

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION (as successor-in-interest to U.S. Bank National Association), as Trustee, for the benefit of the registered Holders of GS Mortgage Securities Corporation II, Commercial Mortgage Pass-Through Certificates, Series 2015-GC34 and the holder of the related Companion Loan, as their interests may appear, acting by and through its special servicer, LNR Partners, LLC,

Plaintiff,

v.

INTERNATIONAL PLAZA ASSOCIATES L.P.; CHARLES STEVEN COHEN; CITY STORE GATES MANUFACTURING CORP.; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY DEPARTMENT OF FINANCE; and NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE,

Defendants.

Index No.: 652439/2024

Hon. Melissa A. Crane
(Commercial Division Part 60)

**FORECLOSURE
NOTICE OF SALE
OF REAL PROPERTY**

Address of the Property (located in County of New York):

750 Lexington Avenue,
New York, New York 10022

PLEASE TAKE NOTICE that annexed hereto is a true and correct copy of the text of the notice of foreclosure sale being published pursuant to the Judgement of Foreclosure and Sale dated November 25, 2025. The noticed sale date is January 21, 2026, at 2:15 p.m. (prevailing Eastern Time), at the location and on the terms and conditions as set forth in the attached notice.

Dated: New York, New York
December 19, 2025

VENABLE LLP

/s/ Arie Peled

Rishi Kapoor
Arie Peled
151 W. 42nd Street, 49th Floor
New York, New York 10036
Tel.: (212) 370-6257
rkapoor@venable.com
aaapeled@venable.com

NOTICE OF SALE

SUPREME COURT - COUNTY OF NEW YORK.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION (as successor-in-interest to U.S. Bank National Association), as Trustee, for the benefit of the registered Holders of GS Mortgage Securities Corporation II, Commercial Mortgage Pass-Through Certificates, Series 2015-GC34 and the holder of the related Companion Loan, as their interests may appear, acting by and through its special servicer, LNR Partners, LLC, Plaintiff, v. International Plaza Associates L.P., et al., Defendant(s), Index No. 652439/2024. Pursuant to a Judgment of Foreclosure and Sale dated November 25, 2025 (the "Judgment"), the undersigned Referee will sell at public auction to the highest bidder in Room 252 of the New York County Courthouse, 60 Centre Street, New York, NY 10007, on January 21, 2026 at 2:15 p.m. (prevailing Eastern Time), the property in said Judgment directed to be sold, which property may be briefly described as the real property located in the Borough of Manhattan, within the City, State and County of New York, designated as Block 1394, Lot 13 (f/k/a Lots 13 ("Parcel I") and 57 ("Parcel II")), and consists of International Plaza Associates L.P.'s interest as the record fee owner with respect to Parcel I, and its leasehold estate with respect to Parcel II pursuant to a "Ground Lease" (as defined in the Judgment), together with the premises, fixtures, improvements, equipment, and related personal property located thereon, as more particularly described in the Judgment.

Said premises is known as 750 Lexington Avenue, New York, NY 10022

Approximate amount of Judgment is \$155,971,938.37 plus interest & expenses.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale, as referenced therein, which are available from Plaintiff's counsel upon request.

After the Referee accepts the highest bid offered, the successful bidder must immediately pay the Referee by certified bank check ten percent (10%) of the sum bid and shall execute the Terms of Sale, unless such successful bidder is Plaintiff or its designee.

JOSHUA STEIN, ESQ., Referee

VENABLE LLP

Attorney(s) for Plaintiff, 151 W. 42nd Street, 49th Floor, New York, NY 10036, (212) 370-6257,

Attention: Rishi Kapoor, Esq.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION (as successor-in-interest to U.S. Bank National Association), as Trustee, for the benefit of the registered Holders of GS Mortgage Securities Corporation II, Commercial Mortgage Pass-Through Certificates, Series 2015-GC34 and the holder of the related Companion Loan, as their interests may appear, acting by and through its special servicer, LNR Partners, LLC,

Plaintiff,

v.

INTERNATIONAL PLAZA ASSOCIATES L.P.; CHARLES STEVEN COHEN; CITY STORE GATES MANUFACTURING CORP.; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY DEPARTMENT OF FINANCE; and NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE,

Defendants.

Index No.: 652439/2024

Hon. Melissa A. Crane
(Commercial Division Part 60)

AFFIRMATION OF SERVICE

Pursuant to CPLR 2106, I, ARIE PELED, an attorney duly admitted to practice law in the State of New York, hereby affirm under penalties of perjury that the following is true:

1. I am over the age of 18, am not a party to this action, and am an attorney with the law firm of Venable LLP, located at 151 W. 42nd Street, 49th Floor, New York, New York 10036.

Venable LLP represents the Plaintiff in the above-captioned action.

2. On December 19, 2025, I caused the papers filed herewith, *i.e.*, *Foreclosure Notice of Sale of Real Property*, dated December 19, 2025, and the documents attached thereto (the “Notice of Foreclosure Sale”), to be served on counsel for defendants International Plaza Associates L.P. and Charles Steven Cohen through the NYSCEF system.

3. On December 19, 2025, I also caused the Notice of Foreclosure Sale to be served upon the court-appointed referee, Joshua Stein, Esq. (the “Referee”) and the below parties by

causing to be deposited true and correct copies of said documents, enclosed and properly sealed in a postpaid envelope bearing the address designated by such party for that purpose, in an official depository under the exclusive care of the United States Postal Service within the State of New York:

- (i) International Plaza Associates L.P.
c/o Cohen Brothers Realty Corp
750 Lexington Avenue, 28th Floor
New York, New York 10022
Attention: Charles S. Cohen
David Fogel
- (ii) International Plaza Associates L.P.
c/o Goldberg Weprin Finkel Goldstein, LLP
125 Park Avenue, 12th Floor
New York, NY 10017
Attention: Joseph T. Donovan
- (iii) Mr. Charles Cohen
c/o Cohen Brothers Realty Corp
750 Lexington Avenue, 28th Floor
New York, New York 10022
- (iv) City Store Gates Manufacturing Corp.
15-20 129th Street
College Point, New York 11356
- (v) New York City Environmental Control Board
c/o Corporation Counsel of the City of New York
100 Church Street
New York, New York 10007
- (vi) New York City Department of Finance
Office of Legal Affairs
375 Pearl Street - 30th Floor
New York, New York 10038
- (vii) New York State Department of Taxation and Finance
Office of Counsel
W. A. Harriman Campus, Building 9
Albany, New York 12227

- (viii) Siegel Family Associates LLC
c/o Corporation Service Company
251 Little Falls Dr.
Wilmington, Delaware 19808
- (ix) Siegel Family Associates LLC
c/o Paul, Weiss, Rifkind, Wharton & Garrison LLP
1285 Avenue of the Americas
New York, NY 10019-6064
Attn: Harris B. Freidus
- (x) Greystone High Yield Investments I LLC
152 West 57th Street, 60th Floor
New York, New York 10019
- (xi) Greystone Servicing Company LLC
5221 N. O'Connor Blvd. Suite 800
Irving, Texas 75039
- (xii) Joshua Stein PLLC
PO Box 8000
New York, New York 10150-8000
Attn: Joshua Stein, Esq.
- (xiii) John Doe
750 Lexington Ave
New York, New York 10022

I affirm this 19th day of December, 2025, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.

/s/Arie Peled
Arie Peled