

**ATTORNEY GENERAL OF THE STATE OF NEW YORK
COUNTY OF KINGS**

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In the Matter of the Application of :
United Munkacser Yeshivos A/K/A :
United Munkacs Yeshivos : **ATTORNEY GENERAL'S APPROVAL**
: **OAG No.: OAG-AL-2024-202**
For approval to transfer the real property known :
as 141 Ross Street, Brooklyn, New York :
to 141 Ross Realty LLC pursuant to Sections :
510 and 511-a of the Not for Profit Corporation :
Law and Section 12 of the Religious Corporation :
Law :
_____ X

1. By Petition verified on January 29, 2024, UNITED MUNKACSER YESHIVOS A/K/A UNITED MUNKACS YESHIVOS applied to the Attorney General pursuant to Sections 510 and 511-a of the Not-for-Profit Corporation Law and Section 12 of the Religious Corporation Law for approval of an application to transfer real property.

2. The asset that is the subject of the Petition is certain real property known by the street address 141 Ross Street, Brooklyn, New York Block 2182, Lot 55.

3. The terms of the transaction and the consideration are as follows:

Sale price: \$3,300,000 plus all outstanding taxes, violations and liens assessed against the property. The purchaser is addressing all taxes, liens and fines, relating to the property, which as of the date of contract, in February 2022, totaled approximately \$4,659,193.49 as follows:

Boiler Violations \$11,000.00

ECBs \$177,844.61

ECBs (Munis) \$81,639.20

Outstanding DOF Charges - 2003 - 7/1/21 \$4,174,361.56

Water Charges DEP-NYC – Acct# 8001014736001 \$3,095.21

Water Charges DEP-NYC - Acct# 9000304204001 \$211,252.91

as shown on the title bill issued by Riverside Abstract dated November 4, 2021. Thus, the cumulative consideration for purchase of this property is \$7,950,000.00.

Purchaser: 141 Ross Realty LLC

Address: 141 Ross Street, Brooklyn, New York/ Block: 2182, Lot:55

4. It is the intention of Petitioner to transfer estimated net sales proceeds of \$3,136,733.68 (\$3,300,000 minus estimated closing costs of \$163,266.32) as follows: approx. \$3,000,000.00 constituting substantially all proceeds from the sale after payment of closing costs will be donated to an affiliated organization, Talmud Torah Tiferes Bunim, for the operation, renovation and expansion of the organization's boys' school system in which many of Petitioner's members' children are enrolled. Remaining funds in the approximate amount of \$136,700.00 will be used by Petitioner for their continued religious prayers and study activities.

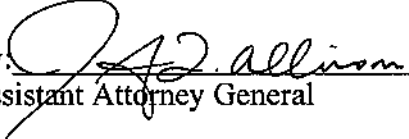
5. Petitioner shall provide the Attorney General with a copy of the final closing statement for the transaction within 30 days after closing. None of the terms or parties referenced in this Attorney General Approval may be changed without further approval of the Attorney General.

6. Based on a review of the Petition and the exhibits thereto (and the additional documents and information requested by the Attorney General), and the verification of Steven Frankel that UNITED MUNKACSER YESHIVOS A/K/A UNITED MUNKACS YESHIVOS has complied with the provisions of the Religious Corporation Law and the Not-for-Profit Corporation Law applicable to the sale or other disposition of all or substantially all of its assets, and neither the

Petitioner nor any third party having raised with the Attorney General any objections to the proposed transaction, the transaction is approved.

7. That the Attorney General will be notified in writing by Petitioner's attorney whether the transaction closes, is abandoned, or is still pending within ninety (90) days.

Letitia James
Attorney General of the State of New York

By:  Date: 2/5/2024
Assistant Attorney General