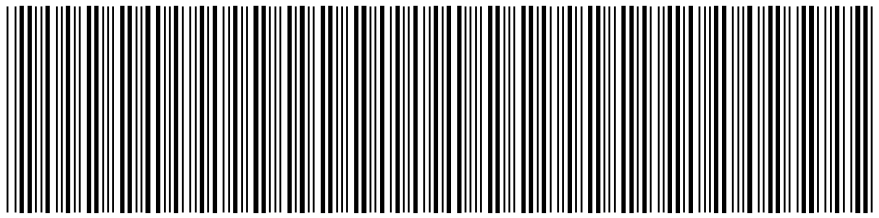


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2006120400926001001EF2A1

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2006120400926001

Document Date: 11-20-2006

Preparation Date: 12-04-2006

Document Type: DEED

Document Page Count: 5

PRESENTER:

ROYAL ABSTRACT OF NEW YORK LLC
AS AGENT FOR TITLE INSURANCE
500 5TH AVENUE- SUITE 1540
NEW YORK, NY 10110
212-376-0900
827054

RETURN TO:

MINTZ LEVIN COHN FERRIS GLOVSKY AND
POPEO PC
666 THIRD AVENUE
25TH FLOOR
NEW YORK, NY 10017
ATTN STEVEN B. CALLAHAN ESQ

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	815	14	Entire Lot	1412 BROADWAY
Property Type: OFFICE BUILDING				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

1412 OWNER LLC
C/O MURRAY HILL PROPERTIES LLC, 1140 AVENUE
OF THE AMERICAS
NEW YORK, NY 10036

GRANTEE/BUYER:

1412 BROADWAY, LLC
C/O PRINCIPAL REAL ESTATE INVESTORS, 801
GRAND AVENUE
DES MOINES, IA 50392

FEES AND TAXES

Mortgage			Filing Fee:	
Mortgage Amount:	\$	0.00		\$ 165.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	
Exemption:				\$ 4,659,375.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00		\$ 710,000.00
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
TOTAL:	\$	0.00		
Recording Fee:	\$	62.00		
Affidavit Fee:	\$	0.00		

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

Recorded/Filed 01-12-2007 10:46
City Register File No.(CRFN):

200700024477



Annette McHill

City Register Official Signature

BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the 21 day of November, 2006 by and between 1412 OWNER LLC, a Delaware limited liability company with offices at c/o Murray Hill Properties LLC, 1140 Avenue of the Americas, New York, New York 10036 ("Grantor") and 1412 Broadway, LLC, a Delaware limited liability company having offices at c/o Principal Real Estate Investors, 801 Grand Avenue, Des Moines, IA 50392 ("Grantee").

W I T N E S S E T H :

In consideration of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever the premises (the "Premises"), which consists of the following: all those certain lots, pieces or parcels of land, situate, lying and being in the County of New York, State of New York and more particularly described on Exhibit A attached hereto and made a part hereof, together with all and singular, the tenements, hereditaments, easements, appurtenances and rights belonging or in any way appertaining thereto, and the reversions and the remainders thereof (the "Land"); all buildings, facilities, structures and improvements now located or hereafter erected on the Land and all fixtures constituting a part thereof; and all right, title and interest, if any, of Grantor in and to (i) all land lying in the bed of any street, highway, road or avenue, open or proposed, public or private, in front of or adjoining the Land and (ii) all rights of way, highways, public places, easements, appendages, appurtenances, sidewalks, alleys, strips and acres of land adjoining or appurtenant of the Land which are not or hereafter used in connection with the Premises.

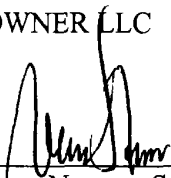
And Grantor, in compliance with Section 13 of the Lien Law, covenants that it will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of improvement and will apply the same first to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

[Signature Page to Follow]

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

1412 OWNER LLC

By:




Name: Norman Sturner

Title: Authorized Signatory

COUNTY OF New York)
STATE OF New York) ss.:

On the 17th day of November in the year 2006 before me, the undersigned, a notary public in and for said State, personally appeared Norman Sturmer personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

LUCILLE A. ANZALONE
Notary Public, State of New York
No. 41-4645943
Qualified in Queens County
Commission Expires April 30, 2007

Exhibit A

Premises

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

BEGINNING at the corner formed by the intersection of the easterly side of Broadway and the northerly side of 39th Street;

RUNNING THENCE northerly along the easterly side of Broadway, 102 feet 6 inches;

THENCE easterly parallel with the northerly side of 39th Street and along the center line of the block, 189 feet 1-3/4 inches;

THENCE southerly at right angles to 39th Street, 98 feet 9 inches to the northerly side of 39th Street;

THENCE westerly along the northerly side of 39th Street, 161 feet 8 inches to the point or place of BEGINNING

BEING the same premises conveyed to the Grantor from JER 1412 Broadway, LLC by deed dated December 21, 2004 and recorded January 3, 2005 as CRFN 2005000001762.

BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS

1412 OWNER LLC

as Grantor

TO

1412 BROADWAY, LLC

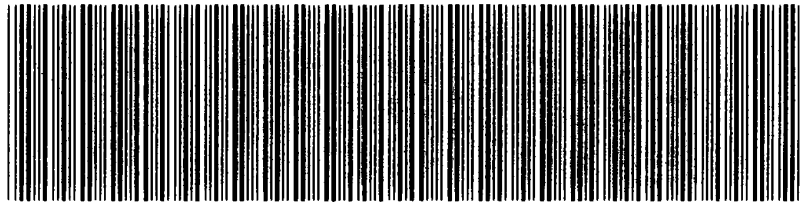
as Grantee

Section: 3
Block: 815
Lot: 14
Address: 1412 Broadway
County/Town: New York, New York
State: New York

Record and Return to: Mintz Levin Cohn Ferris Glovsky and Popeo P.C.
Chrysler Center
666 Third Avenue, 25th Floor
New York, New York 10017
Attention: Steven B. Callahan, Esq.

823215
ROYAL ABSTRACT
100 West 30th Street, Suite 1540
New York, NY 10001

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



2006120400926001001S3C20

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2006120400926001

Document Date: 11-20-2006

Preparation Date: 12-04-2006

Document Type: DEED

ASSOCIATED TAX FORM ID: 2006110700452

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count

3

FOR CITY USE ONLY

C1. County Code _____ C2. Date Deed Recorded _____
 Month Day Year
 C3. Book _____ C4. Page _____
 OR
 C5. CRFN _____



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

(Rev 11/2002)

PROPERTY INFORMATION

1 Property Location: 1412 BROADWAY, MANHATTAN, 10018
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2 Buyer Name: 1412 BROADWAY, LLC
LAST NAME / COMPANY FIRST NAME

3 Tax Billing Address: 1140 AVENUE OF THE AMERICAS, NEW YORK, NY 10036
STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE
 Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form) MURRAY HILL PROPERTIES LLC
LAST NAME / COMPANY FIRST NAME

4 Indicate the number of Assessment Roll parcels transferred on the deed: 1 # of Parcels OR Part of a Parcel
 4A Planning Board Approval - N/A for NYC
 4B Agricultural District Notice - N/A for NYC

5 Deed Property Size: _____ X _____ OR _____ ACRES
FRONT FEET DEPTH
 Check the boxes below as they apply:
 6 Ownership Type is Condominium
 7 New Construction on Vacant Land

8 Seller Name: 1412 OWNER LLC
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

SALE INFORMATION

10 Sale Contract Date: 10 / 19 / 2006
Month Day Year

11 Date of Sale / Transfer: 11 / 20 / 2006
Month Day Year

12 Full Sale Price \$: 1,775,000.00
(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 Changes 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: 03 16. Total Assessed Value (of all parcels in transfer): _____

17 Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))
 MANHATTAN 815 14

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
 See attached
BUYER SIGNATURE DATE
 C/O PRINCIPAL REAL ESTATE INVESTORS 801 GRAND AVENUE
STREET NUMBER STREET NAME (AFTER SALE)
 DES MOINES IA 50392
CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY

LAST NAME FIRST NAME
 212 935-3000
AREA CODE TELEPHONE NUMBER
SELLER
 see attached
SELLER SIGNATURE DATE

2006110700452201

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 <i>see attached</i>		BUYER'S ATTORNEY	
<small>BUYER SIGNATURE</small> C/O PRINCIPAL REAL ESTATE INVESTORS 801 GRAND AVENUE	<small>DATE</small>	<small>LAST NAME</small> 212	<small>FIRST NAME</small> 935-3000
<small>STREET NUMBER</small> DES MOINES	<small>STREET NAME (AFTER SALE)</small>	<small>AREA CODE</small>	<small>TELEPHONE NUMBER</small>
<small>CITY OR TOWN</small>	<small>STATE</small> IA	<small>ZIP CODE</small> 50392	SELLER <i>see attached</i>
		<small>SELLER SIGNATURE</small>	<small>DATE</small>

2006110700452201

**Addendum to
Real Property Transfer Report
State of New York
State Board of Real Property Services
RP-5217NYC**

BUYER

1412 Broadway, LLC
By: 1412 MHP Member LLC

By: _____

BUYER SIGNATURE

SELLER

1412 Owner LLC

By: _____

SELLER SIGNATURE

c/o PRINCIPAL REAL ESTATE INVESTORS
801 GRAND AVENUE

STREET NUMBER, NAME

DES MOINES IA 50392

CITY OR TOWN STATE ZIP CODE