

STATE OF NEW YORK

8484

IN SENATE

February 5, 2024

Introduced by Sen. HOYLMAN-SIGAL -- read twice and ordered printed, and when printed to be committed to the Committee on Investigations and Government Operations

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:

Section 1. Paragraph (a) of subdivision 1 of section 101 of the alcoholic beverage control law is amended by adding ten new subparagraphs (xviii), (xix), (xx), (xxi), (xxii), (xxiii), (xxiv), (xxv), (xxvi) and (xxvii) to read as follows:

(xviii) 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:

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;

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

LBD14378-01-4

(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.

(xix) 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;

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

THENCE easterly along the southerly side of Morris Street, 248 feet 2 inches Survey (248 feet 3 inches Deed) to the point or place of BEGINNING.

(xx) 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:

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

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

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

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

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

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

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

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

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:

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

3 RUNNING THENCE easterly along the southerly side of Wall Street 197.94
4 feet to the corner formed by the intersection of the westerly side of
5 Hanover Street and the southerly side of Wall Street;

6 THENCE southerly along the westerly side of Hanover Street 140.78 feet
7 to the corner formed by the intersection of the westerly side of Hanover
8 Street and the northerly side of Exchange Place;

9 THENCE westerly along the northerly side of Exchange Place 204.92 feet
10 to the corner formed by the intersection of the northerly side of
11 Exchange Place and the easterly side of William Street;

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

14 (xxi) all THOSE PARCELS of land situate in the Borough of Manhattan,
15 City, County and State of New York, below a horizontal plane drawn at an
16 elevation of 500 feet above the NAVD 88 datum level, bounded and
17 described as follows:

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

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

23 THENCE RUNNING westerly and parallel with the northerly side of East
24 42nd Street, 394 feet 4 inches to a point on the easterly side of
25 Vanderbilt Avenue, which point is distant 340 feet 4 inches northerly
26 from the corner formed by the intersection of the northerly side of East
27 42nd Street and the easterly side of Vanderbilt Avenue;

28 THENCE RUNNING southerly along the easterly side of Vanderbilt Avenue,
29 340 feet 4 inches to its intersection with the northerly side of East
30 42nd Street;

31 THENCE RUNNING easterly along the northerly side of East 42nd Street,
32 394 feet 4 inches to the corner, the point or place of BEGINNING.

33 (xxii) ALL that plot of land (the "Land"), together with the improve-
34 ments thereon, in the Borough of Manhattan, County of New York, City of
35 New York and State of New York, said Land being bounded and described as
36 follows:

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

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

43 THENCE Westerly and parallel with 42nd Street fifty (50) feet to a
44 point in the easterly line of premises conveyed by Pershing Square
45 Building Corporation to The Bowery Savings Bank by deed dated January 4,
46 1921 and recorded in the Office of the Register of the County of New
47 York on January 5, 1921 in Liber 3190 of Conveyances at Page 440;

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

51 THENCE westerly along the northerly side of 41st Street one hundred
52 four (104) feet six (6) inches more or less to a point from which a line
53 drawn northerly to the southerly side of 42nd Street and parallel with
54 Park Avenue and at right angles with the northerly side of 41st Street
55 would run through the center of the seventh row (reading easterly from
56 Park Avenue) of column locations as shown by circular indications there-

1 of upon map entitled: "State of New York, Transit Construction Commis-
2 sioner, Engineering Department, Route Number 43, Section Number 1,
3 Borough of Manhattan, Map or Plan showing property for resale east side
4 of Park Avenue between East 41st Street and East 42nd Street, signed by
5 D. L. Turner, Chief Engineer, dated February 4, 1920 (as revised May
6 25, 1920) and designated as drawing number 175, file number 3801", which
7 map is annexed to the deed above mentioned;

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

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

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

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

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

21 THENCE southerly, at right angles to the previous course, 74 feet
22 3-1/8 inches;

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

25 THENCE westerly, along a line forming an included angle of 100 degrees
26 19 minutes 13 seconds, 445 feet I 0-5/8 inches to a point on the easter-
27 ly side of Riverside Boulevard;

28 THENCE northerly, along the easterly line of Riverside Boulevard which
29 forms an included angle of 80 degrees 23 minutes 47 seconds, 13 feet
30 0-1/4 of an inch to a point of curvature;

31 THENCE northerly, along the easterly line of Riverside Boulevard on
32 the arc of a circle curving to the right, having a radius of 1,548 feet
33 0 inches and an included angle of 4 degrees 41 minutes 14 seconds, 126
34 feet 7-5/8 inches to a point of tangency;

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

37 (xxiv) ALL that certain plot, piece or parcel of land, situate, lying
38 and being in the Borough of Manhattan, City, County and State of New
39 York, bounded and described as follows:

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

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

45 THENCE easterly along the center line of the block between West 50th
46 Street and West 51st Street parallel with the northerly side of West
47 50th Street a distance of 100 feet to a point;

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

51 THENCE westerly along the northerly side of West 50th Street a
52 distance of 100 feet to the corner formed by the intersection of the
53 northerly side of West 50th Street and the easterly side of 12th Avenue,
54 the point or place of beginning.

55 For Information Only: Premises being known as 678-682 12th Avenue
56 a/k/a 637-641 West 50th Street New York, N.Y. and designated as Block

1 1098 Lot 11 as shown on Tax Map of the City of New York, County of New
2 York.

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

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

8 RUNNING THENCE westerly along the southerly side of East 61st Street,
9 150 feet;

10 THENCE southerly and parallel with the westerly side of Madison
11 Avenue, 100 feet 5 inches to the center line of the block between East
12 61st and 60th Streets;

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

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

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

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

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

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

26 (xxvi) ALL that certain plot, piece or parcel of land, with the build-
27 ing and improvements thereon erected, situate, lying and being in the
28 Borough of Manhattan, City, County and State of New York, bounded and
29 described as follows:

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

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

34 THENCE northerly parallel with Fifth Avenue 5 inches; THENCE easterly
35 parallel with 59th Street 25 feet;

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

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

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

42 (xxvii) ALL the following three parcels of land, together with the
43 improvements thereon:

44 PARCEL A:

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

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

53 RUNNING THENCE westwardly along the northerly side of Broome Street,
54 18 feet 6 inches; THENCE northwardly, parallel with Laurens Street, 80
55 feet;

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

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

6 BEGINNING.

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

8 PARCEL B

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

13 BEGINNING at a point on the westerly side of West Broadway, formerly
14 South Fifth Avenue, 80 feet northerly from the corner formed by the
15 intersection of the westerly side of West Broadway, formerly South Fifth
16 Avenue, and the northerly side of Broome Street;

17 RUNNING THENCE northerly along the westerly side of West Broadway, 20
18 feet;

19 THENCE westerly 67 feet 8 1/2 inches along the southerly side of Lot#
20 333 on map made by Commissioners in Partition of the Estate of Anthony
21 Lispenard, deceased, to the rear of Lot #334 on said map;

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

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

25 PARCEL C

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

30 BEGINNING at a point on the northerly side of Broome Street, distant
31 18 feet 6 inches westerly from the corner formed by the intersection of
32 the northerly side of Broome Street and the westerly side of West Broad-
33 way, formerly South Fifth Avenue;

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

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

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

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

44 § 2. Paragraph (a) of subdivision 13 of section 106 of the alcoholic
45 beverage control law is amended by adding ten new subparagraphs (xxiii),
46 (xxiv), (xxv), (xxvi), (xxvii), (xxviii), (xxix), (xxx), (xxxi) and
47 (xxxii) to read as follows:

48 (xxiii) ALL that certain plot, piece or parcel of land, situate, lying
49 and being in the Borough of Manhattan, City, County and State of New
50 York, bounded and described as follows:

51 BEGINNING at the intersection of the southerly line of South Street,
52 135 feet wide, and the westerly line of Block 2 Lot 3;

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

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

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

3 (3) THENCE still along said westerly line of Block 2 Lot 3, South 16
4 degrees 50 minutes 39 seconds East a distance of 419.26 feet to a point
5 on the U.S. Pierhead Line approved by Secretary of War, February 25,
6 1918;

7 (4) THENCE along said U.S. Pierhead Line, South 73 degrees 09 minutes
8 21 seconds West a distance of 317.76 feet to a point;

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

12 (6) THENCE along the northerly line of Block 2 Lot 1, North 15 degrees
13 30 minutes 29 seconds West a distance of 555.84 feet to a point on said
14 southerly line of South Street; and

15 (7) THENCE along said southerly line of South Street, North 73 degrees
16 09 minutes 21 seconds East a distance of 311.61 feet to the point of
17 BEGINNING.

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

23 (xxiv) All that certain Lot, piece or parcel of land, with the build-
24 ings and improvements thereon erected, situate, lying and being in the
25 Borough of Manhattan, County of New York, State of New York:

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

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

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

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

36 THENCE northerly along the easterly side of Greenwich Street 231 feet
37 1-3/4 inch Survey (231 feet 1-3/4 inches Deed) to the southeasterly
38 corner of Greenwich and Morris Streets; and

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

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

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

47 RUNNING THENCE easterly along the southerly side of Wall Street 198.11
48 feet to the corner formed by the intersection of the westerly side of
49 Hanover Street and the southerly side of Wall Street;

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

52 THENCE southerly still along the westerly side of Hanover Street 88.34
53 feet to the corner formed by the intersection of the westerly side of
54 Hanover Street and the northerly side of Exchange Place;

1 THENCE westerly along the northerly side of Exchange Place 206.41 feet
2 to the corner formed by the intersection of the northerly side of
3 Exchange Place and the easterly side of William Street;

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

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

8 THE ABOVE LAND HAVING ALSO BEEN DESCRIBED PURSUANT TO A SURVEY
9 PREPARED BY EARL B. LOVELL- S.P. BELCHER ORIGINALLY DATED NOVEMBER 5,
10 1952 AS FOLLOWS:

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

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

16 RUNNING THENCE easterly along the southerly side of Wall Street 197.94
17 feet to the corner formed by the intersection of the westerly side of
18 Hanover Street and the southerly side of Wall Street;

19 THENCE southerly along the westerly side of Hanover Street 140.78 feet
20 to the corner formed by the intersection of the westerly side of Hanover
21 Street and the northerly side of Exchange Place;

22 THENCE westerly along the northerly side of Exchange Place 204.92 feet
23 to the corner formed by the intersection of the northerly side of
24 Exchange Place and the easterly side of William Street;

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

27 (xxvi) ALL THOSE PARCELS of land situate in the Borough of Manhattan,
28 City, County and State of New York, below a horizontal plane drawn at an
29 elevation of 500 feet above the NAVD 88 datum level, bounded and
30 described as follows:

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

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

36 THENCE RUNNING westerly and parallel with the northerly side of East
37 42nd Street, 394 feet 4 inches to a point on the easterly side of
38 Vanderbilt Avenue, which point is distant 340 feet 4 inches northerly
39 from the corner formed by the intersection of the northerly side of East
40 42nd Street and the easterly side of Vanderbilt Avenue;

41 THENCE RUNNING southerly along the easterly side of Vanderbilt Avenue,
42 340 feet 4 inches to its intersection with the northerly side of East
43 42nd Street;

44 THENCE RUNNING easterly along the northerly side of East 42nd Street,
45 394 feet 4 inches to the corner, the point or place of BEGINNING.

46 (xxvii) ALL that plot of land (the "Land"), together with the improve-
47 ments thereon, in the Borough of Manhattan, County of New York, City of
48 New York and State of New York, said Land being bounded and described as
49 follows:

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

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

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

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

9 THENCE westerly along the northerly side of 41st Street one hundred
10 four (104) feet six (6) inches more or less to a point from which a line
11 drawn northerly to the southerly side of 42nd Street and parallel with
12 Park Avenue and at right angles with the northerly side of 41st Street
13 would run through the center of the seventh row (reading easterly from
14 Park Avenue) of column locations as shown by circular indications there-
15 of upon map entitled: "State of New York, Transit Construction Commis-
16 sioner, Engineering Department, Route Number 43, Section Number 1,
17 Borough of Manhattan, Map or Plan showing property for resale east side
18 of Park Avenue between East 41st Street and East 42nd Street, signed by
19 D. L. Turner, Chief Engineer, dated February 4, 1920 (as revised May
20 25, 1920) and designated as drawing number 175, file number 3801", which
21 map is annexed to the deed above mentioned;

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

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

27 (xxviii) ALL THAT CERTAIN plot, piece, or parcel of land, situate,
28 lying and being in the Borough of Manhattan, New York County, City and
29 State of New York, bounded and described as follows:

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

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

35 THENCE southerly, at right angles to the previous course, 74 feet
36 3-1/8 inches;

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

39 THENCE westerly, along a line forming an included angle of 100 degrees
40 19 minutes 13 seconds, 445 feet I 0-5/8 inches to a point on the easter-
41 ly side of Riverside Boulevard;

42 THENCE northerly, along the easterly line of Riverside Boulevard which
43 forms an included angle of 80 degrees 23 minutes 47 seconds, 13 feet
44 0-1/4 of an inch to a point of curvature;

45 THENCE northerly, along the easterly line of Riverside Boulevard on
46 the arc of a circle curving to the right, having a radius of 1,548 feet
47 0 inches and an included angle of 4 degrees 41 minutes 14 seconds, 126
48 feet 7-5/8 inches to a point of tangency;

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

51 (xxix) ALL that certain plot, piece or parcel of land, situate, lying
52 and being in the Borough of Manhattan, City, County and State of New
53 York, bounded and described as follows:

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

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

4 THENCE easterly along the center line of the block between West 50th
5 Street and West 51st Street parallel with the northerly side of West
6 50th Street a distance of 100 feet to a point;

7 THENCE southerly and parallel with the easterly side of 12th Avenue a
8 distance of 100 feet 5 inches to a point on the northerly side of West
9 50th Street;

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

14 For Information Only: Premises being known as 678-682 12th Avenue
15 a/k/a 637-641 West 50th Street New York, N.Y. and designated as Block
16 1098 Lot 11 as shown on Tax Map of the City of New York, County of New
17 York.

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

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

23 RUNNING THENCE westerly along the southerly side of East 61st Street,
24 150 feet;

25 THENCE southerly and parallel with the westerly side of Madison
26 Avenue, 100 feet 5 inches to the center line of the block between East
27 61st and 60th Streets;

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

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

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

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

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

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

41 (xxxi) ALL that certain plot, piece or parcel of land, with the build-
42 ing and improvements thereon erected, situate, lying and being in the
43 Borough of Manhattan, City, County and State of New York, bounded and
44 described as follows:

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

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

49 THENCE northerly parallel with Fifth Avenue 5 inches; THENCE easterly
50 parallel with 59th Street 25 feet;

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

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

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

1 (xxxii) ALL the following three parcels of land, together with the
2 improvements thereon:

3 PARCEL A:

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

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

12 RUNNING THENCE westwardly along the northerly side of Broome Street,
13 18 feet 6 inches; THENCE northwardly, parallel with Laurens Street, 80
14 feet;

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

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

20 BEGINNING.

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

22 PARCEL B

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

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

31 RUNNING THENCE northerly along the westerly side of West Broadway, 20
32 feet;

33 THENCE westerly 67 feet 8 1/2 inches along the southerly side of Lot#
34 333 on map made by Commissioners in Partition of the Estate of Anthony
35 Lispenard, deceased, to the rear of Lot #334 on said map;

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

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

39 PARCEL C

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

44 BEGINNING at a point on the northerly side of Broome Street, distant
45 18 feet 6 inches westerly from the corner formed by the intersection of
46 the northerly side of Broome Street and the westerly side of West Broad-
47 way, formerly South Fifth Avenue;

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

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

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

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

3 § 3. This act shall take effect immediately; provided, however, that
4 upon the sale or transfer of the parcels detailed in subparagraphs
5 (xxiii), (xxiv), (xxv), (xxvi), (xxvii), (xxviii), (xxix), (xxx), (xxxi)
6 or (xxxii) of paragraph (a) of subdivision 13 of section 106 of the
7 alcoholic beverage control law, such subparagraph shall expire and be
8 deemed repealed unless the licensee immediately obtains a leasehold upon
9 such sale or transfer of such parcel as part of the sale or transfer. If
10 the licensee obtains such a leasehold, the subparagraph pertaining to
11 such parcel shall expire and be deemed repealed upon the end or termi-
12 nation of such lease. The state liquor authority shall notify the legis-
13 lative bill drafting commission upon notification by the licensee of the
14 sale, transfer or termination of the leasehold, or non-renewal of the
15 leasehold of the parcel detailed in subparagraphs (xxiii), (xxiv),
16 (xxv), (xxvi), (xxvii), (xxviii), (xxix), (xxx), (xxxi), and (xxxii) of
17 paragraph (a) of subdivision 13 of section 106 of the alcoholic beverage
18 control law in order that the commission may maintain an accurate and
19 timely effective data base of the official text of the laws of the state
20 of New York in furtherance of effectuating the provisions of section 44
21 of the legislative law and section 70-b of the public officers law.