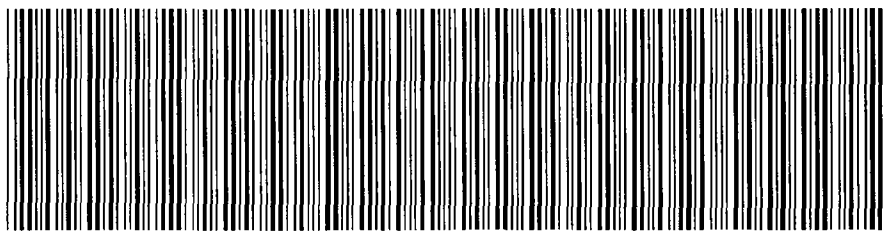


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2017101800564001

Document Date: 10-18-2017

Preparation Date: 10-18-2017

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Document Page Count: 5

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

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
Scan Code ESHS2999598

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:			Filing Fee:	
Mortgage Amount:	\$	0.00		\$ 0.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	
Exemption:				\$ 0.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00		\$ 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		

**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):
2017000383046



Gaetan M. Hill

City Register Official Signature

837448

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 10, 1977**

Kensington Vanguard National Land Services of N.Y., as agent for Stewart Title Insurance Company 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 37th 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 in the single ownership of Shuster Broadway LLC, AARE Broadway Investors LLC & 2461 Broadway LLC all the parties in interest constituting a "party in interest" as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, are the following:

Name & Address

Nature of Interest

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

Co-Fee Owners, as
Tenants in Common,
Lots 10 & 110

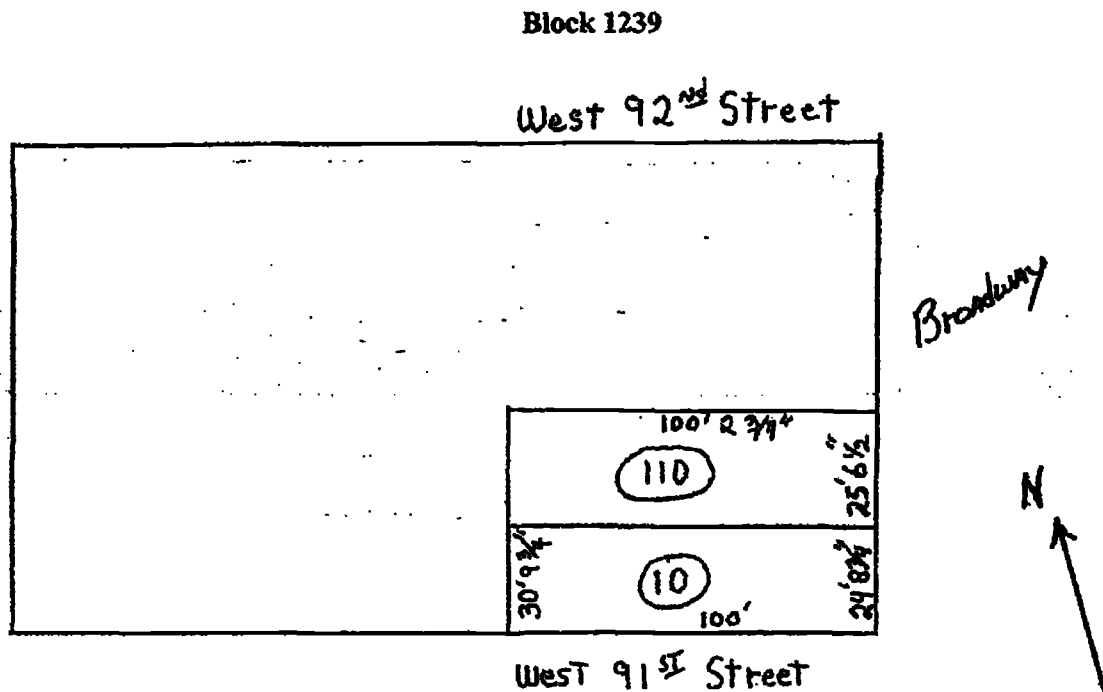
Bank Leumi USA
579 Fifth Avenue
New York, NY 10017

Mortgage Holder
Lots 10 & 110

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) 10 & 110 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

That the said premises are known as and by the street address: 2461-2463 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.

**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, 1889, 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.

IN WITNESS WHEREOF THIS CERTIFICATION HAS BEEN EXECUTED THIS
18 DAY OF SEPTEMBER, 2017
October

By: 
Laura Carsten, Manager

On the ^{18th} day of ^{October} September in the year 2017 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

CHRISTOPHER CINTRON
NOTARY PUBLIC-STATE OF NEW YORK
No. 01C16203939
Qualified In Suffolk County
My Commission Expires 04-13-2021