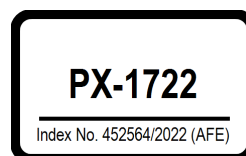


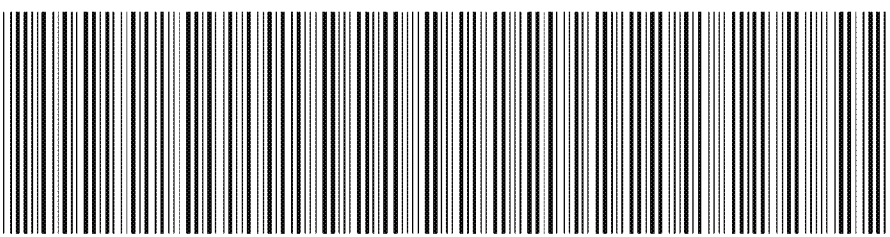
Faherty Affirmation

Exhibit # 420



**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.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2019082900604001 Document Date: 08-22-2019 Preparation Date: 09-03-2019
 Document Type: DEED
 Document Page Count: 4

PRESENTER:
 BETTER RESEARCH LLC
 1 PARAGON DRIVE - RANY-36670
 SUITE 150B
 MONTVALE, NJ 07645
 REC@BETTERTITLERESEARCH.COM

RETURN TO:
 BETTER RESEARCH LLC
 1 PARAGON DRIVE - RANY-36670
 SUITE 150B
 MONTVALE, NJ 07645
 REC@BETTERTITLERESEARCH.COM

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
MANHATTAN	1291	1	Entire Lot	711 5TH AVENUE
Property Type: OFFICE BUILDING				

CROSS REFERENCE DATA
 CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

GRANTOR/SELLER:
 55TH & 5TH AVENUE CORPORATION
 C/O: THE COCA-COLA COMPANY, ONE COCA-COLA PLAZA
 ATLANTA, GA 30313

GRANTEE/BUYER:
 NG 711 FIFTH AVE LLC
 C/O: THE NIGHTINGALE GROUP, 1430 BROADWAY, SUITE 1605
 NEW YORK, NY 10018

FEES AND TAXES			
Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00	\$	250.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:		\$	23,868,271.88
TAXES: County (Basic):		NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00	\$	5,910,238.75
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 57.00		
Affidavit Fee:	\$ 0.00		

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

Recorded/Filed 09-03-2019 12:13
 City Register File No.(CRFN):
2019000280964

Annette McMill
 City Register Official Signature

Bargain and Sale Deed
Without Covenants Against Grantor's Acts

55TH & 5TH AVENUE CORPORATION,

As Grantor

to

NG 711 FIFTH AVE LLC,

As Grantee

Address:

711 Fifth Avenue
New York, New York

Block: 1291
Lots: 1
County: New York

Recorded at Request of and
Return by Mail to:

Blaivas & Associates, P.C.
1430 Broadway, Suite 1603
New York, New York 10018
Attention: David Blaivas, Esq.

BARGAIN AND SALE DEED

THIS INDENTURE, made the 22 day of August, 2019, made by 55TH & 5TH AVENUE CORPORATION, a New York corporation (also known as 55TH AND 5TH AVENUE CORPORATION), having an address c/o The Coca-Cola Company, One Coca-Cola Plaza, Atlanta, Georgia 30313, Attention: Director, Corporate Real Estate ("**Grantor**"), in favor of NG 711 FIFTH AVE LLC, a Delaware limited liability company, having an address c/o the Nightingale Group, 1430 Broadway, Suite 1605, New York, New York 10018 ("**Grantee**").

WITNESSETH, that Grantor, in consideration of Ten Dollars (\$10) and other valuable consideration paid by Grantee to Grantor, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee, forever:

ALL that certain plot, piece or parcel of land situate, lying and being in the City of New York, County of New York, and State of New York, as described on Schedule A attached hereto and made a part hereof, with the building and improvements thereon erected and the fixtures therein (such parcel of land being referred to herein as the "**Land**"; and the Land, together with such building, improvements and fixtures, being collectively referred to herein as the "**Property**"), together with all easements, rights of way, privileges, appurtenances, development rights and other rights, if any, pertaining to the Land, attached or as appurtenant thereto, or used in connection therewith;

TOGETHER WITH all right, title and interest, if any, of Grantor in and to any strips and gores adjacent to the Land and any land lying in the bed of any street, road, or avenue, opened or proposed, public or private, in front of or adjoining the Property, to the center line thereof, and all right, title and interest, if any, of Grantor in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Property by change of grade of any street;

TOGETHER WITH the appurtenances and all the estate and rights of Grantor in and to the Property; and

TO HAVE AND TO HOLD the Property herein granted unto Grantee, the heirs or successors and assigns of Grantee, forever.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor shall receive the consideration for this conveyance and shall hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and shall apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

SAID Property now being known as and by the street number 711 Fifth Avenue, New York, New York (Block 1291, Lot 1) being the same premises conveyed to the party of the first part herein by the Deed, dated September 29, 1983 and recorded in the Office of the City Register of the City of New York on October 3, 1983 in Reel 723, Page 109.

IN WITNESS WHEREOF, Grantor has duly executed and delivered this deed as of the day and year first above written.

GRANTOR:

55TH & 5TH AVENUE CORPORATION,
a New York corporation

By: 
Name: Marie Quintero-Johnson
Title: President

Acknowledgment

STATE OF Georgia)
COUNTY OF Fulton)

ss:

On the 16 day of August in the year 2019, before me, the undersigned, a notary public in and for said State, personally appeared Marie Quintero-Johnson, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.


Notary Public



[Signature Page to Bargain and Sale Deed]

Schedule A

Legal Description

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF 55TH STREET AND THE EASTERLY SIDE OF FIFTH AVENUE;

RUNNING THENCE NORTHERLY, ALONG THE EASTERLY SIDE OF FIFTH AVENUE, 120 FEET 5 INCHES TO A POINT DISTANT 80 FEET 5 INCHES SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF FIFTH AVENUE AND THE SOUTHERLY SIDE OF 56TH STREET;

RUNNING THENCE EASTERLY AND PARALLEL WITH 56TH STREET, AND PART OF THE DISTANCE THROUGH A PARTY WALL, 100 FEET;

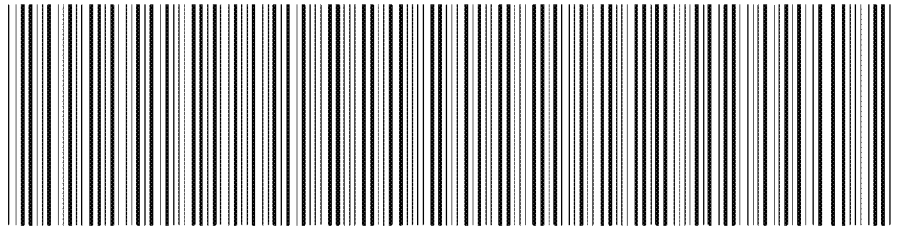
THENCE SOUTHERLY, PARALLEL WITH FIFTH AVENUE, 5 INCHES;

THENCE EASTERLY AND PARALLEL WITH THE NORTHERLY SIDE OF 55TH STREET, 50 FEET;

THENCE SOUTHERLY AND PARALLEL WITH FIFTH AVENUE, 120 FEET TO THE NORTHERLY SIDE OF 55TH STREET;

THENCE WESTERLY, ALONG THE NORTHERLY SIDE OF 55TH STREET, 150 FEET TO THE POINT OR PLACE OF BEGINNING.

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



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2019082900604001
Document Type: DEED

Document Date: 08-22-2019

Preparation Date: 09-03-2019

ASSOCIATED TAX FORM ID: 2019060600167

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT

2

4

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 711 5TH AVENUE MANHATTAN 10022
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name NG 711 FIFTH AVE LLC
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
 Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
 LAST NAME / COMPANY FIRST NAME
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name 55TH & 5TH AVENUE CORPORATION
 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:
 A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC
 Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

SALE INFORMATION

10. Sale Contract Date 8 / 22 / 2019
 Month Day Year

11. Date of Sale / Transfer 8 / 22 / 2019
 Month Day Year

12. Full Sale Price \$ 9 0 9 2 6 7 5 0 0
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A Sale Between Relatives or Former Relatives
 B Sale Between Related Companies or Partners in Business
 C One of the Buyers is also a Seller
 D Buyer or Seller is Government Agency or Lending Institution
 E Deed Type not Warranty or Bargain and Sale (Specify Below)
 F Sale of Fractional or Less than Fee Interest (Specify Below)
 G Significant Change in Property Between Taxable Status and Sale Dates
 H Sale of Business is Included in Sale Price
 I Other Unusual Factors Affecting Sale Price (Specify Below)
 J None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class O 6 16. Total Assessed Value (of all parcels in transfer) 1 7 6 8 5 0 0 0 0
 17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 MANHATTAN 1291 1

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE		DATE	LAST NAME		FIRST NAME
C/O: THE NIGHTINGALE GROUP 1430 BROADWAY, SUITE 1605					
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
NEW YORK				SELLER	
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE		DATE
	NY	10018			

2019060600167201

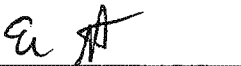
STATE OF NEW YORK, STATE BOARD OF REAL PROPERTY SERVICES
REAL PROPERTY TRANSFER REPORT (RP-5217NYC)

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER:

NG 711 FIFTH AVE LLC,
a Delaware limited liability company

By: 
Name: E/Channon Schwartz
Title: auth signatory

Dated: Aug 22, 2019

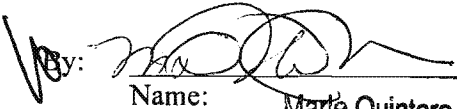
STATE OF NEW YORK, STATE BOARD OF REAL PROPERTY SERVICES
REAL PROPERTY TRANSFER REPORT (RP-5217NYC)

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER:

55TH & 5TH AVENUE CORPORATION,
a New York corporation

By: 
Name: Marfe Quintero-Johnson
Title: President

Dated: Aug. 22, 2019



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: MANHATTAN BLOCK: 1291 LOT: 1
- (2) Property Address: 711 5TH AVENUE, NEW YORK, NY 10022
- (3) Owner's Name: NG 711 FIFTH AVE LLC
- Additional Name:

Affirmation:

Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: _____ Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:


CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

CERTIFICATION

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/hers/its knowledge.

OWNER:

NG 711 FIFTH AVE LLC,
a Delaware limited liability company

By: 
Name:
Title:

Dated: Aug. 22, 2019