

SECOND MODIFICATION OF DECLARATION

SECOND MODIFICATION OF DECLARATION (this "Modification") made as of the 21st day of October, 2015 by HAMILTON PLAZA ASSOCIATES, a New York limited partnership, having an address c/o Goodrich Management, LLC, 560 Sylvan Avenue, Suite 2100, Englewood Cliffs, New Jersey 07632 (the "Declarant").

WITNESSETH

WHEREAS, Declarant is the owner of certain real property located in the County of Kings, City and State of New York, consisting of the parcel located at 1-37 12th Street, Brooklyn New York and shown on the Tax Map of the City of New York for the Borough of Brooklyn as Block 1007, Lot 172, and Block 1025, Lots 1, 16, 18, 20, and 200, which real property is more particularly described in Exhibit A annexed hereto (the "Modified Subject Property"); and

WHEREAS, First American Title Insurance Company, by its agent, EAM Land Services, Inc. (the "Title Company") has certified in a certification attached hereto as Exhibit B and made a part hereof, that as of September 2, 2015, that Declarant is the fee owner, among the other parties-in-interest (as defined in the definition of "zoning lot" set forth in Section 12-10 of the Zoning Resolution of the City of New York, as amended, hereinafter referred to as the "Zoning Resolution") in the Modified Subject Property, and is the only party required to execute this Modification; and

WHEREAS, Declarant, as the fee owner of the Modified Subject Property, has executed this Modification; and

WHEREAS, a predecessor of Declarant submitted an application designated No. C 760044 ZSK for a special permit to permit a supermarket over 10,000 square feet in an M1-1 zoning district, which action was approved by the City Planning Commission on May 16, 1977 and modified by the Board of Estimate ("BOE") on June 23, 1977 (the "Original Special Permit"); and

WHEREAS, among other things, the BOE modified the Original Special Permit to add a restriction that "any uses on the 3rd and 4th floors [of the supermarket building on the Modified Subject Property], other than office and warehousing uses shall only be allowed by written authorization of the City upon recommendation by the City Planning Commission and final approval by the Board of Estimate, after consultation with the community, including local merchants"; and

WHEREAS, a predecessor of Declarant executed a declaration, dated July 28, 1977 and recorded in the Office of the New York City Register, Kings County on October 21, 1977, in Reel 952, Page 1344, which included the above-referenced BOE restriction, among others (the "Original Declaration"); and

WHEREAS, the Original Special Permit expired and a new special permit, designated No. C 780389 ZSK, was approved by the City Planning Commission on March 5, 1979 and by the BOE on March 22, 1979, effectively replacing the Original Special Permit (the "Special Permit"); and

WHEREAS, in connection with an application designated No. M 780389 ZSK for a modification to the Special Permit, to update the site plan and relocate 44 of the off-street parking spaces thereby reducing the parking requirement to 362 spaces, which action was approved by the City Planning Commission, only, on October 13, 1981, a predecessor of Declarant executed a modification to the Original Declaration, dated October 2, 1981 and recorded in the Office of the New York City Register, Kings County on November 25, 1981, in Reel 1280, Page 1448 (the "Modified Declaration", together with the Original Declaration, the "Declaration"); and

WHEREAS, this Second Modification of Declaration alters the restrictions, covenants, and agreements of the Declaration solely in relation to the Modified Subject Property; and

WHEREAS, Paragraph 7 of the Original Declaration provides that the Declaration may not be amended or cancelled without the approval of the City Planning Commission and the BOE, the successor to which is the City Council; and

WHEREAS, Declarant submitted an application, dated August 4, 2015 and designated No. M 780389(B) ZSK for further modification of the Special Permit and cancellation of the Declaration with respect to its application to the Modified Subject Property, to facilitate a change of use and enlargement of the 3rd floor by adding a 2,364 square foot mezzanine within the existing building located at the Modified Subject Property (collectively, the "Proposed Action"); and

WHEREAS, as a condition of approving the Proposed Action, the City Council is requiring the Declaration to be further modified and not canceled.

NOW, THEREFORE, Declarant does hereby declare as follows:

- (1) With respect to the Modified Subject Property, the Declaration is hereby modified as provided for hereinbelow. The Declaration shall remain in effect with respect to the properties identified therein and as modified herein.
- (2) Paragraph number two (#2) of the Original Declaration is hereby deleted and replaced with the following:

The Declarant covenants that any uses on the third and fourth floors of the Modified Subject Property other than the following:

- a) office;
- b) warehouse;
- c) physical culture or health establishment uses (may occupy both floors); and
- d) Use Group 6 uses as defined in the Zoning Resolution, except no retail establishments may occupy more than one floor, and no eating and drinking establishments;

shall only be permitted by written authorization of the City Council, upon recommendation by the City Planning Commission after consultation with the community, including local merchants.

- (3) Paragraph number 3 of the Original Declaration is hereby deleted and replaced with the following:

The Declarant covenants that the Modified Subject Property shall be developed in accordance with the following plans, including notes on such plans, prepared by Urban Matrix Architecture and Planning, P.C., annexed hereto as **Exhibit C** and made part hereof:

<u>Drawing Number</u>	<u>Title</u>	<u>Date of last revision</u>
ZD-100	Zoning Calculations	8/6/15
ZD-101	Zoning Lot Site Plan	7/31/15
ZD-102	Ground Floor Plan	7/31/15
ZD-103	2 nd Floor Plan	7/31/15
ZD-104	3 rd Floor Plan	7/31/15
ZD-105	3 rd Floor Mezzanine Plan	7/31/15
ZD-106	4 th Floor Plan	7/31/15
ZD-107	Building Sections	7/31/15
ZD-108	Building Elevations	7/31/15

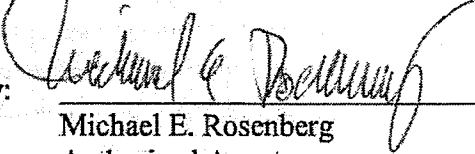
- (4) This Modification shall not be effective until it has been filed for recording in the Office of the City Register, Kings County.
- (5) The Declarant covenants that the Original Declaration and the Modified Declaration are in all other respects unmodified.

[Signature Page Follows]

IN WITNESS WHEREOF, Declarant has caused this Modification to be signed as of the date first set forth above.

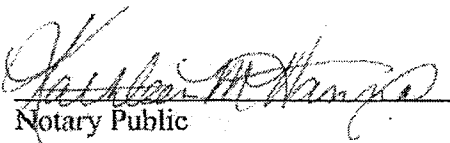
Declarant:

HAMILTON PLAZA ASSOCIATES,
a New York limited partnership

By: 
Michael E. Rosenberg
Authorized Agent

State of New Jersey)
) ss.
County of Bergen)

On the 21st day of October in the year 2015 before me, the undersigned, personally appeared Michael E. Rosenberg 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 upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

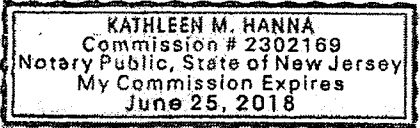


Exhibit A

Legal Description of the Modified Subject Property

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, being bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northwesterly side of Hamilton Place with the southwesterly side of 12th Street;

RUNNING THENCE northwesterly along the southwesterly side of 12th Street, a distance of 82.00 feet;

THENCE northeasterly parallel with Second Avenue, a distance of 293.00 feet to the center line of canal also known as 11th Street Basin (60 feet wide);

THENCE northwesterly along said center line a distance of 375.75 feet to Gowanus Canal, authorized – 100 feet wide – by Chapter 79, Laws of 1849;

THENCE southwesterly along Gowanus Canal a distance of 467.43 feet to the easterly side of Hamilton Avenue;

THENCE southerly along the easterly side of Hamilton Avenue, a distance of 189.50 feet;

THENCE easterly at a right angle to the easterly side of Hamilton Avenue a distance of 21.74 feet to the former southwesterly side of 13th Street;

THENCE along the former southwesterly side of 13th Street and at a right angle to the northwesterly side of Hamilton Avenue a distance of 285.80 feet to the northwesterly side of Hamilton Place;

THENCE northeasterly along the northwesterly side of Hamilton Place, a distance of 257.00 feet to the above referenced corner, the point or place of BEGINNING.

Exhibit B

[Certification of Parties-in-Interest on next page]

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 18, 1977

FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF NEW YORK AND HAVING ITS PRINCIPAL OFFICE AT 633 THIRD AVENUE, NEW YORK, NY 10017-3803, BY ITS AGENT **EAM LAND SERVICES, INC.**, 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 **HAMILTON PLAZA ASSOCIATES, L.P.**, 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:

NAME AND ADDRESSNATURE OF INTEREST

HAMILTON PLAZA ASSOCIATES, L.P.
 C/O SHERILU MANAGEMENT CORP. 172
 560 SYLVAN AVENUE, SUITE 200
 ENGLEWOOD CLIFFS, NY 07632

OWNER OF BLOCK 1007 LOT 172 AND
 BLOCK 1025 LOTS 1, 16, 18, 20 AND 200

JPMORGAN CHASE BANK
 270 PARK AVENUE
 NEW YORK, NY 10017

HOLDER OF MORTGAGE ON BLOCK 1007 LOT 172
 BLOCK 1025 LOTS 1, 16, 18, 20 AND 200

BANK OF AMERICA, N.A.
 100 FEDERAL STREET
 BOSTON, MA 02110

HOLDER OF MORTGAGE ON BLOCK 1007 LOT 172

WILMINGTON TRUST COMPANY
 RODNEY SQUARE NORTH, 1100 NORTH MARKET STREET
 WILMINGTON, DE 19890

HOLDER OF MORTGAGE ON BLOCK 1007 LOT 172

U.S. BANK NATIONAL ASSOCIATION
 100 WALL STREET
 NEW YORK, NY 10005

HOLDER OF MORTGAGE ON BLOCK 1007 LOT 172

PEOPLES UNITED BANK
 250 PARK AVENUE
 NEW YORK, NY 10005

HOLDER OF MORTGAGE ON BLOCK 1007 LOT 172
 BLOCK 1025 LOTS 1, 16, 18, 20 AND 200

WELLS FARGO BANK, NATIONAL ASSOCIATION
 ONE BOSTON PLACE
 BOSTON, MA 02108

HOLDER OF MORTGAGE ON BLOCK 1007 LOT 172
 BLOCK 1025 LOTS 1, 16, 18, 20 AND 200

DUNKIN' DONUTS OF NEW YORK INC.
 P.O BOX 317
 RANDOLPH, MA 02368

LESSEE OF BLOCK 1007 LOT 172 AND
 BLOCK 1025 LOTS 1 AND 16

A&P REAL PROPERTY, LLC
 250 PARK AVENUE
 NEW YORK, NY 10005

LESSEE OF BLOCK 1007 LOT 172
 BLOCK 1025 LOTS 1, 16, 18, 20 AND 200

THE COWARD SHOE, INC.
 16 EAST 34TH STREET
 NEW YORK, NY

LESSEE OF BLOCK 1007 LOT 172
 BLOCK 1025 LOTS 1, 16, 18, 20 AND 200

THE SUBJECT TRACT OF LAND WITH RESPECT TO WHICH THE FOREGOING PARTIES ARE THE PARTIES IN INTEREST AS AFORESAID, IS KNOWN AS **BLOCK 1007 LOT 172, BLOCK 1025 LOTS 1, 16, 18, 20, AND 200** ON THE TAX MAP OF THE CITY OF NEW YORK, **KINGS COUNTY**, AND MORE IN SCHEDULE A (ATTACHED)

THAT THE SAID PREMISES ARE KNOWN AS AND BY THE FOLLOWING STREET ADDRESSES:

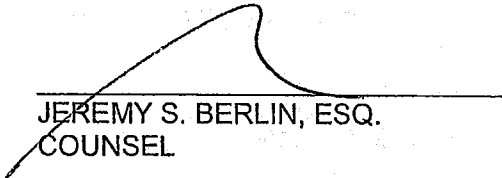
- **BLOCK 1007 LOT 172: 1-37 12TH STREET, BROOKLYN, NY**
 - **BLOCK 1025 LOT 1: NO # GOWANUS CANAL, BROOKLYN, NY**
 - **BLOCK 1025 LOT 16: 42 12TH STREET, BROOKLYN, NY**
 - **BLOCK 1025 LOT 18: NO # 12TH STREET, BROOKLYN, NY**
 - **BLOCK 1025 LOT 20: NO # HAMILTON PLACE, BROOKLYN, NY**
 - **BLOCK 1025 LOT 200: NO # HAMILTON PLACE, BROOKLYN, NY**
- ALL AS SHOWN IN THE ATTACHED DIAGRAM (SCHEDULE B)

NOTE: A ZONING LOT MAY OR MAY NOT COINCIDE WITH A LOT AS SHOWN ON THE OFFICIAL 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.

CERTIFIED THIS 2ND DAY OF SEPTEMBER, 2015 TO HAMILTON PLAZA ASSOCIATES, L.P. APPLICANT FOR THIS CERTIFICATION.

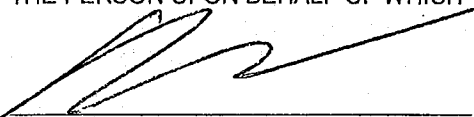
**FIRST AMERICAN TITLE
INSURANCE COMPANY
BY: EAM LAND SERVICES, INC.**



JEREMY S. BERLIN, ESQ.
COUNSEL

STATE OF NEW YORK)
) SS.:
COUNTY OF NASSAU)

ON THE 2ND DAY OF SEPTEMBER, 2015, BEFORE ME, PERSONALLY APPEARED JEREMY S. BERLIN PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO 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 - STATE OF NEW YORK

BRIAN MARUSCHAK
Notary Public, State of New York
No. 01MA6113126
Qualified in Queens County
Commission Expires July 19, 20 16

SCHEDULE A

DESCRIPTION OF PREMISES

Title No. **ALSS111418K**

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, being bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northwesterly side of Hamilton Place with the southwesterly side of 12th Street;

RUNNING THENCE northwesterly along the southwesterly side of 12th Street, a distance of 82.00 feet;

THENCE northeasterly parallel with Second Avenue, a distance of 293.00 feet to the center line of canal also known as 11th Street Basin (60 feet wide);

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THENCE northeasterly along the northwesterly side of Hamilton Place, a distance of 257.00 feet to the above referenced corner, the point or place of **BEGINNING**.

SCHEDULE B

DIAGRAM

Title No. ALSS111418K

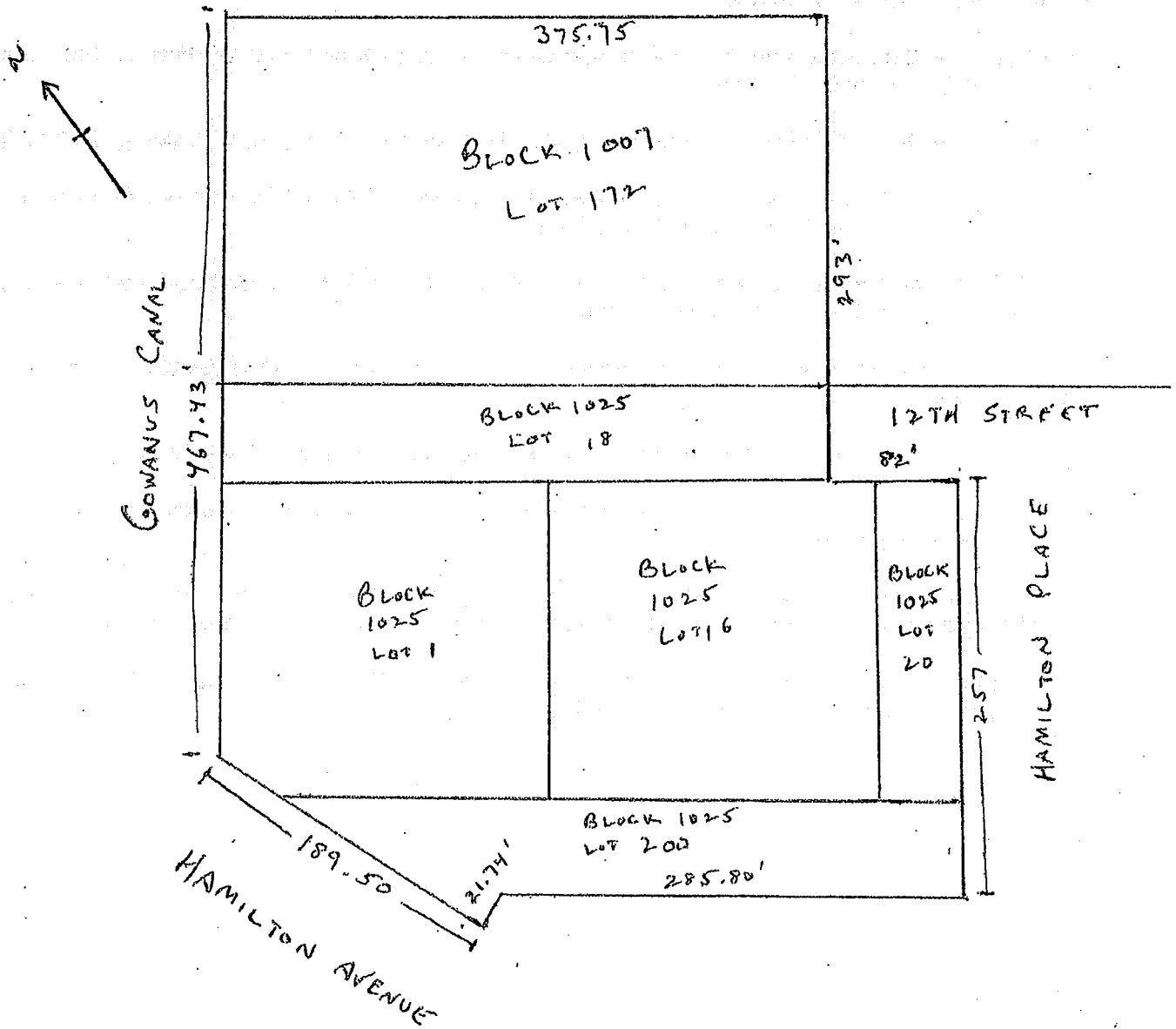


Exhibit C

[Plans on next page]

BlockID	1007	1025
LotID	172	1, 16, 18, 20, 200
Street Address	1-37 12 th Street	
Zoning District	M-2	
Community District	6	
Zoning Map No.	16d	
Zoning Ord. No.	221.946 SF (Waterfront Zoning Lot)	

- List of Required Actions:**
- Modification to the previously approved Special Permit and Restorative Declaration (C 780389 ZSK)
 - CPC Chair Certification for waterfront public access and visual corridor requirements pursuant to Section 62.811
 - Restorative Action:
 - Special Permit by the 65% (18d-1d-182) to allow the operation of a physical culture establishment (Petro Fitness) on the third floor

Zoning Section	Description	Required/Permitted	Existing to Remain	Proposed	Total	Notes/Comments
42-10	USIS	US 4-14 & 16-17	UG 6A, 6B & 16D	PCE	UG 6A, 6B, 16D & PCE	*Modification to the previously approved Special Permit and Restorative Declaration (C 780389 ZSK)
43-12	FAR	Commercial-2.0 Community Facility-4.8	0.31	0.01	0.32	Complies
44-21	FLOOR AREA	221,946 * 1.0 = 443,892 S.F.	111,093 S.F.	2,364 S.F.	113,457 S.F.	Complies *Modification to the previously approved Special Permit and Restorative Declaration (C 780389 ZSK)
44-21	ACCESSORY OFF-STREET PARKING	UG 6A = 1 per 300 S.F. (44,293 SF / 200) = 221 spaces UG 6B = 1 per 300 S.F. (88,496 SF / 200) = 130 spaces UG 16D = 1 per 2,000 S.F. or 1 per 3 Employees, whichever requires a lesser no. of spaces. 6 employees = 2 spaces Total Required = 354 Spaces Required Commercial Uses: UG 6A = 3 required First 8,000 = None Next 17,000 = 1 Next 15,000 = 1 Next 15,000 = 1 Next 40,000 = 1 Each additional: 150,000 or fraction thereof = 1 (44,200 S.F. = 3 berths) Commercial Uses: (UG 6B) = 1 required First 25,000 = None Next 75,000 = 1 Next 200,000 = 1 Each additional: 300,000 or fraction thereof = 1 80,388 S.F. = 1 Berth Warehouse (UG 16D) = 2 required Next 17,000 = 1 Next 15,000 = 1 Next 20,000 = 1 Each additional: 80,000 or fraction thereof = 1 (27,652 S.F. = 2 berths)	363 spaces (Block 1025 lots 1, 16, 18, 20, 200) 44 spaces (Block 1005 lot 100) as per M 780389 ZSK.	1 leading berth increase due to introduction of PCE (15,388 SF)	363 spaces 44 spaces 6 leading berths	Complies Complies (M 780389 ZSK)
44-52	REQUIRED OFF-STREET LOADING	Commercial Uses (UG 6A) = 3 required First 8,000 = None Next 17,000 = 1 Next 15,000 = 1 Next 15,000 = 1 Next 40,000 = 1 Each additional: 150,000 or fraction thereof = 1 (44,200 S.F. = 3 berths) Commercial Uses: (UG 6B) = 1 required First 25,000 = None Next 75,000 = 1 Next 200,000 = 1 Each additional: 300,000 or fraction thereof = 1 80,388 S.F. = 1 Berth Warehouse (UG 16D) = 2 required Next 17,000 = 1 Next 15,000 = 1 Next 20,000 = 1 Each additional: 80,000 or fraction thereof = 1 (27,652 S.F. = 2 berths)	1 leading berth 2 leading berths 1 leading berth due to introduction of Warehouse (UG 16D) to PCE.	NA	NA	Complies
62-51	Visual Corridor & Location of Visual Corridors	Exemption for change of use within existing buildings or other structures Visual Corridor pursuant to 62-51(c) not required if change of use does not result in a condition whereby visual corridors through the zoning lot or to either side of the zoning lot are more than 600 feet apart and the change of use is within the existing building.	Existing Floor Area in 10/25/93 = 116,643 SF	Change of use (3 rd floor) and enlargement (3 rd floor mezzanine) = 13,984 SF + 2,364 SF = 16,348 SF < 50,000 SF 16,348 SF < 50,000 SF	16,348 SF + 2,364 SF = 18,712 SF < 50,000 SF	* CPC Chair Certification for waterfront public access and visual corridor requirements pursuant to Section 62-811
62-52	Waterfront Public Access Area	Exemption for enlargement and change of use which in the aggregate involves an increase in floor area of less than 50% of the amount existing on the zoning lot to reduce 25, 18.5%, and not more than 20,000 SF (18,643 SF - 300) = 18,343 SF	Existing Floor Area in 10/25/93 = 116,643 SF	Change of use (3 rd floor) and enlargement (3 rd floor mezzanine) = 13,984 SF + 2,364 SF = 16,348 SF < 50,000 SF 16,348 SF < 50,000 SF	16,348 SF + 2,364 SF = 18,712 SF < 50,000 SF	* CPC Chair Certification for waterfront public access and visual corridor requirements pursuant to Section 62-811

Floor Area Schedule	Existing (GFA)	Proposed (GFA)	Floor Area (S.F.)		Total (GFA)	Parking
			Existing (ZFA)	Proposed (ZFA)		
1 st Floor	UG 6B (Retail)	26,300 S.F.	26,300 S.F.	26,300 S.F.	83	
	UG 6A	44,888 S.F.	42,581 S.F.	42,581 S.F.	213	
	UG 6A (Submarket)	2,038 S.F.	1,509 S.F.	1,509 S.F.	9	
1 st Floor	UG 6A (Submarket)	14,550 S.F.	13,984 S.F.	13,984 S.F.	47	
2 nd Floor	UG 6A (Office)	14,550 S.F.	13,984 S.F.	13,984 S.F.	1	
3 rd Floor	(Warehouse)	PCE	2,364 S.F.	2,364 S.F.	8 spaces	
Mezzanine	UG 16D (Warehouse)	14,337 S.F.	13,658 S.F.	13,658 S.F.	1	
4 th Floor	UG 16D (Warehouse)	116,643 S.F.	2,364 S.F.	111,093 S.F.	2,364 S.F.	363 spaces
Total						

Proposed Change of Use pursuant to Modification to the previously approved Special Permit and Restorative Declaration (C 780389 ZSK)
Enlargement pursuant to Modification to the previously approved Special Permit and Restorative Declaration (C 780389 ZSK)

URBAN MATRIX
ARCHITECTURE AND PLANNING
136 Fort Greene Place
Brooklyn, NY 11217 USA

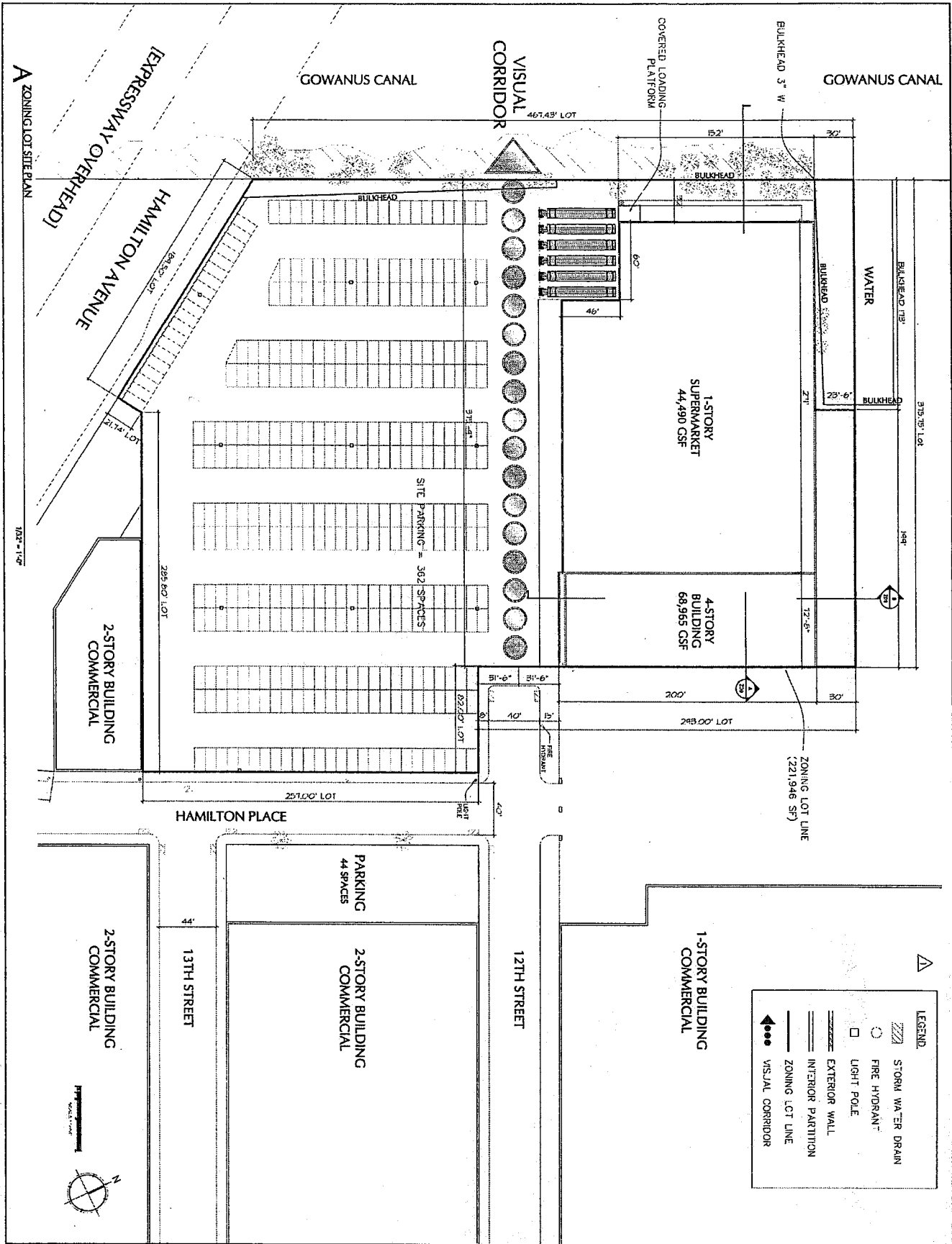
HAMILTON PLAZA
BLOCK 1007 LOT: 172
BLOCK: 1025 LOT: 1, 16, 18, 20, AND 200
1-37 12TH STREET
BROOKLYN, NY 11215



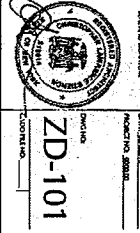
DATE: 08/11/15
DRAWING NO.: ZD-100
SCALE: AS SHOWN

REV	DATE	DESCRIPTION
1	7/9/15	DOF COMMENTS
2	8/4/15	DOF COMMENTS

ZONING CALCULATIONS



A ZONING LOT SITE PLAN

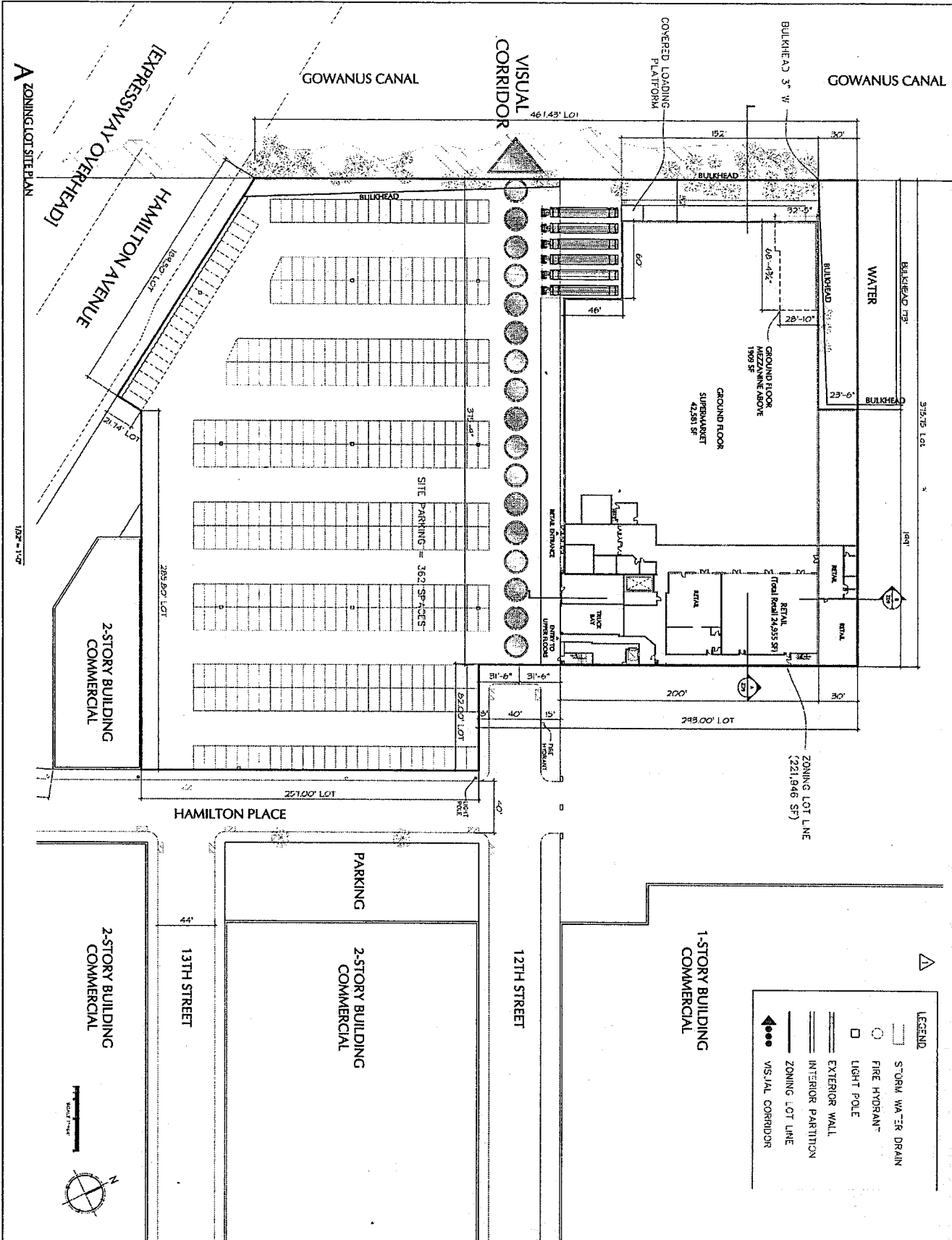


ZONING LOT SITE PLAN
 SCALE: AS SHOWN
 DATE: 7/21/15
 DRAWING NO: ZD-101

REV	DATE	DESCRIPTION
1	7/21/15	DOP COMMENTS

HAMILTON PLAZA
 BLOCK 1007 LOT: 172
 BLOCK: 1025 LOT: 1, 16, 20, AND 200
 1-37 12TH STREET
 BROOKLYN, NY 11215

URBAN MATRIX
 ARCHITECTURE AND PLANNING
 136 Fort Greene Place
 Brooklyn, NY 11217 USA

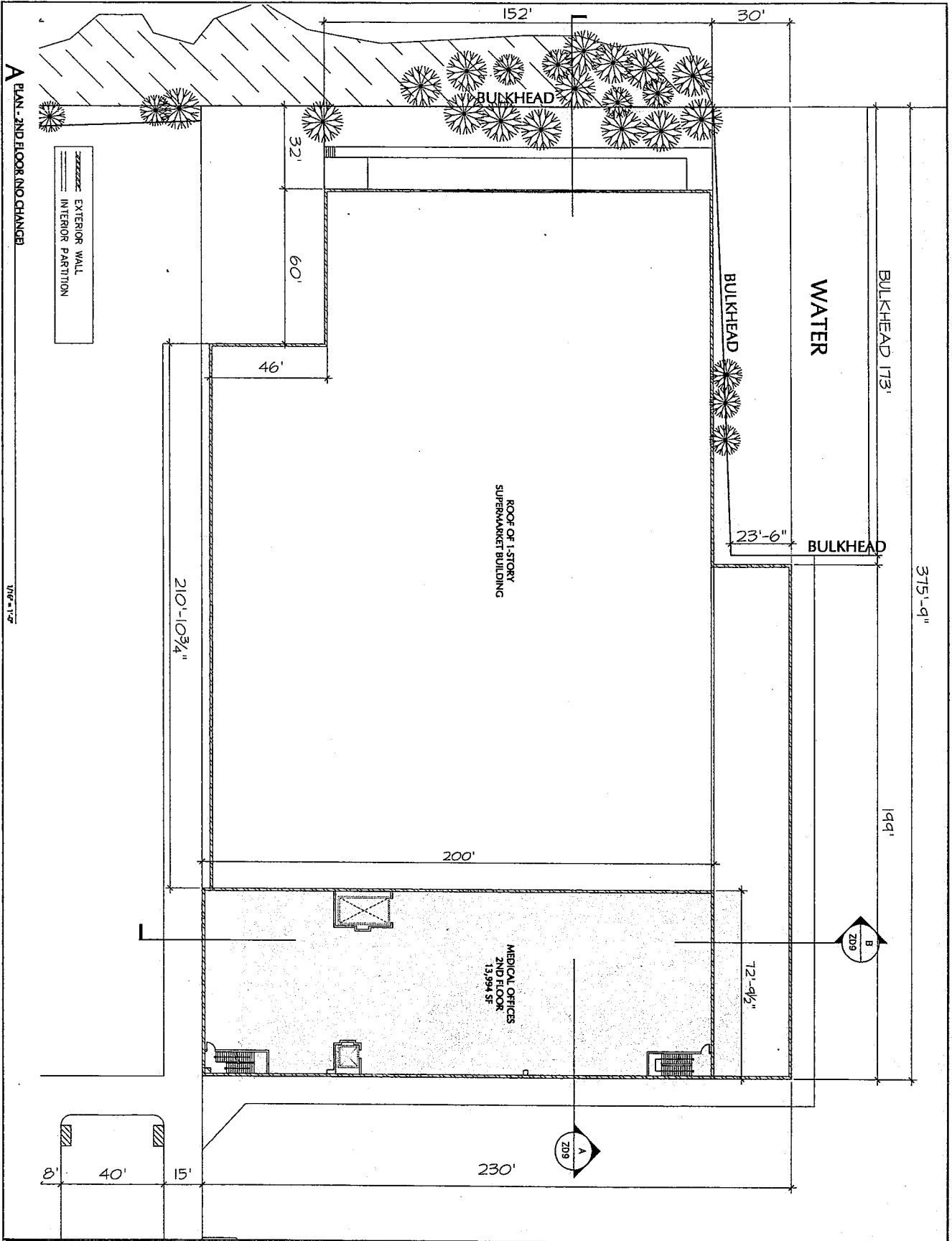


REV	DATE	DESCRIPTION
1	7/31/15	DCP COMMENTS

DRAWING
 GROUND FLOOR PLAN
 ZD-102

HAMILTON PLAZA
 BLOCK 1007 LOT: 172
 BLOCK: 1025 LOT: 1, 16, 18, 20, AND 200
 1-37 12TH STREET
 BROOKLYN, NY 11215

URBAN MATRIX
 ARCHITECTURE AND PLANNING
 136 Fort Greene Place
 Brooklyn, NY 11217 USA



A PLAN - 2ND FLOOR (NO CHANGE)

EXTERIOR WALL
INTERIOR PARTITION

1/8" = 1'-0"

URBAN MATRIX
ARCHITECTURE AND PLANNING
136 Fort Greene Place
Brooklyn, NY 11217 USA

ZD5 - ZONING DIAGRAM

HAMILTON PLAZA
BLOCK 1007 LOT: 172
BLOCK: 1025 LOT: 1, 16, 18, 20, AND 200
1-37 12TH STREET
BROOKLYN, NY 11215

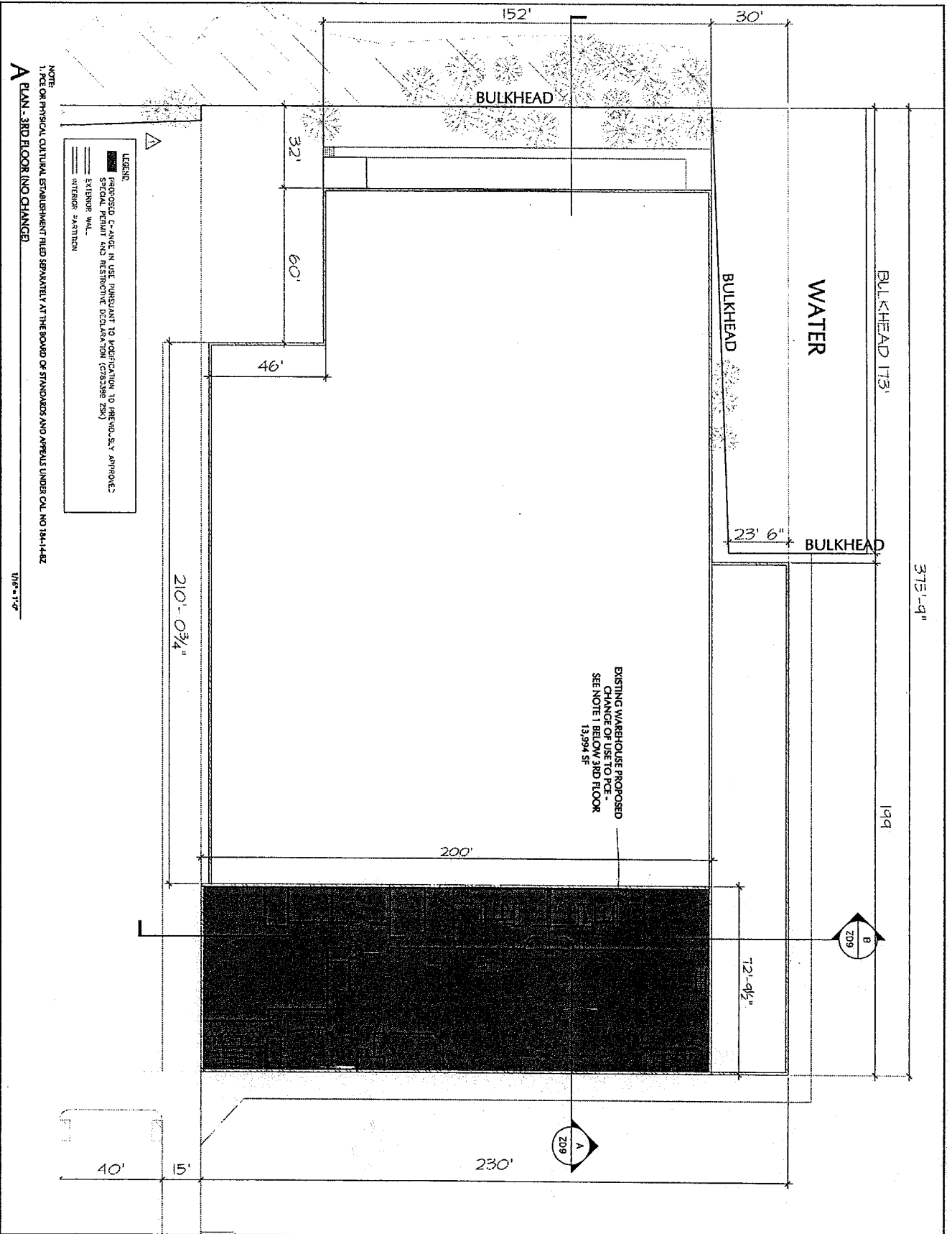
REV	DATE	DESCRIPTION
1	7/11/15	DCP COMMENTS

DRAWING

2ND FLOOR PLAN

DATE: 8/20/15
PROJECT NO: 20000
DRAWN BY: [Signature]
CHECKED BY: [Signature]

ZD-103



NOTE:
1. PCE OR PHYSICAL CULTURAL ESTABLISHMENT FILED SEPARATELY AT THE BOARD OF STANDARDS AND APPEALS UNDER C.U.L. NO. 184-148Z
PLAN - 3RD FLOOR (NO CHANGE)

LEGEND

- PROPOSED CHANGE IN USE PURSUANT TO LICENSATION TO PERFORM, S.S.V. APPROVED
- EXTERIOR WALL
- INTERIOR PARTITION

EXISTING WAREHOUSE PROPOSED
CHANGE OF USE TO PCE -
SEE NOTE 1 BELOW 3RD FLOOR
13,994 SF

7/21/15

3RD FLOOR PLAN

DATE: 7/21/15

PROJECT NO. 2014

CD-104

REV.	DATE	DESCRIPTION
1	7/21/15	DCP COMMENTS

HAMILTON PLAZA

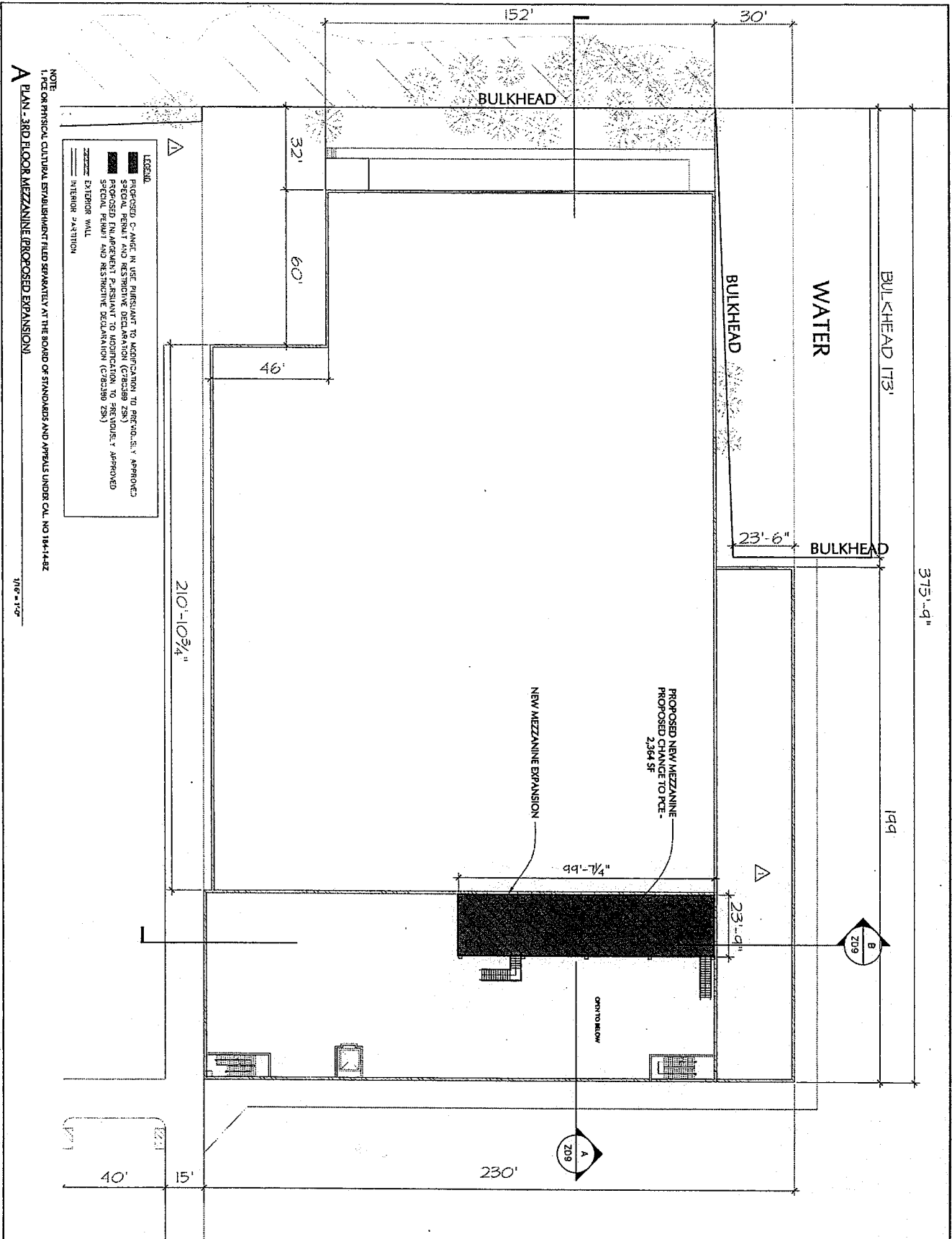
BLOCK 1007 LOT: 172
BLOCK: 1025 LOT: 1, 16, 18, 20, AND 200

1-37 12TH STREET
BROOKLYN, NY 11215

URBAN MATRIX
ARCHITECTURE AND PLANNING

136 Fort Greene Place
Brooklyn, NY 11217 USA

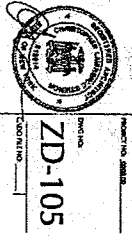
ZD6 - ZONING DIAGRAM



NOTE:
1. FCE OR PHYSICAL CULTURAL ESTABLISHMENT FILED SEPARATELY AT THE BOARD OF STANDARDS AND APPEALS UNDER CAL. NO. 184-14-82

LEGEND
 [Solid black line] PROPOSED CHANGE IN USE PURSUANT TO MODIFICATION TO PERMITS, E.T.C. APPROVED
 [Dashed line] SPECIAL PERMIT AND RESTRICTIVE DECLARATION (CRS389 ZSN)
 [Dotted line] PROPOSED FINISHMENT PURSUANT TO MODIFICATION TO PERMITS, E.T.C. APPROVED
 [Thin solid line] SPECIAL PERMIT AND RESTRICTIVE DECLARATION (CRS389 ZSN)
 [Thin dashed line] INTERIOR PARTITION
 [Thin dotted line] EXTERIOR WALL

1/8" = 1'-0"

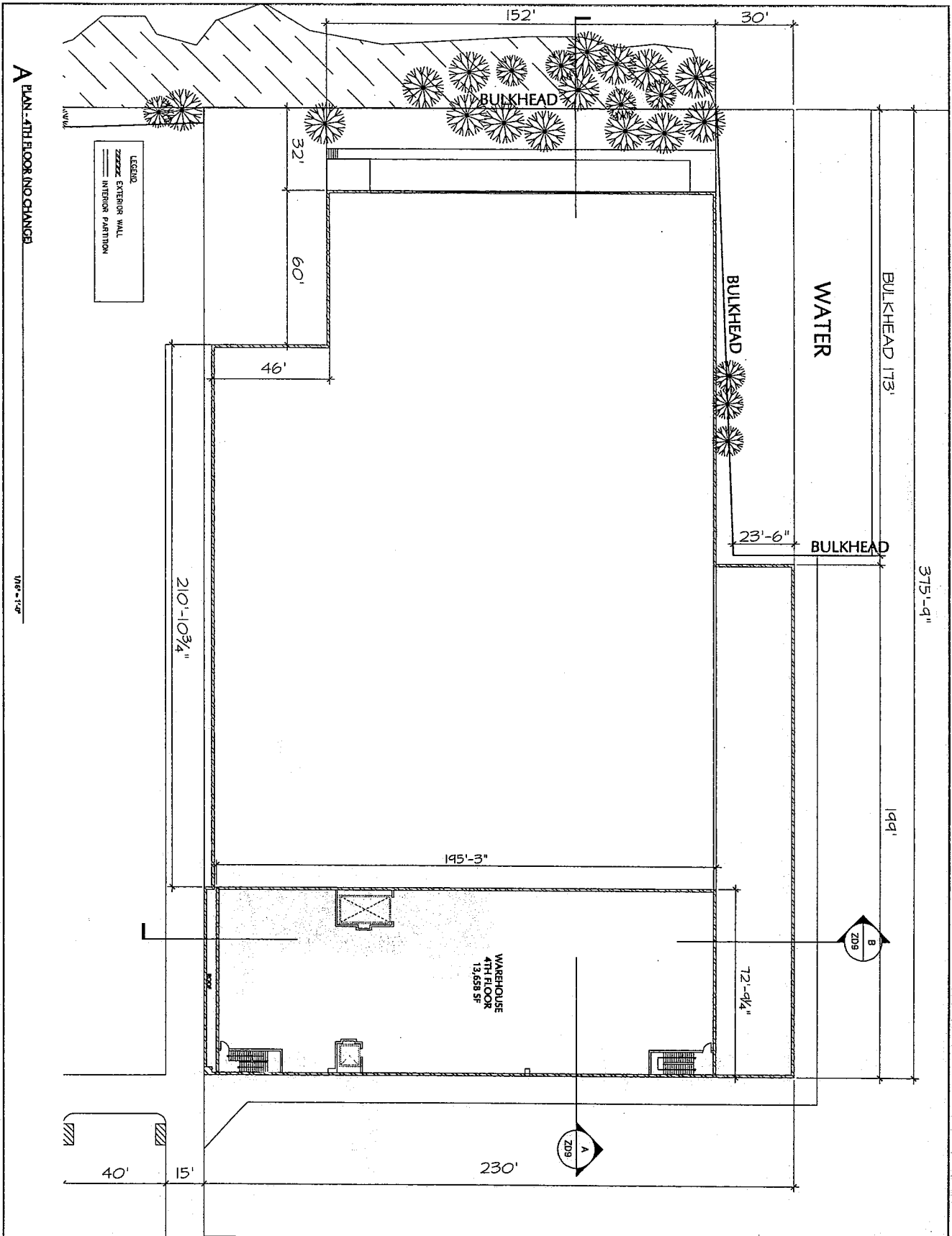


3RD FLOOR MEZZANINE PLAN
 DATE: 7/21/15
 PROJECT: 2008

REV	DATE	DESCRIPTION
1	7/21/15	DCP COMMENTS

HAMILTON PLAZA
 BLOCK 1007 LOT: 172
 BLOCK: 1025 LOT: 1, 16, 18, 20, AND 200
 1-37 12TH STREET
 BROOKLYN, NY 11215

URBAN MATRIX
 ARCHITECTURE AND PLANNING
 136 Fort Greene Place
 Brooklyn, NY 11217 USA
 ZD7 - ZONING DIAGRAM



LEGEND
 ZZZZZZ EXTERIOR WALL
 ===== INTERIOR PARTITION

A PLAN - 4TH FLOOR (NO CHANGE)

1/8" = 1'-0"

URBAN MATRIX
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 Brooklyn, NY 11217 USA

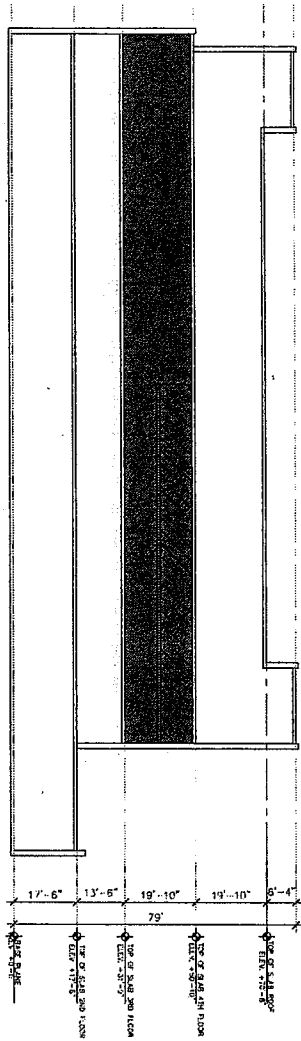
ZDB - ZONING DIAGRAM

HAMILTON PLAZA
 BLOCK 1007 LOT: 172
 BLOCK: 1025 LOT: 1, 16, 18, 20, AND 200
 1-37 12TH STREET
 BROOKLYN, NY 11215

DATE: 02/11/15
 PROJECT NO: 1007-172
 DRAWING NO: ZD-106

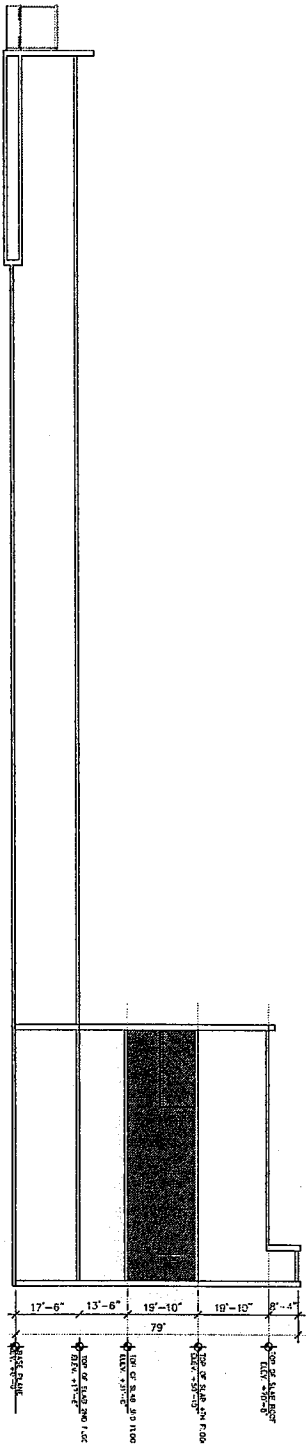
REV	DATE	DESCRIPTION
1	7/21/15	DCP COMMENTS

LEGEND
 ■ PROPOSED CHANGE IN USE PURSUANT TO MODIFICATION TO PREVIOUSLY APPROVED SPECIAL PERMIT AND RESTRICTIVE DECLARATION (CROSSHATCHED)
 ■ PROPOSED ENLARGEMENT PURSUANT TO MODIFICATION TO PREVIOUSLY APPROVED SPECIAL PERMIT AND RESTRICTIVE DECLARATION (CROSSHATCHED)



B SECTION B-B

1/8" = 1'-0"



A SECTION A-A

1/8" = 1'-0"

HAMILTON PLAZA
 BLOCK 1007 LOT: 172
 BLOCK: 1025 LOT: 1, 16, 18, 20, AND 200
 1-37 12TH STREET
 BROOKLYN, NY 11215

ZD9 - ZONING DIAGRAM

URBAN MATRIX
 ARCHITECTURE AND PLANNING
 136 Fort Greene Place
 Brooklyn, NY 11217 USA

REV	DATE	DESCRIPTION
1	7/9/15	DCP COMMENTS

BUILDING SECTIONS

PROJECT NO. 2009-0000
 DATE: 8/18/15
 DRAWING NO. ZD-107

URBAN MATRIX
 ARCHITECTURE AND PLANNING
 136 Fort Greene Place
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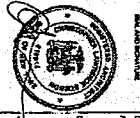
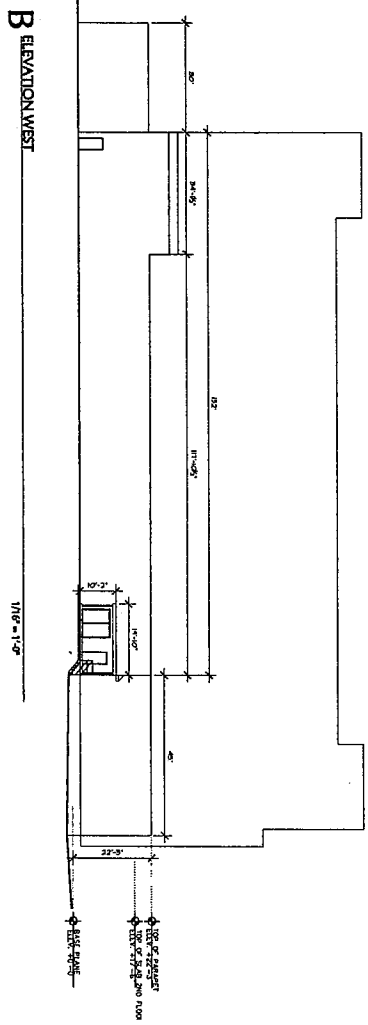
ZD10 - ZONING DIAGRAM

HAMILTON PLAZA
 BLOCK 1007 LOT: 172
 BLOCK: 1025 LOT: 1, 16, 18, 20, AND 200
 1-37 12TH STREET
 BROOKLYN, NY 11215

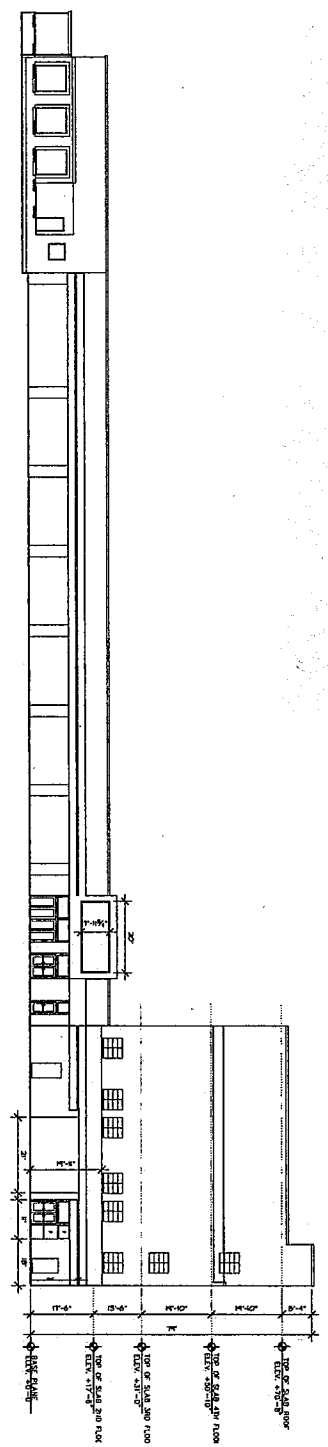
REV	DATE	DESCRIPTION
1	7/21/15	DCP COMMENTS

DRAWING
 BUILDING ELEVATIONS

DATE: 7/21/15
 PROJECT NO: 108
 DRAWING NO: ZD-108
 LOCATION: 1-37 12TH STREET

B ELEVATION WEST
 1/8" = 1'-0"



A ELEVATION SOUTH
 1/8" = 1'-0"