

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK

INTEGRATED PROJECT DELIVERY PARTNERS, INC.

Index No.: 153998/2014

Plaintiff,

STIPULATION

- against -

BENJAMIN FREEMAN, SINEAD FREEMAN, and
"JOHN DOE 1" through "JOHN DOE 10," said parties
Being lienors who have yet to perfect their liens and
Being fictitious and unknown to Plaintiff,

Defendants.

IT IS HEREBY STIPULATED AND AGREED by and between the undersigned attorneys that the Notice of Pendency dated May 12, 2016 and filed by plaintiff on May 12, 2016 against the premises known as 250 West Street, Apt. 4C, New York NY; Block 217, Lot 1230 (annexed hereto as Exhibit "A"), be cancelled pursuant to CPLR 6514(d)(1). Faxed, copied or electronic signatures of this stipulation will be accepted as original. This Stipulation may be filed with the Clerk of the Court without further notice.

Dated: New York, NY
July 19, 2016

WILSON & CHAN, LLP
Attorneys for Plaintiff

By: _____

Andrew Kao

733 Third Avenue, 16th Floor
New York, NY 10017
(646) 790-5848

RONALD FRANCIS, ESQ.
Attorney for Defendants

By: _____

Ronald Francis

111 Broadway, Suite 1805
New York, NY 10006
(212) 279-6536

EXHIBIT A

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK

----- X
INTEGRATED PROJECT DELIVERY PARTNERS,
INC.,

Index No.: 162554/2015

Plaintiff,

NOTICE OF PENDENCY

-against-

BENJAMIN FREEMAN, SINEAD FREEMAN, and
"JOHN DOE 1" through "JOHN DOE 10," said parties
being lienors who have yet to perfect their liens and being
fictitious and unknown to Plaintiff,

Defendants.
----- X

NOTICE IS HEREBY GIVEN, that an action has been commenced and is now pending in the New York State Supreme Court, County of New York, upon the complaint of the above-named plaintiff, INTEGRATED PROJECT DELIVERY PARTNERS, INC., against the above-named defendants, BENJAMIN FREEMAN and SINEAD FREEMAN, and "JOHN DOE 1" through "JOHN DOE 10," said parties being lienors who have yet to perfect their liens and being fictitious and unknown to Plaintiff; that plaintiff seeks to foreclose and enforce a Notice of Mechanic Liens in the amount of \$91,804.00, filed on or about January 9, 2015, extended on January 6, 2016 and for breach of contract, and unjust enrichment exceeding \$91,804.00, against BENJAMIN FREEMAN and SINEAD FREEMAN, and "JOHN DOE 1" through "JOHN DOE 10," as the owner(s) of the real property located at 250 West Street, Apt. 4C, City of New York, County of New York, State of New York and identified by the Tax Maps as New York County Block No. 217, Lot No. 1230.

The property affected by this action is situated entirely within the County of New York and is bounded and described as follows: 250 West Street, Apt. 4C, City of New York, County

of New York, State of New York and identified by the Tax Maps as New York County Block No. 217, Lot No. 1230, bounded and described in Schedule A;

SCHEDULE A

(Description of Premises)

The Unit known as No. 4C (hereinafter called the "Unit") in the Building known as 250 West Street, New York, in the County of New York and State of New York, designated and described as No. 4C in the Declaration establishing The 250 West Street Condominium (hereinafter called the "Property"), made by the Grantor under the Condominium Act of the State of New York, dated January 10, 2013, recorded in the Office of the Register of the City of New York in the County of New York on February 20, 2013 in CRFN: 2013000072394 (hereinafter called the "Declaration") and designated also as Tax Lot No. 1230 in Block 217 of the Borough of New York on the Tax Map of the Real Property Assessment Department of the City of New York.

TOGETHER with an undivided 0.9977% interest in the Common Elements of the Property.

The land on which the building containing the unit is located is more particularly bounded and described as follows:

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, being more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Hubert Street and the easterly side of West Street;

RUNNING THENCE northerly along the side of West Street, 116 feet 6 ½ inches to a point distant 62 feet 10 inches southerly from the corner formed by the intersection of the easterly side of West Street and the southerly side of Laight Street, measured along the easterly side of West Street;

THENCE easterly in a straight line and through a party wall or party walls, 226 feet 8 ½ inches to the westerly side of Washington Street;

THENCE southerly along the westerly side of Washington Street, 116 feet 4 inches to the corner formed by the intersection of the northerly side of Hubert Street and the westerly side of Washington Street;

THENCE westerly along the northerly side of Hubert Street, 229 feet 8 ¼ inches to the easterly side of West Street to the corner to the point or place of BEGINNING.

Dated: New York, New York
May 12, 2016

WILSON & CHAN, LLP



By:

Henry C. Chan, Esq.
Attorneys for Plaintiff
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New York, New York 10017
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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK

INTEGRATED PROJECT DELIVERY PARTNERS, INC.,

Index No. 162554/2015

Plaintiff,

**AFFIRMATION TO
CANCEL NOTICE
OF PENDENCY**

- against -

BENJAMIN FREEMAN, SINEAD FREEMAN, and
"JOHN DOE 1" through "JOHN DOE 10," said parties
Being lienors who have yet to perfect their liens and
Being fictitious and unknown to Plaintiff,

Defendants.

HENRY C. CHAN, an attorney admitted to practice in the courts of the State of New York,
hereby affirms pursuant to CPLR 2106 and under the penalties of perjury as follows:

1. I represent the plaintiff herein and submit this affirmation pursuant to CPLR 6514(d)(1) to cancel the Notice of Pendency filed by plaintiff on May 12, 2016 against the premises known as 250 West Street, Apt. 4C, New York, NY; Block 217, Lot 1230.
2. Only defendants Benjamin Freeman and Sinead Freeman were served with a summons and complaint and they have answered the complaint through their attorney Ronald Francis, 111 Broadway, Suite 1805, New York, NY 10006.
3. Pursuant to the attached stipulation executed by the attorneys for the plaintiff and defendants, I respectfully request that the Notice of Pendency be cancelled.

Dated: New York, NY
June 27, 2016


Henry C. Chan