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New York Zendo - Shobo-ji

223 East 67th Street

New York, NY 10022

REC. 279 PAGE 428

THIS MORTGAGE, made the 26th day of February, nineteen hundred and sixty-eight

BETWEEN THE ZEN STUDIES SOCIETY, INC., a New York corporation, having its principal place of business at 440 West End Avenue, New York, New York

, the mortgagor, and FIRST NATIONAL CITY BANK, a national banking association, organized under the laws of the United States of America, having a principal office at 399 Park Avenue, New York, N. Y. 10022, the mortgagee,

WITNESSETH, that to secure the payment of an indebtedness in the sum of TWENTY-FIVE THOUSAND and 00/100 (\$25,000.00) ----- dollars,

lawful money of the United States, to be paid according to a certain bond, note or obligation bearing even date herewith, the mortgagor hereby mortgages to the mortgagee:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of 67th Street, distant 377 feet 6 inches easterly from the corner formed by the intersection of the Northerly side of 67th Street with the easterly side of Third Avenue;

running thence northerly parallel with the easterly side of Third Avenue, 100 feet 10 inches;

thence easterly parallel with the northerly side of 67th Street, 27 feet 6 inches;

thence southerly again parallel with the easterly side of Third Avenue and part of the distance through a party wall 100 feet 10 inches to the northerly side of 67th Street;

and thence westerly along the northerly side of 67th Street, 27 feet 6 inches to the point or place of Beginning.

Said Premises being known as No. 223 East 67th Street.

This is a purchase money mortgage.

TOGETHER with all right, title and interest of the mortgagor in and to the land lying in the streets and roads in front of and adjoining said premises;

TOGETHER with all fixtures, chattels and articles of personal property now or hereafter attached to or used in connection with said premises, including but not limited to furnaces, boilers, oil burners, radiators and piping, coal stokers, plumbing and bathroom fixtures, refrigeration, air conditioning and sprinkler systems, wash-tubs, sinks, gas and electric fixtures, stoves, ranges, awnings, screens, window shades, elevators, motors, dynamos, refrigerators, kitchen cabinets, incinerators, plants and shrubbery and all other equipment and machinery, appliances, fittings, and fixtures of every kind in or used in the operation of the buildings standing on said premises, together with any and all replacements thereof and additions thereto;

TOGETHER with all awards heretofore and hereafter made to the mortgagor for taking by eminent domain the whole or any part of said premises or any easement therein, including any awards for changes of grade of streets, which said awards are hereby assigned to the mortgagee, who is hereby authorized to collect and receive the proceeds of such awards and to give proper receipts and acquittances therefor, and to apply the same toward the payment of the mortgage debt, including payment of interest computed at the rate reserved in the note or obligation secured hereby until the actual receipt of the award in question by the mortgagee, notwithstanding the fact that the amount owing thereon may not then be due and payable and notwithstanding that the rate of interest payable on such award shall be less than the rate reserved in said note or obligation; and the said mortgagor hereby agrees, upon request, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning said awards to the mortgagee, free, clear and discharged of any encumbrances of any kind or nature whatsoever and further agrees to pay to the mortgagee, on demand, any deficiency in the full amount of principal and interest on said note or obligation remaining unpaid after the receipt of an award by the mortgagee.

New York Zendo - Shobo-ji
223 East 67th Street
New York, NY 10022

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Standard N.Y.B.L.F. Form No. 100-A, Bargain and Sale Deed, without Covenants against Grantor's Acts-Individual or Corporation (single sheet)
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

REC. 279 PAGE 426

THIS INDENTURE, made the 26th day of February, nineteen hundred and sixty-eight
BETWEEN RADFORD REALTY CORP., a domestic corporation, maintaining
offices at 515 Madison Avenue, New York, N.Y. (~~and its wholly owned subsidiary~~
~~and its wholly owned subsidiary~~) and ELECTIVE REALTY CORP., a domestic corporation,
maintaining offices at 155 West 72nd Street, New York, N.Y. (~~and its wholly owned subsidiary~~
~~and its wholly owned subsidiary~~)
party of the first part, and

THE ZEN STUDIES SOCIETY, INC., a membership corporation,
care of Polikoff & Clareman, 6 East 45th Street, New York, N.Y.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs
or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Borough of Manhattan, City, County and State of New
York, bounded and described as follows:

BEGINNING at a point on the northerly side of East 67th Street, dis-
tant 377 feet 6 inches easterly from the corner formed by the inter-
section of the northerly side of East 67th Street with the easterly
side of 3rd Avenue; running thence NORTHERLY parallel with the
easterly side of 3rd Avenue, 100 feet 10 inches; thence EASTERLY
parallel with the northerly side of East 67th Street, 27 feet 6 in-
ches; thence SOUTHERLY again parallel with the easterly side of
3rd Avenue and part of the distance as a party wall, 100 feet 10
inches to the northerly side of East 67th Street, and thence WESTER-
LY along the northerly side of East 67th Street, 27 feet 6 inches
to the point or place of BEGINNING.

SAID PREMISES being known as and by street address 223 East 67th
Street, New York, N.Y.

This conveyance has been made with the unanimous consent in writing
of all the stockholders of the party of the first part.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and
roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances
and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO
HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of
the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such consid-
eration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will
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.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above
written.

IN PRESENCE OF

RADFORD REALTY CORP.

By [Signature]
Pres.

ELECTIVE REALTY CORP.
By [Signature]
Pres.

New York Zendo - Shobo-ji
223 East 67th Street
New York, NY 10022

REC. 238 PAGE 355

Standard N.Y.B.T.U. Form 8001-8-63-Bargain and Sale Deed, without Covenants against Grantor's Acts-Individual or Corporation (single sheet)
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

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THIS INDENTURE, made the 25th day of October, nineteen hundred and sixty-seven
BETWEEN ELECTIVE REALTY CORP., a domestic corporation, maintain-
ing offices at 155 W. 72nd St., New York, New York

party of the first part, and

RADFORD REALTY CORP., a domestic corporation, maintain-
ing offices at 515 Madison Ave., New York, N.Y. (as to
an undivided one-fourth interest) and ELECTIVE REALTY
CORP., a domestic corporation, maintaining offices at
155 W. 72nd St., N.Y., N.Y. (as to an undivided three-

party of the second part, fourths interest)

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs
or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Borough of Manhattan, City, County and State of New
York, bounded and described as follows:

BEGINNING at a point on the northerly side of East 67th Street, dis-
tant 377 feet 6 inches easterly from the corner formed by the inter-
section of the northerly side of East 67th Street with the easterly
side of 3rd Avenue; running thence NORTHERLY parallel with the
easterly side of 3rd Avenue, 100 feet 10 inches; thence EASTERLY
parallel with the northerly side of East 67th Street, 27 feet 6 inches;
thence SOUTHERLY again parallel with the easterly side of 3rd Avenue
and part of the distance as a party wall, 100 feet 10 inches to the
northerly side of East 67th Street, and thence WESTERLY along the
northerly side of East 67th Street 27 feet 6 inches to the point or
place of BEGINNING.

SAID PREMISES being known as and by street address 223 East 67th
Street, New York, N.Y.

This conveyance has been made with the unanimous consent in writing
of all the stockholders of the party of the first part.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and
roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances
and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO
HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of
the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such consid-
eration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will
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.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above
written.

IN PRESENCE OF:

ELECTIVE REALTY CORP.

By



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New York Zendo - Shobo-ji
223 East 67th Street
New York, NY 10022

TT 139 (9-64)

State of New York

REC. 207 PAGE 90

DEPARTMENT of TAXATION and FINANCE
MISCELLANEOUS TAX BUREAU
TRANSFER AND ESTATE TAX SECTION

RELEASE OF LIEN OF ESTATE TAX (REAL PROPERTY)

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[Davidson, Dawson & Clark, Esqs.
63 Wall Street
New York, New York 10005
]

Estate of ROBERT GOELET

Date of death FEBRUARY 6, 1966

County of residence at time of death NEW YORK

Pursuant to the provision of Section 249-bb of the Tax Law, the lien (if any) of the Estate Tax imposed by Article 10-C or Article 26 of the Tax Law is hereby released with respect to the following described real property:



MAY 31, 1967
po

STATE TAX COMMISSION

By

DEPUTY COMMISSIONER

John J. P.

University of Hawai'i at Mānoa
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New York Zendo - Shobo-ji
223 East 67th Street
New York, NY 10022

REC. 207 PAGE 87 AU:F:508:MJS

U. S. TREASURY DEPARTMENT - INTERNAL REVENUE SERVICE	
FORM 792 (REV. MAR. 1961)	
UNITED STATES CERTIFICATE RELEASING ESTATE TAX LIEN	
DISTRICT OR OFFICE Manhattan	DATE OF DEATH 2-6-66
ESTATE OF ROBERT GOELET	RESIDENCE AT TIME OF DEATH New York City, New York
TO - Name and address of applicant (Show number, street, city or town, postal zone, and State)	

1422
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Powell L. Beyland, Esq.
c/o Davidson, Dawson & Clark
63 Wall Street
New York, N.Y. 10005

By direction of the Commissioner of Internal Revenue, and in accordance with the provisions of the laws applicable to the collection of internal revenue, I do hereby certify that the estate tax with respect to the above-named estate, has been fully discharged or duly provided for. Wherefore and by reason whereof, I do hereby issue this certificate releasing the lien of the United States imposed by Section 6324 of the Internal Revenue Code of 1954 on the following described property:

Decedent's interest in:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of 67th Street, distant three hundred seventy-seven (377) feet six (6) inches easterly from the corner formed by the intersection of the northerly side of 67th Street with the easterly side of 3rd Avenue; "etc" see attached Schedule B exhibit.

X

X

X

X

X

X

X

SIGNATURE Edw. J. Fitzgerald Jr.	TITLE District Director	DATE 6/9/67
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IRS - D. C.

FORM 792 (REV. 3-61)

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New York Zendo - Shobo-ji
223 East 67th Street
New York, NY 10022

REC. 207 PAGE 83

Standard N. Y. B. T. U. Form 8010 • 11-63-3M—Executor's Deed—Individual or Corporation.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 10th day of July, nineteen hundred and sixty-seven,
BETWEEN SIDNEY W. DAVIDSON, residing at No. 1 Pierrepont Street, in
the County of Kings, City and State of New York, and CHEMICAL BANK
NEW YORK TRUST COMPANY, a New York corporation, having an office at
No. 277 Park Avenue, in the City, County and State of New York,

in and by Article NINTH of
as executors of and trustees of the trusts created / the last will and testament of
Robert Goelet, late of
the City, County and State of New York, deceased,
party of the first part, and ELECTIVE REALTY CORP., a New York corporation,
having its office at No. 265 West 14th Street, in the City, County
and State of New York,

party of the second part,

WITNESSETH, that the party of the first part, by virtue of the power and authority given in and by said last
will and testament, and in consideration of

ONE HUNDRED THOUSAND (\$100,000.) dollars,
lawful money of the United States, paid by the party of the
second part, does hereby grant and release unto the party of the second part, the heirs or successors and
assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Borough of Manhattan, City, County and State of
New York, bounded and described as follows:

BEGINNING at a point on the northerly side of 67th Street, distant
three hundred seventy-seven (377) feet six (6) inches easterly from
the corner formed by the intersection of the northerly side of 67th
Street with the easterly side of 3rd Avenue; running thence northerly
parallel with the easterly side of 3rd Avenue, one hundred (100) feet
ten (10) inches; thence easterly parallel with the northerly side of
67th Street, twenty-seven (27) feet six (6) inches; thence southerly
again parallel with the easterly side of 3rd Avenue and part of the
distance through a party wall, one hundred (100) feet ten (10)
inches to the northerly side of 67th Street; and thence westerly
along the northerly side of 67th Street, twenty-seven (27) feet six
(6) inches to the point or place of beginning.

SAID premises being known as No. 223 East 67th Street.

BEING the same premises which were conveyed to Sidney W. Davidson
and Chemical Bank New York Trust Company as executors of the last
will and testament of Robert Goelet, deceased, by Sidney W. Davidson
and Chemical Bank New York Trust Company as trustees of the trust
created in and by an indenture dated June 29, 1962, made by
Robert Goelet, by deed dated June 1, 1966 and recorded on June 6, 1966
in the office of the Register of the County of New York, in Liber 65
of Records, at page 133.

New York Zendo - Shobo-ji
223 East 67th Street
New York, NY 10022



REC. 65 PAGE 133

NO REVENUE STAMPS AFFIXED

THIS INDENTURE made the 1st day of June, 1966, between SIDNEY W. DAVIDSON, residing at No. 1 Pierrepont Street, in the County of Kings, City and State of New York, and CHEMICAL BANK NEW YORK TRUST COMPANY, a corporation organized under the laws of the State of New York and having its principal office at No. 20 Pine Street, in the City, County and State of New York, as trustees of the trust created in and by an indenture dated June 29, 1962, made by Robert Goelet, parties of the first part, and the said SIDNEY W. DAVIDSON and CHEMICAL BANK NEW YORK TRUST COMPANY, as executors of the last will and testament of Robert Goelet, deceased, parties of the second part,

WITNESSETH, that the parties of the first part, by virtue of the power, authority and directions to them given in and by said indenture of trust dated June 29, 1962, do hereby grant and release unto the parties of the second part and the successors and assigns of the parties of the second part forever,

ALL that certain lot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of 67th Street, distant three hundred seventy-seven (377) feet six (6) inches easterly from the corner formed by the intersection of the northerly side of 67th Street with the easterly side of 3rd Avenue; running thence northerly parallel with the easterly side of 3rd Avenue, one hundred (100) feet ten (10) inches; thence easterly parallel with the northerly side of 67th Street, twenty-seven (27) feet six (6) inches; thence southerly again parallel with the easterly side of 3rd Avenue and part of the distance through a party wall, one hundred (100) feet ten (10) inches to the northerly side of 67th Street; and thence westerly along the northerly side of 67th Street, twenty-seven (27) feet six (6) inches to the point or place of beginning.

Said premises being known as No. 223 East 67th Street, and being the same premises which were conveyed to the parties of the first part by Robert Goelet by deed dated June 29, 1962 and recorded on said date in the Office of the Register of the County of New York in Liber 5190 of Conveyances at page 359.