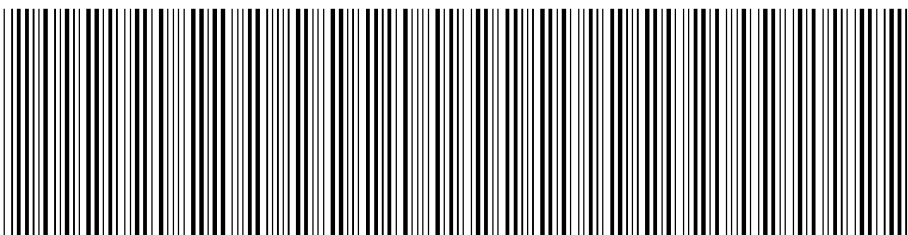


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 52

Document ID: 2015033000547001

Document Date: 03-25-2015

Preparation Date: 03-30-2015

Document Type: SUNDRY MISCELLANEOUS

Document Page Count: 50

PRESENTER:

FRANCIS A. DECOTEAU
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RETURN TO:

FRANCIS A. DECOTEAU
NEW YORK CITY LAW DEPARTMENT
100 CHURCH STREET
NEW YORK, NY 10007
212-356-2064
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PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	409	56	Entire Lot	236 BROOME STREET

Property Type: OTHER

Borough	Block	Lot	Unit	Address
MANHATTAN	352	1	Entire Lot	80 ESSEX STREET

Property Type: COMMERCIAL REAL ESTATE

Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN: 2015000094319

PARTIES

PARTY 1:

THE CITY OF NEW YORK
CITY HALL, 1 CENTRE STREET
NEW YORK, NY 10007

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ EXEMPT

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

RECORDED OR FILED IN THE OFFICE

OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 04-14-2015 15:49

City Register File No.(CRFN):

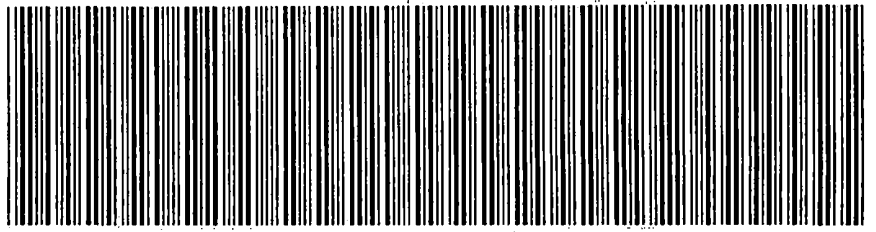
2015000124879



Guanette McHill

City Register Official Signature

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



2015033000547001001CB8A7

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 52

Document ID: 2015033000547001

Document Date: 03-25-2015

Preparation Date: 03-30-2015

Document Type: SUNDRY MISCELLANEOUS.

PROPERTY DATA

Borough	Block Lot	Unit	Address
MANHATTAN	346 40 Partial Lot		135 DELANCEY STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
MANHATTAN	347 71 Entire Lot		178 BROOME STREET
	Property Type: OTHER		

FIRST MODIFICATION TO RESTRICTIVE DECLARATION

This FIRST MODIFICATION TO RESTRICTIVE DECLARATION, made as of the ^{25th} day of March, 2015 (the "Modification"), by the CITY OF NEW YORK (the "City"), a municipal corporation, acting by and through its Department of Housing Preservation and Development ("HPD") with an address at 100 Gold Street, New York, New York 10038 (the "Declarant").

WITNESSETH:

WHEREAS, Declarant is the fee owner of certain real property located in the Borough of Manhattan, City and State of New York, designated for real property tax purposes as Block 409, Lot 56 ("Site 1"), Block 352, Lots 1 and 28 ("Site 2"), Block 346, p/o Lot 40 ("Site 3"), Block 346, p/o Lot 40 ("Site 4"), Block 346, p/o Lot 40 ("Site 5"), and Block 347, Lot 71 ("Site 6"), which real property is more particularly described in Exhibit A annexed hereto and made a part hereof (each a "Site" and together, the "Subject Property"); and

WHEREAS, on March 21, 2012, HPD filed an application with the New York City Department of City Planning (hereinafter "DCP") pursuant to Section 197-c of the City Charter for: (1) disposition of Sites 1 through 6 and other sites by the City for the purpose of subsequent development (C 120145 PPM); (2) designation of Sites 1 through 6 and other sites as an Urban Development Action Area Project (N 120236 HAM); (3) acquisition of a portion of Site 2 for the sole purpose of a relocated Essex Street Market (C 120237 PQM); (4) a zoning map amendment for a C2-5 commercial overlay on Sites 3, 4, 5 and 6 (C 120226 ZMM); (5) a large-scale general development special permit pursuant to ZR Section 74-743, applicable to Sites 1 through 6, to (i) allow for distribution of floor area, lot coverage and dwelling units without regard to zoning lot lines or district boundaries and (ii) allow waivers of height and setback, minimum base height, rear yard, rear yard equivalent, and rear yard setback requirements, minimum distance between legally required windows and any wall in an inner court, outer court, and planting requirements (C 120228 ZSM) (the "2012 LSGD Special Permit"); (6) a large-scale general development special permit pursuant to ZR Section 74-744 to (i) allow Use Group 10, 11A and certain 12A uses in C2 districts within the Large Scale Development Project and (ii) allow commercial and residential use to be arranged within the Large Scale Development Project without regard for the locational restrictions set forth in ZR Section 32-422 (C 120229 ZSM); (7) zoning text amendments to ZR Sections 74-743 and 74-744 (i) for the elimination of the planting strip requirement within the boundaries of the Large Scale Development Project, (ii) to allow commercial floor area to be shifted from a C6 district to an R8/C2 district within the boundaries of the Large Scale Development Project, (iii) to allow Use Group 10, 11A and certain 12A uses in a C2 zoning district within the boundaries of the Large Scale Development Project and (iv) to allow waiver of underlying signage regulations so that the proposed signage complies with C6-1 signage regulations (N 120227 ZRM); (8) an authorization pursuant to ZR Section 74-744(c)(2) for modification of signage regulations to permit signage in compliance with C6-1 regulations along certain streets (N 120230 ZAM); (9) special permits pursuant to ZR Sections 13-562 and 74-52 for each of Sites 2, 3, 4 and 5 to allow for public parking garages with specified maximum number of spaces on each of these Sites (C 120231 ZSM, C 120233 ZSM, C 120234 ZSM and C 120235 ZSM) (collectively, the "Parking Garage Special Permits"); (10) an amendment to the City Map to remove sections of Delancey Street between Norfolk and Clinton Streets and

Clinton Street between Delancey and Grand Streets, thereby aligning the mapped streets with the existing built street condition (C 120156 MMM); and (11) an amendment to the City Map to map a formerly demapped section of Suffolk Street between Grand and Delancey Streets and a demapped section of Broome Street between Norfolk and Clinton Streets as new streets through the Large Scale Development Project (C 120156 MMM) (items 1 through 11 collectively, the "**Land Use Applications**"); and

WHEREAS, the New York City Planning Commission ("**CPC**") adopted resolutions approving the Land Use Applications on August 22, 2012, under Calendar Numbers 7-17, and the New York City Council adopted resolutions approving the decision of CPC on October 11, 2012, under Resolution Numbers 1551-1562 (such resolutions the "**Land Use Approvals**"); and

WHEREAS, in connection with the Land Use Applications, Declarant executed a Restrictive Declaration, made as of the 5th day of March, 2015, recorded with the City Register of the City of New York (the "**Declaration**"); and

WHEREAS, on November 19, 2012, Declarant submitted to the DCP an application designated number 120228(A)ZSM seeking minor modifications to certain 2012 LSGD Special Permit drawings to increase the size of the open space ("**First Modification Application**"), and

WHEREAS, on September 22, 2014 Declarant, submitted to the DCP an application designated number 120228(B)ZSM, dated September 19, 2014, seeking minor modifications to certain design controls for Sites 1 and 5 (the "**Second Modification Application**"); and

WHEREAS, in connection with the Second Modification Application, Declarant desires to amend the Declaration to substitute certain drawings that were attached as Exhibit C of the Declaration and described further in paragraph 1 herein; and

WHEREAS, the New York City Law Department has certified in the certification (the "**Certification**") attached hereto as **Exhibit B** and made a part hereof, that as of December 19, 2014, the City is the sole party-in-interest (the "**Party-in-Interest**") in the Subject Property, as such term is defined in the definition of "zoning lot" in ZR Section 12-10;

NOW THEREFORE, Declarant does hereby declare and agree that the Declaration is amended as set forth below.

1. Site 1 and Site 5 shall be developed in substantial conformity with the plans approved as part of the Land Use Approvals and annexed to the Declaration as Exhibit C as modified by the following drawings prepared by Beyer Blinder Belle Architects & Planners LLP:

Drawing No.	Title	Last Revised Date
001	Zoning Calculations (1 of 4)	2/23/2015
002	Zoning Calculations (2 of 4)	2/23/2015


008	Proposed Site Plan	2/23/2015
	<u>ZONING LOT 1</u>	
101	Proposed Site Plan – Zoning Lot 1	8/27/2014
102	Ground Floor Plan– Zoning Lot 1	8/27/2014
	<u>ZONING LOT 5</u>	
501	Proposed Site Plan – Zoning Lot 5	2/23/2015
502	Ground Floor Plan – Zoning Lot 5	2/23/2015
503	Building Envelope Diagrams – Zoning Lot 5	8/27/2014

2. Drawings listed above, which were included in Exhibit C initially attached to the Declaration, are hereby deleted and replaced by the drawings attached hereto as Exhibit C. All other Drawings not explicitly replaced by this First Modification to the Declaration remain effective.
3. Other than as stated herein, all terms, provisions and conditions of the Declaration are hereby ratified and confirmed and shall remain in full force and effect.
4. This Modification and the provisions hereof shall become effective as of the date of this Modification. Declarant shall record this Modification in the City Register's office for the County in which the Property is located, indexing it against the Property within five (5) business days of the date hereof and shall, if requested, promptly deliver to the New York City Planning Commission, a duplicate original of this Modification and a true copy of this Modification as recorded and certified by the City Register.

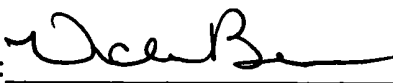
IN WITNESS WHEREOF, Declarant has executed this Modification as of the day and year first above written.

THE CITY OF NEW YORK, acting by and through its DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Approved as to Form:



 Acting Corporation Counsel

By: 

 Name: VICKI BEEN
 Title: COMMISSIONER

State of New York)
)ss.
County of New York)

On the 25th day of March in the year 2015 before me, the undersigned, personally appeared VICKI BEEN 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

MAURICE S. BERNI
Notary Public, State of New York
No. 02DE8248453
Qualified in Suffolk County
Commission Expires Sept. 19, 2015

SEAL

EXHIBIT A

SUBJECT PROPERTY DESCRIPTION

Site 1

**METES & BOUNDS DESCRIPTION
LOT 56, BLOCK 409
BOROUGH OF MANHATTAN
CITY, COUNTY AND STATE OF NEW YORK**

BEGINNING AT A POINT SAID POINT BEING FORMED BY THE INTERSECTION OF THE NORTHEASTERLY LINE OF LUDLOW STREET (VARIABLE WIDTH) WITH THE NORTHWESTERLY LINE OF BROOME STREET(VARIABLE WIDTH)AND FROM SAID BEGINNING POINT RUNNING, THENCE;

1. RUNNING NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE OF LUDLOW STREET, A DISTANCE OF 151.33 FEET TO A POINT, THENCE ALONG THE DIVIDING LINE BETWEEN LOTS 56 AND 39, BLOCK 409 FOR THE FOLLOWING (3) THREE COURSES:
2. RUNNING NORTHEASTERLY, FORMING AN INTERIOR ANGLE OF 89 DEGREES – 30 MINUTES – 31 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 87.79 FEET TO A POINT, THENCE;
3. RUNNING NORTHWESTERLY, FORMING AN EXTERIOR ANGLE OF 91 DEGREES – 55 MINUTES – 45 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 3.00 FEET TO A POINT, THENCE;
4. RUNNING NORTHEASTERLY, FORMING AN INTERIOR ANGLE OF 91 DEGREES – 48 MINUTES – 35 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 87.79 FEET TO A POINT, THENCE;
5. RUNNING SOUTHEASTERLY, ALONG THE SOUTHWESTERLY LINE OF ESSEX STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 90 DEGREES – 24 MINUTES – 09 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 58.87 FEET TO A POINT, RUNNING THENCE ALONG THE DIVIDING LINE BETWEEN LOTS 56 AND 60, BLOCK 409 FOR THE FOLLOWING (2) TWO COURSES:
6. RUNNING SOUTHWESTERLY, FORMING AN INTERIOR ANGLE OF 89 DEGREES – 47 MINUTES – 04 SECONDS, A DISTANCE OF 50.44 FEET TO A POINT, THENCE;
7. RUNNING SOUTHEASTERLY, FORMING AN EXTERIOR ANGLE OF 89 DEGREES – 59 MINUTES – 05 SECONDS, A DISTANCE OF 95.46 FEET TO A POINT, THENCE;
8. RUNNING SOUTHWESTERLY, ALONG THE AFOREMENTIONED NORTHWESTERLY LINE OF BROOME STREET, FORMING AN INTERIOR ANGLE OF 89 DEGREES – 48 MINUTES – 13 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 124.37 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 21,996 SQUARE FEET OR 0.505 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO THE TAX MAP OF THE BOROUGH OF MANHATTAN, CITY COUNTY AND STATE OF NEW YORK.

(VESTING DEED NOT PROVIDED)

Site 2

**METES & BOUNDS DESCRIPTION
LOTS 1 & 28, BLOCK 352
BOROUGH OF MANHATTAN
CITY, COUNTY AND STATE OF NEW YORK**

BEGINNING AT A POINT SAID POINT BEING FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY LINE OF DELANCEY STREET (VARIABLE WIDTH) WITH THE SOUTHWESTERLY LINE OF NORFOLK STREET (VARIABLE WIDTH) AND FROM SAID BEGINNING POINT RUNNING, THENCE;

- 1. RUNNING SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE OF NORFOLK STREET, A DISTANCE OF 252.43 FEET TO A POINT, THENCE;**
- 2. RUNNING SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF BROOME STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 89 DEGREES – 44 MINUTES – 51 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 170.82 FEET TO A POINT, THENCE;**
- 3. RUNNING NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF ESSEX STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 90 DEGREES – 14 MINUTES – 04 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 252.54 FEET TO A POINT, THENCE;**
- 4. RUNNING NORTHEASTERLY, ALONG THE AFOREMENTIONED SOUTHEASTERLY LINE OF DELANCEY STREET, FORMING AN INTERIOR ANGLE OF 89 DEGREES – 44 MINUTES – 45 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 171.00 FEET TO THE POINT AND PLACE OF BEGINNING.**

CONTAINING 43,140 SQUARE FEET OR 0.990 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO THE BOROUGH OF MANHATTAN, FINAL SECTION MAP NO. 21, PREPARED BY THE OFFICE OF THE PRESIDENT OF THE BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU.

Site 3

A PARCEL OF LAND LYING IN MANHATTAN, NEW YORK, IN TAX BLOCK NO. 346, ENCLOSED BY FOUR STREETS: AT NORTH BY DELANCEY STREET; AT EAST BY SUFFOLK STREET; AT SOUTH BY BROOME STREET; AND AT WEST BY NORFOLK STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT SAID POINT BEING FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY LINE OF DELANCEY STREET (VARIABLE WIDTH) WITH THE NORTHEASTERLY LINE OF NORFOLK STREET (VARIABLE WIDTH) AND FROM SAID BEGINNING POINT RUNNING, THENCE;

1. RUNNING NORTHEASTERLY, ALONG SAID SOUTHEASTERLY LINE OF DELANCEY STREET, A DISTANCE OF 200.66 FEET TO A POINT, THENCE;
2. RUNNING SOUTHEASTERLY, ALONG THE SOUTHWESTERLY LINE OF SUFFOLK STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 90 DEGREES - 23 MINUTES - 35 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 202.78 FEET TO A POINT, THENCE;
3. RUNNING SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF BROOME STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 89 DEGREES - 39 MINUTES - 24 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 200.85 FEET TO A POINT, THENCE;
4. RUNNING NORTHWESTERLY, ALONG THE AFOREMENTIONED NORTHEASTERLY LINE OF NORFOLK STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 90 DEGREES - 17 MINUTES - 22 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 202.95 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 40,726 SQUARE FEET OR 0.935 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A MAP ENTITLED "ALTERATION MAP NO. 30236 SHOWING THE ESTABLISHMENT OF BROOME STREET BETWEEN NORFOLK STREET AND CLINTON STREET, THE ESTABLISHMENT OF SUFFOLK STREET BETWEEN GRAND STREET AND DELANCEY STREET, THE NARROWING, BY ELIMINATION, DISCONTINUANCE AND CLOSING OF CLINTON STREET BETWEEN GRAND STREET AND DELANCEY STREET, THE NARROWING, BY ELIMINATION, DISCONTINUANCE AND CLOSING OF DELANCEY STREET BETWEEN NORFOLK STREET AND CLINTON STREET, THE ESTABLISHMENT OF THE NAME DELANCEY STREET FOR THE UNNAMED STREET BETWEEN CLINTON STREET AND FRANKLIN D. ROOSEVELT DRIVE AND THE ADJUSTMENT OF GRADES NECESSITATED THEREBY" PREPARED BY CITY OF NEW YORK, BOROUGH OF MANHATTAN, OFFICE OF THE PRESIDENT, TOPOGRAPHICAL BUREAU.

Site 4

A PARCEL OF LAND LYING IN MANHATTAN, NEW YORK, IN TAX BLOCK NO. 346, ENCLOSED BY FOUR STREETS: AT NORTH BY DELANCEY STREET; AT EAST BY CLINTON STREET; AT SOUTH BY BROOME STREET; AND AT WEST BY SUFFOLK STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT SAID POINT BEING FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY LINE OF DELANCEY STREET (VARIABLE WIDTH) WITH THE SOUTHWESTERLY LINE OF CLINTON STREET (50 FEET WIDE) AND FROM SAID BEGINNING POINT RUNNING, THENCE;

1. RUNNING SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE OF CLINTON STREET, A DISTANCE OF 201.91 FEET TO A POINT, THENCE;
2. RUNNING SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF BROOME STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 89 DEGREES – 50 MINUTES – 58 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 200.88 FEET TO A POINT, THENCE;
3. RUNNING NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SUFFOLK STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 90 DEGREES – 10 MINUTES – 22 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 202.50 FEET TO A POINT, THENCE;
4. RUNNING NORTHEASTERLY, ALONG THE AFOREMENTIONED SOUTHEASTERLY LINE OF DELANCEY STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 89 DEGREES – 39 MINUTES – 28 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 200.96 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 40,627 SQUARE FEET OR 0.933 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A MAP ENTITLED "ALTERATION MAP NO. 30236 SHOWING THE ESTABLISHMENT OF BROOME STREET BETWEEN NORFOLK STREET AND CLINTON STREET, THE ESTABLISHMENT OF SUFFOLK STREET BETWEEN GRAND STREET AND DELANCEY STREET, THE NARROWING, BY ELIMINATION, DISCONTINUANCE AND CLOSING OF CLINTON STREET BETWEEN GRAND STREET AND DELANCEY STREET, THE NARROWING, BY ELIMINATION, DISCONTINUANCE AND CLOSING OF DELANCEY STREET BETWEEN NORFOLK STREET AND CLINTON STREET, THE ESTABLISHMENT OF THE NAME DELANCEY STREET FOR THE UNNAMED STREET BETWEEN CLINTON STREET AND FRANKLIN D. ROOSEVELT DRIVE AND THE ADJUSTMENT OF GRADES NECESSITATED THEREBY" PREPARED BY CITY OF NEW YORK, BOROUGH OF MANHATTAN, OFFICE OF THE PRESIDENT, TOPOGRAPHICAL BUREAU.

Site 5

A PARCEL OF LAND LYING IN MANHATTAN, NEW YORK, IN TAX BLOCK NO. 346, ENCLOSED BY FOUR STREETS: AT NORTH BY BROOME STREET; AT EAST BY CLINTON STREET; AT SOUTH BY GRAND STREET; AND AT WEST BY SUFFOLK STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT SAID POINT BEING FORMED BY THE INTERSECTION OF THE NORTHEASTERLY LINE OF GRAND STREET (100 FEET WIDE) WITH THE NORTHWESTERLY LINE OF CLINTON STREET (50 FEET WIDE) AND FROM SAID BEGINNING POINT RUNNING, THENCE;

1. RUNNING NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE OF GRAND STREET, A DISTANCE OF 200.68 FEET TO A POINT, THENCE;
2. RUNNING NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SUFFOLK STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 90 DEGREES - 16 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 301.58 FEET TO A POINT, THENCE;
3. RUNNING SOUTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF BROOME STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 89 DEGREES 48' 45" WITH THE PREVIOUS COURSE A DISTANCE OF 200.80 FEET TO A POINT, THENCE;
4. RUNNING SOUTHEASTERLY, ALONG THE AFOREMENTIONED NORTHWESTERLY LINE OF CLINTON STREET FORMING AN INTERIOR ANGLE OF 90 DEGREES - 09 MINUTES - 49 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 301.87 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 60,568 SQUARE FEET OR 1.390 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A MAP ENTITLED "ALTERATION MAP NO. 30236 SHOWING THE ESTABLISHMENT OF BROOME STREET BETWEEN NORFOLK STREET AND CLINTON STREET, THE ESTABLISHMENT OF SUFFOLK STREET BETWEEN GRAND STREET AND DELANCEY STREET, THE NARROWING, BY ELIMINATION, DISCONTINUANCE AND CLOSING OF CLINTON STREET BETWEEN GRAND STREET AND DELANCEY STREET, THE NARROWING, BY ELIMINATION, DISCONTINUANCE AND CLOSING OF DELANCEY STREET BETWEEN NORFOLK STREET AND CLINTON STREET, THE ESTABLISHMENT OF THE NAME DELANCEY STREET FOR THE UNNAMED STREET BETWEEN CLINTON STREET AND FRANKLIN D. ROOSEVELT DRIVE AND THE ADJUSTMENT OF GRADES NECESSITATED THEREBY" PREPARED BY CITY OF NEW YORK, BOROUGH OF MANHATTAN, OFFICE OF THE PRESIDENT, TOPOGRAPHICAL BUREAU.

Site 6

A PARCEL OF LAND LYING IN MANHATTAN, NEW YORK, IN TAX BLOCK NO. 347, ENCLOSED BY THREE STREETS AND LOT 80: AT NORTH BY DELANCEY STREET; AT EAST BY LOT 80; AT SOUTH BY BROOME STREET; AND AT WEST BY CLINTON STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE POINT AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF BROOME STREET (VARIABLE WIDTH) AND THE NORTHEASTERLY LINE OF CLINTON STREET (VARIABLE WIDTH) AND FROM SAID POINT OF BEGINNING, RUNNING THENCE;

1. RUNNING NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE OF CLINTON STREET, A DISTANCE OF 146.24 FEET TO A POINT, THENCE;
2. RUNNING NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF DELANCEY STREET, FORMING AN INTERIOR ANGLE OF 89 DEGREES – 46 MINUTES – 04 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 146.00 FEET TO A POINT, THENCE;
3. RUNNING SOUTHEASTERLY, ALONG THE DIVIDING LINE BETWEEN LOT 71 AND LOT 80, BLOCK 374 FORMING AN INTERIOR ANGLE OF 90 DEGREES – 13 MINUTES – 55 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 146.14 FEET TO A POINT, THENCE;
4. RUNNING SOUTHWESTERLY, ALONG THE AFOREMENTIONED NORTHWESTERLY LINE OF BROOME STREET FORMING AN INTERIOR ANGLE OF 89 DEGREES – 48 MINUTES – 35 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 146.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 21,344 SQUARE FEET OR 0.490 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A MAP ENTITLED "ALTERATION MAP NO. 30236 SHOWING THE ESTABLISHMENT OF BROOME STREET BETWEEN NORFOLK STREET AND CLINTON STREET, THE ESTABLISHMENT OF SUFFOLK STREET BETWEEN GRAND STREET AND DELANCEY STREET, THE NARROWING, BY ELIMINATION, DISCONTINUANCE AND CLOSING OF CLINTON STREET BETWEEN GRAND STREET AND DELANCEY STREET, THE NARROWING, BY ELIMINATION, DISCONTINUANCE AND CLOSING OF DELANCEY STREET BETWEEN NORFOLK STREET AND CLINTON STREET, THE ESTABLISHMENT OF THE NAME DELANCEY STREET FOR THE UNNAMED STREET BETWEEN CLINTON STREET AND FRANKLIN D. ROOSEVELT DRIVE AND THE ADJUSTMENT OF GRADES NECESSITATED THEREBY" PREPARED BY CITY OF NEW YORK, BOROUGH OF MANHATTAN, OFFICE OF THE PRESIDENT, TOPOGRAPHICAL BUREAU.

EXHIBIT B

CERTIFICATION OF PARTIES-IN-INTEREST

(SEPARATE ATTACHMENT)

**CERTIFICATION OF PARTIES IN INTEREST
PURSUANT TO SUBDIVISION (D) OF THE DEFINITION OF
ZONING LOT SET FORTH IN SECTION 12-10 OF
THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK, AS AMENDED
EFFECTIVE AUGUST 18, 1977**

THE NEW YORK CITY LAW DEPARTMENT hereby certifies that as to the land hereinafter described, being a tract of land, either unsubdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block, that all the parties in interest consisting of a party as defined in Section 12-10, subdivision (d) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME AND ADDRESS

NATURE OF INTEREST

1. The City of New York

Fee Owner of Tax Lot 56, Block 409

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Tax Lot 56 in Block 409 as shown on the Tax Map of the City of New York, New York County and more particularly described as follows:

Site 1

**METES & BOUNDS DESCRIPTION
LOT 56, BLOCK 409
BOROUGH OF MANHATTAN
CITY, COUNTY AND STATE OF NEW YORK**

BEGINNING AT A POINT SAID POINT BEING FORMED BY THE INTERSECTION OF THE NORTHEASTERLY LINE OF LUDLOW STREET (VARIABLE WIDTH) WITH THE NORTHWESTERLY LINE OF BROOME STREET (VARIABLE WIDTH) AND FROM SAID BEGINNING POINT RUNNING, THENCE;

1. RUNNING NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE OF LUDLOW STREET, A DISTANCE OF 151.33 FEET TO A POINT, THENCE ALONG THE DIVIDING LINE BETWEEN LOTS 56 AND 39, BLOCK 409 FOR THE FOLLOWING (3) THREE COURSES:
2. RUNNING NORTHEASTERLY, FORMING AN INTERIOR ANGLE OF 89 DEGREES - 30 MINUTES - 31 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 87.79 FEET TO A POINT, THENCE;
3. RUNNING NORTHWESTERLY, FORMING AN EXTERIOR ANGLE OF 91 DEGREES - 55 MINUTES - 45 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 3.00 FEET TO A POINT, THENCE;
4. RUNNING NORTHEASTERLY, FORMING AN INTERIOR ANGLE OF 91 DEGREES - 48 MINUTES - 35 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 87.79 FEET TO A POINT, THENCE;
5. RUNNING SOUTHEASTERLY, ALONG THE SOUTHWESTERLY LINE OF ESSEX STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 90 DEGREES - 24 MINUTES - 09 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 58.87 FEET TO A POINT, RUNNING THENCE ALONG THE DIVIDING LINE BETWEEN LOTS 56 AND 60, BLOCK 409 FOR THE FOLLOWING (2) TWO COURSES:
6. RUNNING SOUTHWESTERLY, FORMING AN INTERIOR ANGLE OF 89 DEGREES - 47 MINUTES - 04 SECONDS, A DISTANCE OF 50.44 FEET TO A POINT, THENCE;
7. RUNNING SOUTHEASTERLY, FORMING AN EXTERIOR ANGLE OF 89 DEGREES - 59 MINUTES - 05 SECONDS, A DISTANCE OF 95.46 FEET TO A POINT, THENCE;
8. RUNNING SOUTHWESTERLY, ALONG THE AFOREMENTIONED NORTHWESTERLY LINE OF BROOME STREET, FORMING AN INTERIOR ANGLE OF 89 DEGREES - 48 MINUTES - 13 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 124.37 FEET TO THE POINT AND PLACE OF BEGINNING.

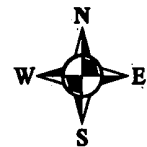
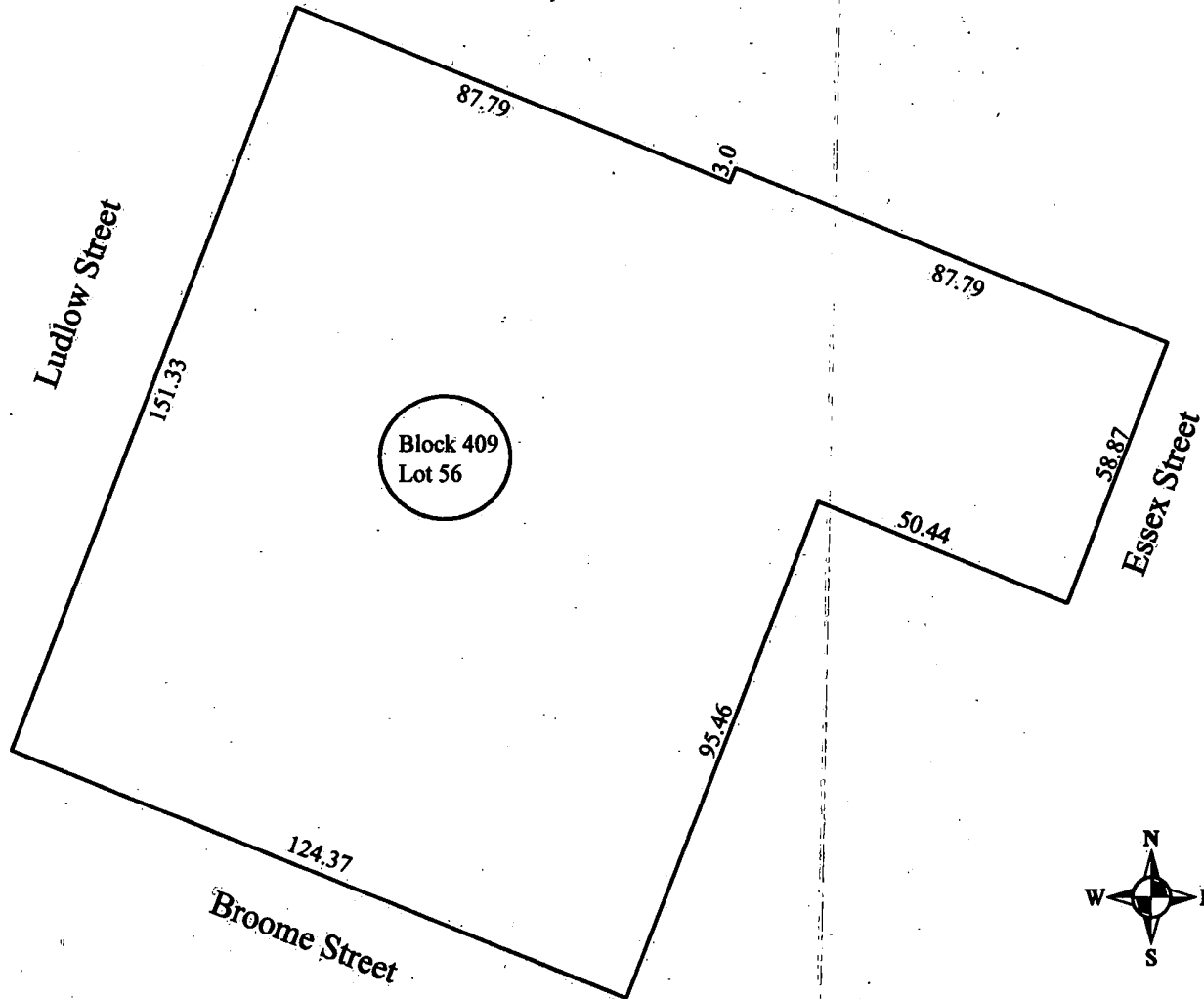
CONTAINING 21,996 SQUARE FEET OR 0.505 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO THE TAX MAP OF THE BOROUGH OF MANHATTAN, CITY COUNTY AND STATE OF NEW YORK.

(VESTING DEED NOT PROVIDED)

That the said premises are known as and by street address 236 BROOME STREET, NEW YORK, NEW YORK as shown on the following diagram:

Site 1
Block 409, Lot 56 (236 Broome Street)



0 10 Feet
024 8 1216

NOTE: A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots provide all the resulting zoning lots and all the buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

Dated: December 9, 2014

THE NEW YORK CITY LAW DEPARTMENT

By:

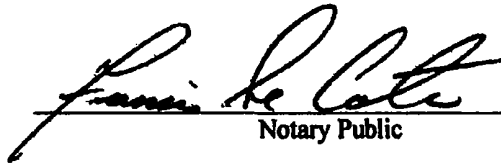
Emily Keyes

Name: Emily Keyes

Title: Senior Closing and Title Counsel

STATE OF NEW YORK)
)
COUNTY OF NEW YORK) ss.:

On the 19th day of DECEMBER, 2014 before me, the undersigned, personally appeared Emily Keyes, personally known to me or proved to me the basis of satisfactory evidence to the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

FRANCIS A. DECOTEAU
Commissioner of Deeds
City of New York No. 2-12739
Certificate Filed in New York County
Commission Expires July 1, 2015

SEAL

**CERTIFICATION OF PARTIES IN INTEREST
PURSUANT TO SUBDIVISION (D) OF THE DEFINITION OF
ZONING LOT SET FORTH IN SECTION 12-10 OF
THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK, AS AMENDED
EFFECTIVE AUGUST 18, 1977**

THE NEW YORK CITY LAW DEPARTMENT hereby certifies that as to the land hereinafter described, being a tract of land, either unsubdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block, that all the parties in interest consisting of a party as defined in Section 12-10, subdivision (d) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME AND ADDRESS

NATURE OF INTEREST

1. The City of New York

Fee Owner of Tax Lots 1 and 28, Block 352

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Tax Lots 1 and 28 in Block 352 as shown on the Tax Map of the City of New York, New York County and more particularly described as follows:

Site 2

**METES & BOUNDS DESCRIPTION
LOTS 1 & 28, BLOCK 352
BOROUGH OF MANHATTAN
CITY, COUNTY AND STATE OF NEW YORK**

BEGINNING AT A POINT SAID POINT BEING FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY LINE OF DELANCEY STREET (VARIABLE WIDTH) WITH THE SOUTHWESTERLY LINE OF NORFOLK STREET (VARIABLE WIDTH) AND FROM SAID BEGINNING POINT RUNNING, THENCE;

1. RUNNING SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE OF NORFOLK STREET, A DISTANCE OF 252.43 FEET TO A POINT, THENCE;
2. RUNNING SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF BROOME STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 89 DEGREES - 44 MINUTES - 51 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 170.82 FEET TO A POINT, THENCE;
3. RUNNING NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF ESSEX STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 90 DEGREES - 14 MINUTES - 04 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 252.54 FEET TO A POINT, THENCE;
4. RUNNING NORTHEASTERLY, ALONG THE AFOREMENTIONED SOUTHEASTERLY LINE OF DELANCEY STREET, FORMING AN INTERIOR ANGLE OF 89 DEGREES - 44 MINUTES - 45 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 171.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 43,140 SQUARE FEET OR 0.990 ACRES

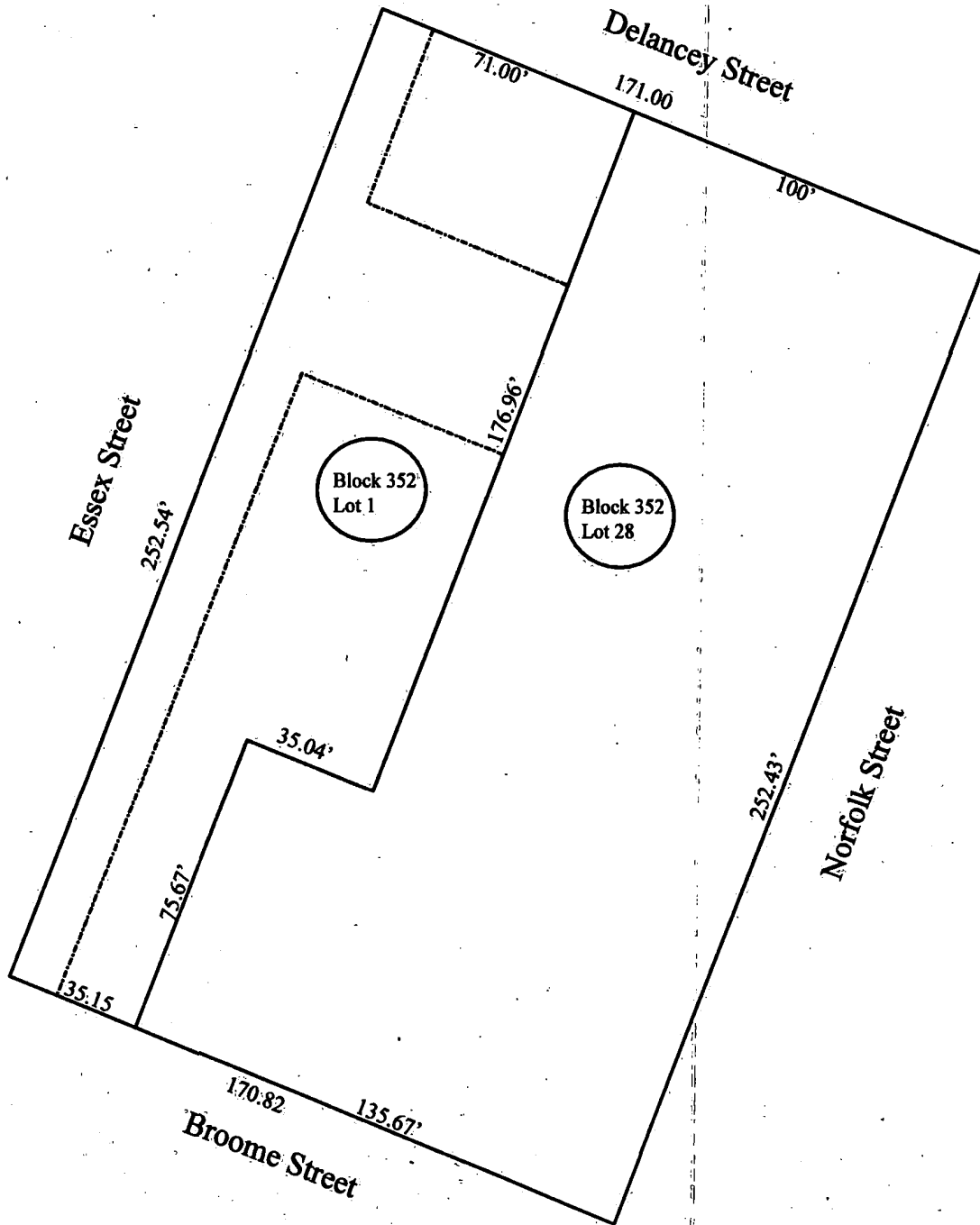
THIS DESCRIPTION IS PREPARED WITH REFERENCE TO THE BOROUGH OF MANHATTAN, FINAL SECTION MAP NO. 21, PREPARED BY THE OFFICE OF THE PRESIDENT OF THE BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU.

That the said premises are known as and by street addresses 80 ESSEX STREET, NEW YORK, NEW YORK and 80 NORFOLK STREET, NEW YORK, NEW YORK, respectively, as shown on the following diagram:

Site 2

Block 352, Lot 1 (80 Essex Street)

Block 352, Lot 28 (85 Norfolk Street)



0 2.5 5 10 15 20 Feet

NOTE: A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots provide all the resulting zoning lots and all the buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

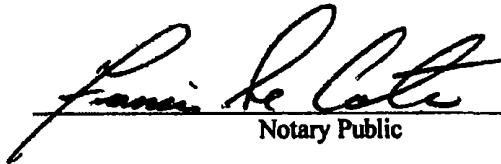
Dated: December 20, 14

THE NEW YORK CITY LAW DEPARTMENT

By: Emily Keyes
Name: Emily Keyes
Title: Senior Closing and Title Counsel

STATE OF NEW YORK)
)
COUNTY OF NEW YORK) ss.:

On the 19th day of DECEMBER, 2014 before me, the undersigned, personally appeared Emily Keyes, personally known to me or proved to me the basis of satisfactory evidence to the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

FRANCIS A. DECOTEAU
Commissioner of Deeds
City of New York No. 2-12739
Certificate Filed in New York County
Commission Expires July 1, 2015

SEAL

**CERTIFICATION OF PARTIES IN INTEREST
PURSUANT TO SUBDIVISION (D) OF THE DEFINITION OF
ZONING LOT SET FORTH IN SECTION 12-10 OF
THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK, AS AMENDED
EFFECTIVE AUGUST 18, 1977**

THE NEW YORK CITY LAW DEPARTMENT hereby certifies that as to the land hereinafter described, being a tract of land, either unsubdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block, that all the parties in interest consisting of a party as defined in Section 12-10, subdivision (d) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME AND ADDRESS

NATURE OF INTEREST

- | | |
|-------------------------|--|
| 1. The City of New York | Fee Owner of part of Tax Lot 40, Block 346 |
|-------------------------|--|

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as part of Tax Lot 40 in Block 346 as shown on the Tax Map of the City of New York, New York County and more particularly described as follows:

Site 3

A PARCEL OF LAND LYING IN MANHATTAN, NEW YORK, IN TAX BLOCK NO. 346, ENCLOSED BY FOUR STREETS: AT NORTH BY DELANCEY STREET; AT EAST BY SUFFOLK STREET; AT SOUTH BY BROOME STREET; AND AT WEST BY NORFOLK STREET. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT SAID POINT BEING FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY LINE OF DELANCEY STREET (VARIABLE WIDTH) WITH THE NORTHEASTERLY LINE OF NORFOLK STREET (VARIABLE WIDTH) AND FROM SAID BEGINNING POINT RUNNING, THENCE;

1. RUNNING NORTHEASTERLY, ALONG SAID SOUTHEASTERLY LINE OF DELANCEY STREET, A DISTANCE OF 200.66 FEET TO A POINT, THENCE;
2. RUNNING SOUTHEASTERLY, ALONG THE SOUTHWESTERLY LINE OF SUFFOLK STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 90 DEGREES - 23 MINUTES - 35 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 202.78 FEET TO A POINT, THENCE;
3. RUNNING SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF BROOME STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 89 DEGREES - 39 MINUTES - 24 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 200.85 FEET TO A POINT, THENCE;
4. RUNNING NORTHWESTERLY, ALONG THE AFOREMENTIONED NORTHEASTERLY LINE OF NORFOLK STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 90 DEGREES - 17 MINUTES - 22 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 202.95 FEET TO THE POINT AND PLACE OF BEGINNING.

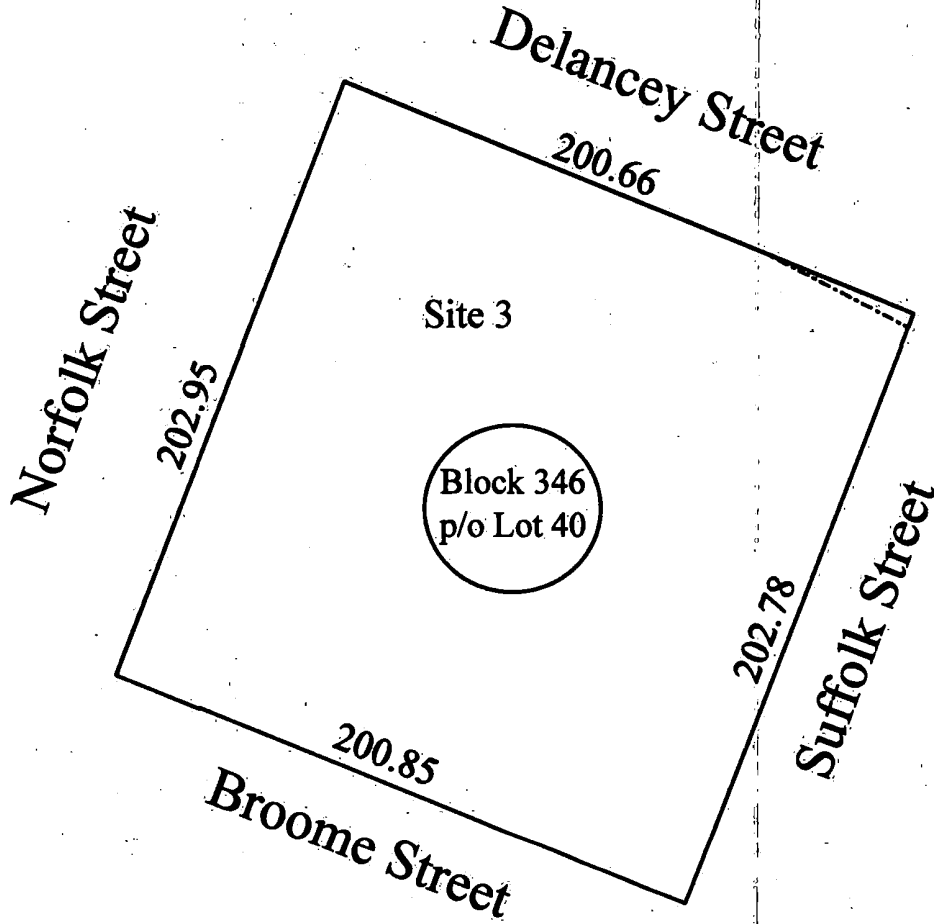
CONTAINING 40,726 SQUARE FEET OR 0.935 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A MAP ENTITLED "ALTERATION MAP NO. 30236 SHOWING THE ESTABLISHMENT OF BROOME STREET BETWEEN NORFOLK STREET AND CLINTON STREET, THE ESTABLISHMENT OF SUFFOLK STREET BETWEEN GRAND STREET AND DELANCEY STREET, THE NARROWING, BY ELIMINATION, DISCONTINUANCE AND CLOSING OF CLINTON STREET BETWEEN GRAND STREET AND DELANCEY STREET, THE NARROWING, BY ELIMINATION, DISCONTINUANCE AND CLOSING OF DELANCEY STREET BETWEEN NORFOLK STREET AND CLINTON STREET, THE ESTABLISHMENT OF THE NAME DELANCEY STREET FOR THE UNNAMED STREET BETWEEN CLINTON STREET AND FRANKLIN D. ROOSEVELT DRIVE AND THE ADJUSTMENT OF GRADES NECESSITATED THEREBY" PREPARED BY CITY OF NEW YORK, BOROUGH OF MANHATTAN, OFFICE OF THE PRESIDENT, TOPOGRAPHICAL BUREAU.

That the said premises are known as and by street addresses 135-147 DELANCEY STREET, NEW YORK, NEW YORK, as shown on the following diagram:

Site 3

Block 346, p/o Lot 40 (135-147 Delancey St.)



0 5 10 20 30 40 Feet

NOTE: A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots provide all the resulting zoning lots and all the buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

Dated: December 19, 20 14

THE NEW YORK CITY LAW DEPARTMENT

By: Emily Keyes
Name: Emily Keyes
Title: Senior Closing and Title Counsel

STATE OF NEW YORK)
)
COUNTY OF NEW YORK) ss.:

On the 19th day of DECEMBER, 2014 before me, the undersigned, personally appeared Emily Keyes, personally known to me or proved to me the basis of satisfactory evidence to the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

FRANCIS A. DECOTEAU
Commissioner of Deeds
City of New York No. 2-12739
Certificate Filed in New York County
Commission Expires July 1, 2015



Notary Public

ISFALI

**CERTIFICATION OF PARTIES IN INTEREST
PURSUANT TO SUBDIVISION (D) OF THE DEFINITION OF
ZONING LOT SET FORTH IN SECTION 12-10 OF
THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK, AS AMENDED
EFFECTIVE AUGUST 18, 1977**

THE NEW YORK CITY LAW DEPARTMENT hereby certifies that as to the land hereinafter described, being a tract of land, either unsubdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block, that all the parties in interest consisting of a party as defined in Section 12-10, subdivision (d) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME AND ADDRESS

NATURE OF INTEREST

1. The City of New York

Fee Owner of part of Tax Lot 40, Block 346

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as part of Tax Lot 40 in Block 346 as shown on the Tax Map of the City of New York, New York County and more particularly described as follows:

Site 4

A PARCEL OF LAND LYING IN MANHATTAN, NEW YORK, IN TAX BLOCK NO. 346, ENCLOSED BY FOUR STREETS: AT NORTH BY DELANCEY STREET; AT EAST BY CLINTON STREET; AT SOUTH BY BROOME STREET; AND AT WEST BY SUFFOLK STREET. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT SAID POINT BEING FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY LINE OF DELANCEY STREET (VARIABLE WIDTH) WITH THE SOUTHWESTERLY LINE OF CLINTON STREET (50 FEET WIDE) AND FROM SAID BEGINNING POINT RUNNING, THENCE;

1. RUNNING SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE OF CLINTON STREET, A DISTANCE OF 201.91 FEET TO A POINT, THENCE;
2. RUNNING SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF BROOME STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 89 DEGREES - 50 MINUTES - 58 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 200.88 FEET TO A POINT, THENCE;
3. RUNNING NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SUFFOLK STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 90 DEGREES - 10 MINUTES - 22 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 202.50 FEET TO A POINT, THENCE;
4. RUNNING NORTHEASTERLY, ALONG THE AFOREMENTIONED SOUTHEASTERLY LINE OF DELANCEY STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 89 DEGREES - 39 MINUTES - 28 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 200.96 FEET TO THE POINT AND PLACE OF BEGINNING.

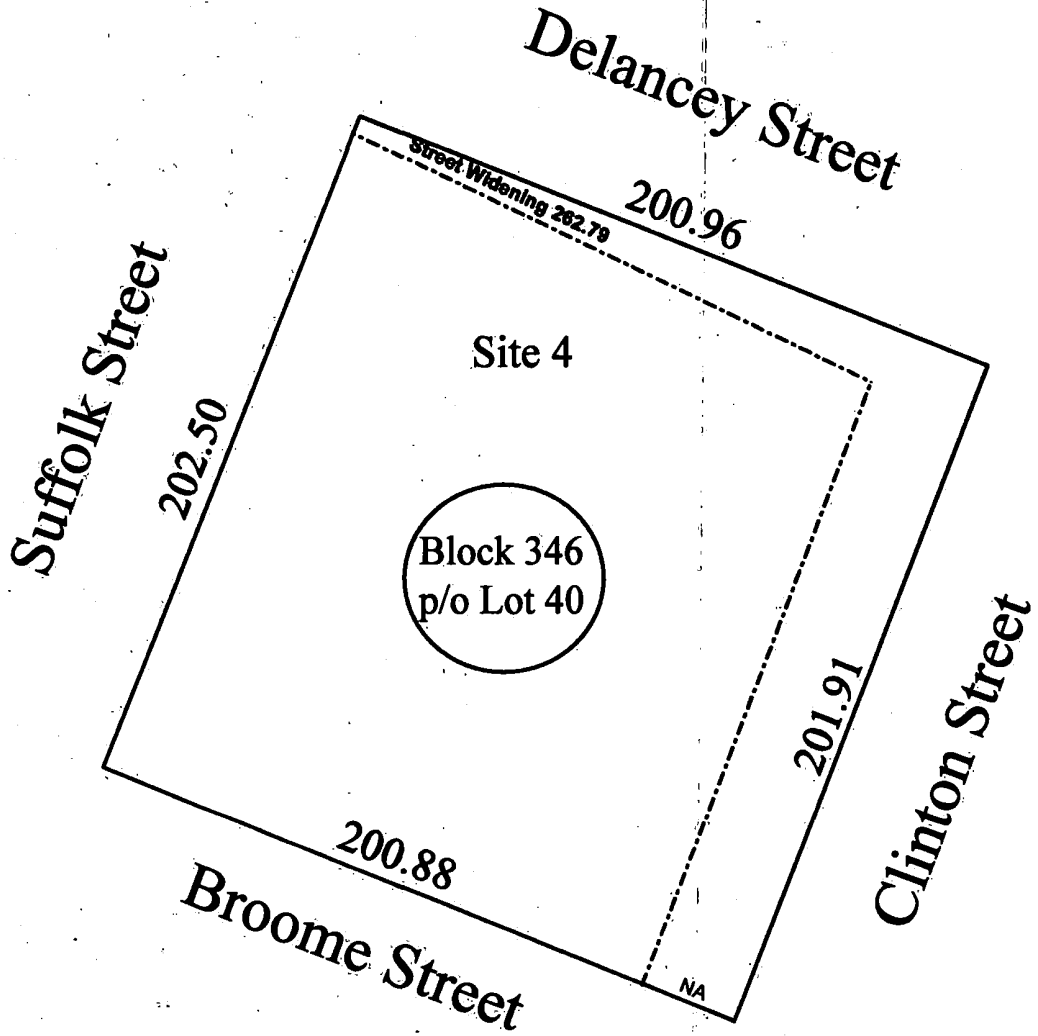
CONTAINING 40,627 SQUARE FEET OR 0.933 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A MAP ENTITLED "ALTERATION MAP NO. 30236 SHOWING THE ESTABLISHMENT OF BROOME STREET BETWEEN NORFOLK STREET AND CLINTON STREET, THE ESTABLISHMENT OF SUFFOLK STREET BETWEEN GRAND STREET AND DELANCEY STREET, THE NARROWING, BY ELIMINATION, DISCONTINUANCE AND CLOSING OF CLINTON STREET BETWEEN GRAND STREET AND DELANCEY STREET, THE NARROWING, BY ELIMINATION, DISCONTINUANCE AND CLOSING OF DELANCEY STREET BETWEEN NORFOLK STREET AND CLINTON STREET, THE ESTABLISHMENT OF THE NAME DELANCEY STREET FOR THE UNNAMED STREET BETWEEN CLINTON STREET AND FRANKLIN D. ROOSEVELT DRIVE AND THE ADJUSTMENT OF GRADES NECESSITATED THEREBY" PREPARED BY CITY OF NEW YORK, BOROUGH OF MANHATTAN, OFFICE OF THE PRESIDENT, TOPOGRAPHICAL BUREAU.

That the said premises are known as and by street addresses 153-63 DELANCEY STREET, NEW YORK, NEW YORK, as shown on the following diagram:

Site 4

Block 346, p/o Lot 40 (153-163 Delancey St.)



0.510 20 30 40 Feet

NOTE: A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots provide all the resulting zoning lots and all the buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

Dated: December 19, 2014

THE NEW YORK CITY LAW DEPARTMENT

By: Emily Keyes
Name: Emily Keyes
Title: Senior Closing and Title Counsel

STATE OF NEW YORK)
)
COUNTY OF NEW YORK) ss.:

On the 19th day of DECEMBER, 2014 before me, the undersigned, personally appeared Emily Keyes, personally known to me or proved to me the basis of satisfactory evidence to the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

FRANCIS A. DECOTEAU
Commissioner of Deeds
City of New York No. 2-12739
Certificate Filed in New York County
Commission Expires July 1, 2015



Notary Public

SEAL

**CERTIFICATION OF PARTIES IN INTEREST
PURSUANT TO SUBDIVISION (D) OF THE DEFINITION OF
ZONING LOT SET FORTH IN SECTION 12-10 OF
THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK, AS AMENDED
EFFECTIVE AUGUST 18, 1977**

THE NEW YORK CITY LAW DEPARTMENT hereby certifies that as to the land hereinafter described, being a tract of land, either unsubdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block, that all the parties in interest consisting of a party as defined in Section 12-10, subdivision (d) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME AND ADDRESS

NATURE OF INTEREST

- | | |
|-----------------------------|--|
| 1. The City of New York | Fee Owner of part of Tax Lot 40, Block 346 |
|-----------------------------|--|

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as part of Tax Lot 40 in Block 346 as shown on the Tax Map of the City of New York, New York County and more particularly described as follows:

Site 5

A PARCEL OF LAND LYING IN MANHATTAN, NEW YORK, IN TAX BLOCK NO. 346, ENCLOSED BY FOUR STREETS: AT NORTH BY BROOME STREET; AT EAST BY CLINTON STREET; AT SOUTH BY GRAND STREET; AND AT WEST BY SUFFOLK STREET. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT SAID POINT BEING FORMED BY THE INTERSECTION OF THE NORTHEASTERLY LINE OF GRAND STREET (100 FEET WIDE) WITH THE NORTHWESTERLY LINE OF CLINTON STREET (50 FEET WIDE) AND FROM SAID BEGINNING POINT RUNNING, THENCE;

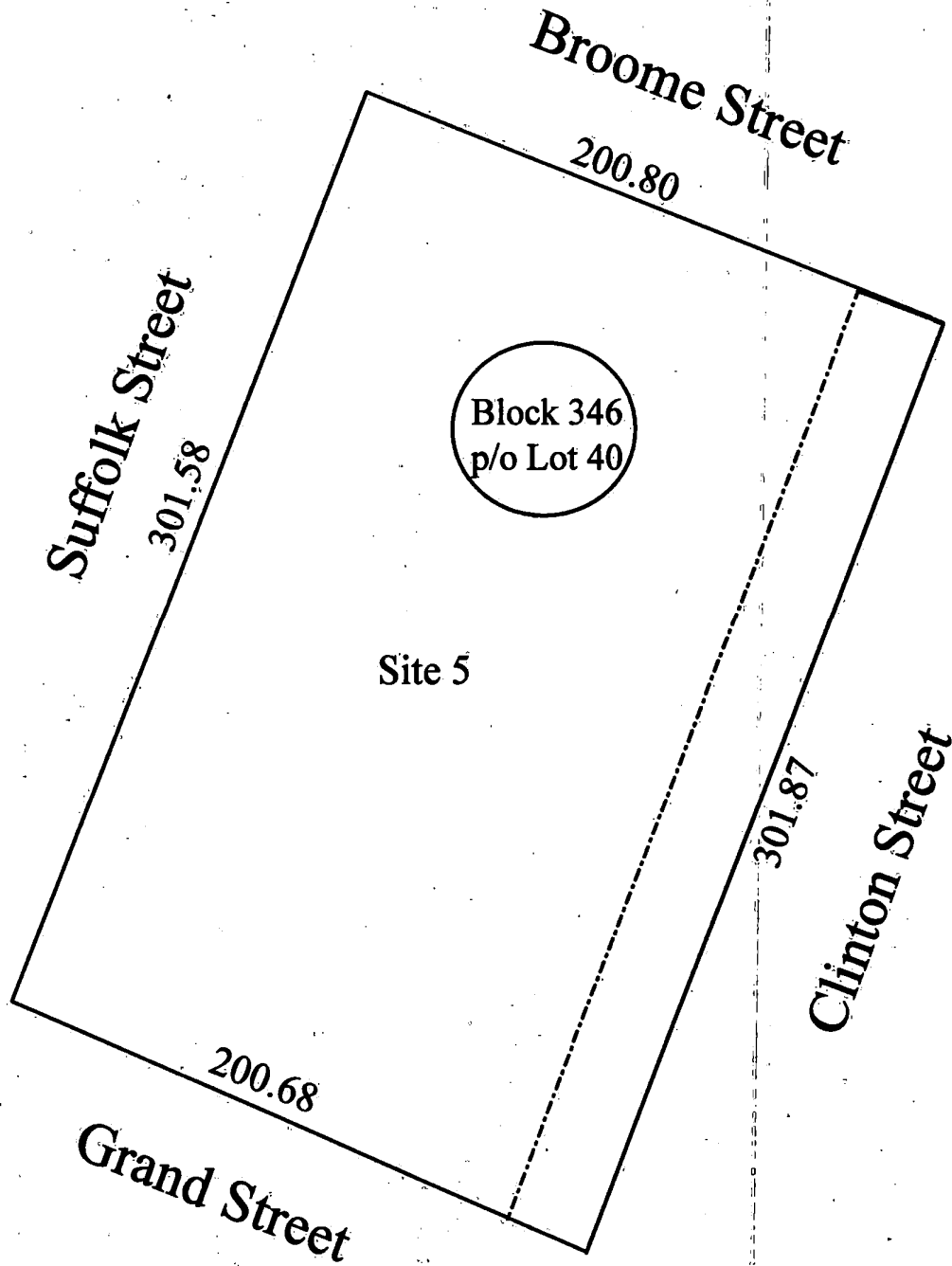
1. RUNNING NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE OF GRAND STREET, A DISTANCE OF 200.68 FEET TO A POINT, THENCE;
2. RUNNING NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SUFFOLK STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 90 DEGREES - 16 MINUTES - 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 301.58 FEET TO A POINT, THENCE;
3. RUNNING SOUTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF BROOME STREET (VARIABLE WIDTH) FORMING AN INTERIOR ANGLE OF 89 DEGREES 48' 45" WITH THE PREVIOUS COURSE A DISTANCE OF 200.80 FEET TO A POINT, THENCE;
4. RUNNING SOUTHEASTERLY, ALONG THE AFOREMENTIONED NORTHWESTERLY LINE OF CLINTON STREET FORMING AN INTERIOR ANGLE OF 90 DEGREES - 09 MINUTES - 49 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 301.87 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 60,568 SQUARE FEET OR 1.390 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A MAP ENTITLED "ALTERATION MAP NO. 30236 SHOWING THE ESTABLISHMENT OF BROOME STREET BETWEEN NORFOLK STREET AND CLINTON STREET, THE ESTABLISHMENT OF SUFFOLK STREET BETWEEN GRAND STREET AND DELANCEY STREET, THE NARROWING, BY ELIMINATION, DISCONTINUANCE AND CLOSING OF CLINTON STREET BETWEEN GRAND STREET AND DELANCEY STREET, THE NARROWING, BY ELIMINATION, DISCONTINUANCE AND CLOSING OF DELANCEY STREET BETWEEN NORFOLK STREET AND CLINTON STREET, THE ESTABLISHMENT OF THE NAME DELANCEY STREET FOR THE UNNAMED STREET BETWEEN CLINTON STREET AND FRANKLIN D. ROOSEVELT DRIVE AND THE ADJUSTMENT OF GRADES NECESSITATED THEREBY" PREPARED BY CITY OF NEW YORK, BOROUGH OF MANHATTAN, OFFICE OF THE PRESIDENT, TOPOGRAPHICAL BUREAU.

That the said premises are known as and by street addresses 394-406 GRAND STREET, NEW YORK, NEW YORK, as shown on the following diagram:

Sites 5
Block 346, p/o Lot 40 (394-406 Grand St.)



0 510 20 30 40 Feet

NOTE: A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots provide all the resulting zoning lots and all the buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

Dated: December 19, 2014

THE NEW YORK CITY LAW DEPARTMENT

By: Emily Keyes
Name: Emily Keyes
Title: Senior Closing and Title Counsel

STATE OF NEW YORK)
)
COUNTY OF NEW YORK) ss.:

On the 19th day of DECEMBER, 2014 before me, the undersigned, personally appeared Emily Keyes, personally known to me or proved to me the basis of satisfactory evidence to the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

FRANCIS A. DECOTEAU
Commissioner of Deeds
City of New York No. 2-12739
Certificate Filed in New York County
Commission Expires July 1, 2015



Notary Public

SEAL

**CERTIFICATION OF PARTIES IN INTEREST
PURSUANT TO SUBDIVISION (D) OF THE DEFINITION OF
ZONING LOT SET FORTH IN SECTION 12-10 OF
THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK, AS AMENDED
EFFECTIVE AUGUST 18, 1977**

THE NEW YORK CITY LAW DEPARTMENT hereby certifies that as to the land hereinafter described, being a tract of land, either unsubdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block, that all the parties in interest consisting of a party as defined in Section 12-10, subdivision (d) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME AND ADDRESS

NATURE OF INTEREST

1. The City of New York

Fee Owner of Tax Lot 71, Block 347

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Tax Lot 71 in Block 347 as shown on the Tax Map of the City of New York, New York County and more particularly described as follows:

Site 6

A PARCEL OF LAND LYING IN MANHATTAN, NEW YORK, IN TAX BLOCK NO. 347, ENCLOSED BY THREE STREETS AND LOT 80: AT NORTH BY DELANCEY STREET; AT EAST BY LOT 80; AT SOUTH BY BROOME STREET; AND AT WEST BY CLINTON STREET. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE POINT AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF BROOME STREET (VARIABLE WIDTH) AND THE NORTHEASTERLY LINE OF CLINTON STREET (VARIABLE WIDTH) AND FROM SAID POINT OF BEGINNING, RUNNING THENCE;

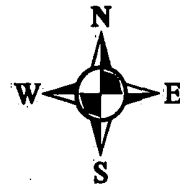
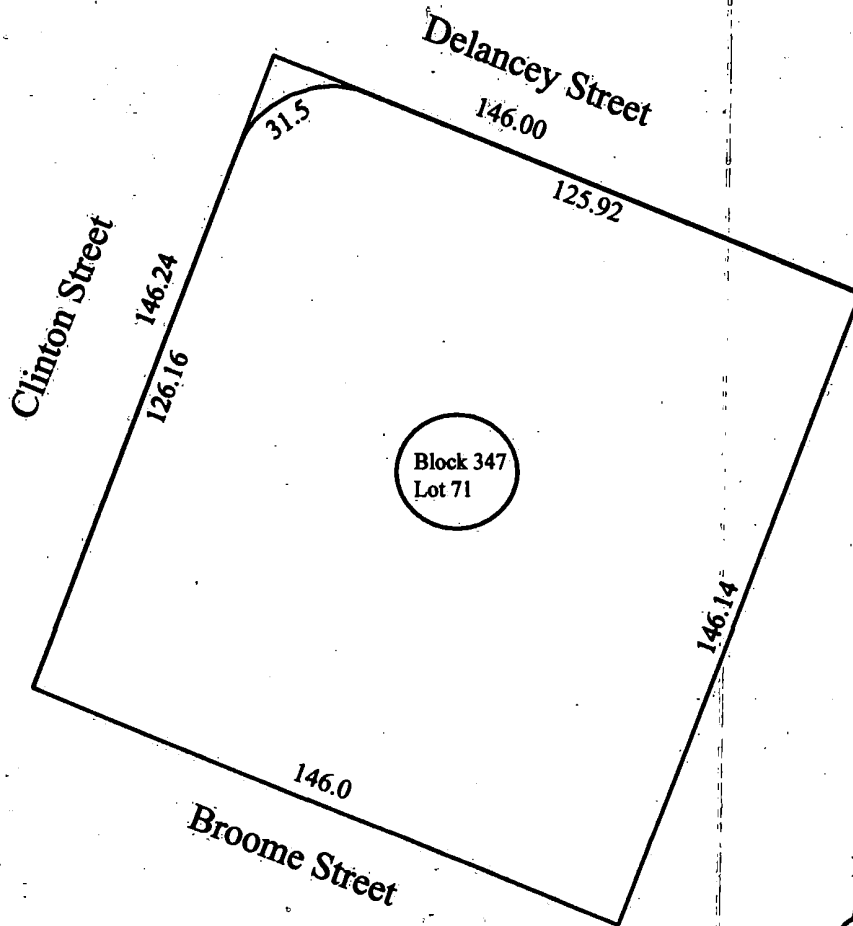
1. RUNNING NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE OF CLINTON STREET, A DISTANCE OF 146.24 FEET TO A POINT, THENCE;
2. RUNNING NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF DELANCEY STREET, FORMING AN INTERIOR ANGLE OF 89 DEGREES - 46 MINUTES - 04 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 146.00 FEET TO A POINT, THENCE;
3. RUNNING SOUTHEASTERLY, ALONG THE DIVIDING LINE BETWEEN LOT 71 AND LOT 80, BLOCK 374 FORMING AN INTERIOR ANGLE OF 90 DEGREES - 13 MINUTES - 55 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 146.14 FEET TO A POINT, THENCE;
4. RUNNING SOUTHWESTERLY, ALONG THE AFOREMENTIONED NORTHWESTERLY LINE OF BROOME STREET FORMING AN INTERIOR ANGLE OF 89 DEGREES - 48 MINUTES - 35 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 146.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 21,344 SQUARE FEET OR 0.490 ACRES

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A MAP ENTITLED "ALTERATION MAP NO. 30236 SHOWING THE ESTABLISHMENT OF BROOME STREET BETWEEN NORFOLK STREET AND CLINTON STREET, THE ESTABLISHMENT OF SUFFOLK STREET BETWEEN GRAND STREET AND DELANCEY STREET, THE NARROWING, BY ELIMINATION, DISCONTINUANCE AND CLOSING OF CLINTON STREET BETWEEN GRAND STREET AND DELANCEY STREET, THE NARROWING, BY ELIMINATION, DISCONTINUANCE AND CLOSING OF DELANCEY STREET BETWEEN NORFOLK STREET AND CLINTON STREET, THE ESTABLISHMENT OF THE NAME DELANCEY STREET FOR THE UNNAMED STREET BETWEEN CLINTON STREET AND FRANKLIN D. ROOSEVELT DRIVE AND THE ADJUSTMENT OF GRADES NECESSITATED THEREBY" PREPARED BY CITY OF NEW YORK, BOROUGH OF MANHATTAN, OFFICE OF THE PRESIDENT, TOPOGRAPHICAL BUREAU.

That the said premises are known as and by street address 178 BROOME STREET, NEW YORK, NEW YORK as shown on the following diagram:

Site 6
Block 347, Lot 71 (178 Broome Street)



1" = Feet
0.36912

NOTE: A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots provide all the resulting zoning lots and all the buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

Dated: December 19, 2014

THE NEW YORK CITY LAW DEPARTMENT

By:

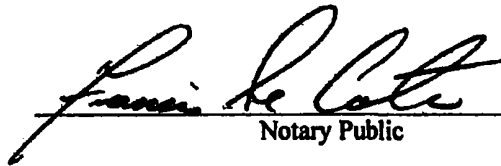
Emily Keyes

Name: Emily Keyes

Title: Senior Closing and Title Counsel

STATE OF NEW YORK)
)
COUNTY OF NEW YORK) ss.:

On the 19th day of DECEMBER, 2014 before me, the undersigned, personally appeared Emily Keyes, personally known to me or proved to me the basis of satisfactory evidence to the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

FRANCIS A. DECOTEAU
Commissioner of Deeds
City of New York No. 2-12739
Certificate Filed in New York County
Commission Expires July 1, 2015

SEAL

EXHIBIT C

PLANS

(SEPARATE ATTACHMENT)

Seward Park

Mixed-Use Development Project

**Beyer
Blinder
Belle**

Architects & Planners LLP
41 East 111 Street
New York, NY 10035
Tel: 212 692 2000
Fax: 212 692 2001
www.bbb-ny.com

New York City Department of Planning
100 Nassau Street
New York, NY 10038
Tel: 212 312 2000
Fax: 212 312 2001
www.dop.nyc.gov

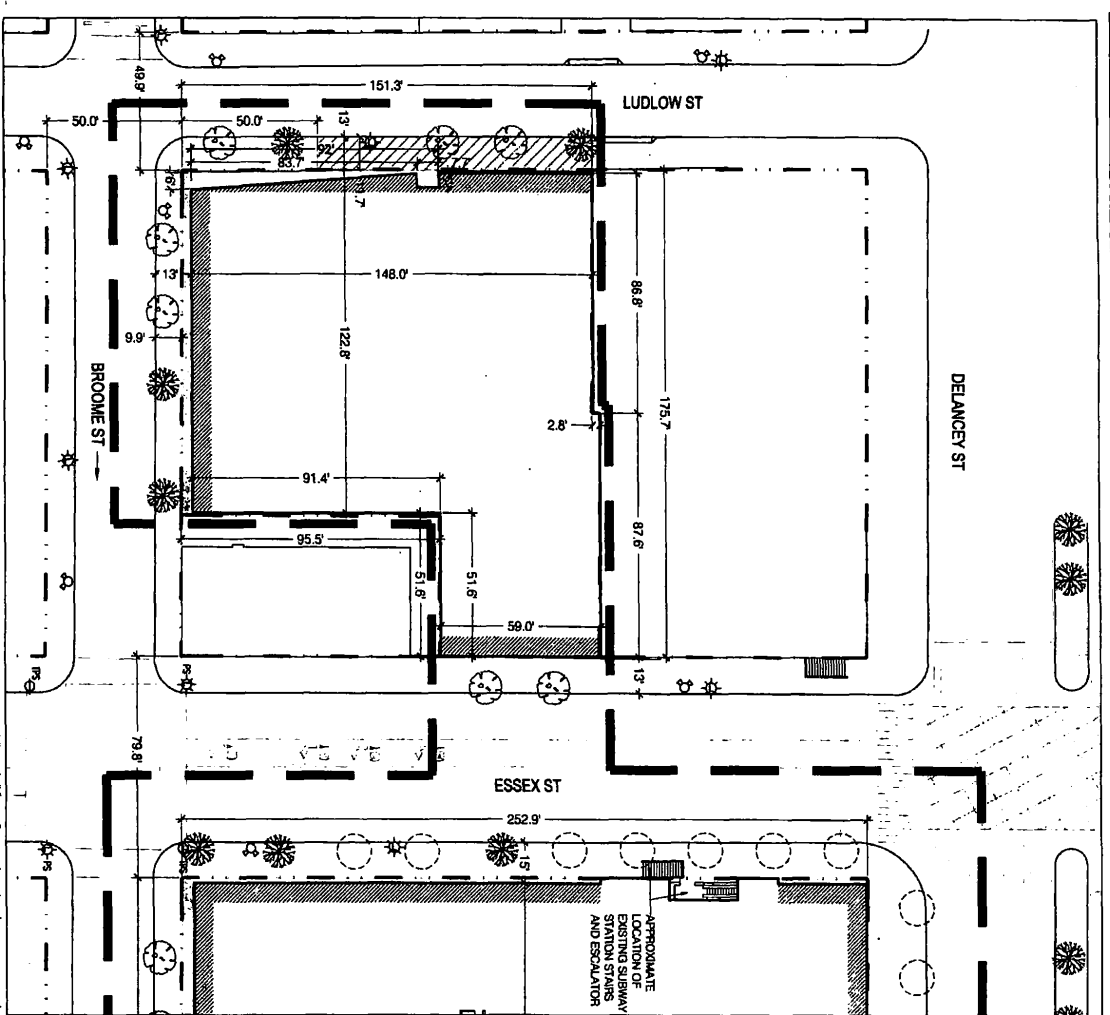
Local Consultant
New York City Department of Buildings
100 Nassau Street
New York, NY 10038
Tel: 311 3300
Fax: 311 3300
www3.nyc.gov

1. INITIAL SET 1 SHEET NAME
2. SHEET NO. 102
3. SHEET TITLE
4. DATE
5. DRAWN BY
6. CHECKED BY
7. APPROVED BY



GROUND FLOOR PLAN
ZONING LOT 1
3" = 10'-0"
27 AUGUST 2014
24.00.00
Drawing No.

102

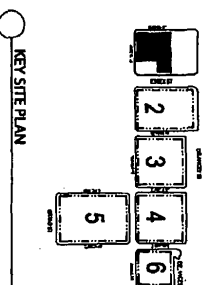


GROUND FLOOR NOTES:

- Ground Floor Footprint**
- Building footprints will maintain 50% transparency at ground level at elevations ranging from 2 feet to 12 feet above curb level.
 - Proposed street tree locations (as shown in Site Plan drawings) are illustrative and subject to the Department of Parks and Recreation. Otherwise, street tree locations will comply with the requirements of ZR 28-41.
- Sidewalks**
- Sidewalks will be provided at a minimum width of 15'.
- Loading**
- With regard to curb cut location(s), curb cuts for required loading berms may be sited within the zone shown on the Site Plan.
- Notes**
- On Ludlow Street, within 92 feet of its intersection with Broome Street, the Street Wall may be set back no greater than 6 feet from the streetline.

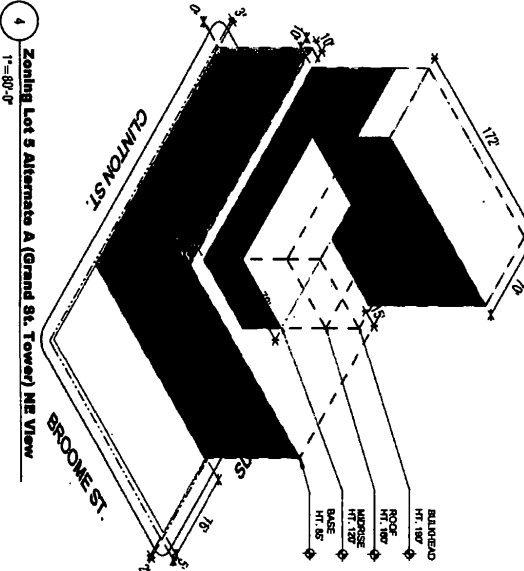
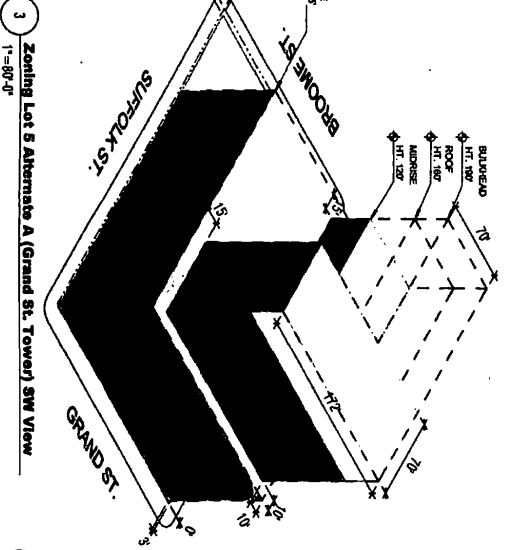
LEGEND

- SEWARD PARK LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- STREET CURB LINE
- TAX LOT LINE
- ILLUSTRATIVE STREET WALL LINE
- EXISTING STREET TREE
- PROPOSED STREET TREE
- REQUIRED STREET TREE OVER EXISTING SUBTERRANEAN SPACE
- EXISTING FIRE HYDRANT
- EXISTING METAL STREET LIGHT
- EXISTING TRAFFIC SIGNAL
- EXISTING TELEPHONE POLE
- EXISTING WOOD UTILITY POLE
- EXISTING WOOD POLE WITH TRAFFIC SIGNAL
- PUBLICLY-ACCESSIBLE SIDEWALK WIDENING AREA
- GROUND FLOOR FRONTAGE ZONE
- CURB CUT ZONE (Labelled on the Site Plan)

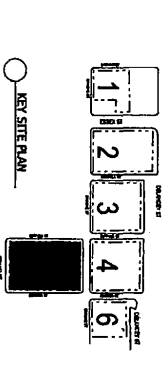
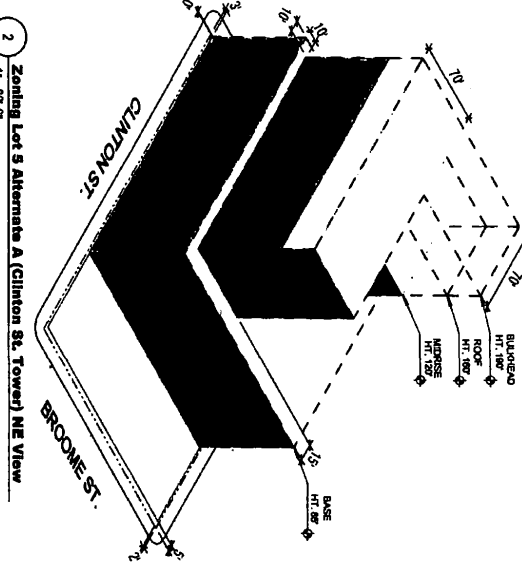
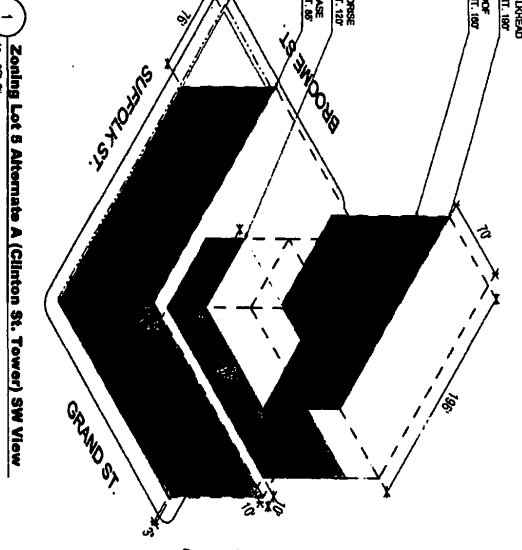


Drawing based on topographic survey prepared by Coastal Field Associates, Inc., dated July 8, 2011. Adjacent building outlines are shown for reference purposes only.

Option 2

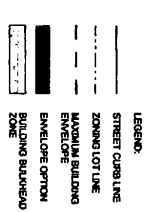


Option 1



DESIGN CONTROLS

- Build, Height and setbacks.**
- Envelope heights are relative to the Base Plane (see Sheet 504M).
- The base or setback portion of Site 5 will have a minimum height of 60' and a maximum height of 85', except as indicated in Note 6.
- The midrise portions of all buildings developed pursuant to the approved Large-Scale General Development will have a maximum height of 120'.
- For Zoning Lot 5, Options 1 and 2, the envelope option volumes indicates the maximum extent of the base and midrise portions of the building. The lower portion of the building may be located anywhere above the building base within the respective envelope options shown in both options. The tower will be limited to a maximum length of 150' and a maximum width of 70'.
- Elevator or stair bulkheads (including shafts, and vestibules not larger than 60 square feet in area providing access to a roof, roof water tanks and accessory mechanical equipment (including transformers), other than solar or wind energy systems, shall be permitted to exceed the maximum building height of 150 feet, provided that:
 - such bulkheads shall be located not less than 10 feet from the street wall of a building, except that such bulkheads need not be set back more than 25 feet from a narrow street line or more than 20 feet from a wide street line. However, such restrictions on location shall not apply to elevator or stair bulkheads (including shafts or vestibules), provided the aggregate width of street walls of such bulkheads within 10 feet of a street wall, facing such street frontage, does not exceed an area equal to four feet times the width, in feet, of the street wall of the building facing such frontage;
 - all mechanical equipment shall be screened on all sides such that obstructions and screening are contained within a volume that complies with one of the following:
 - the product, in square feet, of the aggregate width of street walls of such obstructions facing each street frontage, times their average height, shall not exceed an area equal to eight feet times the width, in feet, of the street wall of the building facing such frontage; or
 - the lot coverage of all such obstructions does not exceed 20 percent of the lot coverage of the building.
- The base height along the Publicly Accessible Open Space and on Clinton Street beyond 50 feet of the intersection with Broome Street shall have a minimum height of 25 feet.



NO.	DATE	DESCRIPTION
1	11/17/12	PRELIMINARY
2	11/17/12	REVISED
3	11/17/12	REVISED
4	11/17/12	REVISED
5	11/17/12	REVISED
6	11/17/12	REVISED
7	11/17/12	REVISED
8	11/17/12	REVISED
9	11/17/12	REVISED
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49	11/17/12	REVISED
50	11/17/12	REVISED



BUILDING ENVELOPE DIAGRAMS
ZONING LOT 5
 503

Seward Park
Mixed-Use
Development
Project

Beyer
Blinder
Belle
 Architects & Planners LLP
 41 West 111 Street
 New York, NY 10036
 212.771.7800
 212.771.7800
 New York City Permitted
 Professional Corporation
 New York, NY 10036
 212.633.6300
 212.633.6300
 New York City Department of Planning
 400 East 54th Street
 New York, NY 10022
 212.312.3200
 212.312.3200
 Licensed Consultant
 James M. Blyer
 New York, NY 10014
 212.633.6300
 212.633.6300