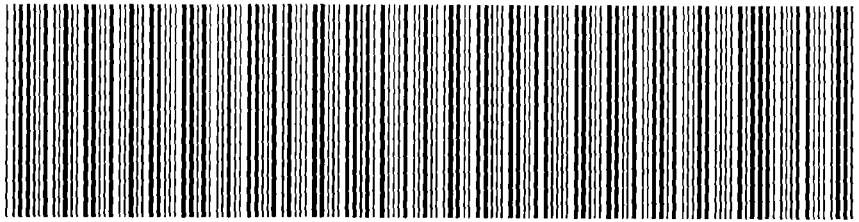


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 10**

**Document ID: 2020010900527006**

**Document Date: 12-31-2019**

**Preparation Date: 01-10-2020**

**Document Type: ZONING LOT DESCRIPTION**

**Document Page Count: 8**

**PRESENTER:**

KENSINGTON VANGUARD NATIONAL LAND  
SERVICES  
39 W37TH STREET  
TITLE NO.832094(S-NY-CP-KV)A  
NEW YORK, NY 10018  
212-532-8686

**RETURN TO:**

KENSINGTON VANGUARD NATIONAL LAND  
SERVICES  
39 W37TH STREET  
TITLE NO.832094(S-NY-CP-KV)A  
NEW YORK, NY 10018  
212-532-8686



**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
MANHATTAN	1239	52	Entire Lot	2465 BROADWAY
<b>Property Type: OTHER Air Rights</b>				
Borough	Block	Lot	Unit	Address
MANHATTAN	1239	110	Entire Lot	2461 BROADWAY
<b>Property Type: NON-RESIDENTIAL VACANT LAND</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**PARTY ONE:**  
UWS AA BSD LLC  
C/O ADAM AMERICA REAL ESTATE, 850 THIRD  
AVENUE  
NEW YORK, NY 10022

☒ Additional Parties Listed on Continuation Page

**FEES AND TAXES**

<b>Mortgage :</b>		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:			\$ 0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00		\$ 0.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
<b>TOTAL:</b>	<b>\$ 0.00</b>		
Recording Fee:	\$ 80.00		
Affidavit Fee:	\$ 0.00		



**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 01-13-2020 10:52

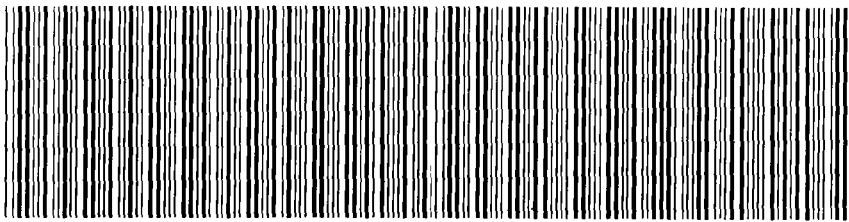
City Register File No.(CRFN):

2020000013230

*Annette McMill*

**City Register Official Signature**

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



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**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 10**

**Document ID: 2020010900527006**

**Document Date: 12-31-2019**

**Preparation Date: 01-10-2020**

**Document Type: ZONING LOT DESCRIPTION**

**PARTIES**

**PARTY ONE:**

SHUSTER BROADWAY LLC  
C/O ADAM AMERICA REAL ESTATE, 850 THIRD  
AVENUE  
NEW YORK, NY 10022

**PARTY ONE:**

A&S MM LLC  
C/O ADAM AMERICA REAL ESTATE, 850 THIRD  
AVENUE  
NEW YORK, NY 10022

**PARTY ONE:**

2465 BROADWAY ASSOCIATES, L.L.C.  
C/O THE HELLER ORGANIZATION, 54 WEST 21ST  
STREET, 6TH FLOOR  
NEW YORK, NY 10010

**PARTY ONE:**

2461 BROADWAY LLC  
C/O HAMPSHIRE PROPERTIES LLC, 2329 NOSTRAND  
AVENUE SUITE 500  
BROOKLYN, NY 11201

**PARTY ONE:**

2461 D&O LLC  
C/O ADAM AMERICA REAL ESTATE, 850 THIRD  
AVENUE  
NEW YORK, NY 10022

**PARTY ONE:**

AARE BROADWAY INVESTORS LLC  
C/O ADAM AMERICA REAL ESTATE, 850 THIRD  
AVENUE  
NEW YORK, NY 10022

N.B. # \_\_\_\_\_  
or  
ALT # \_\_\_\_\_

**EXHIBIT III**

**ZONING LOT DESCRIPTION AND OWNERSHIP STATEMENTS BY  
BUILDING DEPARTMENT PERMIT APPLICANT  
AND TO BE RECORDED IN THE  
COUNTY CLERK'S OR REGISTER'S OFFICE**

UWS AA BSD LLC f/k/a Shuster Broadway LLC, AARE Broadway Investors LLC, 2461 Broadway LLC, A&S MM LLC, 2461 D&O LLC, and 2465 Broadway Associates L.L.C., as Applicants for present or future permits pursuant to the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended states that the zoning lot to which the aforementioned permit or permits pertain are shown on the Tax Map of the City of New York, County of New York, as lots **110 & 52** in block **1239**

And is more particularly described as:

**Lot 52**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Broadway, distant fifty (50) feet southerly from the corner formed by the intersection of the southerly side of 92nd Street and the said westerly side of Broadway;

RUNNING THENCE westerly, parallel with 92nd Street, one hundred (100) feet;

THENCE southerly, parallel with Broadway, fifty (50) feet, eight and one-half (8-1/2) inches to the center line of the block;

THENCE westerly, along said center line of the block, fifty (50) feet;

THENCE southerly, again parallel with Broadway, fifty-two (52) feet, nine and one-quarter (9-1/4) inches;

THENCE easterly on a line forming an angle on its northerly side with the last mentioned course of 93 degrees 51 minutes 20 seconds, twenty-five (25) feet and three-quarters (3/4) of an inch to a point on said line;

THENCE continuing, still easterly on a line forming an angle on its northerly side with the last mentioned course of 179 degrees 54 minutes and 30 seconds, twenty-five (25) feet and three-quarters (3/4) of an inch to a point on a line parallel with the westerly side of Broadway and distant one hundred (100) feet westerly therefrom;

THENCE northerly on a line parallel with Broadway and forming on its westerly side, an angle of 86 degrees 14 minutes and 10 seconds with the last mentioned course, twelve (12) feet, six and one-quarter (6-1/4) inches;

THENCE easterly on a line which intersects the westerly side of Broadway at a point distant fifty (50) feet, three and one-quarter ( $3\frac{1}{4}$ ) inches northerly as measured along said westerly side of Broadway from the corner formed by the intersection of the said westerly side of Broadway and the northerly side of West 91st Street, one hundred (100) feet, two and three-quarter ( $2\frac{3}{4}$ ) inches to its intersection with the said westerly side of Broadway;

THENCE northerly, along the said westerly side of Broadway, one hundred one (101) feet, one and three-quarter ( $\frac{3}{4}$ ) inches to the point or place of BEGINNING.

**Lot 110**

All that certain plot, piece or parcel of land situate, lying and being in the Borough of Manhattan, County, City and State of New York, being bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of West 91st Street with the westerly side of Broadway;

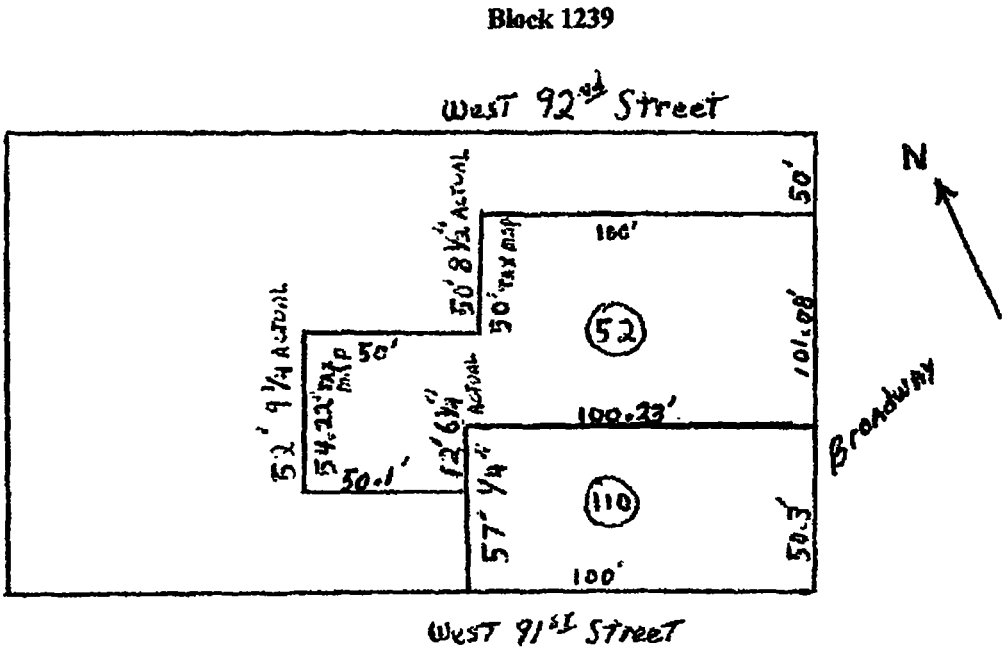
RUNNING THENCE northerly, along the westerly side of Broadway, 50 feet  $3\frac{1}{4}$  inches;

THENCE westerly along a line forming an angle of 93 degrees 54 minutes 30 seconds on its southerly side with the westerly side of Broadway, a distance of 100 feet  $2\frac{3}{4}$  inches;

THENCE southerly, parallel with the westerly side of Broadway, a distance of 57 feet  $1\frac{1}{4}$  inches to the northerly side of West 91st Street;

THENCE easterly, along the northerly side of West 91st Street, 100 feet to the aforementioned corner, the point or place of Beginning.

That the said premises are known as and by street address 2461-2463 & 2465 Broadway, New York, New York and as shown on the following:



The Above Described Zoning Lots Are Presently Owned By:

Block	Tax Lot	Name	Address
1239	110	UWS AA BSD LLC, F/K/A Shuster Broadway LLC	C/O Adam America Real Estate - 850 Third Avenue New York, New York 10022,
	110	AARE Broadway Investors LLC	C/O Adam America Real Estate - 850 Third Avenue New York, NY 10022
	110	2461 Broadway LLC	C/O Hampshire Properties LLC - 2329 Nostrand Avenue Suite 500 Brooklyn, NY 11201

110	A & S MM LLC	C/O Adam America Real Estate - 850 Third Avenue Suite 13D New York, NY 10022
110	2461 D&O LLC	C/O Adam America Real Estate - 850 Third Avenue Suite 13D New York, NY 10022
52	2465 Broadway Associates, L.L.C.	C/O The Heller Organization 54 West 21 <sup>st</sup> Street - 6 <sup>th</sup> Floor New York, NY 10010

IN WITNESS WHEREOF, the undersigned has executed this document as of December 31, 2019.

UWS AA BSD LLC,  
a Delaware limited liability company

By:   
Name: Ron Vaksin  
Title: Authorized Signatory

AARE BROADWAY INVESTORS LLC,  
a Delaware limited liability company

By:   
Name: Ron Vaksin  
Title: Authorized Signatory

A&S MM LLC,  
a Delaware limited liability company

By:   
Name: Ron Vaksin  
Title: Authorized Signatory

2461 D&O LLC,  
a Delaware limited liability company

By:   
Name: Ron Vaksin  
Title: Authorized Signatory

2461 BROADWAY LLC,  
a Delaware limited liability company

By: See attached  
Name: Robert Rosenthal  
Title: Authorized Signatory

IN WITNESS WHEREOF, the undersigned has executed this document as of December 31,  
2019.

UWS AA BSD LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: Ron Vaksin  
Title: Authorized Signatory

AARE BROADWAY INVESTORS LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: Ron Vaksin  
Title: Authorized Signatory

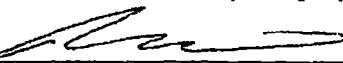
A&S MM LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: Ron Vaksin  
Title: Authorized Signatory

2461 D&O LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: Ron Vaksin  
Title: Authorized Signatory

2461 BROADWAY LLC,  
a Delaware limited liability company

By:  \_\_\_\_\_  
Name: Robert Rosenthal  
Title: Authorized Signatory



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

On the 19 day of December in the year 2019, before me, the undersigned, personally appeared Ron Vaksio, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

BENJAMIN Y. MOVTADY  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02MO6269163  
Qualified in Nassau County  
Commission Expires 1/24/2020

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

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 2019, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

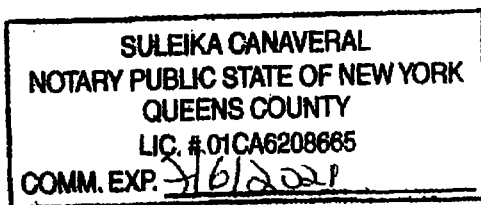
STATE OF NEW YORK       )  
                                      ) ss.:  
COUNTY OF NEW YORK    )

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 2019, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

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

On the 23 day of December in the year 2019, before me, the undersigned, personally appeared Robert A. Gentile, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



*Suleika Canaveral* 12/23/19  
Notary Public