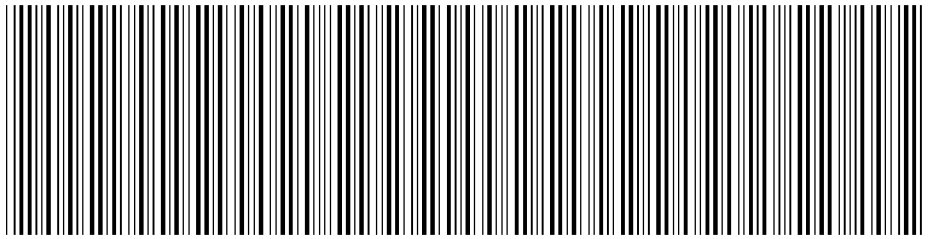


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2014082501158001002EE039

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID: 2014082501158001**

Document Date: 08-14-2014

Preparation Date: 08-26-2014

Document Type: CERTIFICATE

Document Page Count: 3

**PRESENTER:**

ROYAL REGISTERED PROPERTY REPORTS INC  
500 5TH AVENUE  
SUITE 1540  
NEW YORK, NY 10110  
212-376-0900  
MBASALATAN@ROYALABSTRACT.COM

**RETURN TO:**

ROYAL REGISTERED PROPERTY REPORTS INC  
MARY  
500 5TH AVENUE  
SUITE 1540  
NEW YORK, NY 10110  
212-376-0900

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
MANHATTAN	705	1	Entire Lot	380 11TH AVENUE
<b>Property Type:</b> COMMERCIAL REAL ESTATE				

**CROSS REFERENCE DATA**

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

**PARTIES**

**PARTY 1:**

ROYAL ABSTRACT OF NEW YORK LLC  
500 FIFTH AVENUE  
NEW YORK, NY 10110

**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: \$ 52.00

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 08-30-2014 12:28

City Register File No.(CRFN):

2014000290111



*Annette McMill*

**City Register Official Signature**

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

**EXHIBIT I**

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

**ROYAL ABSTRACT OF NEW YORK LLC**, an abstract company licensed to do business in the State of New York and having its principal office at 500 Fifth Avenue, New York, New York, 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 in the single ownership of **Strategic/Extell 34th Street LLC and West 33rd Street LLC**, and that the parties of interest constituting a party of interest as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

<u>NAME AND ADDRESS</u>	<u>NATURE OF INTEREST</u>
1) One Hudson Yards Owner LLC	<b>Fee Owner</b>
2) Bank of America, N.A., as administrative agent	<b>Mortgagee</b>
3) The City of New York	<b>Easement Holder</b>

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Block 705 Lot 1 on the Tax Map of the City of New York, New York County, and more particularly described as follows:

**BEGINNING** at the corner formed by the intersection of the northerly side of West 33<sup>rd</sup> Street with the easterly side of 11<sup>th</sup> Avenue;

**RUNNING THENCE** northerly along the easterly side of 11<sup>th</sup> Avenue a distance of 197 feet 6 inches to the corner formed by the intersection of the southerly side of West 34<sup>th</sup> Street with the easterly side of 11<sup>th</sup> Avenue;

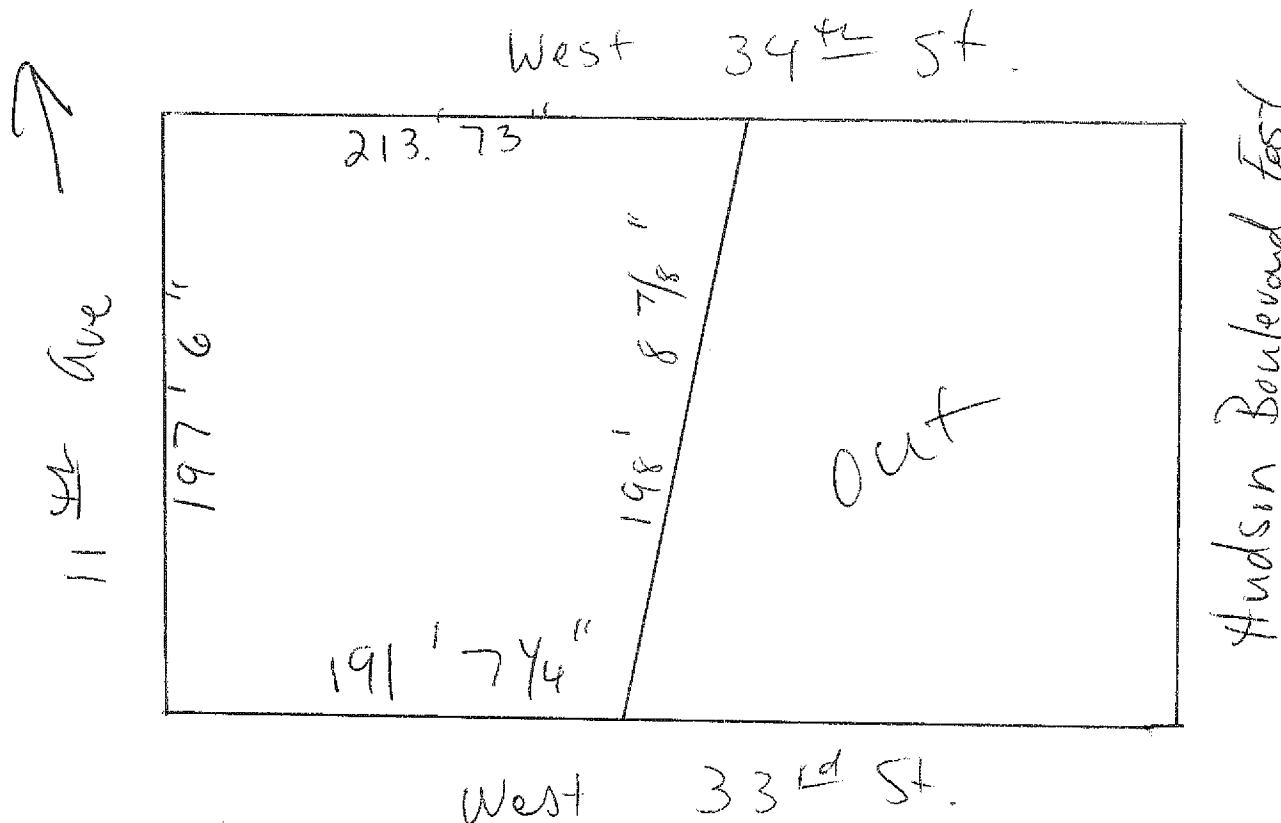
**THENCE** easterly along the southerly side of West 34<sup>th</sup> Street a distance of 213 feet 8- 3/4 inches to a point on the westerly line of Tax Lot 53 as shown on the Tax Map of the City of New York, County of New York.

**THENCE** southerly along a line forming an interior angle of 83 degrees 36 minutes 25 seconds with the last mentioned course and along the westerly line of Tax Lot 53 a distance of 198 feet 8-7/8 inches, to a point on the northerly side of West 33<sup>rd</sup> Street;

**THENCE** westerly along the northerly side of West 33<sup>rd</sup> Street, which northerly side of West 33<sup>rd</sup> Street forms an interior angle of 96 degrees 23 minutes 35 seconds with the last mentioned course, a distance of 191 feet 7- 1/4 inches, to the corner formed by the intersection of the northerly side of West 33<sup>rd</sup> Street with the easterly side of 11<sup>th</sup> Avenue, the point or place of **BEGINNING**.

That the said premises are known as and by the street address 380 11th Avenue a/k/a 553 West 33rd Street, New York, NY as shown by the following:

## DIAGRAM



NOTE: A Zoning Lot may or may not coincide with a lot 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 HEREUNDER IS LIMITED TO ONE THOUSAND (\$1,000.00) DOLLARS.

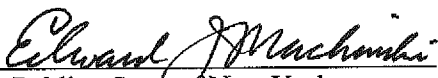
Certified: August 14, 2014

ROYAL ABSTRACT OF NEW YORK LLC

Mary Gleason, Executive Vice President

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

On the 14th day of August, 2014, before me, personally appeared Mary Gleason, personally known to me or proved to me on the basis of satisfactory evidence to 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 - State of New York

EDWARD J. MACHINSKI  
Notary Public, State of New York  
01MA4757103  
Qualified in NEW YORK County  
Commission Expires 5/31/18