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## NYC Department of Buildings

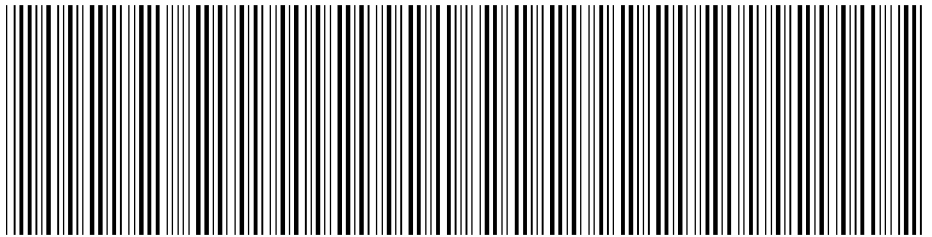
**Job All Comments****Premises: 8 WEST 70 STREET MANHATTAN****Job No: [121328919](#)****BIN: [1028510](#) Block: 1122 Lot: 37****Job Type: NB - NEW BUILDING****C of O Comments for Document 01**

NOTE: THW FOLLOWING TAX LOTS 36 & 37 HAVE BEEN COMBINED INTO ONE ZONING LOT AS PER EXHIBITS I AND III. THESE PREMISES HAVE BEEN DECLARED TO SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER OFFICE CRFN #2015000050523 & 2015000050524.  
CARETAKER'S APARTMENT RESTRICTIVE DECLARATION FILED UNDER CRFN# 2014000392039.  
EASEMENT FILED UNDER CRFN# 2014000374596.  
FIRE PROTECTION EASEMENT AGREEMENT FILED UNDER CRFN# 2015000080356.

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

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

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**2013081201067001001E1086**
**RECORDING AND ENDORSEMENT COVER PAGE**
**PAGE 1 OF 5**
**Document ID: 2013081201067001**
**Document Date: 08-07-2013**
**Preparation Date: 08-12-2013**
**Document Type: ZONING LOT DESCRIPTION**
**Document Page Count: 4**
**PRESENTER:**

HORIZON LAND SVS - PICK UP DENNISE  
ACCOMMODATION ONLY  
15 WEST 44TH STREET - 7TH FLOOR  
NEW YORK, NY 10036  
212-921-4141  
ACC NY 10239(pd)

**RETURN TO:**

HORIZON LAND SVS - PICKUP DENNISE  
PLATT BYARD DOVELL, WHITE - ATT. S DODDS,  
20 WEST 22ND STREET  
NEW YORK, NY 10010

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
MANHATTAN	1122	36	Entire Lot	99 CENTRAL PARK WEST

**Property Type: RELIGIOUS STRUCTURE**

Borough	Block	Lot	Unit	Address
MANHATTAN	1122	37	Entire Lot	8 WEST 70TH STREET

**Property Type: OTHER**
**CROSS REFERENCE DATA**

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

**PARTIES**
**PARTY ONE:**

THE TRUSTEES OF THE CONGREGATION SHEARITH  
ISRAEL  
OF THE CITY OF NEW YORK, 2 WEST 70TH STREET  
NEW YORK, NY 10023

**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: \$ 60.00

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 08-27-2013 09:35

City Register File No.(CRFN):

**2013000341263**

**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 CLERK'S OR REGISTER'S OFFICE**

The Trustees of the Congregation Shearith Israel of the City of New York with offices at 2 West 70<sup>th</sup> Street, New York, New York, 10023, an applicant for present or 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 lot to which the aforementioned permit or permits pertain are shown on the Tax Map of the City of New York, Kings County and is more particularly described as:

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 southerly side of West 70<sup>th</sup> Street and the westerly side of Central Park West formerly Eighth Avenue;

RUNNING THENCE southerly along the westerly side of Central Park West 100.05 feet to the center line of the block between West 70<sup>th</sup> and West 69<sup>th</sup> Streets;

THENCE westerly along said Center line of the block, 172.00 feet;

THENCE northerly parallel with the said westerly side of Central Park West, 100.05 feet to the southerly side of West 70<sup>th</sup> Street;;

THENCE easterly along the southerly side of West 70<sup>th</sup> Street, 172.00 feet to the westerly side of Central Park West the point or place of BEGINNING.

That the said premises are known as and by street address 8 West 70<sup>th</sup> Street,  
New York, NY as shown on the following DIAGRAM:

Block 1122  
Lot 36 & 37

SEE ATTACHED DIAGRAM

The above described zoning lot is presently owned by

<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>	<u>ADDRESS</u>
1122	36 & 37	The Trustees of the Congregation Shearith Israel of the City of New York	2 West 70 <sup>th</sup> Street New York, NY

IN WITNESS WHEREOF the applicant for permit has executed this instrument this  
7<sup>th</sup> day of AUGUST, 2013.

The Trustees of the Congregation Shearith  
Israel of the City of New York

By: MICHAEL LUSTIG (print)



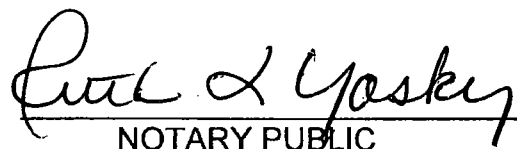
Trustee

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

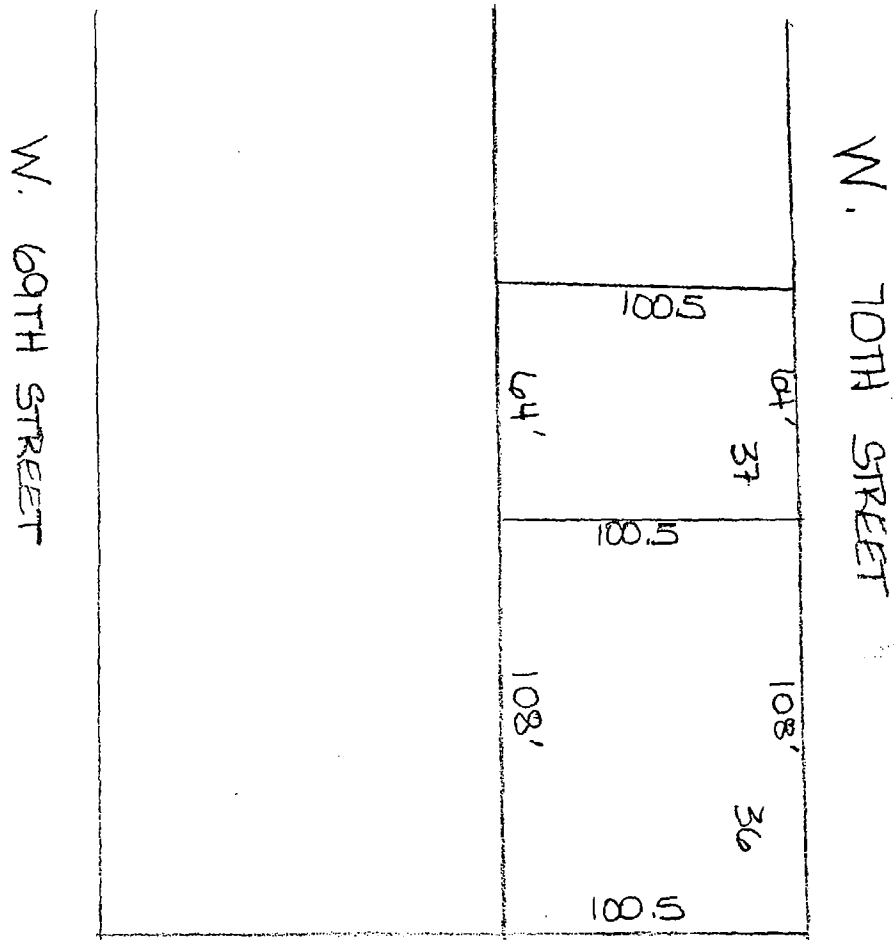
On the 7<sup>th</sup> day of AUGUST, 2013 before me, the undersigned, personally appeared Michael Lustig personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they 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 on behalf of which the individual(s) acted, executed the instrument.

RUTH L. YASKY  
NOTARY PUBLIC, STATE OF NEW YORK  
No. 31902815  
Qualified in New York County  
Commission Expires Oct. 5, 2014

**SEAL**

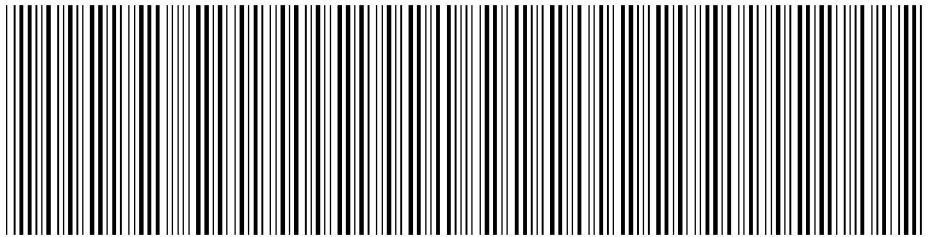
  
NOTARY PUBLIC

NOTE: Section C26-110.2 Subdivision (a) Paragraph (1) of the Administrative Code requires submission of an accurate lot diagram in accordance with an attached boundary survey made by a licensed surveyor, which need not be recorded but which must be submitted with the application of the permit.



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OFFICE OF THE CITY REGISTER**

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**2013081201067002001E10C2**
**RECORDING AND ENDORSEMENT COVER PAGE**
**PAGE 1 OF 5**
**Document ID: 2013081201067002**
**Document Date: 07-30-2013**
**Preparation Date: 08-12-2013**
**Document Type: CERTIFICATE**
**Document Page Count: 4**
**PRESENTER:**

HORIZON LAND SVS - PICK UP DENNISE  
ACCOMMODATION ONLY  
15 WEST 44TH STREET - 7TH FLOOR  
NEW YORK, NY 10036  
212-921-4141  
ACC NY 10239(pd)

**RETURN TO:**

HORIZON LAND SVS - PICKUP DENNISE  
PLATT BYARD DOVELL, WHITE - ATT. S DODDS,  
20 WEST 22ND STREET  
NEW YORK, NY 10010

**PROPERTY DATA**

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**Property Type: RELIGIOUS STRUCTURE**

Borough	Block	Lot	Unit	Address
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**Property Type: OTHER**
**CROSS REFERENCE DATA**

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

**PARTIES**
**PARTY 1:**

HORIZON LAND SERVICES LLC  
15 WEST 44TH STREET  
NEW YORK, NY 10036

**PARTY 2:**

THE TRUSTEES OF THE CONGREGATION SHEARITH  
ISRAEL  
OF THE CITY OF NEW YORK, 2 WEST 70TH STREET  
NEW YORK, NY 10023

**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: \$ 60.00

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 08-27-2013 09:35

City Register File No.(CRFN):

**2013000341264**

**City Register Official Signature**

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

**EXHIBIT "I"**

**CERTIFICATION PURSUANT TO ZONING LOT  
 SUBVISION 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**

---

HORIZON LAND SERVICES, LLC as agent for FIRST AMERICAN TITLE INSURANCE COMPANY, a title insurance company licensed to do business in the State of New York and having its office at 15 West 44<sup>th</sup> Street, New York, New York 10036, hereby certifies that as to the land hereafter described being a tract of land, either un-subdivided 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 FEE OWNER that all the parties in interest consisting of 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, as amended, are the following:

<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
The Trustees of the Congregation Shearith Israel of the City of New York	2 West 70 <sup>th</sup> Street New York, NY	Fee owner



The subject of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Tax Lot Number 36 & 37 in Block 1122 on the Tax Map of the City of New York, County of Kings and more particularly described as follows:

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 southerly side of West 70<sup>th</sup> Street and the westerly side of Central Park West formerly Eighth Avenue;

RUNNING THENCE southerly along the westerly side of Central Park West 100.05 feet to the center line of the block between West 70<sup>th</sup> and West 69<sup>th</sup> Streets;

THENCE westerly along said Center line of the block, 172.00 feet;

THENCE northerly parallel with the said westerly side of Central Park West, 100.05 feet to the southerly side of West 70<sup>th</sup> Street;;

THENCE easterly along the southerly side of West 70<sup>th</sup> Street, 172.00 feet to the westerly side of Central Park West the point or place of BEGINNING.

**BLOCK NO. 1122 LOT 36 & 37**

CERTIFIED this 30th day of July, 2013 to The Trustees of the Congregation Shearith Israel of the City of New York the applicant for this certification.

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 HEREUNDER IS LIMITED TO ONE THOUSAND (1,000.00) DOLLARS.

HORIZON LAND SERVICES, LLC

BY: Mindy Simon  
MINDY SIMON, MEMBER MANAGER

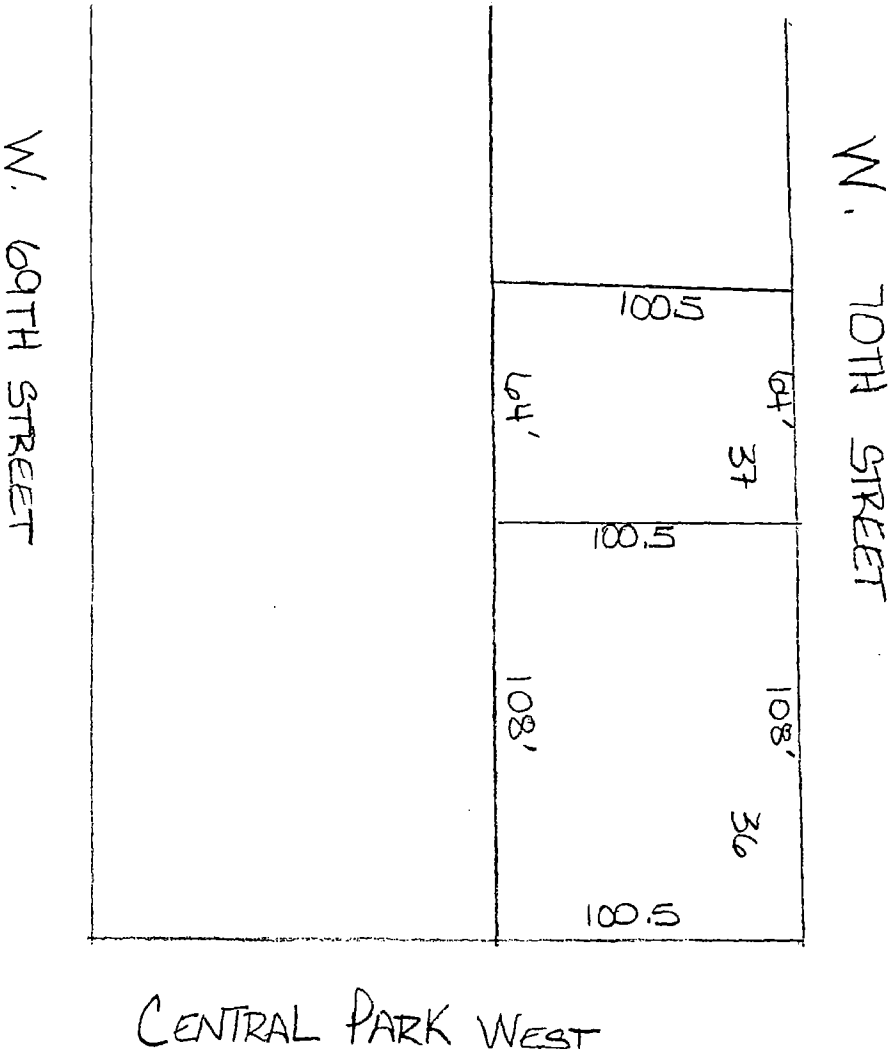
STATE OF NEW YORK     )  
  ) ss:  
COUNTY OF NEW YORK )

On the 30th day of July, 2013 before me, the undersigned, personally appeared Mindy Simon personally 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 on behalf of which the individual(s) acted, executed the instrument.

William McNair  
Notary Public

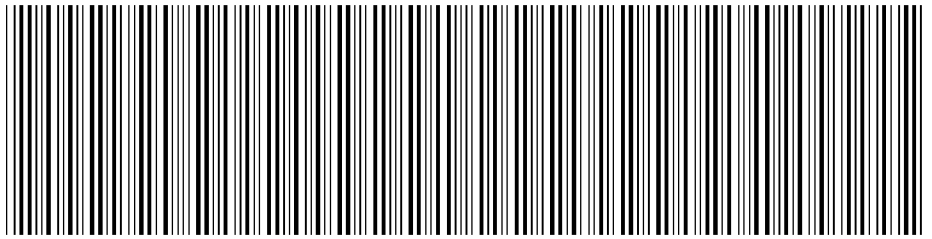
SEAL

WILLIAM MCNAIR  
Notary Public, State of New York  
No. 01MC6274084  
Qualified in New York County  
Commission Expires December 24, 2016



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**2015020200064001002E6EAB**
**RECORDING AND ENDORSEMENT COVER PAGE**
**PAGE 1 OF 5**
**Document ID: 2015020200064001**
**Document Date: 01-29-2015**
**Preparation Date: 02-12-2015**
**Document Type: CERTIFICATE**
**Document Page Count: 4**
**PRESENTER:**

HORIZON LAND SERVICES  
15 WEST 44TH STREET, 7TH FLOOR  
PICK UP DENISE/TITLE NO. ACC NY 10239  
NEW YORK, NY 10036  
212-921-4141  
WMCNAIR@HORIZONLANDSERVICES.COM

**RETURN TO:**

HORIZON LAND SERVICES - PICK UP DENISE  
STEVEN DODDS - ACC NY 10239  
PLATT BYARD ET. AL. - 20 W. 22ND STREET  
NEW YORK, NY 10010  
212-921-4141  
WMCNAIR@HORIZONLANDSERVICES.COM

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
MANHATTAN	1122	36	Entire Lot	99 CENTRAL PARK WEST

**Property Type: RELIGIOUS STRUCTURE**

Borough	Block	Lot	Unit	Address
MANHATTAN	1122	37	Entire Lot	8 WEST 70TH STREET

**Property Type: RELIGIOUS STRUCTURE**
**CROSS REFERENCE DATA**

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

**PARTIES**
**PARTY 1:**

HORIZON LAND SERVICES, LLC  
15 WEST 44TH STREET  
NEW YORK, NY 10036

**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: \$ 60.00

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 02-12-2015 14:42

City Register File No.(CRFN):

**2015000050523**

**City Register Official Signature**

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

**EXHIBIT "I"**

**CERTIFICATION PURSUANT TO ZONING LOT  
SUBVISION 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**

---

HORIZON LAND SERVICES, LLC as agent for FIRST AMERICAN TITLE INSURANCE COMPANY, a title insurance company licensed to do business in the State of New York and having its office at 15 West 44<sup>th</sup> Street, New York, New York 10036, hereby certifies that as to the land hereafter described being a tract of land, either un-subdivided 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 FEE OWNER that all the parties in interest consisting of 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, as amended, are the following:

<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>	<b><u>NATURE OF INTEREST</u></b>
The Trustees of the Congregation Shearith Israel of the City of New York	2 West 70 <sup>th</sup> Street New York, NY	Fee owner

The subject of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Tax Lot Number 36 & 37 in Block 1122 on the Tax Map of the City of New York, County of Kings and more particularly described as follows:

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 southerly side of West 70<sup>th</sup> Street and the westerly side of Central Park West formerly Eighth Avenue;

**RUNNING THENCE** southerly along the westerly side of Central Park West 100 feet 5 inches (Deed) 100.42 feet (Tax Map) to the center line of the block between West 70<sup>th</sup> and West 69<sup>th</sup> Streets;

**THENCE** westerly along said Center line of the block, 172.00 feet;

**THENCE** northerly parallel with the said westerly side of Central Park West, 100 feet 5 inches (Deed) 100.42 feet (Tax Map) to the southerly side of West 70<sup>th</sup> Street;;

**THENCE** easterly along the southerly side of West 70<sup>th</sup> Street, 172.00 feet to the westerly side of Central Park West the point or place of **BEGINNING**.

**BLOCK NO. 1122 LOT 36 & 37**

CERTIFIED this 29<sup>th</sup> day of JAN, 2015 to The Trustees of the Congregation Shearith Israel of the City of New York the applicant for this certification.

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 HEREUNDER IS LIMITED TO ONE THOUSAND (1,000.00) DOLLARS.

HORIZON LAND SERVICES, LLC

BY: Mindy Simon  
MINDY SIMON, MEMBER MANAGER

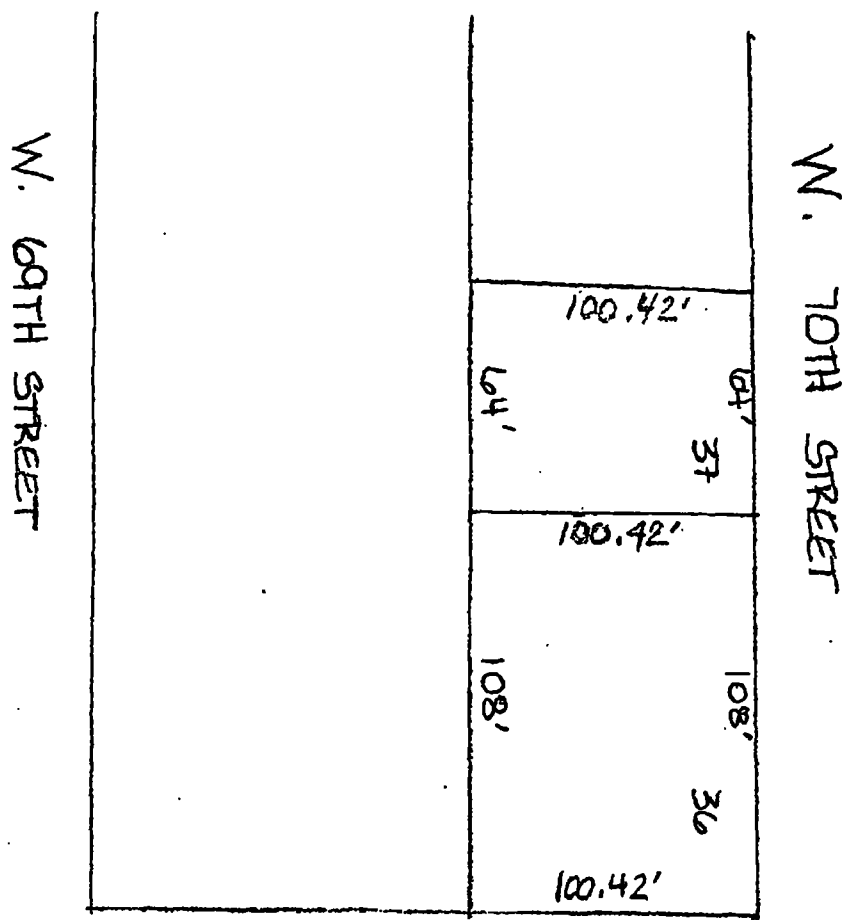
STATE OF NEW YORK     )  
  ) ss:  
COUNTY OF NEW YORK )

**SEAL**

On the 29<sup>th</sup> day of Jan, 2015 before me, the undersigned, personally appeared Mindy Simon personally 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 on behalf of which the individual(s) acted, executed the instrument.

Pauline Brennan  
Notary Public

Pauline Brennan  
Notary Public, State of New York  
No. 01BR6033624  
Qualified in Nassau County  
Commission Expires Nov. 22, 2017

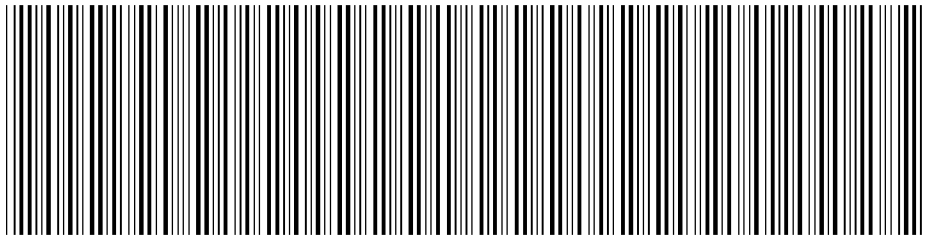


CENTRAL PARK WEST



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OFFICE OF THE CITY REGISTER**

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**2015020200064002001E9EEF**
**RECORDING AND ENDORSEMENT COVER PAGE**
**PAGE 1 OF 5**
**Document ID: 2015020200064002**
**Document Date: 01-29-2015**
**Preparation Date: 02-02-2015**
**Document Type: ZONING LOT DESCRIPTION**
**Document Page Count: 4**
**PRESENTER:**

HORIZON LAND SERVICES  
15 WEST 44TH STREET, 7TH FLOOR  
PICK UP DENISE/TITLE NO. ACC NY 10239  
NEW YORK, NY 10036  
212-921-4141  
WMCNAIR@HORIZONLANDSERVICES.COM

**RETURN TO:**

HORIZON LAND SERVICES - PICK UP DENISE  
STEVEN DODDS - ACC NY 10239  
PLATT BYARD ET. AL. - 20 W. 22ND STREET  
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**PARTIES**
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THE TRUSTEES OF THE CONGREGATION SHEARITH  
ISRAEL  
OF THE CITY OF NEW YORK, 2 WEST 70TH STREET  
NEW YORK, NY 10023

**FEES AND TAXES**
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\$ 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 02-12-2015 14:42

City Register File No.(CRFN):

**2015000050524**

**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 CLERK'S OR REGISTER'S OFFICE**

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New York, NY as shown on the following DIAGRAM:

Block 1122  
Lot 36 & 37

SEE ATTACHED DIAGRAM

The above described zoning lot is presently owned by

<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>	<u>ADDRESS</u>
1122	36 & 37	The Trustees of the Congregation Shearith Israel of the City of New York	2 West 70 <sup>th</sup> Street New York, NY

IN WITNESS WHEREOF the applicant for permit has executed this instrument this 29 day of JANUARY, 2015

The Trustees of the Congregation Shearith  
Israel of the City of New York

By: Karen Daar (print)

K. Daar  
Trustee

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

On the 29 day of JANUARY, 2015 before me, the undersigned, personally appeared Karen Daar personally 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 on behalf of which the individual(s) acted, executed the instrument.

RUTH L. YASKY  
NOTARY PUBLIC, STATE OF NEW YORK  
No. 31622316  
Qualified in New York County  
Commission Expires Oct. 6, 2018

Ruth L. Yasky  
NOTARY PUBLIC

NOTE: Section C26-110.2 Subdivision (a) Paragraph (1) of the Administrative Code requires submission of an accurate lot diagram in accordance with an attached boundary survey made by a licensed surveyor, which need not be recorded but which must be submitted with the application of the permit.

*[Handwritten mark]*

