



**THE VISIONAIRE**  
**NOTICE TO CONDOMINIUM UNIT**  
**PURCHASERS/OWNERS/REFINANCERS/BORROWERS**  
**AND THEIR LENDERS/BANKS/MORTGAGEES**

NO MORTGAGE WILL BE VALID OR ENFORCEABLE UNLESS THE ENCLOSED “UNIT MORTGAGE SUBORDINATION AND RECOGNITION AGREEMENT” (THE “SUBORDINATION AGREEMENT”) IS SIGNED AND, NOTARIZED BY ALL REQUIRED PARTIES AND RECORDED ALONG WITH THE MORTGAGE (SEE BELOW).

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Battery Park City Authority d/b/a Hugh L. Carey Battery Park City Authority (“BPCA”), a public benefit corporation of the State of New York, owns the land underneath The Visionaire. BPCA, as landlord, has leased the land to BATTERY PLACE GREEN, LLC, until 2069, under a ground lease, dated as of August 17, 2006, as amended (the “Lease”).

In accordance with the Lease, BPCA requires that all unit purchasers or refinancing owners (both known as “Borrowers”), the Board of Managers of The Visionaire, BPCA, and ALL lenders and banks (known as “Mortgagees”) sign the form of Unit Mortgage Subordination and Recognition Agreement (“Subordination Agreement”) attached to the Ground Lease. If several mortgagees provide a mortgage, or other loan such as a re-financing or HELOC, then each and every mortgagee must complete and sign a subordination agreement for their respective loan. The Lease provides that the interest and rights of a mortgagee in respect to the unit mortgage are subject and subordinate to BPCA’s right to be paid amounts due to it with respect to such unit. The following page lists the procedures followed by BPCA that will expedite transactions.

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**Questions? Contact:**

**Lauren Brugess, Asst. Corporate Secretary, ph 212-417-4122, [lauren.brugess@bpca.ny.gov](mailto:lauren.brugess@bpca.ny.gov)**

**Battery Park City Authority, One World Financial Center, 24<sup>th</sup> Fl, NY, NY 10281 Fax 212-417-4123**

**BCPA REQUIREMENTS FOR  
UNIT SALES, MORTGAGES, REFINANCINGS, HELOCS, ETC.  
FAILURE TO FOLLOW THESE GUIDELINES MAY RESULT IN THE DELAY OF  
YOUR CLOSING OR MAY RENDER THE MORTGAGE/LOAN INVALID**

1. BPCA requires that all Relevant Parties sign and NOTARIZE AT LEAST TWO ORIGINAL SETS, but preferably four sets, of the Subordination Agreement. At minimum, BPCA receives one set, the City Register the other. "Relevant Parties" are the Board of Managers of The Visionaire ("Board"), ALL banks/lenders ("Mortgagees"), BPCA, and the unit purchasers or refinancing owners (collectively known as "Borrowers"). The Borrowers must arrange for all signatures.
2. BORROWERS MUST NOTIFY BPCA IF THERE IS MORE THAN ONE LOAN (such as two mortgages or a HELOC). Only Loans from the same Mortgagee can use the same Subordination Agreement, and only if both loans are clearly distinguished and delineated. If this is an original sale, please also notify Sponsor's attorney's office: **Ms. Barbara Minson, Legal Assistant, 516-248-7000**.
3. The signature pages are in counterpart, so that Borrowers do not have to send the original two (or more) sets from party to party to sign. Instead, Borrowers may copy signature pages and send them to all parties simultaneously. Each party must sign and notarize at least two separate signature pages (do not copy the signatures themselves) and return them to Borrowers before or during the closing for collation, so there will be at least two Subordination Agreements, all with original signatures/notarizations.
4. The Mortgagee's signatory must be a company officer or attorney; i.e. a loan "officer" who is not truly a company officer, would not be sufficient, but a company A.V.P. (or higher) would be.
5. BPCA will provide its signatures at the closing itself. Borrowers must notify BPCA of the closing at least ten (10) business days in advance. Such notice should include the unit #, Borrower and Mortgagee names, and the contact information for Borrower's attorney. At least three (3) business days before the closing, Borrower must provide BPCA with a copy of the fully completed Subordination Agreement and proof of proper Mortgagee signature/notarization, or the closing may be adjourned.
6. For the BPCA notification in #5 above, Borrowers should contact Megan Churnetski, Assistant Corporate Secretary, or if she is unavailable, Jeffrey Laner, Associate General Counsel (contact information is on the bottom of page one).
7. At the closing, Ms. Churnetski, Mr. Laner or another BPCA agent will assemble the final Subordination Agreement, collating all original signatures and notarizations. At that time, Borrower must provide BPCA with a copy of the unit deed, mortgage(s)/loan(s) and an Administrative Fee, \$280 as of September 26, 2011, but subject to increase as per Exhibit F of the Ground Lease.
8. The Title Closer MUST RECORD the Subordination Agreement with the mortgage/loans AND provide the recorded document to BPCA, Attn: Jeffrey Laner. BPCA does not pay for this recording.
9. Please note that even if a unit is purchased without any loan or mortgage, the purchaser must still provide BPCA with a copy of the unit deed and the administrative fee, under the terms of Exhibit F.
10. Closings that adjourn, through no fault of BPCA, within 24 hours of their scheduled time MAY RESULT IN A PENALTY TO BORROWER, EQUAL TO THE ADMINISTRATIVE FEE. Therefore, please IMMEDIATELY notify BPCA if any scheduling changes occur.

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Date: As of \_\_\_\_\_

UNIT MORTGAGE SUBORDINATION AND RECOGNITION AGREEMENT

among

THE BOARD OF MANAGERS OF THE VISIONAIRE  
(the "Board")

and

BATTERY PARK CITY AUTHORITY,  
d/b/a HUGH L. CAREY BATTERY PARK CITY AUTHORITY  
("BPCA")

and

\_\_\_\_\_  
(collectively, "Unit Owner")

and

\_\_\_\_\_  
(together with its successors and assigns, "Mortgagee")

Premises Address: Unit No. \_\_\_\_  
70 Little West Street, New York, NY 10004  
Section: 01  
Block : 16  
Lot : \_\_\_\_

This instrument prepared by, and after recording please return to:

Lauren Brugess  
Assistant Corporate Secretary  
Battery Park City Authority, One World Financial Center  
New York, New York 10281-1097  
Ph 212-417-4122/Fx 212-417-4123/Email: lauren.brugess@batteryparkcity.org

Revised 9/25/2012

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## UNIT MORTGAGE SUBORDINATION AND RECOGNITION AGREEMENT

AGREEMENT, dated as of \_\_\_\_\_, (this "Agreement") between THE BOARD OF MANAGERS OF THE VISIONAIRE, an unincorporated association having an address at c/o Albanese Organization, Inc. 1050 Franklin Avenue, Garden City, NY 11530 (the "Board"), BATTERY PARK CITY AUTHORITY, d/b/a HUGH L. CAREY BATTERY PARK CITY AUTHORITY, a body corporate and politic constituting a public benefit corporation of the State of New York having an office at One World Financial Center, New York, New York 10281, (together with its successors, assigns and mortgagees, "BPCA"), \_\_\_\_\_, having an address at 70 Little West Street, Unit No. \_\_\_, New York, NY 10004 (collectively, "Unit Owner") and \_\_\_\_\_ having an address at \_\_\_\_\_ (together with its successors and assigns, "Mortgagee").

### W I T N E S S E T H:

WHEREAS, BPCA, as ground lessor, and Battery Place Green, LLC ("Lessee"), have entered into that certain Ground Lease dated as of August 17, 2006, a memorandum of which, dated August 17, 2006, was recorded on September 1, 2006, in the Office of the City Register of the City of New York, for the County of New York, CRFN #2006000498033, (as the same may be assigned, amended or restated from time to time, the "Ground Lease") pursuant to which BPCA leased to Lessee that certain land described on Exhibit A hereto (the "Land"), together with the improvements to be constructed thereon;

WHEREAS, the leasehold condominium known as The Visionaire, having the street address 70 Little West Street, New York, NY 10004 (the "Condominium") was created by that certain Declaration dated September 12, 2008, recorded on September 19, 2008 in the Office of the City Register of the City of New York for the County of New York, CRFN 2008000372985 (as the same may be amended or restated from time to time, the "Declaration") subjecting the Ground Lessee's interest in the Land and the building and other improvements thereon (collectively, the "Property") to the provisions of Article 9-B of the Real Property Law of the State of New York;

WHEREAS, the Condominium is subject and subordinate to the Ground Lease in all respects;

WHEREAS, the Unit Owner is the Owner of Unit \_\_\_ (the "Unit") in the Condominium, Block 16, Lot \_\_\_;

WHEREAS, Mortgagee is making a loan (the "Loan") to the Unit Owner secured by a mortgage lien (the "Unit Mortgage") against the Unit Owner's interest in the Unit which is being recorded simultaneously herewith in the sum of \$\_\_\_\_\_;

WHEREAS, each Unit Owner is obligated to pay as part of such Unit Owner's Common Charges "Proportionate Rent" as such term is defined under the Ground Lease and the Declaration; and

WHEREAS, under the terms of the Ground Lease, the Unit Owner may not mortgage the Unit unless the Mortgagee making such loan enters into this Agreement.

NOW, THEREFORE, in consideration of the premises and agreements set forth herein and for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

1. Subordination. Unit Owner and Mortgagee hereby agree and acknowledge that their respective interests in the Unit and the Unit Mortgage are subject to the terms of this Agreement and subject and subordinate to the Ground Lease.

2. Common Charges. The Board hereby represents that Common Charges for the Unit have been paid through \_\_\_\_\_. BPCA hereby represents that, to the best of its knowledge, as of the date of this Agreement there is no default in the payment of Proportionate Rent due with respect to the Unit.

3. Priority of Lien.

(a) The parties hereto expressly agree that the interest of the Unit Owner is subject and subordinate to the interest of BPCA, its successors, assigns and mortgagees, under the Ground Lease, and that the interest and rights of Mortgagee in respect of the Unit Mortgage, including the right of Mortgagee to be paid any amount due on account of the Unit Mortgage are subject and subordinate to BPCA's right to be paid Proportionate Rent, together with interest and collection and other costs set forth in the Ground Lease. To the extent that Section 339(z) of the Real Property Law has any application to Proportionate Rent to be paid by the Unit Owner, Mortgagee and the Unit Owner hereby expressly and irrevocably waive for the benefit of BPCA and the Board any rights they may have under or pursuant to said Section 339(z). Mortgagee further agrees and acknowledges that to the extent that the Unit Mortgage is not a first mortgage lien on the Unit, the lien of the Unit Mortgage is subject and subordinate to the Board's right to be paid Common Charges and to BPCA's right to receive all Rental payable under the Ground Lease allocable to the, Unit.

(b) Mortgagee hereby agrees that in the event that it shall at any time receive any funds or proceeds resulting from the foreclosure or enforcement of its lien against the Unit in violation of the priorities of right to payment set forth in Section 3(a) and Section 10 of this Agreement, Mortgagee shall hold such funds in trust for and on behalf of BPCA and shall turn such funds over to BPCA on demand.

4. Default Notices. If, in the case of a default by the Unit Owner in the payment of Common Charges (a "Unit Owner Default"), the Board issues a notice of such Unit Owner Default to the Unit Owner, then the Board shall issue a copy of such notice

simultaneously to Mortgagee and to BPCA. The Board agrees for the sole benefit of BPCA that in the event of a Unit Owner Default, the Board shall give such notice within ten (10) business days after the occurrence thereof and if the Board fails to give such notice, BPCA is permitted, but not obligated, to give such notice to the Unit Owner and the Mortgagee. In the event of a default by the Board with respect to its obligations under the Ground Lease (hereinafter a "Condominium Default") BPCA will give notice thereof to the Board, and the Board shall deliver a copy of such notice to the Mortgagee and to the Unit Owner, (it being agreed that such notice shall be effective notwithstanding any failure by the Board to so deliver copies thereof) provided that if the Condominium Default is a monetary default, BPCA shall also deliver a copy of such default notice to Mortgagee and to the Unit Owner.

5. Unit Owner Default. Mortgagee shall have the right to cure a Unit Owner Default, and BPCA shall accept payments from the Mortgagee on behalf of the Unit Owner within thirty (30) days after receipt of the notice of default from the Board or BPCA. If Mortgagee fails to timely cure the Unit Owner Default and if the Board or the Mortgagee fails to institute foreclosure proceedings within ninety (90) days after the issuance of the notice of default described in Paragraph 4 of this Agreement, the Board, the Mortgagee and Unit Owner acknowledge and agree that BPCA shall have the right to institute such proceedings. If, during the pendency of any Legal Proceeding (as hereinafter defined) by BPCA, the Mortgagee remedies the Unit Owner Default, BPCA shall, at the reasonable request of such Mortgagee, discontinue such proceeding.

6. Condominium Default. In the event of a Condominium Default, the Mortgagee shall have a period of forty-five (45) days from the issuance of notice by BPCA as provided in Paragraph 4 of this Agreement, or such longer period as may be granted by BPCA in writing, in its sole discretion, to remedy or cause to be remedied such Condominium Default. In the event of a Condominium Default which cannot by its nature reasonably be cured within such forty-five (45) day period, the Board, the Unit Owners or the Mortgagee may take such actions (the "Unit Owner Action") to be commenced within such forty-five (45) day period and shall thereafter cause such Unit Owner Action, to be prosecuted diligently, continuously and in good faith to completion to cause the Condominium Default promptly thereafter to be remedied. Notwithstanding anything to the contrary set forth above, any Condominium Default will be required to be remedied within one hundred eighty (180) days after the date on which BPCA has given notice as provided in Paragraph 4 of this Agreement (or within such longer period to which BPCA may in its sole discretion consent in writing). If Unit Owner Action is required to remedy a Condominium Default, the Board, the Unit Owner or the Unit Mortgagee, as the case may be, shall notify BPCA thereof and shall keep BPCA fully and currently informed of the status of such Unit Owner Action, the nature and timing of such Unit Owner Action and each step, act or thing done in connection therewith, together with the anticipated completion date of such Unit Owner Action. BPCA acknowledges that Mortgagee is permitted but not required to cure a Condominium Default. No payment by Mortgagee or performance of any terms, conditions, covenants and agreements that are required to be performed by the Board under this Ground Lease by Mortgagee as permitted under this Agreement is intended to limit Mortgagee's rights against the Unit Owner.

7. **Notices.** All notices, demands or requests made pursuant to, under, or by virtue of this Agreement must be in writing and delivered to the party to whom the notice, demand or request is being made by personal delivery with receipt acknowledged or by mailing the same by registered or certified mail, postage prepaid, return receipt requested, or by FedEx or other similar reputable national overnight courier service, (a) if to BPCA, at One World Financial Center, New York, New York 10281, Attention: President, with a copy to General Counsel; (b) if to the Board, Board of Managers of The Visionaire, c/o Albanese Organization, Inc., 1050 Franklin Avenue, Garden City, NY 11530, Attention: President, with a copy to Albanese & Albanese LLP, 1050 Franklin Avenue, Garden City, NY 11530, Attention: Gary R. Steinberg; (c) if to Unit Owner, at 70 Little West Street, Unit No. \_\_\_\_; and (d) if to Mortgagee, at \_\_\_\_\_, with an additional copy to \_\_\_\_\_; or to such other address as any party may from time to time designate by notice given to the other parties in the manner herein provided at least fifteen (15) days prior to such address becoming effective. Every notice is deemed to have been given and served when addressed as provided in the preceding sentence, and when delivered (if delivered by hand), or three business days after the date when deposited with the United States mail, postage prepaid, in the manner aforesaid (if mailed), or one business day after the date when deposited with the courier service (except that a notice designating the name or address of a person to whom any notice, or copy thereof, must be sent is deemed to have been given when same is received).

8. **Legal Proceedings.** After BPCA's giving of notice as described in Paragraph 4 hereof and the expiration of the time for cure or the time for action by the Board as provided in Paragraphs 5 and 6 hereof (it being agreed that any failure by the Board to deliver to any Unit Owner any copy of a default notice shall not affect BPCA's right to exercise its rights and remedies), BPCA may exercise its rights under the Ground Lease for any Unit Owner Default or any Condominium Default that remains uncured, including, without limitation, the right to prosecute a foreclosure of any statutory lien provided under the Condominium Act, including, without limitation, the lien for Common Charges provided therein (which lien is hereby assigned by the Board to BPCA) or a suit to recover a money judgment (such proceedings are hereinafter referred to as the "Legal Proceedings") against the Unit Owner and the Unit Owner's interest in the Unit. If Mortgagee does not cure a Unit Owner Default as permitted under the Ground Lease and this Agreement, BPCA will have no obligation to Mortgagee with respect to such Unit Owner Default, except that in the event of a transfer or letting of the Unit by BPCA as a result of such Unit Owner Default, whether or not as the result of Legal Proceedings, BPCA shall recognize Mortgagee's rights as lienor as more fully described in Paragraph 10 of this Agreement.

9. **Mortgagee Rights to Enforce Lien.** BPCA hereby recognizes the rights of Mortgagee as a lienor against the Unit, including Mortgagee's right (a) to foreclose or otherwise enforce its lien against the Unit Owner's interest in the Unit, or to acquire such interest by assignment in lieu of foreclosure, and (b) to transfer its interest therein as provided for in the agreements between Mortgagee and the Unit Owner, subject to BPCA's rights under the Ground Lease and this Agreement, and (c) in any of such events, to have the Unit Owner's interest in the Unit transferred on the books and records of BPCA to Mortgagee's name or the name of its designee.

10. Rights to Proceeds. If BPCA prosecutes Legal Proceedings against the Unit Owner or Mortgagee succeeds to the interest of the Unit Owner in the Unit, BPCA will recognize the rights of the Mortgagee against the proceeds realized by BPCA or by Mortgagee as a result thereof, subject, however, to the priorities as described herein and in Exhibit F of the Ground Lease. Mortgagee shall indemnify BPCA against any loss, damage, claim and expense (including reasonable attorneys' fees and disbursements) which BPCA may incur or suffer by reason of any claim by the Unit Owner regarding Mortgagee's acts and BPCA's acts undertaken upon Mortgagee's request relating to this Agreement. The foregoing indemnity shall continue to apply to the acts of Mortgagee or its designee from and after any transfer of the Unit to Mortgagee or its designee. BPCA will give Mortgagee prompt notice of any such claim and Mortgagee may contest any such claim in the name and on behalf of BPCA, but at the expense of Mortgagee. BPCA will cooperate with the Mortgagee in such defense and execute all documents and take all acts reasonably required therefor.

11. BPCA's Rights. The terms and provisions hereof are subject to all of the terms and provisions of the Ground Lease, including, without limitation, the terms and provisions of Exhibit F thereof. Except for the express accommodations to the Mortgagee as set forth herein, nothing herein shall be deemed to limit the rights and remedies of BPCA under the Ground Lease in respect of any Condominium Default or Unit Owner Default or any other default thereunder. In the event of any conflict between the terms of the Ground Lease and the terms hereof or of the Condominium Documents, the terms of the Ground Lease shall control.

12. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the parties hereto, their respective heirs, representatives, successors and assigns, including, without limitation, any party to which Mortgagee may transfer, sell or assign its interest in the Unit Mortgage and its rights thereunder and hereunder. The failure of the Board or of the Unit Owner to execute and deliver this Agreement shall not affect the validity on or enforceability of this Agreement against any party that has executed and delivered this Agreement.

13. Further Assurances. BPCA, the Board, Unit Owner and Mortgagee shall execute and deliver such other further documents and instruments as may be necessary or reasonably requested by any party hereto to carry out and consummate the transactions contemplated by this Agreement.

14. Capitalized Terms. Capitalized terms not defined herein are used as defined in the Ground Lease, and to the extent not defined therein, in the Declaration.

15. Governing Law.

(a) This Agreement and the rights and obligations of the parties hereunder shall be governed by, construed and enforced in accordance with the laws of the State of New York applicable to agreements to be performed entirely within such state (without regard to principles of conflicts of laws). This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by the parties hereto or their respective successors in interest.



(b) Should any term or provision of this Agreement or the application thereof to any Person or circumstances, to any extent, be invalid or unenforceable, the parties hereby agree to modify such term or provision so that the remainder of this Agreement shall not be affected and that the balance of which shall continue to be binding upon the parties hereto with any such modification to become a part hereof and treated as though originally set forth in this Agreement. The parties further agree to modify any such unenforceable provision of this Agreement in lieu of severing such unenforceable provision from this Agreement in its entirety, whether by rewriting the offending provision, deleting any or all of the offending provision, adding additional language to this Agreement, or by making such other modifications as are appropriate to carry out the intent of the parties as embodied herein to the maximum extent permitted by law. The parties expressly agree that this Agreement as so modified shall be binding upon and enforceable against each of them. In any event, should one or more of the provisions of this Agreement be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof, and if such provision or provisions are not modified as provided above, this Agreement shall be construed as if such invalid, illegal or unenforceable provisions had never been set forth herein.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

THE BOARD OF MANAGERS OF  
THE VISIONAIRE

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

BATTERY PARK CITY AUTHORITY d/b/a  
HUGH L. CAREY BATTERY PARK CITY  
AUTHORITY

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[NAME]  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[NAME]  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[MORTGAGEE]  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

[Board]

On the \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

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

[BPCA]

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

On the \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

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

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

[Unit Owner]

On the \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

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

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

[Unit Owner]

On the \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

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

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

[Mortgagee]

On the \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

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

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

[Mortgagee]

On the \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

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

## EXHIBIT A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City of New York, State of New York, bounded and described as follows:

BEGINNING at the intersection of the easterly line of Battery Place (85 feet wide) with the northerly line of Second Place (62 feet wide);

RUNNING THENCE northerly along the easterly line of Battery Place, due north a distance of 198.00 feet to a point formed by the easterly line of Battery Place and the southerly line of now or formerly Third Place;

THENCE along said southerly line of Third Place, due east a distance of 156.80 feet to a point formed by the intersection of the southerly line of Third Place and the westerly line of Little West Street;

THENCE along said westerly line of Little West Street the following three (3) courses and distances:

- 1) South 12 degrees 23 minutes 50 seconds east, a distance of 112.36 feet;
- 2) South 12 degrees 14 minutes 40 seconds east, a distance of 24.60 feet;
- 3) South 12 degrees 26 minutes 10 seconds east, a distance of 65.76 feet to a point, said point being formed by the intersection of said westerly line of Little West Street and the northerly line of Second Place (62 feet wide);

THENCE westerly along said northerly line of Second Place, due west a distance of 200.31 feet to the point or place of BEGINNING.

\* \* \*