

JUL -15' 97(TUE) 13:45 SILVERSTEIN PROP.

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P.002

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ID:2127321207

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**DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES**  
**DIVISION OF REAL ESTATE SERVICES**  
**Landlord Disclosure Form**

**FOR AGENCY USE ONLY**

DRES Project No. \_\_\_\_\_

Agency for which property will be used: \_\_\_\_\_

**INSTRUCTIONS**

- If applicant is the landlord (owner of record), complete the Landlord Disclosure Form BOA-1
- If the applicant is the Sub-Landlord, complete both the Landlord and Sub-Landlord Disclosure Forms BOA 1 & 2

**Property to be leased**Address: 7 World Trade CenterBorough: ManhattanBlock and Lot: Block 84, Lot 36Zip Code: 10048Floor(s)/Room: 23rd Floor

**NOTE: If additional space is needed to complete any question(s), attach and reference the selected number of additional sheets.**

**I. Identity of Landlord**1. Name: 7 World Trade Company, L.P.Address: 521 Fifth AvenueBorough: New York, New YorkZip Code: 101752. Federal Tax Identification Number: 13-3744274

3. Landlord's Legal Status:

☐ Individual, Sole Proprietor☐ Corporation☒ Partnership☐ Not-For-Profit3a. **Corporate Landlord - Attach a Certificate of Good Standing.****Individual / Sole Proprietor or Partnership - Attach Certificate of Doing Business Under an Assumed Name (Business Certificate).**

4. If a Partnership, names and addresses of partners (including limited partners of 10% or more):

If a Corporation, names and addresses of principals (officers and directors) and owners of 10% or more of the outstanding shares:

Note: If partner or corporate shareholder is another partnership or corporation, provide names and addresses of principals (corporate officers and directors and/or names of individual partners).

If a Not-For-Profit, names and addresses of officers and directors:

Silverstein-7 World Tradea. Name: Company, Inc. Address: 521 Fifth AvenueCity: New York, State: New York 10175b. Name: Larry A. Silverstein Address: 521 Fifth AvenueCity: New York, State: New York 10175c. Name: Klara Silverstein Address: 521 Fifth AvenueCity: New York, State: New York 10175

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d. Name: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_

5. Managing Agent or Broker, if any:

Name: Silverstein Properties, Inc  
Address: 521 Fifth Avenue  
City: New York State: New York Zip Code: 10175

II. Landlord's Real Estate Background

6. If landlord has filed a disclosure statement with the City within the past 12 months state date of filing, address of property and explain any material change which has occurred since the previous filing:

7 World Trade Company, L.P. a single purpose entity built and  
owns 7 World Trade Center.

7. List all property owned or managed by landlord in NYC within the last five years, including name and address of owner of record for each property managed by landlord.

Address: NONE  
Borough: \_\_\_\_\_ Block and Lot: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Address: \_\_\_\_\_  
Borough: \_\_\_\_\_ Block and Lot: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

- 7A. Landlord must complete the attached Credit Information Authorization Form and attach a description of any mortgage or other liens against the premises.

8. Are any of the properties owned or managed by landlord in arrears with respect to the following obligations, if so identify the property and amount owed:

|                                       | Property    | Amount owed |
|---------------------------------------|-------------|-------------|
| Real Estate Taxes                     | <u>NONE</u> | _____       |
| Water/Sewer Rents and Charges         | <u>NONE</u> | _____       |
| Other municipal or government charges | <u>NONE</u> | _____       |

9. Has any property owned or managed by landlord, or by any business entity in which applicant is/was a partner or principal, been involved in a foreclosure proceeding within the past 10 years?

Yes ☐

No ☒

If yes, identify the property, date of the commencement of the foreclosure proceeding and circumstances:

Address: \_\_\_\_\_  
Borough: \_\_\_\_\_ Block and Lot: \_\_\_\_\_  
Date of foreclosure: \_\_\_\_\_  
Comments: \_\_\_\_\_

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10. List all real property landlord has leased (include properties under license and permit for use or possession) from or to the City within the past five years by street address, borough, block, and lot. Indicate date and term of lease(s).

NONE

a. City is Landlord: \_\_\_\_\_ City is Tenant: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Borough: \_\_\_\_\_ Block and Lot: \_\_\_\_\_  
 Floors: \_\_\_\_\_ Size: \_\_\_\_\_  
 Base Rent: \_\_\_\_\_ Term: \_\_\_\_\_  
 Commencement: \_\_\_\_\_ Expiration: \_\_\_\_\_  
 Owner (if City is Tenant)/Tenant (if City is Landlord)

b. City is Landlord: \_\_\_\_\_ City is Tenant: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Borough: \_\_\_\_\_ Block and Lot: \_\_\_\_\_  
 Floors: \_\_\_\_\_ Size: \_\_\_\_\_  
 Base Rent: \_\_\_\_\_ Term: \_\_\_\_\_  
 Commencement: \_\_\_\_\_ Expiration: \_\_\_\_\_  
 Owner (if City is Tenant)/Tenant (if City is Landlord)  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

11. Is landlord currently in arrears and/or in default on any obligations relating to any property identified in section 10 above?

Yes ☐

No ☒

If yes, specify and explain reason for the default(s):

Address: \_\_\_\_\_  
 Borough: \_\_\_\_\_ Block and Lot: \_\_\_\_\_  
 Arrears/Default: \_\_\_\_\_

12. Has landlord been in default on any of it's obligations relating to real property which landlord owned or managed within the past 5 years?

Yes ☐

No ☒

If yes, specify and explain:

Address: \_\_\_\_\_  
 Borough: \_\_\_\_\_ Block and Lot: \_\_\_\_\_  
 Default: \_\_\_\_\_  
 Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

13. Has landlord been the successful bidder on and/or purchased/leased any real property from the City in the past five years?

Yes ☐

No ☒

If yes, identify addresses of each property and date of the successful bid and /or purchase/lease:

a. Address: \_\_\_\_\_  
 Borough: \_\_\_\_\_ Block and Lot: \_\_\_\_\_  
 Bid: \_\_\_\_\_ Date: \_\_\_\_\_  
 Purchase/Lease: \_\_\_\_\_ Date: \_\_\_\_\_

b. Address: \_\_\_\_\_  
 Borough: \_\_\_\_\_ Block and Lot: \_\_\_\_\_  
 Bid: \_\_\_\_\_ Date: \_\_\_\_\_  
 Purchase/Lease: \_\_\_\_\_ Date: \_\_\_\_\_

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- 14 Is landlord in default on any obligations relating to the bid and/or purchase/lease of any property listed above?  
 Yes ☐ No ☒

If yes, specify and explain:

Address: \_\_\_\_\_  
 Borough: \_\_\_\_\_ Block and Lot: \_\_\_\_\_  
 Default: \_\_\_\_\_  
 Comments: \_\_\_\_\_

### III. General Background:

This section must be completed by all landlords unless:

- A. landlord has filed a disclosure form within the past 12 months, in which case, applicant must explain any material change which has occurred since the previous filing for each question below; or
- B. landlord is the owner of record and is a corporation listed on a national exchange or other regulated entities (e.g., insurance companies, public utilities).

Answer each question below with respect to the landlord and each of its principal/partners, officers, directors, and owners of 10% or more of the outstanding shares):

15. Are there any judgments outstanding against you resulting from lawsuits brought by the Division of Real Estate Services (DRES), the Department of Citywide Administrative Services (DCAS) or the City of New York?

Yes ☐ No ☒

If yes, state:

Court: \_\_\_\_\_  
 County: \_\_\_\_\_ State: \_\_\_\_\_  
 Date: \_\_\_\_\_ Docket Number: \_\_\_\_\_  
 Type: \_\_\_\_\_ Amount of Judgement: \_\_\_\_\_

16. Have you ever been convicted of a crime (excluding minor traffic violations?)

Yes ☐ No ☒

If yes, specify:

Court: \_\_\_\_\_  
 County: \_\_\_\_\_ State: \_\_\_\_\_  
 Nature of Crime: \_\_\_\_\_  
 Date of Judgement: \_\_\_\_\_ Date of Sentencing: \_\_\_\_\_  
 Sentence Imposed: \_\_\_\_\_

17. Have you ever been barred from bidding or declared non-responsible by any local, state, or federal government agency, entity or authority?

Yes ☐ No ☒

If yes, explain:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

18. Have you ever been declared in default on any local, state or federal contract?

Yes ☐ No ☒

If yes, explain:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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19. Are you currently in arrears with respect to any obligation to local, state or federal governmental entity?

Yes ☐No ☒

20. Have you ever filed for protection under the bankruptcy laws, been declared bankrupt, or placed under receivership?

Yes ☐No ☒

If yes, explain:

21. Are you currently a party in any lawsuit in which DRES, DCAS or the City of New York is also a party?

Yes ☐No ☒

If yes, state:

Court: \_\_\_\_\_

County: \_\_\_\_\_

State: \_\_\_\_\_

Docket Number: \_\_\_\_\_

Name of Lawsuit: \_\_\_\_\_

22. Are you, your spouse or your dependents employed or ever been employed by the City of New York?

Yes ☐No ☒

If yes, state:

Employee's Name: \_\_\_\_\_

Date Employment Commenced: \_\_\_\_\_

Relationship: \_\_\_\_\_

Date Employment Ended (if applicable): \_\_\_\_\_

Title: \_\_\_\_\_

Agency: \_\_\_\_\_

Work Address: \_\_\_\_\_