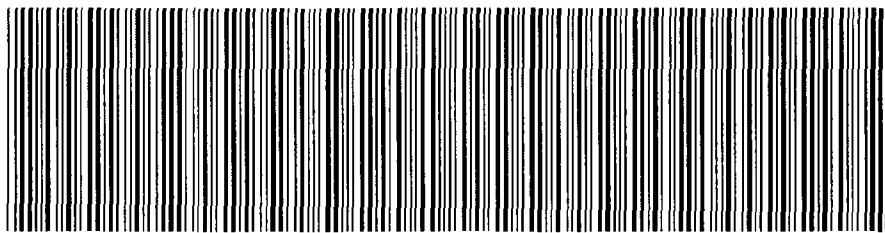


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 9**

**Document ID: 2017101800564002**

**Document Date: 09-28-2017**

**Preparation Date: 10-18-2017**

**Document Type: ZONING LOT DESCRIPTION**

**Document Page Count: 7**

**PRESENTER:**

KENSINGTON VANGUARD NATIONAL LAND  
SERVICES  
39 W37TH STREET  
TITLE NO. 837448(X-NY-SS-KV)  
NEW YORK, NY 10018  
212-532-8686

**RETURN TO:**

KENSINGTON VANGUARD NATIONAL LAND  
SERVICES  
39 WEST 37TH STREET, 3RD FLOOR  
ATTN: BOB AUDETTE  
NEW YORK, NY 10018

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
MANHATTAN	1239	10	Entire Lot	2461 BROADWAY

**Property Type: APARTMENT BUILDING**

Borough	Block	Lot	Unit	Address
MANHATTAN	1239	110	Entire Lot	2463 BROADWAY

**Property Type: COMMERCIAL REAL ESTATE**

DEPT BLDGS Job No. 121275707



**CROSS REFERENCE DATA**

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

**PARTIES**

**PARTY ONE:**

SHUSTER BROADWAY LLC  
C/O NAVEH SHUSTER CO LTD, 3 HAYETZIRA  
STREET  
RAMAT GAN 52521

☒ Additional Parties Listed on Continuation Page

**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: \$ 75.00

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 10-18-2017 13:53

City Register File No.(CRFN):

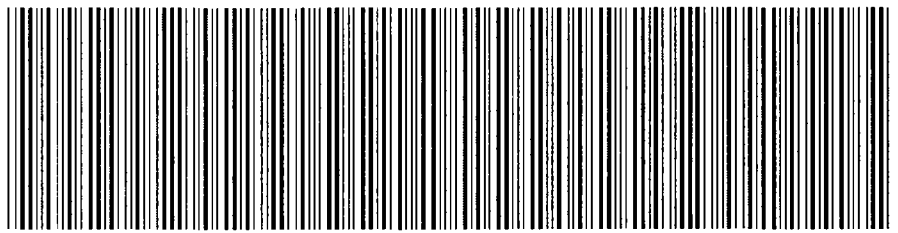
2017000383047



*Ganette McMillan*

**City Register Official Signature**

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



**2017101800564002001CB685**

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

**PAGE 2 OF 9**

**Document ID: 2017101800564002**

**Document Date: 09-28-2017**

**Preparation Date: 10-18-2017**

**Document Type: ZONING LOT DESCRIPTION**

**PARTIES**

**PARTY ONE:**

**AARE BROADWAY INVESTORS LLC  
C/O ADAM AMERICA REAL ESTATE, 850 THIRD  
AVENUE, SUITE 13D  
NEW YORK, NY 10022**

**PARTY ONE:**

**2461 BROADWAY LLC  
C/O HAMPSHIRE PROPERTIES LLC, 2329 NOSTRAND  
AVENUE, SUITE 500  
BROOKLYN, NY 11210**

837448

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

**EXHIBIT III**

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

**Shuster Broadway LLC c/o Naveh Shuster Co Ltd, 3 Hayetzira Street, Ramat Gan, Israel  
52521 And AARE Broadway Investors LLC c/o Adam America Real Estate, 850 Third  
Avenue, Suite 13D, New York, NY 10022 And 2461 Broadway LLC c/o Hampshire  
Properties LLC, 2329 Nostrand Avenue, Suite 500, Brooklyn, NY 11210,**

**Applicant(s) for present and future permits pursuant to the Zoning Resolution of the City  
of New York, effective 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 Lot(s) 10 & 110 in Block 1239  
and is more particularly described as follows:**

**See Schedule A attached**

**SCHEDULE A  
DESCRIPTION**

**LOT 10:**

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

**RUNNING THENCE** westerly along the northerly side of 91st Street, 100 feet;

**THENCE** northerly and parallel with Broadway, 30 feet 9-3/4 inches;

**THENCE** easterly 100 feet 2-1/4 inches to a point in the westerly side of Broadway, which point is distant 24 feet 8-3/4 inches northerly from the intersection of the northerly side of West 91st Street with the westerly side of Broadway;

**THENCE** southerly along the said westerly side of Broadway, 24 feet 8-3/4 inches to the corner, at 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, City, County and State of New York, bounded and described as follows:

**BEGINNING** at a point on the westerly side of Broadway, distant 24 feet 8-3/4 inches northerly from the corner formed by the intersection of the northerly side of West 91st Street with the westerly side of Broadway;

**THENCE** northerly along the westerly side of Broadway, 25 feet 6-1/2 inches to a point on the northerly side of a certain old private road or lane now closed and formerly known as Jauncey's Lane and the south line of Lot No. 13 as shown on "Map of Estate of William Weyman filed May 15, 1869, as Map No. 704";

**THENCE** westerly along said road, along a line forming an angle of 93 degrees 54 minutes 30 seconds with the last mentioned course, 100 feet 2-3/4 inches to a point;

**THENCE** southerly, parallel with Broadway, 26 feet 3-1/2 inches to a point, which is 30 feet 9-3/4 inches North of the northerly side of West 91st Street;

**THENCE** easterly, 100 feet 2-1/4 inches to the point or place of **BEGINNING**.

**OVERALL DESCRIPTION, Lots 10 & 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;

**SCHEDULE A**  
**DESCRIPTION**  
(Continued)

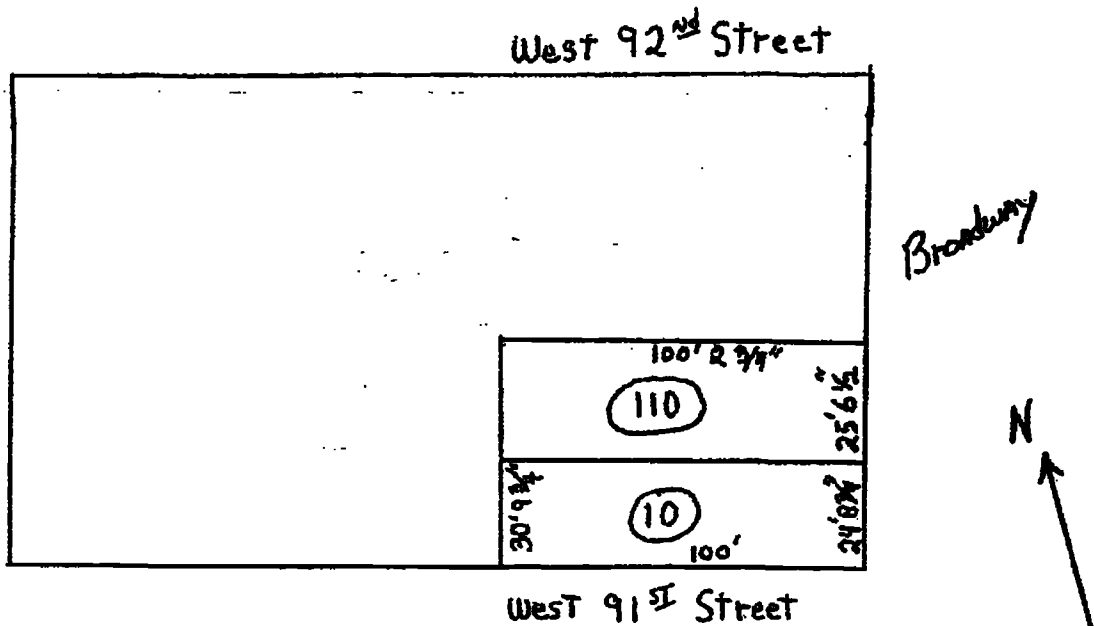
THENCE westerly along a line forming an angle of 93 degrees 54 minutes 30 seconds on its southerly side with the westerly side of Broadway, a distance of 100 feet 2 ¼ inches;

THENCE southerly, parallel with the westerly side of Broadway, a distance of 57 feet 1 ¼ 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 Broadway, New York, NY, as shown on the following diagram:

**Block 1239**

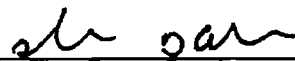


The above-described zoning lot is presently owned by:


<u>Block</u>	<u>Tax Lots</u>	<u>Name</u>	<u>Address</u>
1239	10 & 110	Shuster Broadway LLC	c/o Naveh Shuster Co Ltd 3 Hayetzira Street Ramat Gan, Israel 52521
		AARE Broadway Investors LLC	c/o Adam America Real Estate 850 Third Avenue, Suite 13D New York, NY 10022
		2461 Broadway LLC	c/o Hampshire Properties LLC 2329 Nostrand Avenue, Suite 500 Brooklyn, NY 11210
		All as Co-Fee Owners	

IN THE WITNESS WHEREOF that applicant for permit has executed this instrument this 28<sup>th</sup> day of September, 2017

Shuster Broadway LLC

By:   
Name: Daria Shuster  
Title: Authorized Signatory

AARE Broadway Investors LLC

By:   
Name: David Sachs  
Title: Authorized Signatory

2461 Broadway LLC

By: See Attached

IN THE WITNESS WHEREOF that applicant for permit has executed this instrument this \_\_\_\_\_ day of September, 2017

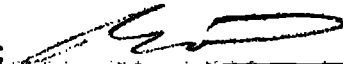
Shuster Broadway LLC

By: \_\_\_\_\_

AARE Broadway Investors LLC

By: \_\_\_\_\_

2461 Broadway LLC

By:  \_\_\_\_\_

Name: Robert Pasen  
Title: Authorized Signatory



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

*Ben*  
On the 13 day of October ~~September~~ in the year 2017 before me, the undersigned, personally appeared Delia Swuster known to me or proved to me on the basis of satisfactory evidence to be 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

BENJAMIN Y. MOVTADY  
Notary Public, State of New York  
Registration No. 02MO6269163  
Qualified in Nassau County  
Commission Expires 9/24/2020

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

On the 28 day of September in the year 2017 before me, the undersigned, personally appeared Amri Sachs known to me or proved to me on the basis of satisfactory evidence to be 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

BENJAMIN Y. MOVTADY  
Notary Public, State of New York  
Registration No. 02MO6269163  
Qualified in Nassau County  
Commission Expires 9/24/2020

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

*Ben*  
On the 2nd day of October ~~September~~ in the year 2017 before me, the undersigned, personally appeared Robert Rosenthal known to me or proved to me on the basis of satisfactory evidence to be 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

BENJAMIN Y. MOVTADY  
Notary Public, State of New York  
Registration No. 02MO6269163  
Qualified in Nassau County  
Commission Expires 9/24/2020