



Newmark
Knight Frank

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February 27, 2012

On behalf of the
Spanish-American Institute
1501 Broadway
New York, New York 10036

Re: 1501 Broadway, AKA 215 W. 43rd Street

To Whom It May Concern:

As property manager for the property in which the Spanish-American Institute is located, please be advised that to the best of my knowledge, the above captioned property is in compliance with all city, state and federal regulations pertaining to fire safety, health, sanitation and building department codes. As evidence of same I am herewith attaching a copy of our current Certificate of Occupancy for this property.

Regards,

Charles Granick, CPM
Property Manager
Newmark & Co. Real Estate
As agent for Paramount Leasehold. LP

Sworn to before me, this 27th day
of February 2012.

Notary Public

JANET GORDON
Notary Public, State of New York
No. 01G05061165
Qualified in Queens County
Commission Expires June 3, 2014

Certificate of Occupancy

CO Number: 103521262T011

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: 01015 | Certificate Type: Temporary |
| | Address: 1501 BROADWAY | Lot Number(s): 29 | Effective Date: 01/10/2012 |
| | Building Identification Number (BIN): 1024706 | Building Type: Altered | Expiration Date: 04/09/2012 |
| <i>For zoning lot metes & bounds, please see BISWeb.</i> | | | |
| B. | Construction classification: 1 | (Prior to 1968 Code) | |
| | Building Occupancy Group classification: COM | (Prior to 1968 Code) | |
| | Multiple Dwelling Law Classification: None | | |
| | No. of stories: 33 | Height in feet: 429 | No. of dwelling units: 0 |
| C. | Fire Protection Equipment: Standpipe system | | |
| D. | Type and number of open spaces: None associated with this filing. | | |
| E. | This Certificate is issued with the following legal limitations: None | | |
| Outstanding requirements for obtaining Final Certificate of Occupancy: | | | |
| There are 10 outstanding requirements. Please refer to BISWeb for further detail. | | | |
| Borough Comments: None | | | |



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 103521262T011

| Permissible Use and Occupancy | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------|-------------------------------|---------------------------|------------------|---------------------------------------------------------------------------|
| All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group 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 | 01149 | 00G | B-2 | 00000 | | TENANT & BUILDING STORAGE |
| CEL | 00000 | 300 | F-4 | 00000 | 12 | EATING & DRINKING ESTABLISHMENT/THEATRE WITH DANCING |
| CEL | 00000 | 100 | COM | 00000 | | |
| CEL | 00000 | 400 | D-2 | 00000 | | ELECTRICAL CLOSETS/MECHANICAL ROOMS KITCHENS/DRESSING ROOMS/OFFICES |
| SC1 | 00000 | 00G | COM | 00000 | | MECHANICAL EQUIPMENT |
| ME Z | 00025 | 060 | COM | 00000 | | TOILETS, OFFICES |
| 001 | 00150 | 120 | COM | 00000 | 6 | STORES, LOBBY, LOADING BERTH, EATING & DRINKING ESTABLISHMENT USE GROUP 6 |
| 002 | 00000 | 000 | D-2 | 00000 | | KITCHEN |
| 002 | 00262 | 080 | COM | 00000 | 6 | OFFICES & BANK |
| 002 | 00000 | 060 | COM | 00000 | 9 | TRADE SCHOOL |
| 002 | 00380 | 000 | F-4 | 00000 | 6 | EATING & DRINKING ESTABLISHMENT |
| 003 | 00000 | 080 | COM | 00000 | | |
| 003 008 00330 | 060 | COM | 00000 | | | OFFICES ON EACH FLOOR |



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|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------|-------------------------------|---------------------------|------------------|------------------------------------|
| All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group 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 |
| 009 017 | 00100 | 060 | COM | 00000 | | OFFICES ON EACH FLOOR |
| 018 019 | 00085 | 060 | COM | 00000 | | OFFICES ON EACH FLOOR |
| 020 025 | 00060 | 060 | COM | 00000 | | OFFICES ON EACH FLOOR |
| 026 029 | 00025 | 060 | COM | 00000 | | OFFICES ON EACH FLOOR |
| 030 | 00013 | 060 | COM | 00000 | | OFFICES |
| 031 033 | 00000 | 060 | COM | 00000 | | MECHANICAL EQUIPMENT ON EACH FLOOR |
| END OF SECTION | | | | | | |



Borough Commissioner



Commissioner

END OF DOCUMENT