

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
MIZNON AT Hudson Yards LLC		MIZNON	
STREET ADDRESS		CROSS STREETS	ZIP CODE
20 Hudson Yards RU:401B3 ^{4TH FL}		31 ST + 33 RD STREETS 10 TH + 11 TH AVE'S	10001
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Moshe Ziv	ATTORNEY/ REPRESENTATIVE	NAME: Michael Kelly
	PHONE: (917) 817-7600		PHONE: (914) 632-6036
	EMAIL: moishziv@gmail.com		EMAIL: KELLYMLK136@gmail.com
MANAGER	NAME: MIKA ZIV	LANDLORD	NAME: ERY Retail Podium LLC
	PHONE: (917) 864-4125		PHONE: (212) 801-1000
	EMAIL: MIKAZIV@gmail.com		EMAIL:
APPLICATION TYPE (<input type="checkbox"/> Liquor License <input checked="" type="checkbox"/> Unenclosed Sidewalk Cafe)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business? <small>(Current Licensee Bel Campo)</small>	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment? <small>1315403</small>	miznon - 161 W 72 ND ST - Present miznon 75 9 TH AVE - Present Bar Ganzo 511 9 TH AVE - Present Creamline 75 9 TH AVE - Present Chelsea Music Hall 75 9 TH AVE - Present	
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Corp	What is the license # and expiration date?		
Change/Class Change/Removal	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization - Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	after our hearing
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* (Indoor Only)	Operation	8Am-1Am	→					
	Kitchen	8Am-1Am	→					
	Music	8Am-1Am	→					
If you plan to have music, what type(s)? (Circle all that apply)		BACKGROUND		LIVE MUSIC	DJ	JUKE BOX	KARAOKE	

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars <i>Food Counter</i>	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	171	125	25	66	9	1	12
OUTSIDE (Other than sidewalk café)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor? 1

How frequently will the owner(s) be at the establishment? *In & out, 20% of the time a manager will always be on duty*

Will there be dancing?	YES	<input checked="" type="radio"/> NO	
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/> NO	
Will you be hosting private, promotional or corporate events?	YES	<input checked="" type="radio"/> NO	
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO	
Will you have a security plan? If, yes please attach.	YES	<input checked="" type="radio"/> NO	
Will security plan be implemented?	YES	<input checked="" type="radio"/> NO	
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	<input checked="" type="radio"/> NO	
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="radio"/> NO	
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	YES	NO	N/A
Where will delivery bicycles be stored during the day when not in use?	N/A		

LOCATION & ZONING		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO
Is a Public Assembly permit required?	YES	NO
Are your plans filed with DOB?	YES	NO

The previous plans were

Community Notification/Relations		
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		
Who was your contact person at each group you met with?		
When did applicant post the notice that was provided?		
Where did applicant post the notice that was provided?		
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	YES	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	YES	NO

MIKA ZIV (917) 864-4125

BUILDING DESIGN

State the name and type of business previously located in the space.	Belcampo - Restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Belcampo 3/19 - Present
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant agree not to place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	We're on the 4 th floor
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input type="checkbox"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	IF necessary
Will the kitchen exhaust system extend to the roof?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	EXISTING SCRUBBER
Will the establishment have an illuminated sign?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Building Supplies A.C.		
When was the air conditioner installed?			

None

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	we're on the 4 th floor
Will applicant be applying for a sidewalk café now or in the future?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant use umbrellas?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

ADDITIONAL STIPULATIONS: (Office Use Only)

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

Manhattan Community Board 4 (MCB4) recommends:

(MCB4's recommendation is based on a vote taken at its
December 2, 2020 full board meeting, with 38 members voting in favor
of the recommendation, 0 members opposed, 0 members
abstaining and 0 present but not eligible)

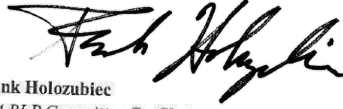
Denial unless all stipulations agreed to by applicant/owner are part of the method of operation

Denial Approval

CB4 REPRESENTATIVES



Nelly Gonzalez
CB4 Assistant District Manager



Frank Holozubiec
CB4 BLP Committee Co-Chair



Burt Lazarin
CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

SIGN HERE →

Moshe Ziv

PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

11/25/20

DATE

IN-A-PITA:

| WILD VEGETABLE ANIMAL

Falafel Burger Tomato, pickles, sour cream, spicy green peppers \$10.5

Melting Chickpeas Chickpeas, hardboiled egg, tahini, salsa, spicy peppers \$11

Lavan Cauliflowers, tahini, tomato salsa, scallions, green chili peppers \$11

Ratatouille Tomato roasted eggplant, tahini, spicy sauce and hardboiled egg \$12

Wild Mushrooms A whole forest burned on hot steel; scallions, sour cream, spicy sauce \$12

Avocado & Hard-boiled Egg Aioli*, tomato, pickles \$10.5

Eggs No Steak Fried egg, sour cream, tomato, Lebanese cucumbers \$10.5

Za'atar folded Omelette Sour cream, pickles, tomato, scallions \$11

| GRASS FED COW & LAMB

Steak & Egg Sour cream, tomato, Lebanese cucumber \$11.5

Rib Eye Minute Steak Tahini, tomato salsa, pickles, spicy green peppers \$14.75

Folded Cheese Burger White cheddar, garlic aioli*, sour cream perfume, tomato, pickles \$13.75

Slow Cooked Beef and Roots Stew Tahini, onion, pickles, chili \$12.5

Lamb Kebab Grilled tomato and onion, tahini, pickles, green chili peppers \$12.75

Rotisserie Broken Chicken tahini, za'atar, spicy, scallions \$13

OUT-OF-THE-PITA:

Hraime Skillet Hake fish in tomato sauce, tahini, spicy green peppers \$17

Masabaha Lima Beans Tahini, spicy green peppers, cilantro, hard boiled egg \$16

Intimate Plate Slow Cooked Beef and Roots Stew, tahini, chili \$17

Golden Onion Stack Onion, tempura, sour cream \$9.5

Bag of Green Beans Olive oil, lemon, salt, garlic \$7.5

Batata Baked sweet potato \$6.5

Run over Potato Baked potato, sour cream; perfumed w/ garlic & scallions \$7.5

THE ORIGINAL WORLD FAMOUS BABY CAULIFLOWER \$9.5

| SWEETS

Trail Of Bananas \$4

| DRINKS IN A GLASS |

Wine - Miznon Red, Miznon White, Brut \$9.5 | **Cans** -Montauk Wavechaser IPA, Downeast Cider, Blue Point Toasted Lager \$6.5

| **Bottles** - Goldstar Dark Lager, Kronenbourg Blanc \$7 | **Draft** - Stella \$8, Blue Point IPA \$9 | **Cocktails**

Certificate of Occupancy

CO Number: 121186251T022

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 00702	Certificate Type: Temporary
	Address: 500 WEST 33RD STREET	Lot Number(s): 110	Effective Date: 09/21/2020
	Building Identification Number (BIN): 1088961	Building Type: New	Expiration Date: 12/20/2020
This building is subject to this Building Code: 2008 Code			
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-A	(2014/2008 Code)	
	Building Occupancy Group classification: B	(2014/2008 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 68	Height in feet: 1269	No. of dwelling units: 0
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system, Fire Suppression system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations:		
	Board of Standards and Appeals - Recording Info: N150132ZCM; City Planning Commission - Recording Info: N150069ZCM, N150070ZCM, N150071ZCM, N150072ZCM, N150073ZCM		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 30 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			



Borough Commissioner



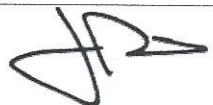
Commissioner

Certificate of Occupancy

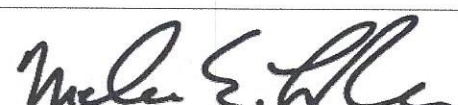
CO Number:

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Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	65	100	B F-2 H-3		6	FUEL OIL TANK AND PUMP ROOMS, MECHANICAL ROOMS, FOAM SUPPRESSION TANKS (TOWER - C-1 FL), DRY FLOODPROOFED.
CEL	16	100	F-2		6	MECHANICAL ROOMS, GAS, SEWER, WATER P.O.E. (PODIUM; C-1) DRY FLOODPROOFED
M66	42	100	F-2		6	MECHANICAL - MZ 66 - (TOWER - 99FL)
001	3728	100	M		6	RETAIL STORES: RU101, RU102, RU103A, RU103B, RU104, RU105, RU106, RU109, RU110B, RU110C, RU111A, RU112, RU115A, RU116, RU117, RU119, RU120B, RU127, RU128A, RU128B, RU129, RU131A, RU131B, RU132, RU133
001	201	100	B		6	OFFICE LOBBY (TOWER)(DRY FLOOD PROOF ELEVATED ABOVE FLOOD ELEVATION)
002	252	100	A-3		6	EXHIBITION (RU 212)
002	1548	100	M		6	RETAIL STORES: RU201, RU203A, RU204, RU205, RU207A, RU207B, RU207C, RU209, RU210, RU211, RU215A, RU215D, RU216, RU218, RU220, RU221, RU222A, RU222B, RU223A, RU225, RU228
002	16	100	F-2 S-1		6	MECHANICAL ROOMS, STORAGE
003	11	100	B		6	OFFICE-RU 313B
003	20	100	F-2		6	MECHANICAL ROOMS (TOWER)
003	1569	100	M		6	RETAIL STORES: -RU301, RU302, RU303, RU304A, RU304B, RU305, RU306, RU307, RU310, RU311, RU312, RU313A, RU316, RU318A, RU319, RU326, RU327



Borough Commissioner




Commissioner

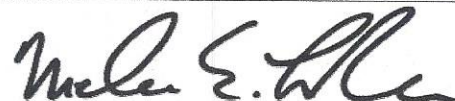
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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
003	36	75	B		6	OFFICES (TOWER)
003	13	100	F-2		6	DATA CENTER FACILITY - RU334
004	1545	100	M		6	RETAIL STORES: RU407, RU413, RU416, RU417, RU419, RU421, RU424, RU429, RU430, RU432, RU434, RU435
004	171	100	A-2		6	EATING & DRINKING ESTABLISHMENT (RU 401 B)
004	710	100	A-3		6	OB DECK - (TOWER)
004	366	100	A-2		6	EATING AND DRINKING ESTABLISHMENT (RU401A)
004	20	100	F-2		6	MECHANICAL ROOMS, STORAGE ROOMS (RU401A)
004	475	100	A-2		6	EATING AND DRINKING ESTABLISHMENT (RU415)
004	19	100	B F-2 S-1		6	OFFICES, MECHANICAL ROOMS, STORAGE ROOMS (RU415)
005	734	100	M B		6, 10	DEPARTMENT STORE, ACCESSORY OFFICES (RU504)
005	204	100	A-2		6	EATING & DRINKING ESTABLISHMENT (RU507)
005	8	100	F-2 M		6	MECHANICAL ROOMS (RU507)
005	54	100	F-2		6	MECHANICAL ROOMS, STORAGE ROOMS (TOWER)



Borough Commissioner



Commissioner

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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
005	764	100	M		6	RETAIL STORES: (RETAIL PODIUM) RU502, RU503, RU512, RU514, RU516 COMMON CONCOURSE
005	74	100	B		6	OFFICES (TOWER)
005	150	100	A-2		6	EATING AND DRINKING ESTABLISHMENT (RU501)
005	6	100	F-2		6	KITCHEN (RU 508)
005	10	100	B S-2 F-2		6	OFFICE, STORAGE ROOM (RU505)
005	21	100	S-1 F-2		6, 10	MECHANICAL ROOMS, STORAGE ROOMS (DEPARTMENT STORE RU504)
005	93	100	A-2		6	EATING AND DRINKING ESTABLISHMENT (LOWER LEVEL PA- RU 508 IN CONJUNCTION WITH UPPER LEVEL PA RU 605)
005	14	100	B F-2		6	OFFICE, MECHANICAL ROOMS, RETAIL (RU501)
005	373	100	A-3		6	OB DECK (TOWER)
005	12	100	F-2 B		6	BOH STORAGE, OFFICE (OB DECK TOWER)
005	103	100	A-2		6	OB DECK BAR (TOWER)
005	14	10	B		6	OFFICES (OB DECK TOWER)
005	60	100	A-2		6	EATING AND DRINKING ESTABLISHMENT (LOWER LEVEL PA - RU 505 IN CONJUNCTION WITH UPPER LEVEL PA RU 602)


Borough Commissioner

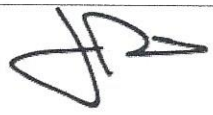

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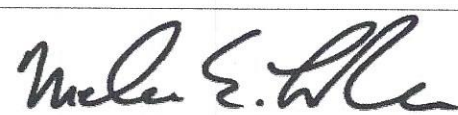
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Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
006	35	100	F-2		6	MECHANICAL ROOMS (RU 602)
006	270	100	A-2		6	EATING AND DRINKING ESTABLISHMENT, INDOOR FOOD SERVICE (246) PERSON, OUTDOOR TERRACE FOOD SERVICE (24) PERSON, (UPPER LEVEL RU602, RU603A, RU603B, IN CONJUNCTION WITH LOWER LEVEL PA RU505)
006	68	100	M		6, 10	EATING AND DRINKING ESTABLISHMENT (RU601)
006	42	100	F-2 S-1		6, 10	MECHANICAL ROOMS, STORAGE ROOMS, KITCHEN (DEPARTMENT STORE RU601)
006	488	100	A-2		6	EATING AND DRINKING ESTABLISHMENT- INDOOR FOOD SERVICE (410) PERSON, OUTDOOR TERRACE FOOD SERVICE (78) PERSON, (UPPER LEVEL RU605 & RU604 IN CONJUNCTION WITH LOWER LEVEL PA RU508)
006	130	100	F-2 S-1		6	MECHANICAL ROOMS (TOWER)
006	878	100	M B		6, 10	DEPARTMENT STORE, ACCESSORY OFFICES (RU601)
006	34	100	B F-2 S-2		6	OFFICE MECHANICAL ROOMS, STORAGE ROOMS (RU605)
007	31	100	F-2 S-1		6, 10	MECHANICAL ROOMS, STORAGE (DEPARTMENT STORE RU701)
007	600	100	M B		6, 10	DEPARTMENT STORE, ACCESSORY OFFICE (RU701)
007	231	100	A-2		6, 10	EATING AND DRINKING ESTABLISHMENT (RU701)



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Certificate of Occupancy

CO Number: 121186251T022

Permissible Use and Occupancy						
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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
008	245	100	F-2		6	MECHANICAL (RETAIL PODIUM - DISPLAY 10 FL)
008	168	100	F-2 S-1		6	MECHANICAL, STORAGE (TOWER DISPLAY 10)
009	87	100	F-2		6	MECHANICAL (RETAIL)
009	83	100	F-2		6	MECHANICAL TRANSFORMER VAULTS NETWORK PROTECTOR (DISPLAY 11 FL) (TOWER)
010	614	100	B		6	OFFICES (TOWER DISPLAY - 14TH FL)
010	103	100	F-2		6	MECHANICAL SETBACK ROOF (RETAIL PODIUM- 14FL)
011	35	100	F-2		6	MECHANICAL, (RETAIL PODIUM - 15FL)
011	613	100	B F-2 S-1		6	OFFICES (TOWER - 15TH FL)
012	610	100	B F-2		6	OFFICES (TOWER DISPLAY 16 FL)
013	607	100	F-2 B		6	OFFICES (TOWER - DISPLAY 17TH FL)
014	604	100	B F-2		6	OFFICES (TOWER DISPLAY 18TH FL)
015	600	100	B F-2		6	OFFICES (TOWER DISPLAY - 19FL)
016	492	100	B F-2		6	OFFICES (TOWER DISPLAY 20FL)

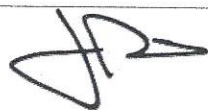

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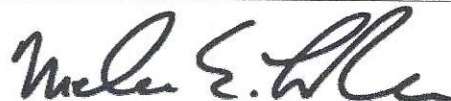
Certificate of Occupancy

CO Number: 121186251T022

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
017	594	100	B F-2 S-1		6	OFFICES (TOWER DISPLAY - 21 FL)
018	590	100	B F-2 S-1		6	OFFICES (TOWER DISPLAY - 22FL)
019	4	100	F-2		6	MECHANICAL EQUIPMENT ROOMS - TECH ROOMS ELVE.PITS (TOWER DISPLAY 23 FL.
019	60	100	A-1		6	LOWER PORTION OF MEDIUM SCREENING ROOM (TOWER DISPLAY 23 FL)
019	72	100	B		6	SMALL SCREENING ROOM (TOWER DISPLAY 23 FL)
019	126	100	A-1		6	LOWER PORTION OF LARGE SCREENING ROOM (TOWER DISPLAY 23 FL)
019	510	100	B F-2 S-1		6	OFFICES (TOWER DISPLAY- 23 FL)
020	90	100	A-1		6	UPPER PORTION MEDIUM SCREENING ROOM (TOWER DISPLAY 24 FL)(WEST COMPARTMENT)
020	100	100	A-2 A-3		6	CONFERENCE ROOM #3 (WEST COMPARTMENT)
020	93	100	A-2 A-3		6	CONFERENCE ROOM #5 (EAST COMPARTMENT)
020	97	100	A-2 A-3		6	CONFERENCE #7 EAST COMPARTMENT)
020	160	100	A-2 A-3		6	RECEPTION/LOUNGE (TOWER DISPLAY 24 FL) (EAST COMPARTMENT)
020	173	100	A-2 A-3		6	BANQUET/MEETING ROOM (TOWER DISPLAY 24 FL) WEST COMPARTMENT)



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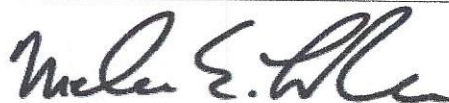
Certificate of Occupancy

CO Number: 121186251T022

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
020	67	100	B F-2 S-2		6	OFFICES, CONFERENCE ROOMS, MECHANICAL ROOMS, STORAGE ROOMS. (TOWER DISPLAY 24 FL)(EAST COMPARTMENT)
020	167	100	B F-2		6	OFFICES ,MECHANICAL ROOMS, KITCHEN. (TOWER DISPLAY 24 FL) (WEST COMPARTMENT)
020	190	100	A-1		6	UPPER PORTION LARGE SCREENING ROOM (TOWER DISPLAY 24 FL) (EAST COMPARTMENT)
020	89	100	A-2 A-3		6	CONFERENCE #8 (EAST COMPARTMENT)
022	26	100	F-2		6	KITCHEN, DISHWASHING, MECHANICAL ROOMS (TOWER DISPLAY 35 FL EAST)
022	164	100	B		6	OFFICE(TOWER DISPLAY 35 FL WEST)
022	567	100	A-2		6	CAFE/DINING AREA (TOWER DISPLAY - 35 FL EAST)
022	237	100	A-2 A-3		6	ROOF TERRACE ACCESSORY TO INTERIOR CAFE/DINING AREA (TOWER DISPLAY 35 FL EAST)
022	82	100	M		6	SERVERY (TOWER DISPLAY 35 FL EAST)
023	218	100	A-3		6	FITNESS CENTER (TOWER DISPLAY 36 FL EAST)
023	81	100	B F-2 S-2		6	MECHANICAL ROOMS, LOCKER ROOMS, STORAGE ROOMS (TOWER DISPLAY 36 FL EAST)
023	86	100	B F-2 S-2		6	WELLNESS ROOM, ELECTRICAL ROOMS, STORAGE ROOMS (TOWER DISPLAY 36 FL WEST)
024	435	100	B F-2		6	OFFICES (TOWER DISPLAY - 37 FL)



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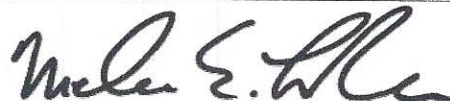
Certificate of Occupancy

CO Number: 121186251T022

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
025	431	100	B F-2		6	OFFICES (TOWER DISPLAY - 38 FL)
026	428	100	B F-2		6	OFFICES (TOWER DISPLAY - 39 FL)
027	425	100	B F-2		6	OFFICES (TOWER DISPLAY - 40 FL)
028	422	100	B F-2 S-1		6	OFFICES (TOWER DISPLAY - 41 FL)
029	419	100	B F-2		6	OFFICES (TOWER DISPLAY - 42 FL)
030	416	100	B F-2		6	OFFICES (TOWER DISPLAY 43FL)
031	412	100	B F-2		6	OFFICES (TOWER DISPLAY - 44 FL)
032	409	100	B F-2		6	OFFICES (TOWER DISPLAY - 45 FL)
033	406	100	B F-2		6	OFFICES (TOWER DISPLAY 46 FL)
034	403	100	B F-2		6	OFFICES (TOWER DISPLAY - 47 FL)
035	399	100	B F-2 S-1		6	OFFICES (TOWER DISPLAY - 48 FL)
036	397	100	B F-2		6	OFFICES (TOWER DISPLAY - 49 FL)
037	90	100	A-3		6	CONFERENCE ROOM (TOWER DISPLAY - 50 FL)



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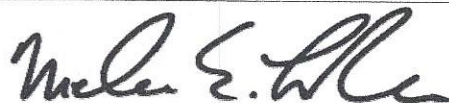
Certificate of Occupancy

CO Number: 121186251T022

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
037	312	100	B F-2		6	OFFICES (TOWER DISPLAY 50 FL)
038	390	100	B F-2		6	OFFICES (TOWER DISPLAY 51 FL)
039	136	100	F-2		6	MECHANICAL ROOMS, TRANSFORMER, ELEVATOR MACHINCE ROOM (TOWER DISPLAY - 52 FL)
040	380	100	B F-2		6	OFFICES (TOWER DISPLAY- 60TH FLR)
041	377	100	B F-2		6	OFFICES (TOWER DISPLAY - 61 FL)
042	374	100	B F-2		6	OFFICES (TOWER DISPLAY - 62 FL)
043	63	100	B		6	OFFICES & FACILITIES (TENANT) (TOWER DISPLAY - 63 FL)
043	5	100	F-2		6	MECHANICAL (TENANT)(TOWER DISPLAY - 63 FL)
043	10	100	S-2		6	STORAGE & ELECTRIC CLOSETS (TENANT) (TOWER DISPLAY - 63 FL)
043	12	100	E		6	LIBRARY (TENANT) (TOWER DISPLAY - 63 FL)
043	279	100	A-3		6	MEETING & LOUNGE (NON ASSEMBLY SPACE) (TENANT) (TOWER DISPLAY - 63 FL)
043	129	100	A-3		6	MEETING ROOM (TENANT) (TOWER DISPLAY - 63 FL)
044	368	100	B F-2		6	OFFICES (TOWER DISPLAY - 64 FL)



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Certificate of Occupancy

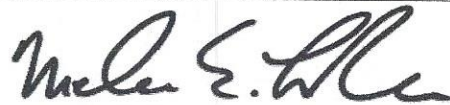
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Permissible Use and Occupancy						
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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
045	365	100	B F-2		6	OFFICES (TOWER DISPLAY - 65 FL)
046	362	100	B F-2		6	OFFICES (TOWER DISPLAY - 66 FL)
047	359	100	B F-2		6	OFFICES (TOWER DISPLAY - 67 FL) (CORE & SHELL ONLY)
048	356	100	B F-2		6	OFFICES (TOWER DISPLAY - 68 FL) (CORE & SHELL ONLY)
049	352	100	B F-2 S-1		6	OFFICES (TOWER DISPLAY - 69 FL) (CORE & SHELL ONLY)
050	349	100	B F-2 S-1		6	OFFICES (TOWER DISPLAY - 70 FL) (CORE & SHELL ONLY)
051	346	100	B F-2 S-1		6	OFFICES (TOWER DISPLAY - 71 FL) (CORE & SHELL ONLY)
052	343	100	B F-2		6	OFFICES (TOWER DISPLAY - 72 FL)
053	340	100	B F-2		6	OFFICES (TOWER DISPLAY - 73 FL)
054	337	100	B F-2		6	OFFICES (TOWER DISPLAY - 74 FL) (CORE & SHELL ONLY)
055	334	100	B F-2		6	OFFICES (TOWER DISPLAY - 75 FL) (CORE & SHELL ONLY)
056	331	100	B F-2		6	OFFICES (TOWER DISPLAY - 76 FL) (CORE & SHELL ONLY)
057	328	100	B F-2		6	OFFICES (TOWER DISPLAY - 77 FL) (CORE & SHELL ONLY)



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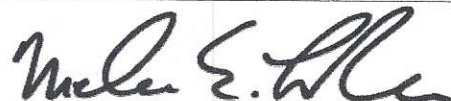
Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
058	325	100	B F-2		6	OFFICES (TOWER DISPLAY - 78 FL) (CORE & SHELL ONLY)
059	321	100	B F-2		6	OFFICES (TOWER DISPLAY - 79 FL) (CORE & SHELL ONLY)
060	112	100	F-2		6	MECHANICAL ROOMS, STORMWATER TANK, ELEVATOR OVERRUN, FP TANK, ELEV. MACHINE ROOM (TOWER DISPLAY M79 FL)
061	50	100	F-2		6	MECHANICAL ROOMS, PUMP ROOMS, FIRE PUMP ROOM, SETBACK ROOF, WINDOW WASHING EQUIPMENT, SATELLITE DISHES (TOWER DISPLAY 80 FL) (CORE & SHELL ONLY)
062	201	100	B F-2		6	OFFICES (TOWER DISPLAY - 81 FL) (CORE & SHELL ONLY)
063	198	100	B F-2		6	OFFICE (TOWER DISPLAY - 82 FL)
064	195	100	B		6	OFFICES (TOWER DISPLAY - 83 FL)
065	67	100	F-2		6	MECHANICAL (TOWER DISPLAY - 97 FL) (CORE & SHELL ONLY)
066	62	100	F-2		6	MECHANICAL ROOM, FIRST RESPONDER, FIRE PUMP, SATELLITE (TOWER DISPLAY - 98 FL) (CORE & SHELL ONLY)
067	284	100	A-2 A-3		6	EATING & DRINKING (A-2), EXHIBITION GALLERY (A-3) (COMPARTMENT 67A) (TOWER DISPLAY 100-FL) (OB-DECK)
067	6	100	F-2		6	BOH OFFICE/STORAGE (F-2) (COMPARTMENT 67B) (TOWER DISPLAY 100-FL) (OB DECK)
067	366	100	A-2 A-3		6	EATING & DRINKING (A-2), EXHIBITION GALLERY (A-3) (COMPARTMENT 67B) (TOWER DISPLAY 100-FL)(OB DECK)



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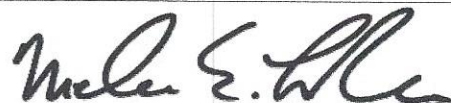
Certificate of Occupancy

CO Number: 121186251T022

Permissible Use and Occupancy						
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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
067	23	100	A-2 A-3		6	LOCKER ROOM (ACCESSORY TO A-3 & A-2) (COMPARTMENT 67B) (TOWER DISPLAY 100 FL) (OB DECK)
068	338	100	A-2 A-3		6	MULTIFUNCTION (COMPARTMENT 68A) (TOWER DISPLAY-101 FL) (OB DECK) (CORE & SHELL ONLY)
068	9	100	F-2		6	ACCESSORY KITCHEN (COMPARTMENT 68B) (TOWER DISPLAY-101 FL) (OB DECK)
068	74	100	A-3		6	EXHIBITION GALLERY (A-3) (COMPARTMENT 68A) (TOWER DISPLAY 101 FL) (OB DECK)
068	318	100	A-2		6	EATING & DRINKING (COMPARTMENT 68B) (TOWER DISPLAY-101 FL) (OB DECK)
ROF	8	100	F-2		6	COOLING TOWER, ELEVATOR LOBBY, TOWER CT, BMU, ELEVATOR OVERRUN (TOWER DISPLAY -102-LEVEL 1,2,3,)
GN D	69	100	B		6	LOBBY, MESSENGER CENTER (TOWER) (FLOOR IS DESIGN ABOVE FLOOD ELEVATION)
GN D	15	100	F-2		6	MECHANICAL ROOMS, COGEN PUMP ROOM, GAS METER ROOMS, FIRE PUMP ROOM, GREASE TRAP/INTERCEPTOR (FLOOR IS DESIGN ABOVE FLOOD ELEVATION) (RETAIL)
GN D	130	100	M		6	RETAIL LOBBY
GN D	132	100	S-1		6	(16) LOADING DOCKS (RETAIL)
GN D	52	100	M		6	NEIMAN LOBBY-RU#001 (RETAIL)
PEN	7	100	F-2		6	ELEVATOR MACHINE ROOM, ELEVATOR RUN, MECHANICAL ACCESS.



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Certificate of Occupancy

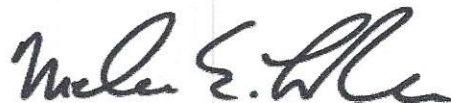
CO Number: 121186251T022

THESE PREMISES HAVE BEEN DECLARED TO BE ONE ZONING LOT AS PER SECTION 12-10 OF THE ZONING RESOLUTION CONSISTING OF TAX LOTS 4, 10, 125, 150 IN BLOCK 702 RECORDED AT CITY REGISTER UNDER CRFN 2015000064092 & 2015000064093. THIS STRUCTURE IS LOCATED IN ZONE X PER THE DOB 2013 FIRM MAPS. ALL CONSTRUCTION BELOW THE DESIGN FLOOD ELEVATION HAS BEEN DRY PROOFED.

END OF SECTION



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END OF DOCUMENT