

STATE OF NEW YORK 125339  
DIV. OF HOUSING AND COMMUNITY RENEWAL  
F.O.I.L./SUBPOENA SECT. - GERTZ PLAZA  
92-31 UNION HALL STREET  
JAMAICA, NY 11433

FORM FL/DR-1.0 (11/2001)

Request Date: 11/25/2005  
Request No.: 125339  
Request for Apt. Data

Subject Premises: Apt. [REDACTED]  
478 CENTRAL PARK W  
NEW YORK, NY 10025

Number of Rooms: 7

Registration Id Number: 108837

\* REQUESTED APARTMENT REGISTRATION INFORMATION \*

The enclosed Apartment Registration Information is sent to you at your request. It shows information on file with the NYS Division of Housing and Community Renewal (DHCR) for the requested apartment as of NOVEMBER 25, 2005.

An "(I)" appended to the end of the registration year indicates that year as being the Initial Registration for the apartment. A "(D)" appended to the end of the registration year indicates that year as being the Vacancy Decontrol Registration for the apartment. An "(A)" appended to the end of the registration year indicates that an amendment to the annual apartment registration filed by the owner has been recorded.

The apartment status section of the report indicates the reported nature of the occupancy of the apartment. The following designations are used:

RS = Rent stabilized  
V = Vacant  
PE = Permanently Exempt

RC = Rent Controlled  
TE = Temporarily Exempt

A "W" appended to the end of the Legal Rent indicates that the rent amount is paid weekly instead of monthly.

The filing date is the date when the registration for the apartment was received by DHCR. An "NC" in this column indicates that the filing date was not recorded on the computer file.

This report is based on a review of DHCR's Rent Registration records as filed by the owner of the building. The registered rent does not reflect any lawful increases subsequent to April 1 of a given year. This is not an order and determination establishing a legal regulated rent or finding that a registration has or has not been filed, pursuant to the Rent Stabilization Law (Omnibus Housing Act of 1983).

If you need further assistance concerning this report, you may call DHCR's Rent Infoline at (718) 739-6400.

To: Occupant  
Apt. [REDACTED]  
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Reg Yrs	Apt Stat	Date Filed	Legal Rent	Reason For Change	Actual Rent	Reason For Differ.	Lease Begin/End
1984(I)	RC	NC	360.22	IMPRVMT			
	TENANT: JACINTO DIAZ						
1985	*RENT CONTROL - REG NOT REQUIRED*						
1986	*RENT CONTROL - REG NOT REQUIRED*						
1987	*RENT CONTROL - REG NOT REQUIRED*						
1988	*RENT CONTROL - REG NOT REQUIRED*						
1989	*RENT CONTROL - REG NOT REQUIRED*						
1990	VA	08/01/1990	422.04				
1991	VA	07/03/1991	422.04				
1992	VA	07/31/1992	422.04				
1993	*RENT CONTROL - REG NOT REQUIRED*						
1994	*RENT CONTROL - REG NOT REQUIRED*						
1995	VA	07/31/1995	422.04				
1996	PE	08/26/1996	EXEMPT	LEAS/RNL			09/15/1995
	HIGH RENT VACANCY			VAC/LEAS			09/30/1996

*How did he come up with his calculations to increase the rent?*

*How much of the improvements did they use from \$422 to \$2300?*

*Bisweb.nyc.gov  
 Cert. of occupancy*

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1997	RS	07/23/1997	2300.95	LEAS/RNL MCI	2152.50	PREFERENT	10/01/1996 09/30/1997
	TENANT: RICHARD JOSEPH K MWANGI JOSHUA WRIGHT						
1998	RS	08/06/1998	2010.85	LEAS/RNL			08/01/1997 07/31/1998
	TENANT: KIMBERLY ABOLTIN						
1999	PE	08/02/1999	EXEMPT	VAC/LEAS			09/01/1998 08/31/1999
	HIGH RENT VACANCY						
2000	RS	07/31/2000	2836.52				09/01/1999 08/31/2000
	TENANT: AVERY MATTHEWS						
2001	PE	07/26/2001	EXEMPT				09/01/2000 08/31/2002
	HIGH RENT VACANCY						
2002	*EXEMPT APARTMENT - REG NOT REQUIRED*						
2003	*EXEMPT APARTMENT - REG NOT REQUIRED*						
2004	*EXEMPT APARTMENT - REG NOT REQUIRED*						

APARTMENT SERVICES: STOVE; REFRIGERATOR

BUILDING SERVICES: MAINTENANCE SERVICES; INTERCOM, BELL & BUZZER SYSTEM; AUTOMATIC

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