

THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
OFFICE OF DEVELOPMENT

Inclusionary Housing  
100 Gold Street  
New York, NY 10038

## \*CERTIFICATE OF ELIGIBILITY FOR ZONING BONUS\*

DOCKET NUMBER	LIH # 111	DATE OF ISSUANCE OF THIS CERTIFICATE	February 24, 2016
SITE OF AFFORDABLE UNITS	202 West 108th Street, New York, NY 10025	DATE OF (TEMPORARY) C O P	July 1, 2005
BLOCK(S)	1879	LOT(S)	136
		CD #	7
BENEFIT TRANSFEROR	Clarett Capital, LLC	BENEFIT TRANSFEREE	2461 Broadway LLC
	c/o Clarett Capital, Attn: Veronica Hackett		c/o Hampshire Properties, LLC
BENEFIT TRANSFEROR'S ADDRESS	11 East 29th Street, 50th Floor, New York, NY 10016	BENEFIT TRANSFEREE'S ADDRESS	2329 Nostrand Avenue, Suite 500, Brooklyn, NY 11210
		ZONING BONUS AMOUNT	4,806 Square Feet
ADDRESS OF COMPENSATED DEVELOPMENT	2461 and 2463 Broadway at/c 251 West 91st Street, New York, NY 10024 (Block 1236, Lots 10 and 110)		

Whereas, the Department of Housing Preservation and Development has entered into a written agreement to create affordable housing at the above-referenced address in accordance with the Inclusionary Housing Program Guidelines and Sections 23-00 to 23-05 of the Zoning Resolution of the City of New York.

This creation of affordable housing entitles the Benefit Transferor to assign a zoning bonus in the above-referenced amount ("Zoning Bonus Amount") to a site within the same community district or an adjacent community district within a one-half mile radius of the location of the affordable housing.

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 Zoning Bonus Amount 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:**

Clarett Capital, LLC

By: *Veronica W. Hackett*

Sworn to me before this

9 day of May 20 16

*Richard R. Kalkow*

Notary Public

RICHARD R. KALKOW  
NOTARY PUBLIC, State of New York  
No. 81-4888890  
Qualified in New York County  
Commission Expires Nov. 20, 2017

**BENEFIT TRANSFEREE:**

2461 Broadway LLC

By:

Sworn to me before this

\_\_\_\_ day of \_\_\_\_ 20 \_\_\_\_

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

Inclusionary Housing  
Program Seal

L.C.  
2/24/16

*Louise Carroll*

Louise Carroll  
Assistant Commissioner  
Inclusionary Housing