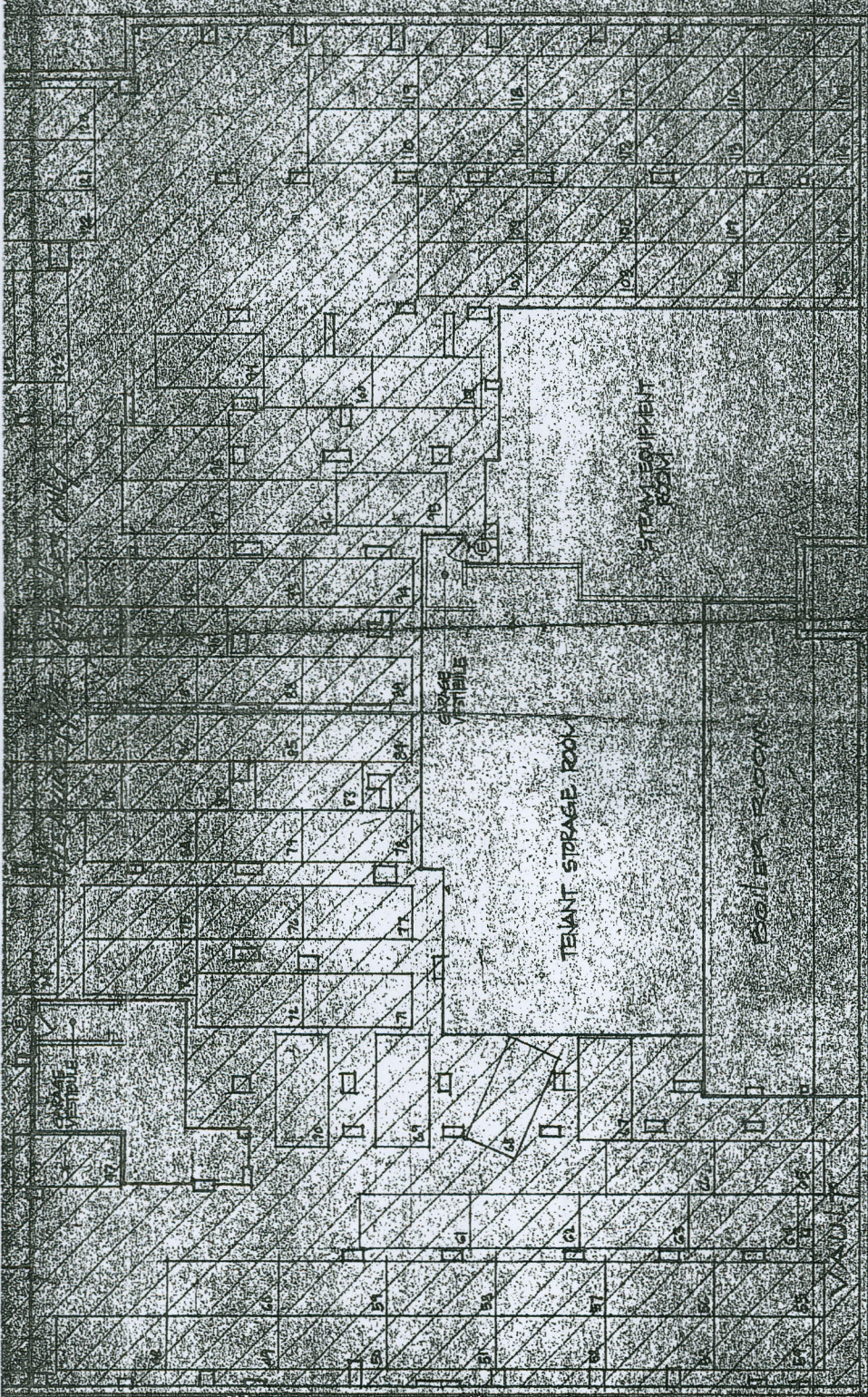


EAST 64TH STREET

155-0



PROPERTY LINE

EAST 63RD STREET

APPROVED PLAN

SECOND FLOOR

THE VIKAS GROUP



EAST 24TH STREET

152.2

152.2

152.2

152.2

APPROVED PLANS

152.2

PROPERTY LINE

SECOND AVENUE

245 EAST 24TH STREET

THE VIKAS GROUP

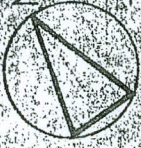
152.2

152.2

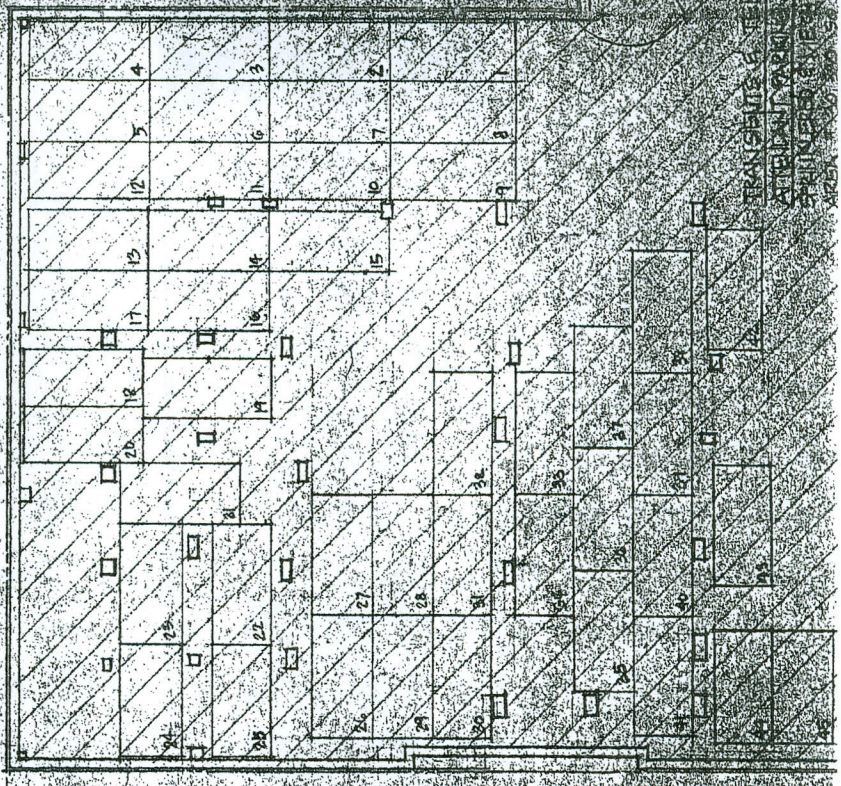
152.2

EAST 24TH STREET

NORTH



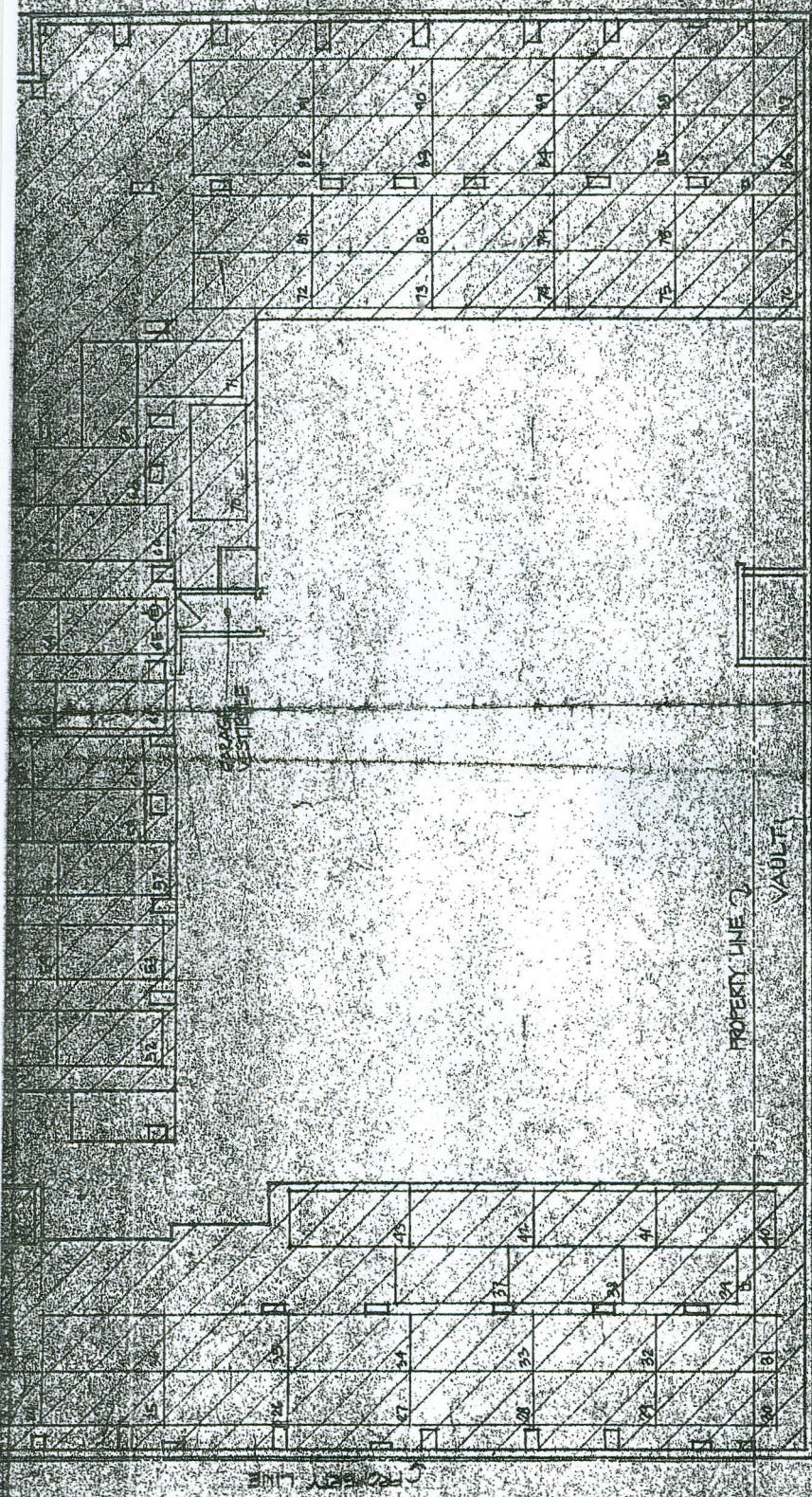
ATTENDANT PARKING
HOURS OF OPERATION 1-10
HOURS OF ATTENDANTS 1-9



RAVINE
OR BUILDING LEVEL

TRANSITION & REMAIN
ATTENDANT PARKING
THINKER'S EYE
AREA

APPROVED JULY 20, 1988
BY THE BOARD OF SUPERVISORS
COUNTY OF SAN DIEGO



APPROVED PLANS

PLAN OF SUBDIVISION AND IMPROVEMENTS

SECOND AVENUE

EAST 63RD STREET

155'-0"

PROPERTY LINE 2

VAULT

GARAGE VESTIBULE

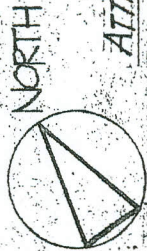
THE VIKAS GROUP
ARCHITECTS

240 EAST 63RD STREET

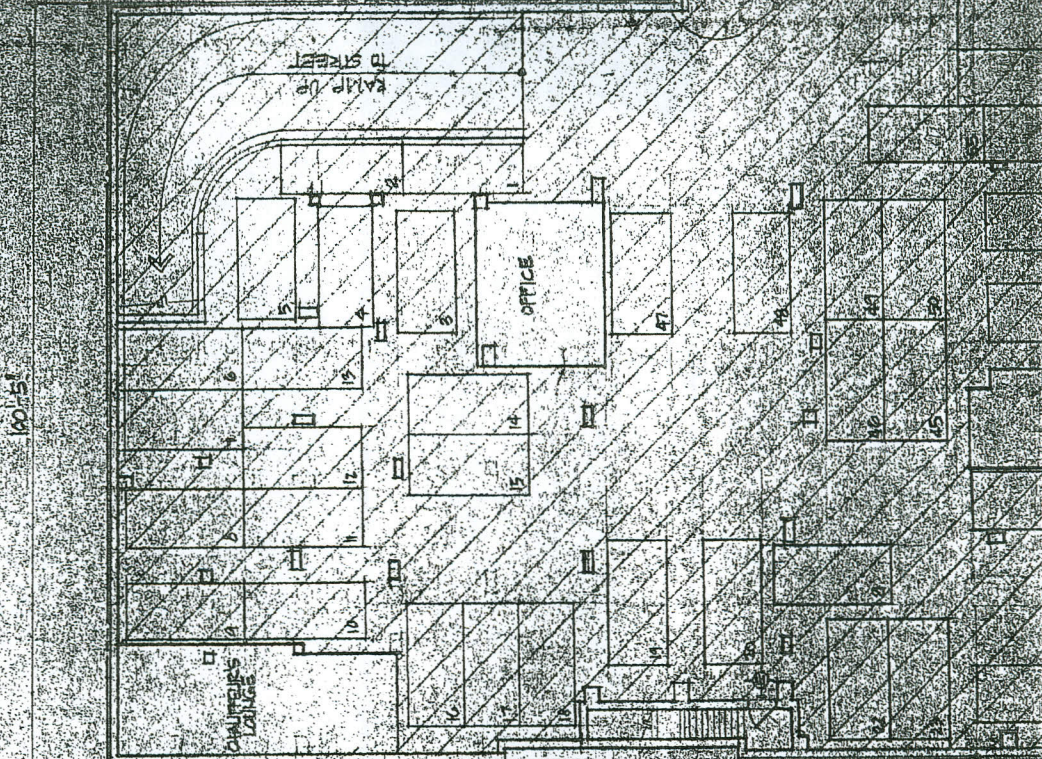
WEST SIDE OF 240 EAST 63RD STREET, FROM EAST 64TH ST.

125'-0" x 155'-0"

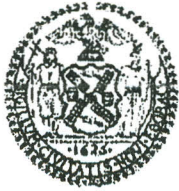
125'-0" x 155'-0"



ATTENDANT PARKING
HOURS OF OPERATION: 24
OF ATTENDANTS: 0



TENNIS & TENNIS
ATTENDANT PARKING GARAGE
ENTRANCE: 6' HIGH VENT
AREA: 24,250 SQ. FT.
CAPACITY: 250 VEHICLES ONLY



City of New York
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006-1705

BSA Cal. No.: 899-65-BZ

Street Address: 231-245 East 63rd Street a/k/a
1201-1222 2nd Avenue, New York, NY 10065

Block: 1418 Lot(s): 21

Borough: Manhattan

CERTIFICATION OF INSPECTION & COMPLIANCE

MICHAEL SCHMITT .

hereby states that I personally inspected the

(Applicant, Agent, Registered Architect or Registered Engineer)

premises and surrounding area on **NOVEMBER 3, 2010**. In addition, I have
(Date of most recent inspection)
researched all relevant BSA records related to the premises, including BSA-approved plans and resolutions.
Each non-compliance with the terms, conditions and/or plans of the effective prior BSA grant is explained in
detail below. The specific date or time frame on which compliance will be restored, where possible to
ascertain, is listed.

[Note: A request to eliminate any prior condition must be part of the relief sought in the application; such request should not be made on this form]



I confirm that the premises is developed and operates in accordance with the currently effective BSA-approved plans and resolution, submitted with this application.



The following deviation(s) from the currently effective BSA-approved plans and/or resolution exist on the site:

Area(s) of non-compliance

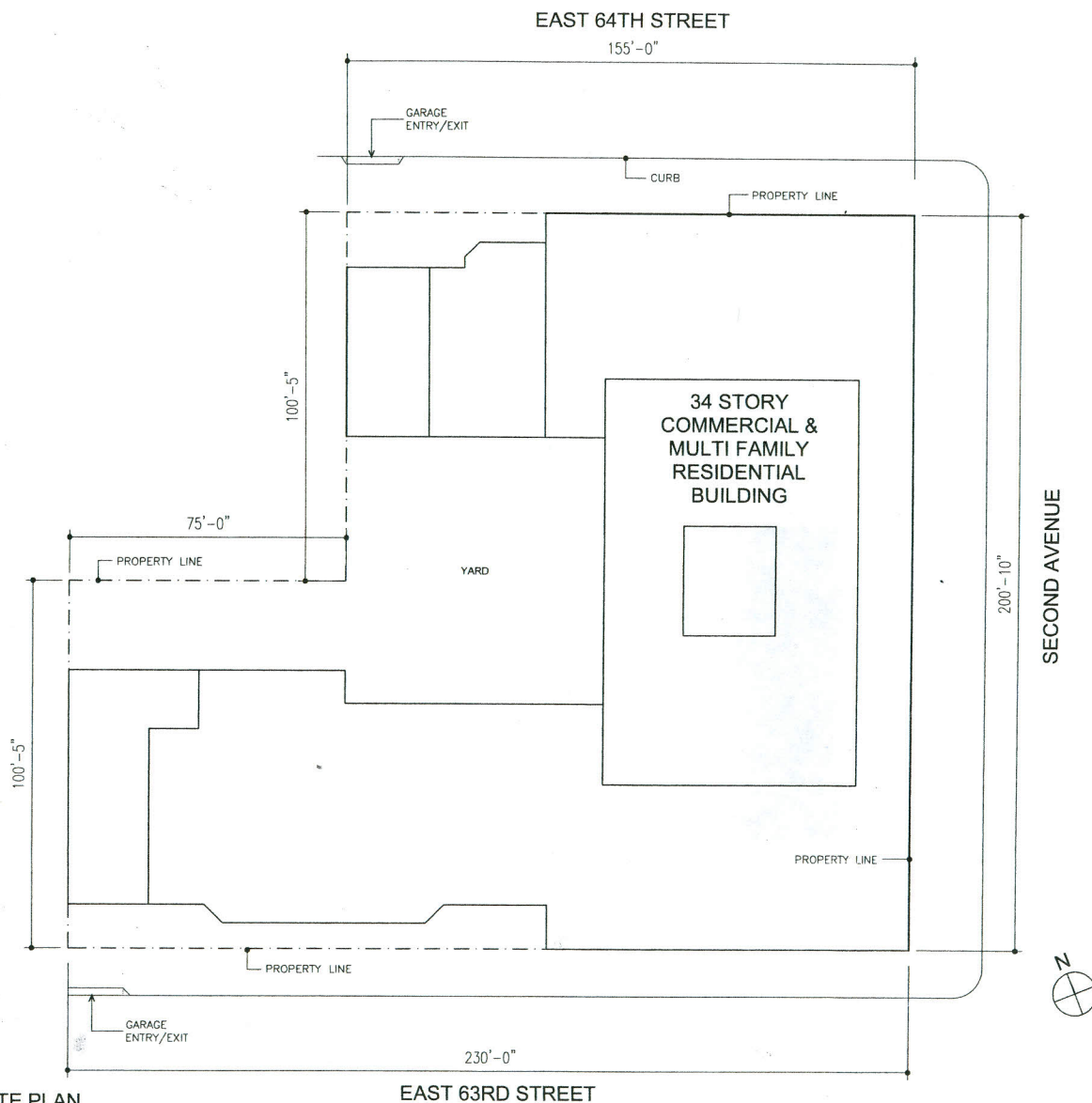
Date(s) to achieve compliance.



[Handwritten Signature]

Applicant/Agent Signature

(Registered Architect/Engineer Seal as Appropriate)



NOTES:

1. ALL EXITS SHALL BE AS APPROVED BY D.O.B.
2. MAXIMUM NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT IS SUBJECT TO DOB APPROVAL.

BSA CAL. NO. 899-65-BZ

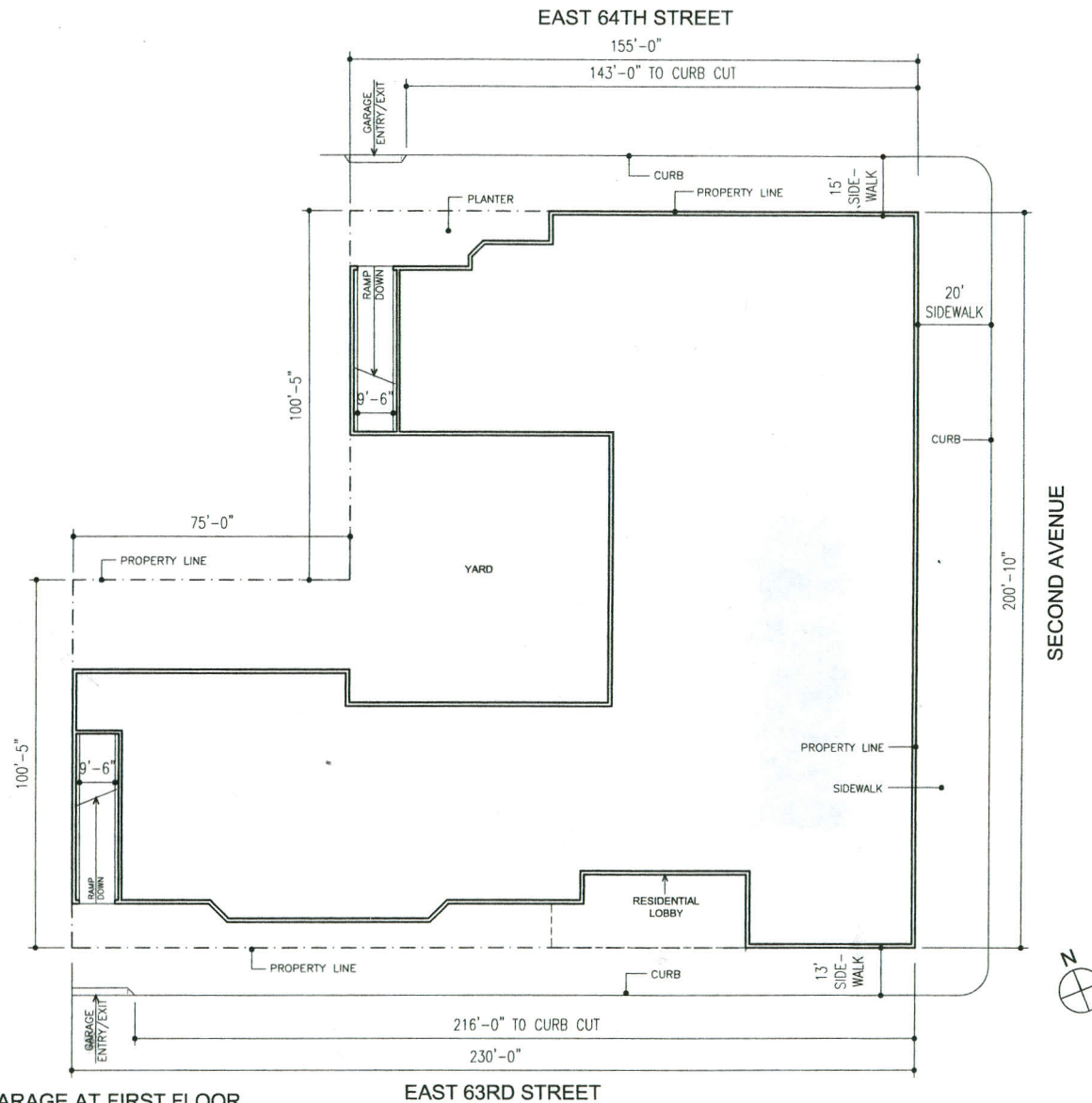
EXISTING AND PROPOSED CONDITIONS

PROJECT
REGENCY TOWERS
245 EAST 63RD STREET, NEW YORK, NY 10065
MICHAEL SCHMITT ARCHITECT PC
27 PARK PLACE SUITE 300 NEW YORK, NEW YORK 10007
Tel. 212 477 1322 Fax 212 477 0906

DATE
2010-11-05
SCALE
1/32" = 1'-0"
TITLE
SITE PLAN

BSA 1A

1 OF 4



1 GARAGE AT FIRST FLOOR
 1/32" = 1'-0"

EAST 63RD STREET



NOTES:

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2. MAXIMUM NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT IS SUBJECT TO DOB APPROVAL.

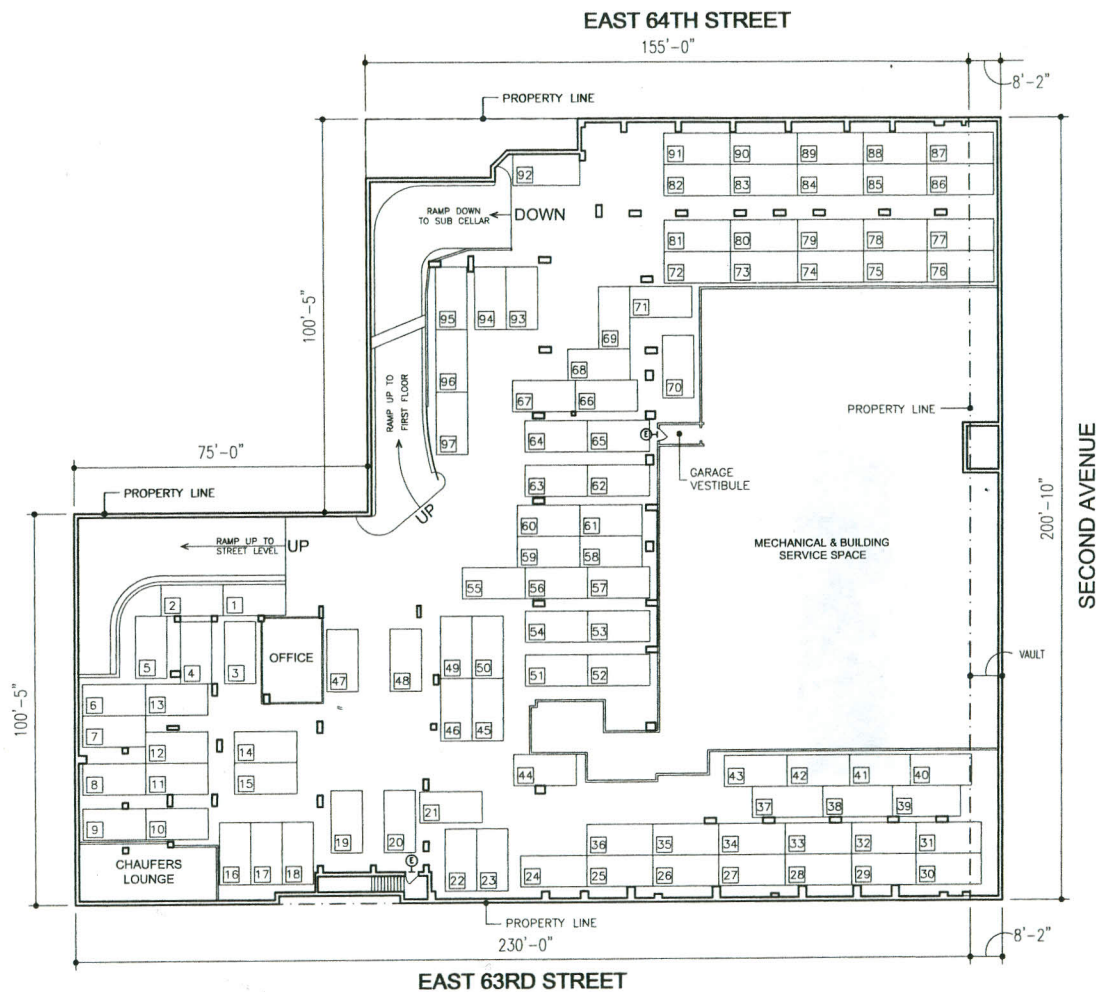
BSA CAL. NO. 899-65-BZ

EXISTING AND PROPOSED CONDITIONS

PROJECT
 REGENCY TOWERS
 245 EAST 63RD STREET, NEW YORK, NY 10065
ARCHITECT
 MICHAEL SCHMITT ARCHITECT PC
 27 PARK PLAZA SUITE 300 NEW YORK, NEW YORK 10007
 Tel. 212 477 1322 Fax. 212 477 0808

REVISION
 DATE
 SCALE
 2010-11-05
 1/32" = 1'-0"
TITLE
 GARAGE AT FIRST FLOOR LEVEL

BSA 2A



1 GARAGE AT CELLAR LEVEL
1/32" = 1'-0"

TRANSIENTS & TENANTS ATTENDANT PARKING GARAGE

SPRINKLERED & MECHANICALLY VENTILATED

AREA 24,250 SQ FT
97 CARS @ 250SF PER CAR

PLEASURE TYPE VEHICLES ONLY



ATTENDANT PARKING
HOURS OF OPERATION: 24
NUMBER OF ATTENDANTS: 6

NOTES:

1. ALL EXITS SHALL BE AS APPROVED BY D.O.B.
2. MAXIMUM NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT IS SUBJECT TO DOB APPROVAL.

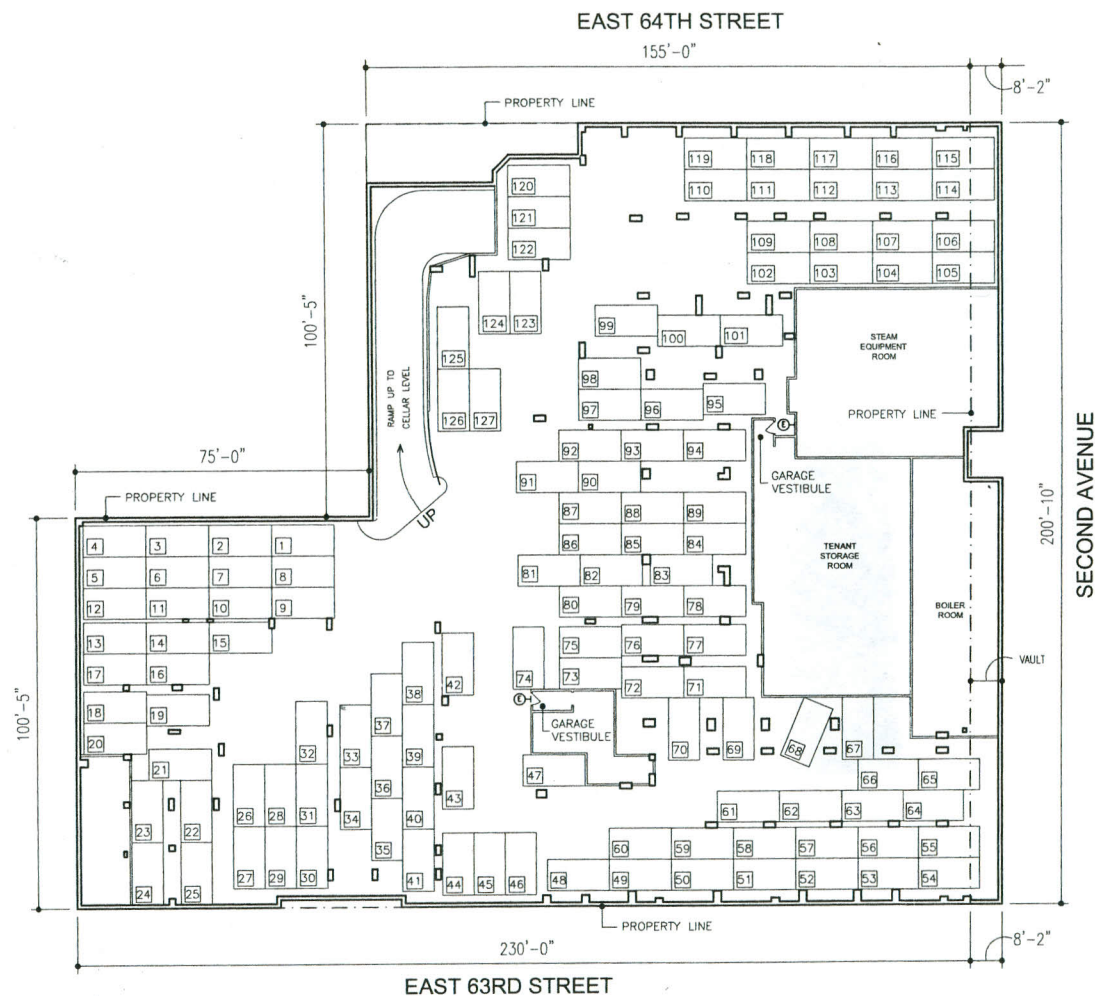
BSA CAL. NO. 899-65-BZ

EXISTING AND PROPOSED CONDITIONS

PROJECT
REGENCY TOWERS
245 EAST 63RD STREET, NEW YORK, NY 10065
MICHAEL SCHMITT ARCHITECT PC
27 PARK PLACE SUITE 300 NEW YORK, NY 10007
Tel 212 477 1322 Fax 212 477 0906

REVISION
DATE
2010-11-05
SCALE
1/32" = 1'-0"
TITLE
GARAGE AT CELLAR LEVEL

BSA 3A



1 GARAGE AT SUB CELLAR LEVEL
 $\frac{1}{32}'' = 1'-0''$



TRANSIENTS & TENANTS ATTENDANT PARKING GARAGE
 SPRINKLERED & MECHANICALLY VENTILATED
 AREA 30,380 SQ FT
 127 CARS @ 250SF PER CAR
PLEASURE TYPE VEHICLES ONLY



ATTENDANT PARKING
 HOURS OF OPERATION: 24
 NUMBER OF ATTENDANTS: 6

NOTES:

1. ALL EXITS SHALL BE AS APPROVED BY D.O.B.
2. MAXIMUM NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED; LAYOUT IS SUBJECT TO DOB APPROVAL.

BSA CAL. NO. 899-65-BZ

EXISTING AND PROPOSED CONDITIONS

REGENCY TOWERS
 245 EAST 63RD STREET, NEW YORK, NY 10065
MICHAEL SCHMITT ARCHITECT PC
 27 PARK PLACE SUITE 300 NEW YORK, NEW YORK 10007
 Tel: 212 477 1322 Fax: 212 477 0506

PROJECT	
DATE	2010-11-05
SCALE	$\frac{1}{32}'' = 1'-0''$
TITLE	GARAGE AT SUB CELLAR LEVEL

BSA 4A