplemental ap and I understand that such ing of any willful false states will subject me to the prov	applicant, or an agent who have or other person aggries 's title:	lember manager of limited liability be attached).; file on 9 th flo
the facts and the applicant's power of attorney. The submission of materially false or misleading information of materially false or misleading information of person signing Richard Czaja signing as corporate officer, you must specify name of corporation	OATH ry, an officer of a corporate a The applicant must be the ov ormation is a crime. The of corporation and officer are of corporation and officer (A notarized power of attorn de on this supplemental ap and I understand that such g of any willful false states will subject me to the prov- ients.	applicant, or an agent who fiver or other person aggries 's title:	lember nanager of limited liability be attached).; file on 9 th flo
the facts and the applicant's power of attorney. The submission of materially false or misleading information in the person signing Richard Czaja signing as corporate officer, you must specify name of corporation	OATH ry, an officer of a corporate a The applicant must be the ov ormation is a crime. me of corporation and officer eral partner of partnership a (A notarized power of attorn de on this supplemental ap and I understand that such ag of any willful false states will subject me to the prov- ents.	applicant, or an agent who have or other person aggries 's title:	lember nanager of limited liability be attached).; file on 9 th flo
the facts and the applicant's power of attorney. The submission of materially false or misleading information of materially false or misleading information and of person signing Richard Czaja signing as corporate officer, you must specify name of corporation	OATH ry, an officer of a corporate a The applicant must be the ov ormation is a crime. The of corporation and officer were of corporation and officer teral partner of partnership a (A notarized power of attorm de on this supplemental ap and I understand that such ag of any willful false states will subject me to the prov- ents.	applicant, or an agent who fiver or other person aggries 's title:	lember nanager of limited liability be attached).; file on 9 th flo
the facts and the applicant's power of attorney. The submission of materially false or misleading information of the applicant of the making and filing of false statements materially false of affiant:	OATH ry, an officer of a corporate a The applicant must be the over ormation is a crime. The of corporation and officer were a partner of partnership and (A notarized power of attorm de on this supplemental and and I understand that such and I understand that such is of any willful false states will subject me to the prov- ents.	applicant, or an agent who is when or other person aggries is title:	lember nanager of limited liability be attached).; file on 9 th flo
worn to before me:	OATH ry, an officer of a corporate a The applicant must be the ov ormation is a crime. The of corporation and officer weral partner of partnership and (A notarized power of attorn de on this supplemental and and I understand that such and I understand that such will subject me to the prov- ents.	applicant, or an agent who have or other person aggries 's title:	lember manager of limited liability be attached).; file on 9 th flo
the facts and the applicant's power of attorney. The submission of materially false or misleading information of materially false or misleading information and of person signing Richard Czaja signing as corporate officer, you must specify name of corporation	OATH ry, an officer of a corporate a The applicant must be the ov ormation is a crime. The of corporation and officer weral partner of partnership and (A notarized power of attorn de on this supplemental and and I understand that such and I understand that such will subject me to the prov- ents.	applicant, or an agent who l wher or other person aggrie 's title: 	lember manager of limited liability be attached).; file on 9 th flo
the facts and the applicant's power of attorney. The submission of materially false or misleading information of materially false or misleading information and of person signing Richard Czaja signing as corporate officer, you must specify name of corporation	OATH ry, an officer of a corporate a The applicant must be the ov ormation is a crime. The of corporation and officer teral partner of partnership and (A notarized power of attorn de on this supplemental and and I understand that such and I understand that such will subject me to the prov- ter 3/22/10 Notary Put No Qualified Commission	applicant, or an agent who l wher or other person aggrie 's title: 	lember manager of limited liability be attached).; file on 9 th flo

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TAX COMMISSION OF THE CITY OF NEW YORK 1 Centre Street, Room 936, New York, NY 10007

TC201	
2010	
2010	

INCOME AND EXPENSE SCHEDULE FOR RENT PRODUCING PROPERTY ATTACH TO AN APPLICATION, TC201 IS NOT VALID IF FILED SEPARATELY, READ TC201 INSTRUCTIONS BEFORE YOU BEGIN, COMPLETE ALL PARTS OF TC201, ANSWER YES OR NO TO QUESTIONS MARKED . INCOME AND EXPENSES MUST BE ITEMIZED IN PARTS 6 - 9 ON REVERSE. 1. PROPERTY IDENTIFICATION BLOCK LOT REP TC GROUP NUMBER BOROUGH (Bronx, Brooklyn, Manhattan, Queens or Staten Island) ASSESSMENT YEAR 10 Manhattan 1459 135 2010/11 a. ◆ If property is a condominium, does this schedule cover all lots listed on Form TC109? . If yes, skip section b. b. Ooes this schedule cover more than one tax lot? No . If yes, state total number of lots _____, and list block and lot numbers: Block Block Lots Lots Block Block Lots Lots Check if applicable: Additional lots are listed on page All lots are contiguous All lots are operated as a unit c.
Does this schedule report occupancy and income for the entire tax lot (or lots)? Yes___. If no, describe portions not covered and reason for omission: 2. REPORTING PERIOD AND ACCOUNTING BASIS The Man Reporting year: From 1/1/09 to 12/31/09 Accounting basis: Cash Accrual Has the accounting basis changed from the prior reporting year? Y D N X If assessment is \$1,000,000 or more, and income exceeds \$100,000, attach accountant's certification TC309. TC309 does not apply to parts 3, 4, 5 or 10. 3. RESIDENTIAL OCCUPANCY AS OF JANUARY 5, 2010 - Number of dwelling units, rent by type of occupancy. TYPE OF OCCUPANCY NUMBER OF UNITS MONTHLY RENT RENTED, REGULATED 292 \$322,919 RENTED, UNREGULATED \$ 1,700 1 VACANT \$ 95 TOTAL \$324.619 388 Does rent reported include all recurring charges, such as parking, subsidies and SCRIE abatements? 4. NONRESIDENTIAL OCCUPANCY AS OF JANUARY 5, 2010 — Approximate gross floor area and/or percent. FLOOR APPLICANT OR RELATED RENTED (UNRELATED) VACANT TOTAL FLOOR 3 - 6 Sq.ft. % Sq.ft. % Sq.ft. % Sq.ft. % 2ND FLOOR Sa.ft. % Sq.ft. % % % Sq.ft. Sq.ft. 1ST FLOOR % Sq.ft. % Sq.ft. Sq.ft. % % Sq.ft. BASEMENT Sq.ft. % Sq.ft. % Sq.ft. % % Sq.ft. ENTIRE BUILDING % Sq.ft. % % 100% Sa.ft. Sq.ft. Sq.ft. 5. LAND OR BUILDING LEASE INFORMATION AS OF JANUARY 5, 2010 Does applicant or a related person pay rent pursuant to an arms-length lease of the entire tax lot (or lots)? No . If yes, complete this part. IF NOT OWNER OF RECORD, DESCRIBE RELATION TO PROPERTY LESSOR LESSEE IF NOT APPLICANT, DESCRIBE RELATION TO APPLICANT to Term of lease: from Annual rent \$ Start date of annual rent stated: . End date of annual rent stated End date of lease option Do is lessor receive any sums in addition to annual rent stated? ______. If yes, state additional sums here: \$ Does lessor pay any of the operating expenses or real estate taxes? ______. If yes, specify: ______.

Is he lease a ground lease? _

AV \$6,885,000

10.14

6. INCOME INFORMATION BOROUGH/BLOCK/LOT Manhattan/1459/10	Prior year	Reporting year	
a. Residential: Regulated		3,223,973	3 a
Unregulated		37,996	5
b. Office			b
c. Retail (including storefront professional offices, banks, restaurants)			C
d. Loft			d
e. Factory			e
f. Warehouse			f.
g. Storage			g
h. Garage/parking			h
SUBTOTAL		3,261,969	
i. Owner-occupied or owner-related space			i.
j. Ancillary Income: 1. Operating escalation			j.
2. Real estate tax escalation			
3. Sale of utility services		2,683	
4. Sale of other services			
5. Government rent subsidies		24,665	
6. Signage/billboard			
7. Cell towers/telecommunications equipment			
k. Other (specify) Laundry		24,640	k.
. TOTAL GROSS INCOME		3,313,957	١.
EXPENSE INFORMATION		R A HE LOUGH	A STA
a. Fuel		201,245	a.
b. Light and power		256,995	b.
c. Cleaning contracts			C.
d. Wages and payroll		537,273	d.
e. Repairs and maintenance		115,018	e.
Management and administration		163,953	f.
g. Insurance (annual)		108,019	g.
n. Water and sewer		179,105	h.
Advertising			i.
. Interior painting and decorating		51,933	į.
k. Amortized leasing and tenant improvement costs		15,770	
Miscellaneous expenses (from Part 9)		270,012	
m. EXPENSES BEFORE REAL ESTATE TAXES (add lines a through I)		1,899,323	
n. Real estate taxes (before any abatements)		621,011	n.
			-
b. TOTAL EXPENSES (add lines m and n) B. NET PROFIT (OR LOSS)		2,520,334	0.
a. Net before real estate taxes (subtract Part 7 line m from Part 6 line I)		4 414 624	a.
b. Net after real estate taxes (subtract Part 7 line of from Part 6 line I)		1,414,634	a.
. Net alter real estate taxes (subtract Fait / time o from Fait o line i)	1	793,623	9.
		AMOUNT	
. ITEMIZATION OF MISCELLANEOUS EXPENSES	ITEM	ANUOUNI	
ITEMIZATION OF MISCELLANEOUS EXPENSES	ITEM		000
ITEMIZATION OF MISCELLANEOUS EXPENSES ITEM AMOUNT Depreciation of building	Security	125	-
ITEMIZATION OF MISCELLANEOUS EXPENSES ITEM AMOUNT Depreciation of building 59,59	Security 9 Sundry	125),450
ITEMIZATION OF MISCELLANEOUS EXPENSES ITEM AMOUNT Depreciation of building 59,55	Security 9 Sundry 78 Bad debt expense	125	0,257 0,450 0,102



ACCOUNTANT'S CERTIFICATION Attach TC309 to an application. It is not valid if filed separately.

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File TC309 with an application or supplemental application and Form TC201, the Tax Commission's schedule of income and expenses for rent-producing properties, for a parcel having a tentative actual assessed valuation of \$1,000,000 or more, and income exceeding \$100,000, as stated in Form TC201. An accountant's certification is required only for rent-producing properties. TC309 is not required when the Tax Commission prescribes use of a schedule other than Form TC201. The certification is limited to certain parts of TC201 as indicated in the form. Form TC201 and this certification are part of an application for correction or supplemental application. They may not be submitted separately. The Tax Commission has no authority to extend the time for filing. This form must not be conditioned, modified or altered in any respect. It must be signed by an independent certified public accountant, using his or her own name, not the firm name. This form and the schedule which it accompanies are subject to public disclosure.

This certification is attached to an a	application	for property identi	ified as follows:	Start Martin
BOROUGH (Bronx, Brooklyn, Manhattan, Queens or Staten Island) Manhattan	вьоск 1459	10	REP. TC GROUP NUMBER	ASSESSMENT YEAR 2010/11
INDEPENDENT AUDITOR'S REPOR	T La series	$= \frac{1}{2} \left[e^{i\theta t} \right]^{-1} \left[e^{i\theta t} \right]$	t to perform the second	
I have audited the accompanying schedule of	income and ex	penses, Form TC201, j	prepared pursuant to the require	rements of the Tax
Commission of the City of New York, of Stahl Y	ork Avenue Co	., L.L.C.	, the appli	cant, reflecting the
operations of the property or properties identified	ed on that TC2	01 for the fiscal period	1/1/09	to
12/31/09	_			

The schedule is the responsibility of the applicant. My responsibility is to express an opinion on this schedule based on my audit. I conducted my audit in accordance with generally accepted auditing standards. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the schedule is free from material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the schedule. An audit also includes assessing the accounting principles used and significant estimates made by the applicant, as well as evaluating the overall schedule presentation. I believe that my audit provides a reasonable basis for my opinion. The schedule is presented pursuant to the requirements of the Tax Commission of the City of New York and on the basis of accounting described below, and is not intended to be a complete presentation of the property's revenues and expenses.

ACCRUAL BASIS. The schedule of income and expenses has been prepared on the accrual basis. Under the requirements of the Tax Commission, the schedule does not include interest expense, depreciation, other items set forth below and footnote disclosures which are necessary for a complete presentation of the results of operations of the property in conformity with generally accepted accounting principles.

CASH BASIS. The schedule of income and expenses has been prepared on the basis of cash receipts and disbursements; consequently, certain revenues are recognized when received rather than earned, and certain expenses are recognized when paid rather than when the obligation is incurred. In addition, under the requirements of the Tax Commission, the schedule does not include interest expense, depreciation, other items set forth below, and footnote disclosures which are necessary for a complete presentation of the results of operations of the property. Because of the foregoing, the schedule does not purport to present results of operations in conformity with generally accepted accounting principles.

Other income and expense	e items excluded from	n Form TC201	schedule of income	and expenses:

Interest income Amortization of mortgage

Footnotes:

In my opinion, the aforementioned *schedule* of income and expenses on borough/block/lot <u>Manhattan</u> / 1459 / 10 presents fairly, in all material respects, the information contained therein in conformity with the basis of accounting described above. This report is prepared solely for information and use of the *applicant* and for filing with the Tax Commission of the City of New York and should not be used for any other purpose.

2

SIGNATURE OF CERTIFIED PUBLIC ACCOUNTANT:

PRINT NAME OF SIGNER: Tony Cucci

PRINT FIRM NAME: Berdon LLP

ADDRESS: 360 Madison Avenue, New York, NY 10017

DATE: February 3, 2010

Page 3 of 3

, CPA



	TC 101
COPY	2010

APPLICATION FOR CORRECTION OF ASSESSED VALUE OF CLASS TWO OR FOUR PROPERTY

READ THE INSTRUCTIONS BEFORE YOU BEGIN. C	COMPLETE ALL PARTS OF	THE FORM. ANSWER YES C	OR NO TO QUESTIONS MARKED
1. PROPERTY IDENTIFICATION - A separate ap	plication is required for	each tax lot.	1
BOROUGH (Bronx, Brooklyn, Manhaitan, Queens or Staten Island)	BLOCK 1459	LOT 22	ASSESSMENT YEAR
FULL ADDRESS OF PROPERTY (WITH ZIP CODE)	1400		2010/11 Y
429 East 64th Street, New York, NY 1	10021		
2. APPLICANT - The applicant must be an own		eved, not an attorney or age	nt.
NAME OF APPLICANT Stahl York Avenue Co.,			0
♦ Is applicant an owner/title holder of entire property? Yes		subject to a net lease? NO	See TC101 instructions.
 Is applicant a lessee of entire property who pays all property of a Lease from unrelated owner or sublease. Provide least 			If yes, select a or b.
a Lease from unrelated owner or sublease. Provide lease b Lease from a related owner. Specify applicant's related		10201. 000 10101 manucilona.	
If neither owner nor lessee, per above, specify applicant's relation			Submit Form TC200.
Does applicant claim eligibility for review without filing an incorr	me schedule (TC201, 203, 208 or	214) or net lease rent on TC200?	No If yes, specify the reason:
			No If yes, specify the reason: ent as of January 5, 2010? Apportionment notice.
If property is 4, 5 or 6 - unit residential property and TC201 or TC2		e property rented or being offered for r	ent as of January 5, 2010?
If yes, % floor area at or above grade rented or offered for If application is filed after March 1, applicant claims eligibility for re		lender dave of	Apportionment notice.
Notice of increase by the Department of Finance. You must			
3. REPRESENTATION - Complete this section e			
PHONE NUMBER	FAX NO.		
(212) 490-2900 NAME OF PERSON OR FIRM TO BE CONTACTED	(212) 599-316		GROUP #, IF ANY
Marcus & Pollack LLP			135
MAILING ADDRESS			CX
708 Third Avenue, 11th Floor, New Y	ork, NY 10017		
			nployee of owner corporation
4. ATTACHMENTS - List all schedules and docu			
TC201 TC203	TC208	TC214	
ТС309 ТС	200	TC230	
OTHER:			G
	ttachments to application for	block lot	22
5. HEARING REQUEST - Check only one box.			N
	V		
Review on papers submitted without a personal he	earing, OR A Personal he	earing in Manhattan	sonal hearing in the Bronx
Personal hearing in Brocklyn Personal	hearing in Queens	Personal hearing in Staten Isla	and GRO
			Ğ.
6. CLAIMS OF UNEQUAL OR EXCESSIVE ASSE			*
Applicant objects to the assessment on the grounds that	it is (a) unequal or (b) excess	sive because the assessment exc	eeds the full value of the
property or statutory limits on increases, as follows:	1 A H Al Al A		
a. Tentative actual assessment \$ 2,646,000	b. Applicant's estimate of	market value \$ 662,000	under ordinary relacumstances.
c. Estimated class assessment ratio: 15 %	d. Requested assessment	s 99,300	101 1,
Applicant also objects to the assessment on the following			C
UNEQUAL - 1) assessment at higher proportionate valuation than	; a) all property on same roll and a		8 507
property of like character in section; c) other property in same classification of like character in section; c) other property in same classification of the section of th			
(assessment) minus (claimed full value times 15 %). EXCESSIVE failed to receive all or part of partial exemption; 3) failure to compl			A Es (
transition assessment. UNLAWFUL - 1) unlawful use of defective of	classification statute; 2) failure to:	a) equalize between boroughs and/	1. 100
or sections intra and/or inter class; b) assess at full value; c) assess limits; e) establish proper base and adjusted base proportion; f) sp			the th
to RPTL 489 (9) limits on an assessment; 3) assessment unlawfully s			10 -
5) property misclassified. MISCLASSIFIED - a) property misclassified designation results in incorrect allocation of percel's assessed values of the second s	-		DATE RECEIVED
sugaration results in medited and addition of hereels assessed value	sensil permobil mo of more class		DULLE LIENELYED

7. SALE OR COM	STRUCTION A	AFTER JANUARY 5	i, 2008 - You m	nust answer both que	stions.	
			or placed under cor	ntract of sale after January 5,	2008? No If yes, submit Form 7	TC230. If transferred
		ay be submitted instead.	rk been under wav (or is a new building proposed	in filed plans? No If yes, subm	it Form TC200
					twellings, parking spaces.	
NUMBER OF BUILDINGS	NUMBER OF		YEAR OF CONSTRUCTIO			
2 NUMBER OF DWFLLING UNITS	6	NUMBER OF RETAIL UNITS	1906	NUMBER OF VEHICLE PARKING	SPACES	
190	3				Outdoor: 0	
YEAR OF PURCHASE				NUMBER OF VEHICLE PARKING		-
1977				Indoor:0	Outdoor:	
Uses (residential, of	ffice, retail, hotel,	loft, factory, warehouse	e, storage, garag	e, theater, etc.)		
Floors 3 - 6	Residentia	al				
	Residentia	al				
Second floor						
First floor	Residentia	1				
Basements	Storage					
Outdoor Space						
9. APPROXIMATE	E GROSS FLOO	ALL USES (ABOVE GRADE)	ANUARY 5, 20	RETAIL	GARAGE	OFFICES
FLOORS 3- 6		sq. 1	ft.	sq. ft.	sq. ft.	sq. ft
SECOND FLOOR		sq. 1	ft.	sq. ft.	sq. ft.	sq. ft.
FIRST FLOOR		sq. 1	ft.	sq. ft.	sq. ft.	sq. ft.
BASEMENTS	XXXXX	****		sq. ft.	sq. ft.	sq. ft.
TOTALAREA		84,826 sq. 1	ft	sq. ft.	sq. ft.	sq. ft.
10. USE BY APPL	ICANT					
Use by applicant:	Entire	property.	Part. Specify	location in building	No . If yes, complete	
Describe applicant						
	ed as a departme	nt store, public parking	garage or lot, th	eater or hotel.	MANHATTAN BLOCK 1459	LOT 22
11. OATH	alenad hu on Indivi	dual bautas semanal kan	windra of the facts	who is the applicant or a fidu	clary or an agent or an officer of a co	
partner of a partnership	or a member or man	nager of a limited liability (company, which lea	al entity is the applicant or is	a general partner or member or man	ager of the applicant. If a
TC800 for instructions o	n documentation of	authority.	ant and lax Comm	ission Form 10244, Agents	Statement of Authority and Knowledg	e. If a nouclary, see Form
Print name of person				of antity and namonia title	Member	
Name of entity	Stahl York A	venue Co., L.L.	C.	of entity and person's title.	Title	
Signer or entity is:	The appl	licant. General p	partner of partner	ship applicant. X Me	ember or manager of limited liabi	lity company applicant
An attorney, em	ployee, property	manager or other ager	nt. A notarized po	wer of attorney and form	TC244, Agent's Statement, mus	t be attached.
					nd name and title of person for w	
Name of entity			Name and		and the second	
statements are subi	ect to verification	n. I also understand th	hat the making o	of any willful false staten	knowledge and belief, and I un ment of material fact in this app filing of false statements.	nderstand that such lication including the
Signed: X	D.l.	l.C.				
The signer must appear	and acknowledge th	ne signature before a nota		alialia	JACQUELINE NOTARY PUBLIC-STAT	LARSEN
		State	Date	applic	No. 01LA61	36990
Sworn to before me	e:			(Qualified in New My Commission Expires N	York County
NOTARY		\cap	1		T T T T T T T T T T T T T T T T T T T	overneber 14, 2013
Signature of persor	n administering	nath X Jose on	neline	farsen	Notan	Stamp
• .	administering		V			TC 10
age 2						1010





SUPPLEMENTAL APPLICATION

NSTRUCTIONS: Use this form to submit a suppl		follower	
This submission is for attachment to an a		TOHOWS.	
DROUGH (Bronx, Brooklyn, Manhattan, Queens or Staten Island) Manhattan	BLOCK 1459	LOT 22	ASSESSMENT YEAR 2010/11
PLICANT NAME			
Stahl York Avenue Co., L.L.C.			GROUP #, IF ANY
Marcus & Pollack LLP			135
PURPOSE OF THIS SUBMISSION - Check	k the applicable box.		
Rental property having an actual assessme		The original application	did not include a complete
atement of income and expenses. Attach an ir			if the actual assessment is
1,000,000 or more, and income exceeds \$100,00	00, an accountant's certificat	ion on Form TC309.	
Other income-producing property having a			• • • • • • • • • • • • • • • • • • • •
clude a complete statement of income and exp			r a hotel, department store,
eatre, parking garage or lot, cooperative or conde			1. (#750.000
Form TC200, Part 5. Lease information that w pre). Is attached	as not filed with the original	application (actual asses	sment of \$750,000 or
Rental property having an actual assessme	ant of loss than \$750,000	The original application	did not include a complete
atement of income and expenses, the applicant			
related person more than six months but less	-		
orm TC201 for the calendar year or shorter period	-		
ommission's Sale Schedule, Form TC230 and a c			
TTACHMENTS - List all schedules and d	locuments attached.		
Attachment		Nu	umber of pages
TC201			d
TC 309			
	Total pa	nes attached	3
		ges attached	3
e oath must be signed by the applicant a fiduai	OATH		3
	OATH ary, an officer of a corporate	e applicant, or an agent w	
the facts and the applicant's power of attorney.	OATH ary, an officer of a corporate The applicant must be the	e applicant, or an agent w	
the facts and the applicant's power of attorney. the submission of materially false or misleading information of materially false or misleading information of the submission	OATH ary, an officer of a corporate The applicant must be the formation is a crime.	e applicant, or an agent w	
the facts and the applicant's power of attorney. the submission of materially false or misleading internet rint name of person signing Richard Czaja	OATH ary, an officer of a corporate The applicant must be the formation is a crime.	e applicant, or an agent w owner or other person ag	
the facts and the applicant's power of attorney. the submission of materially false or misleading inter- rint name of person signing Richard Czaja signing as corporate officer, you must specify na	OATH ary, an officer of a corporate The applicant must be the formation is a crime.	e applicant, or an agent w owner or other person ag er's title:	grieved by the assessment.
the facts and the applicant's power of attorney. e submission of materially false or misleading int rint name of person signing Richard Czaja signing as corporate officer, you must specify na	OATH ary, an officer of a corporate The applicant must be the formation is a crime.	e applicant, or an agent w owner or other person ag	
the facts and the applicant's power of attorney. e submission of materially false or misleading inf rint name of person signing Richard Czaja signing as corporate officer, you must specify na ame of corporation gner or corporation is: □ The applicant □ Gen	OATH ary, an officer of a corporate The applicant must be the formation is a crime. ame of corporation and office neral partner of partnership	e applicant, or an agent w owner or other person ag er's title: Title	Member
the facts and the applicant's power of attorney. e submission of materially false or misleading inf rint name of person signing Richard Czaja signing as corporate officer, you must specify na ame of corporation gner or corporation is: □ The applicant □ Gen	OATH ary, an officer of a corporate The applicant must be the formation is a crime. ame of corporation and office neral partner of partnership	e applicant, or an agent w owner or other person ag er's title: Title	Member
the facts and the applicant's power of attorney. e submission of materially false or misleading inf rint name of person signing Richard Czaja signing as corporate officer, you must specify na ame of corporation	OATH ary, an officer of a corporate The applicant must be the formation is a crime. ame of corporation and office neral partner of partnership at (A notarized power of atto	e applicant, or an agent w owner or other person ag er's title: 	Member or manager of limited liability ust be attached).; file on 9 th fid
the facts and the applicant's power of attorney. e submission of materially false or misleading inf rint name of person signing Richard Czaja signing as corporate officer, you must specify na ame of corporation igner or corporation is: □ The applicant □ Gen ompany (LLC) applicant. □ Fiduciary (specify) An attorney, employee, manager or other agen ERTIFICATION: I certify that all statements ma	OATH ary, an officer of a corporate The applicant must be the formation is a crime. arme of corporation and office neral partner of partnership at (A notarized power of attor ade on this supplemental	e applicant, or an agent w owner or other person ag er's title: 	Member or manager of limited liability ust be attached).; file on 9 th fic
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the facts and the applicant's power of attorney. e submission of materially false or misleading inf rint name of person signing Richard Czaja signing as corporate officer, you must specify na ame of corporation gner or corporation is: □ The applicant □ Ger ompany (LLC) applicant. □ Fiduciary (specify) An attorney, employee, manager or other agen ERTIFICATION: I certify that all statements may prect to the best of my knowledge and belief everification. I also understand that the making is application including the attached sheet(s) levant to the making and filing of false statements	OATH ary, an officer of a corporate The applicant must be the formation is a crime. arme of corporation and office neral partner of partnership at (A notarized power of attor ade on this supplemental f, and I understand that su ing of any willful false stat) will subject me to the pro- ments. CHRIS	e applicant, or an agent wowner or other person agent's title: 	Member or manager of limited liability ust be attached).; file on 9 th fic ect n W HA
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signing as corporate officer, you must specify na ame of corporation	OATH ary, an officer of a corporate The applicant must be the formation is a crime. arme of corporation and office neral partner of partnership at (A notarized power of atto- ade on this supplemental f, and I understand that su ing of any willful false stat) will subject me to the pro- ments. CHRIS	e applicant, or an agent w owner or other person ag er's title: 	Member or manager of limited liability ust be attached).; file on 9 th fic ect n W HA
the facts and the applicant's power of attorney. the submission of materially false or misleading information in the submission of materially false or misleading information in the submission of materially false or misleading information in the submission of materially false or misleading information in the submission of materially false or misleading information in the submission of th	OATH ary, an officer of a corporate The applicant must be the formation is a crime. arme of corporation and office neral partner of partnership at (A notarized power of attoi ade on this supplemental f, and I understand that su ing of any willful false stat) will subject me to the pro- ments. CHRIS ADD D D D D D D D D D D D D No. Att 3 D D D D D D D D D D No.	e applicant, or an agent w owner or other person ag er's title: 	Member Member or manager of limited liability ust be attached).; file on 9 th fic act m MAR 23 D 34 COMPAN
the facts and the applicant's power of attorney. The submission of materially false or misleading information in the submission of materially false or misleading information in the submission of materially false or misleading information in the submission of materially false or misleading information is in the submission of the submi	OATH ary, an officer of a corporate The applicant must be the formation is a crime. arme of corporation and office neral partner of partnership at (A notarized power of attoi ade on this supplemental f, and I understand that su ing of any willful false stat) will subject me to the pro- ments. CHRIS ADD D D D D D D D D D D D D No. Att 3 D D D D D D D D D D No.	e applicant, or an agent w owner or other person ag er's title: 	Member Member or manager of limited liability ust be attached).; file on 9 th fic act m MAR 23 D 34 COMPAN
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the facts and the applicant's power of attorney. e submission of materially false or misleading inf rint name of person signing Richard Czaja signing as corporate officer, you must specify na- ame of corporation	OATH ary, an officer of a corporate The applicant must be the formation is a crime. arme of corporation and office neral partner of partnership at (A notarized power of attor ade on this supplemental f, and I understand that su ing of any willful false stat) will subject me to the pro- ments. CHRIS Autor Public No. Understand Scientified Commission	applicant, or an agent wowner or other person agent's title: 	Member or manager of limited liability ust be attached).; file on 9 th fic act NAR 22 USA CONTRACTOR NAR 20 NAR 20 NA

WOLPEGREG

TAX COMMISSION OF THE CITY OF NEW YORK 1 Centre Street, Room 936, New York, NY 10007

TC201 2010

INCOME AND EXPENSE SCHEDULE FOR RENT PRODUCING PROPERTY

1. PROPERTY IDE								
	anhattan, Queens or Staten Island)	BLOCK		LOT		C GROUP NUMBER		ENT YEAR
Manhattan		1459		22	135	···· · · · · · · · · · · · · · · · · ·	201	0/11
a. If property is a conde	ominium, does this schedule	e cover al	l lots listed on Fon	n TC109?	If yes, sk	tip section b.		
b. Does this schedule of	cover more than one tax lot?	? <u>No</u>	. If yes, state total	number of lots	, and lis	t block and lot nur	ibers:	
Block Lots _	·		Blo	ck	Lots			
Block Lots			Blo	ck	Lots			
Check if applicable:	Additional lots are listed on	page		All lots are con		All lots are opera	ted as a un	it
c. Does this schedule re	eport occupancy and income	e for the er	ntire tax lot (or lots	? <u>Yes</u> . If n	o, describe portio	ns not covered and	l reason for	omission
2. REPORTING PE	RIOD AND ACCOUNT	ING B	ASIS	1 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -		になる これ 二世界間の	「四、日本	
Reporting year: From	1/1/09	to 12/31/	09		Accounting	basis: Cash	5	Accrua
	changed from the prior rep			-				4
	000 or more, and income exc			untant's certific	cation TC309. TC	309 does not apply	to parts 3.	4.5 or 10
	CCUPANCY AS OF J							
TYPE OF OC	CUPANCY		NUMBER OF L	INITS		MONTHLY F	RENT	
RENTED, REGULATED			96		\$ 132			
RENTED, UNREGULATE	D			96 \$ 132,660 \$				
VACANT			94	94		\$		
TOTAL			190			\$ 132,660		
	ude all recurring charges, si	uch as na		d SCRIE abat				
	AL OCCUPANCY AS					floor area and	l/or perc	ent.
FLOOR	APPLICANT OR REL	ATED	RENTED (UNRE	LATED)	VACANT		TOTAL	
FLOOR 3 - 6	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%
2ND FLOOR	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%
1 ST FLOOR	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%
BASEMENT	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%
ENTIRE BUILDING	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%	Sq.ft.	100%
	ING LEASE INFORM	ATION	AS OF JANU	RY 5, 2010			-	
Does applicant or a rel:	ated person pay rent pursua	ent to an a	irms-length lease	of the entire ta	x lot (or lots)? No	If yes comp	lete this na	rt
LESSOR			DESCRIBE RELATION	and the second sec			iete titis pa	
LESSEE			RELATION TO APPLIC	ANT				
LESSEE	IF NOT AFFEIGANT	, DESCRIDE	RECEIPTION TO ATT ER					
Term of lease: from	to			Аппи	ual rent \$			
	stated: B			ed	. End date	of lease option:		
Does lessor receive an	y sums in addition to annua	I rent stat	ed? If ye	s, state additio	nal sums here: \$			
	the operating expenses or							
 Is the lease a ground lease 	ease?		AV \$2,646	000				

Marcus & Pollack LLP

the second se	BOROUGH/BLOCK/LOT Manhattan/1459/22	Prior year	Reporting year	_
a. Residential: Regulated			1,000,769	a
Unregulated			10,976	5
b. Office				b
c. Retail (including storefront profession	nal offices, banks, restaurants)			C.
d. Loft				d.
e. Factory				e.
. Warehouse				f.
g. Storage				g.
n. Garage/parking				h.
SUBTOTAL			1,011,745	
. Owner-occupied or owner-related sp	ace			i.
Ancillary Income: 1. Operating escal	ation			j.
2. Real estate tax escalation				
3. Sale of utility services			1,314	
4. Sale of other services				
5. Government rent subsidies			6,486	
6. Signage/billboard				
7. Cell towers/telecommunication	ons equipment			
. Other (specify) Laundry			12,066	k.
TOTAL GROSS INCOME			1,031,611	1.
EXPENSE INFORMATION				interior de
n. Fuel	and the second		98,548	a.
. Light and power			125,848	b.
. Cleaning contracts			120,040	C.
. Wages and payroll			263,097	d.
. Repairs and maintenance			39,817	e.
Management and administration			451,337	f.
. Insurance (annual)			52,896	g.
. Water and sewer			87,706	h.
Advertising			01,100	i.
Interior painting and decorating			2,919	
. Amortized leasing and tenant improve	ement costs		7,723	
Miscellaneous expenses (from Part 9			125,774	I.
n. EXPENSES BEFORE REAL ESTATE TA				-
. Real estate taxes (before any abatem			1,255,665	m.
			341,125	
. TOTAL EXPENSES (add lines m and	1 n)		1,596,790	0.
NET PROFIT (OR LOSS)	Det Zline - from Det Cline I)	1		
. Net before real estate taxes (subtract			(224,054)	a.
. Net after real estate taxes (subtract P			(565,179)	b.
ITEMIZATION OF MISCELLANE				
ITEM	AMOUNT	ITEM	AMOUNT	
epreciation of building		Security	61	1,337
improvement		Sundry		5,117
upplies		Bad debt expense	4	1,866
axes and permits 0. TENANTS' ELECTRICITY	11,324			

ACCOUNTANT'S CERTIFICATION Attach TC309 to an application. It is not valid if filed separately.

WOLPEGREG

TC309 2010

File TC309 with an application or supplemental application and Form TC201, the Tax Commission's schedule of income and expenses for rent-producing properties, for a parcel having a tentative actual assessed valuation of \$1,000,000 or more, and income exceeding \$100,000, as stated in Form TC201. An accountant's certification is required only for rent-producing properties. TC309 is not required when the Tax Commission prescribes use of a schedule other than Form TC201. The certification is limited to certain parts of TC201 as indicated in the form. Form TC201 and this certification are part of an application for correction or supplemental application. They may not be submitted separately. The Tax Commission has no authority to extend the time for filing. This form must not be conditioned. modified or altered in any respect. It must be signed by an independent certified public accountant, using his or her own name, not the firm name. This form and the schedule which it accompanies are subject to public disclosure.

This certification is attached to an a	application	for property ident	tified as follows:	
BOROUGH (Bronx, Brooklyn, Manhattan, Queens or Staten Island) Manhattan	вlocк 1459	LOT 22	REP. TC GROUP NUMBER	ASSESSMENT YEAR 2010/11
INDEPENDENT AUDITOR'S REPOR	Т	1	In the state of the state	-
I have audited the accompanying schedule of	income and ex	penses, Form TC201,	prepared pursuant to the requi	rements of the Tax
Commission of the City of New York, of Stahl Y	ork Avenue Co	., L.L.C.	, the appl	icant, reflecting the
operations of the property or properties identified	ed on that TC2	01 for the fiscal period	1/1/09	to
12/31/09				

The schedule is the responsibility of the applicant. My responsibility is to express an opinion on this schedule based on my audit. I conducted my audit in accordance with generally accepted auditing standards. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the schedule is free from material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the schedule. An audit also includes assessing the accounting principles used and significant estimates made by the applicant, as well as evaluating the overall schedule presentation. I believe that my audit provides a reasonable basis for my opinion. The schedule is presented pursuant to the requirements of the Tax Commission of the City of New York and on the basis of accounting described below, and is not intended to be a complete presentation of the property's revenues and expenses.

X ACCRUAL BASIS. The schedule of income and expenses has been prepared on the accrual basis. Under the requirements of the Tax Commission, the schedule does not include interest expense, depreciation, other items set forth below and footnote disclosures which are necessary for a complete presentation of the results of operations of the property in conformity with generally accepted accounting principles.

CASH BASIS. The schedule of income and expenses has been prepared on the basis of cash receipts and disbursements; consequently, certain revenues are recognized when received rather than earned, and certain expenses are recognized when paid rather than when the obligation is incurred. In addition, under the requirements of the Tax Commission, the schedule does not include interest expense, depreciation, other items set forth below, and footnote disclosures which are necessary for a complete presentation of the results of operations of the property. Because of the foregoing, the schedule does not purport to present results of operations in conformity with generally accepted accounting principles.

Other income and expense items excluded from Form TC201 schedule of income and expenses: Amortization of mortgage

Interest income

costs

Footnotes: Included in management and administration are professional fees in the amount of \$368,480 incurred to challenge the

New York City Landmarks Preservation Commission's decision to designate the property as a New York City Landmark.

In my opinion, the aforementioned schedule of income and expenses on borough/block/lot Manhattan / 1459 / presents fairly, in all material respects, the information contained therein in conformity with the basis of accounting described above. This report is prepared solely for information and use of the applicant and for filing with the Tax Commission of the City of New York and should not be used for any other purpose.

SIGNATURE OF CERTIFIED PUBLIC ACCOUNTANT:

PRINT NAME OF SIGNER: Tony Cucci

PRINT FIRM NAME: Berdon LLP

ADDRESS: 360 Madison Avenue, New York, NY 10017

DATE: February 3, 2010

Page 3 of 3

TC309

, CPA

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Toenine oncer, noon boo, non toni, int tooor	
ATION FOR CORRECTION OF ASSESSED VALUE	
OF CLASS TWO OR FOUR PROPERTY	

Т	C	1	0	1
	~			

	OF	CLASS TWO OR F)11
READ THE INSTRUCT IOTE: THE TAX COMMISSION HAS ADOPTED A IO FEE IS DUE IF THE APPLICANT OR REPRES OFFER OF CORRECTION REVOKED. THE FEE	A RULE IMPOSING A \$175 FEE ON / SENTATIVE WAIVES REVIEW OF T	APPLICATIONS FOR CORRECTION W THE APPLICATION BEFORE IT IS SCH	EDULED FOR REVIEW. IF ANY FEE IS	NOTICE OF PROPERT	TY VALUE FOR 2011/12 IS \$2 MILLION C	
1. PROPERTY IDENTIFICA	TION - A separate a	pplication is required	for each tax lot.			1
BOROUGH (Bronx, Brookiyn Manhattan, Queens MANHATTAN		всоск 1459	LOT 22		ASSESSMENTYEAR 2011/12	YEAR
FULL ADDRESS OF PROPERTY (WITH ZIP COD		10021				AR 2
2. APPLICANT - The applic	ant must be an own	er or other person ag	grieved, not an attorney	or agent.		20
NAME OF APPLICANT Stahl Y						
Is applicant an owner/title holder of			arty subject to a net lease? N	O See	TC101 instructions.	-
Is applicant a lessee of entire prop		charges and is not barred from	n contesting the assessment?	No	f yes, select a or b.	BOROUGH
a Lease from unrelated own	ner or sublease. Provide lea	se information on form TC200	or TC201. See TC101 Instruction	ons.		10
b Lease from a related own	ner. Specify applicant's relat	tion to owner.				UGI
If neither owner nor lessee, per abov					Submit Form TC200.	
 Does applicant claim eligibility for 	review without filing an inco	ome schedule (TC201, 203, 20	8 or 214) or net lease rent on T	C2007 NO	If yes, specify the reason:	Manhattan
If property is 4, 5 or 6 - unit residentia	property and TC201 or TC	203 is not filed, is any portion of	of the property rented or being of	flered for rent as c	f January 5, 2011?	nh
	e grade rented or offered to				, ,	att
If application is filed after March 1, ap	•	•	0 calendar days of:	App	ortionment notice.	an
Notice of increase by the Depar	tment of Finance. You mus	t attach a copy of the apportion	nment notice or notice of increas	ю.		
3. REPRESENTATION - Co	mplete this section	even if you will repres	ent yourself.			
PHONE NUMBER		FAX NO.	407			
(212) 490-2900		(212) 599-3	5167	Lengur		
Marcus & Pollack LL				GROUP	#, IE ANY 135	BLOCK
MAILING ADDRESS	the Elece Man	Vorte NV 40047				×
708 Third Avenue, 1	Concerning of the local division of the loca		7		1	14
		An attorney	Other representative	Employee	of owner corporation	1459
4. ATTACHMENTS - List all	TC203	TC208	TC214			-
						-
TC309		2200	_ TC230			
OTHER:						FOT
Last page number	Refer to the	e attachments to applicatio	n for block	_ lot		22
5. HEARING REQUEST - CI	heck only one box.					N
Review on papers submitt		earing, OR X Persona	al hearing in Manhattan	Personal	nearing in the Bronx	
Personal hearing in Brook	lyn Personal	I hearing in Queens	Personal hearing in S	taten Island		GROUP
6. CLAIMS OF UNEQUAL O	R EXCESSIVE ASS	ESSMENT.				- P #
Applicant objects to the assessm			essive because the assess	ment exceeds t	he full value of the	
property or statutory limits on inc	-					135
a. Tentative actual assessment \$		b. Applicant's estimate	of market value \$ 1,095	,000 un	der ordinary circumstances	
				,	20	
c. Estimated class assessment r	atio: 15 %	% d. Requested assessm	nent: \$ 164,25	50	TAX TAX R II FEB	TC 101
Applicant also objects to the asse UNEQUAL - 1) assessment at higher property of like character in section; of (assessment) minus (claimed full value failed to receive all or part of partial ex- transition assessment. UNLAWFUL - or sections intra and/or inter class; b) a imits b) establish proper base and ad to RPTL 489 (9) limits on an assessment	proportionate valuation thar c) other property in same cl times 15 %). EXCESSIVE xemption; 3) failure to comp 1) unlawful use of defective assess at full value; c) asses fjusted base proportion; f) sp	n; a) all property on same roll a lass on same roll by same offi E - 1) extent: (assessment) minu by with RPTL 1805 limitations classification statute; 2) failure as at a uniform percentage of v pecify on roll if assessment inc	cers; 2) extent of unequal asse us (claimed full value); 2) entitled on increase and methods of co e to: a) equalize between boroug alue; d) adhere to constitutional reased under RPTL 1805 (3); g)	essment; property imputing ghs and/ tax rate) adhere	RECEIVED ORK	-

5) property misclassified. MISCLASSIFIED - a) property misclassified as being in class two or four instead of appropriate class; b) class

designation results in incorrect allocation of parcel's assessed valuation between two or more classes.

DATE RECEIVED

7. SALE OR CONS	TRUCTION	AFTER JANUARY 5, 2	009 - You must answer	both ques	stions.	
between related parties	s, Form TC200	may be submitted instead.	placed under contract of sale after een under way or is a new buildir			t Form TC230. If transferred
			111 - Property uses; reta			
NUMBER OF BUILDINGS			R OF CONSTRUCTION	n unito, u	wearings, parking spa	1668.
2	6	19	906			
NUMBER OF DWELLING UNITS		NUMBER OF RETAIL UNITS	NUMBER OF VEH	ICLE PARKING S	PACES	
190		0	Indoor.	0	O	
YEAR OF PURCHASE				ICLE PARKING SI		
1977			Indoor:	0	Outdoor:O	
Uses (residential, office FLOORS 3. ⁶	e, retail, hoto Residen		storage, garage, theater, etc.			
SECOND FLOOR	Residen	tial				
FIRST FLOOR	Residen	tial				
BASEMENTS	Storage					
OUTDOOR SPACE						
	GROSS FL	OOR AREA AS OF JAN				
FLOOR		ALL USES (ABOVE GRADE)	RETAIL		GARAGE	OFFICES
FLOORS 3- 6		sq. ft.	sq	ft.	sq. ft.	sq. fi
SECOND FLOOR		sq. ft.	sq	ft.	sq. ft.	sq. fi
FIRST FLOOR		sq. ft.	sq.	ft.	sq. ft.	sq. fi
BASEMENTS	XXX	XXXXXXXXXXXXXXXXXXXXX	sq.	ft.	sq. ft.	sq. ft
TOTAL AREA		84,826 sq. ft.	sq.	ft	sq. ft.	sq. ft.
10. USE BY APPLICA	ANT			1	-1	
Use by applicant:	Entire dential gros	e property.	the applicant or related p rt. Specify location in bui licantsq. ft.,	lding		
Describe applicant's See instructions if used		nent store, public parking ga	rage or lot, theater or hotel.			
11. OATH				BOROUGH	MANHATTAN BLOCK	1459 LOT 22
artner of a partnership or a	a member or m zed power of a ocumentation	nanager of a limited liability comp torney signed by the applicant of authority.	ge of the facts who is the applica pany, which legal entity is the ap and Tax Commission Form TC24	plicant or is a	general partner or member or atement of Authority and Kno	or manager of the applicant. If ar owledge. If a fiduciary, see Form
			pecify name of entity and per	son's title.	Memb	er
lame of entity Sta	ahl York	Avenue Co., L.L.C.			Title	
Signer or entity is:	The ap	plicant. General partr	ner of partnership applicant.	X Men	ber or manager of limited	liability company applicant
An attorney, emplo	yee, property	manager or other agent. A	notarized power of attorney			
		-	or LLC entity, specify name of			
lame of entity			Name and title			
tatements are subject	to verificati	on. I also understand that t	ue and correct to the bes the making of any willful fail nal law relevant to the mak	se stateme	nt of material fact in this	
Signed: X 6	lack	il fair	Date 2/14/0			
he signer must appear and	i acknowledge	the signature before a notary.	Data alusti	A	INOTARY PUB	QUELINE LARSEN
ounty		State	Date		No	. 01LA6136990
worn to before me :					Ny Commission	in New York County Expires Novemeber 14, 2
IOTARY			0			
-	desintatados	X Beca	ulphasen	~		lotani Stama
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ge 2						TC 10

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Time -	15
730-11	5
Part Startes	9

COPY 2010

APPLICATION FOR CORRECTION OF ASSESSED VALUE OF CLASS TWO OR FOUR PROPERTY

READ THE INSTRUCTIONS BEFORE YOU BEG	IN. COMPLETE ALL PARTS OF	THE FORM. ANSWER YES	OR NO TO QUESTIONS MARKED
1. PROPERTY IDENTIFICATION - A separat	e application is required for	each tax lot.	
BOROUOH (Bronx, Brooklyn, Manhattan, Queens or Staten Island)	BLOCK 1459	30	ASSESSMENTYEAR 2010/11
FULL ADDRESS OF PROPERTY (WITH ZIP CODE) 416 East 65th Street, New York, N	Y 10021		
2. APPLICANT - The applicant must be an o	owner or other person aggrie	wed, not an attorney or ag	gent.
NAME OF APPLICANT Stahl York Avenue	Co., L.L.C.		
◆ Is applicant an owner/title holder of entire property? Y		subject to a net lease? NO	See TC101 Instructions.
 Is applicant a lessee of entire property who pays all prop a Lease from unrelated owner or sublease. Provid b Lease from a related owner. Specify applicant's If neither owner nor lessee, per above, specify applicant's m Does applicant claim eligibility for review without filing and 	erty charges and is not barred from co le lease information on form TC200 or relation to owner. slation to property:	TC201. See TC101 instructions.	If yes, select a or b. Submit Form TC200.
If property is 4, 5 or 6 - unit residential property and TC201 o If yes, % floor area at or above grade rented or offen If application is filed after March 1, applicant claims eligibility Notice of increase by the Department of Finance. You 3. REPRESENTATION - Complete this secti	r TC203 is not filed, is any portion of the ad for rent. 2009 gross rent: \$ for review because filing is within 20 ca must attach a copy of the apportionmen	e property rented or being offered fo lendar days of: nt notice or notice of Increase.	No if yes, specify the reason: r rent as of January 5, 2010?
PHONE NUMBER	FAX NO.	7	
(212) 490-2900	(212) 599-316	0/	
Marcus & Pollack LLP			GROUP #, IF ANY 135
The person listed is: The applicant 4. ATTACHMENTS - List all schedules and of TC201	and the second second	the second se	Employee of owner corporation
TC309	TC200	⁻ C230	
Total number of pages Refer to	the attachments to application for I	block lot	
5. HEARING REQUEST - Check only one bo	х.		
Review on papers submitted without a person	al hearing, OR X Personal he	earing in Manhattan	ersonal hearing in the Bronx
Personal hearing in Brooklyn Pers	onal hearing in Queens	Personal hearing in Staten Is	sland
6. CLAIMS OF UNEQUAL OR EXCESSIVE A	SSESSMENT.		
Applicant objects to the assessment on the grounds property or statutory limits on increases, as follows: a. Tentative actual assessment \$ 5,220,000		ive because the assessment e market value \$ 1,305,000	under ordinary droumstances
c. Estimated class assessment ratio: 15	% d. Requested assessment	105 750	
Applicant also objects to the assessment on the follow UNEQUAL - 1) assessment at higher proportionate valuation property of like character in section; c) other property in san (assessment) minus (claimed full value times 15 %). EXCES failed to receive all or part of partial exemption; 3) failure to o transition assessment. UNLAWFUL - 1) unlawful use of defer or sections intra and/or inter class; b) assess at full value; c) a	than; a) all property on same roll and a ne class on same roll by same officers SIVE - 1) extent: (assessment) minus (cl comply with RPTL 1805 limitations on i stive classification statute; 2) failure to: ssess at a uniform percentage of value	; 2) extent of unequal assessment; almed full value); 2) entitled property increase and methods of computing a) equalize between boroughs and/ ; d) adhere to constitutional tax rate	A II: 42
limits; e) establish proper base and adjusted base proportion; to RP .489 (9) limits on an assessment; 3) assessment uniaw 5) pr erty misclassified. MISCLASSIFIED - a) property misc desig ation results in incorrect allocation of parcel's assesse	fully set based on percentage of gross s lassified as being in class two or four in	ales price; 4) RPTL 720 (3) unlawful; istead of appropriate class; b) class	

7. SALE OR CON	STRUCTIO	N AFTER JANUARY 5	5, 2008 - You m	ust answer both que	estions.	· · · · · ·
Has the property or a	n interest in it b	een bought, sold, transferred	or placed under con	tract of sale after January 5,	2008? No If yes, submit Form	TC230. If transferred
between related parti	es, Form TC20	0 may be submitted instead.				
					in filed plans? No If yes, subr	
8. PROPERTY DE			2010 - Propert		dwellings, parking spaces.	
6	6		1906			
NUMBER OF DWELLING UNITS		NUMBER OF RETAIL UNITS		NUMBER OF VEHICLE PARKING		
330 YEAR OF PURCHASE		0		Indoor	Outdoor: 0	
1977				Indoor:0	Outdoor:0	_
Uses (residential, of	fice, retail, ho	tel, loft, factory, warehous	e, storage, garage	, theater, etc.)		
Floors 3 - 6	Reside	ntial				
Second floor	Resider	ntial				
First floor	Resider	ntial				
Basements	Storage					
Outdoor Space						
9. APPROXIMATE	GROSS FL	OOR AREA AS OF JA	ANUARY 5, 201			
FLOORS 3- 6		ALL USES (ABOVE GRADE)	4	sq. ft.	GARAGE	OFFICES
		sq. 1			sq. ft.	sq. ft.
SECOND FLOOR		sq. 1		sq. ft.	sq. ft.	sq. ft.
BASEMENTS	xx	sq. 1	n.	sq. ft.	sq. ft.	sq. ft.
TOTALAREA		124,902 sq. 1	6	sq. ft.	sq. ft.	sq. ft.
10. USE BY APPLI	CANT	sq. 1		5q. IL	54.10	sq. ft.
Use by applicant:	Enti	re property.	Part. Specify Id	ocation in building	No . If yes, complete	
Describe applicant'						
See instructions if use		ment store, public parking	garage or lot, the	ater or hotel.	MANHATTAN BLOCK 4450	LOT 30
11. OATH					MANAATTAN 1455	
partner of a partnership of	or a member or arized power of documentation	manager of a limited liability of attorney signed by the applic of authority.	company, which lega	entity is the applicant or is	clary or an agent or an officer of a co a general partner or member or man Statement of Authority and Knowledg Member	nager of the applicant. If an
		ner or member or manage Avenue Co., L.L.(entity and person's title.		
Name of entity Signer or entity is:			artner of partners	hip applicant. X Me	Title mber or manager of limited liab	ility company applicant.
		Laure d			TC244, Agent's Statement, mus	
If signing as fiduciary a			hip, or LLC entity,	specify name of entity an	id name and title of person for w	
Name of entity		a an this small start	Name and		nowledge and helief and he	indepetand that such
statements are subje	ct to verifica	tion. I also understand th	nat the making of	any willful false statem	nowledge and belief, and I use to find the second s	lication including the
BSigned: X	2.4	21 Sam	*			
The signer must appear a	and acknowledg	the signature before a nota	ury.	1/12/10	JACQUELI	NE LARSEN
County Sworn to before me		State	Date _	or frition	NO. UILA	TATE OF NEW YORK
NOTARY					Qualified in Ne My Commission Expire	W Vork Country
rg ²		\bigcirc	1	PLA 0	and a spire	- Hovemener 14, 201
Signature of person	administeri	ng oath X as	fuend	man	Notan	/ Stamp
age 2						TC 101





SUPPLEMENTAL APPLICATION

This submission is for attachment to an ap DROUGH (Bronx, Brooklyn, Manhattan, Queens or Staten Island)	BLOCK		ASSESSMENT YE	EAR
Manhattan	1459	30	2010/11	
Stahl York Avenue Co., L.L.C.				
PRESENTATIVE			GROUP # IF ANY	plete
Marcus & Pollack LLP	the englishing have		135	
URPOSE OF THIS SUBMISSION - Check		The second state of the second second		
Rental property having an actual assessment atement of income and expenses. Attach an inc ,000,000 or more, and income exceeds \$100,000	come and expense schedu	le on Form TC201 and		nt is
Other income-producing property having an clude a complete statement of income and expe	enses on the appropriate Ta	ax Commission form for		
eatre, parking garage or lot, cooperative or condo				
Form TC200, Part 5. Lease information that wa pre). Is attached	as not filed with the original a	application (actual asses	ssment of \$750,000 or	
Rental property having an actual assessment atement of income and expenses, the applicant us related person more than six months but less the firm TC201 for the calendar year or shorter period commission's Sale Schedule, Form TC230 and a com-	uses a calendar year for fed han twenty-four months beil of ownership ending Decer	eral tax purposes and a fore the beginning of the mber 31 and file it with the state of the state of the s	cquired the property from	n an
TTACHMENTS - List all schedules and do	ocuments attached.			
Attachment		N	umber of pages	
<u>TC201</u> TC309.				
			2	
		es attached	3	
	OATH		3	1
the facts and the applicant's power of attorney. T	OATH ry, an officer of a corporate The applicant must be the o	applicant, or an agent v		- I
the facts and the applicant's power of attorney. The submission of materially false or misleading info	OATH ry, an officer of a corporate The applicant must be the o	applicant, or an agent v		- I
the facts and the applicant's power of attorney. The submission of materially false or misleading information into the submission of person signing Richard Czaja	OATH ry, an officer of a corporate The applicant must be the o prmation is a crime.	applicant, or an agent www.www.www.www.www.www.www.www.www.ww		- I
the facts and the applicant's power of attorney. The submission of materially false or misleading information interview of person signing Richard Czaja signing as corporate officer, you must specify name	OATH ry, an officer of a corporate The applicant must be the o prmation is a crime.	applicant, or an agent w wner or other person ag r's title:		- I
the facts and the applicant's power of attorney. The submission of materially false or misleading information intervention and the submission of materially false or misleading information and the submission of materially false or misleading information and the submission of materially false or misleading information and the submission of materially false or misleading information and the submission of materially false or misleading information and the submission of materially false or misleading information and the submission of materially false or misleading information and the submission of materially false or misleading information and the submission of materially false or misleading information and the submission of materially false or misleading information and the submission of materially false or misleading information and the submission of materially false or misleading information and the submission of materially false or misleading information and the submission of materially false or misleading information and the submission of materially false or misleading information and the submission of materially false or misleading information and the submission of material submission and the submission and t	OATH ry, an officer of a corporate The applicant must be the o prmation is a crime. me of corporation and office	applicant, or an agent w wher or other person ag r's title: 	ggrieved by the assessme	lient.
the facts and the applicant's power of attorney. The submission of materially false or misleading information into the person signing Richard Czaja signing as corporate officer, you must specify name of corporation	OATH ry, an officer of a corporate The applicant must be the or ormation is a crime. me of corporation and office neral partner of partnership a	applicant, or an agent we wher or other person agent r's title: 	ggrieved by the assessme Member or manager of limited liat	bility
the facts and the applicant's power of attorney. The submission of materially false or misleading information intervention in the submission of materially false or misleading information intervention is in the applicant of the submission of the submission of material is a signing as corporate officer, you must specify name of corporation is: The applicant of the applicant of the submission of the submiss	OATH ry, an officer of a corporate The applicant must be the or ormation is a crime. me of corporation and office teral partner of partnership a (A notarized power of attorn	applicant, or an agent we when or other person agent r's title: 	Member or manager of limited liat	bility
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the facts and the applicant's power of attorney. The submission of materially false or misleading information intervention in the submission of materially false or misleading information intervention. Richard Czaja signing as corporate officer, you must specify name of corporation	OATH ry, an officer of a corporate The applicant must be the or ormation is a crime. me of corporation and office teral partner of partnership a (A notarized power of attorn de on this supplemental a and I understand that suc	applicant, or an agent w wner or other person ag r's title: 	Member or manager of limited liat ust be attached).; file on d ect	bility
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TC201

2010

TAX COMMISSION OF THE CITY OF NEW YORK 1 Centre Street, Room 936, New York, NY 10007

INCOME AND EXPENSE SCHEDULE FOR RENT PRODUCING PROPERTY

ATTACH TO AN APPLICATION. TC201 IS NOT VALID IF FILED SEPARATELY. READ TC201 INSTRUCTIONS BEFORE YOU BEGIN. COMPLETE ALL PARTS OF TC201. ANSWER YES OR NO TO QUESTIONS MARKED . INCOME AND EXPENSES MUST BE ITEMIZED IN PARTS 6 - 9 ON REVERSE. 1. PROPERTY IDENTIFICATION LOT REP. TC GROUP NUMBER ASSESSMENT YEAR BOROUGH (Bronx, Brooklyn, Manhattan, Queens or Staten Island) BLOCK 30 135 1459 2010/11 Manhattan a. If property is a condominium, does this schedule cover all lots listed on Form TC109? . If yes, skip section b. b. O Does this schedule cover more than one tax lot? No ... If yes, state total number of lots ______, and list block and lot numbers: Block ____ Lots Block Lots Block Lots Lots Block Check if applicable: Additional lots are listed on page All lots are contiguous All lots are operated as a unit 2. REPORTING PERIOD AND ACCOUNTING BASIS to 12/31/09 Accounting basis: Cash X Accrual Reporting year: From 1/1/09 Has the accounting basis changed from the prior reporting year? Y IN N If assessment is \$1,000,000 or more, and income exceeds \$100,000, attach accountant's certification TC309. TC309 does not apply to parts 3, 4, 5 or 10. 3 RESIDENTIAL OCCUPANCY AS OF JANUARY 5, 2010 Number of dwelling units, rent by type of occupancy. NUMBER OF UNITS MONTHLY RENT TYPE OF OCCUPANCY RENTED, REGULATED 257 \$ 259,924 \$ RENTED, UNREGULATED 1 2.120 \$ VACANT 72 TOTAL \$ 262,044 330 Does rent reported include all recurring charges, such as parking, subsidies and SCRIE abatements? 4. NONRESIDENTIAL OCCUPANCY AS OF JANUARY 5, 2010 - Approximate gross floor area and/or percent. RENTED (UNRELATED) APPLICANT OR RELATED VACANT TOTAL FLOOR % % % Sq.ft. % Sq.ft. Sq.ft. Sq.ft. FLOOR 3 - 6 % Sq.ft. % Sq.ft. % % 2ND FLOOR Sq.ft. Sq.ft. 0/ 1ST FLOOR Sq.ft. % Sq.ft. Sq.ft. 0% Sq.ft. % % % Sq.ft. % BASEMENT Sq.ft. % Sq.ft. Sq.ft. % Sq.ft. % Sq.ft. % 100% ENTIRE BUILDING Sq.ft. Sq.ft. 5. LAND OR BUILDING LEASE INFORMATION AS OF JANUARY 5, 2010 Does applicant or a related person pay rent pursuant to an arms-length lease of the entire tax lot (or lots)? No . If yes, complete this part. IF NOT OWNER OF RECORD, DESCRIBE RELATION TO PROPERTY LESSOR IF NOT APPLICANT, DESCRIBE RELATION TO APPLICANT LESSEE to Annual rent \$ Term of lease: from . End date of annual rent stated _____ , End date of lease option: Start date of annual rent stated: Does lessor receive any sums in addition to annual rent stated? ______. If yes, state additional sums here: \$______. Does lessor pay any of the operating expenses or real estate taxes? ______. If yes, specify: _____ AV \$5,220,000

Page 1

Is the lease a ground lease?

Marcus & Pollack LLP

6. INCOME INFORMATION BOROUGH/BLOCK/LOT Manhattan/1459/30	Prior year	Reporting year	10
a. Residential: Regulated		2,669,07	1
Unregulated		28,684	4
b. Office			
c. Retail (including storefront professional offices, banks, restaurants))		1
d. Loft			(
e. Factory			(
f. Warehouse			f
g. Storage			9
h. Garage/parking			1
SUBTOTAL		2,697,755	5
i. Owner-occupied or owner-related space			i.
. Ancillary Income: 1. Operating escalation			j.
2. Real estate tax escalation			
3. Sale of utility services		2,282	
4. Sale of other services			
5. Government rent subsidies		18,795	
6. Signage/billboard			
7. Cell towers/telecommunications equipment			
k. Other (specify) Laundry		20,957	k
. TOTAL GROSS INCOME		2,739,789	1.
A EXPENSE INFORMATION	这一次的保证 的目标的问题。		
a. Fuel		171,162	a
b. Light and power		218,578	b.
c. Cleaning contracts			C.
I. Wages and payroll		456,959	d.
e. Repairs and maintenance		449,053	e.
Management and administration		123,301	f.
g. Insurance (annual)		91,872	g.
n. Water and sewer		152,332	h.
Advertising		102,002	i.
Interior painting and decorating		29,824	j.
. Amortized leasing and tenant improvement costs		13,413	k.
Miscellaneous expenses (from Part 9)		243,326	1.
n. EXPENSES BEFORE REAL ESTATE TAXES (add lines a through I)		1,949,820	m
n. Real estate taxes (before any abatements)		561,403	
 TOTAL EXPENSES (add lines m and n) 			
B. NET PROFIT (OR LOSS)		2,511,223	0.
a. Net before real estate taxes (subtract Part 7 line m from Part 6 line l		700 000	-
. Net after real estate taxes (subtract Part 7 line o from Part 6 line I)		789,969	a.
. ITEMIZATION OF MISCELLANEOUS EXPENSES		228,566	b.
	ITEM	AMOUNT	-
ITEM AMOUNT		AMOUNT	
epreciation of building	Security		5,53
improvements 50,6	90 Sundry		8,88
	21 Bad debt expense	33	,32



ACCOUNTANT'S CERTIFICATION Attach TC309 to an application. It is not valid if filed separately.

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File TC309 with an application or supplemental application and Form TC201, the Tax Commission's schedule of income and expenses for rent-producing properties, for a parcel having a tentative actual assessed valuation of \$1,000,000 or more, and income exceeding \$100,000, as stated in Form TC201. An accountant's certification is required only for rent-producing properties. TC309 is not required when the Tax Commission prescribes use of a schedule other than Form TC201. The certification is limited to certain parts of TC201 as indicated in the form. Form TC201 and this certification are part of an application for correction or supplemental application. They may not be submitted separately. The Tax Commission has no authority to extend the time for filing. This form must not be conditioned. modified or altered in any respect. It must be signed by an independent certified public accountant, using his or her own name, not the firm name. This form and the schedule which it accompanies are subject to public disclosure.

This certification is attached t					- Constant and
BOROUGH (Bronx, Brooklyn, Manhattan, Queens or State Manhattan	en Island)	BLOCK 1459	LOT 30	REP. TC GROUP NUMBER	ASSESSMENT YEAR 2010/11
INDEPENDENT AUDITOR'S R	EPORT			Service and the service states	Ing a Manual A
I have audited the accompanying sche			penses, Form TC201	, prepared pursuant to the requi	rements of the Ta
Commission of the City of New York, of	Stahl Yo	rk Avenue Co.	., L.L.C.	, the appl	licant, reflecting the
operations of the property or properties	s identifie	d on that TC20	01 for the fiscal period	1/1/09	t
12/31/09					
The schedule is the responsibility of the conducted my audit in accordance with to obtain reasonable assurance about we basis, evidence supporting the amount used and significant estimates made be provides a reasonable basis for my opin of New York and on the basis of accor- revenues and expenses.	generally whether to ts and dis by the app nion. The	accepted aud the schedule is sclosures in the plicant, as well schedule is p	liting standards. Those free from material material material material for schedule. An audit as evaluating the over resented pursuant to f	e standards require that I plan an isstatement. An audit includes e also includes assessing the ac erall schedule presentation. I be the requirements of the Tax Com	ad perform the aud xamining, on a tes counting principle elieve that my aud amission of the Cit
X ACCRUAL BASIS. The schedule of Tax Commission, the schedule does no which are necessary for a complete p accounting principles.	ot include	e interest expe	ense, depreciation, ot	her items set forth below and for	otnote disclosure
CASH BASIS. The schedule of incom- certain revenues are recognized when the obligation is incurred. In addition, un depreciation, other items set forth belo operations of the property. Because of generally accepted accounting principle Other income and expense items exclu	received inder the ow, and for the foreg es.	rather than ea requirements potnote disclos poing, the sche	arned, and certain exp of the Tax Commissio sures which are nece dule does not purport	enses are recognized when pai n, the schedule does not include ssary for a complete presentati t to present results of operations	d rather than when e interest expense on of the results o
		n of mortgage		ind expenses:	
	costs	in or mongage			
	00010				
Footnotes:					
In my opinion, the aforementioned sche presents fairly, in all material respects, This report is prepared solely for informa should not be used for any other purpo	the infor ation and	mation contair	ned therein in conform	nity with the basis of accounting	described above
SIGNATURE OF CERTIFIED PUBLIC	ACCOUN		m		, CP/
PRINT NAME OF SIGNER: Tony Cuco	d				
PRINT FIRM NAME: Berdon LLP					
ADDRESS: 360 Madison Avenue, New	York, N	Y 10017			
DATE: February 3, 2010					
Page 3 of 3					TC309