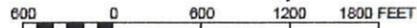
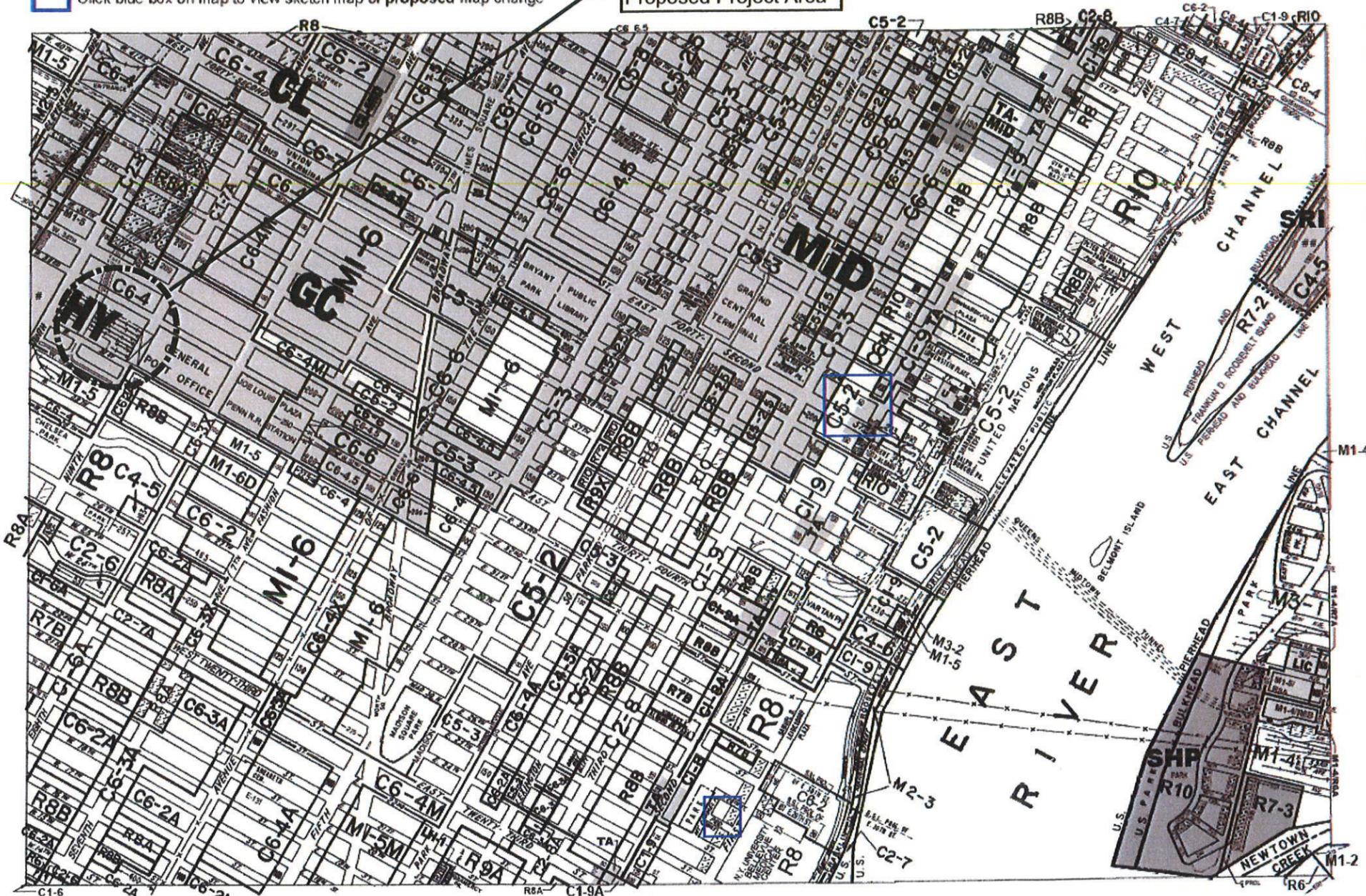


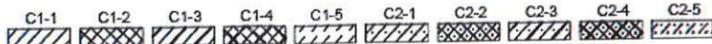
Click blue box on map to view sketch map of proposed map change

Proposed Project Area



NOTE: STREETS FOR THE STREET MAP CHANGE C 042606 MMM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES

NOTE: STREETS FOR THE STREET MAP CHANGE C 130037 MMM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

Effective Date(s) of Rezoning:

05-08-2013 C 130076 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

| | | |
|-----|-----|-----|
| 8a | 8c | 9a |
| 8b | 8d | 9b |
| 12a | 12c | 13a |

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ZONING MAP 8d

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 725-3251.



NYC Digital Tax Map

Effective Date : 12-09-2011 10:14:16
End Date : Current
Manhattan Block: 729



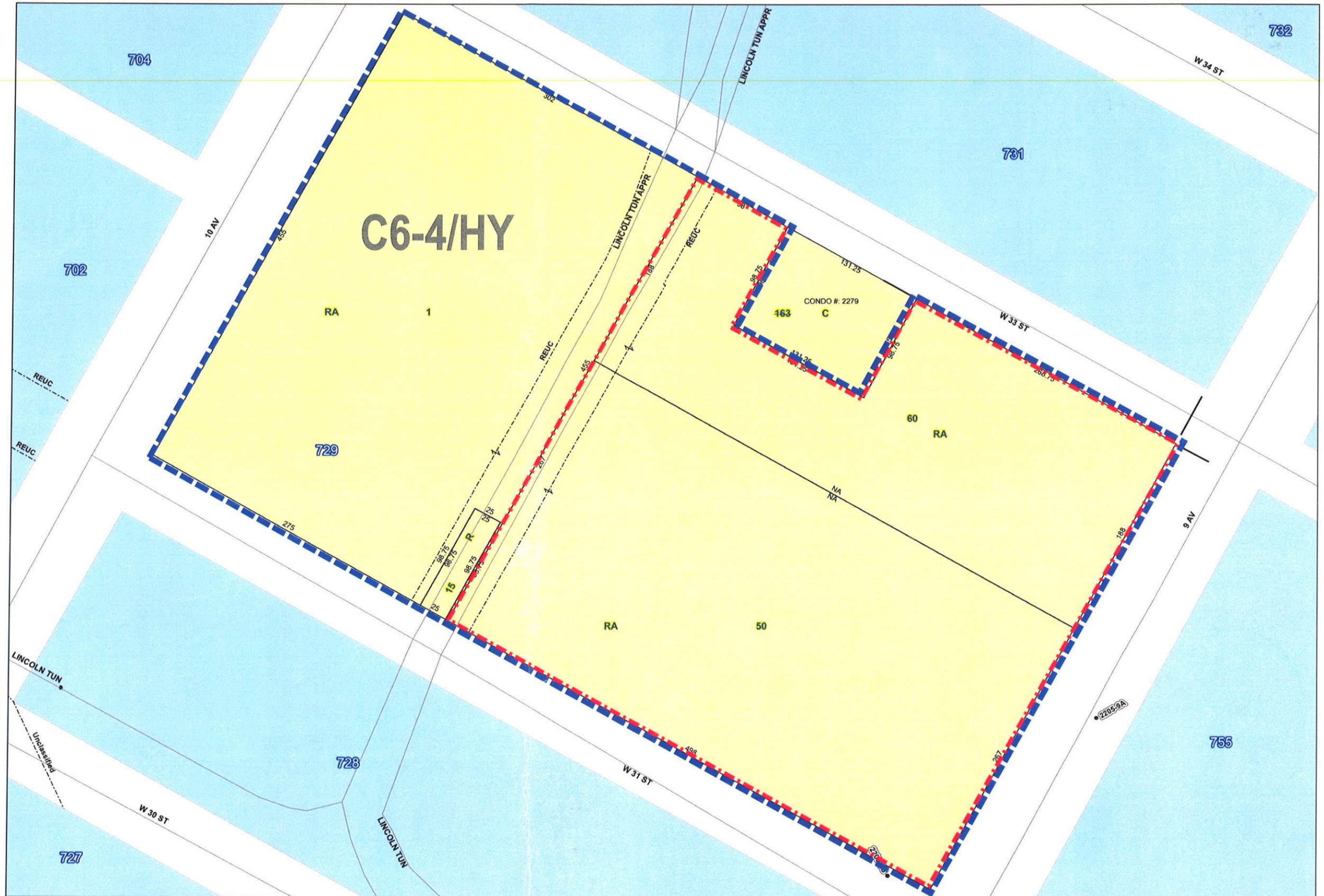
Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Yellow Tax Lot Polygon
- Condo Number
- Light Blue Tax Block Polygon

Blue dashed line Project Area

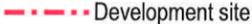
Red dashed line Development Site

C6-4/HY Existing Zoning District

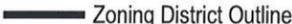


MANHATTANWEST AREA MAP

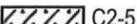
PROJECT INFORMATION
MANHATTAN, BLOCK 729, LOT 50/60

-  600' Buffer
-  Proposed Area
-  Development site

EXISTING ZONING DISTRICTS

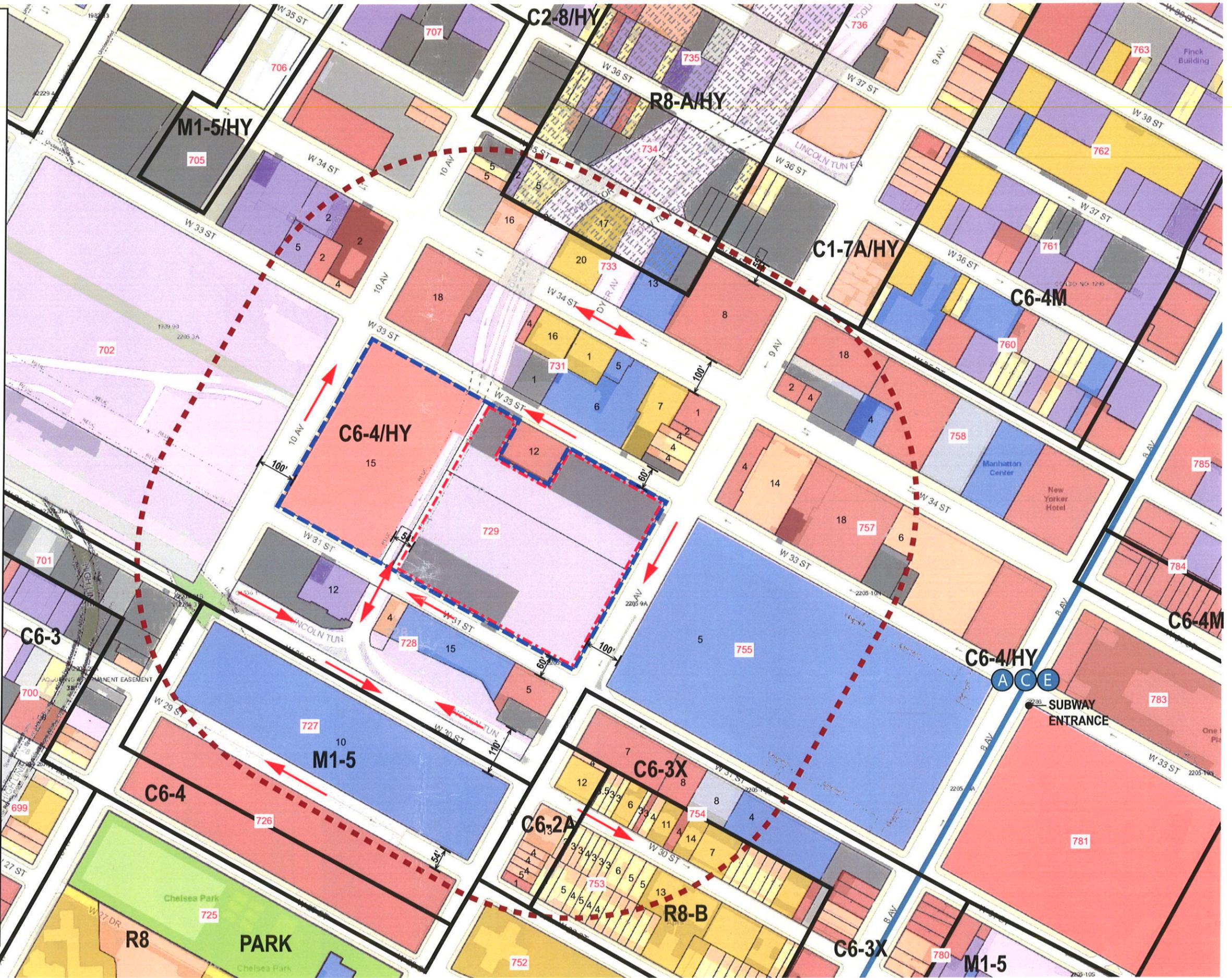
-  Zoning District Outline

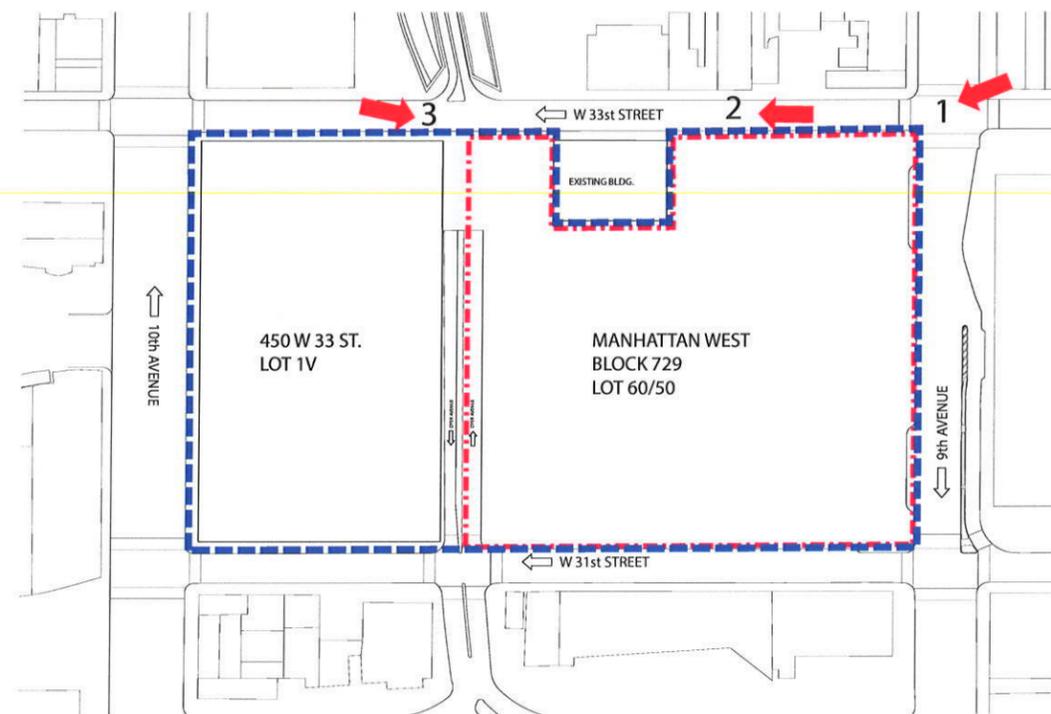
EXISTING COMMERCIAL OVERLAYS

-  C2-5

LAND USE

-  One & Two Family Buildings
-  Multifamily Walkup Buildings
-  MultiFamily Elevator Buildings
-  Mixed Commercial/Residential Buildings
-  Commercial/Office Buildings
-  Industrial/Manufacturing
-  Transportation/Utility
-  Public Facilities & Institutions
-  Open Space
-  Parking Facilities
-  Vacant Land
-  All Others or No Data

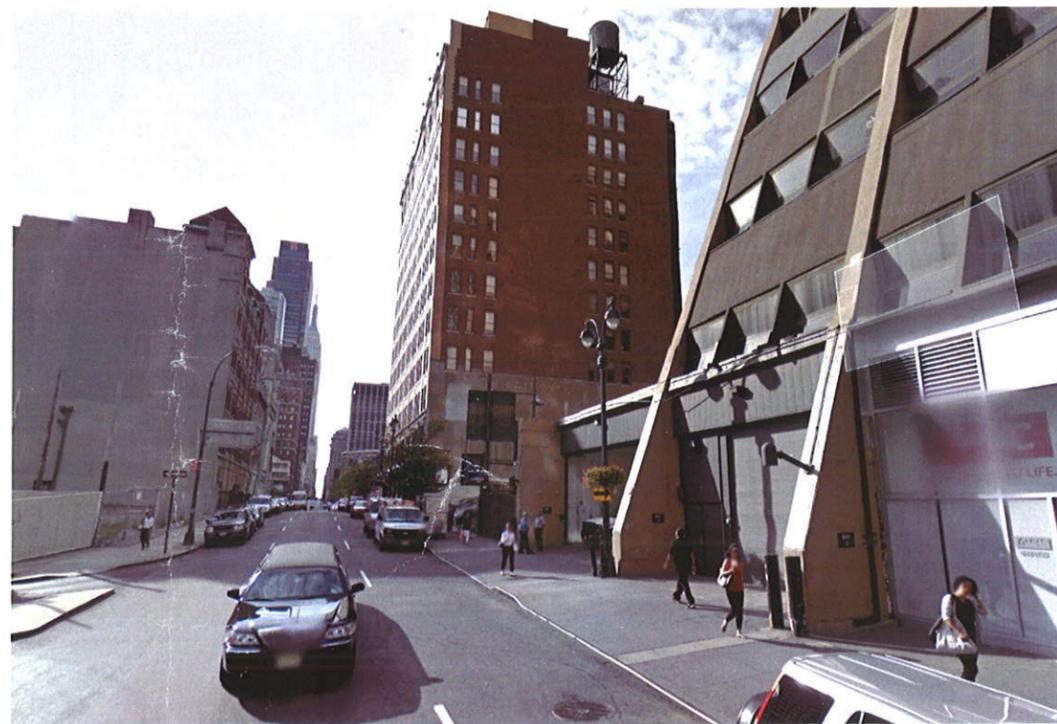




1. CORNER OF 33rd STREET AND 9th AVENUE (LOOKING SOUTHWEST)



2. 33rd STREET (LOOKING WEST)



3. 33rd STREET (LOOKING EAST)

MANHATTANWEST

375 Ninth Avenue, New York, NY 10001

Client

Brookfield

Brookfield Place
250 Vesey Street, 15th Floor, New York, NY 10281

Architecture/Structural Engineering

SOM

Skidmore, Owings & Merrill LLP
14 Wall Street, New York, NY 10005

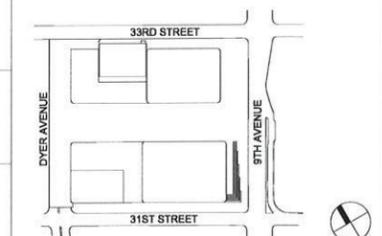
Landscape Architect

Field Operations
475 10th Avenue, New York, NY 10018

Civil Engineering

Philip Habib & Associates
102 Madison Avenue #11, New York, NY 10016

Key Plan:



Seal & Signature:

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name:

SITE PHOTOS

Project No.:

Sheet No.:

Date: 11/25/2013

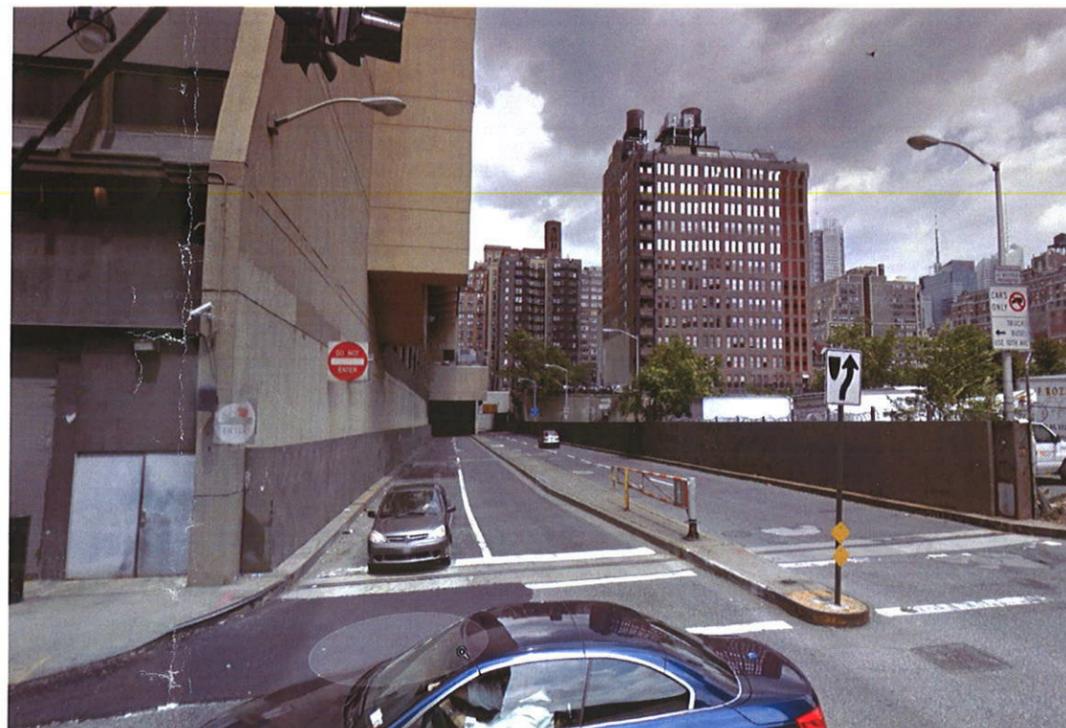
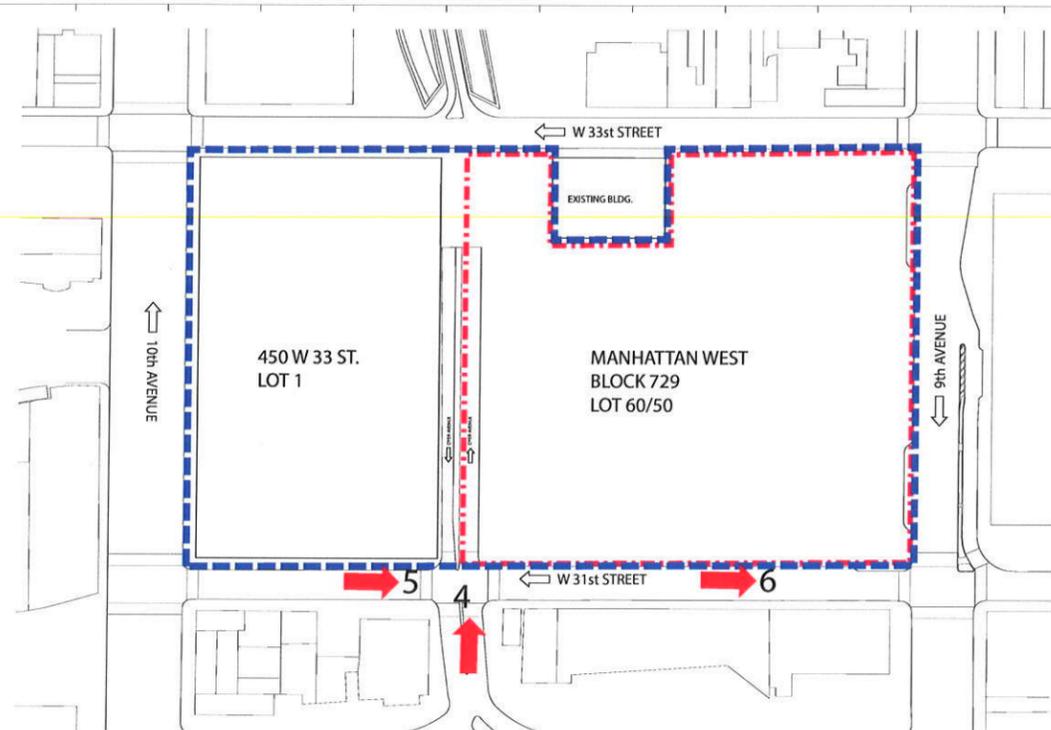
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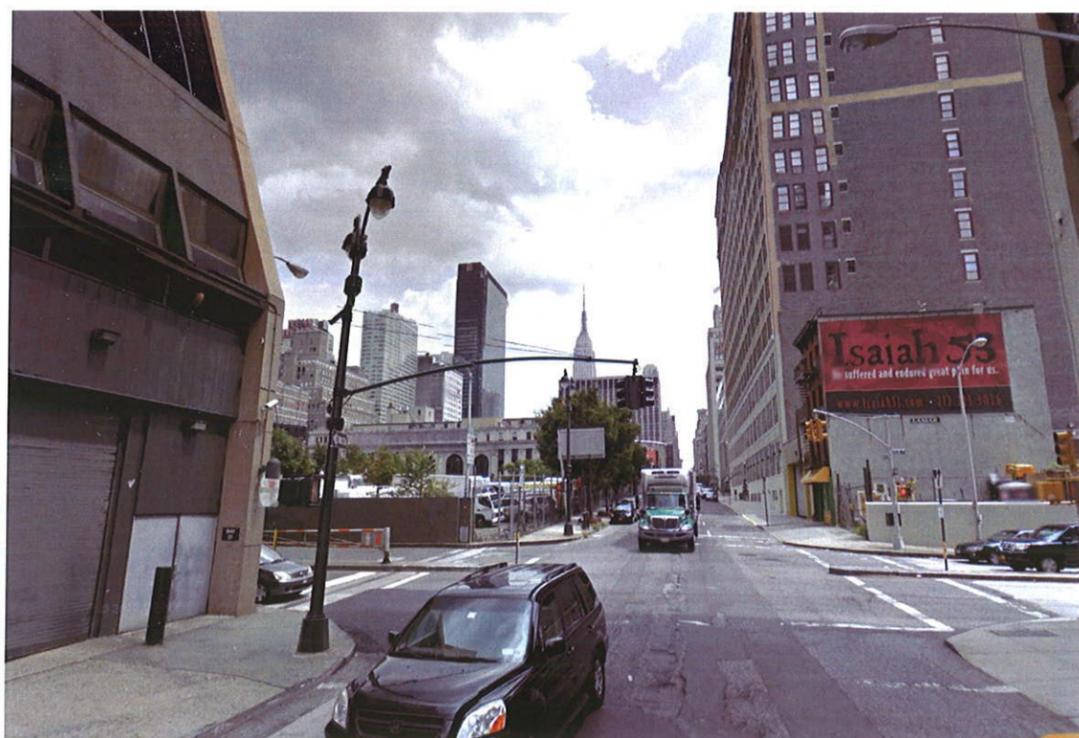
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Page No.:

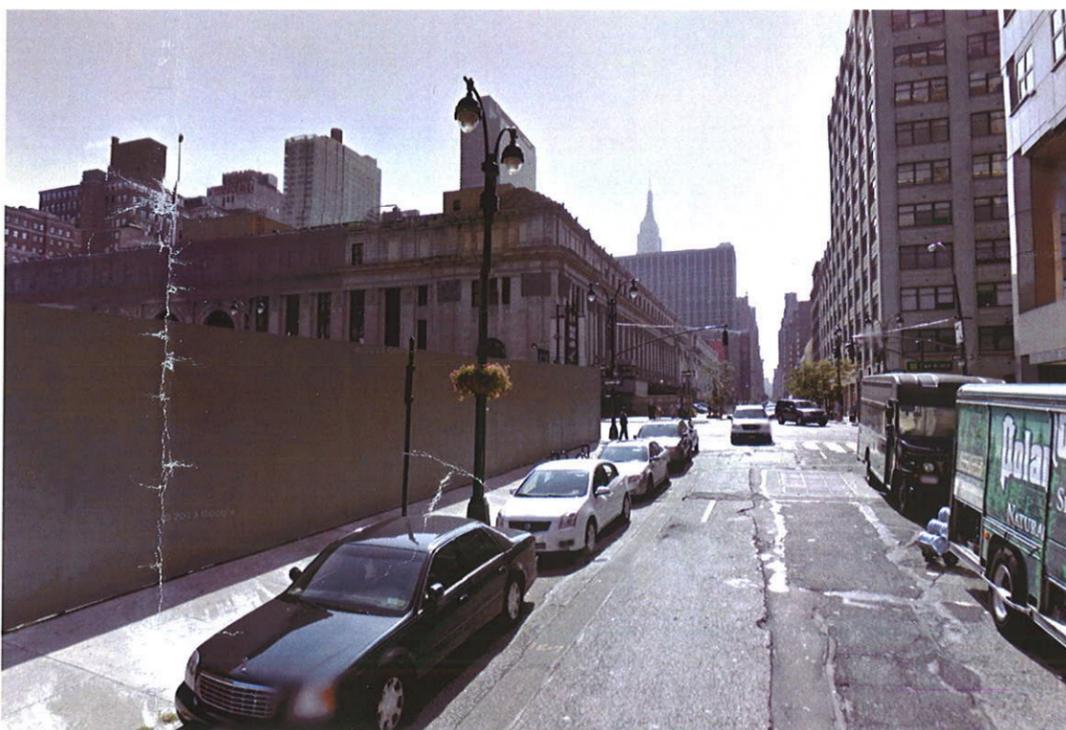
Photograph Taken in July 2011



4 DYER AVENUE (LOOKING NORTH)



5. 31st STREET (LOOKING WEST)



6. 31st STREET (LOOKING WEST)

MANHATTANWEST

375 Ninth Avenue, New York, NY 10001

Client

Brookfield

Brookfield Place
250 Vesey Street, 15th Floor, New York, NY 10281

Architecture/Structural Engineering

SOM

Skidmore, Owings & Merrill LLP
14 Wall Street, New York, NY 10005

Landscape Architect

Field Operations

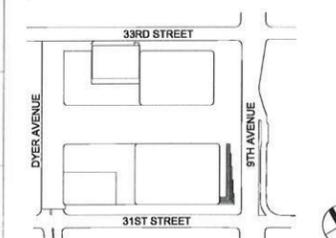
475 10th Avenue, New York, NY 10018

Civil Engineering

Philip Habib & Associates

102 Madison Avenue #11, New York, NY 10016

Key Plan:



Seal & Signature:

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name:

SITE PHOTOS

Project No.:

Sheet No.:

Date: 11/25/2013

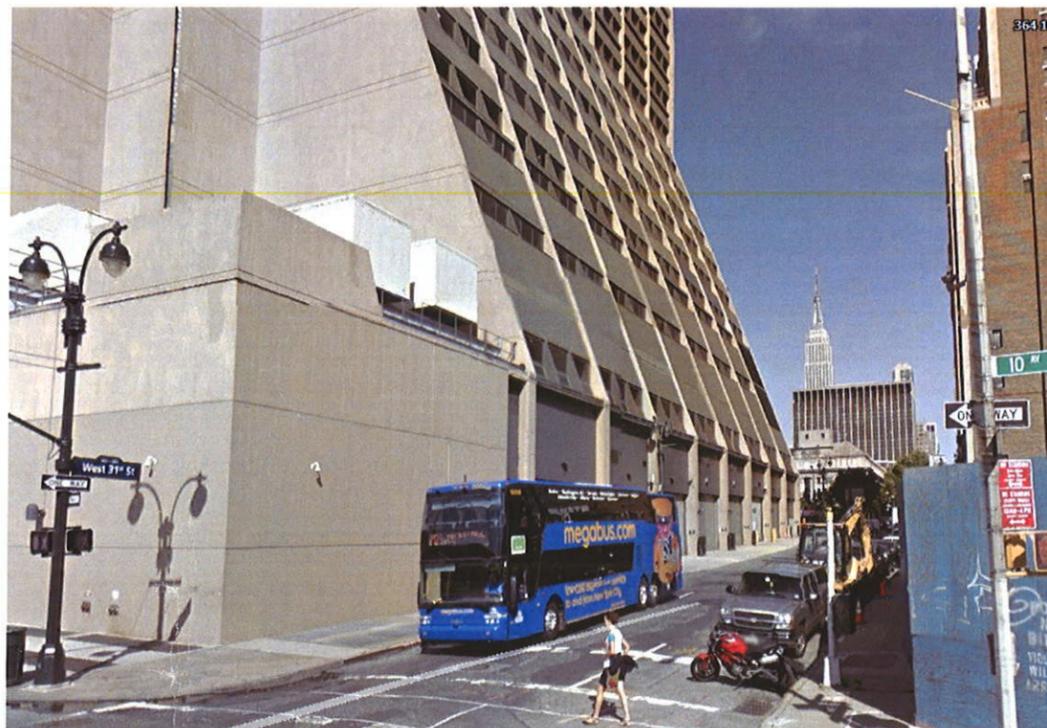
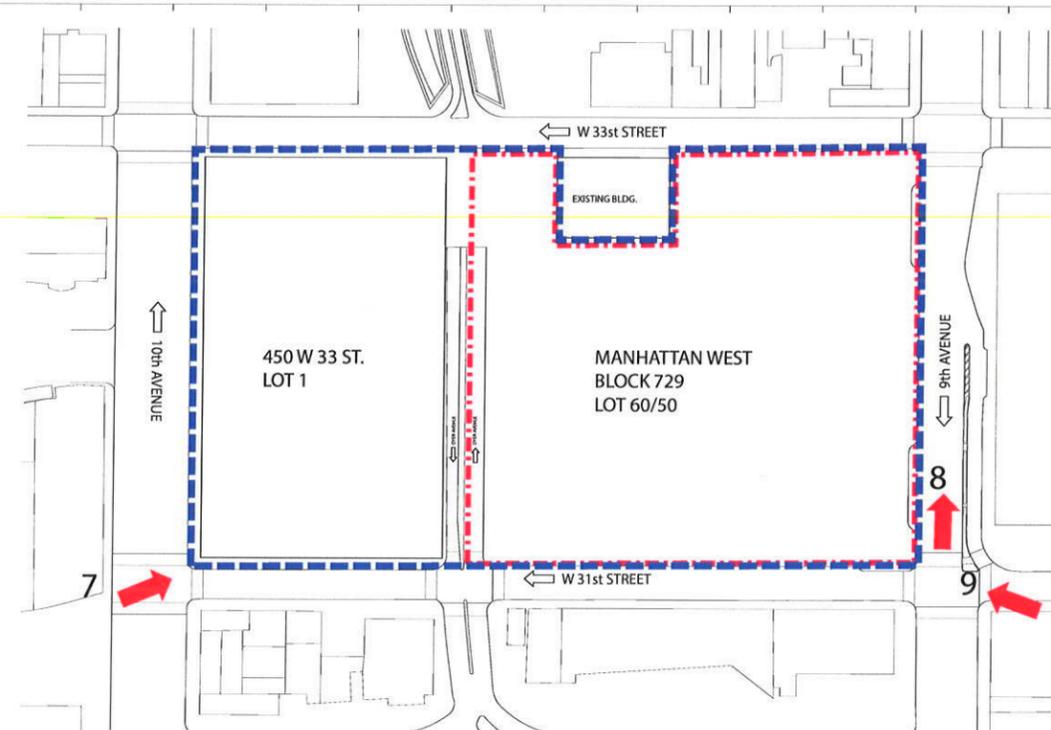
Z-002

Scale: N.A.

File No.:

Page No.:

Photograph Taken in August 2011



7. 9th AVENUE
(LOOKING NORTH-WEST)



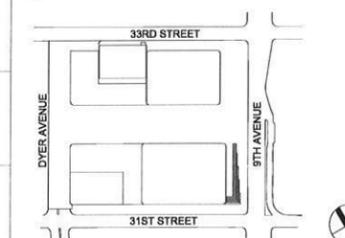
8. CORNER OF 31st STREET AND 9th AVENUE
(LOOKING NORTH-WEST)

Photograph Taken in January 2013



9. CORNER OF 31st STREET AND 10th AVENUE
(LOOKING NORTH-EAST)

Key Plan:



Seal & Signature:

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name:

SITE PHOTOS

Project No.:

Sheet No.:

Date: 11/25/2013

Z-003

Scale: N.A.

File No.:

Page No.:

Brookfield

Brookfield Place
250 Vesey Street, 15th Floor, New York, NY 10281

Architecture/Structural Engineering



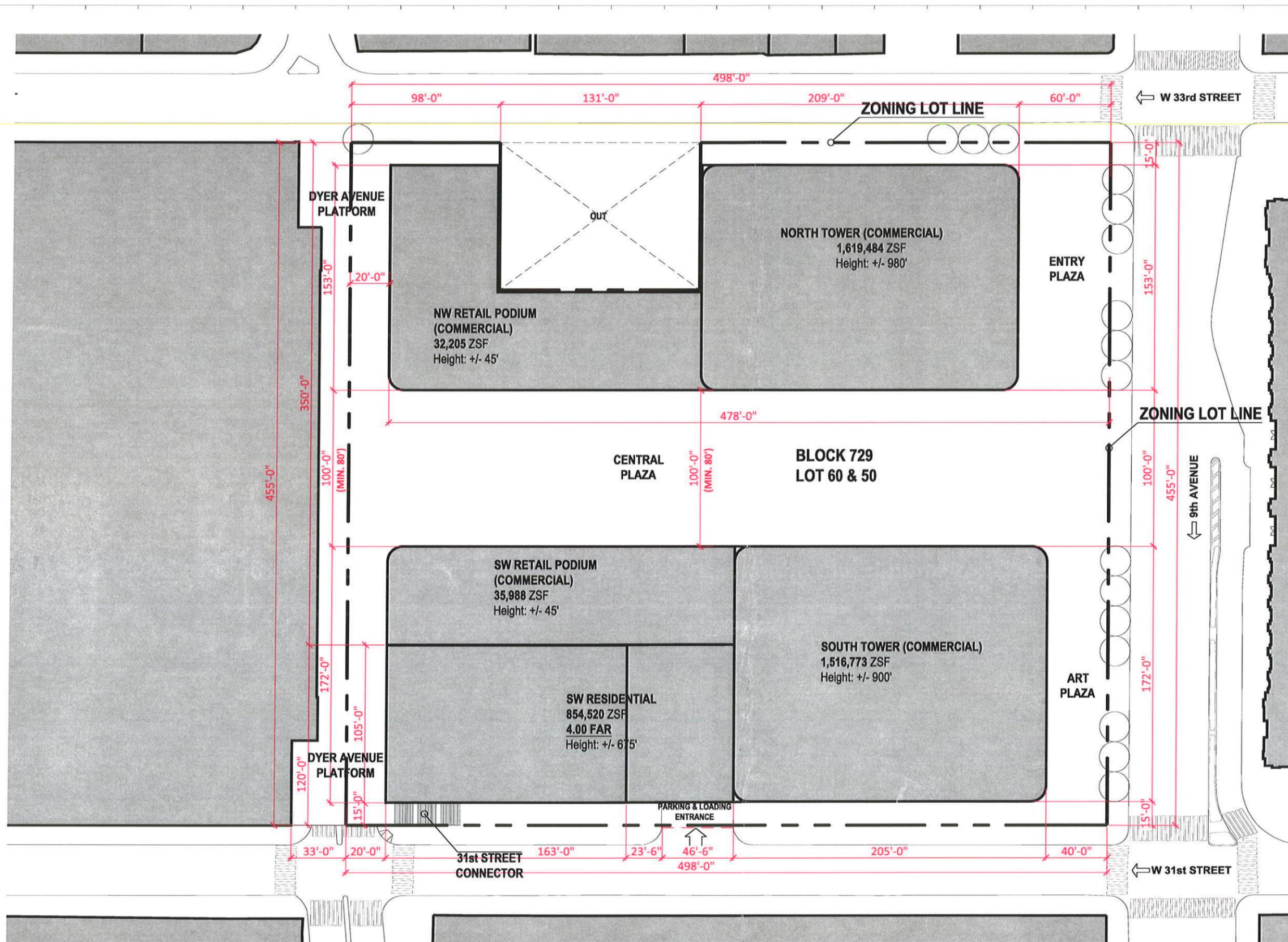
Skidmore, Owings & Merrill LLP
14 Wall Street, New York, NY 10005

Landscape Architect

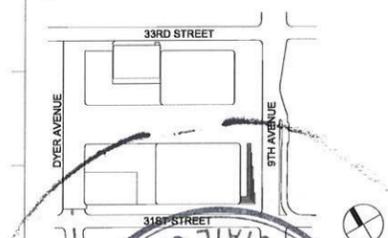
Field Operations
475 10th Avenue, New York, NY 10018

Civil Engineering

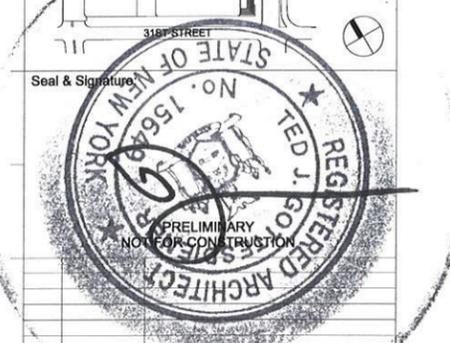
Philip Habib & Associates
102 Madison Avenue #11, New York, NY 10016



Key Plan:



Seal & Signature



Sheet Name:

SITE PLAN

- The distribution of floor area in each commercial building is subject to change. The total floor area will not change.
- The approximate building heights are subject to change but will comply with all applicable zoning requirements.
- Street Trees quantity and location are subject to change and subject to DPR approval

Project No.:

Date: 11/25/2013

Scale: N.A.

File No.:

Sheet No.:

Z-004

Page No.:

Brookfield

Brookfield Place
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Architecture/Structural Engineering



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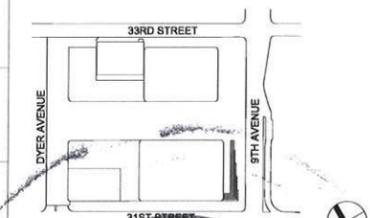
Landscape Architect

Field Operations
475 10th Avenue, New York, NY 10018

Civil Engineering

Philip Habib & Associates
102 Madison Avenue #11, New York, NY 10016

Key Plan:



Seal & Signature



Sheet Name:

PHASED DEVELOPMENT PLAN

Project No.:

Date: 11/25/2013

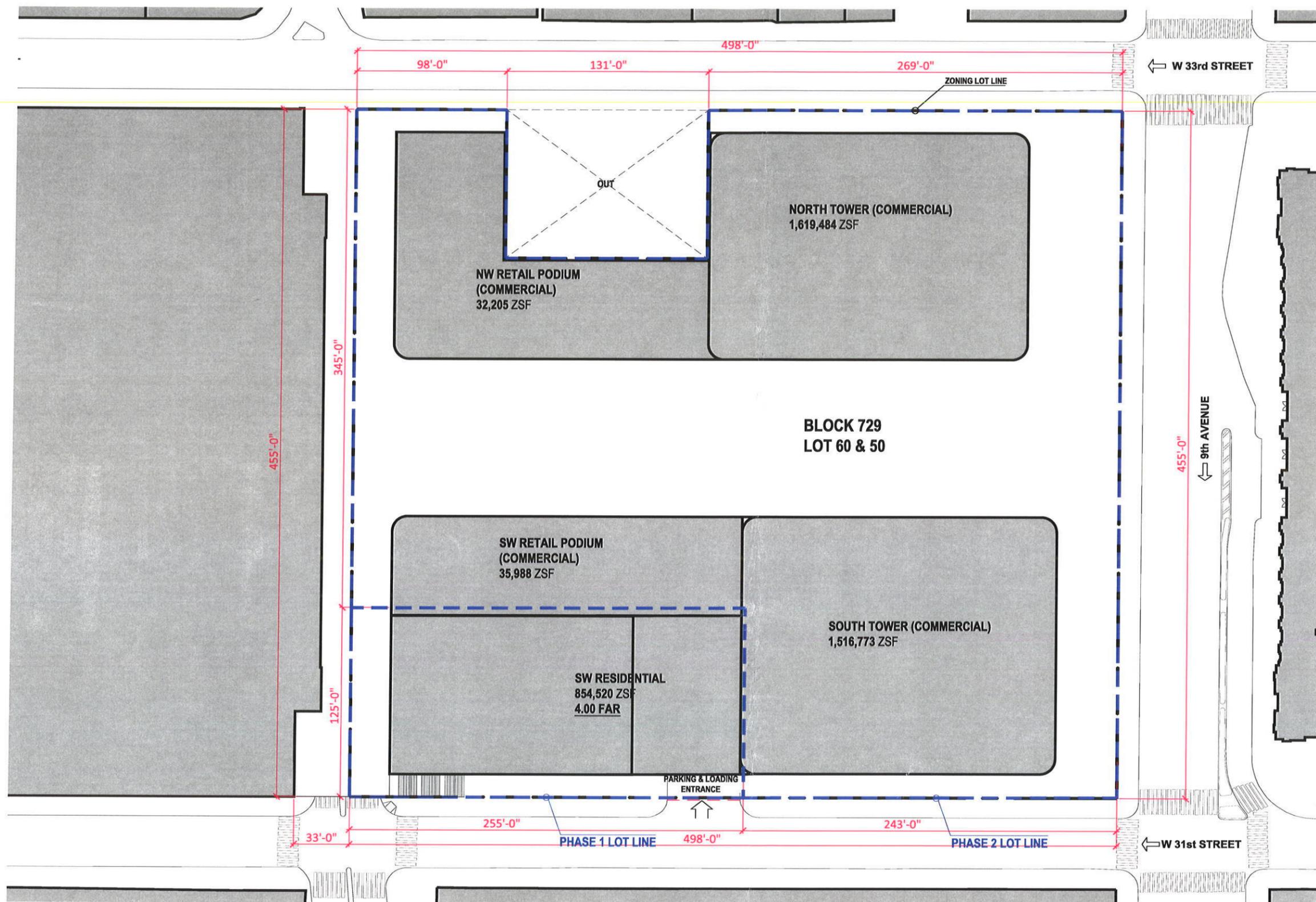
Scale: N.A.

File No.:

Sheet No.:

Z-005

Page No.:



| USE | Phase 1 Floor Area | Phase 2 Floor Area | Total |
|--------------|--------------------|--------------------|------------------|
| Residential | 854,520 | 0 | 854,520 |
| Commercial | 0 | 3,204,450 | 3,204,450 |
| Total | 854,520 | 3,204,450 | 4,058,970 |

- The distribution of floor area in each commercial building is subject to change. The total floor area will not change.

ZONING CHART

Block/Lot 729/60-50
 Address 375 9th Avenue
 Zoning Lot Area 213,630 SF
 Zoning Map No. 8d
 Zoning District C6-4/HY
 Community District 4

| ZR | Item/description | Required/Permitted | Proposed | Comments |
|---------------------------------------|---|--|--|--|
| USE | | | | |
| 93-06 32-10 93-122 | Uses | UG 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14 | UG 2*, 6 | * Certification pursuant to 93-122 to permit residential use |
| BULK | | | | |
| 93-22 | FAR Residential Commercial Community Facility Max. For Zoning Lot | 4 19 2 19 | 4 15 0 19 | |
| 93-22 | Floor Area Residential Commercial Community Facility Max. For Zoning Lot | 854,520 4,058,970 427,260 4,058,970 | 854,520 SF ** 3,204,450 0 4,058,970 | ** Certification pursuant to 93-122(b) to permit residential use to allow residential floor area to be constructed prior to construction of commercial floor area. |
| 93-731 | Yards Rear Yard | None Required | None Provided | |
| 93-42 93-50 (b) 93-61 93-522 | Height & Setback Side Walk Widening Setback 33rd Street: 9th Avenue: 31st Street: | 9th Avenue = 5' 33rd Street = 5' No setback Required if building is setback 15' at grade Base Height of Max. 150' & 15' Setback above 150' No setback Required if building is setback 15' at grade | 5' 5' 15' @ Grade 40' - 60' @ Grade 15' @ Grade | |
| 93-80 93-81 93-82 | Parking | 300 | 300 | |
| 25-811 36-711 | Bicycle Parking | UG 2: 1 per DU UG 6A: 1 per 10,000 SF UG 6B, 6C: 1 per 7,500 SF | Complies Complies Complies | |
| 33-03 26-41 | Street Trees | 1 per 25' of Street Frontage 33rd Street: 367' = 15 Trees 9th Avenue = 455'/25 = 18 33rd Street = 498'/25 = 20 | Complies: On site & alternate location Complies: On site & alternate location Complies: On site & alternate location | Street tree placement is subject to DPR approval |



Skidmore, Owings & Merrill LLP
14 Wall Street, New York, NY 10005

Field Operations
475 10th Avenue, New York, NY 10018

Philip Habib & Associates
102 Madison Avenue #11, New York, NY 10016

Key Plan:



Seal & Signature:



Sheet Name:

ZONING CHART

Project No.:

Sheet No.:

Date: 11/25/2013

Z-006

Scale: N.A.

File No.:

Page No.: