



Herman Bao
60 Cuttermill RD, #405
Great Neck, NY 11021
herman.bao@z.jasper.com
206-488-2615

Subject: Request for Letter of Completion (LOC) for Construction Fence Filing #122502871

Dear DOB,

I, Herman Bao, represent the new owner of record for the property located at 497 9 AVENUE MANHATTAN, BIN: 1091787, Block: 735, Lot: 35. I am writing to request a Letter of Completion (LOC) for the construction fence filing with job number 122502871. The job has been completed prior to our acquisition of the property. The job application was approved on 11/06/2015, and we acquired the property on 2022. Please find the following details and documentation in support of this request:

Property Information:

Property Address: 497 9 AVENUE MANHATTAN
Property Owner: ZDJ Hudson Yards LLC
Construction Fence Filing Information:

Filing Job Number: 122502871
Request for Letter of Completion:

I am requesting a Letter of Completion for the construction fence filing referenced above.

Attached to this affidavit are a series of images showing the removal of the construction fence. These images include screenshots from Google Maps for the year 2017, 2018, 2019 and current screenshots.

I solemnly affirm that the construction job associated with the aforementioned filing has been completed before my acquisition of the property.

I kindly request that you process this request and issue the Letter of Completion at your earliest convenience. If additional information is required, please do not hesitate to contact me at 206-488-2615 or herman.bao@z.jasper.com.

I understand the importance of adhering to the regulations and appreciate your prompt attention to this matter.

Herman Bao

Signature



State of New York, County of queens

Subscribed and sworn before me, a Notary Public, on this 13 day of Dec, 2023

Notary Seal



Notary Public's Signature



2017



2018



2019



2022



**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2022051701165001001ED836

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 8

Document ID: 2022051701165001

Document Date: 05-10-2022

Preparation Date: 05-17-2022

Document Type: DEED

Document Page Count: 6

PRESENTER:

FEDERAL STANDARD ABSTRACT, INC. (PICK-UP)
36-36 MAIN STREET
FLUSHING, NY 11354
718-888-7778
RECORDING@FEDERALSTANDARDABSTRACT.COM

RETURN TO:

ZDJ HUDSON YARDS LLC
60 CUTTER MILL ROAD SUITE 405
GREAT NECK, NY 11021
FSA-L620322NY/VC

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	735	25	Entire Lot	485-487 9 AVENUE

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
MANHATTAN	735	27	Entire Lot	489-491 9 AVENUE

Property Type: COMMERCIAL REAL ESTATE

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

HUDSON MEYER LLC
ONE PENN PLAZA, 39TH FLOOR
NEW YORK, NY 10119

GRANTEE/BUYER:

ZDJ HUDSON YARDS LLC
60 CUTTER MILL ROAD, SUITE 405
GREAT NECK, NY 11021

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 76.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 1,260,000.00

NYS Real Estate Transfer Tax:

\$ 312,000.00

RECORDED OR FILED IN THE OFFICE

OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 05-27-2022 10:23

City Register File No.(CRFN):

2022000215456



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2022051701165001001CDAB6

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 8

Document ID: 2022051701165001

Document Date: 05-10-2022

Preparation Date: 05-17-2022

Document Type: DEED

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	735	35	Entire Lot	497 9 AVENUE
Property Type: COMMERCIAL REAL ESTATE				
Borough	Block	Lot	Unit	Address
MANHATTAN	735	30	Entire Lot	501 9 AVENUE
Property Type: COMMERCIAL REAL ESTATE				

BARGAIN AND SALE DEED WITHOUT COVENANT
AGAINST GRANTOR'S ACTS

THIS INDENTURE, made as of the 10th day of May, 2022, by HUDSON MEYER LLC, a New York limited liability company ("Grantor"), having an address at One Penn Plaza, Suite 3900, New York, New York 10119, to ZDJ HUDSON YARDS LLC, a New York limited liability company ("Grantee"), having an address at 60 Cutter Mill Road, Suite 405, Great Neck, New York 11021.

WITNESSETH, that Grantor, in consideration of Ten (\$10.00) Dollars, lawful money of the United States, paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL those certain plots, pieces or parcels of land situate, lying and being in the County, City and State of New York, and more particularly described on Exhibit A attached hereto and made a part hereof (collectively, the "Premises");

TOGETHER WITH all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Premises to the center lines thereof;

TOGETHER WITH the appurtenances and all the estate and rights of Grantor in and to the Premises.

INTENDED TO BE the same premises conveyed to Grantor by deeds dated November 28, 2018, recorded on December 14, 2018 as Instruments Nos. CRFN 2018000412483, CRFN 2018 0000412484 and CRFN 2018000412485; Grantor being the same person as the grantee in such deeds.

TO HAVE AND TO HOLD the Premises unto Grantee, the heirs or successors and assigns of Grantee forever.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration, as a trust fund to be applied first for the purpose of paying the cost of the improvements at the Premises before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, Grantor has duly executed this deed the day and year first above written.

HUDSON MEYER LLC

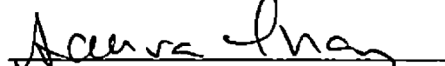
By: _____

Joel Wiener

Authorized Signatory

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

On the 10th day of May in the year 2022, before me, the undersigned, personally appeared JOEL WIENER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.


Notary Public

LAURA CHAN
Notary Public, State of New York
Registration No. 01CH6313580
Qualified in Queens County
My Commission Expires October 20, 2022

Bargain and Sale Deed
Without Covenant Against Grantor's Acts

SECTION:
BLOCK: 735
LOTS: 25, 27, 35 and 30
COUNTY: New York

HUDSON MEYER LLC

STREET 485-487, 489-491, 497 and 501
Ninth Avenue
ADDRESS: New York, New York

TO

ZDJ HUDSON YARDS LLC

RETURN BY MAIL TO:

Dylan Chan, Esq. 136-20 38th Avenue, Suite 11C Flushing, New York 11354	ZDJ Hudson Yards LLC 60 Cutter Mill Road #405 Great Neck New York 11021
---	---

FEDERAL STANDARD ABSTRACT, INC.

Title Number: FSA-L620322NY

SCHEDULE A
AMENDED 5-10-22

Parcel 1: Block 735 Lot 25

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 northwesterly line of 9th Avenue (100 feet wide) and the northeasterly line of West 37th Street (60 feet wide), said point being the point or place of beginning;

RUNNING THENCE along said northeasterly side of West 37th Street, North 40 degrees 33 minutes 37 seconds West, a distance of 64.08;

THENCE North 49 degrees 26 minutes 23 seconds East, a distance of 36.92 feet;

THENCE South 40 degrees 33 minutes 37 seconds East, a distance of 64.08 feet to the northwesterly line of 9th Avenue;

THENCE along the northwesterly line of 9th Avenue, South 49 degrees 26 minutes 23 seconds West, a distance of 36.92 feet to the corner, the point of place of BEGINNING.

Parcel 2: Block 735 Lot 27

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

BEGINNING at a point on the northwesterly line of 9th Avenue (100 feet wide) distant 36.92 feet northeasterly from the intersection of said northwesterly line of 9th Avenue and the northeasterly line of West 37th Street (60 feet wide), said point being the point or place of beginning:

RUNNING THENCE North 40 degrees 33 minutes 37 seconds West, a distance of 64.08 feet;

THENCE North 49 degrees 26 minutes 23 seconds East, a distance of 37.17 feet;

THENCE South 40 degrees 33 minutes 37 seconds East, a distance of 64.08 feet to the northwesterly line of 9th Avenue;

THENCE along the northwesterly line of 9th Avenue, South 49 degrees 26 minutes 23 seconds

Schedule A / Page 1 of 4

**For Conveyancing
ONLY**

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

**For Information
ONLY**

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

FEDERAL STANDARD ABSTRACT, INC.

Title Number: FSA-L620322NY

SCHEDULE A

West, a distance of 37.17 feet to the point or place of BEGINNING.

Parcel 3: Block 735 Lot 30

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

BEGINNING at the intersection of the northwesterly line of 9th Avenue (100 feet wide) and the southwesterly line of West 38th Street (60 feet wide);

RUNNING THENCE along said northwesterly line of 9th Avenue, South 49 degrees 26 minutes 23 seconds West, a distance of 49.42 feet;

THENCE North 40 degrees 33 minutes 37 seconds West, a distance of 52 feet;

THENCE South 49 degrees 26 minutes 23 seconds West, a distance of 24.67 feet;

THENCE North 40 degrees 33 minutes 37 seconds West, a distance of 41.83 feet;

THENCE South 56 degrees 16 minutes 56 seconds West, a distance of 49.68 feet;

THENCE South 44 degrees 33 minutes 37 seconds East, a distance of 35.67 feet;

THENCE South 49 degrees 26 minutes 23 seconds West, a distance of 74.08 feet to the northeasterly line of West 37th Street (60 feet wide);

THENCE along said northeasterly line of West 37th Street, North 40 degrees 33 minutes 37 seconds West, a distance of 56.58 feet to the southeasterly side of a wall on the Lincoln Tunnel Approach;

RUNNING THENCE the following twenty five (25) courses along said wall:

1. North 58 degrees 56 minutes 08 seconds East, a distance of 8.76 feet to a point; thence
2. North 31 degrees 03 minutes 52 seconds West, a distance of 1.42 feet to a point; thence
3. North 58 degrees 56 minutes 08 seconds East, a distance of 25.50 feet to a point; thence
4. South 31 degrees 03 minutes 52 seconds East, a distance of 1.42 feet to a point, thence
5. North 58 degrees 56 minutes 08 seconds East, a distance of 5.50 feet to a point, thence
6. South 31 degrees 03 minutes 52 seconds East, a distance of 1.42 feet to a point, thence
7. North 58 degrees 56 minutes 08 seconds East, a distance of 25.50 feet to a point, thence
8. South 31 degrees 03 minutes 52 seconds East, a distance of 1.42 feet to a point, thence

Schedule A / Page 2 of 4

**For Conveyancing
ONLY**

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

**For Information
ONLY**

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

FEDERAL STANDARD ABSTRACT, INC.

Title Number: FSA-L620322NY

SCHEDULE A

9. North 58 degrees 56 minutes 08 seconds East, a distance of 5.50 feet to a point, thence
10. North 31 degrees 03 minutes 52 seconds West, a distance of 1.42 feet to a point, thence
11. North 58 degrees 12 minutes 18 seconds East, a distance of 25.50 feet to a point, thence
12. South 32 degrees 59 minutes 45 seconds East, a distance of 1.42 feet to a point, thence
13. North 57 degrees 00 minutes 15 seconds East, a distance of 5.50 feet to a point, thence
14. North 32 degrees 59 minutes 45 seconds West, a distance of 1.42 feet to a point, thence
15. North 55 degrees 42 minutes 56 seconds East, a distance of 25.50 feet to a point, thence
16. South 35 degrees 34 minutes 22 seconds East, a distance of 1.42 feet to a point, thence
17. North 54 degrees 25 minutes 38 seconds East, a distance of 5.50 feet to a point, thence
18. North 35 degrees 34 minutes 22 seconds West, a distance of 1.42 feet to a point, thence
19. North 53 degrees 04 minutes 22 seconds East, a distance of 25.58 feet to a point, thence
20. South 38 degrees 09 minutes 00 seconds East, a distance of 1.42 feet to a point, thence
21. North 51 degrees 51 minutes 00 seconds East, a distance of 5.50 feet to a point, thence
22. North 38 degrees 09 minutes 00 seconds West, a distance of 1.42 feet to a point, thence
23. North 50 degrees 33 minutes 49 seconds East, a distance of 25.60 feet to a point, thence
24. South 41 degrees 00 minutes 54 seconds East, a distance of 1.42 feet to a point, thence
25. North 49 degrees 21 minutes 35 seconds East, a distance of 9.36 feet to a point on the
aforementioned southwesterly line of West 38th Street;

THENCE along said southwesterly line of West 38th Street, South 40 degrees 33 minutes 37 seconds East, a distance of 98.75 feet to the point or place of BEGINNING.

Parcel 4: Block 735 Lot 35

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

BEGINNING at a point on the northwesterly line of 9th Avenue, distant 49 feet 5 inches southwesterly from the corner formed by the intersection of the northwesterly line of 9th Avenue with southwesterly line of West 38th Street;

RUNNING THENCE southwesterly along the northwesterly line of Ninth Avenue, a distance of 24 feet 8 inches;

THENCE northwesterly, parallel with the southwesterly line of West 38th Street, a distance of 52 feet;

THENCE northeasterly, parallel with the northwesterly line of 9th Avenue, a distance of 24 feet 8 inches;

Schedule A / Page 3 of 4

For Conveyancing
ONLY

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

For Information
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

FEDERAL STANDARD ABSTRACT, INC.

Title Number: FSA-L620322NY

SCHEDULE A

THENCE southeasterly, parallel with the southwesterly line of West 38th Street, a distance of 52 feet to the northwesterly line of 9th Avenue, the point or place of BEGINNING.

Schedule A / Page 4 of 4

**For Conveyancing
ONLY**

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

**For Information
ONLY**

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2022051701165001001S16B7

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2022051701165001

Document Date: 05-10-2022

Preparation Date: 05-17-2022

Document Type: DEED

ASSOCIATED TAX FORM ID: 2022050900178

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

2

RP - 5217 REAL PROPERTY TRANSFER REPORT

3

C1. County Code _____ C2. Date Deed Recorded _____
Month Day Year
C3. Book _____ C4. Page _____
OR
C5. CRFN _____



STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

1. Property Location	485-487	9 AVENUE	MANHATTAN	10018
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

2. Buyer Name	ZDJ HUDSON YARDS LLC	
	LAST NAME / COMPANY	FIRST NAME
	LAST NAME / COMPANY	FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 4 # of Parcels OR ☐ Part of a Parcel

4A. Planning Board Approval - N/A for NYC
4B. Agricultural District Notice - N/A for NYC

5. Deed
Property Size X OR ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land

8. Seller Name	HUDSON MEYER LLC	
	LAST NAME / COMPANY	FIRST NAME
	LAST NAME / COMPANY	FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A	☐ One Family Residential	C	☐ Residential Vacant Land	E	☒ Commercial	G	☐ Entertainment / Amusement	I	☐ Industrial
B	☐ 2 or 3 Family Residential	D	☐ Non-Residential Vacant Land	F	☐ Apartment	H	☐ Community Service	J	☐ Public Service

10. Sale Contract Date 2 / 8 / 2022
Month / Day / Year

11. Date of Sale / Transfer 5 / 10 / 2022
Month Day Year

12. Full Sale Price \$ 480,000.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A	☐	Sale Between Relatives or Former Relatives
B	☐	Sale Between Related Companies or Partners in Business
C	☐	One of the Buyers is also a Seller
D	☐	Buyer or Seller is Government Agency or Lending Institution
E	☐	Deed Type not Warranty or Bargain and Sale (Specify Below)
F	☐	Sale of Fractional or Less than Fee Interest (Specify Below)
G	☐	Significant Change in Property Between Taxable Status and Sale Dates
H	☐	Sale of Business is Included in Sale Price
I	☐	Other Unusual Factors Affecting Sale Price (Specify Below)
J	☒	None

15. Building Class V 1

16. Total Assessed Value (of all parcels in transfer) 4 3 7 7 6 0 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))

MANHATTAN 735 25 || MANHATTAN 735 27 || MANHATTAN 735 35.

RP - 5217 NYC

ATTACHMENT

Borough	Block	Lot
MANHATTAN	735	30

202205090017820101

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER			BUYER'S ATTORNEY			
	DATE	105-10-2022	LAST NAME	Chan	FIRST NAME	Dulan
BUYER SIGNATURE			BUYER SIGNATURE			
60 CUTTER MILL ROAD, SUITE 405			Zhiding Wu. Authorized			
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER		
GREAT NECK	signatory		718	888-9880		
CITY OR TOWN	STATE	ZIP CODE	SELLER			
	NY	11021	DATE			
			05-10-2022			
			SELLER SIGNATURE			
						
			Joel Wiener			
			Authorized signatory.			

2022050900178201



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: MANHATTAN BLOCK: 735 LOT: 25
- (2) Property Address: ⁴⁸⁵⁻⁴⁸⁷ N/A 9 AVENUE, NEW YORK, NY 10018
- (3) Owner's Name: ZDJ HUDSON YARDS LLC
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

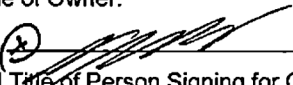
Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, at the property address or to an alternate mailing address. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: 

05-10-2022 Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

Zhidong Wu. authorized signatory

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5168

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
MANHATTAN	735	27	489-491 9 AVENUE	NY	NY	10018
MANHATTAN	735	35	497 9 AVENUE	NY	NY	10018
MANHATTAN	735	30	501 9 AVENUE	NY	NY	10018

202205090017810102