THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780

PERMIT
CERTIFICATE OF APPROPRIATENESS

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<tr>
<th>ISSUE DATE:</th>
<th>EXPIRATION DATE:</th>
<th>DOCKET #:</th>
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<td>07/29/14</td>
<td>7/22/2020</td>
<td>158004</td>
<td>COFA 16-0744</td>
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ADDRESS: 980 MADISON AVENUE
HISTORIC DISTRICT
UPPER EAST SIDE

BOROUGH: MANHATTAN
BLOCK/LOT: 1391 / 14

Display This Permit While Work Is In Progress

ISSUED TO:

Frank Spadafora
980 Madison, LLC
c/o RFR Realty LLC
757 3rd Avenue, Suite 702
New York, NY 10017

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 22, 2014, following the Public Hearing of the same date, voted to approve a proposal to alter a bank depository and install signage, as put forward in your application completed on June 26, 2014.

The proposal, as approved, consists of work at the second southernmost storefront bay on the Madison Avenue elevation, including the removal of the metal panel at the marble door surround, and the installation of a stainless steel panel with etched signage ("Kappo Masa") within the existing frame; and the removal of the stainless steel door and hinge from the circular bank depository, and the installation of back lit glazing with inset acrylic panel with blue lettering ("Kappo Masa") within the existing frame. The proposal was shown on presentation slides labeled A-300.00, A-301.00 and A-302.00 dated June 2014, prepared by Galia Solomonoff, R.A., and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District designation report describes 980 Madison Avenue as a modern style gallery building designed by Walker & Poor and built in 1948-50; and that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the Upper East Side Historic District. The Commission further noted that Certificate of Appropriateness 10-3878 was issued October 26, 2009, for the restoration of the building and the construction of a five-story rooftop addition, and four-story rear yard...
extension, clad in glass and bronze screens; and that Certificate of No Effect 12-8309 was issued January 17, 2012, to create a storefront and signage master. The Commission finally noted that the southern storefront on the Madison Avenue elevation were historically used as a bank; and that a master plan for signage for the building, approved pursuant to Certificate of No Effect 12-8309, consists of awnings and stainless steel lettering adhered to the façade.

With regard to this proposal, the Commission found that the existing square cut out and panel at the marble adjacent to the entrance doors is a modern intervention and suitable location for signage; that the proposed stainless steel panel will match the existing decorative stainless steel frame; that the proposed signage is small in size and will not call undue attention to itself; that the extant circular bank depository is a significant feature of the building, and an important layer in the building's history and that the removal of the door and installation of signage within the depository enframement will maintain the presence of this architectural feature while incorporating new signage in a clever fashion; that the LED illumination of the depository sign is discreet and will not call undue attention; and that the cumulative amount of signage will not detract from the special architectural and historic character of the building. Based on these findings, the Commission determined the work to be appropriate to the building and to the Upper East Side Historic District and voted to approve it.

However, in voting to approve this proposal, the Commission required that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission. Subsequently, on July 22, 2014, the staff received drawings labeled A-300.00 through A-302.00 dated May 2014, prepared by Galia Solomonoff, R.A. Accordingly, the staff reviewed these drawings and determined that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal, and this Certificate of Appropriateness is being issued.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Carly Bond.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Millie Dominquez, Metropolis Group Inc.

cc: Jared Knowles, Deputy Director of Preservation/LPC