

STATE OF NEW YORK

9216--A

IN ASSEMBLY

February 16, 2024

Introduced by M. of A. L. ROSENTHAL, FALL, LEE -- read once and referred to the Committee on Economic Development -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the alcoholic beverage control law, in relation to licensing restrictions for manufacturers and wholesalers of alcoholic beverages on licensees who sell at retail for on-premises consumption; and providing for the repeal of certain provisions upon expiration thereof

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Paragraph (a) of subdivision 1 of section 101 of the alco-
2 holic beverage control law is amended by adding a new subparagraph
3 (xviii) to read as follows:

4 (xviii) ALL that certain plot, piece or parcel of land, situate, lying
5 and being in the Borough of Manhattan, City, County and State of New
6 York, bounded and described as follows:

7 Parcel A

8 BEGINNING at the intersection of the southerly line of South Street,
9 135 feet wide, and the westerly line of Block 2 Lot 3;

10 THENCE RUNNING the following seven (7) courses and distances:

11 (1) Along said westerly line of Block 2 Lot 3, South 16 degrees 50
12 minutes 39 seconds East a distance of 145.30 feet to a point;

13 (2) THENCE still along said westerly line of Block 2 Lot 3, North 73
14 degrees 09 minutes 21 seconds East a distance of 28.67 feet to a point;

15 (3) THENCE still along said westerly line of Block 2 Lot 3, South 16
16 degrees 50 minutes 39 seconds East a distance of 419.26 feet to a point
17 on the U.S. Pierhead Line approved by Secretary of War, February 25,
18 1918;

19 (4) THENCE along said U.S. Pierhead Line, South 73 degrees 09 minutes
20 21 seconds West a distance of 317.76 feet to a point;

21 (5) THENCE still along said U.S. Pierhead Line, South 87 degrees 11
22 minutes 44 seconds West a distance of 36.57 feet to a point on the east-
23 erly line of Block 2 Lot 1;

EXPLANATION--Matter in italics (underscored) is new; matter in brackets
[-] is old law to be omitted.

LBD14378-02-4

1 (6) THENCE along the northerly line of Block 2 Lot 1, North 15 degrees
2 30 minutes 29 seconds West a distance of 555.84 feet to a point on said
3 southerly line of South Street; and

4 (7) THENCE along said southerly line of South Street, North 73 degrees
5 09 minutes 21 seconds East a distance of 311.61 feet to the point of
6 BEGINNING.

7 EXCEPTING THEREFROM the slips, and those certain portions of the
8 ground floor as delineated on the diagrams annexed to the Sublease (i)
9 with the cross-hatching on the schematic drawing of the ground floor
10 depicted on page 1 of Annex 1 and (ii) with black shading or cross-
11 hatching on the schematic drawing of Annex 2.

12 Parcel B

13 All that certain Lot, piece or parcel of land, with the buildings and
14 improvements thereon erected, situate, lying and being in the Borough of
15 Manhattan, County of New York, State of New York:

16 Borough of Manhattan, City, County and State of New York, bounded and
17 described as follows:

18 BEGINNING at the corner formed by the intersection of the westerly
19 side of Broadway and the southerly side of Morris Street;

20 THENCE southerly along the westerly side of Broadway, 203 feet 1-3/4
21 inches Survey (203 feet 2-1/4 inches Deed more or less), to the norther-
22 ly side of lands formerly belonging to Eve White;

23 THENCE westerly along the northerly side of said lands formerly
24 belonging to Eve White 201 feet 2 inches Survey (200 feet 8 inches Deed
25 more or less), to the easterly side of Greenwich Street;

26 THENCE northerly along the easterly side of Greenwich Street 231 feet
27 1-3/4 inch Survey (231 feet 1-3/4 inches Deed) to the southeasterly
28 corner of Greenwich and Morris Streets; and

29 THENCE easterly along the southerly side of Morris Street, 248 feet 2
30 inches Survey (248 feet 3 inches Deed) to the point or place of BEGIN-
31 NING.

32 Parcel C

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

36 BEGINNING at the corner formed by the intersection of the easterly
37 side of William Street and the southerly side of Wall Street;

38 RUNNING THENCE easterly along the southerly side of Wall Street 198.11
39 feet to the corner formed by the intersection of the westerly side of
40 Hanover Street and the southerly side of Wall Street;

41 THENCE southerly along the westerly side of Hanover Street 52.33 feet
42 to an angel point therein;

43 THENCE southerly still along the westerly side of Hanover Street 88.34
44 feet to the corner formed by the intersection of the westerly side of
45 Hanover Street and the northerly side of Exchange Place;

46 THENCE westerly along the northerly side of Exchange Place 206.41 feet
47 to the corner formed by the intersection of the northerly side of
48 Exchange Place and the easterly side of William Street;

49 THENCE northerly along the easterly side of William Street 76.79 feet
50 to an angle point therein;

51 THENCE northerly still along the easterly side of William Street 95.00
52 feet to the point or place of BEGINNING.

53 THE ABOVE LAND HAVING ALSO BEEN DESCRIBED PURSUANT TO A SURVEY
54 PREPARED BY EARL B. LOVELL- S.P. BELCHER ORIGINALLY DATED NOVEMBER 5,
55 1952 AS FOLLOWS:

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

4 BEGINNING at the corner formed by the intersection of the easterly
5 side of William Street and the southerly side of Wall Street;

6 RUNNING THENCE easterly along the southerly side of Wall Street 197.94
7 feet to the corner formed by the intersection of the westerly side of
8 Hanover Street and the southerly side of Wall Street;

9 THENCE southerly along the westerly side of Hanover Street 140.78 feet
10 to the corner formed by the intersection of the westerly side of Hanover
11 Street and the northerly side of Exchange Place;

12 THENCE westerly along the northerly side of Exchange Place 204.92 feet
13 to the corner formed by the intersection of the northerly side of
14 Exchange Place and the easterly side of William Street;

15 THENCE northerly along the easterly side of William Street 171.76 feet
16 to the point or place of BEGINNING.

17 Parcel D

18 All THOSE PARCELS of land situate in the Borough of Manhattan, City,
19 County and State of New York, below a horizontal plane drawn at an
20 elevation of 500 feet above the NAVD 88 datum level, bounded and
21 described as follows:

22 BEGINNING at the corner formed by the intersection of the northerly
23 side of East 42nd Street and the easterly side of former Depew Place
24 (now closed and discontinued);

25 THENCE RUNNING northerly along the said easterly side of former Depew
26 Place, 340 feet 4 inches;

27 THENCE RUNNING westerly and parallel with the northerly side of East
28 42nd Street, 394 feet 4 inches to a point on the easterly side of
29 Vanderbilt Avenue, which point is distant 340 feet 4 inches northerly
30 from the corner formed by the intersection of the northerly side of East
31 42nd Street and the easterly side of Vanderbilt Avenue;

32 THENCE RUNNING southerly along the easterly side of Vanderbilt Avenue,
33 340 feet 4 inches to its intersection with the northerly side of East
34 42nd Street;

35 THENCE RUNNING easterly along the northerly side of East 42nd Street,
36 394 feet 4 inches to the corner, the point or place of BEGINNING.

37 Parcel E

38 ALL that plot of land (the "Land"), together with the improvements
39 thereon, in the Borough of Manhattan, County of New York, City of New
40 York and State of New York, said Land being bounded and described as
41 follows:

42 BEGINNING at a point on the southerly side of 42nd Street distant one
43 hundred twenty-five (125) feet westerly from the corner formed by the
44 intersection of the southerly side of 42nd Street with the westerly side
45 of Lexington Avenue; and running

46 THENCE Southerly and parallel with Lexington Avenue ninety-eight (98)
47 feet nine (9) inches;

48 THENCE Westerly and parallel with 42nd Street fifty (50) feet to a
49 point in the easterly line of premises conveyed by Pershing Square
50 Building Corporation to The Bowery Savings Bank by deed dated January 4,
51 1921 and recorded in the Office of the Register of the County of New
52 York on January 5, 1921 in Liber 3190 of Conveyances at Page 440;

53 THENCE Southerly along the easterly side of said premises on a line at
54 right angles to the southerly side of 42nd Street ninety-eight (98) feet
55 nine (9) inches to the northerly side of 41st Street;

1 THENCE westerly along the northerly side of 41st Street one hundred
2 four (104) feet six (6) inches more or less to a point from which a line
3 drawn northerly to the southerly side of 42nd Street and parallel with
4 Park Avenue and at right angles with the northerly side of 41st Street
5 would run through the center of the seventh row (reading easterly from
6 Park Avenue) of column locations as shown by circular indications there-
7 of upon map entitled: "State of New York, Transit Construction Commis-
8 sioner, Engineering Department, Route Number 43, Section Number 1,
9 Borough of Manhattan, Map or Plan showing property for resale east side
10 of Park Avenue between East 41st Street and East 42nd Street, signed by
11 D. L. Turner, Chief Engineer, dated February 4, 1920 (as revised May
12 25, 1920) and designated as drawing number 175, file number 3801", which
13 map is annexed to the deed above mentioned;

14 THENCE Northerly along said line one hundred ninety-seven (197) feet
15 six (6) inches to the southerly side of 42nd Street; and

16 THENCE Easterly along the southerly side of 42nd Street one hundred
17 fifty-four (154) feet six (6) inches more or less to the point or place
18 of BEGINNING.

19 Parcel F

20 ALL THAT CERTAIN plot, piece, or parcel of land, situate, lying and
21 being in the Borough of Manhattan, New York County, City and State of
22 New York, bounded and described as follows:

23 BEGINNING at the comer formed by the intersection of the southerly
24 line of West 61st Street with the easterly line of Riverside Boulevard,
25 as shown on the City Map;

26 RUNNING THENCE easterly, along to the southerly line of West 61st
27 Street, 423 feet 6 inches to a point;

28 THENCE southerly, at right angles to the previous course, 74 feet
29 3-1/8 inches;

30 THENCE southwesterly, along a line forming an included angle of 169
31 degrees 40 minutes 47 seconds, 138 feet 7-3/4 inches;

32 THENCE westerly, along a line forming an included angle of 100 degrees
33 19 minutes 13 seconds, 445 feet 1 0-5/8 inches to a point on the easter-
34 ly side of Riverside Boulevard;

35 THENCE northerly, along the easterly line of Riverside Boulevard which
36 forms an included angle of 80 degrees 23 minutes 47 seconds, 13 feet
37 0-1/4 of an inch to a point of curvature;

38 THENCE northerly, along the easterly line of Riverside Boulevard on
39 the arc of a circle curving to the right, having a radius of 1,548 feet
40 0 inches and an included angle of 4 degrees 41 minutes 14 seconds, 126
41 feet 7-5/8 inches to a point of tangency;

42 THENCE northerly, along the easterly line of Riverside Boulevard, 76
43 feet 4 inches to the point of place of BEGINNING.

44 Parcel G

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

48 BEGINNING at the corner formed by the intersection of the northerly
49 side of West 50th Street and the easterly side of 12th Avenue;

50 RUNNING THENCE northerly along the easterly side of 12th Avenue a
51 distance of 100 feet 5 inches to a point on center line of the block
52 between West 50th Street and West 51st Street;

53 THENCE easterly along the center line of the block between West 50th
54 Street and West 51st Street parallel with the northerly side of West
55 50th Street a distance of 100 feet to a point;

1 THENCE southerly and parallel with the easterly side of 12th Avenue a
2 distance of 100 feet 5 inches to a point on the northerly side of West
3 50th Street;

4 THENCE westerly along the northerly side of West 50th Street a
5 distance of 100 feet to the corner formed by the intersection of the
6 northerly side of West 50th Street and the easterly side of 12th Avenue,
7 the point or place of beginning.

8 For Information Only: Premises being known as 678-682 12th Avenue
9 a/k/a 637-641 West 50th Street New York, N.Y. and designated as Block
10 1098 Lot 11 as shown on Tax Map of the City of New York, County of New
11 York.

12 Parcel H

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

16 BEGINNING at the corner formed by the intersection of the southerly
17 side of East 61st Street with the westerly side of Madison Avenue;

18 RUNNING THENCE westerly along the southerly side of East 61st Street,
19 150 feet;

20 THENCE southerly and parallel with the westerly side of Madison
21 Avenue, 100 feet 5 inches to the center line of the block between East
22 61st and 60th Streets;

23 THENCE westerly along said center line of the block and parallel with
24 southerly side of East 61st Street, 45 feet;

25 THENCE southerly and parallel with the westerly side of Madison Avenue
26 and part of the distance through a party wall, 100 feet 5 inches to the
27 northerly side of East 60th Street;

28 THENCE easterly along the said northerly side of East 60th Street, 100
29 feet;

30 THENCE northerly and parallel with the westerly side of Madison Avenue
31 and part of the distance through another party wall, 73 feet 5 inches;

32 THENCE easterly and parallel with East 60th Street, 95 feet to the
33 westerly side of Madison Avenue;

34 THENCE northerly along the westerly side of Madison Avenue, 127 feet 5
35 inches to the point or place of BEGINNING.

36 Parcel I

37 ALL that certain plot, piece or parcel of land, with the building and
38 improvements thereon erected, situate, lying and being in the Borough of
39 Manhattan, City, County and State of New York, bounded and described as
40 follows:

41 BEGINNING at the corner formed by the intersection of the easterly
42 side of Fifth Avenue and the northerly side of 59th Street;

43 RUNNING THENCE northerly along the easterly side of Fifth Avenue 100
44 feet; THENCE easterly parallel with 59th Street 100 feet;

45 THENCE northerly parallel with Fifth Avenue 5 inches; THENCE easterly
46 parallel with 59th Street 25 feet;

47 THENCE southerly parallel with Fifth Avenue 100 feet 5 inches to the
48 northerly side of 59th Street; and

49 THENCE westerly along the northerly side of 59th Street 125 feet to
50 the point or place of BEGINNING.

51 TOGETHER WITH the benefits of the easement for light and air recorded
52 in Liber 5137 at Page 142.

53 Parcel J

54 ALL the following three parcels of land, together with the improve-
55 ments thereon:

56 PARCEL J-1

1 ALL that certain plot, piece or parcel of land, with the buildings and
2 improvements thereon erected, situate, lying and being in the Borough of
3 Manhattan, County, City and State of New York, bounded and described as
4 follows:

5 BEGINNING at a point being the northwest corner of Broome and Laurens
6 Street, as the said Laurens Street is now established by law as widened,
7 being a point, distant 25 feet westwardly from the northwest corner of
8 Broome and Laurens Street and measured from the old line thereof;

9 RUNNING THENCE westwardly along the northerly side of Broome Street,
10 18 feet 6 inches; THENCE northwardly, parallel with Laurens Street, 80
11 feet;

12 THENCE eastwardly, parallel with Broome Street, 18 feet 6 inches to
13 the westerly line of Laurens Street, as the same is now established by
14 law since the widening thereof;

15 THENCE southwardly along the said westerly line of Laurens Street, 80
16 feet to the point or place of

17 BEGINNING.

18 THE said Laurens Street being now known as West Broadway.

19 PARCEL J-2

20 ALL that certain plot, piece or parcel of land, with the building and
21 improvements thereon erected, situate, lying and being in the Borough of
22 Manhattan, County, City and State of New York, bounded and described as
23 follows:

24 BEGINNING at a point on the westerly side of West Broadway, formerly
25 South Fifth Avenue, 80 feet northerly from the corner formed by the
26 intersection of the westerly side of West Broadway, formerly South Fifth
27 Avenue, and the northerly side of Broome Street;

28 RUNNING THENCE northerly along the westerly side of West Broadway, 20
29 feet;

30 THENCE westerly 67 feet 8 1/2 inches along the southerly side of Lot#
31 333 on map made by Commissioners in Partition of the Estate of Anthony
32 Lispenard, deceased, to the rear of Lot #334 on said map;

33 THENCE southerly along the rear of said Lot #334, 20 feet;

34 THENCE easterly, 67 feet 7 3/4 inches to the point or place of BEGIN-
35 NING.

36 PARCEL J-3

37 ALL that certain plot, piece or parcel of land, with the buildings and
38 improvements thereon erected, situate, lying and being in the Borough of
39 Manhattan, County, City and State of New York, bounded and described as
40 follows:

41 BEGINNING at a point on the northerly side of Broome Street, distant
42 18 feet 6 inches westerly from the corner formed by the intersection of
43 the northerly side of Broome Street and the westerly side of West Broad-
44 way, formerly South Fifth Avenue;

45 RUNNING THENCE northerly parallel or nearly so with West Broadway,
46 formerly South Fifth Avenue, 80 feet to land now or late of Randolph
47 Brant;

48 THENCE westerly along the same land and parallel or nearly so with
49 Broome Street, 21 feet 9 inches;

50 THENCE southerly parallel or nearly so with West Broadway and part of
51 the distance through a party wall, 80 feet to the northerly side of
52 Broome Street;

53 THENCE easterly along the said northerly side of Broome Street, 21
54 feet 9 inches to the point or place of BEGINNING.

55 Provided, however that, with respect to such manufacturer's or whole-
56 saler's interest in a retail licensee located at premises described in

this subparagraph the provisions of this paragraph shall not apply to any premises licensed under section sixty-four of this chapter in which manufacturer or wholesaler holds a direct or indirect interest, provided that: (A) such manufacturer or wholesaler may not sell alcoholic beverages directly to such retail licensee; and (B) no more than fifteen percent of the annual dollar value of alcoholic beverages purchased by such retail licensee for sale on the premises may be produced by any such manufacturer.

§ 2. Paragraph (a) of subdivision 13 of section 106 of the alcoholic beverage control law is amended by adding a new subparagraph (xxiii), to read as follows:

(xxiii) 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, bounded and described as follows:

Parcel A

BEGINNING at the intersection of the southerly line of South Street, 135 feet wide, and the westerly line of Block 2 Lot 3;

THENCE RUNNING the following seven (7) courses and distances:

(1) Along said westerly line of Block 2 Lot 3, South 16 degrees 50 minutes 39 seconds East a distance of 145.30 feet to a point;

(2) THENCE still along said westerly line of Block 2 Lot 3, North 73 degrees 09 minutes 21 seconds East a distance of 28.67 feet to a point;

(3) THENCE still along said westerly line of Block 2 Lot 3, South 16 degrees 50 minutes 39 seconds East a distance of 419.26 feet to a point on the U.S. Pierhead Line approved by Secretary of War, February 25, 1918;

(4) THENCE along said U.S. Pierhead Line, South 73 degrees 09 minutes 21 seconds West a distance of 317.76 feet to a point;

(5) THENCE still along said U.S. Pierhead Line, South 87 degrees 11 minutes 44 seconds West a distance of 36.57 feet to a point on the easterly line of Block 2 Lot 1;

(6) THENCE along the northerly line of Block 2 Lot 1, North 15 degrees 30 minutes 29 seconds West a distance of 555.84 feet to a point on said southerly line of South Street; and

(7) THENCE along said southerly line of South Street, North 73 degrees 09 minutes 21 seconds East a distance of 311.61 feet to the point of BEGINNING.

EXCEPTING THEREFROM the slips, and those certain portions of the ground floor as delineated on the diagrams annexed to the Sublease (i) with the cross-hatching on the schematic drawing of the ground floor depicted on page 1 of Annex 1 and (ii) with black shading or cross-hatching on the schematic drawing of Annex 2.

Parcel B

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County of New York, State of New York:

Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of Broadway and the southerly side of Morris Street;

THENCE southerly along the westerly side of Broadway, 203 feet 1-3/4 inches Survey (203 feet 2-1/4 inches Deed more or less), to the northerly side of lands formerly belonging to Eve White;

THENCE westerly along the northerly side of said lands formerly belonging to Eve White 201 feet 2 inches Survey (200 feet 8 inches Deed more or less), to the easterly side of Greenwich Street;

1 THENCE northerly along the easterly side of Greenwich Street 231 feet
2 1-3/4 inch Survey (231 feet 1-3/4 inches Deed) to the southeasterly
3 corner of Greenwich and Morris Streets; and

4 THENCE easterly along the southerly side of Morris Street, 248 feet 2
5 inches Survey (248 feet 3 inches Deed) to the point or place of BEGIN-
6 NING.

7 Parcel C

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

11 BEGINNING at the corner formed by the intersection of the easterly
12 side of William Street and the southerly side of Wall Street;

13 RUNNING THENCE easterly along the southerly side of Wall Street 198.11
14 feet to the corner formed by the intersection of the westerly side of
15 Hanover Street and the southerly side of Wall Street;

16 THENCE southerly along the westerly side of Hanover Street 52.33 feet
17 to an angle point therein;

18 THENCE southerly still along the westerly side of Hanover Street 88.34
19 feet to the corner formed by the intersection of the westerly side of
20 Hanover Street and the northerly side of Exchange Place;

21 THENCE westerly along the northerly side of Exchange Place 206.41 feet
22 to the corner formed by the intersection of the northerly side of
23 Exchange Place and the easterly side of William Street;

24 THENCE northerly along the easterly side of William Street 76.79 feet
25 to an angle point therein;

26 THENCE northerly still along the easterly side of William Street 95.00
27 feet to the point or place of BEGINNING.

28 THE ABOVE LAND HAVING ALSO BEEN DESCRIBED PURSUANT TO A SURVEY
29 PREPARED BY EARL B. LOVELL- S.P. BELCHER ORIGINALLY DATED NOVEMBER 5,
30 1952 AS FOLLOWS:

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

34 BEGINNING at the corner formed by the intersection of the easterly
35 side of William Street and the southerly side of Wall Street;

36 RUNNING THENCE easterly along the southerly side of Wall Street 197.94
37 feet to the corner formed by the intersection of the westerly side of
38 Hanover Street and the southerly side of Wall Street;

39 THENCE southerly along the westerly side of Hanover Street 140.78 feet
40 to the corner formed by the intersection of the westerly side of Hanover
41 Street and the northerly side of Exchange Place;

42 THENCE westerly along the northerly side of Exchange Place 204.92 feet
43 to the corner formed by the intersection of the northerly side of
44 Exchange Place and the easterly side of William Street;

45 THENCE northerly along the easterly side of William Street 171.76 feet
46 to the point or place of BEGINNING.

47 Parcel D

48 ALL THOSE PARCELS of land situate in the Borough of Manhattan, City,
49 County and State of New York, below a horizontal plane drawn at an
50 elevation of 500 feet above the NAVD 88 datum level, bounded and
51 described as follows:

52 BEGINNING at the corner formed by the intersection of the northerly
53 side of East 42nd Street and the easterly side of former Depew Place
54 (now closed and discontinued);

55 THENCE RUNNING northerly along the said easterly side of former Depew
56 Place, 340 feet 4 inches;

1 THENCE RUNNING westerly and parallel with the northerly side of East
2 42nd Street, 394 feet 4 inches to a point on the easterly side of
3 Vanderbilt Avenue, which point is distant 340 feet 4 inches northerly
4 from the corner formed by the intersection of the northerly side of East
5 42nd Street and the easterly side of Vanderbilt Avenue;

6 THENCE RUNNING southerly along the easterly side of Vanderbilt Avenue,
7 340 feet 4 inches to its intersection with the northerly side of East
8 42nd Street;

9 THENCE RUNNING easterly along the northerly side of East 42nd Street,
10 394 feet 4 inches to the corner, the point or place of BEGINNING.

11 Parcel E

12 ALL that plot of land (the "Land"), together with the improvements
13 thereon, in the Borough of Manhattan, County of New York, City of New
14 York and State of New York, said Land being bounded and described as
15 follows:

16 BEGINNING at a point on the southerly side of 42nd Street distant one
17 hundred twenty-five (125) feet westerly from the corner formed by the
18 intersection of the southerly side of 42nd Street with the westerly side
19 of Lexington Avenue; and running

20 THENCE Southerly and parallel with Lexington Avenue ninety-eight (98)
21 feet nine (9) inches;

22 THENCE Westerly and parallel with 42nd Street fifty (50) feet to a
23 point in the easterly line of premises conveyed by Pershing Square
24 Building Corporation to The Bowery Savings Bank by deed dated January 4,
25 1921 and recorded in the Office of the Register of the County of New
26 York on January 5, 1921 in Liber 3190 of Conveyances at Page 440;

27 THENCE Southerly along the easterly side of said premises on a line at
28 right angles to the southerly side of 42nd Street ninety-eight (98) feet
29 nine (9) inches to the northerly side of 41st Street;

30 THENCE westerly along the northerly side of 41st Street one hundred
31 four (104) feet six (6) inches more or less to a point from which a line
32 drawn northerly to the southerly side of 42nd Street and parallel with
33 Park Avenue and at right angles with the northerly side of 41st Street
34 would run through the center of the seventh row (reading easterly from
35 Park Avenue) of column locations as shown by circular indications there-
36 of upon map entitled: "State of New York, Transit Construction Commis-
37 sioner, Engineering Department, Route Number 43, Section Number 1,
38 Borough of Manhattan, Map or Plan showing property for resale east side
39 of Park Avenue between East 41st Street and East 42nd Street, signed by
40 D. L. Turner, Chief Engineer, dated February 4, 1920 (as revised May
41 25, 1920) and designated as drawing number 175, file number 3801", which
42 map is annexed to the deed above mentioned;

43 THENCE Northerly along said line one hundred ninety-seven (197) feet
44 six (6) inches to the southerly side of 42nd Street; and

45 THENCE Easterly along the southerly side of 42nd Street one hundred
46 fifty-four (154) feet six (6) inches more or less to the point or place
47 of BEGINNING.

48 Parcel F

49 ALL THAT CERTAIN plot, piece, or parcel of land, situate, lying and
50 being in the Borough of Manhattan, New York County, City and State of
51 New York, bounded and described as follows:

52 BEGINNING at the corner formed by the intersection of the southerly
53 line of West 61st Street with the easterly line of Riverside Boulevard,
54 as shown on the City Map;

55 RUNNING THENCE easterly, along the southerly line of West 61st
56 Street, 423 feet 6 inches to a point;

1 THENCE southerly, at right angles to the previous course, 74 feet
2 3-1/8 inches;

3 THENCE southwesterly, along a line forming an included angle of 169
4 degrees 40 minutes 47 seconds, 138 feet 7-3/4 inches;

5 THENCE westerly, along a line forming an included angle of 100 degrees
6 19 minutes 13 seconds, 445 feet 1 0-5/8 inches to a point on the easter-
7 ly side of Riverside Boulevard;

8 THENCE northerly, along the easterly line of Riverside Boulevard which
9 forms an included angle of 80 degrees 23 minutes 47 seconds, 13 feet
10 0-1/4 of an inch to a point of curvature;

11 THENCE northerly, along the easterly line of Riverside Boulevard on
12 the arc of a circle curving to the right, having a radius of 1,548 feet
13 0 inches and an included angle of 4 degrees 41 minutes 14 seconds, 126
14 feet 7-5/8 inches to a point of tangency;

15 THENCE northerly, along the easterly line of Riverside Boulevard, 76
16 feet 4 inches to the point of place of BEGINNING.

17 Parcel G

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

21 BEGINNING at the corner formed by the intersection of the northerly
22 side of West 50th Street and the easterly side of 12th Avenue;

23 RUNNING THENCE northerly along the easterly side of 12th Avenue a
24 distance of 100 feet 5 inches to a point on center line of the block
25 between West 50th Street and West 51st Street;

26 THENCE easterly along the center line of the block between West 50th
27 Street and West 51st Street parallel with the northerly side of West
28 50th Street a distance of 100 feet to a point;

29 THENCE southerly and parallel with the easterly side of 12th Avenue a
30 distance of 100 feet 5 inches to a point on the northerly side of West
31 50th Street;

32 THENCE westerly along the northerly side of West 50th Street a
33 distance of 100 feet to the corner formed by the intersection of the
34 northerly side of West 50th Street and the easterly side of 12th Avenue,
35 the point or place of beginning.

36 For Information Only: Premises being known as 678-682 12th Avenue
37 a/k/a 637-641 West 50th Street New York, N.Y. and designated as Block
38 1098 Lot 11 as shown on Tax Map of the City of New York, County of New
39 York.

40 Parcel H

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

44 BEGINNING at the corner formed by the intersection of the southerly
45 side of East 61st Street with the westerly side of Madison Avenue;

46 RUNNING THENCE westerly along the southerly side of East 61st Street,
47 150 feet;

48 THENCE southerly and parallel with the westerly side of Madison
49 Avenue, 100 feet 5 inches to the center line of the block between East
50 61st and 60th Streets;

51 THENCE westerly along said center line of the block and parallel with
52 southerly side of East 61st Street, 45 feet;

53 THENCE southerly and parallel with the westerly side of Madison Avenue
54 and part of the distance through a party wall, 100 feet 5 inches to the
55 northerly side of East 60th Street;

1 THENCE easterly along the said northerly side of East 60th Street, 100
2 feet;

3 THENCE northerly and parallel with the westerly side of Madison Avenue
4 and part of the distance through another party wall, 73 feet 5 inches;

5 THENCE easterly and parallel with East 60th Street, 95 feet to the
6 westerly side of Madison Avenue;

7 THENCE northerly along the westerly side of Madison Avenue, 127 feet 5
8 inches to the point or place of BEGINNING.

9 Parcel I

10 ALL that certain plot, piece or parcel of land, with the building and
11 improvements thereon erected, situate, lying and being in the Borough of
12 Manhattan, City, County and State of New York, bounded and described as
13 follows:

14 BEGINNING at the corner formed by the intersection of the easterly
15 side of Fifth Avenue and the northerly side of 59th Street;

16 RUNNING THENCE northerly along the easterly side of Fifth Avenue 100
17 feet; THENCE easterly parallel with 59th Street 100 feet;

18 THENCE northerly parallel with Fifth Avenue 5 inches; THENCE easterly
19 parallel with 59th Street 25 feet;

20 THENCE southerly parallel with Fifth Avenue 100 feet 5 inches to the
21 northerly side of 59th Street; and

22 THENCE westerly along the northerly side of 59th Street 125 feet to
23 the point or place of BEGINNING.

24 TOGETHER WITH the benefits of the easement for light and air recorded
25 in Liber 5137 at Page 142.

26 Parcel J

27 ALL the following three parcels of land, together with the improve-
28 ments thereon:

29 PARCEL J-1

30 ALL that certain plot, piece or parcel of land, with the buildings and
31 improvements thereon erected, situate, lying and being in the Borough of
32 Manhattan, County, City and State of New York, bounded and described as
33 follows:

34 BEGINNING at a point being the northwest corner of Broome and Laurens
35 Street, as the said Laurens Street is now established by law as widened,
36 being a point, distant 25 feet westwardly from the northwest corner of
37 Broome and Laurens Street and measured from the old line thereof;

38 RUNNING THENCE westwardly along the northerly side of Broome Street,
39 18 feet 6 inches; THENCE northwardly, parallel with Laurens Street, 80
40 feet;

41 THENCE eastwardly, parallel with Broome Street, 18 feet 6 inches to
42 the westerly line of Laurens Street, as the same is now established by
43 law since the widening thereof;

44 THENCE southwardly along the said westerly line of Laurens Street, 80
45 feet to the point or place of

46 BEGINNING.

47 THE said Laurens Street being now known as West Broadway.

48 PARCEL J-2

49 ALL that certain plot, piece or parcel of land, with the building and
50 improvements thereon erected, situate, lying and being in the Borough of
51 Manhattan, County, City and State of New York, bounded and described as
52 follows:

53 BEGINNING at a point on the westerly side of West Broadway, formerly
54 South Fifth Avenue, 80 feet northerly from the corner formed by the
55 intersection of the westerly side of West Broadway, formerly South Fifth
56 Avenue, and the northerly side of Broome Street;

1 RUNNING THENCE northerly along the westerly side of West Broadway, 20
2 feet;

3 THENCE westerly 67 feet 8 1/2 inches along the southerly side of Lot#
4 333 on map made by Commissioners in Partition of the Estate of Anthony
5 Lispenard, deceased, to the rear of Lot #334 on said map;

6 THENCE southerly along the rear of said Lot #334, 20 feet;

7 THENCE easterly, 67 feet 7 3/4 inches to the point or place of BEGIN-
8 NING.

9 PARCEL J-3

10 ALL that certain plot, piece or parcel of land, with the buildings and
11 improvements thereon erected, situate, lying and being in the Borough of
12 Manhattan, County, City and State of New York, bounded and described as
13 follows:

14 BEGINNING at a point on the northerly side of Broome Street, distant
15 18 feet 6 inches westerly from the corner formed by the intersection of
16 the northerly side of Broome Street and the westerly side of West Broad-
17 way, formerly South Fifth Avenue;

18 RUNNING THENCE northerly parallel or nearly so with West Broadway,
19 formerly South Fifth Avenue, 80 feet to land now or late of Randolph
20 Brant;

21 THENCE westerly along the same land and parallel or nearly so with
22 Broome Street, 21 feet 9 inches;

23 THENCE southerly parallel or nearly so with West Broadway and part of
24 the distance through a party wall, 80 feet to the northerly side of
25 Broome Street;

26 THENCE easterly along the said northerly side of Broome Street, 21
27 feet 9 inches to the point or place of BEGINNING.

28 Provided, however, that with respect to such retail licensee's inter-
29 est in a business engaged in the manufacture or sale at wholesale of
30 alcoholic beverages described in subdivision one-a of section one
31 hundred one of this article: (A) such retail licensee may not purchase
32 alcoholic beverages directly from any such manufacturer or wholesaler;
33 and (B) no more than fifteen percent of the annual dollar value of alco-
34 holic beverages purchased by such retail licensee for sale on the prem-
35 ises may be produced by any such manufacturer.

36 § 3. This act shall take effect immediately; provided, however, that
37 upon the sale or transfer of the parcels detailed in subparagraph
38 (xxiii) of paragraph (a) of subdivision 13 of section 106 of the alco-
39 holic beverage control law, such subparagraph shall expire and be deemed
40 repealed unless the licensee immediately obtains a leasehold upon such
41 sale or transfer of such parcel as part of the sale or transfer. If the
42 licensee obtains such a leasehold, the subparagraph pertaining to such
43 parcel shall expire and be deemed repealed upon the end or termination
44 of such lease. The state liquor authority shall notify the legislative
45 bill drafting commission upon notification by the licensee of the sale,
46 transfer or termination of the leasehold, or non-renewal of the lease-
47 hold of the parcels detailed in subparagraph (xxiii) of paragraph (a) of
48 subdivision 13 of section 106 of the alcoholic beverage control law in
49 order that the commission may maintain an accurate and timely effective
50 data base of the official text of the laws of the state of New York in
51 furtherance of effectuating the provisions of section 44 of the legisla-
52 tive law and section 70-b of the public officers law.