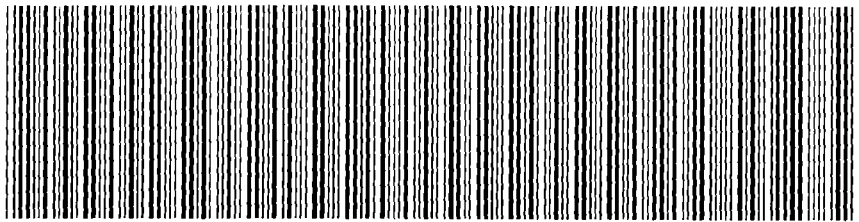


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2020010900527001

Document Date: 12-31-2019

Preparation Date: 01-10-2020

Document Type: CERTIFICATE

Document Page Count: 5

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	110	Entire Lot	2461 BROADWAY

Property Type: NON-RESIDENTIAL VACANT LAND

Borough	Block	Lot	Unit	Address
MANHATTAN	1239	52	Entire Lot	2465 BROADWAY

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

PARTY 1:

KENSINGTON VANGUARD NATIONAL LAND
SERVICES OF N.Y.
39 WEST 37TH STREET
NEW YORK, NY 10018

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: \$ 65.00

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 01-13-2020 10:52

City Register File No.(CRFN):

2020000013225

Annette M. Hill

City Register Official Signature

832094

N.B.#

or

ALT.#

EXHIBIT II

CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION D OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK-AS AMENDED
EFFECTIVE AUGUST 18, 1977

Kensington Vanguard National Land Services of N.Y., as agent for Stewart Title Insurance Company, a title insurance company authorized to do business in the State of New York and having its principal office at 39 West 31st Street, New York, New York, 10018, hereby certifies that as to the land hereafter 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 constituting a party as defined in Section 12-10, subdivision (d) of the Zoning Resolution of the City of New York, effective December 15, 1961, are the following:

<u>Name & Address</u>	<u>Interest</u>	<u>Declaration or Waiver</u>
UWS AA BSD LLC f/k/a Shuster Broadway LLC c/o Naveh Shuster Co Ltd 3 Hayetzira Street Ramat Gan, Israel 52521	Co-Fee Owner, as Tenant in Common, Lot 110	Declaration simultaneously herewith
AARE Broadway Investors LLC c/o Adam America Real Estate 850 Third Avenue, Suite 13D New York, NY 10022	Co-Fee Owner, as Tenant in Common, Lot 110	Declaration simultaneously herewith
2461 Broadway LLC c/o Hampshire Properties LLC 2329 Nostrand Avenue, Suite 500 Brooklyn, NY 11210	Co-Fee Owner, as Tenant in Common, Lot 110	Declaration simultaneously herewith

A&SMMLLC c/o Adam America Real Estate 850 Third Avenue, Suite 130 New York, NY 10022	Co-Fee Owner, as Tenant in Common, Lot 110	Declaration simultaneously herewith
2461 O&O LLC c/o Adam America Real Estate 850 Third Avenue, Suite 130 New York, NY 10022	Co-Fee Owner, as Tenant in Common, Lot 110	Declaration simultaneously herewith
MSD PCOF Partners X, LLC and MSD RCOF Partners II, LLC c/o MSD Partners, L.P. 645 Fifth Avenue, 21st Floor, New York, NY 10022	Mortgage Holders, Lot 110	Waiver simultaneously herewith
2465 Broadway Associates L.L.C. 265 Cedar Lane Teaneck, NJ 07666	Fee Owner, Lot 52	Declaration simultaneously herewith
Equinox 92nd Street, Inc. 895 Broadway New York, NY 10003	Tenant & Right of First Refusal, Lot 52	Waiver simultaneously herewith

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid is known as Tax Lot Number(s) 110 & 52 in Block No. 1239, as shown on the Tax Map of the City of New York for the Borough of Manhattan and more particularly described as follows:

See Schedule A attached

**SCHEDULE A
DESCRIPTION**

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 (3-1/4) 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 (2-3/4) 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 (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;

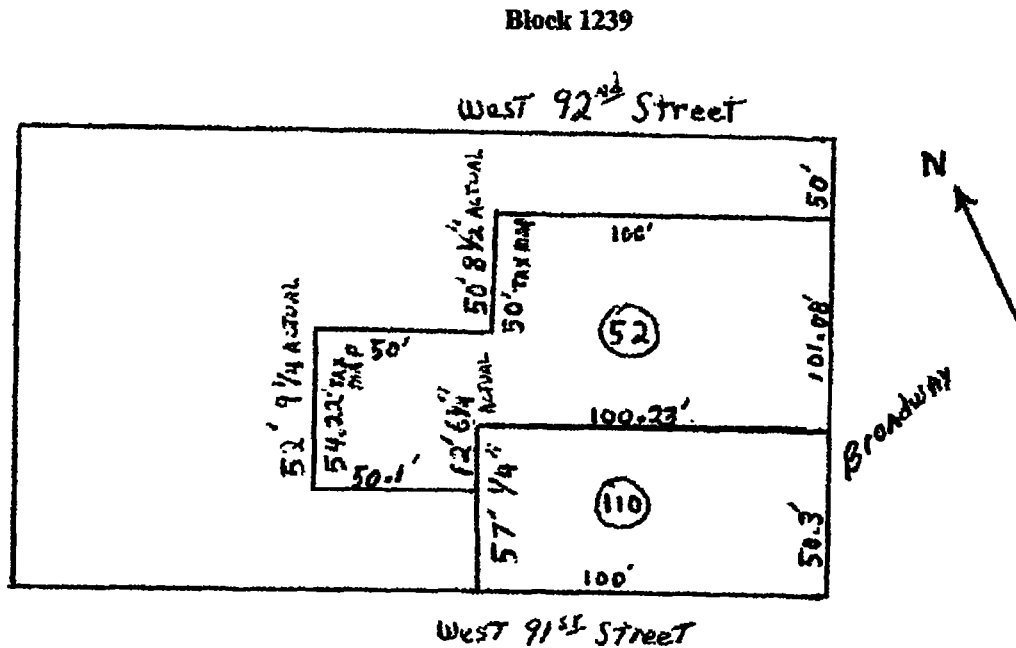
RUNNING THENCE northerly, along the westerly side of Broadway, 50 feet 3-1/4 inches;

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 2-3/4 inches;

THENCE southerly, parallel with the westerly side of Broadway, a distance of 57 feet 1-1/4 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 the street address: 2461-2463 & 2465 Broadway, New York, NY, as shown on the following diagram:



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 provided all the resulting zoning lots and all the buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREINUNDER IS LIMITED TO THE FEES ACTUALLY PAID HEREUNDER.


IN WITNESS WHERE OF THIS CERTIFICATION HAS BEEN EXECUTED THIS 35th DAY
OF DECEMBER, 2019

Kensington Vanguard National Land Services of N.Y.

By: 
Laura Carsten, Manager

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

On the 14th day of December in the year 2019 before me, the undersigned, personally appeared Laura Carsten 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 executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

GREGORY M. O'CONNOR
NOTARY PUBLIC STATE OF NEW YORK
QUALIFIED IN NASSAU COUNTY
NO. 010C606533R
COMMISSION EXPIRES 10/15/21