
In the Matter of the Application of

NEW YORK BLOOD CENTER, INC.

Pursuant to Section 201 of the New York
City Charter For A Zoning Text Amendment
[N 210352 ZRM]

PROTEST PURSUANT TO §200
SUBD. A(3) (2) OF THE NEW YORK
CITY CHARTER AGAINST
PROPOSED RESOLUTION
N210352ZRM APPROVED BY THE
NEW YORK CITY PLANNING
COMMISSION

The undersigned respectfully state as and for their **PROTEST** pursuant to §200 subd. (a)(3)(2) of the New York City Charter against the resolution of the New York City Planning Commission ("**CPC**"), approving that certain application, designated N 210352 ZRM, submitted by the NEW YORK BLOOD CENTER, INC. ("**BLOOD CENTER**"), having an address at 326 East 67th Street a/k/a 310 East 67th Street, New York, New York 10065 (Block 1441, Lot 40) pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, such CPC resolution attached hereto as Exhibit A and incorporated herein by reference (hereinafter "**Zoning Text Amendment Resolution**"), as follows:

1. In or about December 1999 and pursuant to Article 9-B of the Real Property Law of the State of New York, an amended Declaration of Condominium dated June 8, 1999 establishing a plan for condominium ownership of the premises known as 301 East 66th Street, New York, New York lying in Block 1441, Lot 1 and now lying in Block 1441, Lot 7501 on the Tax Map of the Borough of Manhattan, County of New York, City and State of New York was filed and recorded in the New York County Office of the Register of the City of New York ("**Amended Declaration**"), thereby lawfully establishing the Condominium originally known as The 301 East 66th Street Condominium and, after

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incorporating in accordance with the terms of Section 2.4 of the By-Laws of the Condominium ("**Condominium By-Laws**"), is now known as 301 East 66th Street Condominium Corp. ("**Condominium**").

2. The Condominium is composed, in part, of 202 residential apartments ("**Residential Units**"), a commercial unit composed of certain retail commercial space ("**Commercial Unit**"), a professional unit composed of a certain doctor's office ("**Professional Unit**") and a certain garage composed of a vehicular garage ("**Garage Unit**") (sometimes collectively referred to as "**Condominium Units**") together with certain Common Elements and/or Limited Common Elements, as defined in the Amended Declaration.

3. Under Article 7 of the Amended Declaration, one of the Common Elements of the Condominium is the land identified as Block 1441, Lot 7501 on the Tax Map of the Borough of Manhattan, County of New York, City and State of New York, and as more particularly described in Exhibit A to the Amended Declaration ("**Land**").

4. Annexed hereto and marked as Exhibit "B" is a legal description of the Land as particularly described in Exhibit A to Amended Declaration.

5. Annexed hereto and marked as Exhibit "C" is a description of the Condominium Units, as set forth in Exhibit B to the Amended Declaration.

6. Under the Amended Declaration and Condominium By-Laws, the Board of Managers of the Condominium ("**Condominium Board**") is the governing body of the Condominium with all powers and duties necessary for, or incidental to, the administration of the affairs of the Condominium.

7. Section 2.4 of the Condominium By-Laws provides, in part and in substance, that the Condominium Board has all powers and duties necessary for, or incidental to, the administration of the affairs of the Condominium including, but not limited to the specific powers and duties (a) to execute, acknowledge and deliver any consent that the Condominium Board deems necessary or appropriate and (b) to act as the Unit Owners' attorney-in-fact in the execution and prosecution of any appropriate applications.

8. The undersigned Vasilios Angelos is the president of and authorized signatory for the Condominium Board.

9. The undersigned Mark Epstein is the vice president of and authorized signatory for 301/66 Owners Corp.

10. 301/66 Owners Corp. is the owner, in fee, of 156 Residential Units in the Condominium.

11. The undersigned Mark Epstein is a member of and authorized signatory for a limited liability company known as 301 East 66 LLC.

12. 301 East 66 LLC is the owner, in fee, of the Commercial Unit, Professional Unit and Garage Unit in the Condominium.

13. The undersigned Mark Epstein is the president of and authorized signatory for 301 East 66th Street Inc., a general partner of 301 East 66th Street Associates Limited Partnership.

14. 301 East 66th Street Associates Limited Partnership is the owner, in fee, of three (3) Residential Units in the Condominium.

15. The Condominium is the owner, in fee, of one residential unit in the Condominium.

16. The Commercial Unit Owner, Residential Unit Owners, Garage Unit Owner and Professional Unit Owner as defined in Exhibit C to the Amended Declaration (collectively "**Unit Owners**") are the owners of twenty percent or more of the land immediately adjacent and extending 100 feet from the land included in changes proposed in the Zoning Text Amendment Resolution.

17. As of the date hereof, 301 East 66th Street Associates Limited Partnership, 301/66 Owners Corp. and 301 East 66 LLC, collectively, own fee title, of record, to more than eighty (80%) percent of the Condominium Units, and to over an eighty (80%) percent undivided interest in the Condominium's Common Elements.

18. Pursuant to the Condominium's By-Laws, an affirmative vote of a majority of Unit Owners shall be binding upon all Unit Owners for all purposes.

19. Pursuant to the Condominium's By-Laws, each Unit Owner shall be deemed to have irrevocably nominated, constituted and appointed the persons who constitute the Condominium Board jointly and in their capacities as members of the Condominium Board as such Unit Owner's attorney-in fact, coupled with an interest and with power of substitution to execute, acknowledge and deliver any consent affecting the Condominium or the Common Elements that the Condominium deems necessary or appropriate.

20. At a special meeting of the Unit Owners of the Condominium duly held on October 20, 2021 at which a quorum was present and acting throughout ("**Special Unit**

Owners Meeting”), a majority of the Unit Owners, including 301/66 Owners Corp., 301 East 66 LLC, and 301 East 66th Street Associates Limited Partnership, duly adopted and enacted a resolution which, in part, authorizes the Unit Owners of the Condominium to present a protest to the New York City Clerk pursuant to §200 subd. (a)(3) of the New York City Charter against the Zoning Text Amendment Resolution (“**Protest Application**”).

21. At a special meeting of the Board of Managers duly held on October 20, 2021 at which a quorum was present and acting throughout (“**Special Meeting of the Condominium Board**”), a majority of the members of the Condominium Board enacted a resolution confirming that the Zoning Text Amendment Resolution adversely affects the Condominium and, after deeming same to be necessary and appropriate, consenting to the execution and acknowledgement by the Condominium Board of a protest pursuant to §200 subd. (a)(3) of the New York City Charter against the Zoning Text Amendment Resolution on behalf of and/or as attorney-in fact for the Unit Owners and for same to be presented to the New York City Clerk.

22. The Zoning Text Amendment Resolution is subject to review and approval by the New York City Council under Zoning Resolution §197-d.

23. Accordingly, and pursuant to §200 subd. (a)(3)(2) of the New York City Charter, the undersigned, hereby file and present to the Clerk of the City of New York, this Protest against the Zoning Text Amendment Resolution previously approved by the New York City Planning Commission and filed with the New York City Council.

24. It is respectfully submitted that pursuant to §200 subd. (a)(3)(2) of the New York City Charter upon the filing and presentment of the instant Protest to the New York

City Clerk, the Zoning Text Amendment Resolution shall not be effective unless approved by the New York City Council by a three-fourths vote within one hundred eighty days after the filing of the Zoning Text Amendment Resolution with the New York City Clerk.

Board of Managers of 301 East 66th Street Condominium Corp.

By: 
Vasilios Angelos, President


301 East 66th Street Associates Limited Partnership, by 301 East 66th Street Inc., as general partner

By: 
Mark Epstein, President

301 East 66 LLC

By: 
Mark Epstein, Member

301/66 Owners Corp.

By: 
Mark Epstein, Vice-President

ACKNOWLEDGMENT

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

On the 21st day of October in the year 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared **VASILIOS ANGELOS**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(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

MARC S BRESKY
NOTARY PUBLIC-STATE OF NEW YORK
No. 02BR6383679
Qualified in Nassau County
My Commission Expires 11-26-2022

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

On the 21st day of October in the year 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared **MARK EPSTEIN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(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

MARC S BRESKY
NOTARY PUBLIC-STATE OF NEW YORK
No. 02BR6383679
Qualified in Nassau County
My Commission Expires 11-26-2022

CITY PLANNING COMMISSION

September 22, 2021 / Calendar No. 24

N 210352 ZRM

IN THE MATTER OF an application submitted by New York Blood Center, Inc. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4, for the purpose of allowing scientific research facilities in C2-7 Districts and allowing related use and bulk modifications, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 8.

This application for a zoning text amendment (N 210352 ZRM), in conjunction with the related special permit (C 210353 ZSM) and zoning map amendment (C 210351 ZMM), was filed by New York Blood Center, Inc. on April 1, 2021, to facilitate the development of an approximately 452,000-square-foot scientific research and development facility and community facility. The proposed action, in conjunction with the related applications, would facilitate the development of a new, modern headquarters for the New York Blood Center and a commercial life sciences hub located at 310 East 67th Street (Block 1441, Lot 40) in the Upper East Side of Manhattan, Community District 8.

RELATED ACTIONS

In addition to the zoning text amendment (N 210352 ZRM) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

C 210353 ZSM Zoning special permit pursuant to Section 74-48 of the Zoning Resolution to allow a scientific research and development facility and to allow modification of the height and setback regulations of Section 33-432.

EXHIBIT A

C 210351 ZMM Zoning map amendment to change an R8B District to a C2-7 District and to change a C1-9 District to a C2-8 District.

BACKGROUND

A full background discussion and description of this project appears in the report for the related special permit (C 210353 ZSM).

ENVIRONMENTAL REVIEW

This application (N 210352 ZRM), in conjunction with the related applications for a special permit (C 210353 ZSM) and a zoning map amendment (C 210351 ZMM), were reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 21DCP080M. The lead is the City Planning Commission.

A summary of the environmental review, including the Final Environmental Impact Statement (FEIS) dated September 10, 2021, appears in the report on the related application for a special permit (C 210353 ZSM).

PUBLIC REVIEW

This application (N 210352 ZRM) was referred for information and review in accordance with the procedures for non-ULURP matters, in conjunction with the applications for the related actions for a special permit (C 210353 ZSM) and zoning map amendment (C 210351 ZMM), which were certified as complete by the Department of City Planning on April 19, 2021, and duly referred to Manhattan Community Board 8 and the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Review

Manhattan Community Board 8 held a public hearing on May 12, 2021, on this application (N 210352 ZRM) and the related actions for a special permit (C 210353 ZSM) and a zoning map amendment (C 210351 ZMM), and, on May 25, 2021, by a vote of 38 in favor, none against, and none abstaining, adopted a resolution recommending disapproval of the application.

Borough President Review

The Manhattan Borough President held a public hearing on July 12, 2021, on this application (N 210352 ZRM) and the related actions for a special permit (C 210353 ZSM) and a zoning map amendment (C 210351 ZMM) and, on July 28, 2021, issued a recommendation to disapprove the application.

City Planning Commission Public Hearing

On July 14, 2021 (Calendar No. 18), the CPC scheduled July 29, 2021 for a public hearing on this application (N 210352 ZRM), in conjunction with the related actions for a special permit (C 210353 ZSM) and a zoning map amendment (C 210351 ZMM). The hearing was duly held on July 29, 2021 (Calendar No. 6). Eleven people testified in favor of the application and 36 in opposition, as described in the report for the related special permit (C 210353 ZSM), and the hearing was closed. Following the public hearing, the CPC received several letters of written testimony.

CONSIDERATION

The City Planning Commission believes that this application for a zoning text amendment (N 210352 ZRM), in conjunction with the related special permit (C 210353 ZSM) and a zoning map amendment (C 210351 ZMM), are appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related special permit (C 210353 ZSM).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on September 10, 2021, with respect to this application (CEQR No. 21DCP080M), the City Planning Commission finds that the requirements of Part 617, New York State Environmental Quality Review, have been met and that, consistent with social, economic and other considerations:

1. From among the reasonable alternatives thereto, the action to be approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts revealed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197–c and 201 of the New York City Charter that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective December 15, 1961, and as subsequently amended, is further amended as follows:

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

ARTICLE III
COMMERCIAL DISTRICT REGULATIONS

Chapter 2
Use Regulations

* * *

32-30
USES PERMITTED BY SPECIAL PERMIT

32-32
By the City Planning Commission

In the districts indicated, the following #uses# are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4, or as otherwise indicated in this Section.

* * *

C1 C2 C3 C4 C5 C6 C7 C8

Railroad passenger stations

C2-7 C6

Research and development facility, scientific, in C2-7 Districts within Community District 8 in the Borough of Manhattan, and in C6 Districts

C1 C2 C3 C4 C5 C6 C7 C8

Seaplane bases

* * *

ARTICLE VII

Administration

* * *

Chapter 4

Special Permits by the City Planning Commission

74-40

USE PERMITS

* * *

74-48

Scientific Research and Development Facility

In C2-7 Districts within Community District 8 in the Borough of Manhattan, and in C6 Districts, the City Planning Commission may permit a scientific research and development facility ~~containing~~ as a commercial use, where such facility contains laboratories for medical,

biotechnological, chemical or genetic research, including space for production, storage and distribution of scientific products generated through research and ~~may modify height and setback regulations for the facility.~~ Such facility shall conform to the performance standards applicable to M1 Districts and occupy a #zoning lot# that either contains a minimum #lot area# of 40,000 square feet or comprises an entire #block#. No #residential use# is to be located anywhere on a #zoning lot# containing such a facility, in conjunction with such facility, may allow the modifications set forth in paragraph (a) of this Section. For a special permit to be granted, applications shall comply with conditions in paragraph (b) and the findings of paragraph (c) of this Section. Additional requirements are set forth in paragraph (d).

(a) Additional modifications

For such scientific research and development facility, the Commission may modify the following:

- (1) height and setback regulations; and
- (2) where such facility is located within C2-7 Districts:
 - (i) #sign# regulations;
 - (ii) #floor area ratio# regulations, up to the maximum #floor area ratio# permitted for #community facility uses# for the District; and
 - (iii) #yard# regulations.

(b) Conditions

As a condition for granting a special permit, such facility shall:

- (1) conform to the performance standards applicable to M1 Districts;
- (2) occupy a #zoning lot# that either contains a minimum #lot area# of 40,000 square feet or comprises an entire #block#; and
- (3) occupy a #zoning lot# containing no #residential use#.

(c) Findings

As a condition for granting a special permit, the Commission shall find that the scientific research and development facility:

- (a)(1) will not unduly affect the essential character or impair the future use and development of the surrounding area;
- (b)(2) will be located so as to draw a minimum of vehicular traffic to and through local #streets#;
- (c)(3) provides fully enclosed storage space for all raw materials, finished products, by-products and waste materials including debris, refuse and garbage; and
- (d)(4) that the modification of such height and setback to any applicable #bulk# regulations will not unduly obstruct the access of light and air to adjoining properties or public #streets#.
- (5) with regard to #sign# modifications:
 - (i) a signage plan has been submitted showing the location, size, height, and illumination of all #signs# on the #zoning lot#;
 - (ii) the modifications are consistent with the amount and location of commercial life sciences laboratories that the Commission finds appropriate on the #zoning lot#; and
 - (iii) #illuminated signs#, if provided:
 - (a) utilize an illumination type, and are located and oriented in a manner so as to minimize any negative effects on nearby

residences; and

(b) do not alter the essential character of the adjacent area.

(d) Additional requirements

- (1) To minimize traffic congestion in the area, the Commission shall require the provision of off-street loading berths conforming to the requirements set forth in Section 36-62 (Required Accessory Off-street Loading Berths) for commercial uses.
- (2) The Commission may also require the provision of accessory off-street parking facilities to prevent the creation of traffic congestion caused by the curb parking of vehicles generated by such use. The size and location of such parking, bicycle parking, and loading facilities shall comply with the applicable provisions of Section 36-00, inclusive.
- (3) All applications for the grant of a special permit pursuant to this Section shall be referred to the Commissioner of Health of the City of New York or its successor for a report and recommendations on matters relating to health, safety and general welfare of the public with regard to the proposed facility. If the report is received within 45 days from the date of referral, the Commission shall, in its determination, give due consideration to the report and its recommendations. If such agency does not report within 45 days, the Commission may make a final determination without reference thereto.

In order to promote and protect the public health, safety and general welfare, the City Planning Commission may impose additional conditions and safeguards and more restrictive performance standards where necessary.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

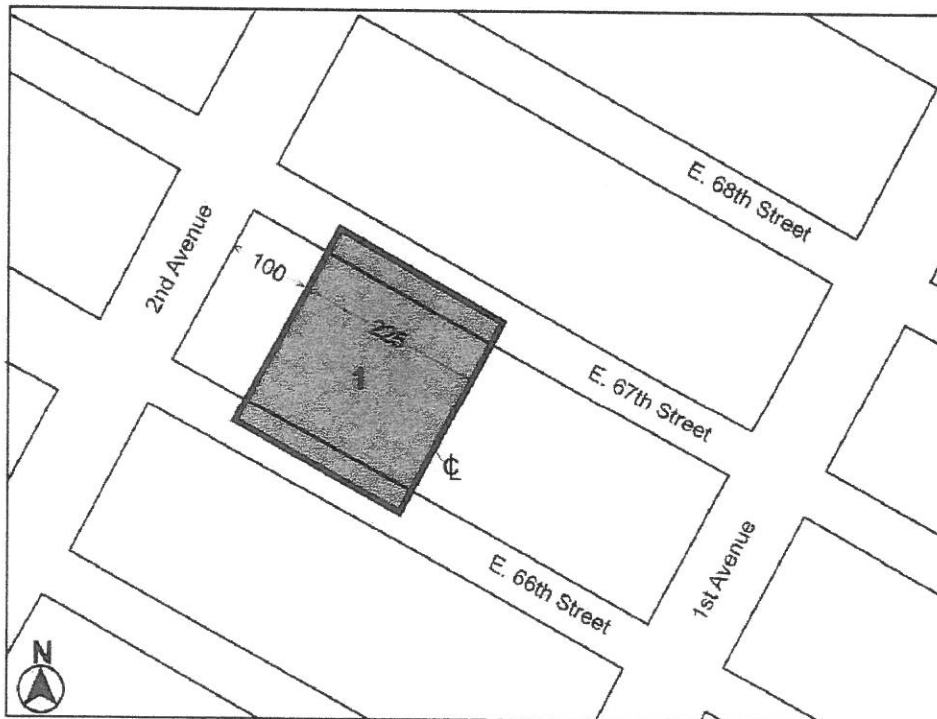
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Manhattan Community District 8

* * *

Map 1 [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))

Area 1 - [date of adoption] - MIH Program Option 1 and Option 2

Portion of Community District 8, Manhattan

* * *

The above resolution (N 210352 ZRM), duly adopted by the City Planning Commission on September 22, 2021 (Calendar No. 24), is filed with the Speaker, City Council, and Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*
DAVID BURNEY, ALLEN P. CAPPELLI, ESQ.,
RICHARD W. EADDY, HOPE KNIGHT, ORLANDO MARIN,
LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*

ALFRED C. CERULLO, III, ANNA HAYES LEVIN, *Commissioners, VOTING NO*

EXHIBIT A

TO THE DECLARATION OF THE 301 EAST 66TH STREET CONDOMINIUM
DESCRIPTION OF THE LAND

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 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 easterly side of Second Avenue and the northerly side of East 66th Street;

RUNNING THENCE northerly along the easterly side of Second Avenue, 200 feet 10 inches to the corner formed by the intersection of the southerly side of East 67th Street and said easterly side of Second Avenue;

THENCE easterly along the southerly side of East 67th Street, 100 feet;

THENCE southerly parallel with the easterly side of Second Avenue, 200 feet and 10 inches to the northerly side of East 66th Street; and

THENCE westerly along the northerly side of East 66th Street, 100 feet to the point or place of BEGINNING.

Said premises being known as and by street number 301 East 66th Street.

EXHIBIT B

TO THE DECLARATION OF THE 301 EAST 66TH STREET CONDOMINIUM

DESCRIPTION OF THE UNITS

<u>Unit Designation</u>	<u>Tax Lot No.</u>	<u>Location in Portion of Building</u>	<u>Approx. Area in Sq. Ft.</u>	<u>Common Elements to Which Unit has Immediate Access</u>	<u>Percentage of Common Interest</u>
Garage	1001	Cellar and ramp adjacent to easterly lot line	13,344	Sidewalk Fire Passage	5.76%
Commercial	1002	First story and cellar	13,389	Sidewalk Elevators, Public Hallway in Cellar, Fire Passage	5.79%
Professional	1003	First story (Apartments)	822	Sidewalk	.38%

Residential

Residential Units shall generally have access to the Residential Limited Common Elements, and specifically those Residential Units with balconies or terraces adjacent thereto and with exclusive access thereto shall have immediate access to such terraces or balconies as Individual Residential Limited Common Elements, all of the foregoing subject to the terms of this Declaration, the By-Laws and the Floor Plans.

<u>Unit Designation</u>	<u>Tax Lot No.</u>	<u>Location in Portion of Building</u>	<u>Approximate Area in Square Feet</u>	<u>Common Elements to Which Unit has Immediate Access</u>	<u>Approximate S.F. Terrace and/or Balcony</u>	<u>Percentage of Common Interest</u>
2A	1004	S/W	465.00	Stairs, Corridor Elevators		0.20384
2B	1005	N/W	692.00	Stairs, Corridor Elevators		0.33004
2C	1006	N/W	810.00	Stairs, Corridor Elevators		0.36757
2D	1007	N/W/C	1,255.00	Stairs, Corridor Elevators	69 Sq. Ft.	0.59864
2E	1008	N/E/C	1,210.00	Stairs, Corridor Elevators	69 Sq. Ft.	0.59533
2F	1009	N/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft.	0.42202

Unit Designation	Tax Lot No.	Location in Portion of Building	Approximate Area in Square Feet	Common Elements to Which Unit has Immediate Access	Approximate S.F. Terrace and/or Balcony	Percentage of Common Interest
2G	1010	N/E	885.00	Stairs, Corridor Elevators	37 Sq. Ft.	0.39921
2H	1011	S/W	885.00	Stairs, Corridor Elevators	37 Sq. Ft.	0.39921
2J	1012	S/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft.	0.42202
2K	1013	S/E/C	1,210.00	Stairs, Corridor Elevators	69 Sq. Ft.	0.59459
2L	1014	S/W/C	1,285.00	Stairs, Corridor Elevators	69 Sq. Ft.	0.59312
2M	1015	S/W	865.00	Stairs, Corridor Elevators		0.40326
2N/P			1,155.00			0.00000
3A	1016	S/W	465.00	Stairs, Corridor Elevators		0.20531
3B	1017	N/W	692.00	Stairs, Corridor Elevators		0.33188
3C	1018	N/W	810.00	Stairs, Corridor Elevators		0.36978
3D	1019	N/W/C	1,255.00	Stairs, Corridor Elevators		0.60121
3E	1020	N/E/C	1,210.00	Stairs, Corridor Elevators		0.60268
3F	1021	N/E	945.00	Stairs, Corridor Elevators		0.43196
3G	1022	N/E	885.00	Stairs, Corridor Elevators		0.40915
3H	1023	S/W	885.00	Stairs, Corridor Elevators		0.40915
3J	1024	S/E	945.00	Stairs, Corridor Elevators		0.43196
3K	1025	S/E/C	1,210.00	Stairs, Corridor Elevators		0.60121
3L	1026	S/W/C	1,285.00	Stairs, Corridor Elevators		0.60121
3M	1027	S/W	865.00	Stairs, Corridor Elevators		0.41467
3N	1028	S/W	690.00	Stairs, Corridor Elevators		0.33188
3P	1029	S/W	465.00	Stairs, Corridor Elevators		0.20531
4A	1030	S/W	465.00	Stairs, Corridor Elevators		0.20678
4B	1031	N/W	692.00	Stairs, Corridor Elevators		0.33372
4C	1032	N/W	810.00	Stairs, Corridor Elevators		0.37198
4D	1033	N/W/C	1,255.00	Stairs, Corridor Elevators		0.60379
4E	1034	N/E/C	1,210.00	Stairs, Corridor Elevators		0.60599
4F	1035	N/E	945.00	Stairs, Corridor Elevators		0.43454
4G	1036	N/E	885.00	Stairs, Corridor Elevators		0.41172
4H	1037	S/W	885.00	Stairs, Corridor Elevators		0.41172
4J	1038	S/E	945.00	Stairs, Corridor Elevators		0.43454
4K	1039	S/E/C	1,210.00	Stairs, Corridor Elevators		0.60379
4L	1040	S/W/C	1,285.00	Stairs, Corridor Elevators		0.60379
4M	1041	S/W	865.00	Stairs, Corridor Elevators		0.41687
4N	1042	S/W	690.00	Stairs, Corridor Elevators		0.33372
4P	1043	S/W	465.00	Stairs, Corridor Elevators		0.20678

Unit Designation	Tax Lot No.	Location in Portion of Building	Approximate Area in Square Feet	Common Elements to Which Unit has Immediate Access	Approximate S.F. Terrace and/or Balcony	Percentage of Common Interest
5A	1044	S/W	465.00	Stairs, Corridor Elevators		0.20825
5B	1045	N/W	692.00	Stairs, Corridor Elevators		0.33556
5C	1046	N/W	810.00	Stairs, Corridor Elevators		0.37419
5D	1047	N/W/C	1,255.00	Stairs, Corridor Elevators		0.60489
5E	1048	N/E/C	1,210.00	Stairs, Corridor Elevators		0.6093
5F	1049	N/E	945.00	Stairs, Corridor Elevators		0.43711
5G	1050	N/E	885.00	Stairs, Corridor Elevators		0.4143
5H	1051	S/W	885.00	Stairs, Corridor Elevators		0.4143
5J	1052	S/E	945.00	Stairs, Corridor Elevators		0.43711
5K	1053	S/E/C	1,210.00	Stairs, Corridor Elevators		0.60489
5L	1054	S/W/C	1,285.00	Stairs, Corridor Elevators		0.60636
5M	1055	S/W	865.00	Stairs, Corridor Elevators		0.41908
5N	1056	S/W	690.00	Stairs, Corridor Elevators		0.33556
5P	1057	S/W	465.00	Stairs, Corridor Elevators		0.20825
6A	1058	S/W	465.00	Stairs, Corridor Elevators		0.20972
6B	1059	N/W	692.00	Stairs, Corridor Elevators		0.3374
6C	1060	N/W	810.00	Stairs, Corridor Elevators		0.3764
6D	1061	N/W/C	1,255.00	Stairs, Corridor Elevators	42 Sq. Ft	0.61261
6E/F	1062	N/E/C	2,155.00	Stairs, Corridor Elevators	79 Sq. Ft	1.07806
6G	1063	N/E	885.00	Stairs, Corridor Elevators	37 Sq. Ft	0.42055
6H	1064	S/W	885.00	Stairs, Corridor Elevators	37 Sq. Ft	0.42055
6J	1065	S/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft	0.43969
6K	1066	S/E/C	1,210.00	Stairs, Corridor Elevators	42 Sq. Ft	0.61261
6L	1067	S/W/C	1,285.00	Stairs, Corridor Elevators	42 Sq. Ft	0.61261
6M	1068	S/W	865.00	Stairs, Corridor Elevators		0.42129
6N	1069	S/W	690.00	Stairs, Corridor Elevator		0.3374
6P	1070	S/W	465.00	Stairs, Corridor Elevators		0.20972
7A	1071	S/W	465.00	Stairs, Corridor Elevators		0.21487
7B	1072	N/W	692.00	Stairs, Corridor Elevators		0.34292
7C	1073	N/W	810.00	Stairs, Corridor Elevators		0.38597
7D	1074	N/W/C	1,255.00	Stairs, Corridor Elevators	42 Sq. Ft.	0.61887
7E	1075	N/E/C	1,210.00	Stairs, Corridor Elevators	42 Sq. Ft.	0.61961
7F	1076	N/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft	0.44594
7G	1077	N/E	885.00	Stairs, Corridor Elevators	37 Sq. Ft	0.42313

Unit Designation	Tax Lot No.	Location in Portion of Building	Approximate Area in Square Feet	Common Elements to Which Unit has Immediate Access	Approximate S.F. Terrace and/or Balcony	Percentage of Common Interest
7H	1078	S/W	885.00	Stairs, Corridor Elevators	37 Sq. Ft	0.42313
7J	1079	S/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft	0.44594
7K	1080	S/E/C	1,210.00	Stairs, Corridor Elevators	42 Sq. Ft	0.61887
7L	1081	S/W/C	1,285.00	Stairs, Corridor Elevators	42 Sq. Ft	0.61887
7M	1082	S/W	865.00	Stairs, Corridor Elevators		0.43932
7N	1083	S/W	690.00	Stairs, Corridor Elevators		0.34292
7P	1084	S/W	465.00	Stairs, Corridor Elevators		0.21487
8A	1085	S/W	465.00	Stairs, Corridor Elevators		0.21708
8B	1086	N/W	692.00	Stairs, Corridor Elevators		0.34549
8C	1087	N/W	810.00	Stairs, Corridor Elevators		0.38891
8D	1088	N/W/C	1,255.00	Stairs, Corridor Elevators	42 Sq. Ft	0.62218
8E	1089	N/E/C	1,210.00	Stairs, Corridor Elevators	42 Sq. Ft	0.62292
8F	1090	N/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft	0.44888
8G	1091	N/E	885.00	Stairs, Corridor Elevators	37 Sq. Ft	0.42607
8H	1092	S/W	885.00	Stairs, Corridor Elevators	37 Sq. Ft	0.42607
8J	1093	S/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft	0.44888
8K	1094	S/E/C	1,210.00	Stairs, Corridor Elevators	42 Sq. Ft	0.62218
8L	1095	S/W/C	1,285.00	Stairs, Corridor Elevators	42 Sq. Ft	0.62218
8M	1096	S/W	865.00	Stairs, Corridor Elevators		0.44226
8N	1097	S/W	690.00	Stairs, Corridor Elevators		0.34549
8P	1098	S/W	465.00	Stairs, Corridor Elevators		0.21708
9A	1099	S/W	465.00	Stairs, Corridor Elevators		0.21929
9B	1100	N/W	692.00	Stairs, Corridor Elevators		0.34807
9C	1101	N/W	770.00	Stairs, Corridor Elevators	41 Sq. Ft	0.37897
9D	1102	N/W/C	1,140.00	Stairs, Corridor Elevators	156 Sq. Ft.	0.58575
9E	1103	N/E/C	1,210.00	Stairs, Corridor Elevators	42 Sq. Ft	0.62623
9F	1104	N/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft	0.45183
9G	1105	N/E	885.00	Stairs, Corridor Elevators	37 Sq. Ft	0.42902
9H	1106	S/W	885.00	Stairs, Corridor Elevators	37 Sq. Ft	0.42902
9J	1107	S/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft	0.45183
9K	1108	S/E/C	1,210.00	Stairs, Corridor Elevators	42 Sq. Ft	0.62549
9L	1109	S/W/C	1,175.00	Stairs, Corridor Elevators	160 Sq. Ft	0.58575
9M	1110	S/W	865.00	Stairs, Corridor Elevators		0.4452
9N	1111	S/W	690.00	Stairs, Corridor Elevators		0.34807
9P	1112	S/W	465.00	Stairs, Corridor Elevators		0.21929

Unit Designation	Tax Lot No.	Location in Portion of Building	Approximate Area in Square Feet	Common Elements to Which Unit has Immediate Access	Approximate S.F. Terrace and/or Balcony	Percentage of Common Interest
10A	1113	S/W	465.00	Stairs, Corridor Elevators		0.2215
10B	1114	N/W	692.00	Stairs, Corridor Elevators		0.35064
10C	1115	N/W	770.00	Stairs, Corridor Elevators		0.3764
10D	1116	N/W/C	1,140.00	Stairs, Corridor Elevators	42 Sq. Ft	0.57215
10E	1117	N/E/C	1,210.00	Stairs, Corridor Elevators	42 Sq. Ft	0.62954
10F	1118	N/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft	0.45477
10G	1119	N/E	885.00	Stairs, Corridor Elevators	37 Sq. Ft	0.43196
10H	1120	S/W	885.00	Stairs, Corridor Elevators	37 Sq. Ft	0.43196
10J	1121	S/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft	0.45477
10K	1122	S/E/C	1,210.00	Stairs, Corridor Elevators	42 Sq. Ft	0.6288
10L	1123	S/W/C	1,175.00	Stairs, Corridor Elevators	42 Sq. Ft	0.57215
10M	1124	S/W	865.00	Stairs, Corridor Elevators		0.44814
10N	1125	S/W	690.00	Stairs, Corridor Elevators		0.35064
10P	1126	S/W	465.00	Stairs, Corridor Elevators		0.2215
11A	1127	S/W	465.00	Stairs, Corridor Elevators		0.22408
11B	1128	N/W	692.00	Stairs, Corridor Elevators		0.35359
11C/D	1129	N/W	1,710.00	Stairs, Corridor Elevators	247 Sq. Ft	0.87974
11E	1130	N/E/C	1,210.00	Stairs, Corridor Elevators	42 Sq. Ft	0.63322
11F	1131	N/E	945.00	Stairs, Corridor Elevators	42 Sq. Ft	0.45808
11G	1132	N/E	885.00	Stairs, Corridor Elevators	37 Sq. Ft	0.43527
11H	1133	S/W	885.00	Stairs, Corridor Elevators	37 Sq. Ft	0.43527
11J	1134	S/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft	0.45808
11K	1135	S/E/C	1,210.00	Stairs, Corridor Elevators	37 Sq. Ft	0.63248
11L	1136	S/W/C	1,020.00	Stairs, Corridor Elevators	179 Sq. Ft	0.49193
11M	1137	S/W	825.00	Stairs, Corridor Elevators	77 Sq. Ft	0.43086
11N	1138	S/W	690.00	Stairs, Corridor Elevators		0.35359
11P	1139	S/W	465.00	Stairs, Corridor Elevators		0.22408
12A	1140	S/W	465.00	Stairs, Corridor Elevators		0.22665
12B	1141	N/W	692.00	Stairs, Corridor Elevators		0.35653
12C	1142	N/W	740.00	Stairs, Corridor Elevators		0.38854
12D	1143	N/W/C	970.00	Stairs, Corridor Elevators		0.46728
12E	1144	N/E/C	1,210.00	Stairs, Corridor Elevators	42 Sq. Ft	0.6369
12F	1145	N/E	945.00	Stairs, Corridor Elevators	42 Sq. Ft	0.46139
12G	1146	N/E	885.00	Stairs, Corridor Elevators	37 Sq. Ft	0.43858
12H	1147	S/W	885.00	Stairs, Corridor Elevators	37 Sq. Ft	0.43858

Unit Designation	Tax Lot No.	Location in Portion of Building	Approximate Area in Square Feet	Common Elements to Which Unit has Immediate Access	Approximate S.F. Terrace and/or Balcony	Percentage of Common Interest
12J	1148	S/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft	0.46139
12K	1149	S/E/C *	1,210.00	Stairs, Corridor Elevators	37 Sq. Ft	0.63616
12L	1150	S/W/C	1,020.00	Stairs, Corridor Elevators	42 Sq. Ft	0.47648
12M	1151	S/W	825.00	Stairs, Corridor Elevators		0.42239
12N	1152	S/W	690.00	Stairs, Corridor Elevators		0.35653
12P	1153	S/W	465.00	Stairs, Corridor Elevators		0.22665
14A	1154	S/W	465.00	Stairs, Corridor Elevators		0.22923
14B	1155	N/W	692.00	Stairs, Corridor Elevators		0.35948
14C	1156	N/W	565.00	Stairs, Corridor Elevators	47 Sq. Ft	0.30392
14D	1157	N/W/C	935.00	Stairs, Corridor Elevators	207 Sq. Ft	0.47722
14E	1158	N/E/C	1,210.00	Stairs, Corridor Elevators	42 Sq. Ft	0.64058
14F	1159	N/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft	0.4647
14G	1160	N/E	885.00	Stairs, Corridor Elevators	37 Sq. Ft	0.44189
14H	1161	S/W	885.00	Stairs, Corridor Elevators	37 Sq. Ft	0.44189
14J	1162	S/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft	0.4647
14K	1163	S/E/C	1,210.00	Stairs, Corridor Elevators	42 Sq. Ft	0.63985
14L/M	1164	S/W/C	1,635.00	Stairs, Corridor Elevators	259 Sq. Ft	0.88158
14N	1165	S/W	690.00	Stairs, Corridor Elevators		0.35948
14P	1166	S/W	465.00	Stairs, Corridor Elevators		0.22923
15A	1167	S/W	465.00	Stairs, Corridor Elevators		0.2318
15B	1168	N/W	692.00	Stairs, Corridor Elevators		0.36242
15C	1169	N/W	565.00	Stairs, Corridor Elevators		0.29877
15D	1170	N/W/C	905.00	Stairs, Corridor Elevators	42 Sq. Ft.	0.443
15E	1171	N/E/C	1,210.00	Stairs, Corridor Elevators	42 Sq. Ft.	0.64426
15F	1172	N/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft	0.45698
15G	1173	N/E	885.00	Stairs, Corridor Elevators		0.41099
15H	1174	S/W	885.00	Stairs, Corridor Elevators		0.41099
15J	1175	S/E	945.00	Stairs, Corridor Elevators	37 Sq. Ft	0.45698
15K	1176	S/E/C	1,210.00	Stairs, Corridor Elevators	42 Sq. Ft	0.64353
15L	1177	S/W/C	835.00	Stairs, Corridor Elevators	42 Sq. Ft	0.43858
15M	1178	S/W	765.00	Stairs, Corridor Elevators		0.40399
15N	1179	S/W	690.00	Stairs, Corridor Elevators		0.36242
15P	1180	S/W	465.00	Stairs, Corridor Elevators		0.2318
16A	1181	S/W	835.00	Stairs, Corridor Elevators	160 Sq. Ft	0.4809
16B	1182	N/W	660.00	Stairs, Corridor Elevators	110 Sq. Ft.	0.37125

<u>Unit Designation</u>	<u>Tax Lot No.</u>	<u>Location in Portion of Building</u>	<u>Approximate Area in Square Feet</u>	<u>Common Elements to Which Unit has Immediate Access</u>	<u>Approximate S.F. Terrace and/or Balcony</u>	<u>Percentage of Common Interest</u>
16C	1183	N/W/C	1,200.00	Stairs, Corridor Elevators	260 Sq. Ft.	0.65456
16D	1184	N/E/C	1,235.00	Stairs, Corridor Elevators	65 Sq. Ft	0.63469
16E	1185	N/E	755.00	Stairs, Corridor Elevators	100 Sq. Ft	0.39333
16F	1186	N/E	795.00	Stairs, Corridor Elevators	40 Sq. Ft	0.40658
16G	1187	N/S/W	795.00	Stairs, Corridor Elevators	40 Sq. Ft	0.40658
16H	1188	S/E	755.00	Stairs, Corridor Elevators	100 Sq. Ft	0.39333
16J	1189	S/E/C	1,205.00	Stairs, Corridor Elevators	65 Sq. Ft	0.62182
16K	1190	S/W/C	1,335.00	Stairs, Corridor Elevators		0.75832
16L	1191	S/W	461.00	Stairs, Corridor Elevators		0.2307
17A	1192	S/W	835.00	Stairs, Corridor Elevators		0.4636
17B	1193	N/W	660.00	Stairs, Corridor Elevators		0.35874
17C	1194	N/W/C	1,110.00	Stairs, Corridor Elevators	110 Sq. Ft	0.567
17D	1195	N/E/C	1,170.00	Stairs, Corridor Elevators	40 Sq. Ft	0.62219
17E	1196	N/E	545.00	Stairs, Corridor Elevators	105 Sq. Ft	0.30356
17F	1197	N/E	820.00	Stairs, Corridor Elevators	105 Sq. Ft	0.42865
17G	1198	S/W	820.00	Stairs, Corridor Elevators	105 Sq. Ft	0.42865
17H	1199	S/E	545.00	Stairs, Corridor Elevators	105 Sq. Ft	0.30356
17J	1200	S/E/C	1,170.00	Stairs, Corridor Elevators	40 Sq. Ft	0.60894
17K	1201	S/W/C	1,235.00	Stairs, Corridor Elevators	110 Sq. Ft	0.68179
17L	1202	S/W	461.00	Stairs, Corridor Elevators		0.22335
						88.07000