

THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
OFFICE OF DEVELOPMENT  
Inclusionary Housing Program  
100 Gold Street  
New York, NY 10038

DEPT BLDGS Job No. 121275707



\*CERTIFICATE OF FLOOR AREA COMPENSATION TRANSFER - R10\*

DOCKET NUMBER \_\_\_\_\_ DATE OF ISSUANCE OF THIS CERTIFICATE May 6, 2016

SITE OF AFFORDABLE UNITS 40 Riverside Boulevard, New York, NY 10068 DATE OF EXECUTION OF REGULATORY AGREEMENT June 30, 2014

BLOCK(S) 1171 LOT(S) 2720 (formerly Lot 150) CD # 7 DATE OF (TEMPORARY) C OF O FOR AFFORDABLE HOUSING August 3, 2015

BENEFIT TRANSFEROR Extell Riverside II LLC BENEFIT TRANSFEREES 2461 Broadway LLC, AARE Broadway Investors LLC, and Shuster Broadway LLC  
c/o Extell Development Company

BENEFIT TRANSFEROR'S ADDRESS 805 Third Avenue, New York, NY 10022 2461 BROADWAY LLC'S ADDRESS 2329 Nostrand Avenue, Brooklyn, NY 11211

AARE BROADWAY INVESTORS LLC,  
SHUSTER BROADWAY LLC'S ADDRESS 850 Third Avenue, New York, NY 10022

AFFORDABLE HOUSING FLOOR AREA BONUS RATIO 3.5:1 AFFORDABLE HOUSING FLOOR 1,671 Square Feet

ADDRESS OF COMPENSATED DEVELOPMENT 2461 Broadway (251 West 91st Street), New York, New York 10025 (Block 1239, Lots 10 & 110)

Whereas, Affordable Housing has been constructed, rehabilitated, or preserved at the above-referenced address in accordance with the Inclusionary Housing Program Guidelines and Sections 23-90 to 23-95 of the New York City Zoning Resolution. This construction, rehabilitation, or preservation of Affordable Housing entitles the Benefit Transferor to assign Floor Area Compensation generated by the above-referenced amount of Affordable Housing Floor Area to the Benefit Transferee to be utilized by the Compensated Development in accordance with the New York City Zoning Resolution.

This Certificate may be conveyed or sold only by the Benefit Transferor named above, and only to the Benefit Transferee named above. This Certificate cannot be used to transfer benefits to any person or entity other than the Benefit Transferee named above. The transfer of this Certificate to the Benefit Transferee is accomplished by both the Benefit Transferor and Benefit Transferee endorsing and notarizing this Certificate in the place indicated below. If no Benefit Transferee is named or if this Certificate is not transferred in accordance with the above procedure, then the Benefit Transferor shall remain the owner of record of the above-referenced Affordable Housing Floor Area if and until such time as Benefit Transferor directs HPD, at its sole discretion, to re-issue this Certificate to another entity.

Unused Certificates or Certificates without a specified address for a Compensated Development must be returned to HPD for voiding and re-issuance.

BENEFIT TRANSFEROR:	BENEFIT TRANSFEREE:	BENEFIT TRANSFEREE:	BENEFIT TRANSFEREE:	Inclusionary Housing Program Seal
Extell Riverside II LLC	2461 Broadway LLC	AARE Broadway Investors LLC	Shuster Broadway LLC	

By: <u>[Signature]</u>	By: _____	By: _____	By: _____
Sworn to me before this	Sworn to me before this	Sworn to me before this	Sworn to me before this
<u>11</u> day of <u>MAY</u> 20 <u>16</u>	day of _____ # _____	day of _____ 20 _____	day of _____ 20 _____

[Signature]  
Notary Public  
Commission Expires June 6, 2017  
Qualified in Queens County  
Notary Public, State of New York  
HEPZI SCHECHTER

Notary Public

Notary Public

[Signature]  
Louise Carroll  
Associate Commissioner  
Inclusionary Housing

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5/6/16