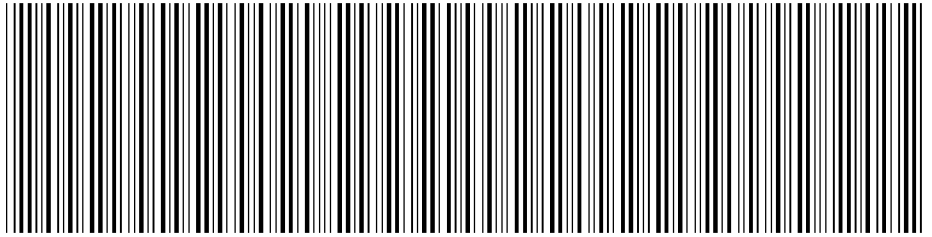


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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.



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**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID: 2014082501158002**

Document Date: 08-14-2014

Preparation Date: 08-26-2014

Document Type: ZONING LOT DESCRIPTION

Document Page Count: 3

**PRESENTER:**

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

**RETURN TO:**

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

|  |              |            |            | <b>PROPERTY DATA</b> |                 |
|--|--------------|------------|------------|----------------------|-----------------|
| <b>Borough</b>                               | <b>Block</b> | <b>Lot</b> |            | <b>Unit</b>          | <b>Address</b>  |
| 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 ONE:**

ONE HUDSON YARDS OWNER LLC  
60 COLUMBUS CIRCLE  
NEW YORK, NY 99999

**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):

2014000290112



*Annette McMill*

**City Register Official Signature**

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

**EXHIBIT III**

**ZONING LOT DESCRIPTION AND OWNERSHIP STATEMENT BY  
BUILDING DEPARTMENT PERMIT APPLICANT  
AND TO BE RECORDED IN THE COUNTY CLERKS OR REGISTER=S OFFICE**

One Hudson Yards Owner LLC, an applicant(s) for present and 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 lots 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 **Block 705 Lot 1** as shown on the **Tax Map of the City of New York, New York County**, and is 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;

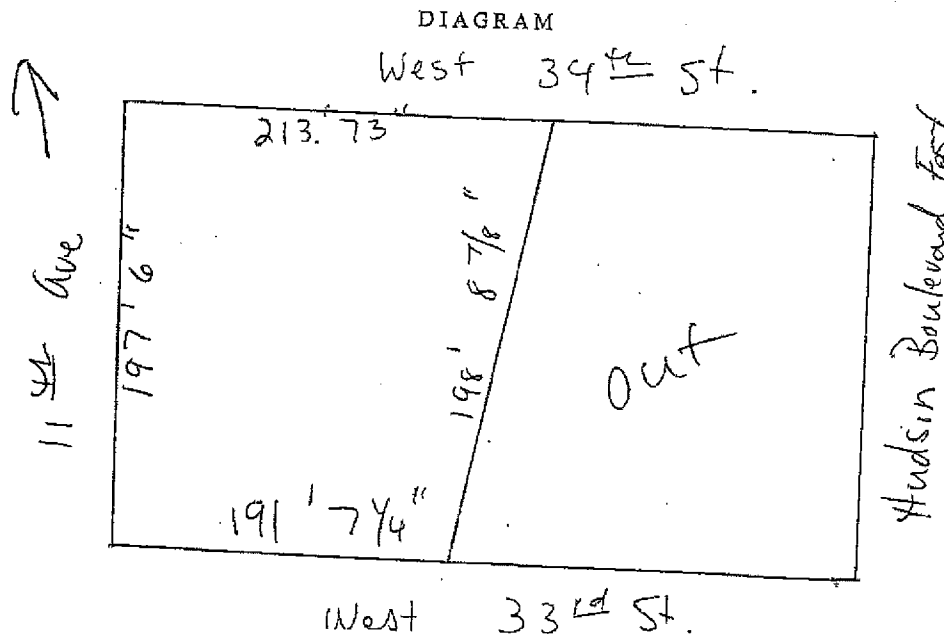
**RUNNING THENCE** northerly along the easterly side of 11<sup>th</sup> Avenue a distance of 197 feet 6 inches to the corner formed by the intersection of the southerly side of West 34<sup>th</sup> Street with the easterly side of 11<sup>th</sup> Avenue;

**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:

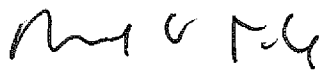


NOTE: A Zoning Lot may or may not coincide with a lot shown on the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots, provided all the resulting Zoning Lots and all the buildings thereon shall comply with the applicable provisions of the Zoning Lot Resolution.

The above described zoning lot is presently owned by: One Hudson Yards Owner LLC

IN WITNESS THEREOF the applicant(s) for permit has executed the instrument this 14<sup>th</sup> day of August, 2014.

One Hudson Yards Owner LLC

  
By: RICHARD O'TOOLE  
VICE PRESIDENT

STATE OF NEW YORK

)

ERIN M. CUNNINGHAM  
Notary Public, State of New York  
No. 01CU6283130  
Qualified in Kings County  
Commission Expires 5/28/2017

ss.:

COUNTY OF Kings

)

On the 14<sup>th</sup> day of August, 2014, before me, personally appeared Richard O'Toole 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.

Erin M. Cunningham  
Notary Public - State of New York