

At an IAS part <sup>72</sup> of the Supreme Court of the State of New York, County of Kings, at the Courthouse, located at 360 Adams Street Brooklyn, New York, on the 15<sup>th</sup> day of September 2009

Present: Hon. **HON. MICHAEL A. AMBROSIO**,  
Justice

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In the Matter of the Application of YESHIVA GEDOLAH OF SEA GATE, for leave to sell, transfer, and convey its real property situated in the County of Kings, State of New York.

Index No.: 22572/09 <sup>192</sup>

**ORDER**

Petitioner.

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Upon reading and filing the Petition of YESHIVA GEDOLAH OF SEA GATE (hereinafter referred to as "Petitioner"), a Religious Corporation, duly verified the <sup>192</sup> ~~10<sup>th</sup>~~ day of ~~July~~ <sup>August</sup> 2009 by Meir Weisz; and the resolution adopted by the Members and by the Board of Trustees of said Petitioner praying for the authorization of this Court for leave to sell the above 782 Madison Street, Brooklyn, New York 11221, sale price Eight Hundred Thousand Dollars (\$800,000.00), ; 784 Madison Street, Brooklyn, New York 11221, sale price Eight Hundred Thousand Dollars (\$800,000.00); and 786 Madison Street, Brooklyn, New York 11221, sale price Eight Hundred Thousand Dollars (\$800,000.00), a total of \$2,400,000.00, or, a total of \$2,150,000.00 if the premises are nolt entirely vacant at closing

Upon such terms and conditions as set forth in the annexed Contracts for sale of the premises to 782 Madison LLC, 784 Madison LLC, and 786 Madison LLC, respectively, which are the purchasers. It appears that the proposed Contract has been

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duly authorized and consented to by the Board of Trustees of said Petitioner, and it appearing to the satisfaction of the Court that the interests of said Petitioner will be promoted by such sale upon the terms and conditions set forth in the Petition herein,

NOW, on motion of Solomon Rosengarten, Esq., attorney for the said YESHIVA GEDOLAH OF SEA GATE, Petitioner herein, it is

ORDERED, that the prayer of the Petitioner is granted and that leave be and hereby is granted to the said Petitioner for the proposed sale of its real properties to 782 Madison LLC, 784 Madison LLC, and 786 Madison LLC, respectively, in the sum of two-million, four-hundred thousand dollars (\$2,400,000.00), or, two-million, one-hundred and fifty thousand dollars (\$2,150,000.00), collectively, pursuant to the terms and conditions of the aforesaid Contracts, said real properties to be sold as aforesaid being more specifically described as follows:

782 Madison Street

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

**BEGINNING** at a point on the southerly side of Madison Street, distant 100 feet easterly from the corner formed by the intersection of the southerly side of Madison Street with the easterly side of Patchen Avenue;

**RUNNING THENCE** southerly parallel with Patchen Avenue, 100 feet;

**THENCE** easterly parallel with Madison Street, 27 feet 6 inches;

**THENCE** northerly parallel with Patchen Avenue and part the distance through a party wall, 100 feet to Madison Street;

**THENCE** westerly along Madison Street, 27 feet 6 inches to the point or place of BEGINNING.

Also known as Lot 11 in Block 1648 on the Kings County Tax Map.

Said premises is known as: 782 Madison Street, Brooklyn, New York

**TOGETHER** with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

784 Madison Street

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

**BEGINNING** at a point on the southerly side of Madison Street, distant 127 feet 6 inches easterly from the corner formed by the intersection of the southerly side of Madison Street with the easterly side of Patchen Avenue;

**RUNNING THENCE** southerly parallel with Patchen Avenue, 100 feet;

**THENCE** easterly parallel with Madison Street, 27 feet 6 inches;

**THENCE** northerly parallel with Patchen Avenue and part the distance through a party wall, 100 feet to Madison Street;

**THENCE** westerly along Madison Street, 27 feet 6 inches to the point or place of BEGINNING.

Also known as Lot 12 in Block 1648 on the Kings County Tax Map.

Said premises is known as: 784 Madison Street, Brooklyn, New York

**TOGETHER** with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

786 Madison Street

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

**BEGINNING** at a point on the southerly side of Madison Street, distant 155 feet easterly from the corner formed by the intersection of the southerly side of Madison Street with the easterly side of Patchen Avenue;

**RUNNING THENCE** southerly parallel with Patchen Avenue, 100 feet;

**THENCE** easterly parallel with Madison Street, 27 feet 6 inches;

**THENCE** northerly parallel with Patchen Avenue and part the distance through a party wall, 100 feet to Madison Street;

**THENCE** westerly along Madison Street, 27 feet 6 inches to the point or place of BEGINNING.

Also known as Lot 13 in Block 1648 on the Kings County Tax Map.

Said premises is known as: 786 Madison Street, Brooklyn, New York

**TOGETHER** with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

ORDERED, that out of the sale proceeds the Petitioner is hereby authorized to pay all other incidental expenses and disbursements incurred in connection with the sale of the aforesaid properties; and it is further

ORDERED, that the net proceeds of the sale are to be used by the Petitioner for the purpose of expanding the YESHIVA GEDOLAH OF SEA GATE, in accordance with its Articles of Incorporation, and for the possible purchase of a new property; and it is further

ORDERED, that the Board of Trustees shall designate a trustee or officer to execute a deed and any other instruments that may be required by the buyer for the purpose of closing said sale as shall be agreed pursuant to the terms and conditions, and that the Petitioner be and hereby is authorized to affix the corporate seal on said deed, if required. Petitioner shall be authorized to record said deed with the Office of the Register or Clerk of the County of Kings having jurisdiction over recording of instruments affecting real property and authorizing said officers and trustees to execute any and all instruments as may be required for the purpose of recording said deed, and for the

purpose of authorizing the payments of closing costs and fees in connection with said deed; and it is further

ORDERED, that a signed copy of this Order be delivered to the Office of the New York State Attorney General's and that the Attorney General be notified in writing when the contemplated transaction concludes or is abandoned and that the Attorney General's Office continues to be advised if this transaction is still pending after ninety (90) days from the date hereof.

ENTER

J.S.C.

HON. MICHAEL A. AMBROSIO

THE ATTORNEY GENERAL HEREBY APPEARS HEREIN,  
HAS NO OBJECTION TO THE GRANTING OF  
JUDICIAL APPROVAL HEREON, ACKNOWLEDGES  
RECEIPT OF STATUTORY NOTICE, AND DEMANDS  
SERVICE OF ALL PAPERS SUBMITTED HEREIN  
INCLUDING ALL ORDER, JUDGMENTS AND  
ENDORSEMENTS OF THE COURT. SAID NO OBJECTION  
IS CONDITIONED ON SUBMISSION OF THE MATTER  
TO THE COURT WITHIN 30 DAYS HEREAFTER.

*Paula Gellman*  
ASSISTANT ATTORNEY GENERAL

8-31-09

DATE

*Paula Gellman*