

FINANCIAL SERVICES CORPORATION OF NEW YORK CITY

CORE APPLICATION

Applicant's Legal Name: National Broadcasting Company, Inc.

Address: 30 Rockefeller Plaza New York, New York 10112

Telephone Number: 212-664-4444

IRS Employer ID Number: [REDACTED] S.I.C. Code: 4832 - Radio Sales

4833 - TV Broadcast

7399 - Other Business

NY State Dept. of Labor Reg. Number: [REDACTED]

Company Officer Completing This Application:

Name: John T. Rose II Title: Assistant Secretary

Contact Person:

Name: Deborah Jordon, Esq. Telephone: [REDACTED]

Referred by (specify): _____

1. Is the applicant a:

(X) Corporation: if yes, Public () Private ()

IF PUBLIC CORPORATION, on which exchange is it listed? Wholly-owned subsidiary
of the General Electric Company
State of incorporation Delaware

() Sole Proprietorship

() Partnership

() Subchapter S Corporation

() DISC

() Other (specify) _____

2. Date Established the National Broadcasting Company, Inc. was
originally incorporated in 1926.

3. Has the company been a Subchapter "S" Corporation at anytime in the past 10 years? If yes, indicate
which years no

4. Will a real estate holding company, partnership or other such entity be formed or involved in the proposed ownership of the project?

YES () NO (X)

If YES, please provide the following information:

NAME OF COMPANY: _____

ADDRESS: _____

OWNERS: _____

PERCENTAGE OF OWNERSHIP: _____

5. Does the applicant have any contingent liabilities? YES () NO ()

If yes, provide details on Schedule X. See Schedule X

6. Has the applicant, ~~or any stockholder, partner, officer or director, or any entity with which any of these individuals has been associated~~ ever been adjudicated bankrupt or placed in receivership, or otherwise been or presently is the subject of any bankruptcy or similar proceedings? YES () NO (X)

If yes, please provide details on Schedule Y.

7. Have any of the applicant's stockholders, partners, officers or directors ever been convicted of any crime or offense, other than a motor vehicle violation? YES () NO ()

If yes, please provide details on Schedule Z. See Schedule Z

8. Is the applicant, or any stockholder, partner, officer or director presently a plaintiff or defendant in any civil or criminal proceeding? YES () NO ()

The applicant is often involved in litigation but none materially affects the applicant's ability to satisfy the indebtedness.

9. APPLICANT'S ACCOUNTANT

NAME OF FIRM: NBC's financial statements are not independently audited

ADDRESS: but audited as part of the consolidated return of its parent company.

CONTACT PERSON AND TITLE: _____

TELEPHONE NUMBER: _____

10. APPLICANT'S ATTORNEY

NAME OF FIRM: Cahill, Gordon & Reindel

ADDRESS: 80 Pine Street

New York, New York 10005

CONTACT PERSON AND TITLE: Ken Orse, Partner

TELEPHONE NUMBER: [REDACTED]

REFERENCES: INDIVIDUALS AND INSTITUTIONS LISTED HEREIN WILL BE CONTACTED.

11. BANKING/FINANCIAL INSTITUTIONS

NAME OF INSTITUTION

ADDRESS & PHONE NUMBER

ACCOUNT OFFICER/CONTACT PERSON

ACCOUNT NUMBER

NBC has banking arrangements with a number of financial institutions.			

12. BUSINESS SUPPLIERS (List the three largest accounts and percentage of gross supplies obtained from each)

NAME

ADDRESS FROM WHICH SUPPLIES ARE SHIPPED

CONTACT PERSON/TELEPHONE #

% OF ANNUAL VOLUME

NBC has multiple accounts and no one account represents a significant percentage of total supplies obtained.			

13. MAJOR CUSTOMERS (List the three largest customers and percentage of gross business obtained from each)

NAME

ADDRESS TO WHICH SUPPLIES ARE SHIPPED

CONTACT PERSON/TELEPHONE #

% OF ANNUAL VOLUME

NBC's affiliated television stations are its largest customers.			
There are approximately 200 affiliated television stations.			

14. If any of the above customers represent 35% or more of your total annual volume, please indicate the nature of your relationship and the anticipated effect on your business if such relationship were terminated.
Not applicable.

15. Union Affiliation(s):

<u>NAME</u>	<u>ADDRESS</u>	<u>CONTACT PERSON/ TELEPHONE #</u>	<u>CONTRACT EXPIRATION</u>
See attached schedule.			

16. Present Location(s)

<u>ADDRESS</u>	<u>TOTAL GROSS SQUARE FOOTAGE INCLUDING BASEMENT</u>	<u>AVERAGE GROSS SQUARE FOOTAGE PER FLOOR</u>	<u>PURPOSE FOR WHICH USED</u>	<u>OWNED RENTED</u>
1. See attached document				
2.				
3.				
4.				
5.				

(a) FOR THOSE LOCATIONS RENTED BY APPLICANT:

<u>ADDRESS</u>	<u>LEASE TERMINATION DATE</u>	<u>ANNUAL RENTAL EXCLUDING TAXES</u>	<u>REAL ESTATE TAXES PAID UNDER LEASE</u>	<u>COMMERCIAL OCCUPANCY TAX</u>	<u>TOTAL</u>
1. See response to #16. NBC rents many locations throughout the United States and worldwide. The response to #16 supplies the information requested herein with respect to NBC locations in the Tri-State area.					
2.					
3.					
4.					
5.					

(b) FOR THOSE LOCATIONS RENTED (continued):

<u>ADDRESS</u>	<u>NAME AND ADDRESS OF LANDLORD</u>	<u>TELEPHONE NO.</u>
1.		
2.		
3.		
4.		
5.		

(c) FOR THOSE LOCATIONS OWNED BY THE APPLICANT:

<u>ADDRESS</u>	<u>EXPIRATION DATE OF MORTGAGE</u>	<u>ANNUAL MORTGAGE PAYMENT</u>	<u>REAL ESTATE TAXES ON PROPERTY</u>
1. The response to question #16 lists property owned by NBC in the Tri-State			
2. area. NBC owns and rents vast amounts of property throughout the			
3. United States and the world.			
4.			
5.			

17. List which of your present location(s), if any, will be vacated if approval of your project is obtained.

Some offices in the Tri-State area may be consolidated.

18. If any of these locations will be sublet or sold, indicate which, and provide information concerning the sale/lease price, and your ability to sell/lease.

Not applicable at this time.

20. PROJECT LOCATION(S)

Provide the following information relating to your proposed project location(s).

<u>LOCATION ADDRESS</u>	<u>BLOCK, LOT AND SECTION NUMBER</u>	<u>SQARE FOOTAGE LAND</u>	<u>SQARE FOOTAGE BUILDING</u>	<u>NUMBER OF BUILDINGS</u>	<u>NUMBER OF FLOORS INCLUDING BASEMENT</u>	<u>DATE</u>
30 Rockefeller Plaza or 1250 Avenue of the Americas*	Block 1265 Lot 1	Information will be supplied as part of master construction plan.				

*The location has two addresses.

Will any of the locations be partial lots? No If yes: Block _____ Lot _____

21. Indicate present owner of the project site:

NAME: RCP Associates (land) and Rockefeller Center Properties (building

ADDRESS: 1230 Avenue of the Americas

New York, New York

TELEPHONE NUMBER: Mr. John G. Burnett, [REDACTED]

22. If the applicant already owns the project site, please provide the following information.

(a) Date of Purchase Not applicable.

(b) Purchase Price \$ _____

(c) Balance of Mortgage \$ _____

(d) Holder of Mortgage _____

23. For what purpose was the site most recently used (e.g. light manufacturing, heavy manufacturing, assembly, etc).

The NBC occupied space is used for the pre-production, production and post-production of television, radio and other programming, broadcasting and other entertainment and informational services and*

24. If construction or renovation work on this project has already begun, or if any equipment has already been purchased or ordered, please describe the work in detail. Indicate terms of financing, amounts paid, and expected date of delivery or completion.

None

*facilities and related operations and as executive and administrative offices

Please state amount of funds expended prior to formal FSC approval of project (e.g. contract deposit) :
\$5,000 application fee; \$10million on hunt for project site

25. If the construction or operation of the proposed project will require any local ordinance or variance to be obtained or requires a permit or prior approval of any local, state or federal agency or body (other than normal occupancy/construction permits), including apportionment of any lot, please specify.*

<u>TYPE</u>	<u>CONTACT PERSON & TELEPHONE NUMBER</u>	<u>EXPECTED APPROVAL DATE</u>

26. Is the company currently a tenant in the building to be occupied?

YES (X) NO ()

27. Are you planning to use the entire proposed facility?

YES () NO (X) NBC occupies and will occupy only certain floors in the RCA Building.

28. If NO, what percentage will you initially occupy approximately 16%

TENANTS AND SUB-TENANTS

29. Give the following information with respect to all present tenant(s) and sub-tenants at the project site.

<u>NAME OF TENANT CONTACT PERSON & TELEPHONE NUMBER</u>	<u>NATURE OF TENANT'S BUSINESS</u>	<u>NO. OF JOBS</u>	<u>SQUARE FEET & FLOORS OCCUPIED</u>	<u>LEASE EXPIRATION DATE/RENEWAL OPTIONS</u>
NBC has no tenants				

*When the Project commences, NBC from time to time may require various municipal approvals, including, without limitation, building permits, fuel storage permits, amendments to existing certificates of occupancy, consents from the Landmarks Preservation Commission, consents from the City Surveyor and Real Property Assessment Bureau and a letter of other

30. Please indicate which of the above tenants, if any, will vacate upon your initial use of the facility.

Not applicable

31. Have the above tenants been notified that they will be required to vacate the premises? YES () No (X)

32. If the applicant intends to occupy the premise of any tenants listed in question 29 upon the expiration of their leases, identify companies affected.

Not applicable

33. Do you propose to lease any part of the project facility to entities not presently tenants? YES (X) NO ()
If YES, provide details of your proposal.

<u>COMPANY NAME</u>	<u>NATURE OF BUSINESS</u>	<u>PRESENT ADDRESS</u>	<u>NO. OF JOBS TO BE LEASED</u>
Any subleases will be carried out in accordance with terms previously agreed to with the IDA.			

34. REAL ESTATE TAXES

List separately the Real Estate Taxes and Assessed Value as it applies to land and building of proposed project site.

	<u>REAL ESTATE TAXES</u>	<u>ASSESSED VALUE</u>
LAND	See attached schedule.	
BUILDING(S)		
TOTAL		

35. Indicate the estimated dates for the following:

(a) Project Start Date: 1988

(b) Project Completion Date: 2023

(c) Project Financing: List the dates and in what amount, the estimated funds will be required.

Financing in the amount from 300 million up to 800 million dollars in the aggregate over a 15 year period, which sums will be borrowed from time to time

CERTIFICATION

I, the undersigned, request that this application be submitted for review. I hereby certify that the information contained herein and the attachments hereto, are to the best of my knowledge and belief accurate, and descriptive of the project which is [the subject of] the requested financing. I understand that intentional misstatements or misleading information contained herein could be cause for rescission of approval and benefits.

I hereby authorize FSC at its discretion to transmit this application or any financial data submitted herewith to prospective lenders such as banks or insurance companies.

AUTHORITY TO COLLECT AND DISCLOSE EMPLOYMENT INFORMATION

No disclosure of any information in this application shall be made, except as required by law, without the prior approval of the Company.

By:  _____
Signature of Chief Financial Officer

Type Name and Title: Albert F. Barber, Executive Vice President

Date: 12/7/87

Attested By:  _____
Signature of Assistant Secretary or
~~Notary Public~~

Date: 12/7/87

RIDER TO APPLICATION

The Applicant represents and warrants that, to the best of its knowledge, neither it nor any of its substantially owned subsidiaries have, since July 13, 1985, sold or agreed to sell, and shall not during the term of any loan, grant or other financial assistance that it may receive from The City of New York or the Financial Services Corporation of New York City sell or agree to sell, goods or services, other than food or medical supplies, directly to the South African police, military, prison system or the department of cooperation and development or directly to a corporation owned or controlled by the South African government and established expressly for the purpose of procuring such goods and services for the aforesaid agencies.

The Applicant represents and warrants that, to the best of its knowledge, neither it nor any of its substantially owned subsidiaries have, since July 13, 1985, violated nor will they during the term of any loan, grant or other financial assistance that it may receive from The City of New York or the Financial Services Corporation of New York City violate the Export Administration Act of 1979, as amended, or the Arms Export Control Act of 1976 as amended, by unlawfully exporting or reexporting goods to the Republic of South Africa or Namibia.

By: John T. Rose II
Signature of Assistant Secretary

John T. Rose II, Assistant Secretary
Type Name and Title

12/7/87
Date

Alexander E. Jordan
Attested By

NBC
DIRECTORS

Richard T. Baker
Lawrence A. Bossidy
Thornton F. Bradshaw
Charles D. Dickey, Jr.
Lawrence E. Fouraker
Henry H. Henley, Jr.
Henry L. Hillman
Edward E. Hood, Jr.
David C. Jones
Robert E. Mercer
Gertrude G. Michelson
Lewis T. Preston
Frank H. T. Rhodes
Andrew C. Sigler
William French Smith
John F. Welch, Jr.
Walter B. Wriston

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