

EXHIBIT 1

CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION C OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK-AS AMENDED
EFFECTIVE AUGUST 18, 1977



FREEHOLD ABSTRACT CORP., representing OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a title insurance company licensed to do business in the State of New York and having its principal office at 1416 Avenue M, 5th Floor, Brooklyn, New York 11230, hereby certifies that as to the land here after described being a tract of land, either un-subdivided or consisting of two or more lots of record, contiguous for a minimum of ten lines linear feet, is located within a single block and is in the ownership of Albert Sadia and Yvette Safenia . That all the parties in interest consisting of a "party in interest" as defined in Section 12-10 subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
Albert Sadia	1932 East 17th Street Brooklyn, N.Y. 11229	Fee Owner
Yvette Safenia	1932 East 17th Street Brooklyn, N.Y. 11229	Fee Owner

The subject tract of land with respect to which the foregoing parties are the parties as aforesaid, is known as Tax Lot Number 20, in Block 7295 on the Tax Map of the City of New York, Kings County and more particularly described as follows:

ALL that certain, plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, being bounded and described as follows:

BEGINNING at a point on the westerly side of East 17th Street, distant 254 feet southerly from the corner formed by the intersection of the westerly side of East 17th Street, and the southerly side of Avenue S;

RUNNING THENCE westerly parallel with Avenue S, 100 feet;

THENCE southerly parallel with East 17th Street, 22 feet;

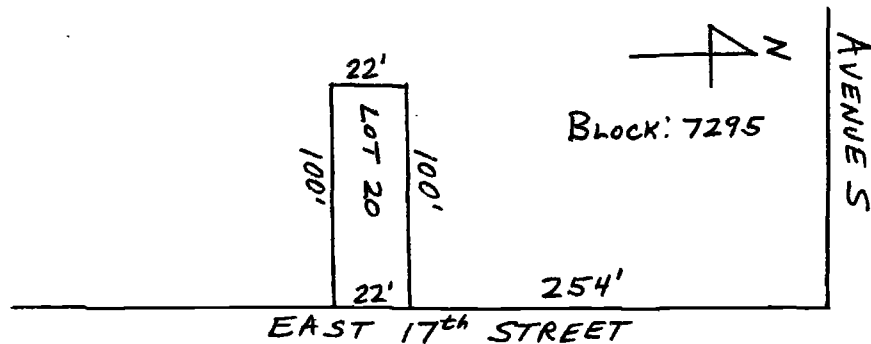
THENCE easterly again parallel with Avenue S and part of the distance through a party wall, 100 feet to the westerly side of East 17th Street;

THENCE northerly along the westerly side of East 17th Street, 22 feet to the point or place of BEGINNING.

TOGETHER with a right of way for purpose of ingress and egress for private automobiles only to and over a strip of land 3 ft. 6 inches in width by 65 ft. in depth fronting on East 17th Street adjoining the premises above described on the northerly side thereof.

SUBJECT to a similar right of way over a strip of land on the northerly side thereof, 3 ft. 6 inches in width by 65 ft. in depth fronting on East 17th Street.

That the said premises are known as and by street address 1932 East 17th Street, Brooklyn, New York, as shown on the following DIAGRAM:



That the Zoning Lot Description and Ownership Statement containing the above description is simultaneously recorded herewith.

NOTE: A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots provided all the resulting zoning lots and all the buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND (\$1,000.00) DOLLARS.

FREEHOLD ABSTRACT CORP., REPRESENTING
OLD REPUBLIC TITLE INSURANCE COMPANY

BY: Randee Kohn

State of New York, County of Kings

ss.:

On the 28 day of September, 2016, before me personally appeared Rivka Kohn 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Rosana Joseph

ROSANA JOSEPH
Notary Public, State of New York
No. 01 JO-6181425
Qualified in Kings County
Commission Expires January 28, 2020

(Signature and office of individual taking acknowledgment)

NOTE: Section C26-110.2 Subdivision (a) Paragraph (1) of the Administration Code requires submission of an accurate Lot diagram in accordance with an attached boundary Survey made by a licensed surveyor, which need not be recorded but which must be submitted with the application for the permit,

RECORD & RETURN TO:
Law Office of Joseph H. Berliner PC
1350 East 13th Street
Brooklyn, N. Y. 11230

BLOCK: 7295

LOT: 20

COUNTY: Kings

PREMISES: 1932 East 17th Street, Brooklyn, New York 11229