

*Affidavit*

Recorded February 15th., 1966 At 4:24 P.M. Deed Book 791 Page 625

# 23805

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

IRWIN KALLMAN, being first duly sworn, on oath  
deposes and says:

1. That he is an attorney duly admitted to practice law in the State of New York and the United States District Court for the Southern and Eastern Districts of New York. That he maintains his law office at 6 East 45th Street, City, County and State of New York.

2. That he is familiar with all the details of this transaction, in which Aylesbury Properties, Inc., is the Grantor and Sanford Sandelman, the Grantee, as deponent is one of the parties hereto, to wit, the President of the Grantor. That attached hereto and incorporated herein is the legal description of the property conveyed.

3. This transaction is one in which a note is issued by a corporate obligor to a mortgagee, which note equals 100% of value of said parcel and a mortgage is placed on the property securing same. The long term lease of the highly rated tenant of said property is assigned to the mortgagee as additional collateral security and as inducement for the mortgagee to make the full value loan. By the terms of the Indenture of Mortgage, previously recorded, it is required that a corporation be organized for the purpose set forth therein, and for which reason said Aylesbury Properties, Inc., the Grantor herein, was formed.

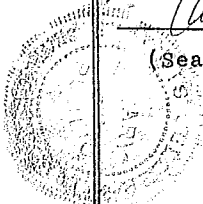
4. Consequently, there is no equity over and above the mortgage to which the conveyance is made subject, that the grantor has made the conveyance merely for the purpose of relieving itself from any obligation or liability with respect to the property conveyed, and that no other consideration, monetary or otherwise, was paid by the grantee to, or received by the grantor in return for the conveyance. The nominal consideration expressed in said deed is merely for purposes of form.

*Irwin Kallman*

Irwin Kallman

SUBSCRIBED AND SWORN to before me  
this 1st day of February, 1966.

*Clara Selzer*



(Seal)

CLARA SELZER  
Notary Public, State of New York  
No. 28 000000  
Qualified in Kings County  
Commission expires March 30, 1967