



REAL ESTATE

Charles H. Greenthal Management

Four Park Avenue • Third Floor • New York, NY 10016-5339

Telephone: 1(212) 340-9300

FAX: 1(212) 447-1667

**54 WEST 16TH STREET APARTMENT CORP.
54 WEST 16TH STREET
New York, NY 10011**

TRANSFER REQUIREMENTS

1. Contract of Sale, fully executed and dated by all parties, including the enclosed contract contingency language regarding lead paint.
2. Purchase Application, completed and signed (enclosed form).
3. Lead Paint Disclosure Form Executed by seller(s), purchaser(s) and agent(s).
4. Credit Search release form signed by potential shareholder (form enclosed).
5. Financial Statement showing a listing of all assets (i.e., Real Estate, Stock and Bonds and present market value, etc.) (enclosed form).
6. Letter from employers(s) stating position, length of employment and annual compensation in dollars.
7. Letter from Bank(s) stating type of account, account balance, and account numbers.
8. Past Three (3) years Tax Returns with all schedules & W-2's.
9. If apartment is being financed, please include the following from Bank:
 - a. A copy of your SIGNED COMMITMENT LETTER;
 - b. A copy of your bank loan application;
 - c. Recognition Agreements (in triplicate) signed originals (AZTECH FORM ONLY);**MAXIMUM FINANCING ALLOWED IS 75% NO EXCEPTIONS**
10. Reference letter from current Landlord or managing agent.
11. Three (3) Personal Letters of Reference.
12. Acknowledgment of House Rules (enclosed form).
13. Bedbug Form.
14. A **\$400.00 (Certified check)** application fee payable to Charles H. Greenthal Management (non-refundable).
15. **\$75.00** per person (**Certified Check**) payable to Charles H. Greenthal Management for a credit report (non-refundable).

MEMBERS OF THE WEST GROUP OF COMPANIES

The Charles H. Greenthal Group Inc. • Charles H. Greenthal Management Corp. • Charles H. Greenthal Commercial Corp.

Charles H. Greenthal Residential Rentals • Greensboro N.C., Associates

West Properties, Inc. • Westampa Co. • Lilton, LLC, FL

www.greenthal.com



**54 WEST 16TH APARTMENT CORP.
TRANSFER REQUIREMENTS
54 WEST 16TH STREET**

15. A \$500.00, **Certified check**, move-in deposit payable by Purchaser (refundable).

16. A \$500.00, **Certified check**, move-out deposit payable by Seller (refundable).

NOTE:

One (1) copy plus the Original (2) in total are required by CHARLES H. GREENTHAL MANAGEMENT for submission to the Board of Directors. You must have all copies collated individually into sets.

NOTE: THE BOARD WOULD LIKE YOU TO CONSIDER THE ENVIRONMENT BEFORE MAKING COPIES.

ENCLOSED, YOU WILL FIND A COPY OF THE BUILDING HOUSE RULES. PLEASE READ AND ACKNOWLEDGE RECEIPT OF SAME ON THE LAST PAGE OF THE RULES AND INCLUDE THAT RECEIPT PAGE WITH YOUR PACKAGE.

IMPORTANT NOTE:

ALL COPIES OF APPLICATION PACKAGES MUST BE COMPLETELY LEGIBLE. ANY PACKAGE RECEIVED WITH COPIES THAT ARE NOT LEGIBLE WILL BE RETURNED. ANY APPLICATION RECEIVED INCOMPLETE WILL ALSO BE RETURNED.

**54 WEST 16TH STREET APARTMENT CORP.
54 WEST 16TH STREET
New York, NY 10011**



SELLER

MANAGING AGENT'S TRANSFER FEE \$650.00
PAYABLE TO **CHARLES H. GREENTHAL MANAGEMENT**

N.Y. STATE TRANSFER STAMPS (\$.05 PER SHARE)
PAYABLE TO **CHARLES H. GREENTHAL MANAGEMENT**

CORPORATION RESALE CHARGE
PAYABLE TO **54 WEST 16TH STREET CORP.**

ESTATE SALE, IF APPLICABLE:

- A) COPY OF WILL
- B) ORIGINAL LETTERS OF TESTAMENTARY
- C) ORIGINAL NEW YORK STATE TAX WAIVER
- D) COPY OF THE DEATH CERTIFICATE

YOUR PROPRIETARY LEASE AND STOCK CERTIFICATE MUST BE BROUGHT TO CLOSING.

PURCHASER

IF FINANCING, PROCESSING FEE IN CONNECTION \$500.00
WITH FINANCING **PAYABLE TO** CHARLES H. GREENTHAL MANAGEMENT

**WHEN CLOSING TAKES PLACE ON OR AFTER THE 10TH OF THE MONTH,
MAINTENANCE FOR THE FOLLOWING MONTH WILL BE PAID.**



REAL ESTATE

ADDITIONAL CLOSING CHARGES

IF THE CLOSING IS NOT COMPLETED WITHIN 2 HOURS, AN
ADDITIONAL CHARGE OF \$200.00 WILL BE ADDED TO THE
MANAGEMENT FEE.

THERE IS A \$200.00 CANCELLATION CHARGE IF OUR TRANSFER
AGENT IS REQUIRED TO ATTEND A CLOSING WHICH IS NOT
CONSUMMATED.

THERE IS ALSO A \$200.00 CHARGE IF A CLOSING IS NOT
CANCELLED PRIOR TO 24 HOURS OF SCHEDULED DATE:

SPECIAL NOTE

SOCIAL SECURITY NUMBERS AND
ACCOUNT NUMBER SHOULD BE BLOCKED
OUT ON ALL COPIES OF THE
APPLICATION PACKAGE ONLY.

ORIGINAL PACKAGE INTENDED FOR THE
TRANSFER AGENT SHOULD INCLUDE
SOCIAL SECURITY AND ACCOUNT
NUMBERS.



CHARLES H. GREENTHAL MANAGEMENT CORP.

FOUR PARK AVENUE, THIRD FLOOR

NEW YORK, NY 10016-5300

TELEPHONE (212) 340-9300 FACSIMILE (212) 340-9682

PURCHASE APPLICATION
COOPERATIVE/CONDOMINIUM

(PLEASE TYPE ALL RESPONSES)

Real Estate

THE UNDERSIGNED APPLIES FOR APPROVAL BY THE BOARD OF DIRECTORS OF THE CORPORATION LISTED BELOW OF THE PROPOSED PURCHASE OF SHARES OF THE CAPITAL STOCK IN CONNECTION WITH THE FOLLOWING APARTMENT/THE UNDERSIGNED OFFERS TO PURCHASE THE CONDOMINIUM UNIT:

COOPERATIVE/CONDOMINIUM NAME: _____

ADDRESS: _____ APT: _____ NO. OF SHARES/PERCENTAGE: _____

PURCHASE PRICE: \$ _____ CURRENT MONTHLY MAINTENANCE/ COMMON CHARGES: \$ _____

FINANCING: YES NO LENDER: _____

AMOUNT TO BE FINANCED: \$ _____ PERCENTAGE: _____ %

PROPOSED CLOSING DATE: _____ PROPOSED OCCUPANCY DATE: _____

SELLER'S NAME: _____ SS#: _____

SELLER'S NAME: _____ SS#: _____

PRESENT ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

TELEPHONE: BUSINESS: _____ HOME: _____ FAX: _____

SELLER'S ATTORNEY: _____ TELEPHONE: _____ FAX: _____

FIRM: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

NAME OR NAMES MUST BE ENTERED BELOW IN THE MANNER THAT THE STOCK CERTIFICATE (COOPERATIVE) OR DEED (CONDOMINIUM) AND OTHER DOCUMENTS ARE TO BE DRAWN.

APPLICANT'S NAME: _____ SS#: _____

CO-APPLICANT'S NAME: _____ SS#: _____

PRESENT ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

TELEPHONE: BUSINESS: _____ HOME: _____ FAX: _____

APPLICANT'S ATTORNEY: _____ TELEPHONE: _____ FAX: _____

FIRM: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

BROKER'S NAME: _____ TELEPHONE: _____ FAX: _____

FIRM: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

BROKER'S NAME: _____ TELEPHONE: _____ FAX: _____

FIRM: _____

APPLICANT INFORMATION

NAME: _____ CURRENT ADDRESS: _____

ANNUAL RENT OR MAINTENANCE: _____ DATES OF OCCUPANCY: _____ CITIZENSHIP: _____

PRESENT LANDLORD OR MANAGING AGENT: _____ TELEPHONE NO. _____

PREVIOUS HOME ADDRESS: _____ DATES OF OCCUPANCY: _____

PREVIOUS LANDLORD OR MANAGING AGENT: _____ TELEPHONE NO: _____

EMPLOYMENT:

PRESENT EMPLOYER: _____ ADDRESS: _____ TELEPHONE NO: _____

DATES OF EMPLOYMENT: _____ POSITION HELD: _____ ANNUAL SALARY: _____

PREVIOUS EMPLOYER: _____ ADDRESS: _____ TELEPHONE NO: _____

DATES OF EMPLOYMENT: _____ POSITION HELD: _____ ANNUAL SALARY: _____

EDUCATION BACKGROUND:

HIGH SCHOOL: _____

COLLEGE: _____

GRADUATE SCHOOL: _____

ACTIVITIES:

LIST MEMBERSHIP IN ALL CLUBS, SOCIETIES, WITH DATES: _____

LIST HOBBIES: _____

LIST VOLUNTEER/PHILANTHROPIC ACTIVITIES: _____

APPLICANT'S REFERENCES:

NAME OF BANK: _____ ADDRESS: _____ TYPE OF ACCOUNT: _____

NAME OF BANK: _____ ADDRESS: _____ TYPE OF ACCOUNT: _____

NAME OF ACCOUNTANT: _____ FIRM: _____ TYPE OF ACCOUNT: _____

ADDRESS: _____ TELEPHONE NO: _____

BUSINESS REFERENCES:

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO: _____

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO: _____

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO: _____

PERSONAL REFERENCES:

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO: _____

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO: _____

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO: _____

CO-APPLICANT INFORMATION

NAME: _____ CURRENT ADDRESS: _____

ANNUAL RENT OR MAINTENANCE: _____ DATES OF OCCUPANCY: _____ CITIZENSHIP: _____

PRESENT LANDLORD OR MANAGING AGENT: _____ TELEPHONE NO. _____

PREVIOUS HOME ADDRESS: _____ DATES OF OCCUPANCY: _____

PREVIOUS LANDLORD OR MANAGING AGENT: _____ TELEPHONE NO: _____

EMPLOYMENT:

PRESENT EMPLOYER: _____ ADDRESS: _____ TELEPHONE NO: _____

DATES OF EMPLOYMENT: _____ POSITION HELD: _____ ANNUAL SALARY: _____

PREVIOUS EMPLOYER: _____ ADDRESS: _____ TELEPHONE NO: _____

DATES OF EMPLOYMENT: _____ POSITION HELD: _____ ANNUAL SALARY: _____

EDUCATION BACKGROUND:

HIGH SCHOOL: _____

COLLEGE: _____

GRADUATE SCHOOL: _____

ACTIVITIES:

LIST MEMBERSHIP IN ALL CLUBS, SOCIETIES, WITH DATES: _____

LIST HOBBIES: _____

LIST VOLUNTEER/PHILANTHROPIC ACTIVITIES: _____

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ADDRESS: _____ TELEPHONE NO: _____

BUSINESS REFERENCES:

NAME: _____ FIRM: _____

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NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO: _____

PERSONAL REFERENCES:

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO: _____

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO: _____

NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO: _____

ADDITIONAL INFORMATION:

LIST NAMES AND AGES OF CHILDREN: _____

LIST NAMES AND RELATIONSHIP OF PROPOSED OCCUPANTS OF THE APARTMENT: _____

WILL THE APARTMENT BE YOUR PRINCIPAL RESIDENCE? YES NO

NAMES OF RESIDENTS IN THE BUILDING KNOWN TO THE APPLICANT(S): _____

DOES APPLICANT WISH TO MAINTAIN PETS IN THE APARTMENT? IF SO SPECIFY NUMBER AND TYPE OF PET: _____

ANY ADDITIONAL INFORMATION WHICH MAY BE PERTINENT OR HELPFUL IN SUPPORT OF THIS APPLICATION: _____

CERTIFICATION

THE UNDERSIGNED APPLICANT(S) CERTIFIES THAT ALL THE INFORMATION SET FORTH IN THIS APPLICATION IS A COMPLETE AND ACCURATE STATEMENT OF FACTS. IT IS UNDERSTOOD THAT THE BOARD OF DIRECTORS OF THE COOPERATIVE CORPORATION OR THE BOARD OF MANAGERS OF THE CONDOMINIUM WILL RELY ON THE INFORMATION FURNISHED IN CONSIDERING THIS APPLICATION. THE UNDERSIGNED AUTHORIZES THE BOARD OF DIRECTORS/MANAGERS AND ITS AGENTS TO CONTACT ANY EMPLOYERS, BANKS, LANDLORD, EDUCATIONAL INSTITUTIONS, REFERENCES, AND CREDIT INVESTIGATORY AGENCIES FOR INFORMATION BEARING UPON THIS APPLICATION.

IN NO EVENT WILL THE COOPERATIVE CORPORATION/CONDOMINIUM, ITS BOARD OF DIRECTORS/MANAGERS, ITS AGENT OR ITS REPRESENTATIVES BE RESPONSIBLE FOR ANY DAMAGE, COST, EXPENSE OR LIABILITY RESULTING FROM OR RELATING TO ANY DELAY IN THE REVIEW PROCESS, THE DISAPPROVAL OF THE APPLICATION OR OTHERWISE.

THE APARTMENT/UNIT IS SOLD "AS IS" AND UNLESS SPECIFICALLY SET FORTH TO THE CONTRARY, THE SELLER IS NOT OBLIGATED TO MAKE ANY REPAIRS OR DECORATIONS. THE OBLIGATION TO OBTAIN POSSESSION OF THE APARTMENT/UNIT IS THAT OF THE PURCHASER. THE PURCHASER OF AN APARTMENT/UNIT TAKES, SUBJECT TO THE PROVISIONS OF THE PROPRIETARY LEASE, BY-LAWS AND RULES AND REGULATIONS (COOPERATIVE) OR THE BY-LAWS, DECLARATION AND RULES AND REGULATIONS (CONDOMINIUM), AND ASSUMES ALL OF THE SELLER'S OBLIGATIONS THEREUNDER.

IT IS UNDERSTOOD THAT CHARLES H. GREENTHAL MANAGEMENT CORP. IS ACTING AS AN AGENT FOR THE COOPERATIVE CORPORATION/CONDOMINIUM AND MAKES NO REPRESENTATION WITH RESPECT TO THE VALUE OF THE BUILDING OR THE APARTMENT/UNIT OR OTHERWISE, AND ASSUMES NO LIABILITY TO THE UNDERSIGNED OR ANY OTHER PERSON ARISING OUT OF OR RELATING TO THIS APPLICATION OR THE SALE CONTEMPLATED HEREBY.

APPLICANT'S SIGNATURE: _____ DATE SIGNED: _____

CO-APPLICANT'S SIGNATURE: _____ DATE SIGNED: _____

LEAD PAINT:

LEAD WARNING STATEMENT:

EVERY PURCHASER OF ANY INTEREST IN RESIDENTIAL REAL PROPERTY ON WHICH A RESIDENTIAL DWELLING WAS BUILT PRIOR TO 1978 IS NOTIFIED THAT SUCH PROPERTY MAY PRESENT EXPOSURE TO LEAD FROM LEAD-BASED PAINT THAT MAY PLACE YOUNG CHILDREN AT RISK OF DEVELOPING LEAD POISONING. LEAD POISONING IN YOUNG CHILDREN MAY PRODUCE PERMANENT NEUROLOGICAL DAMAGE, INCLUDING LEARNING DISABILITIES, REDUCED INTELLIGENCE QUOTIENT, BEHAVIORAL PROBLEMS, AND IMPAIRED MEMORY. LEAD POISONING ALSO POSES A PARTICULAR RISK TO PREGNANT WOMEN. THE SELLER OF ANY INTEREST IN RESIDENTIAL REAL PROPERTY IS REQUIRED TO PROVIDE THE BUYER WITH ANY INFORMATION ON LEAD-BASED HAZARDS FROM RISK ASSESSMENTS OR INSPECTIONS IN THE SELLER'S POSSESSION AND NOTIFY THE BUYER OF ANY KNOWN LEAD-BASED PAINT HAZARDS. A RISK ASSESSMENT OR INSPECTION FOR POSSIBLE LEAD-BASED PAINT HAZARDS IS RECOMMENDED PRIOR TO PURCHASE.

APPLICANT(S) ACKNOWLEDGES RECEIPT OF THE LEAD PAINT PAMPHLET, "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME," ISSUED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND THE UNITED STATES CONSUMER PRODUCT SAFETY COMMISSION, HAS READ THE LEAD WARNING STATEMENT IN THE PARAGRAPH ABOVE, AND HAS BEEN ISSUED A LEAD PAINT DISCLOSURE FORM FOR EXECUTION.

CERTIFICATION

THE UNDERSIGNED APPLICANT(S) CERTIFIES THAT ALL OF THE FOREGOING INFORMATION IS A COMPLETE AND ACCURATE STATEMENT OF FACTS. IT IS UNDERSTOOD THAT THE BOARD OF DIRECTORS OF THE CORPORATION WILL RELY ON THE INFORMATION FURNISHED IN CONSIDERING THIS APPLICATION. THE UNDERSIGNED AUTHORIZES THE BOARD OF DIRECTORS OF THE CORPORATION AND ITS AGENTS TO CONTACT ANY EMPLOYERS, BANKS, LANDLORDS, EDUCATIONAL INSTITUTIONS, REFERENCES, AND CREDIT INVESTIGATORY AGENCIES FOR INFORMATION BEARING UPON THIS APPLICATION.

IN NO EVENT WILL THE CORPORATION, ITS BOARD OF DIRECTORS, ITS AGENTS OR ITS REPRESENTATIVES BE RESPONSIBLE FOR ANY DAMAGE, COST, EXPENSE OR LIABILITY RESULTING FROM OR RELATING TO ANY DELAY IN THE REVIEW PROCESS, THE DISAPPROVAL OF THE APPLICATION OR OTHERWISE.

IT IS UNDERSTOOD THAT CHARLES H. GREENTHAL IS ACTING AS AN AGENT FOR THE CORPORATION AND MAKES NO REPRESENTATION WITH RESPECT TO THE VALUE OF THE BUILDING OR THE APARTMENT OR OTHERWISE, AND ASSUMES NO LIABILITY TO THE UNDERSIGNED OR ANY OTHER PERSON ARISING OUT OF OR RELATING TO THIS APPLICATION OR THE SALE CONTEMPLATED HEREBY.

APPLICANT'S SIGNATURE: _____ DATE SIGNED: _____

CO-APPLICANT'S SIGNATURE: _____ DATE SIGNED: _____



State of New York
Division of Housing and Community Renewal
 Office of Rent Administration
 Web Site: www.nysdchr.gov

NOTICE TO TENANT
DISCLOSURE OF BEDBUG INFESTATION HISTORY

Pursuant to the NYC Housing Maintenance Code, an owner/managing agent of residential rental property shall furnish to each tenant signing a vacancy lease a notice that sets forth the property's bedbug infestation history.

Name of tenant(s): _____

Subject Premises: _____

Apt. #: _____

Date of vacancy lease: _____

BEDBUG INFESTATION HISTORY

(Only boxes checked apply)

- There is no history of any bedbug infestation within the past year in the building or in any apartment.
- During the past year the building had a bedbug infestation history that has been the subject of eradication measures. The location of the infestation was on the _____ floor(s).
- During the past year the building had a bedbug infestation history on the _____ floor(s) and it has not been the subject of eradication measures.
- During the past year the apartment had a bedbug infestation history and eradication measures were employed.
- During the past year the apartment had a bedbug infestation history and eradication measures were not employed.
- Other: _____

Signature of Tenant(s): _____ Dated: _____

Signature of Owner/Managing Agent: _____ Dated: _____

CVI
CREDIT VIEW INC.
P.O. BOX 308
POUND RIDGE, NY 10576
TELEPHONE (914) 764-0906
FAX (914) 764-1701

I hereby authorize Credit View Inc., Incorporated to conduct inquires concerning my credit history with any of the credit bureaus used by the above named organization for the purpose of verifying information on me for my Rental/Coop or Mortgage application.

Social Security #

Authorized Signature

Social Security #

Authorized Signature

FINANCIAL STATEMENT

Name: _____

Address: _____

Assets:

Total of cash in banks, CMA's, Cd's, etc. (see Schedule A)	\$ _____
Securities (see Schedule B)	\$ _____
Real Estate (see Schedule C)	\$ _____
Pension Funds (see Schedule D) __	\$ _____
Life Insurance: Cash Surrender Value (see Schedule E)	\$ _____
Escrow deposit on apartment	\$ _____
Other Assets (see Schedule F)	\$ _____
TOTAL ASSETS	\$ _____

Liabilities:

Mortgages payable (see Schedule C)	\$ _____
Other Liabilities (see Schedule G)	\$ _____
TOTAL LIABILITIES	\$ _____

NET WORTH (excess of assets over liabilities) \$ _____

Income:

Salary (or earned income)	\$ _____
Dividends & Interest	\$ _____
Other (see Schedule H)	\$ _____
TOTAL INCOME	\$ _____

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

FINANCIAL STATEMENT: Supplementary Schedule

A. Cash, Bank, Money Fund, CD, CMA, or other

Name, Address	Type of Account	Cash Balance

B. Securities

Description of security	No. of shares	Market Value

C. Real Estate

Location of Property	Market Value	Mortgage Balance

D. Pension Funds

Description	Amount

FINANCIAL STATEMENT: Supplementary Schedule

E. Life Insurance

Beneficiary, Insurance Co.	Cash Surrender Value

F. Other Assets

Description	Amount

G. Other Liabilities

Description	Amount

H. Other Income

Source of Income	Amount

Disclosure Format for Target Housing Sales

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

_____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ (b) Records and reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

_____ (c) Purchaser has received copies of all information listed above.

_____ (d) Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home".

_____ (e) Purchaser has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

_____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Seller Date

Seller Date

Agent Date

Agent Date

Purchaser Date

Purchaser Date



REAL ESTATE

Charles H. Greenthal Management

488 Madison Avenue • New York, NY 10022

Telephone: (212) 688-8900

FAX: (212) 308-5837

54 WEST 16TH STREET APARTMENT CORP.
54 WEST 16TH STREET
NEW YORK, NY

APARTMENT # _____

I hereby acknowledge that I have read and agree to abide by the House Rules of the 54 West

16th Street Apartment Corp.

DATE: _____

MEMBERS OF THE WEST GROUP OF COMPANIES

The Charles H. Greenthal Group Inc. • Charles H. Greenthal Management Corp. • Charles H. Greenthal Commercial Corp.
Charles H. Greenthal Residential Sales Corp. • Charles H. Greenthal Residential Rentals • The Cooperative Capital Group
Greenthal West Residential Sales Corp. • Greensboro, N.C. Associates • West Properties, Inc. • Greenthal Capital Corp.
Greenthal Realty Partners, L. P. • BWJ Advertising Inc. • Westampa Co.

54 WEST 16TH STREET
APARTMENT CORP.
HOUSE RULES

Revised 10/2011

House Rules

1. No patient of any doctor who has offices in the building shall be permitted to wait in the lobby.
2. There is no playing allowed in the public halls, courts, stairways, fire towers, elevators or sunroof.
3. No public hall shall be decorated or furnished by any Lessee in any manner. Holiday decorations are permitted in the lobby area with the prior consent of the Board of Directors.
4. No Construction or repair work or other installation involving noise shall be conducted in any apartment except on weekdays (not including designated holidays) and only between the hours of 8:30a.m. and 5:00p.m.
5. No article shall be placed in the halls or on the stair case landings or fire towers, nor shall anything be hung or shaken from the doors, windows, terraces, or balconies or placed upon the windowsills of the building.
6. No awnings, window air conditioning units or ventilators shall be used in or about the building except such as shall have been expressly approved by the Lessor or the managing agent, nor shall anything be projected out of any window of the building without similar approval.
7. No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the building, except such as shall have been approved in writing by the Lessor or the managing agent.
8. Messengers, deliveries and trades people shall use such means of ingress and egress as shall be designated by the Lessor.
9. Trunks, heavy baggage, and furniture shall be taken in or out of the building through the basement entrance.
10. Garbage and refuse from the apartments shall be disposed of only in such manner as the managing agent of the building may direct.

The following rules shall be observed with respect to compactor or incinerator equipment, if any:

- (i) All Wet debris is to be securely wrapped or bagged in small package size to fit easily into the hopper panel.
- (ii) Debris should be completely drip-free before it leaves the apartment and carried to the incinerator closet in a careful manner and in a drip-

proof container, then placed in the flue hopper so it will drop into the flue for disposal.

- (iii) No bottles or cans shall be dropped down the flue, but shall be left in a neat manner for recycling where designated near the trash hopper area.
 - (iv) Cartons, boxes, crates, sticks or wood or other solid matter shall not be stuffed into hopper opening. Small items of this nature may be left in a neat manner near the trash hopper area.
 - (v) Under no circumstances should carpet sweepings containing naphthalene, camphor balls or flakes, floor scrapings, oil soaked rags, empty paint or aerosol cans or other inflammable, explosive highly combustible substances or lighted cigarettes or cigar stubs be thrown into the compactor flue.
 - (vi) Vacuum cleaner bags must never be emptied into the flue. Such dust, dirt, etc. should be wrapped in a securely tied bag or package and then be placed through hopper door panel into flue. The superintendent shall be notified of any dripping, or moist refuse, appearing on compactor closets floor and corridors.
11. Toilets, sinks and other water apparatus in the building shall not be used for any purposes other than those for which they were constructed, nor shall any sweepings, rubbish, rags or any other article be thrown into the toilets, sinks and other water apparatus. The cost of repairing any damage resulting from misuse of any of the above listed items shall be paid for by the Lessee in whose apartment it shall have been caused.
 12. No Lessee shall send any employee of the Lessor out of the building on any private business of a Lessee.
 13. No bird or animal shall be kept or harbored in the building unless the same in each instance is expressly permitted by the Lessor. In no event shall dogs be permitted on elevators or in any of the public portions of the building unless carried or on leash.
 14. No radio, television antenna, or satellite dish shall be attached to or hung from the exterior of the building.
 15. The residents shall use the available laundry facilities only upon such days and during such hours as may be designated by the Lessor or the managing agent.
 16. The floors of each apartment must be covered with rugs or carpeting or equally effective noise-reducing material, to the extent of at least 80% of the

floor area of each room excepting only kitchens, pantries, bathrooms and closets.

17. No open house or exhibition of any apartment or its contents shall be conducted, nor shall any auction sale be held in any apartment without the consent of the Lessor or its managing agent.
18. Complaints regarding the service of any employees of, or any services in or to the building shall be made in writing to the Managing Agent of the Lessor.
19. Any consent or approval given under these House Rules by the Lessor or its agents shall be revocable at any time by Lessor or its agents.
20. No Lessee shall install any plantings on the terrace, balcony or roof without the prior written approval of the Lessor. Plantings shall be contained in boxes of wood lined with metal or other material impervious to dampness and standing on supports at least two inches from the terrace, balcony or roof surface, and if adjoining a wall, at least three inches from such wall. Suitable weep holes shall be provided in the boxes to draw off water. In special locations, such as corner abutting a parapet wall, plantings may be contained in masonry or hollow tile walls which shall be at least three inches from the parapet and flashing, with the floor of drainage tiles and suitable weep holes at the sides to draw off water. It shall be the responsibility of the Lessee to maintain the containers in good condition, and the drainage tiles and weep holes in operating condition. (See Proprietary Lease for other regulations concerning plantings and structures.)
21. The agents of the Lessor, and any contractors or workmen authorized by the Lessor, may enter any apartment at any reasonable hour of the day for the purpose of inspecting such apartment to ascertain whether measures are necessary or desirable to control or exterminate any vermin, insects or other pests and of the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests. If the Lessor takes measures to control or exterminate vermin, insects or other pests, the cost thereof shall be payable by the Lessee, upon demand of the Lessor.
22. **SUBLEASING**
 - (i) Payment of a sum equal to one month's rent (as listed on the sub lease agreement) will be required as a sublet fee prior to the granting of approval of any sublease. If upon review the Board determines that the monthly rent is of sub-market value, the Board may adjust the Sublet fee based on comparable market rents.
 - (ii) The Board of Directors will not approve any sublease for a term in excess of one year.

- (iii) The Board of Directors will not approve subleases for terms aggregating more than two years during any four-year period. Where one sublease is to follow a prior sublease to the same or a different party, the approval of the subsequent sublease will be at the Board's discretion and will be considered only upon the satisfactory completion of the prior sublease.

23. **MOVING**

- (i) All moving must be coordinated with the superintendent.
- (ii) Moving may be done on weekdays after 9:00 a.m. until 4:00 p.m.

24. **DISHWASHERS**

The use of any dishwashing machine in any apartment is prohibited unless and until the installation of such machine is approved by the Board of Directors or its designated representative.

Any machine that is not permanently installed, and which is not connected through a check valve will not be approved.

25. **CLOTHES WASHERS**

The use of any clothes washing machine in any apartment is prohibited.

26. **LATE PAYMENT OF MAINTENANCE**

A late payment penalty of \$50.00 per month for each month which payment has not been received by the Managing Agent by the 10th day of the month in which it is due will be imposed.

27. These House Rules may be added to, amended or repealed at any time by resolution of the Board of Directors of the Lessor.

**ROOF DECK
54 WEST 16TH STREET APARTMENT CORP.**

TO ALL RESIDENTS

It is the Board's wish that all residents have and take the opportunity to enjoy the roof deck. They have, therefore, established a short list of rules and regulations designed to insure that everyone will enjoy the roof deck responsibly.

This area is unsupervised so please exercise caution when using the deck. Use of these facilities is at your own risk. Children under 12 must be accompanied by an adult at all times.

I. **Hours of Operation**

9:00 A.M. to 10:00 P.M. seven days a week.

II. **Food and Beverages**

Cooking and barbecuing is strictly prohibited. Residents are expected to remove all waste from the deck when they leave.

III. **Noise**

Please be mindful of your neighbors. No radios permitted without headphones. The roof is not a playground for children – the noise does travel into the 16th floor apartments, so please try to keep the noise level down. Note: Any resident who hears noise coming from the roof after the prescribed time permitted should call the local police department.

IV. **No Chairs or Other Furniture**

with sharp edges or legs is permitted. The Board has purchased picnic tables for your use. Again, please be sure you clean them when you finish using them.

V. **Restricted Area**

Residents are reminded that they are prohibited from walking on areas of the roof not covered by the roof deck. Violation of this rule could result in a dangerous situation as well as damage to the roof.

VI. **Miscellaneous**

No Pets allowed on the roof. No playing is allowed on the roof.

We hope that all residents will abide by these simple rules and enjoy the roof deck.

FIRE SAFETY PLAN

PART I -- BUILDING INFORMATION SECTION

**54 West 16th Street
New York, NY 10011**

BUILDING REPRESENTATIVE:

Charles H. Greenthal Management Corp.
Four Park Avenue
New York, NY 10016
(212) 340-9300

Building (212) 989-1505

BUILDING INFORMATION:

Year of Construction: 1955

Type of Construction: Non Combustible

Number of Floors: 15 floor aboveground (no 13th floor), *no penthouse*
1 floor below ground

Sprinkler System: Yes, Partial

Sprinkler System Coverage: Garage, compactor room and compactor unit

Fire Alarm: No

Public Address System: No

Means of Egress:

Type of Egress	ID	Location	Leads to
Exit		Front of the building, West 16 th Street	Main entrance first floor exiting onto West 16 th Street
Exit: Service		North side of the basement	From the basement to courtyard exiting to West 16 th Street
Exit: Garage		North side of the garage	From the garage exiting onto West 16 th Street via vehicle ramp
Enclosed Interior Stairs	A	East side of the building	From the roof to the lobby
Enclosed Interior Stairs	B	West side of the building	From the roof to the basement with no access at the lobby

Other Information:

There is no access to any adjoining buildings from the roof level

Prepared: November 26, 2007

FIRE SAFETY PLAN

PART II - FIRE EMERGENCY INFORMATION

54 West 16th Street
New York, NY 10011

THIS FIRE SAFETY PLAN IS INTENDED TO HELP YOU AND THE MEMBERS OF YOUR HOUSEHOLD PROTECT YOURSELVES IN THE EVENT OF FIRE. THIS FIRE SAFETY PLAN CONTAINS:

- Basic fire **prevention** and fire preparedness measures that will reduce the risk of fire and maximize your safety in the event of a fire.
- Basic **information** about **your building, including** the type of **construction**, the different ways of exiting the building, and the types of fire safety systems it may have.
- Emergency fire safety **and evacuation instructions** in the event of fire in your building.

PLEASE TAKE THE TIME TO READ THIS FIRE SAFETY PLAN AND TO DISCUSS IT WITH THE MEMBERS OF YOUR HOUSEHOLD. FIRE PREVENTION, PREPAREDNESS, AND AWARENESS CAN SAVE YOUR LIFE!

IN THE EVENT OF A FIRE,

CALL 911

OR THE FIRE DEPARTMENT DISPATCHER, AT

Manhattan	(212) 999-2222
Bronx	(718) 999-3333
Brooklyn	(718) 999-4444
Queens	(718) 999-5555
Staten Island	(718) 999-6666

OR TRANSMIT AN ALARM FROM
THE NEAREST FIRE ALARM BOX

BASIC FIRE PREVENTION AND FIRE PREPAREDNESS **MEASURES**

These are fire safety tips that everybody should follow:

1. Every apartment should be equipped with at least one smoke detector. Check them periodically to make sure they work. Most smoke detectors can be tested by pressing the test button. Replace the batteries in the spring and fall when you move your clocks forward or back an hour, and whenever a smoke detector chirps to signal that its battery is low. The smoke detector should be replaced on a regular basis in accordance with the manufacturer's recommendation, but at least once every ten years.
2. Carelessly handled or discarded cigarettes are the leading cause of fire deaths. Never smoke in bed or when you are drowsy, and be especially careful when smoking on a sofa. Be sure that you completely extinguish every cigarette in an ashtray that is deep and won't tip over. Never leave a lit or smoldering cigarette on furniture.
3. Matches and lighters can be deadly in the hands of children. Store them out of reach of children and teach them about the danger of fire.
4. Do not leave cooking unattended. Keep stove tops clean and free of items that can catch on fire. Before you go to bed, check your kitchen to ensure that your oven is off and any coffeepot or teapot is unplugged.
5. Never overload electrical outlets. Replace any electrical cord that is cracked or frayed. Never run extension cords under rugs. Use only power strips with circuit-breakers.
6. Keep all doorways and windows leading to fire escapes free of obstructions, and report to the owner any obstructions or accumulations of rubbish in the hallways, stairwells, fire escapes or other means of egress.
7. Install window gates only if it is absolutely necessary for security reasons. Install only approved window gates. Do not install window gates with key locks. A delay in finding or using the key could cost lives. Maintain the window gate's opening device so it operates smoothly. Familiarize yourself and the members of your household with the operation of the window gate.
8. Familiarize yourself and members of your household with the location of all stairwells, fire escapes and other means of egress.
9. With the members of your household, prepare an emergency escape route to use in the event of a fire in the building. Choose a meeting place a safe distance from your building where you should all meet in case you get separated during a fire.
10. Exercise care in the use and placement of fresh cut decorative greens, such as Christmas trees and holiday wreaths. If possible, keep them planted or in water. Do not place them in public hallways or where they might block egress from your apartment if they catch on fire. Keep them away from any flame, including fireplaces. Do not keep for extended period of time; as they dry, decorative greens become easily combustible.

BUILDING INFORMATION

Building Construction

In a fire emergency, the decision to leave or to stay in your apartment will depend in part on the type of building you are in.

Residential buildings built before 1968 are generally classified either as “fireproof” or “nonfireproof.” Residential buildings built in or after 1968 are generally classified either as “combustible” or “non-combustible.” The type of building construction generally depends on the size and height of the building.

A “non-combustible” or “fireproof” building is a building whose structural components (the supporting elements of the building, such as steel or reinforced concrete beams and floors) are constructed of materials that do not burn or are resistant to fire and therefore will not contribute to the spread of the fire. In such buildings, fires are more likely to be contained in the apartment or space in which they start and less likely to spread inside the building walls to other apartments and floors. **THIS DOES NOT MEAN THAT THE BUILDING IS IMMUNE TO FIRE.** While the structural components of the building may not catch fire, all of the contents of the building (including furniture, carpeting, wood floors, decorations and personal belongings) may catch on fire and generate flame, heat and large amounts of smoke, which can travel throughout the building, especially if apartment or stairwell doors are left open.

A “combustible” or “non-fireproof” building has structural components (such as wood) that will burn if exposed to fire and can contribute to the spread of the fire. In such buildings, the fire can spread inside the building walls to other apartments and floors, in addition to the flame, heat and smoke that can be generated by the burning of the contents of the building.

Be sure to check Part I (Building Information Section) of this fire safety plan to see what type of building you are in.

Means of Egress

All residential buildings have at least one means of egress (way of exiting the building), and most have at least two. There are several different types of egress:

Interior Stairs: All buildings have stairs leading to the street level. These stairs may be enclosed or unenclosed. Unenclosed stairwells (stairs that are not separated from the hallways by walls and doors) do not prevent the spread of flame, heat and smoke. Since flame, heat and smoke generally rise, unenclosed stairwells may not ensure safe egress in the event of a fire on a lower floor. Enclosed stairs are more likely to permit safe egress from the building, if the doors are kept closed. It is important to get familiar with the means of egress available in your building.

Exterior Stairs: Some buildings provide access to the apartments by means of stairs and corridors that are outdoors. The fact that they are outdoors and do not trap heat and smoke enhances their safety in the event of a fire, provided that they are not obstructed.

Fire Tower Stairs: These are generally enclosed stairwells in a “tower” separated from the building by air shafts open to the outside. The open air shafts allow heat and smoke to escape from the building.

Fire Escapes: Many older buildings are equipped with a fire escape on the outside of the building, which is accessed through a window or balcony. Fire escapes are considered a “secondary” or alternative means of egress, and are to be used if the primary means of egress (stairwells) cannot be safely used to exit the building because they are obstructed by flame, heat or smoke.

Exits: Most buildings have more than one exit. In addition to the main entrance to the building, there may be separate side exits, rear exits, basement exits, roof exits and exits to the street from stairwells. Some of these exits may have alarms. Not all of these exits may lead to the street. Roof exits may or may not allow access to adjoining buildings.

Be sure to review Part I (Building Information Section) of this fire safety plan and familiarize yourself with the different means of egress from your building.

Fire Sprinkler Systems

A fire sprinkler system is a system of pipes and sprinkler heads that when triggered by the heat of a fire automatically discharges water that extinguishes the fire. The sprinkler system will continue to discharge water until it is turned off. When a sprinkler system activates, an alarm is sounded.

Sprinkler systems are very effective at preventing fire from spreading beyond the room in which it starts. However, the fire may still generate smoke, which can travel throughout the building.

Residential buildings are generally not required to have fire sprinkler systems. Some residential buildings are equipped with sprinkler systems, but only in compactor chutes and rooms or boiler rooms. All apartment buildings constructed or substantially renovated after March 1999 will be required by law to be equipped with fire sprinkler systems throughout the building.

Be sure to review Part I (Building Information Section) of this fire safety plan to learn whether your building is equipped with fire sprinkler systems.

Interior Fire Alarm Systems

Although generally not required, some residential buildings are equipped with interior fire alarm systems that are designed to warn building occupants of a fire in the building. Interior fire alarm systems generally consist of a panel located in a lobby or basement, with manual pull stations located near the main entrance and by each stairwell door. Interior fire alarm systems are usually manually-activated (must be pulled by hand) and do not automatically transmit a signal to the Fire Department, so a telephone call must still be made to 911 or the Fire Department dispatcher. Do not assume that the Fire Department has been notified because you hear a fire alarm or smoke detector sounding in the building.

Be sure to review Part I (Building Information Section) of this fire safety plan to learn whether your building is equipped with an interior fire alarm system and whether the alarm is transmitted to the Fire Department, and familiarize yourself with the location of the manual pull stations and how to activate them in the event of a fire.

Public Address Systems

Although generally not required, some residential buildings are equipped with public address systems that enable voice communications from a central location, usually in the building lobby. Public address systems are different from building intercoms, and usually consist of loudspeakers in building hallways and/or stairwells.

Be sure to review Part I (Building Information Section) of this fire safety plan to learn whether your building is equipped with a public address system.

EMERGENCY FIRE SAFETY AND EVACUATION INSTRUCTIONS

IN THE EVENT OF A FIRE, FOLLOW THE DIRECTIONS OF FIRE DEPARTMENT PERSONNEL. HOWEVER, THERE MAY BE EMERGENCY SITUATIONS IN WHICH YOU MAY BE REQUIRED TO DECIDE ON A COURSE OF ACTION TO PROTECT YOURSELF AND THE OTHER MEMBERS OF YOUR HOUSEHOLD.

THIS FIRE SAFETY PLAN IS INTENDED TO ASSIST YOU IN SELECTING THE SAFEST COURSE OF ACTION IN SUCH AN EMERGENCY. PLEASE NOTE THAT NO FIRE SAFETY PLAN CAN ACCOUNT FOR ALL OF THE POSSIBLE FACTORS AND CHANGING CONDITIONS; YOU WILL HAVE TO DECIDE FOR YOURSELF WHAT IS THE SAFEST COURSE OF ACTION UNDER THE CIRCUMSTANCES.

General Emergency Fire Safety Instructions

1. Stay calm. Do not panic. Notify the Fire Department as soon as possible. Firefighters will be on the scene of a fire within minutes of receiving an alarm.
2. Because flame, heat and smoke rise, generally a fire on a floor below your apartment presents a greater threat to your safety than a fire on a floor above your apartment.
3. Do not overestimate your ability to put out a fire. Most fires cannot be easily or safely extinguished. Do not attempt to put the fire out once it begins to quickly spread. If you attempt to put a fire out, make sure you have a clear path of retreat from the room.
4. If you decide to exit the building during a fire, close all doors as you exit to confine the fire. Never use the elevator. It could stop between floors or take you to where the fire is.
5. Heat, smoke and gases emitted by burning materials can quickly choke you. If you are caught in a heavy smoke condition, get down on the floor and crawl. Take short breaths, breathing through your nose.
6. If your clothes catch fire, don't run. Stop where you are, drop to the ground, cover your face with your hands to protect your face and lungs and roll over to smother the flames.

Evacuation Instructions If The Fire Is In Your Apartment (All Types of Building Construction)

1. Close the door to the room where the fire is, and leave the apartment.
2. Make sure EVERYONE leaves the apartment with you.
3. Take your keys.
4. Close, but do not lock, the apartment door.
5. Alert people on your floor by knocking on their doors on your way to the exit.
6. Use the nearest stairwell to exit the building.
7. DO NOT USE THE ELEVATOR.
8. Call 911 once you reach a safe location. Do not assume the fire has been reported unless firefighters are on the scene.
9. Meet the members of your household at a predetermined location outside the building. Notify responding firefighters if anyone is unaccounted for.

Evacuation Instructions If The Fire Is Not In Your Apartment

“NON-COMBUSTIBLE” OR “FIREPROOF” BUILDINGS:

1. Stay inside your apartment and listen for instructions from firefighters unless conditions become dangerous.
2. If you must exit your apartment, first feel the apartment door and doorknob for heat. If they are not hot, open the door slightly and check the hallway for smoke, heat or fire.
3. If you can safely exit your apartment, follow the instructions above for a fire in your apartment.
4. If you cannot safely exit your apartment or building, call 911 and tell them your address, floor, apartment number and the number of people in your apartment.
5. Seal the doors to your apartment with wet towels or sheets, and seal air ducts or other openings where smoke may enter.
6. Open windows a few inches at top and bottom unless flames and smoke are coming from below. Do not break any windows.
7. If conditions in the apartment appear life-threatening, open a window and wave a towel or sheet to attract the attention of firefighters.
8. If smoke conditions worsen before help arrives, get down on the floor and take short breaths through your nose. If possible, retreat to a balcony or terrace away from the source of the smoke, heat or fire.

“COMBUSTIBLE” OR “NON-FIREPROOF” BUILDING

1. Feel your apartment door and doorknob for heat. If they are not hot, open the door slightly and check the hallway for smoke, heat or fire.
2. Exit your apartment and building if you can safely do so, following the instructions above for a fire in your apartment.
3. If the hallway or stairwell is not safe because of smoke, heat or fire and you have access to a fire escape, use it to exit the building. Proceed cautiously on the fire escape and always carry or hold onto small children.
4. If you cannot use the stairs or fire escape, call 911 and tell them your address, floor, apartment number and the number of people in your apartment.
 - A. Seal the doors to your apartment with wet towels or sheets, and seal air ducts or other openings where smoke may enter.
 - B. Open windows a few inches at top and bottom unless flames and smoke are coming from below. Do not break any windows.
 - C. If conditions in the apartment appear life-threatening, open a window and wave a towel or sheet to attract the attention of firefighters.
 - D. If smoke conditions worsen before help arrives, get down on the floor and take short breaths through your nose. If possible, retreat to a balcony or terrace away from the source of the smoke, heat or fire.