

## **CERTIFICATE OF RESOLUTION**

I, Anthony Barrett, as Secretary of the Board of Managers of 301 East 66<sup>th</sup> Street Condominium Corp., a domestic corporation organized and existing under the State of New York, do hereby certify that at a special meeting of the Unit Owners as defined hereinafter, duly held on the 20th day of October, 2021 at which a quorum was present and acting throughout, the following Resolution was duly adopted by a majority of the Unit Owners as defined hereinafter including, but not limited to, 301 East 66th Street Associates Limited Partnership, 301/66 Owners Corp. and 301 East 66 LLC, which three entities collectively own fee title, of record, to more than eighty (80%) percent of the Condominium Units as defined hereinafter, and to over an eighty (80%) percent undivided interest in the Condominium's Common Elements as defined hereinafter, and is not in conflict with any provisions in the Certificate of Incorporation of said Corporation and is in accordance with the provisions of its By-Laws:

**WHEREAS**, 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 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**"), and

**WHEREAS**, 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; and

**WHEREAS**, 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**"); and

**WHEREAS**, a description of the Condominium Units is set forth in Exhibit B to the Amended Declaration; and

**WHEREAS**, 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 area of the land included in changes proposed in the resolutions/ULURP applications C210353 ZSM filed by New York Blood Center, Inc. pursuant to Sections 197-c and 201 of the New York City Charter, C210351 ZMM filed by New York Blood Center, Inc. pursuant to Sections 197-c and 201 of the New York City Charter and N210352 ZRM filed by New York Blood Center, Inc. pursuant to Section 201 of the New York City Charter (collectively "**NY Blood Center Resolutions**"), and

**WHEREAS**, as of October 20, 2021 and 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, and

**WHEREAS**, 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, and

**WHEREAS**, 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; and

**WHEREAS**, 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; and

**WHEREAS**, 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; and

**WHEREAS**, the majority of Unit Owners of the Condominium believe that the approval by the New York City Planning Commission of the NY Blood Center Resolutions which have been filed with the New York City Council, is not in the best interests of the Condominium and deem it necessary and appropriate to consent 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 NY Blood Center Resolutions 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.

**NOW THEREFORE, BE IT**

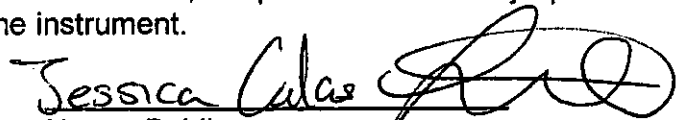
**RESOLVED** that the Unit Owners of the Condominium hereby consent to the execution and acknowledgement of a protest pursuant to §200 subd. (a)(3) of the New York City Charter against the NY Blood Center Resolutions and for same to be presented to the New York City Clerk.

**IN WITNESS WHEREOF**, I have hereunto set my name and seal of the Corporation this 4th day of November, 2021.

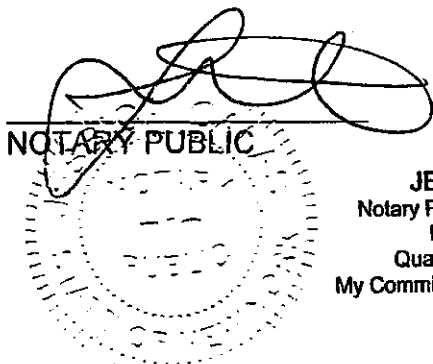
  
\_\_\_\_\_  
Anthony Barrett, as Secretary

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

On the 4th day of November, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony Barrett, personally known to me or proved to me on the basis of satisfactory evidence to be the person 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 person or the entity upon behalf of which the person acted executed the instrument.

  
\_\_\_\_\_  
Notary Public

Sworn to before me this  
4th day of November, 2021



**JESSICA CALAS**  
Notary Public - State of New York  
No. 01CA6398861  
Qualified in Bronx County  
My Commission Expires Oct. 07, 2023