NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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2020061000796001001EF83A

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 12**

Document ID: 2020061000796001 Document Date: 06-04-2020 Preparation Date: 06-10-2020
Document Type: LEASE
Document Page Count: 10

PRESENTER:
LANGDON TITLE AGENCY, LLC
463 SEVENTH AVENUE, SUITE 701
LTA-6400
NEW YORK, NY 10018
212-686-6650
RECORDING@LANGDONTITLE.COM

RETURN TO:
LANGDON TITLE AGENCY, LLC
463 SEVENTH AVENUE, SUITE 701
LTA-6400
NEW YORK, NY 10018
212-686-6650
RECORDING@LANGDONTITLE.COM

PROPERTY DATA

Borough	Block	Lot		Unit	Address
MANHATTAN	1373	1	Partial Lot		595 MAIN STREET

Property Type: OTHER

Borough	Block	Lot		Unit	Address
MANHATTAN	1373	1901	Partial Lot	RES	551 MAIN STREET

Property Type: OTHER

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

LESSOR/LANDLORD:
ROOSEVELT ISLAND OPERATING CORP
591 MAIN STREET
NEW YORK, NY 10044

LESSEE/TENANT:
NORTH TOWN PHASE III HOUSES INC
545 MAIN STREET
NEW YORK, NY 10044

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	99.00
Affidavit Fee:	$	0.00

Filing Fee: $ 250.00

NYC Real Property Transfer Tax: $ 0.00

NYS Real Estate Transfer Tax: $ 0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 06-15-2020 14:47
City Register File No.(CRFN): **2020000172734**

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2020061000796001001CFABA

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

Document ID: 2020061000796001 Document Date: 06-04-2020 Preparation Date: 06-10-2020
Document Type: LEASE

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1373	1902 Partial Lot	RET	551 MAIN STREET
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
MANHATTAN	1373	1903 Partial Lot	COMM1	551 MAIN STREET
Property Type: OTHER				
Borough	**Block**	**Lot**	**Unit**	**Address**
MANHATTAN	1373	1904 Partial Lot	COMM2	551 MAIN STREET
Property Type: OTHER				

PARTIES

LESSEE/TENANT:
WV PRESERVATION PARTNERS LLC
545 MAIN STREET
NEW YORK, NY 10044

LESSEE/TENANT:
ISLAND HOUSE CONDOMINIUM
545 MAIN STREET
NEW YORK, NY 10044

FIRST AMENDMENT TO JOINT AMENDMENT TO GROUND LEASES

(Westview and Island House)

(DH)

THIS FIRST AMENDMENT TO JOINT AMENDMENT TO GROUND LEASES (the "Joint Amendment") is made as of the 4th day of ~~May~~ June, 2020, by and among the **ROOSEVELT ISLAND OPERATING CORPORATION** ("RIOC" or "Lessor"), a public benefit corporation and subdivision of the State of New York, having its principal office at 591 Main Street, Roosevelt Island, NY 10044, **NORTH TOWN PHASE III HOUSES, INC.** ("NTIII") and **WV PRESERVATION PARTNERS, LLC** ("WVPP"), each having an office c/o Executive/Management Office, 545 Main Street, New York, NY 10044 (NTIII and WVPP being collectively referred to as the "WV Lessee"), and **THE BOARD OF MANAGERS OF THE ISLAND HOUSE CONDOMINIUM, AS AGENT FOR THE UNIT OWNERS** ("IH Lessee"), having an address c/o Charles H. Greenthal Management Office, 545 Main Street, New York, NY 10044, and **IH PRESERVATION PARTNERS, LLC** ("IH Sponsor"), having an address c/o Executive/Management Office, 545 Main Street, New York, NY 10044. Capitalized terms used herein and not defined herein shall have the meaning as defined in the "WV Ground Lease" or "IH Ground Lease" (as herein defined), as the case may be.

WITNESSETH:

WHEREAS, the parties previously entered into a Joint Amendment To Ground Lease dated as of April 7, 2020 which was recorded in the office of the New York City Register on April 27, 2020 under CRFN2020000132600 (the "Original Joint Amendment"); and

WHEREAS, the parties desire to amend the Original Joint Amendment to correct a typographical mistake made by the Surveyor regarding the description of the Island House Leased Premises (as such term is defined in the Original Joint Amendment).

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree that the Original Joint Amendment shall be modified and amended as herein provided:

1. **Revised Description of Island House Leased Premises.**

In order to correct a typographical mistake made by the Surveyor regarding the description of the Island House Leased Premises, Exhibit B-1, Exhibit B-2 and Exhibit D in the Original Joint Amendment are hereby deleted and in place thereof shall be deemed inserted the new Exhibit B-1, Exhibit B-2 and Exhibit D attached hereto and made a part hereof. Note that Exhibit B-1 is for informational purposes only to illustrate the RIOC Parcel and the Landscaped Parcel by reference to the cross-hatched areas. All courses and distances are approximate and are

not to be relied upon. The actual courses and distances are to be found in Exhibit B-2 and Exhibit D.

2. **No Other Changes.**

Except as provided above, the Original Joint Amendment remains in full force and effect and is ratified in all respects by the parties hereto.

IN WITNESS WHEREOF, the parties have signed this Restated Joint Amendment to Ground Leases as of the date set forth above.

LESSOR:

ROOSEVELT ISLAND OPERATING CORPORATION

By: _____
Susan Rosenthal, President and CEO

WV LESSEE:

NORTH TOWN PHASE III HOUSES, INC.

By: _____
David B. Hirschhorn, President

WV PRESERVATION PARTNERS, LLC

By: _____
David B. Hirschhorn, Manager

IH LESSEE:

THE BOARD OF MANAGERS OF THE ISLAND HOUSE CONDOMINIUM AS AGENT FOR THE UNIT OWNERS

By: _____
Name: Amrah Cardoso
Title: President

IH PRESERVATION PARTNERS LLC:

By: _____
David B. Hirschhorn, Manager

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

On the 5th day of June in the year 2020 before me, the undersigned, personally appeared **SUSAN G. ROSENTHAL** 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.

Amy Fiestein
New York State Notary
#01F16304374
ex 5/27/22

Signature and Office of individual taking acknowledgment

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

On the 4th day of June in the year 2020 before me, the undersigned, personally appeared **DAVID B. HIRSCHHORN** 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.

Signature and Office of individual taking acknowledgment

CANDEE B. CHUSID
Notary Public-State of New York
No. 02CH4784725
Qualified in New York County
Commission Expires May 31, 2021

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

On the 4th day of June in the year 2020 before me, the undersigned, personally appeared **DAVID B. HIRSCHHORN** 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.

Signature and Office of individual taking acknowledgment

CANDEE B. CHUSID
Notary Public-State of New York
No. 02CH4784725
Qualified in New York County
Commission Expires May 31, 2021

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

On the 4th day of June in the year 2020 before me, the undersigned, personally appeared **AMRAH CARDOSO** 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.

Signature and Office of individual taking acknowledgment

CANDEE B. CHUSID
Notary Public-State of New York
No. 02CH4784725
Qualified in New York County
Commission Expires May 31, 2021

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

On the 4th day of June in the year 2020 before me, the undersigned, personally appeared **DAVID B. HIRSCHHORN** 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.

Signature and Office of individual taking acknowledgment

CANDEE B. CHUSID
Notary Public-State of New York
No. 02CH4784725
Qualified in New York County
Commission Expires May 31, 2021

EXHIBIT B-1

MAP SHOWING

RIOC LANDSCAPED PARCEL

AND

SUPPLEMENTAL PLAYGROUND PARCEL

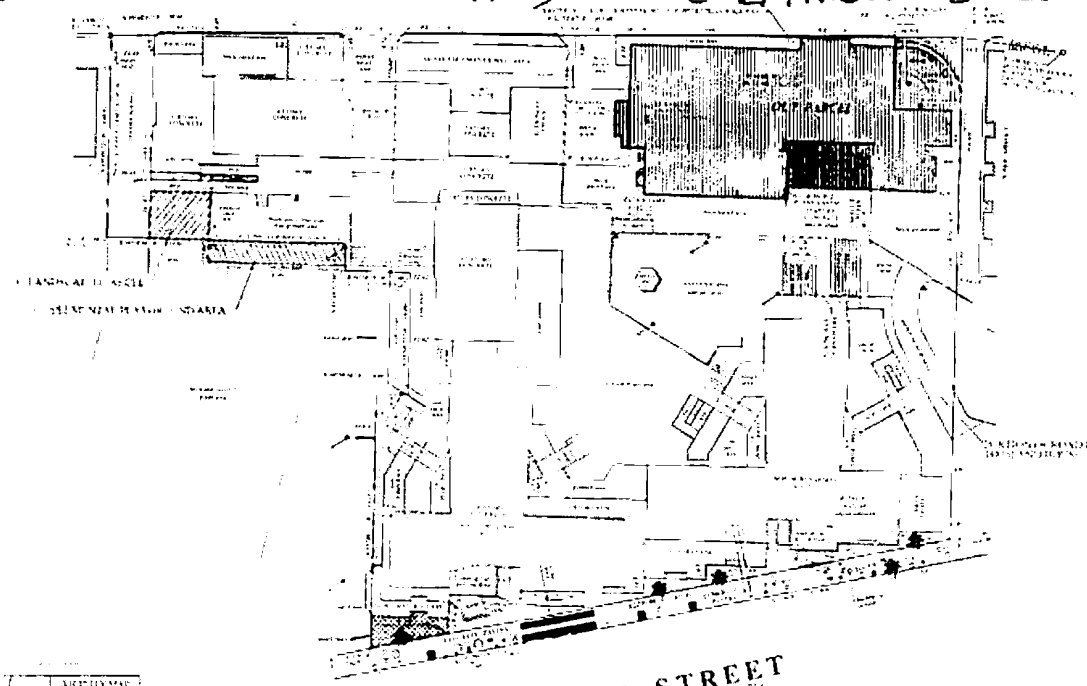
(Attached)

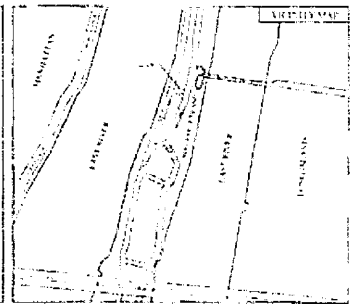
ALTA/ACSM LAND TITLE SURVEY

TITLE NO. MAC-13725042-NYS

SOLELY FOR PURPOSES OF IDENTIFYING HIGHLIGHTED PARCELS (DIMENSIONS NOT ACCURATE) - SEE EXHIBIT B-2

EXHIBIT B-2





BLOCK: 1373
LOT: PART OF LOT: 1

TOTAL LOT AREA:
SQ.FT.: 118,727.07
ACRES: 2.7256

SURVEYED JUNE 12, 2012

FEHRINGER SURVEYING, P.C.

EXHIBIT B-2

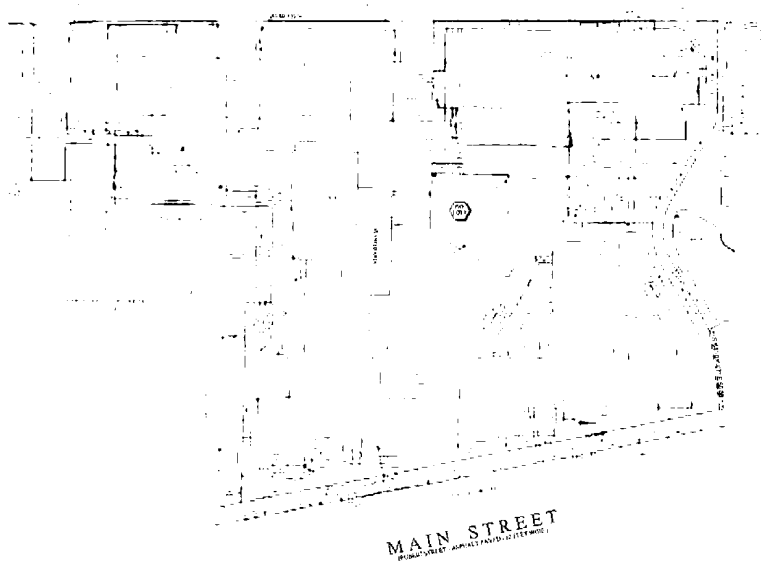
ISLAND HOUSE SURVEY

(Attached)

BLOCK: 1373
LOT: PART OF LOT: 1

TOTAL LOT AREA:
SQ. FT: 118,202.61
ACRES: 2.7136

TITLE SURVEY



REVISED MAY 21, 2020: LABELS
REVISED MARCH 5, 2020: BEARING LABEL CORRECTED
REVISED DECEMBER 9, 2019: PROPERTY LINE CHANGES SHOWN
REVISED OCTOBER 4, 2019: LABELS FOR INFORMATION PURPOSES ONLY
REVISED 2/19/2013: GLASS ATRIUM OVER POOL AREA

SCALE: 1" = 30'

SURVEYED: JUNE 12, 2012

SURVEY OF PROPERTY SITUATED IN:
595-599 MAIN STREET
ROOSEVELT ISLAND
BOROUGH OF MANHATTAN
COUNTY OF NEW YORK
CITY OF NEW YORK
STATE OF NEW YORK

FEHRINGER SURVEYING, P.C.
PROFESSIONAL ENGINEER
LICENSED LAND SURVEYOR

EXHIBIT D

REVISED PERIMETER DESCRIPTION OF ISLAND HOUSE LEASED PREMISES

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, being a tract of land located on Roosevelt Island (formerly Welfare Island) in the County of New York, State of New York, and more particularly described as follows:

COMMENCING at a monument designated SJR-4 and located at N 14,673.40, E 17,962.39; thence South 40 degrees 49 minutes 59 seconds West 493.59 feet to the southwest corner of Parcel 2 and 3 combined and the point of beginning, said point being the intersection of the east line of the West Promenade and the south line of Parcel 2 and 3 combined and located at N 14,300.02, E. 17,639.66;

RUNNING THENCE along the south line of Parcel 2 and 3 combined, South 57 degrees 06 minutes 13 seconds East 61.72 feet;

THENCE southeasterly along the arc of a curve bearing to the right, said curve having a radius of 40.70 feet, a length of 22.21 feet;

THENCE South 25 degrees 49 minutes 51 seconds East, a distance of 52.56 feet;

THENCE easterly and southerly along the arc of a curve bearing to the left, said curve having a radius of 42.50 feet, a length of 44.50 feet;

THENCE South 85 degrees 49 minutes 22 seconds East, a distance of 58.66 feet;

THENCE South 64 degrees 08 minutes 07 seconds East, a distance of 56.86 feet;

THENCE along the west line of the main street, South 22 degrees 03 minutes 00 seconds West 348.62 feet to the north line of the Good Shepherd parcel located at N 13,826.60, E 17,742.83;

THENCE along the north line of the Good Shepherd parcel, North 55 degrees 49 minutes 22 seconds West 143.11 feet;

THENCE North 34 degrees 10 minutes 38 seconds East 18.00 feet;

THENCE North 55 degrees 49 minutes 22 seconds West 69.00 feet to the west line of the Good Shepherd parcel located at N 13,960.65, E 17,577.46;

THENCE along the west line of the Good Shepherd parcel, South 34 degrees 10 minutes 38 seconds West 113.50 feet;

THENCE North 55 degrees 49 minutes 22 seconds West 42.40 feet;

THENCE South 34 degrees 10 minutes 38 seconds West 35.70 feet;

THENCE South 55 degrees 49 minutes 22 seconds East 26.90 feet;

THENCE South 34 degrees 10 minutes 38 seconds West 24.22 feet to the north line of Parcel 6 located at N 13,825.88, E 17,467.22;

THENCE along the north line of Parcel 6, North 55 degrees 49 minutes 22 seconds West 110.91 feet to the east line of the West Promenade located at N 13,888.20, E 17,375.45;

THENCE along the east line of the West promenade, North 30 degrees 48 minutes 41 seconds East 50.34 feet;

THENCE North 32 degrees 53 minutes 47 seconds East 438.90 feet to the point or place of **BEGINNING**.

EXCEPTING THEREFROM so much of the above described leased premises as was surrendered and released pursuant to School Property Release Agreement dated as of June 9, 1980, made by and among New York State Urban Development Corporation; North Town Phase II Houses, Inc.; Sovereign Construction Company, Ltd.; and North Town Phase II Associates, and recorded in the Office of the City Register of the City of New York, New York County, on June 16, 1980, in Reel 527 Page 884.

The coordinates used herein are related to the U.S. Army Corps of Engineers coordinate system as follows:

USACE Coordinates	Description Coordinates
S 11,393.254	N 10,000.00
W 842.168	E 15,000.00