

CONTRACT OF SALE - CONDOMINIUM UNIT (2000)
This form was prepared by the Real Property Section of the New York State Bar Association and the Committee on Real Property Law and the Committee on Cooperative and Condominium Law of the Association of the Bar of the City of New York.

Note: This form is intended to deal with matters common to most transactions involving the sale of a condominium unit. Provisions should be added, altered or deleted to suit the circumstances of a particular transaction. No representation is made that this form of contract complies with Section 5-702 of the General Obligations Law ("Plain Language Law").

CONSULT YOUR LAWYER BEFORE SIGNING THIS AGREEMENT

Contract of Sale – Condominium Unit

Agreement

made as of

July 9, 2024

between

Peter Feldman & Nicole Feldman (f/k/a Nicole Rubert)

("Seller")

residing at
498 Palos Verdes Boulevard, Redondo Beach, CA 90277

and

Taylor Rooks

("Purchaser")

residing at
C/O Travis Henry, 101 California St., Suite 2900, San Francisco, CA 94111

1. **Unit:** Seller agrees to sell and convey, and Purchaser agrees to purchase, Unit No. **706** ("Unit") in the building ("Building") known as **111 Fulton Street** Condominium ("Condominium") and located at **111 Fulton Street**, New York, together with a **0.68523** percent undivided interest in the Common Elements (as defined in para. 6) appurtenant thereto, all upon and subject to the terms and conditions set forth herein. The Unit shall be as designated in the Declaration of Condominium Ownership (as the same may be amended from time to time, the "**Declaration**") of the Condominium, recorded in **New York** County, New York or the By-Laws (as the same may be amended from time to time, the "**By-Laws**") of the Condominium.

2. **Personal Property:** (a) The sale includes all of Seller's right, title and interest, if any, in and to:

(i) the refrigerators, freezers, ranges, ovens, built-in microwave ovens, dishwashers, washing machines, clothes dryers, cabinets and counters, lighting and plumbing fixtures, chandeliers, air conditioning equipment, venetian blinds, shades, screens, storm windows and other window treatments, wall-to-wall carpeting, bookshelves, switchplates, door hardware and mirrors, built-ins and articles of property and fixtures attached to or appurtenant to the Unit, except those listed in subpara. 2(b), all of which included property and fixtures are represented to be owned by Seller, free and clear of all liens and encumbrances other than those encumbrances ("**Permitted Exceptions**") set forth on Schedule A annexed hereto and made a part hereof (*strike out inapplicable items*); and

(ii) **MOTORIZED SHADES IN LIVING ROOM & MASTER BEDROOM, CHANDELIER IN FRONT ENTRANCE, TWO WALL SCONCES IN MASTER BEDROOM, FLOATING DESK & WALL CABINETS IN FRONT OFFICE, ELTA SHELVEING IN FRONT CLOSET**

(b) Excluded from this sale are:

- (i) furniture and furnishings (other than as specifically provided in this Contract); and
- (ii)

(c) The property referred to in subpara. 2(a)(i) and (ii) may not be purchased if title to the Unit is not conveyed hereunder.

3. Purchase Price: (a) The purchase price ("**Purchase Price**") is \$ **1,225,000.00** , payable as follows:

(i) \$ **122,500.00** ("**Down payment**") on the signing of this Contract by good check subject to collection, the receipt of which is hereby acknowledged, to be held in escrow pursuant to para. 16; and

(ii) \$ **1,102,500.00** constituting the balance of the Purchase Price, by certified check of Purchaser or official bank check (except as otherwise provided in this Contract) on the delivery of the deed as hereinafter provided.

(b) All checks in payment of the Purchase Price shall represent United States currency and be drawn on or issued by a bank or trust company authorized to accept deposits in New York State. All checks in payment of the Downpayment shall be payable to the order of Escrowee (as hereinafter defined). All checks in payment of the balance of the Purchase Price shall be payable to the order of Seller (or as Seller otherwise directs pursuant to subparas. 6(a)(viii) or 18(b)).

(c) Except for the Downpayment and checks aggregating not more than one-half of one percent of the Purchase Price, including payment for closing adjustments, all checks delivered by Purchaser shall be certified or official bank checks as hereinabove provided.

4. Closing of Title: The closing documents referred to in para. 6 shall be delivered, and payment of the balance of the Purchase Price shall be made, at the closing of title ("**Closing**"), to be held **on or about August 1, 2024** at **11:00 A.M.** , at the offices of **Law Office of Fred Samuel, 420 Lexington Avenue, Suite 1402, New York, NY 10170**

or at the office of Purchaser's lending institution or its counsel; provided, however, that such office is located in either the City or County in which either (a) Seller's attorney maintains an office or (b) the Unit is located.

5. Representations, Warranties and Covenants: Seller represents, warrants and covenants that:

(a) Seller is the sole owner of the Unit and the property referred to in subpara. 2(a), and Seller has the full right, power and authority to sell, convey and transfer the same;

(b) The common charges (excluding separately billed utility charges) for the Unit on the date hereof are \$**1,873.11** per month. **Assessment \$690.52 paid by monthly from 7/1/24 for 40 months;**

(c) Seller has not received any written notice of any intended assessment or increase in common charges not reflected in subpara. 5(b). Purchaser acknowledges that it will not have the right to cancel this Contract in the event of the imposition of any assessment or increase in common charges after the date hereof of which Seller has not heretofore received written notice;

(d) The real estate taxes for the Unit for the fiscal year of through are \$

(e) Seller is not a "sponsor" or a nominee of a "sponsor" under any plan of condominium organization affecting the Unit;

(f) All refrigerators, freezers, ranges, dishwashers, washing machines, clothes dryers and air conditioning equipment included in this sale will be in working order at the time of Closing;

(g) If a copy is attached to this Contract, the copy of the Certificate of Occupancy covering the Unit is a true and correct copy; and

(h) Seller is not a "foreign person" as defined in para. 17. *(If inapplicable, delete and provide for compliance with Code Withholding Section, as defined in para. 17.)*

6. Closing Documents: (a) At the Closing, Seller shall deliver to Purchaser the following:

(i) Bargain and sale deed with covenant against grantor's acts ("**Deed**"), complying with RPL § 339-o and containing the covenant required by LL § 13(5), conveying to Purchaser title to the Unit, together with its undivided interest in the Common Elements (as such term is defined in the Declaration and which term shall be deemed to include Seller's right, title and interest in any limited common elements attributable to or used in connection with the Unit) appurtenant thereto, free and clear of all liens and encumbrances other than Permitted Exceptions. The Deed shall be executed and acknowledged by Seller and, if requested by the Condominium, executed and acknowledged by Purchaser, in proper statutory form for recording;

(ii) If a corporation and if required pursuant to BCL § 909, Seller shall deliver to Purchaser (1) a resolution of its board of directors authorizing the delivery of the Deed and (2) a certificate executed by an officer of such corporation certifying as to the adoption of such resolution and setting forth facts demonstrating that the delivery of the Deed is in conformity with the requirements of BCL § 909. The Deed shall also contain a recital sufficient to establish compliance with such law;

(iii) A waiver of right of first refusal of the board of managers of the Condominium ("**Board**") if required in accordance with para. 8;

(iv) A statement by the Condominium or its managing agent that the common charges and any assessments then due and payable the Condominium have been paid to the date of the Closing;

(v) All keys to the doors of, and mailbox for, the Unit;

(vi) Such affidavits and/or other evidence as the title company ("**Title Company**") from which Purchaser has ordered a title insurance report and which is authorized to do business in New York State shall reasonably require in order to omit from its title insurance policy all exceptions for judgments, bankruptcies or other returns against Seller and persons or entities whose names are the same as or are similar to Seller's name;

(vii) New York City Real Property Transfer Tax Return, if applicable, and New York State Real Estate Transfer Tax Return, prepared, executed and acknowledged by Seller in proper form for submission;

(viii) Checks in payment of all applicable real property transfer taxes except a transfer tax which by law is primarily imposed on the purchaser ("**Purchaser Transfer Tax**") due in connection with the sale. In lieu of delivery of such checks. Seller shall have the right, upon reasonable prior notice to Purchaser, to cause Purchaser to deliver said checks at the Closing and to credit the amount thereof against the balance of the Purchase Price. Seller shall pay the additional transfer taxes, if any, payable after the Closing by reason of the conveyance of the Unit, which obligation shall survive the Closing;

(ix) Certification that Seller is not a foreign person pursuant to para. 17 or a withholding certificate from the Internal Revenue Service. *(If inapplicable, delete and provide for compliance with Code Section, as defined in para. 17.); and*

(x) Affidavit that a single station smoke detecting alarm device is installed pursuant to New York Executive Law §378(5).

(b) At the Closing, Purchaser shall deliver to Seller the following:

(i) Checks in payment of (y) the balance of the Purchase Price in accordance with subpara. 3(b) and (z) any Purchaser Transfer Tax;

(ii) If required by the Declaration or By-Laws, power of attorney to the Board, prepared by Seller, in the form required by the Condominium. The power of attorney shall be executed and acknowledged by Purchaser and, after being recorded, shall be sent to the Condominium;

(iii) New York City Real Property Transfer Tax Return executed and acknowledged by Purchaser and an Affidavit in Lieu of Registration pursuant to New York Multiple Dwelling Law, each in proper form for submission, if applicable, and

(iv) If required, New York State Equalization Return executed and acknowledged by Purchaser in proper form for submission.

(c) It is a condition of Purchaser's obligation to close title hereunder that:

(i) All notes or notices of violations of law or governmental orders, ordinances or requirements affecting the Unit and noted or issued by any governmental department, agency or bureau having jurisdiction which were noted or issued on or prior to the date hereof shall have been cured by Seller;

(ii) Any written notice to Seller from the Condominium (or its duly authorized representative) that the Unit is in violation of the Declaration, By-Laws or rules and regulations of the Condominium shall have been cured; and

(iii) The Condominium is a valid condominium created pursuant to RPL Art. 9-B and the Title Company will so insure.

7. Closing Adjustments: (a) The following adjustments shall be made as of 11:59 P.M. of the day before the Closing:

(i) Real estate taxes and water charges and sewer rents, if separately assessed, on the basis of the fiscal period for which assessed, except that if there is a water meter with respect to the Unit, apportionment shall be based on the last available reading, subject to adjustment after the Closing, promptly after the next reading is available; provided, however, that in the event real estate taxes have not, as of the date of Closing, been separately assessed to the Unit, real estate taxes shall be apportioned on the same basis as provided in the Declaration or By-Laws or, in the absence of such provision, based upon the Unit's percentage interest in the Common Elements;

(ii) Common charges of the Condominium; and

(iii) If fuel is separately stored with respect to the Unit only, the value of fuel stored with respect to the Unit at the price then charged by Seller's supplier (as determined by a letter or certificate to be obtained by Seller from such supplier), including any sales taxes.

(b) If at the time of Closing the Unit is affected by an assessment which is or may become payable in installments, then, for the purposes of this Contract, only the unpaid installments which are then due shall be considered due and are to be paid by Seller at the Closing. All subsequent installments at the time of Closing shall be the obligation of Purchaser.

(c) Any errors or omissions in computing closing adjustments shall be corrected. This subpara. 7(c) shall survive the Closing.

(d) If the Unit is located in the City of New York, the "customs in respect to title closings" recommended by The Real Estate Board of New York, Inc., as amended and in effect on the date of Closing, shall apply to the adjustments and other matters therein mentioned, except as otherwise provided herein.

8. Right of First Refusal: If so provided in the Declaration or By-Laws, this sale is subject to and conditioned upon the waiver of a right of first refusal to purchase the Unit held by the Condominium and exercisable by the Board. Seller agrees to give notice promptly to the Board of the contemplated sale of the Unit to Purchaser, which notice shall be given in accordance with the terms of the Declaration and By-Laws, and Purchaser agrees to provide promptly all applications, information and references reasonably requested by the Board. If the Board shall exercise such right of first refusal, Seller shall promptly refund to Purchaser the Downpayment (which term, for all purposes of this Contract, shall be deemed to include interest, if any, earned thereon) and upon the making of such refund this Contract shall be deemed cancelled and of no further force or effect and neither party shall have any further rights against, or obligations or liabilities to, the other by reason of this Contract. If the Board shall fail to exercise such right of first refusal within the time and in the manner provided for in the Declaration or By-Laws or shall declare in writing its intention not to exercise such right of first refusal (a copy of which writing shall be delivered to Purchaser promptly following receipt thereof), the parties hereto shall proceed with this sale in accordance with the provisions of this Contract.

9. Processing Fee: Seller shall, at the Closing, pay all fees and charges payable to the Condominium (and/or its managing agent) in connection with this sale, including, without limitation, any processing fee, the legal fees, if any, of the Condominium's attorney in connection with this sale and, unless otherwise agreed to by Seller and Purchaser in writing, all "flip taxes," transfer or entrance fees or similar charges, if any, payable to or for the Condominium or otherwise for the benefit of the Condominium unit owners, which arise by reason of this sale.

10. No Other Representations: Purchaser has examined and is satisfied with the Declaration, By-Laws and rules and regulations of the Condominium, or has waived the examination thereof. Purchaser has inspected the Unit, its fixtures, appliances and equipment and the personal property, if any, included in this sale, as well as the Common Elements of the Condominium, and knows the condition thereof and, subject to subpara. 5(f), agrees to accept the same "as is," i.e., in the condition they are in on the date hereof, subject to normal use, wear and tear between the date hereof and the Closing. Purchaser has examined or waived examination of the last audited financial statements of the Condominium, and has considered or waived consideration of all other matters pertaining to this Contract and to the purchase to be made hereunder, and does not rely on any representations made by any broker or by Seller or anyone acting or purporting to act on behalf of Seller as to any matters which might influence or affect the decision to execute this Contract or to buy the Unit, or said personal property, except those representations and warranties which are specifically set forth in this Contract.

11. Possession: Seller shall, prior to the Closing, remove from the Unit all furniture, furnishings and other personal property not included in this sale, shall repair any damage caused by such removal, and shall deliver exclusive possession of the Unit at the Closing, vacant, broom-clean and free of tenancies or other rights of use or possession.

12. Access: Seller shall permit Purchaser and its architect, decorator or other authorized persons to have the right of access to the Unit between the date hereof and the Closing for the purpose of inspecting the same and taking measurements, at reasonable times and upon reasonable prior notice to Seller (by telephone or otherwise). Further, Purchaser shall have the right to inspect the Unit at a reasonable time during the 24-hour period immediately preceding the Closing.

13. Defaults and Remedies: (a) If Purchaser defaults hereunder, Seller's sole remedy shall be to retain the Downpayment as liquidated damages, it being agreed that Seller's damages in case of Purchaser's default might be impossible to ascertain and that the Downpayment constitutes a fair and reasonable amount of damages under the circumstances and is not a penalty.

(b) If Seller defaults hereunder, Purchaser shall have such remedies as Purchaser shall be entitled to at law or in equity, including, but not limited to, specific performance.

14. Notices: Any notice, request or other communication ("**Notice**") given or made hereunder (except for the notice required by para. 12), shall be in writing and either (a) sent by any of the parties hereto or their respective attorneys, by registered or certified mail, return receipt requested, postage prepaid, or (b) delivered in person or by overnight courier, with receipt acknowledged, to the address given at the beginning of this Contract for the party to whom the Notice is to be given, or to such other address for such party as said party shall hereafter designate by Notice given to the other party pursuant to this para. 14, or (c) with respect to para. 6(a)(viii) or para. 18(b), sent by fax to the party's attorney. Each Notice mailed shall be deemed given on the third business day following the date of mailing the same and each Notice delivered in person or by overnight courier shall be deemed given when delivered. A copy of each notice sent to a party shall also be sent to the party's attorney. Each notice sent by fax shall be deemed given when transmission is confirmed by the sender's fax machine. The attorney's for the parties are hereby authorized to give and receive on behalf of their clients all Notices and deliveries.

15. Purchaser's Lien: The Downpayment and all other sums paid on account of this Contract and the reasonable expenses of the examination of title to, and departmental violation searches in respect of, the Unit are hereby made a lien upon the Unit, but such lien shall not continue after default by Purchaser hereunder.

16. Downpayment in Escrow: (a) Seller's attorney ("**Escrowee**") shall hold the Downpayment in escrow in a segregated bank account at the depository identified at the end of this Contract until Closing or sooner termination of this Contract and shall pay over or apply the Downpayment in accordance with the terms of this para. 16. Escrowee shall hold the Downpayment in a(n) non-interest -bearing account for the benefit of the parties. If interest is held for the benefit of the parties, it shall be paid to the party entitled to the Downpayment and the party receiving the interest shall pay any income taxes thereon. If interest is not held for the benefit of the parties, the Downpayment shall be placed in an IOLA account or as otherwise permitted or required by law. The Social Security or Federal Identification numbers of the parties shall be furnished to Escrowee upon request. At Closing, the Downpayment shall be paid by Escrowee to Seller. If for any reason Closing does not occur and either party gives Notice (as defined in paragraph 14) to Escrowee demanding payment of the Downpayment, Escrowee shall give prompt Notice to the other party of such demand. If Escrowee does not receive Notice of objection from such other party to the proposed payment within 10 business days after the giving of such Notice, Escrowee is hereby authorized and directed to make such payment. If Escrowee does receive such Notice of objection within such 10 day period or if for any other reason Escrowee in good faith shall elect not to make such payment, Escrowee shall continue to hold such amount until otherwise directed by Notice from the parties to this Contract or a final, nonappealable judgment, order or decree of a court. However, Escrowee shall have the right at any time to deposit the Downpayment with the clerk of a court in the county in which the Unit is located and shall give Notice of such deposit to Seller and Purchaser. Upon such deposit or other disbursement in accordance with the terms of this para. 16, Escrowee shall be relieved and discharged of all further obligations and responsibilities hereunder.

(b) The parties acknowledge that Escrowee is acting solely as a stakeholder at their request and for their convenience and that Escrowee shall not be liable to either party for any act or omission on its part unless taken or suffered in bad faith or in willful disregard of this Contract or involving gross negligence on the part of Escrowee. Seller and Purchaser jointly and severally (with right of contribution) agree to defend (by attorneys selected by Escrowee), indemnify and hold Escrowee harmless from and against all costs, claims and expenses (including reasonable attorneys' fees) incurred in connection with the performance of Escrowee's duties hereunder, except with respect to actions or omissions taken or suffered by Escrowee in bad faith or in willful disregard of this Contract or involving gross negligence on the part of Escrowee.

- (c) Escrowee may act or refrain from acting in respect of any matter referred to herein in full reliance upon and with the advice of counsel which may be selected by it (including any member of its firm) and shall be fully protected in so acting or refraining from action upon the advice of such counsel.
- (d) Escrowee acknowledges receipt of the Downpayment by check subject to collection and Escrowee's agreement to the provisions of this para. 16 by signing in the place indicated in this Contract.
- (e) Escrowee or any member of its firm shall be permitted to act as counsel for Seller in any dispute as to the disbursement of the Downpayment or any other dispute between the parties whether or not Escrowee is in possession of the Downpayment and continues to act as Escrowee.
- (f) The party whose attorney is Escrowee shall be liable for loss of the Downpayment.

17. FIRPTA: Seller represents and warrants to Purchaser that Seller is not a "foreign person" as defined in IRC § 1445, as amended, and the regulations issued thereunder ("**Code Withholding Section**"). At the Closing Seller shall deliver to Purchaser a certificate stating that Seller is not a foreign person in the form then required by the Code Withholding Section or a withholding certificate from the Internal Revenue Service. In the event Seller fails to deliver the aforesaid certificate or in the event that Purchaser is not entitled under the Code Withholding Section to rely on such certificate, Purchaser shall deduct and withhold from the Purchase Price a sum equal to 10% thereof and shall at Closing remit the withheld amount with the required forms to the Internal Revenue Service.

18. Title Report; Acceptable Title: (a) Purchaser shall, promptly after the date hereof, or after receipt of the mortgage commitment letter, if applicable, order a title insurance report from the Title Company. Promptly after receipt of the title report and thereafter of any continuations thereof and supplements thereto, Purchaser shall forward a copy of each such report, continuation or supplement to the attorney for Seller. Purchaser shall further notify Seller's attorney of any other objections to title not reflected in such title report of which Purchaser becomes aware following the delivery of such report, reasonably promptly after becoming aware of such objections.

(b) Any unpaid taxes, assessments, water charges and sewer rents, together with the interest and penalties thereon to a date not less than two days following the date of Closing, and any other liens and encumbrances which Seller is obligated to pay and discharge or which are against corporations, estates or other persons in the chain of title, together with the cost of recording or filing any instruments necessary to discharge such liens and encumbrances of record, may be paid out of the proceeds of the monies payable at the Closing if Seller delivers to Purchaser at the Closing official bills for such taxes, assessments, water charges, sewer rents, interest and penalties and instruments in recordable form sufficient to discharge any other liens and encumbrances of record. Upon request made a reasonable time before the Closing. Purchaser shall provide at the Closing separate checks for the foregoing payable to the order of the holder of any such lien, charge or encumbrance and otherwise complying with subpara. 3(b). If the Title Company is willing to insure Purchaser that such charges, liens and encumbrances will not be collected out of or enforced against the Unit and is willing to insure the lien of Purchaser's Institutional Lender (as hereinafter defined) free and clear of any such charges, liens and encumbrances, then Seller shall have the right in lieu of payment and discharge to deposit with the Title Company such funds or to give such assurances or to pay such special or additional premiums as the Title Company may require in order to so insure. In such case the charges, liens and encumbrances with respect to which the Title Company has agreed so to insure shall not be considered objections to title.

(c) Seller shall convey and Purchaser shall accept fee simple title to the Unit in accordance with the terms of this Contract, subject only to: (a) the Permitted Exceptions and (b) such other matters as (i) the Title Company or any other title insurer licensed to do business by the State of New York shall be willing, without special or additional premium, to omit as exceptions to coverage or to except with insurance against collection out of or enforcement against the Unit and (ii) shall be accepted by any lender which has committed in writing to provide mortgage financing to Purchaser for the purchase of the Unit ("**Purchaser's Institutional Lender**"), except that if such acceptance by Purchaser's Institutional Lender is unreasonably withheld or delayed, such acceptance shall be deemed to have been given.

(d) Notwithstanding any contrary provisions in this Contract, express or implied, or any contrary rule of law or custom, if Seller shall be unable to convey the Unit in accordance with this Contract (provided that Seller shall release, discharge or otherwise cure at or prior to Closing any matter created by Seller after the date hereof and any existing mortgage, unless this sale is subject to it) and if Purchaser elects not to complete this transaction without abatement of the Purchase Price, the sole obligation and liability of Seller shall be to refund the Downpayment to Purchaser, together with the reasonable cost of the examination of title to, and departmental violation searches in respect of, the Unit, and upon the making of such refund and payment, this Contract shall be deemed cancelled and of no further force or effect and neither party shall have any further rights against, or obligations or liabilities to, the other by reason of this Contract. However, nothing contained in this subpara. 18(d) shall be construed to relieve Seller from liability due to a willful default.

19. Risk of Loss; Casualty: (a) The risk of loss or damage to the Unit or the personal property included in this sale, by fire or other casualty, until the earlier of the Closing or possession of the Unit by Purchaser, is assumed by Seller, but without any obligation of Seller to repair or replace any such loss or damage unless Seller elects to do so as hereinafter provided. Seller shall notify Purchaser of the occurrence of any such loss or damage to the Unit or the personal property included in this sale within 10 days after such occurrence or by the date of Closing, whichever first occurs, and by such notice shall state whether or not Seller elects to repair or restore the Unit and/or the personal property, as the case may be. If Seller elects to make such repairs and restorations, Seller's notice shall set forth an adjourned date for the Closing, which shall be not more than 60 days after the date of the giving of Seller's notice. If Seller either does not elect to do so or, having elected to make such repairs and restorations, fails to complete the same on or before said adjourned date for the Closing, Purchaser shall have the following options:

(i) To declare this Contract cancelled and of no further force or effect and receive a refund of the Downpayment in which event neither party shall thereafter have any further rights against, or obligations or liabilities to, the other by reason of this Contract; or

(ii) To complete the purchase in accordance with this Contract without reduction in the Purchase Price, except as provided in the next sentence. If Seller carries hazard insurance covering such loss or damage, Seller shall turn over to Purchaser at the Closing the net proceeds actually collected by Seller under the provisions of such hazard insurance policies to the extent that they are attributable to loss of or damage to any property included in this sale, less any sums theretofore expended by Seller in repairing or replacing such loss or damage or in collecting such proceeds, and Seller shall assign (without recourse to Seller) Seller's right to receive any additional insurance proceeds which are attributable to the loss of or damage to any property included in this sale.

(b) If Seller does not elect to make such repairs and restorations, Purchaser may exercise the resulting option under (i) or (ii) of (a) above only by notice given to Seller within 10 days after receipt of Seller's notice. If Seller elects to make such repairs and restorations and fails to complete the same on or before the adjourned closing date, Purchaser may exercise either of the resulting options within 10 days after the adjourned closing date.

(c) In the event of any loss of or damage to the Common Elements which materially and adversely affects access to or use of the Unit, arising after the date of this Contract but prior to the Closing, Seller shall notify Purchaser of the occurrence thereof within 10 days after such occurrence or by the date of Closing, whichever occurs first, in which event Purchaser shall have the following options:

(i) To complete the purchase in accordance with this Contract without reduction in the Purchase Price; or

(ii) To adjourn the Closing until the first to occur of (1) completion of the repair and restoration of the loss or damage to the point that there is no longer a materially adverse effect on the access to or use of the Unit or (2) the 60th day after the date of the giving of Seller's aforesaid notice. In the event Purchaser elects to adjourn the Closing as aforesaid and such loss or damage is not so repaired and restored within 60 days after the date of the giving of Seller's aforesaid notice, then Purchaser shall have the right either to (x) complete the purchase in accordance with this Contract without reduction in the Purchase Price or (y) declare this Contract cancelled and of no further force or effect and receive a refund of the Downpayment, in which latter event neither party shall thereafter have any further rights against, or obligations or liabilities to, the other by reason of this Contract.

(d) In the event of any loss of or damage to the Common Elements which does not materially and adversely affect access to or use of the Unit, Purchaser shall accept title to the Unit in accordance with this Contract without abatement of the Purchase Price.

20. Internal Revenue Service Reporting Requirement: Each party shall execute, acknowledge and deliver to the other party such instruments, and take such other actions, as such other party may reasonably request in order to comply with IRC § 6045(e), as amended, or any successor provision or any regulations promulgated pursuant thereto, insofar as the same requires reporting of information in respect of real estate transactions. The provisions of this para. 20 shall survive the Closing. The parties designate

PURCHASER'S ATTORNEY

as the attorney responsible for reporting this information as required by law.

21. Broker: Seller and Purchaser represent and warrant to each other that the only real estate broker with whom they have dealt in connection with this Contract and the transaction set forth herein is **Seller's Broker: Tami Kurtz (The Agency); Purchaser's Broker: Nathan Holland (Sporn Group LLC).**

and that they know of no other real estate broker who has claimed or may have the right to claim a commission in connection with this transaction. The commission of such real estate broker shall be paid by Seller pursuant to separate agreement. If no real estate broker is specified above, the parties acknowledge that this Contract was brought about by direct negotiation between Seller and Purchaser and each represents to the other that it knows of no real estate broker entitled to a commission in connection with this transaction.

Seller and Purchaser shall indemnify and defend each other against any costs, claims or expenses (including reasonable attorneys' fees) arising out of the breach on their respective parts of any representation, warranty or agreement contained in this para. 21. The provisions of this para. 21 shall survive the Closing or, if the Closing does not occur, the termination of this Contract.

22. Mortgage Commitment Contingency. *(Delete paragraph if inapplicable)* (a) The obligation of Purchaser to purchase under this Contract is conditioned upon issuance, on or before **45** days after a fully executed copy of this Contract is given to Purchaser or Purchaser's attorney in the manner set forth in paragraph 14 or subparagraph 22(k) (the "**Commitment Date**"), of a written commitment from an Institutional Lender pursuant to which such Institutional Lender agrees to make a first mortgage loan, other than a VA, FHA or other governmentally insured loan, to Purchaser, at Purchaser's sole cost and expense, of \$ **980,000.00** for a term of at least **30** years (or such lesser sum or shorter term as Purchaser shall be willing to accept) at the prevailing fixed or adjustable rate of interest and on other customary commitment terms (the "**Commitment**"). To the extent a Commitment is conditioned on the sale of Purchaser's current home, payment of any outstanding debt, no material adverse change in Purchaser's financial condition or any other customary conditions, Purchaser accepts the risk that such conditions may not be met; however, a commitment conditioned on the Institutional Lender's approval of an appraisal shall not be deemed a "Commitment" hereunder until an appraisal is approved (and if that does not occur before the Commitment Date, Purchaser may cancel under subparagraph 22(e) unless the Commitment Date is extended). Purchaser's obligations hereunder are conditioned only on issuance of a Commitment. Once a Commitment is issued, Purchaser is bound under this Contract even if the lender fails or refuses to fund the loan for any reason.

(b) Purchaser shall (i) make prompt application to one or, at Purchaser's election, more than one Institutional Lender for such mortgage loan, (ii) furnish accurate and complete information regarding Purchaser and members of Purchaser's family, as required, (iii) pay all fees, points and charges required in connection with such application and loan, (iv) pursue such application with diligence, and (v) cooperate in good faith with such Institutional Lender(s) to obtain a Commitment. Purchaser shall accept a Commitment meeting the terms set forth in subparagraph 22(a) and shall comply with all requirements of such Commitment (or any other commitment accepted by Purchaser). Purchaser shall furnish Seller with a copy of the Commitment promptly after receipt thereof.

(c) *(Delete this subparagraph if inapplicable)* Prompt submission by Purchaser of an application to a mortgage broker registered pursuant to Article 12-D of the New York Banking Law ("**Mortgage Broker**") shall constitute full compliance with the terms and conditions set forth in subparagraph 22(b)(i), provided that such Mortgage Broker promptly submits such application to such Institutional Lender(s). Purchaser shall cooperate in good faith with such Mortgage Broker to obtain a Commitment from such Institutional Lender(s).

(d) If all Institutional Lenders to whom applications were made deny such applications in writing prior to the Commitment Date, Purchaser may cancel this Contract by giving Notice thereof to Seller, with a copy of such denials, provided that Purchaser has complied with all its obligations under this paragraph 22.

(e) If no Commitment is issued by the Institutional Lender on or before the Commitment Date, then, unless Purchaser has accepted a written commitment from an Institutional Lender that does not conform to the terms set forth in subparagraph 22(a), Purchaser may cancel this Contract by giving Notice to Seller within 5 business days after the Commitment Date, provided that such Notice includes the name and address of the Institutional Lender(s) to whom application was made and that Purchaser has complied with all its obligations under this paragraph 22.

(f) If this Contract is canceled by Purchaser pursuant to subparagraphs 22(d) or (e), neither party shall thereafter have any further rights against, or obligations or liabilities to, the other by reason of this Contract, except that the Downpayment shall be promptly refunded to Purchaser and except as set forth in paragraph 21.

(g) If Purchaser fails to give timely Notice of cancellation or if Purchaser accepts a written commitment from an Institutional Lender that does not conform to the terms set forth in subparagraph 22(a), then Purchaser shall be deemed to have waived Purchaser's right to cancel this Contract and to receive a refund of the Downpayment by reason of the contingency contained in this paragraph 22.

(h) If Seller has not received a copy of a commitment from an Institutional Lender accepted by Purchaser by the Commitment Date, Seller may cancel this Contract by giving Notice to Purchaser within 5 business days after the Commitment Date, which cancellation shall become effective unless Purchaser delivers a copy of such commitment to Seller within 10 business days after the Commitment Date. After such cancellation neither party shall have any further rights against, or obligations or liabilities to, the other by reason of this Contract, except that the Downpayment shall be promptly refunded to Purchaser (provided Purchaser has complied with all of its obligations under this paragraph 22) and except as set forth in paragraph 21.

(i) The attorneys for the parties are hereby authorized to give and receive on behalf of their clients all Notices and deliveries under this paragraph 22.

(j) For purposes of this Contract, the term "**Institutional Lender**" shall mean any bank, savings bank, private banker, trust company, savings and loan association, credit union or similar banking institution whether organized under the laws of this state, the United States or any other state; foreign banking corporation licensed by the Superintendent of Banks of New York or regulated by the Comptroller of the Currency to transact business in New York State; insurance company duly organized or licensed to do business in New York State; mortgage banker licensed pursuant to Article 12-D of the Banking Law; and any instrumentality created by the United States or any state with the power to make mortgage loans.

(k) For purposes of subparagraph (a), Purchaser shall be deemed to have been given a fully executed copy of this Contract on the third business day following the date of ordinary or regular mailing, postage prepaid.

23. Gender, Etc.: As used in this Contract, the neuter includes the masculine and feminine, the singular includes the plural and the plural includes the singular, as the context may require.

24. Entire Contract: All prior understandings and agreements between Seller and Purchaser are merged in this Contract and this Contract supersedes any and all understandings and agreements between the parties and constitutes the entire agreement between them with respect to the subject matter hereof.

25. Captions: The captions in this Contract are for convenience and reference only and in no way define, limit or describe the scope of this Contract and shall not be considered in the interpretation of this Contract or any provision hereof.

26. No Assignment by Purchaser: Purchaser may not assign this Contract or any of Purchaser's rights hereunder.

27. Successors and Assigns: Subject to the provisions of para. 26, the provisions of this Contract shall bind and inure to the benefit of both Purchaser and Seller and their respective distributees, executors, administrators, heirs, legal representatives, successors and permitted assigns.

28. No Oral Changes: This Contract cannot be changed or terminated orally. Any changes or additional provisions must be set forth in a rider attached hereto or in a separate written agreement signed by both parties to this Contract.

29. Contract Not Binding Until Signed: This Contract shall not be binding or effective until properly executed and delivered by Seller and Purchaser.

30. Lead-Based Paint: If applicable, the complete and fully executed disclosure of information on lead-based paint and/or lead-based paint hazards is attached hereto and made a part hereof.

In Witness Whereof, the parties hereto have duly executed this Contract on the day and year first above written.

Peter Feldman
Peter Feldman (Jul 9, 2024 13:52 PDT)

DocuSigned by:
Taylor Rooks
Taylor Rooks (Jul 9, 2024 14:18:18)

Seller **Peter Feldman** (Soc. Sec. No.)

Purchaser **Taylor Rooks** (Soc. Sec. No.)

Nicole
Nicole Feldman (Jul 9, 2024 16:54 EDT)

Seller **Nicole Feldman** (Soc. Sec. No.)

Purchaser (Soc. Sec. No.)

Seller (Soc. Sec. No.)

Purchaser (Soc. Sec. No.)

Seller (Soc. Sec. No.)

Purchaser (Soc. Sec. No.)

Agreed to as to para. 16:

Anne Nash
Escrowee **Law Office of Fred Samuel**

Escrow Depository: **Webster Bank**

Address: **Two Blue Hill Plaza, Second Floor, Pearl River, NY 10965**

SCHEDULE A - Permitted Exceptions

1. Zoning laws and regulations and landmark, historic or wetlands designation which are not violated by the Unit and which are not violated by the Common Elements to the extent that access to or use of the Unit would be materially and adversely affected.
2. Consents for the erection of any structure or structures on, under or above any street or streets on which the Building may abut.
3. The terms, burdens, covenants, restrictions, conditions, easements and rules and regulations set forth in the Declaration, By-Laws and rules and regulations of the Condominium, the Power of Attorney from Purchaser to the board of managers of the Condominium and the floor plans of the Condominium, all as may be amended from time to time.
4. Rights of utility companies to lay, maintain, install and repair pipes, lines, poles, conduits, cable boxes and related equipment on, over and under the Building and Common Elements, provided that none of such rights imposes any monetary obligation on the owner of the Unit or materially interferes with the use of or access to the Unit.
5. Encroachments of stoops, areas, cellar steps, trim, cornices, lintels, window sills, awnings, canopies, ledges, fences, hedges, coping and retaining walls projecting from the Building over any street or highway or over any adjoining property and encroachments of similar elements projecting from adjoining property over the Common Elements.
6. Any state of facts which an accurate survey or personal inspection of the Building, Common Elements or Unit would disclose, provided that such facts do not prevent the use of the Unit for dwelling purposes. For the purposes of this Contract, none of the facts shown on the survey, if any, identified below, shall be deemed to prevent the use of the Unit for dwelling purposes, and Purchaser shall accept title subject thereto.

The survey referred to in No. 6 above was prepared by
dated and last revised

7. The lien of any unpaid common charge, real estate tax, water charge, sewer rent or vault charge, provided the same are paid or apportioned at the Closing as herein provided.
8. The lien of any unpaid assessments to the extent of installments thereof payable after the Closing.
9. Liens, encumbrances and title conditions affecting the Common Elements which do not materially and adversely affect the right of the Unit owner to use and enjoy the Common Elements.
10. Notes or notices of violations of law or governmental orders, ordinances or requirements (a) affecting the Unit and noted or issued subsequent to the date of this Contract by any governmental department, agency or bureau having jurisdiction and (b) any such notes or notices affecting only the Common Elements which were noted or issued prior to or on the date of this Contract or at any time hereafter.
11. Any other matters or encumbrances subject to which Purchaser is required to accept title to the Unit pursuant to this Contract.

RIDER TO RESIDENTIAL CONDOMINIUM CONTRACT OF SALE

SELLER: **Peter Feldman & Nicole Feldman (f/k/a Nicole Rubert)**

PURCHASER: **Taylor Rooks**

UNIT: **111 Fulton Street, Unit #706, New York, NY 10038**

This Rider is made a part of and incorporated into the captioned Contract. Any inconsistency between this Rider and the main text of the captioned Contract shall be controlled by this Rider.

31. REPAIRS: Paragraph 2 of this Contract is supplemented and amended to provide that the items of personalty which are listed in said paragraph are included in this transaction only if, and to the extent that such items presently exist in the Unit; and if existing in the Unit, such items are conveyed in their "as is" condition as of the date of the Contract. Seller is not obligated to install any equipment, appliances, furnishings or personal property in the Unit or make any repairs, improvements or decoration to the Unit or its equipment, appliances and fixtures contained therein, except as specifically stated in the Contract and Rider(s). Purchaser acknowledges having entered into this Contract without relying upon any promises, estimates, representations, warranties, conditions or other inducements, expressed or implied, oral or written, that are not set forth in this Contract or Rider(s) and accepts the Unit and the personalty in "as is" condition as of the date of this Contract, subject to reasonable wear & tear.
32. NO REPRESENTATIONS OR WARRANTIES: Purchasers acknowledge that neither Seller nor any representative or agent of Seller has made any representation or warranty (expressed or implied) as to the physical condition, state of repair, expenses or operation of the Unit or any matter of thing affecting or relating to the Unit, the Condominium or this contract, except as specifically set forth therein. Seller shall not be liable or bound in any manner by any oral or written statements, representation, warranty, agreement or information relating to the Unit of this contract furnished by any real estate broker, agent or other person, unless specifically set forth herein. The parties specifically covenant and agree that Seller has made no representation as to the existence or absence of toxic or hazardous materials or substances other than those representations made in the annexed Lead Based Paint Disclosure form.
33. COMMON CHARGES & REAL ESTATE TAXES: Purchaser acknowledges that the representations made in subparagraph 5(b) and 5(c) (common charge, assessment) in the Main Text are being made as of the date of this Contract and are a close approximation, and that Seller has not made, and is not making any representation that hereafter the real estate taxes or common charges will not be increased or that no assessment will be hereafter imposed. The Real Estate Tax Bill, which can be accessed on line by the public, is annexed hereto as an Exhibit for the Purchaser's convenience and as a courtesy; it is understood and agreed that Purchaser is obligated to verify same.
34. REMOVAL OF DEFECTS: Amending the form Contract of Sale and Rider(s), Seller shall not be obligated to institute any action or proceeding, or to incur any expense in excess of 1% of the Purchase Price in order to (i) eliminate any objections to title, or (ii) to render title marketable or insurable, or (iii) otherwise enable Seller to convey the Unit in accordance with the provisions of this Contract (hereafter "Defect(s)"); provided nevertheless, that Seller shall discharge any mortgage placed against the Unit by Seller. In the event that Defect(s) exist that would either require the Seller to bring an action or proceeding, incur any expense in excess of 1% of the Purchase Price in order to eliminate same, and in the event that Seller elects not to eliminate same, then in such event this Contract shall be deemed canceled and the Downpayment returned to Purchaser unless Purchaser shall elect to take the Unit subject to such Defect(s) without a reduction in the Purchase Price or a credit against same.
35. CLOSING LOCATION: Paragraph 4 of the form contract is amended as follows: Notwithstanding anything to the contrary in paragraph 4 of the form Contract, The closing shall take place remotely (with wires) to the extent possible however, if Seller's attorney agrees to attend the Closing, then the Closing shall take place in Manhattan (but may still close with wires, if requested by the Seller's Attorney).

36. MANSION TAX: Supplementing paragraph 6(b): Purchaser represents that Purchaser is not, and will not on the date of Closing be, exempt from the "mansion tax." Purchaser shall be solely obligated to pay the additional transfer tax (the "mansion tax") payable pursuant to Section 1402-a of the New York State Tax Law and Purchaser shall deliver to the Title Company at Closing a certified check or an official bank check payable to Purchaser's title company or as the Title Company may direct, in payment of all such sums. The provisions of this paragraph shall survive the Closing.
37. ASSESSMENTS: Supplementing and modifying Paragraph 7(a) of the printed form Contract, if an Assessment is payable in installments and an installment is due during the month in which the Closing occurs, such installment shall be apportioned in the same manner as Common Charges are apportioned.
38. BOARD APPLICATION: (a) Purchaser represents that the financial information the Purchaser will submit with their Board Application shall contain substantially consistent information as the Purchaser provided to Seller or Seller's Brokers prior to the signing of this Contract (but containing backup documents as requested by the Board or the Managing Agent), subject only to market fluctuations, it being acknowledged that Seller has relied on these representations as material inducement to transact with Purchaser. (b) Amending paragraph 8 of the form Contract, and elsewhere as appropriate in the Contract, the Purchaser agrees to submit to the Condominium Managing Agent all applications, information and references requested by the Board, within the earlier of (i) 5 business days after the receipt of the Commitment Letter or (ii) the Commitment Date. At least three (3) business days prior to submitting materials to the Condominium in compliance with Paragraph 8 of the Contract, Purchaser shall provide Seller's real estate broker with all materials required to be submitted to the Condominium so that the broker can review the materials to ensure that they comply with the Condominium's requirements. If the broker notifies the Purchaser that the materials do not comply with the Condominium's requirements, Purchaser shall revise the materials or provide additional materials so that they do comply.
39. PAYMENTS TO THE CONDOMINIUM BOARD/MANAGEMENT: Amending Paragraph 9 of the form Contract, Purchaser agrees to pay all fees customarily charged to purchasers by the Managing Agent and/or Condominium Board, including but not limited to any working capital contribution and/or reserve fund contribution, move-in fee, move-in deposit, processing fee; and Seller agrees to pay all fees customarily charged to sellers by the Managing Agent and/or Condominium Board, including move-out fee, move-out deposit.
40. NOTICES: It is agreed that the attorneys for the respective parties to the Contract are hereby authorized (a) to send and receive any notice which the party is permitted or required to send and/or receive under this Contract; (b) to agree to permitted adjournments of the Closing or agree to permitted extensions of the time periods as provided herein; and (c) to initial any changes in this Contract after execution thereof. Further, amending paragraph 14 of the printed form of Contract, any notices sent shall be deemed properly sent if by e-mail. In addition, the attorneys for the parties are authorized to give and accept any notice on behalf of their clients. Purchaser and Seller agree that signing this Contract by facsimile, by electronic means and/or by counterparts shall be sufficient to bind the parties.
41. CONDITION OF UNIT: Purchasers acknowledge that the floors, doors, walls, ceilings and other surfaces in the Unit are being sold in their "as is" condition on the date hereof, subject to ordinary wear and tear. In addition, Purchaser shall accept the walls at the Unit subject to such "small" (i.e. smaller than a US Dime) or immaterial chips, holes and or indentations as are ordinarily created by the removal of hanging pictures and other removable items being taken by Seller, provided same are capable of repair by spackling. Seller shall have no obligation to spackle over such small or immaterial damage. Subject to the limitations in paragraph 19 of the form Contract, Seller shall repair in a workmanlike manner any material damage to the Unit (i.e. damage that cannot be repaired by spackling and is the size of a US Dime or larger) which results from the removal of any personal property. Seller shall not be obligated to repaper or repaint or repaper any surfaces in the Unit.
42. SETTING A CLOSING DATE: Notwithstanding anything to the contrary in the form Contract and Riders, or law, either party may set a closing date by serving upon the other a letter stating that Time is of The Essence for closing. In

the event that either party shall send a Time of the Essence (TOE) letter, the parties agree that a TOE letter setting the closing date for thirty (30) calendar days from the later of: (a) the day recited in paragraph 4 of the Contract; (b) the date the Board approves the transaction; or (c) the date the TOE letter is served, is hereby deemed 'reasonable' by the parties.

43. SELLER'S RESPONSIBILITY & LIABILITY AFTER THE DELIVERY OF THE DEED: Acceptance by Purchaser of the delivery of the Deed shall be deemed to be full compliance by Seller with all of the provisions of this Contract or any Rider annexed hereto except expressly stated otherwise in the Contract or Riders. No liability of Seller under this Contract shall survive delivery of Deed, except as herein otherwise expressly provided.
44. ESCROW DEPOSIT: The parties acknowledge and agree to the deposit of the Downpayment into an IOLA account at Webster Bank (hereinafter "Depository"). The IOLA account will not pay interest to the parties. The parties further acknowledge and agree that Escrowee shall have no liability to either party if said Depository should fail and/or if some or all of the Downpayment on deposit shall exceed FDIC insurance. Existing funds on deposit at the Depository may reduce a party's total FDIC coverage. Risk of loss of the Downpayment occasioned by the failure of the Depository, National Emergency, FDIC failure or loss otherwise related to the failure of the Depository shall be assumed by the parties and the parties shall indemnify and hold harmless the Escrowee from any loss, liability and/or legal fees related to said loss.
45. ESCROW DISPUTE: Supplementing paragraph 16 of the form Contract, in the event of any dispute between the parties over the Down payment, the possession escrow, or any other post-closing escrow deposit held by the Escrowee, if an action is not commenced by Purchaser within sixty days after notice of dispute is first given by Purchaser or Seller, on notice to Escrowee, Escrowee shall be free to release the escrow fund to Seller and it will be conclusively presumed that Purchaser has abandoned any right, title or interest in and to the escrow fund. Escrowee shall not be liable to either party for any error, omission or action which he may take unless the same is the result of his willful disregard of the terms of this contract or his gross negligence. Escrowee shall not be made a party defendant in any action between the parties and if either party commences an action naming Escrowee as a party defendant, that party shall indemnify Escrowee and hold him harmless from any and all costs, claims and expenses including reasonable attorneys' fees incurred in connection with said action.
46. ACCESS. Seller shall allow Purchaser and Purchaser's agents, to have access to the Unit by appointment with and in the presence of Seller's broker, a total of not more than three (3) times, not including access for an appraiser and for the pre-Closing walk through inspection. Purchaser shall indemnify and hold Seller harmless from and against any and all loss, cost, or expense, resulting from such access, except if such loss, cost, or expense was due to an act or by the negligence of Seller or Seller's broker. The provisions of this paragraph shall survive Closing or the earlier termination of this Contract.
47. Intentionally deleted.
48. FORCE MAJEURE: If either party is unable to comply with the provisions of the Contract and Rider(s) due to Force Majeure (acts of God, civil unrest, pandemic, acts of terrorism, strikes or other labor disturbances, omissions or delays in acting by any governmental authority, etc.) or Covid-19 related issues, the deadlines/timeframes of such provisions as well as other provisions related to timing shall be tolled until such cause(s) for the delay is/are removed.
49. DEADLINES: In the event any contract deadlines fall on a weekend or a federal holiday, the deadline shall be deemed to be on the first business day thereafter.
50. DRAFTING PRESUMPTION: The Contract shall be construed without regard to or aid of any presumption, rule or canon otherwise requiring construction against Seller by reason of its being prepared by Seller's attorney.

51. CAPTIONS: The captions contained in this Contract are only for the convenience of the parties and do not in any way modify or amplify this Contract.
52. STORAGE: At no cost or expense to Purchaser, included in this sale is Seller's right, title, and interest in the storage unit 706 in Section A (hereafter the Storage Unit) located in the Building, to the extent same is transferable by the Seller.
53. CLOSING COST CREDIT: At closing the Seller shall provide a closing cost credit in the sum of Twelve Thousand (\$12,000.00) Dollars to the Purchaser.

[SIGNATURES ON FOLLOWING PAGE]

Peter Feldman
Peter Feldman (Jul 9, 2024 13:52 PDT)
SELLER

Nicole
Nicole Feldman (Jul 9, 2024 16:54 EDT)
SELLER

DocuSigned by:
Taylor Rooks
4EFE941B1431469...
PURCHASER

Additional Rider To The Contract of Sale between Taylor Rooks, as Purchaser, and Peter Feldman and Nicole Feldman (f/k/a Nicole Rubert), as Seller, with respect to Unit 706 at 111 Fulton Street, New York, NY.

IN THE EVENT OF A CONFLICT BETWEEN THE TERMS OF THIS RIDER, THE CONTRACT OF SALE OR ANY OTHER RIDER, THE TERMS OF THIS RIDER SHALL PREVAIL.

R1. Seller shall, after the Contract of Sale has been fully executed, promptly after written receipt thereof, deliver to Purchaser copies of any written notices actually received from the Association relating to: (1) any increase in the amount of the monthly Common Charges (2) any intended or proposed assessment; (3) any proposed amendment or modification of the By-laws, (4) any refinancing or other material change with respect to any mortgage, if any, affecting the Premises; or (5) any damage or casualty to the Unit or the Premises. Failure to comply with this paragraph shall not constitute a material breach of the Contract nor shall affect Purchaser's or Seller's obligations hereunder..

R2. Seller makes the following additional representations:

(a) to the extent that they are the responsibility of the unit owner under the By-laws and not of the Condominium Association, the plumbing, heating, outlets and electrical systems, shall be in working order at the time of Closing. In addition, all appliances included in the sale shall be in working order at the time of the closing.

(b) to the Seller's actual knowledge, there are no current water leaks into the Unit and there have been no such leaks during the twenty four month period preceding the date of this Contract. In addition, Seller has received no written notice in the past twenty-four month period of any water leaks purported to emanate from the Unit, other than a water overflow from the Unit's guest bathroom which caused a leak into the below apartment – the mold was remediated and the Unit's floors were restored/replaced.

(c) except as noted in R2(b), during Seller's ownership of the Unit, Seller has not treated the Unit for any toxic mold, vermin infestation, or bed bugs.

R3. Intentionally deleted.

R4. Seller represents that to Seller's actual knowledge, no alterations have been made to the Unit by Seller, except in accordance with the rules and by-laws of the Association and any applicable government rule, regulation, law or order. Seller represents that to the Seller's knowledge and without investigation the Seller has made no alterations to the Unit which require amendment of the building's Certificate of Occupancy. In the event that Seller has made alterations to the Unit, Seller agrees to furnish, prior to closing, copies of all alteration agreements between Seller and the Association or Managing Agent, and all permits, approvals and any and all documents received from the Association or any government authority, to the extent such documents were necessary in connection with any alteration of, or addition to, the Unit made by Seller and to the extent same are in Seller's actual possession.

R5. If Purchaser's Lender, after having issued a loan commitment, fails or refuses to fund the loan due to any issue solely relating the lender or the building, provided Purchaser is not in default, Purchaser may cancel this contract by giving prompt notice to Seller. Upon cancellation, Seller shall return the Down payment to Purchaser within 10 days of cancelling, neither party having any further obligations to the other.

R6. Seller shall not be deemed unable to transfer the Title if such inability can be overcome by payment of a sum of money not to exceed 1% of the purchase price.

R7. In the event of Purchaser's (or any person comprising Purchaser) death prior to closing, the Contract shall terminate upon Seller's Attorney's receipt of written notice of such death within 15 days of the death, the down payment shall be returned with parties having no further rights or obligations under this Contract.

R8. To the best of Seller's knowledge, neither the entering into this Contract nor the Closing will constitute a violation or breach by Seller of any other Contract or instrument to which Seller is a party or to which Seller is a subject, or of any judgement, order, writ, injunction or decree issued against or imposed upon Seller.

R9. This Contract may be executed in any number of counterparts. Each such counterpart shall for all purposes be deemed to be an original, and all such counterparts shall together constitute and be but one and the same instruments. Faxed and emailed signatures shall be deemed to be originals for the purpose of this Contract.

R10. During the past 24 months, there have been no written complaints made or received by Seller to/from the Board, managing agent (or any of its agents or employees) or any other Unit owner concerning offensive conduct, excessive noise, offensive odors, offensive conduct, lack of heat or hot water, low water pressure, or any other disturbance or adverse condition affecting the Unit.

R11. Intentionally deleted.

R12. In the event that the Unit is issued an assessment after the Closing relating to any time period in which the Seller owned the Unit, due to Seller's failure to file the appropriate abatement forms or due to Seller not occupying the Unit as a principal residence, Seller shall pay the Purchaser the amount of such assessment. This paragraph shall survive Closing for a period of one (1) year.

R13. All notices, demands and requests (herein collectively called "notices"), which are required or desired to be given by either party to the other hereunder shall be in writing and sent to their attorney by (a) hand or (b) Federal Express or other overnight delivery service which provides for receipts, or (c) e-mail as indicated below:

If to Seller:

Fred Samuel, Esq.
Law Office of Fred Samuel
420 Lexington Ave #1402
New York, NY 10170
Tel: 646-248-6602 x 1; Fax: 646-248-6207
fred@fredsamuel.com

If to Purchaser:

Peter A. Hardy, Esq.
Shupack & Hardy, LLP
450 7th Avenue – 13th Floor
New York, NY 10123
Tel: 212-338-9700; Fax: 212-338-9777
phardy@shupackhardy.com

R14. Paragraph 10 of Schedule A Permitted Exceptions is deleted in its entirety and replaced by: “Notes or notices of violations of law or governmental orders, ordinances or requirements affecting only the Common Elements which were noted or issued prior to or on the date of Closing or at any time hereafter.”

R15. Subject to Paragraph 34 of the Seller’s Rider to Contract, it shall be a condition to Purchaser’s obligation to close that all New York City Department of Building (“DOB”) work permits that are solely affecting the Unit shall be duly signed off or withdrawn per DOB standards prior to Closing.

R16. Intentionally deleted.

R17. Seller indemnifies and holds Purchaser harmless from any and all damages, penalties or losses Purchaser may incur as a result of the late or non-payment of the New York City and New York State transfer taxes (including but not limited to interest, penalties, the taxes due, and reasonable attorney's fees). The foregoing indemnity and hold harmless shall be rendered null and void upon the Seller’s delivery to Purchaser’s title company of the transfer taxes duly executed by the Seller together with the checks or wires to such title company in payment of all Seller’s transfer taxes due hereunder. Thereafter the Purchaser shall look solely to Purchaser’s title company for any damages for their failure to timely file such returns and pay such transfer taxes. This provision shall survive closing.

R18. Seller agrees that Purchaser's obligation to close on this transaction is expressly conditioned upon the presentation and existence of a current valid Temporary Certificate of Occupancy or a Final Certificate of Occupancy for the Unit at the time of the Closing

R19. It is the parties intent that the “pre-printed” 2000 form of the Contract of Sale is intended to be identical to the form approved by the Committee on Real Property Law of the Association of the Bar of the City of New York as generated by the LexisNexis HotDocs Program and any deviation from that approved form of contract (other than options provided for in the approved form) whether intentional or unintentional, shall be disregarded.

R20. Seller represents that there are currently no subleases or occupancy agreements for the Unit other than those between the Seller and the Condominium Association. Seller represents that he has granted no options, rights or estates in or to the premises; this clause shall survive the Closing.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the day and year first above written.

SELLER:

Peter Feldman

Peter Feldman (Jul 9, 2024 13:52 PDT)

Peter Feldman

Nicole

Nicole Feldman (Jul 9, 2024 16:54 EDT)

Nicole Feldman

PURCHASER:

DocuSigned by:

Taylor Rooks

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Taylor Rooks

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards SALES

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

(a) Presence of lead-based paint and/or lead-based paint hazards (*Check (i) or (ii) below*):

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

.....

(ii) ☒ 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 (i) or (ii) below*):

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

.....

.....

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(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 (i) or (ii) below*):

(i) ☐ 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

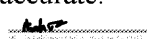
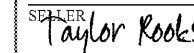
(ii) ☒ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (*initial*)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d 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 they have provided is true and accurate.

 _____ SELLER	Jul 9, 2024 _____ DATE	 _____ SELLER	Jul 9, 2024 _____ DATE
 _____ PURCHASER	_____ DATE	_____ PURCHASER	_____ DATE
AGENT	DATE	AGENT	DATE



Property Tax Bill Quarterly Statement

Activity through June 1, 2024

Owner name: PETER FELDMAN
NICOLE RUBERT

Property address: 111 FULTON ST. APT. 706

Borough	Block	Lot
MANHATTAN (1)	91	1306

How much do I owe?

Outstanding charges	\$0.00
New charges	\$5,283.82
Total amount due by July 1, 2024*	\$5,283.82

* To avoid interest, you must pay by July 15.

If you have a mortgage, see the Billing Summary on page 2.

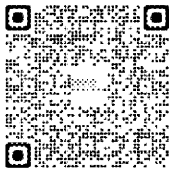
Ways to pay:

Most common way to pay



Online

Go to **www.nyc.gov/citypay** or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.



No fees when you pay from your checking account (e-check) or electronic wire transfer.

Other ways to pay



By Mail

Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.



In Person

Visit a DOF business center with a copy of this bill. See www.nyc.gov/visitdof for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.

1400.01 - ZB - 40 - 4 - 1 - 2 - 11162

Borough: 1 Block: 00091 Lot: 1306



Statement of Account
66 John Street
Room 104 Mailroom
New York, NY 10038

Want faster payment processing and instant confirmation?

Pay online at www.nyc.gov/citypay

Amount Due 07/01/24: \$5,283.82

If you have a mortgage, see the Billing Summary on page 2.

Amount Enclosed:

#801174624060101#
PETER FELDMAN
498 PALOS VERDES BLVD.
REDONDO BEACH CA 90277-6514

Make checks payable & mail payment to:

NYC Property Tax Collection
PO Box 5536
Binghamton NY 13902-5536

5536 10009113060 0000528382 240701 1 2025 3



Billing Summary	Amount
Total amount due by July 1, 2024, if you still have a mortgage	\$0.00
Total amount due by July 1, 2024, if you no longer have a mortgage	\$5,283.82
AMOUNT DUE BY JULY 1, 2024	\$5,283.82
The amount shown at the right includes the amount due this period plus your remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30. The amount shown includes a discount of \$105.68 that you would receive if you pay by July 15, 2024.	\$21,029.60

Your property details:	How we calculate your annual taxes:
Estimated market value: \$395,975	Billable assessed value: \$169,055.00
Tax class: 2 - Residential More Than 10 Units	times the current tax rate: x 12.5020%
	Annual property tax: \$21,135.28

Activity for This Billing Period (Due July 1, 2024)

Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at www.nyc.gov/dofcustomerservice.

Finance-Property Tax	\$5,283.82
Department of Finance Total	\$5,283.82

Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit www.nyc.gov/nycproperty.

	<u>Due Date</u>	<u>Activity Date</u>	
Finance-Property Tax	10/01/2024		\$5,283.82
Finance-Property Tax	01/01/2025		\$5,283.82
Finance-Property Tax	04/01/2025		\$5,283.82



Messages for You:

Visit www.nyc.gov/taxbill to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

Home banking payment instructions: Log into your bank or bill pay website and add "NYC Property Tax Collection" as the payee. Your account number is your BBL number: 1-91-1306. Our address is PO Box 5536, Binghamton, NY 13902-5536.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.