



STATE OF NEW YORK
OFFICE OF THE ATTORNEY GENERAL

ERIC T. SCHNEIDERMAN
ATTORNEY GENERAL

DIVISION OF ECONOMIC JUSTICE
REAL ESTATE FINANCE BUREAU

April 27, 2016

Mr. Luis Lopez
Marcus Rosenberg & Diamond LLP
488 Madison Avenue, 17th Floor
New York, NY 10022

Re: Freedom of Information Law (FOIL) Request # 8492

Dear Mr. Lopez:

This letter is in response to the above-referenced FOIL request.

Please be advised that certain words or numbers have been redacted from documents being made available to you, pursuant to Public Officers Law § 87(2)(b), because the disclosure of those words or numbers would constitute an unwarranted invasion of personal privacy.

Please be further advised that you have a right to administratively appeal the foregoing decision. Any administrative appeal must be made within 30 days of your receipt of this letter, in writing, and submitted to: Kathryn Sheingold, Record Appeals Officer, Division of Appeals and Opinions, Office of the New York State Attorney General, The Capitol, Albany, New York 12224.

Very truly yours,

Nastassia Tripp

Nastassia Tripp
Public Information Office
Real Estate Finance Bureau



STATE OF NEW YORK
OFFICE OF THE ATTORNEY GENERAL

ERIC T. SCHNEIDERMAN
ATTORNEY GENERAL

KARLA SANCHEZ
Executive Deputy Attorney General
for Economic Justice

(212) 416-6040
carol.stephens@ag.ny.gov

(212) 416-6040

①

June 21, 2012

Neal Weinstein, Esq.
Goldfarb & Fleece LLP
345 Park Avenue
New York, New York 10154

Re: C.P.S. No. 1
File No.: CP12-0005
Premises: 8 West 70th Street
New York, New York 10023
Sponsor: Congregation Shearith Israel

Dear Mr. Weinstein:

This is to advise you that the sponsor's application to extend the market test regarding the subject premises has been granted.

The testing the market period will end on August 23, 2012.

Very truly yours,


Carol Dancy Stephens

Assistant Attorney General

APPLICATION TO TEST THE MARKET

STATE OF NEW YORK)

: SS.:

COUNTY OF NEW YORK)

Barbara Reiss, being duly sworn deposes and says:

1. I am Executive Director of Congregation Shearith Israel, a New York 501(c)(3) corporation (hereinafter called "Sponsor") with its office at 8 West 70th Street, New York, New York 10023.
2. Sponsor is the owner of a parcel of land consisting of Block 1122, Tax Lot 32 located in the State of New York, County of New York, Borough of Manhattan, being commonly known as at 8 West 70th Street, New York, New York.
3. On February 24, 2012, the Department of Law approved Sponsor's market test application. As previously described, the property that is proposed to be sold is highly unique and is being test marketed with a limited number of high net worth individuals, many of whom are foreigners. It was anticipated that testing the market might be a longer than normal process because of the nature of the prospective purchasers and the unsettled financial markets. For this reason, our client respectfully requests a sixty (60) day extension of the CPS-1 market test period.
4. Sponsor anticipates that an offering plan, if ultimately submitted for filing to the Attorney General of the State of New York, will be submitted pursuant to Title 13 NYCRR Part 20. Sponsor may also apply for a no-action letter with respect to the transaction.
5. No cooperative interest in realty or condominium unit will be offered for sale and no reservations, binding or non-binding, will be made until an Offering Plan has been accepted for filing by the Attorney General of the State of New York or a no-action letter issued. No deposits will be accepted by Sponsor until an Offering Plan has been accepted for filing or a no-action letter issued.
6. No advertising has been distributed by Sponsor. If Sponsor elects to advertise, all advertisements and advertising literature utilized by Sponsor will comply with Cooperative Policy Statement No. 1 and with the Rules and Regulations of the Attorney General of the State of New York. No advertisements or advertising literature, including but not limited to classifieds

and signs exhibited at the site, will be utilized by Sponsor unless first submitted to and cleared by the Attorney General of the State of New York. All such advertisements and advertising literature shall contain the Attorney General's Cooperative Policy Statement No. 1 legend.

7. Sponsor has accepted no purchase agreements or deposits with respect to the proposed project.

WHEREFORE, Sponsor requests permission to test the market in the manner set forth above for an additional period of sixty (60) days pursuant to Cooperative Policy Statement No. 1 of the Attorney General of the State of New York.

Congregation Shearith Israel

By: Barbara Reiss
Barbara Reiss, Executive Director

Sworn to before me this
5 day of June, 2012

Ruth L. Yasky
Notary Public

RUTH L. YASKY
NOTARY PUBLIC, STATE OF NEW YORK
No. 31662216
Qualified in New York County
Commission Expires Oct. 8, 2014

RequestID: **FOIL STATUS BY KEY CODE**

Albany FOIL

Date Recd. **3/15/2016**

8492

N/A

L Name: **Lopez**F Name: **Luis**Address: **Marcus Rosenberg & Diamond LLP
488 Madison Avenue, 17th Floor**City: **New York**State: **NY**Zip: **10022**PhoneNum: **(212) 755-7500**

Ext:

FaxNum:

Additional Contact#:

Ext:

KEY CODE	ACC/SUB DATE	TYPE	AMD#	FILE #	PROJECT NAME/ADDRESS
GF	6/21/2012	AMD	1	CP-12-0005	8 WEST 70TH STREET/8 WEST 70TH STREET

Requestor wants "any and all documents" that we currently have.

4-20-2016 - Called b/mn. Lopez. Left message re

KEY CODE DEFINITIONS**GF:** This office is gathering the requested files and will contact you when they are available for review.**NLR:** Pursuant to our records retention policy, this office no longer has documents responsive to your request.**NR:** After a diligent search, this office found no records responsive to your request.APPT: → Friday, Apr 29, 2016
10 AM



**STATE OF NEW YORK
OFFICE OF THE ATTORNEY GENERAL**

ERIC T. SCHNEIDERMAN
Attorney General

KARLA SANCHEZ
Executive Deputy Attorney General
for Economic Justice

(212) 416-6040
carol.stephens@ag.ny.gov

February 24, 2012

Neal Weinstein, Esq.
Goldfarb & Fleece LLP
345 Park Avenue
New York, New York 10154

Re: C.P.S. No. 1
File No.: CP12-0005
Premises: 8 West 70th Street
New York, New York 10023
Sponsor: Congregation Shearith Israel

Dear Mr. Weinstein:

Please be advised, based on the affidavit and data submitted by you on February 10, 2012 in connection with the application to test the market regarding the subject premises, and any other data submitted thereafter in connection therewith, that the procedure set forth in the application is in compliance with Cooperative Policy Statement No.1.

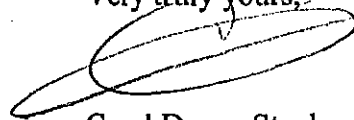
Advertising with the CPS-1 legend not originally submitted with the Cooperative Policy Statement No. 1 application, as required by regulation, must be submitted to the Attorney General's office forty-eight (48) hours prior to advertising. Please note that the above CPS-1 file number must appear in all advertisements.

The testing period may be a period ending no later than 120 days from the date of this letter. Any request for an extension of the testing period must be in writing and state good and compelling reasons why the extension is needed. For future reference, if an offering plan for the above premises is submitted to this office for acceptance, please state in the attorney's transmittal letter that the premises' CPS-1 file number is on record with this office.

The sponsor shall file with the Attorney General, no later than the 180th day following the granting of the application to test the market, an affidavit stating the following: (1) if the property is located in New York, that the sponsor has accepted no purchase agreements prior to the acceptance for filing of an offering plan by the Attorney General; (2) if the property is located outside the State of New York, that the Sponsor has accepted no purchase agreements from New York State residents prior to the acceptance for filing of an offering plan by the Attorney General.

Any misstatement or omission of material facts in the documents submitted to this office in support or of pursuant to this application will render acceptance of this application void ab initio and will subject the applicant to enforcement action pursuant to Article 23-A of the General Business Law will automatically void the contents of this letter and will subject you to enforcement action.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Carol Dancy Stephens", is written over a large, loopy oval shape.

Carol Dancy Stephens
Assistant Attorney General

GOLDFARB & FLEECE LLP
345 PARK AVENUE
NEW YORK, N.Y. 10154
(212) 891-9100

STATE OF NEW YORK
ATTORNEY GENERAL
MANAGING ATTNY'S OFFICE
RECEIVED

2012 FEB 10 AM 10:40

SIDNEY A. MIGDON
STEVEN B. SHORE ●
BRUCE S. LEFFLER ●●
NEAL A. WEINSTEIN †
LISA F. SIEGEL
MARC J. BECKER ††
RONALD E. BURTON ●

KAMRAN MOATTAR ●
PAMELA SILVERMAN LEIBOW ●●
ROBERT M. ZIMMERMAN □
DOUGLAS H. GLADSTONE
SPENCER K. STEIN ●●
ANDREW H. MIGDON
MARC E. WASSER ●●

FACSIMILE (212) 751-3738
www.gflegal.com

STANLEY S. GOLDFARB (1906-1975)
CHARLES L. FLEECE (1898-1966)
EMANUEL LUBIN (1914-2000)
MORTON WITZLING (1912-2000)

LAWRENCE RIVKIN
OF COUNSEL

DONALD D. ADLER ▲
JOSEPH W. CHOUMINARD ●●
NATHAN NUDELMAN
BINDI DHARIA

JENNY KIM ●●
S. BRITTA THORNIQUIST
STEVEN M. FENTON

● NY & FL BAR
† NY & GA BAR
□ NY & CT BAR
□ NY & MO BAR

●● NY & DC BAR
†† NY & MA BAR
●● NY & NJ BAR

▲COUNSEL

WRITER'S DIRECT DIAL/E-MAIL

212.891.9132
nweinstein@gflegal.com

February 10, 2012

By Hand

New York State Department of Law
Real Estate Financing Bureau
120 Broadway - 23rd Floor
New York, NY 10271

Re: CPS-1 Application to Test the Market (the "Application")
1 Unit at 8 West 70th Street, New York, New York (the "Premises")

Dear Sir or Madam:

We are the attorneys for Congregation Shearith Israel, the proposed sponsor ("Sponsor") of the sale of one (1) condominium unit at the Premises.

Enclosed please find the Affidavit of Karen Daar, the executive director of the Sponsor. Sponsor seeks to test the market pursuant to the CPS-1 procedure. The Affidavit sets forth the facts and reasoning supporting Sponsor's belief justifies the approval of the right to test the market with respect to the unit. Also please find enclosed the required filing fee, a copy of the Sponsor's deed (the deed on record is from 1895 and is in poor condition), a copy of the floor plans for the building, a completed statistical information card and a notice of appearance.

We have read the Application but expressly disclaim any responsibility to have made an independent investigation of the building(s) or property or investigation of the information furnished to us by the Sponsor. We have no actual knowledge of either a violation of Article 23-A of the General Business Law or the Rules and Regulations promulgated thereunder, or of any material fact omitted or any untrue statement of a material fact included in the Application.

Should you require any addition information to assist you in your decision, please do not hesitate to call. Thank you for your cooperation and courtesy.

Very truly yours,


Neal A. Weinstein

cc: Congregation Shearith Israel

38038

THE TRUSTEES OF THE CONGREGATION

SHEARITH ISRAEL
IN THE CITY OF NEW YORK
8 WEST 70TH STREET
NEW YORK, NY 10023

JPMORGAN CHASE BANK, N.A.
WWW.CHASE.COM
1-2-210.

02/01/2012

\$225.00

DATE

AMOUNT

Sum of Two Hundred Twenty Five and 00/100 Dollars

PAY
TO THE
ORDER
OF

NYS Department of Law

[Handwritten Signature]

AUTHORIZED SIGNATURE

881012/ET-02

Security features. Details on back.

APPLICATION TO TEST THE MARKET

STATE OF NEW YORK)

: SS.:

COUNTY OF NEW YORK)

Karen Daar, being duly sworn deposes and says:

1. I am Executive Director of Congregation Shearith Israel, a New York 501(c)(3) corporation (hereinafter called "Sponsor") with its office at 8 West 70th Street, New York, New York 10023.

2. Sponsor is the owner of a parcel of land consisting of Block 1122, Tax Lot 32 located in the State of New York, County of New York, Borough of Manhattan, being commonly known as at 8 West 70th Street, New York, New York more particularly described on Schedule A annexed hereto.

3. Sponsor intends to erect a building containing a multi-floor community house for the congregation with a single multi-floor residential unit above the community house on said parcel of land to be owned cooperatively under the laws of the State of New York and to submit same to the provisions of the Condominium Laws of the State of New York. The residential condominium unit will be served by a passenger elevator and will generally have completely separate systems and access to the street. Construction has not yet commenced on the project.

4. The development is a new construction project.

5. Sponsor anticipates that an offering plan, if ultimately submitted for filing to the Attorney General of the State of New York, will be submitted pursuant to Title 13 NYCRR Part 20. Sponsor may also apply for a no-action letter with respect to the transaction.

6. The Sponsor owns the premises free and clear of mortgage debt.

7. The Sponsor has not received a commitment for the granting of a permanent mortgage to the purchaser of the residential unit.

8. The estimated purchase price for the unit, the number of rooms in the unit, and the estimated monthly carrying costs (or maintenance) for the unit are as follows:

--	--	--	--

<u>Unit Designation</u>	<u>Estimated Purchase Price</u>	<u>No. of Rooms</u>	<u>Estimated Monthly Maintenance Costs</u>
Penthouse	\$60,000,000	20,000 sq. ft.	\$4,360/mo

9. Sponsor requests permission to solicit, for a period of 120 days, indications of interest in the above project. No cooperative interest in realty or condominium unit will be offered for sale and no reservations, binding or non-binding, will be made until an Offering Plan has been accepted for filing by the Attorney General of the State of New York or a no-action letter issued. No deposits will be accepted by Sponsor until an Offering Plan has been accepted for filing or a no-action letter issued.

10. Sponsor intends to solicit interest in the above project by having its agent make discrete contacts within the brokerage community.

11. If Sponsor elects to advertise, all advertisements and advertising literature utilized by Sponsor will comply with Cooperative Policy Statement No. 1 and with the Rules and Regulations of the Attorney General of the State of New York. No advertisements or advertising literature, including but not limited to classifieds and signs exhibited at the site, will be utilized by Sponsor unless first submitted to and cleared by the Attorney General of the State of New York. All such advertisements and advertising literature shall contain the Attorney General's Cooperative Policy Statement No. 1 legend.

12. There is no proposed advertisements and advertising literature to be utilized by Sponsor at this time. If utilized, proposed advertisements and advertising literature, including classifieds, signs exhibited at the site, questionnaires to be completed by prospective purchasers and information cards to be completed by prospective purchasers, will be submitted for examination to the Attorney General at least forty-eight (48) hours prior to the need for approval.

13. The Sponsor certifies that its assets are or will be sufficient to meet Sponsor's unsecured obligations under an Offering Plan or no-action letter to complete all work and meet Sponsor's obligations for unsold units.

14. Sponsor hereby designates the Secretary of State as its agent to receive the service of process in any action or proceeding in connection with this application or the offering or sale of the aforementioned.

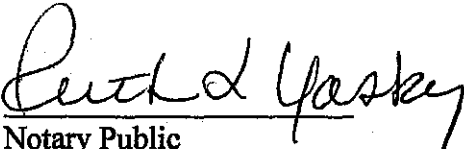
15. The Sponsor will file with the Attorney General, on or by the 180th day following the granting of the application to test the market, an affidavit stating that the Sponsor has accepted no purchase agreements prior to the acceptance for filing of an Offering Plan or issuance of a no-action letter by the Attorney General.

WHEREFORE, Sponsor requests permission to test the market in the manner set forth above for a period of one hundred twenty (120) days pursuant to Cooperative Policy Statement No. 1 of the Attorney General of the State of New York.

Congregation Shearith Israel

By: 
Karen Daar, Executive Director

Sworn to before me this
3 day of FEBRUARY, 2012


Notary Public

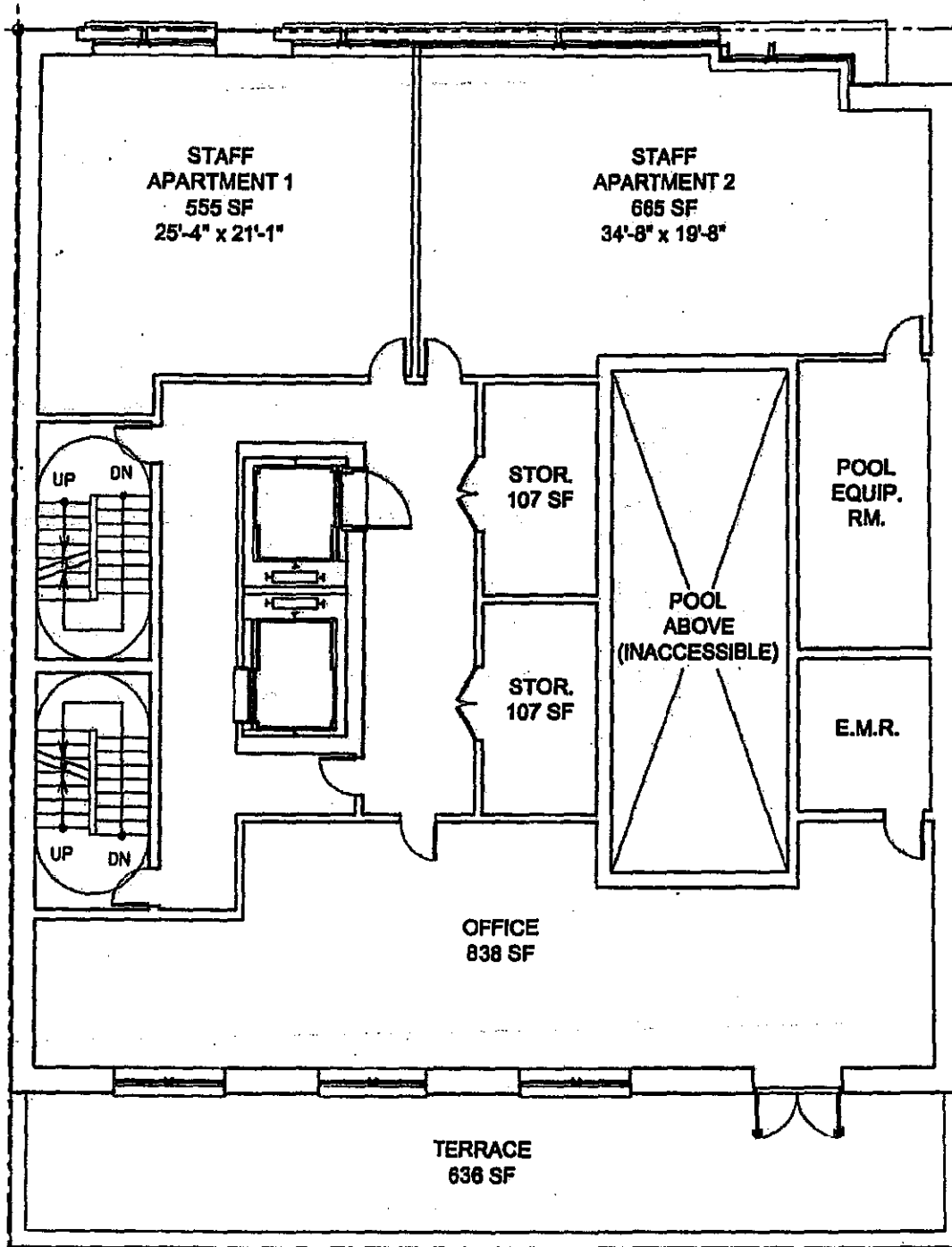
RUTH L. YASKY
NOTARY PUBLIC, STATE OF NEW YORK
No. 315002616
Qualified in New York County
Commission Expires Oct. 5, 2014

[illegible]

wherein it is provided that the said...
 shall be taken before the...
 11. It is the intent of the City of New York...

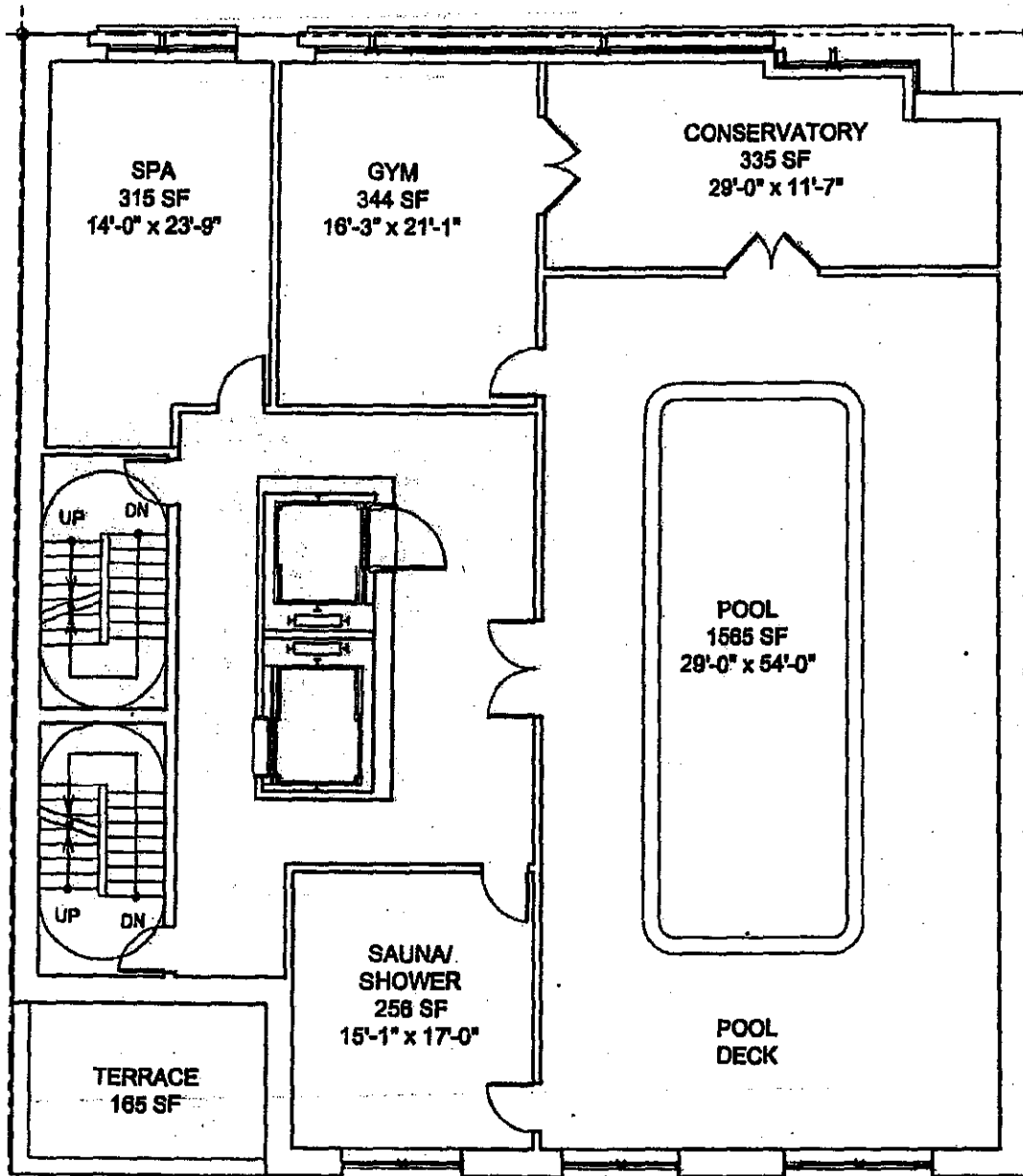
Remained previously at...
 James J. & Co. Lyons Branch 18th 1875...
 Ordinance by...
 Register

On the 11th day of March 1875 the twenty first day of
 March in the year eighteen hundred and seventy five
 John C. Rogers & Co. of the City of New York for the first
 time and for the first time of the said party of the second part
 the said party of the first part in consideration of the
 sum of One dollar and other good considerations lawful money
 of the United States paid by the party of the second part have
 granted bargain sell and release unto the party of the second
 part hereinafter named a certain lot of land situate in the City
 of New York and being more particularly described as follows to wit
 a certain lot of ground situate being and being in the City of New
 York and bounded and described as follows to wit beginning at a
 point on the northerly side of 15th Street at the corner of
 the North Western corner of Greenwich Avenue and 15th Street
 thence one hundred and twenty five feet northerly thence thence
 parallel with Greenwich Avenue and part of the distance through
 a party wall one hundred feet five inches to the center line of
 the lot thence westerly along the center line of the lot nearly five
 feet thence southerly again parallel with Greenwich Avenue one
 hundred feet five inches to the northerly side of the lot thence
 and then easterly along the same nearly five feet to the
 front of place of beginning together with the appurtenances
 and all the estate and right of the said party of the first part
 in and to the said parcel of land and to hold the above gra-
 nted premises unto the said party of the second part heirs and
 assigns forever. The whole of the said party of the first part
 by the said party of the second part and not the day and year
 first above written John Rogers & Co. for the first time
 what the said party of the second part by the said party of the first part
 on the 25th day of March in the year eighteen hundred and
 seventy five before the personally appearing John C. Rogers & Co.
 to me known and known to me to be the said party of the first part
 and the executed the foregoing instrument in and to the said party of the first part



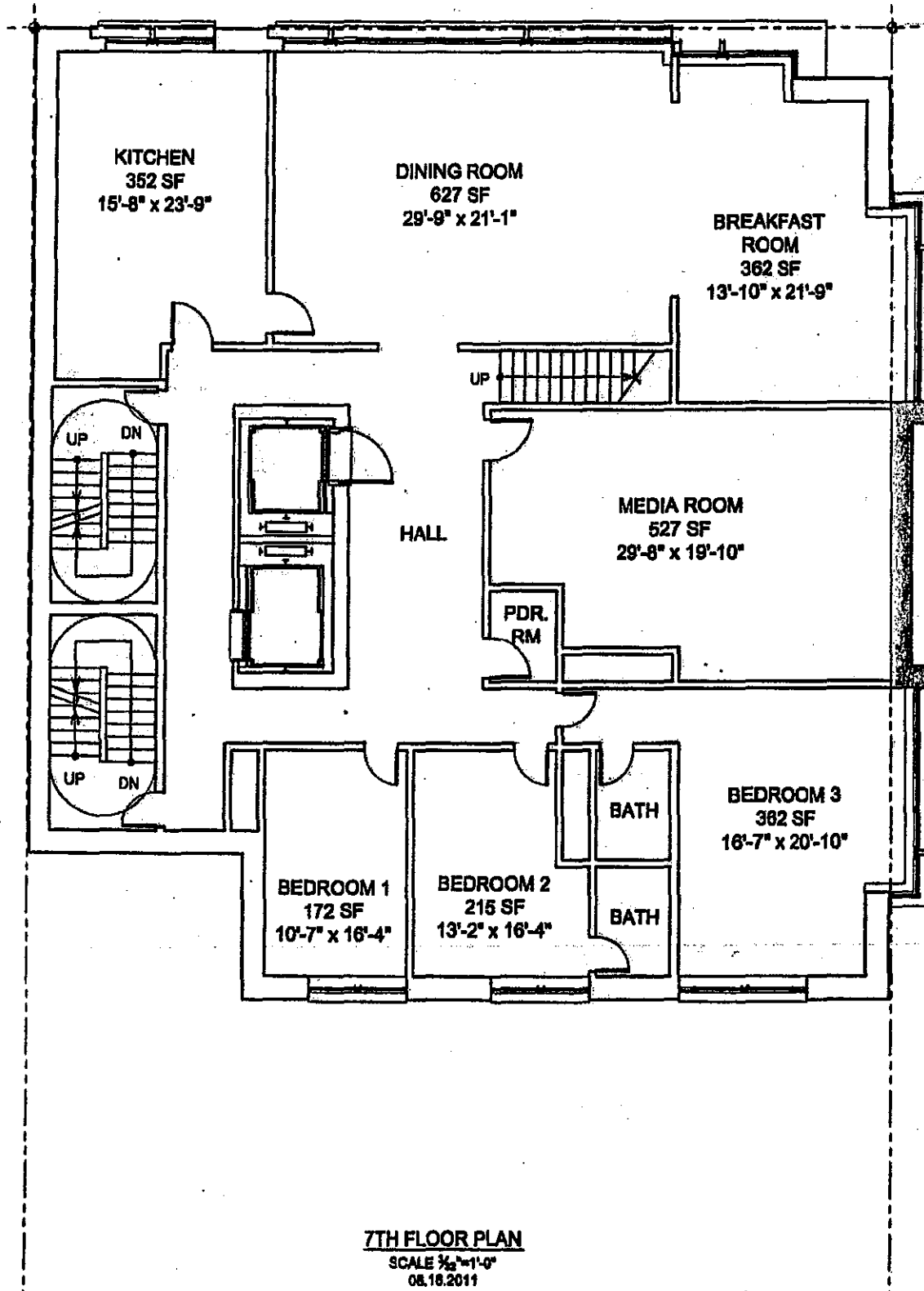
5TH FLOOR PLAN

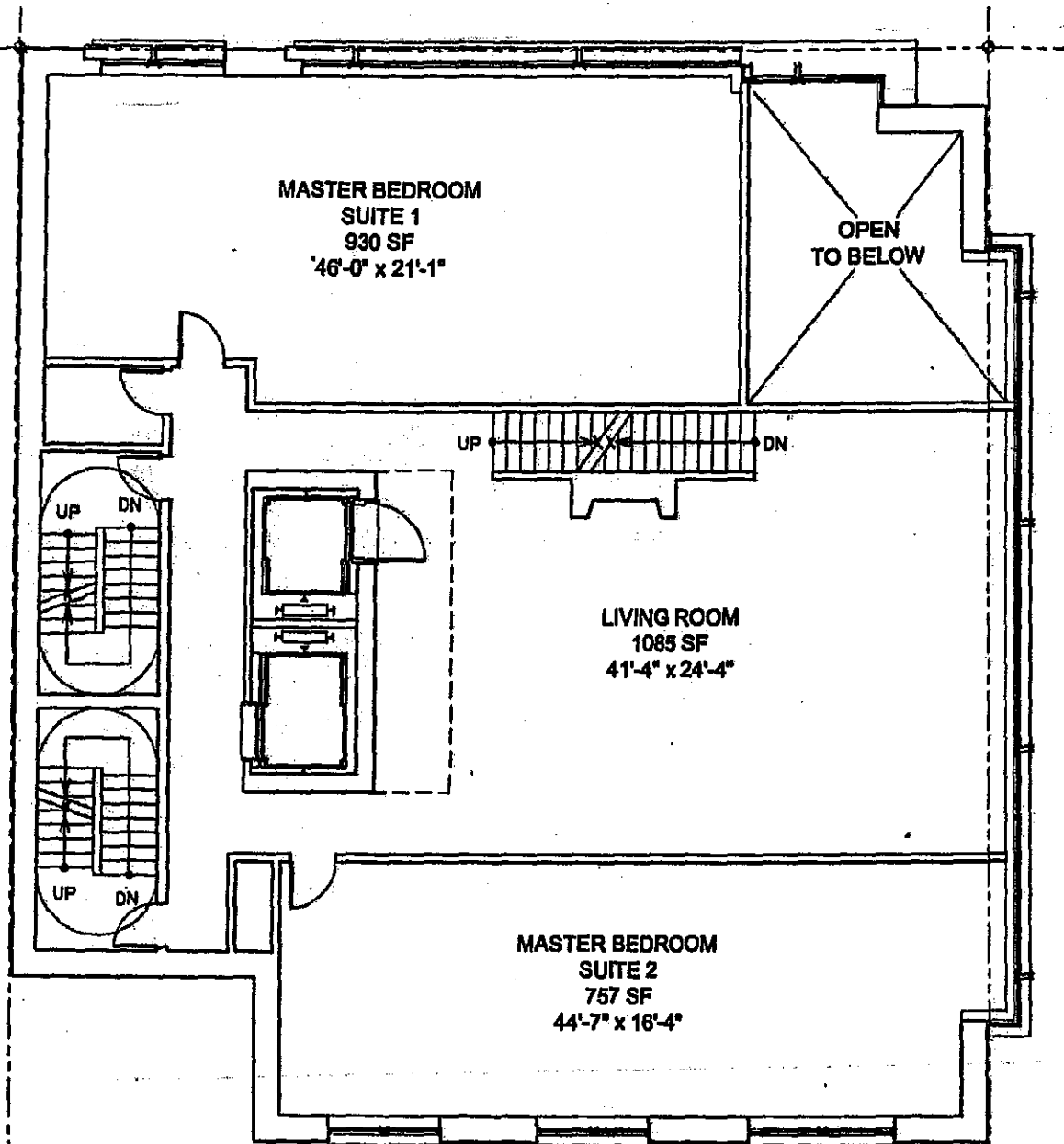
SCALE $\frac{3}{32}" = 1'-0"$
08.16.2011



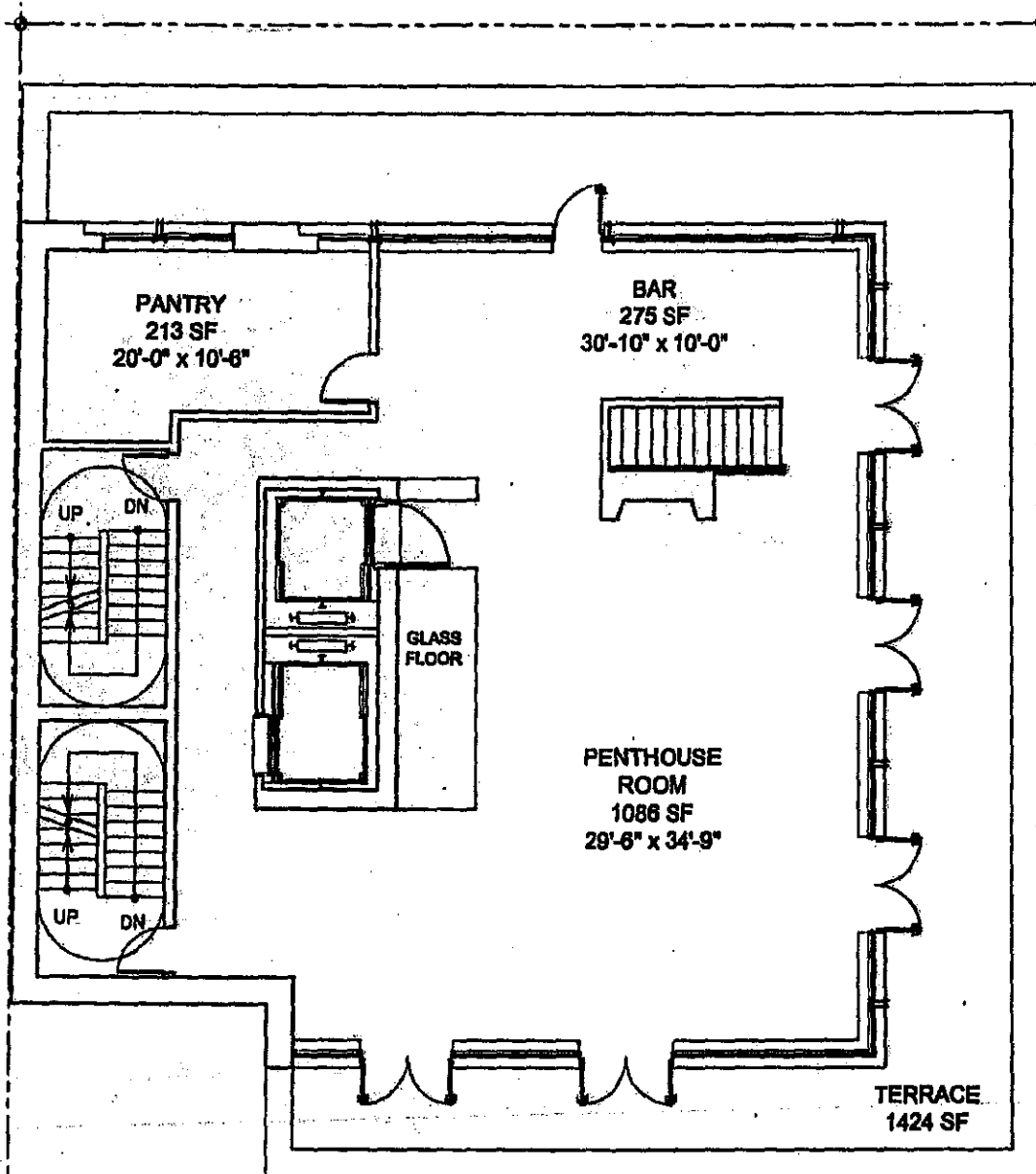
6TH FLOOR PLAN

SCALE $\frac{3}{32}" = 1'-0"$
08.18.2011



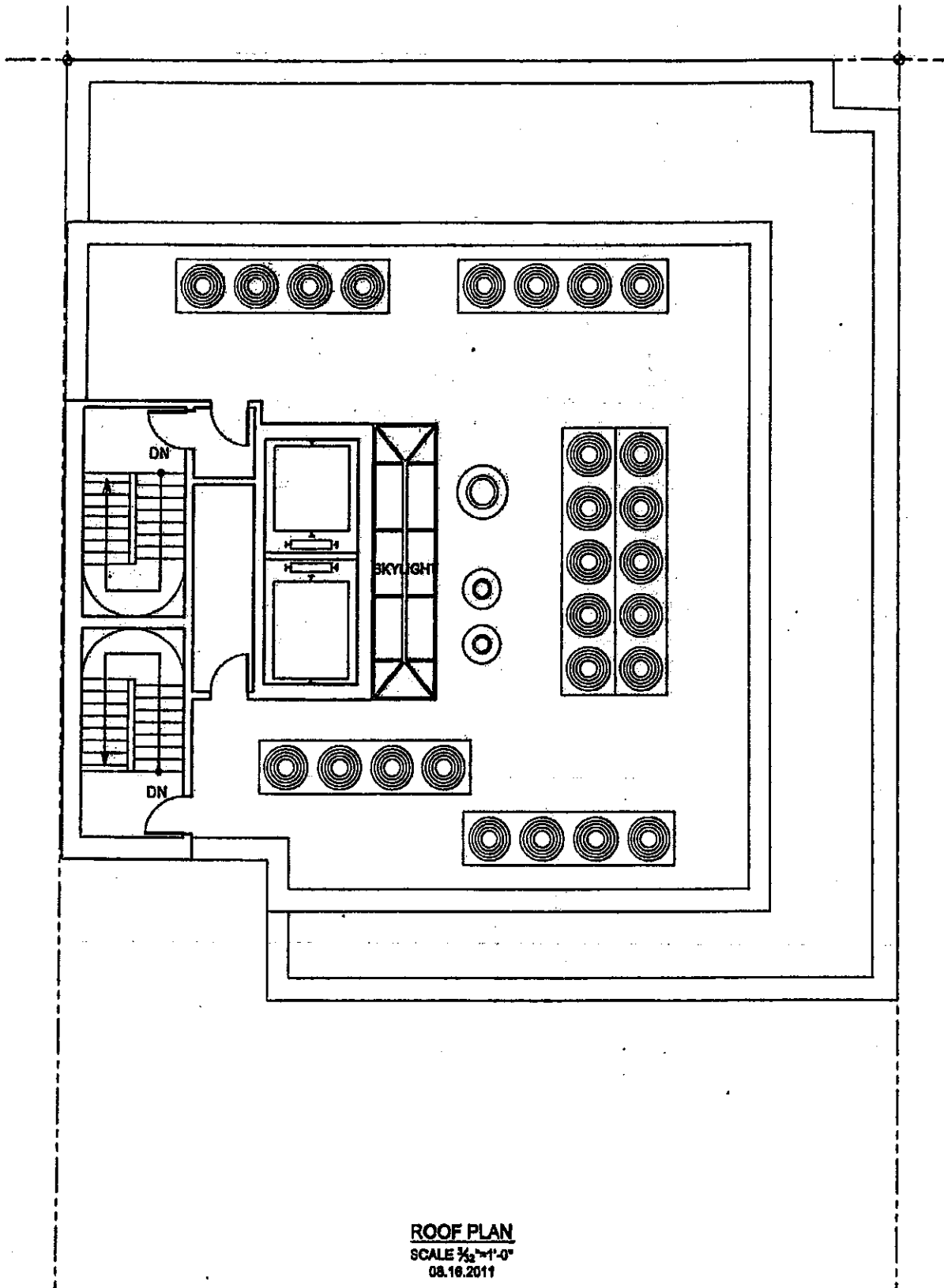


8TH FLOOR PLAN
SCALE $\frac{3}{32}"=1'-0"$
08.18.2011



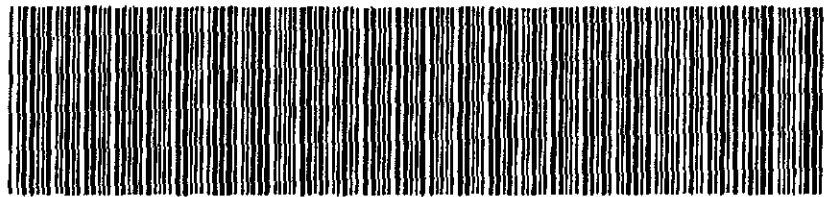
9TH FLOOR PLAN

SCALE $\frac{3}{8}" = 1'-0"$
08.16.2011



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

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2005071301006001001EA493
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 7
Document ID: 2005071301006001
Document Date: 02-15-1895
Preparation Date: 07-13-2005
Document Type: CORRECT INDEX/DEED-OFFICE USE
Document Page Count: 5
PRESENTER:

NYC DEPT. OF FINANCE
66 JOHN ST.
RSANOGO
NEW YORK, NY 10038
212-361-7550

RETURN TO:

NYC DEPT. OF FINANCE
66 JOHN ST.
RSANOGO
NEW YORK, NY 10038
212-361-7550

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1122	36	Entire Lot	99 CENTRAL PARK WEST
Property Type: OTHER				

CROSS REFERENCE DATA
MANHATTAN Year: 1895 Reel: 37 Page: 488
PARTIES
GRANTOR:

CHARLES F. HOFFMAN
CITY OF NEW YORK
NEW YORK, NY 99999

GRANTEE:

CONGREGATION SHEARITH ISRAEL
CITY OF NEW YORK
NEW YORK, NY 99999

x Additional Parties Listed on Continuation Page
FEES AND TAXES

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



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

Recorded/Filed 07-26-2005 12:21
City Register File No. (CRFN):
2005000416667

Quattro M. Hill

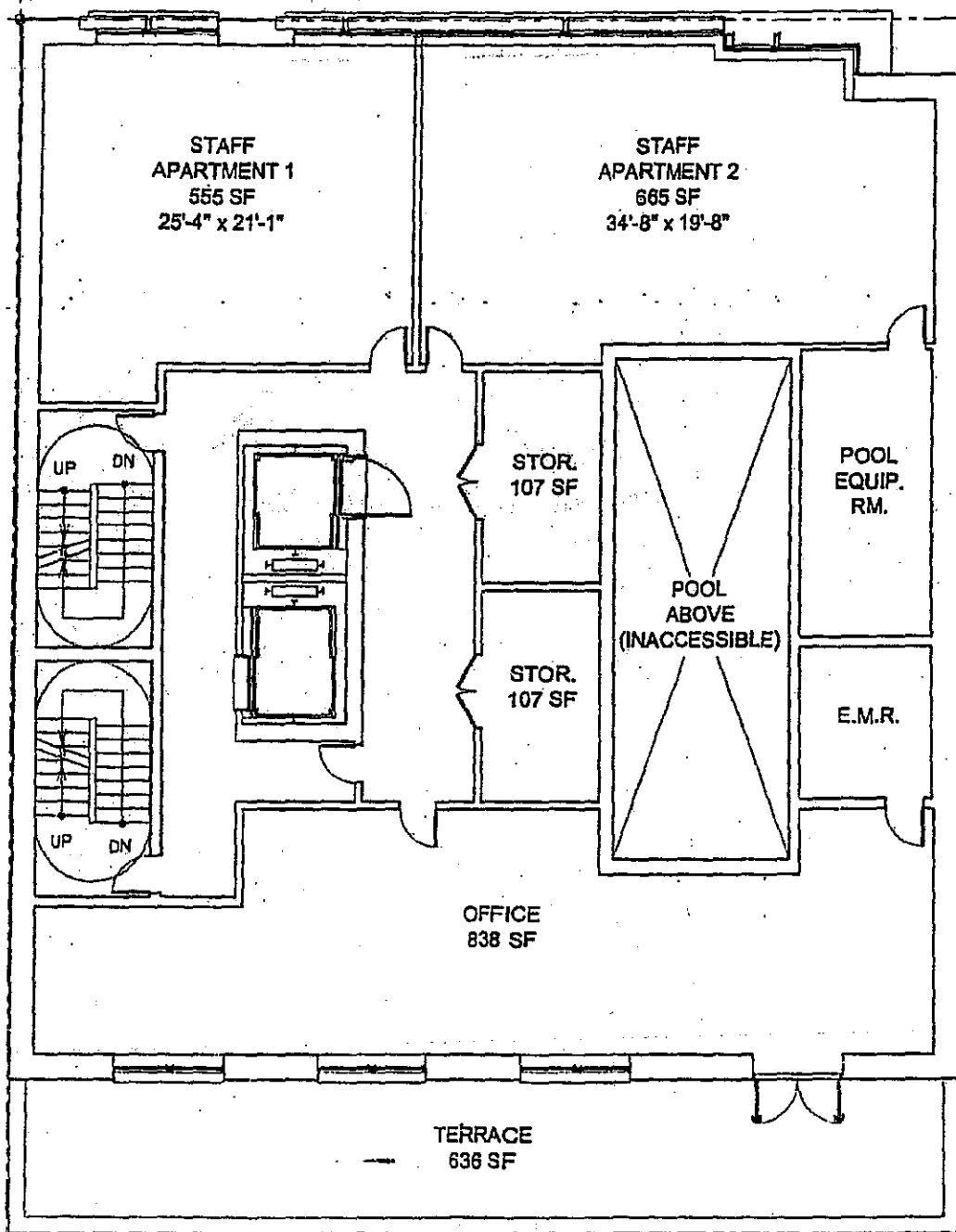
City Register Official Signature

[illegible]

acknowledged to me that they received the same from
 North Western Bank of the State of New York
 11/20/95 the said bank of the city of New York

James J. & A. Lyons, March 18th 1895, do hereby certify that
 Ordinance No. 100

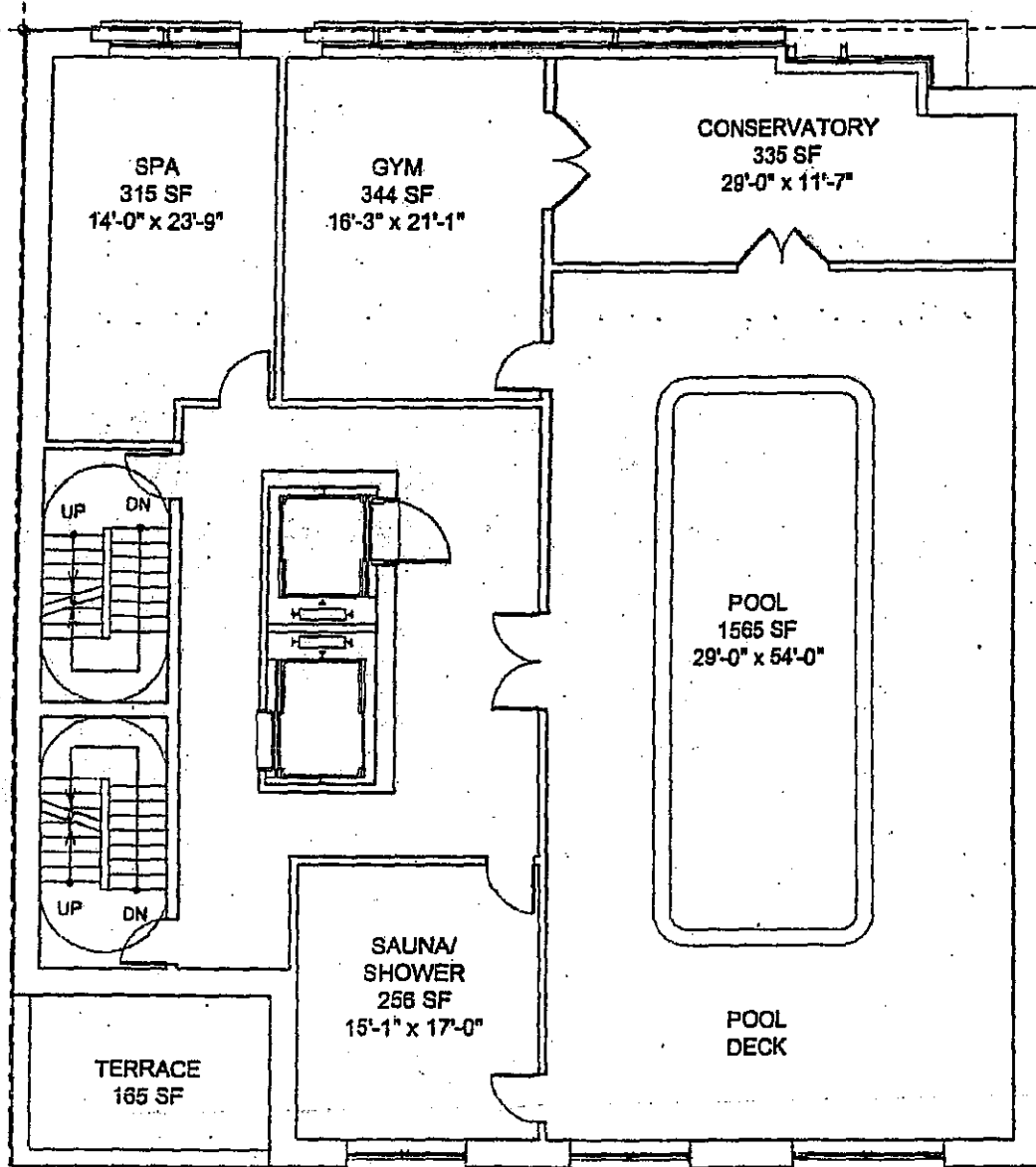
This Indenture made the twenty first day of
 January in the year eighteen hundred and ninety five between
 John J. Lyons & Co. (Madison) of the City of New York the first
 part and J. J. Lyons & Co. of the same place the second part
 Witnesseth that the said party of the first part in consideration of the
 sum of One dollar and other good considerations lawful money
 of the United States paid by the party of the second part do hereby
 grant their heirs all and release unto the said party of the second
 part her heirs and assigns forever all that certain lot or parcel
 parcel of ground situate lying and being in the City of New
 York and bounded and described as follows: Beginning at a
 point on the northern side of 15th Street East and West
 from the North Western corner of Eleventh Avenue and 15th Street
 West one hundred and thirty five feet more or less thence
 parallel with Eleventh Avenue and part of the distance through
 a party wall one hundred feet five inches to the center line of
 the Avenue West along the center line of the West twenty five
 feet thence southerly again parallel with Eleventh Avenue one
 hundred feet five inches to the northern side of 15th Street East
 and thence southerly along the same twenty five feet to the
 front or place of beginning together with the appurtenances
 and all the estate and right of the said party of the first part
 in and to the said parcel of land and to what the above par-
 cel contains and the said party of the second part do hereby
 and assign forever all that certain lot or parcel of land
 lying and being situate in the City of New York and bounded
 as above set forth. In witness whereof the said party of the
 first part has hereunto set his hand and seal the day and date
 first above written. James J. Lyons & Co. By the signature
 of John J. Lyons. State of New York City & County of New
 York 25th day of January in the year eighteen hundred and
 ninety five before me personally appeared James J. Lyons
 to me known and known to be the said party of the first
 part and the said party of the second part and the said party of the
 first part acknowledged the foregoing to be the true and correct
 agreement between them and the said party of the second part



5TH FLOOR PLAN

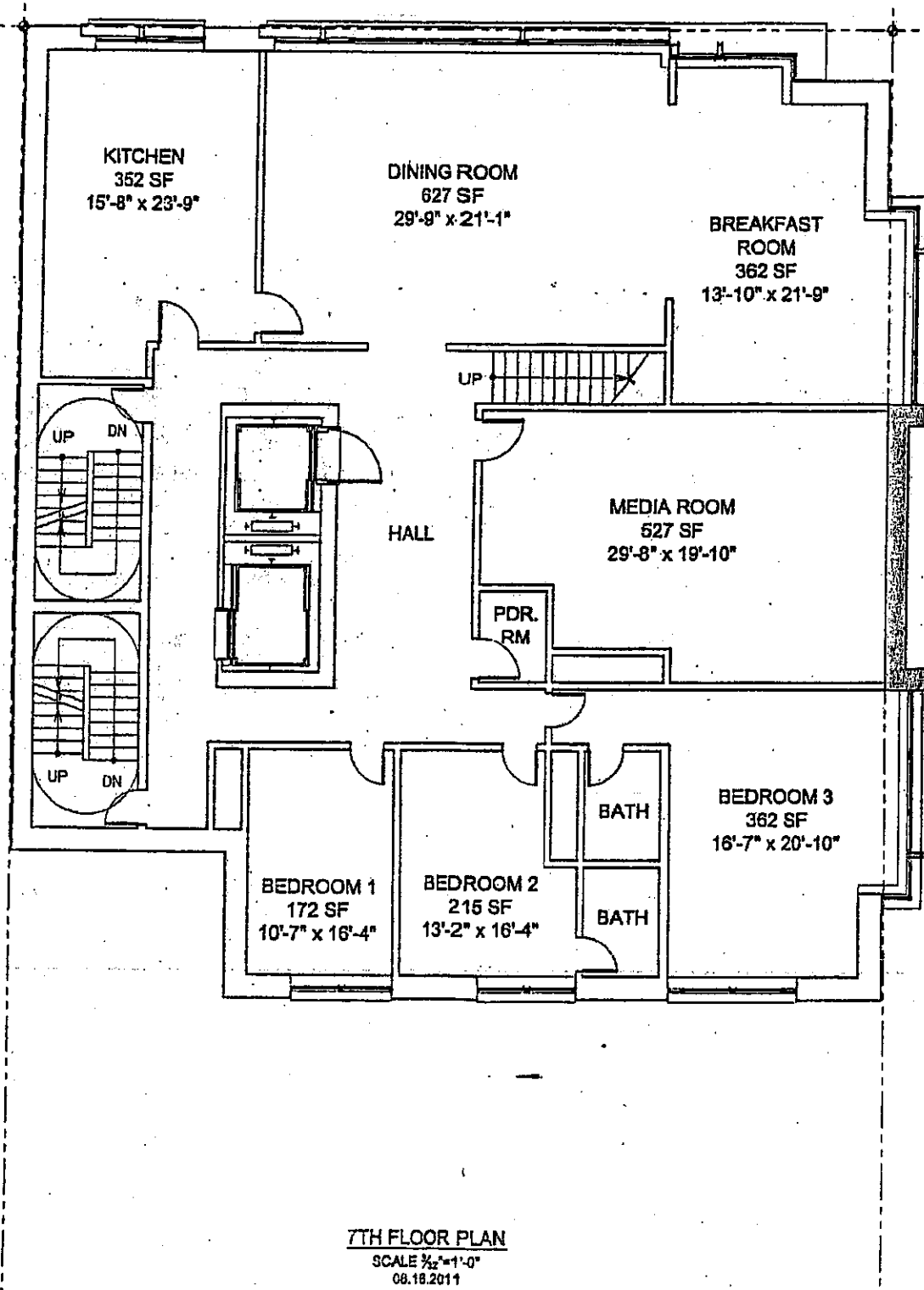
SCALE $\frac{3}{8}" = 1'-0"$
08.16.2011

This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by the New York State Attorney General. CP12-0005

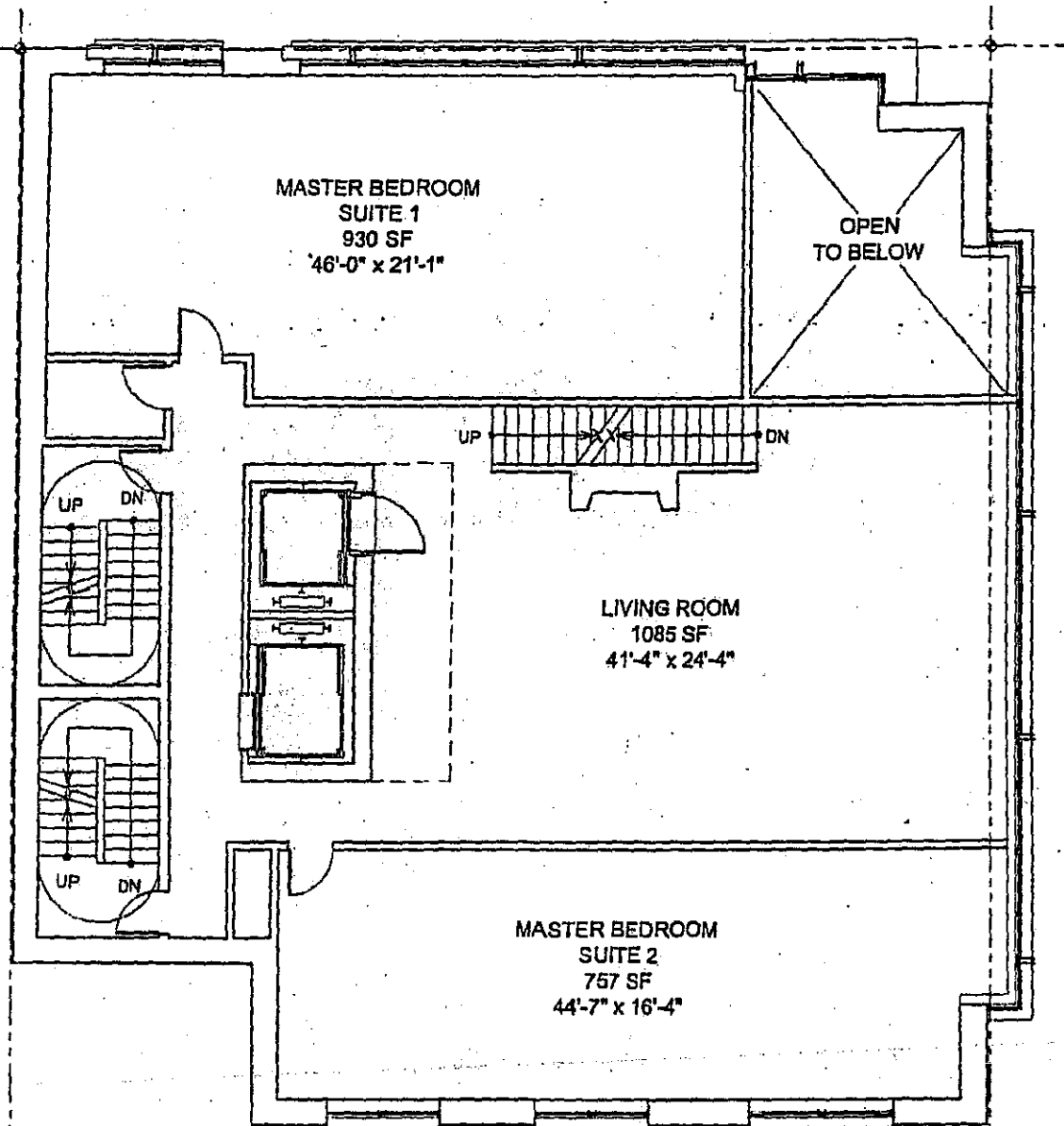


6TH FLOOR PLAN
SCALE $\frac{3}{4}$ " = 1'-0"
08.16.2011

This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by the New York State Attorney General. CP12-0005



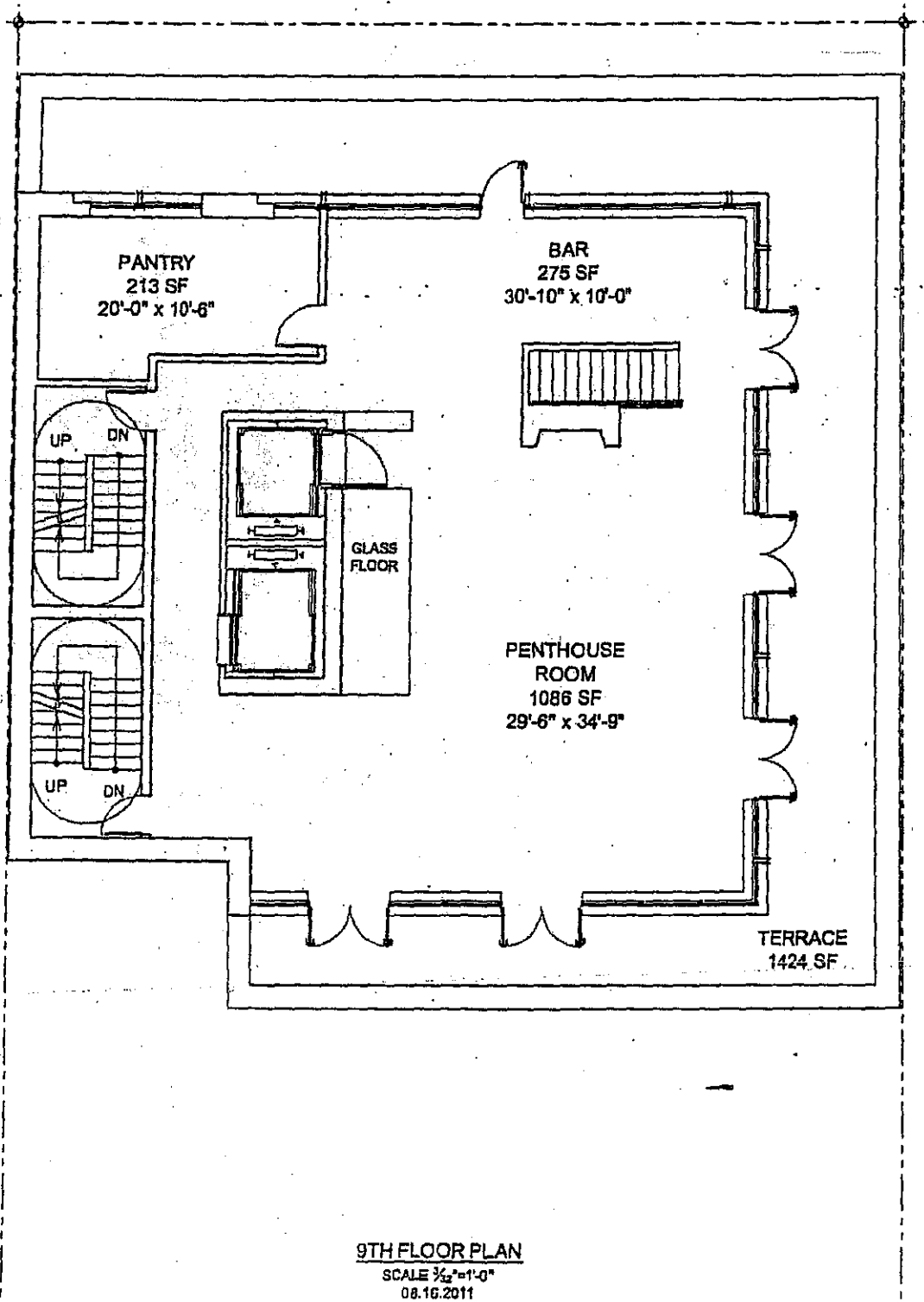
This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by the New York State Attorney General. CP12-0005



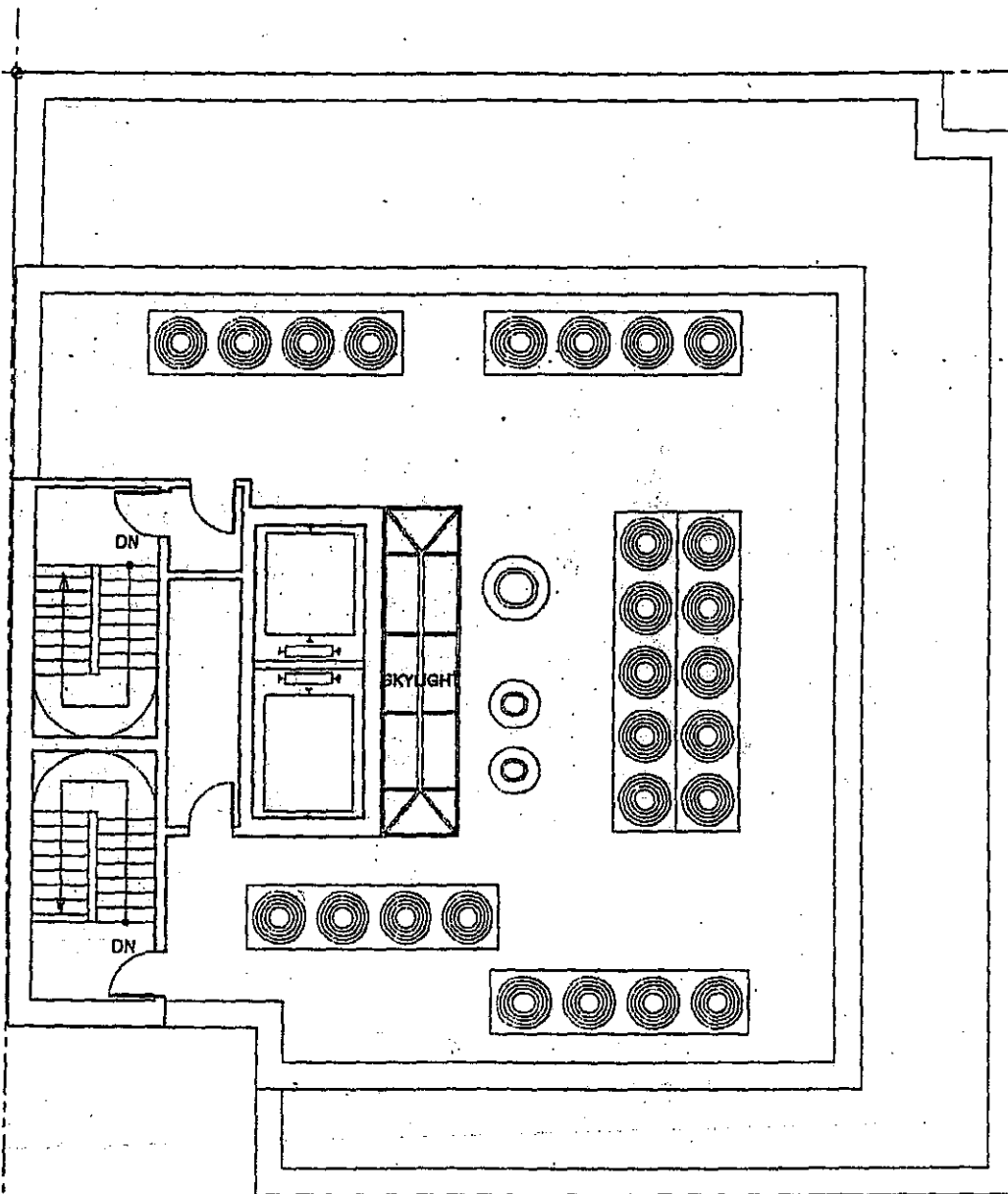
8TH FLOOR PLAN

SCALE $\frac{1}{32}"=1'-0"$
08.16.2011

This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by the New York State Attorney General. CP12-0005



This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by the New York State Attorney General. CP12-0005



ROOF PLAN
 SCALE 1/2"=1'-0"
 08.10.2011

This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by the New York State Attorney General. CP12-0005