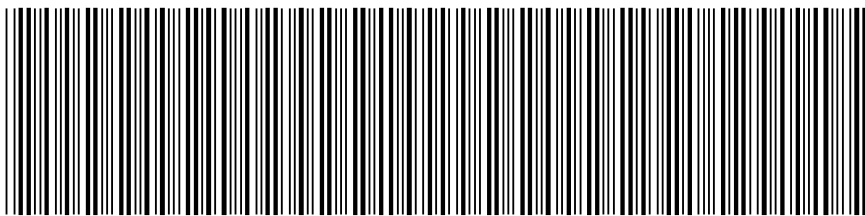


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2009052100688002

Document Date: 04-22-2009

Preparation Date: 05-21-2009

Document Type: CERTIFICATE

Document Page Count: 3

PRESENTER:

CHOICE ABSTRACT CORP (PICKUP STEVE)
ACCOMODATION ONLY
15 W 44TH ST -7TH FLOOR
NEW YORK, NY 10036
212-391-0800
ACC K 7218 camille@choicefamily.com

RETURN TO:

CHOICE ABSTRACT CORP (PICKUP STEVE)
CONGREGATION MAZAH
258 PENN STREET
BROOKLYN, NY 11201
ATTN: RABBI MORDECHAI ZEV HALBERSTAM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2241	39	Entire Lot	89 UNION AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

PARTY 1:

CHOICE ABSTRACT CORP.
15 WEST 44TH STREET, 7TH FLOOR
NEW YORK, NY 10036

FEES AND TAXES

Mortgage

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 05-26-2009 15:30

City Register File No.(CRFN):

2009000156103



Annette McHill

City Register Official Signature

N. B. # _____
or
ALT. # _____

EXHIBIT "I"

**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**

CHOICE ABSTRACT CORP. as agent for COMMONWEALTH LAND TITLE INSURANCE COMPANY, a title insurance company licensed to do business in the State of New York and having its office at 15 West 44th Street, New York, New York 10036, hereby certifies that as to the land hereafter described being a tract of land, either un-subdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet located within a single block in the single ownership of 130 Harrison Avenue and 89 Union Avenue, Brooklyn, NY, 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>
Congregation Mazah	258 Penn Street Brooklyn, NY 11201	Fee Owner

The subject of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as tax lot number 39 in block 2241 on the Tax Map of the City of New York, County of Kings and is more particularly described as follows:

Tentative Lot 39

BEGINNING at the intersection of the northwesterly side of Lorimer Street and the westerly line of Union Avenue as laid out on a Map for the Borough of Brooklyn showing the location and laying out of Union Avenue dated 9/18/30 and adopted by the Board of Estimate and Apportionment on 1/16/1931;

RUNNING THENCE southwesterly along the northwesterly line of Lorimer Street, 20 feet 0 $\frac{3}{4}$ inches;

THENCE northwesterly along a line at right angles to the northwesterly line of Lorimer Street 105 feet;

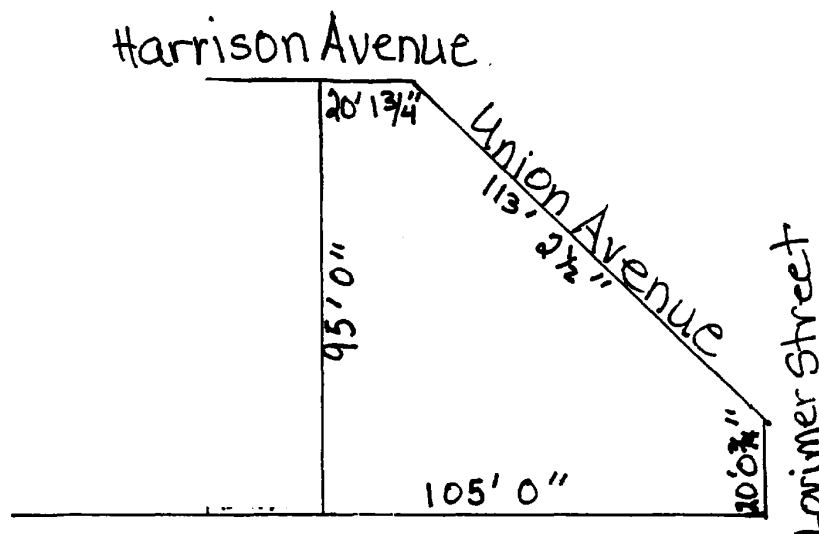
THENCE northeasterly along a line parallel to the northwesterly line of Lorimer Street, a distance of 95 feet to a point in the southwesterly line of Harrison Avenue;

THENCE southerly along the southwesterly line of Harrison Avenue, 20 feet 1 $\frac{3}{4}$ inches;

THENCE southerly along the westerly line of Union Avenue 113 feet 2 $\frac{1}{2}$ inches to the point or place of BEGINNING.

That the said premises are known as and by street address 89 Union Avenue, Brooklyn, New York as shown on the following DIAGRAM:

BLOCK NO. 2241 LOT NO. 39

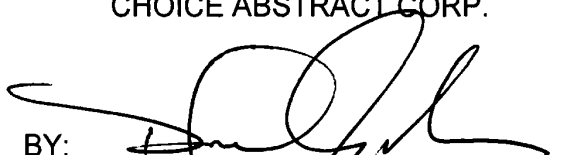


CERTIFIED this 22st day of April, 2009 to Congregation Mazah the applicant for this certification.

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.

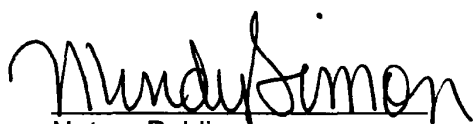
THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND (1,000.00) DOLLARS.

CHOICE ABSTRACT CORP.

BY: 
DAVID GORENSTEIN, PRESIDENT

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

On the 22st day of April, 2009 before me, the undersigned, personally appeared David Gorenstein personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.


Notary Public

MINDY R. SIMON
Notary Public, State of New York
No. 43-4889162
Qualified in New York County
Commission Expires June 7, 20__11

SEAL

ACC K 7218
CHOICE ABSTRACT CORP.
15 WEST 44th ST. - 7th FL
NEW YORK, NY 10036

R+R
Congregation Mazah
258 Penn Street
Brooklyn, NY 11201
Attn: Rabbi Mordechai Zev
Halberstam