Your City of New York - CRM Correspondence Number is 1-1-1410965241

DATE RECEIVED: 05/25/2017 16:19:00

DATE DUE: 06/08/2017 16:20:06

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 05/25/2017 16:17:37
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: (Property Owner)
Subject: Deed Restriction

Below is the result of your feedback form. It was submitted by Property Owner () on Thursday, May 25, 2017 at 16:17:36


Please save this for your records:

Instructions: Thank you for your submission. This is to acknowledge that the Department of Citywide Administrative Services (DCAS) has received your request to review a deed restriction modification or removal. This message contains a City of New York - CRM Correspondence Number. Please use this number in all subsequent correspondence with DCAS.
Documents to Mail: Please remember to mail to DCAS the completed Disclosure Document package, a copy of the current deed of ownership, any other document containing the deed restriction, and any additional relevant documents.

Mail Documents To: DCAS Real Estate Services Attention: Deed Restrictions, 1 Centre Street, 20th Floor North New York, NY 10007.

Important Note: Applicants are required to promptly report any changes in the information provided in the intake package that occur after the intake package is submitted while the request is pending.

Questions?: You will be contacted when the request is reviewed by DCAS. Should you have any questions, please contact us by going to http://www.nyc.gov/html/dcas/html/contact/email.shtml

Property owner name: Nison Badalov
Property owner email: ben@lawbalisok.com
Property owner phone: (718) 928-9607
Property owner mailing address: 82-45 Beverly Road Queens NY 11415

Contact name: Edmund Schaffzin
Contact email: eas@szslaw.com
Contact phone: (212) 757-0007
Contact mailing address: 1700 Broadway Suite 4100 New York NY 10019

Address: 127 West 138th Street
City: New York
State: NY
Zip: 10013
Borough Block and Lot(s) of the property: Block 2007, Lot 14

Reason For Request: Property is a vacant lot. In 2002, NYC deeded the property to Dassa Brill, LLC with the following deed restriction The Estate is subject to the following: Use and development is restricted and limited in perpetuity to a Community Facility Use as defined in NYC Zoning Resolution...notwithstanding any modifications made to it in the future

Description of any proposed development or sale of property to a third party: The holder of tax lien certificates has foreclosed on the property and my client would like to take an assignment of the award made to the successful bidder. My client which has developed residential property in the vicinity wants to build residential housing on the vacant lot but is unable to do so because of the deed restriction.

Description of the use of the property since the property purchase: vacant lot

The date by which the property owner seeks to have the requested modification or removal take effect: 2017-06-20

Any other federal state or local governmental actions taken pending or necessary for such modification or removal: no
Comments: I am the attorney for HARREST CAPITAL SrL WHICH HAS BEEN OFFERED THE PROPERTY AND WOULD LIKE TO DEVELOP IT.

I hereby certify that the information provided in this intake form is accurate: True

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REMOTE_HOST:
HTTP_ADDR:
HTTP_USER_AGENT:

***************************************************************************
April 9, 2018

Laura Ringelheim
Deputy Commissioner
Asset Management

Edmund Schaffzin
1700 Broadway, Suite 4100
New York, NY 10019

Re: Deed Restriction Modification Request
Block 2007, Lot 14
127 West 138th Street
New York, NY 10030
CRM Correspondence Number 1-1-1410965241

Dear Mr. Schaffzin:

On May 25, 2017, the New York City Department of Citywide Administrative Services (DCAS) received an online Intake Form initiating a request to modify the deed of the subject property. In a September 11, 2017 letter, DCAS notified you that the documents necessary to proceed with a review of the request had not been received.

As of the date of this letter, DCAS has not received all required documents. A significant amount of time has passed since the request was initiated. Please be advised that DCAS now considers this request inactive.

Any future request to modify the deed to this property will require a new Intake Package. The instructions for initiating an online deed restriction modification request can be accessed at http://www.nyc.gov/html/dcas/downloads/pdf/misc/deed_modification_instructions.pdf

If you have any questions, please contact me at 212/386-0618, or Kerry Lowe of my staff at 212/386-6348.

Sincerely,

[Signature]
Randal Fong
Assistant Commissioner

Enclosure

C: Carmine Rivetti - DCAS
Kerry Lowe - DCAS
September 11, 2017

Edmund Schaffzin  
1700 Broadway Suite 4100  
New York, NY 10019

Re: Manhattan, Block 2007, Lot 14  
127 West 138th Street  
New York, NY 10013  
CRM Correspondence Number 1-1-1410965241

Dear Mr. Schaffzin:

On May 25, 2017, DCAS received an intake form requesting the modification of the above referenced property. After an initial review of the materials submitted, DCAS has identified documents that have not yet been received by this office.

The following are required documents that must be submitted:

2. Submit a copy of current deed of ownership.

Please print and mail these documents to:

DCAS Real Estate Services  
Attention: Deed Restrictions  
1 Centre Street, 20th Floor North  
New York, NY 10007

DCAS cannot initiate the review process until the documents listed above have been received in full. If DCAS has not received these documents within one month from the date of this letter, your initial request will be withdrawn and you will need to re-submit your request.

Sincerely,

Randal Fong  
Assistant Commissioner

C: Carmine Rivetti