

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

-----X
30 BROAD OWNER LLC,

Plaintiff,

Index No. 850260/2024

-against-

30 BROAD STREET VENTURE LLC, ACUPAY
SYSTEM LLC, 1 LIFE HEALTHCARE, INC.,
KAGE TRIBE ATHLETICS LLC, HARGREAVES
JONES LANDSCAPE ARCHITECTURE D.P.C.,
BRIO BENEFIT CONSULTING INC., UNITED
STATES AUTOMOBILE ASSOCIATION, INC.,
NEW YORK LEAGUE OF CONSERVATION
VOTERS EDUCATION FUND, P.S. 260, INC.,
CINQ CARE, INC., B TB SOFT, INC., LUCAS &
MERCANTI, LLP, NYC APEX MANAGEMENT
LLC, BROAD STREET SUITES LLC, EQUITYZEN
INC., FORA TRAVEL, INC., SCIENCE FRIDAY
INITIATIVE, INC., WOODS BAGOT
ARCHITECTS, P.C., CAITLIN ROBIN &
ASSOCIATES PLLC, PPT MANAGEMENT, LLC,
CHAMP GOURMET, INC., CAFÉ RUMI NY LTD.,
SPEAR PHYSICAL THERAPY FIDI PLLC,
SHAUB, AHMUTY, CITRIN & SPRATT, LLP, and
COMPLETE PLAYGROUND, INC.,

NOTICE OF SALE

Defendants.

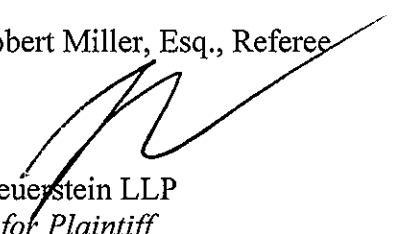
-----X

Pursuant to the Judgment of Foreclosure and Sale (the “Judgment”) dated April 17, 2025, and entered on April 17, 2025, in the above entitled action, I, the undersigned Referee will sell at public auction at the New York County Supreme Court, located at 60 Centre Street, New York, New York, 10007, Room 130, on **June 25, 2025 at 2:15 P.M.** (the “Foreclosure Auction”), the Leasehold Interest of the borrower in connection with that certain Lease, dated November 9, 1950 (as supplemented, modified, amended or otherwise assigned from time to time, the “Ground Lease”), made by and between Connecticut General Life Insurance Company, as

Landlord, and Thirty Broad Street Corporation, as Tenant, recorded November 9, 1950 in Liber 4699 Page 589, which Leasehold Interest of the borrower is in the premises known as 30 Broad Street, New York 10004 (Block: 24; Lot: 29) (the "Property") and described in Schedule "A" annexed hereto.

As of the date of the Judgment, the approximate amount of the lien is \$162,989,244.03, plus accrued interest and costs. The Ground Lease will be assigned subject to the provisions of the filed Judgment and terms of sale.

Jeffrey Robert Miller, Esq., Referee



Kriss & Feuerstein LLP
Attorneys for Plaintiff
360 Lexington Avenue, Suite 1200
New York, New York 10017
(212) 661-2900

SCHEDULE A**DESCRIPTION OF PREMISES**

Premises: 30 Broad Street, New York, NY 10004
Block: 24 Lot: 29
County: New York

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

BEGINNING at a corner formed by the intersection of the Southerly side of Exchange Place with the Westerly side of Broad Street;

RUNNING THENCE Southerly along the Westerly side of Broad Street, 68 feet 10-1/4 inches to an angle in said Street;

THENCE still Southerly along said Westerly side of Broad Street, 19 feet 7/8 of an inch to another angle in said Street;

THENCE Westerly along a line which on its Northerly side makes an angle 78 degrees 04 minutes 30 seconds with the Westerly side of Broad Street and part of the distance along the Southerly face of the Southerly wall of the building on the premises known as 30 Broad Street, 145 feet 10-5/8 inches to the Easterly side of New Street;

THENCE Northerly along the Easterly side of New Street, 88 feet 4-5/8 inches to the corner formed by the intersection of the Easterly side of New Street and Southerly side of Exchange Place; and

THENCE Easterly along the Southerly side of Exchange Place, 149 feet 8-1/2 inches to the point or place of BEGINNING.

Leasehold Schedule

Lease dated November 9, 1950 (the "Ground Lease") made by and between Connecticut General Life Insurance Company, as Landlord, and Thirty Broad Street Corporation, as Tenant, recorded November 9, 1950 in Liber 4699 Page 589.

Agreement made between Connecticut General Life Insurance Company and Thirty Broad Street Corporations, recorded in Liber 4785 page 404.

Assignment of Lease from Thirty Broad Street Corporation to Harry Casper recorded in Liber 4785 Page 663.

Assignment of Lease from Harry Casper to Thirty Associates, Inc. recorded in Liber 4785 Page 655.

Modification Agreement made by Connecticut General Life Insurance Company and Thirty Associates, Inc. recorded in Liber 5148 Page 500.

Assignment of Lease from Thirty Associates, Inc. to 30 Broad Company recorded in Liber 5173 Page 389. (Confirmation Assignment recorded in Liber 5270 Page 52)

Assignment of Lease from 30 Broad Company to 30 Broad Company and 30 Realty Associates, joint ventures d/b/a 30-44 Realty Company, Inc., recorded in Reel 166 Page 195.

Modification of Lease made between Sol Goldman and Alex DiLorenzo (Landlord) and 30 Broadway Company dated as of November 9, 1969, recorded in Reel 171 Page 487.

Assignment of Lease from 30 Broad Company and 30 Realty Associates, joint ventures d/b/a 30-44 Realty Company to Thirty Building Associates, Inc. recorded in Reel 213 Page 1658.

Assignment of Lease from Thirty Building Associates, Inc. to 30 Broad Company and 30 Realty Associates, as joint ventures d/b/a 30-44 Realty Company, recorded in Reel 213 Page 1717.

Assignment of Lease from 30 Broad Company and 30 Realty Associates as joint ventures d/b/a 30-44 Realty Company to Thirty Building Associates, Inc. recorded in Reel 432, 1244.

Assignment of Lease from Thirty Building Associates, Inc., to 30 Broad Company and 30 Realty Associates, joint ventures d/b/a 30-44 Realty Company recorded in Reel 432 Page 1265.

Assignment of Lease from 30 Broad Company and 30 Realty Associates, joint ventures d/b/a 30-44 Realty Company to Robert Kaufman as to 25% interest, Melvin Kaufman as to 25% interest and Brina Corporation, N.Y. as to a 50% interest, recorded in Reel 471 Page 955.

Assignment of Interest in Lease from Robert Kaufman and Melvyn Kaufman to Carlyle Real Estate Limited Partnership, XI, dated September 30, 1981, recorded September 30, 1981 in Reel 585 Page 1917.

Assignment of Interest in Lease from Carlyle Real Estate Limited Partnership XI to Mazai American Partners, recorded in Reel 580 Page 940.

Assignment of Lease from Tulabro Realty Corporation, N.Y. (f/k/a Brins Corporation, N.Y.) to Hoson Holdings, Inc. dated November 12, 1985, recorded November 27, 1985 in Reel 990 Page 793.

Assignment of 41% Interest in Lease from Hoson Holdings, Inc. to Mazal American Partners dated November 25, 1985, recorded December 13, 1985 in Reel 996 Page 1756.

Assignment of 9% Interest in Lease from Hoson Holdings, Inc. to Gezint Associates Partnership dated December 2, 1985, recorded December 26, 1985 in Reel 1002, Page 1424.

Assignment and Assumption of Ground Lease made by Mazal American Partners and Gezint Associates Partnership to 30 Broad Associates, L.P. dated as of July 7, 1994, recorded July 14, 1994 in Reel 2117 Page 1255.

First Amendment to Lease Modification Agreement made between Nillan Goldman Martial Trust and 30 Broad Associates, L.P. March 13, 1997, recorded April 16, 1997 in Reel 2446 Page 1909.

Assignment and Assumption of Ground Lease made by 30 Broad Associates, L.P. to ASC-CSEB 30 Broad, LLC, (now known as 30 Broad Street Associates, LLC) dated July 9, 1998, recorded August 20, 1998 in Reel 2678 Page 343.

Assignment, Contribution and Assumption of Ground Lease made by 30 Broad Street Associates, LLC to 30 Broad, LLC dated October 24, 2003 and recorded 2/5/2004 as CRFN 2004000072113.

Assignment and Assumption of Ground Lease made by and between 30 Broad, LLC to Gotham Broad LLC dated March 15, 2006 and recorded April 14, 2006 in CRFN 2006000207912.
