



OFFICE OF DEVELOPMENT
 DIVISION OF HOUSING INCENTIVES
 100 GOLD STREET
 NEW YORK, NY 10038

421-a Partial Tax Exemption Program

RECEIPT OF APPLICATION

TUCHMAN, KORNGOLD, WEISS, LIEBMAN & GELLES LLP
 6 EAST 45 STREET
 NEW YORK, NY 10017

January 8, 2016

Docket #: TEO11569

Applicant: ELIM HOUSE OF WORSHIP / ELIM
 CASA DE ADORACION, INC.

<u>Borough</u>	<u>Address</u>	<u>Block</u>	<u>Lot</u>
Manhattan	185 Avenue B	00394	0010

Dear Applicant/Agent:

Your application for a Preliminary Certificate of Eligibility for 421-a benefits was received by our office on January 8, 2016.

We are also in receipt of your filing fee payment in the amount of \$100.00.

If you are contacted and requested to submit more information, kindly refer to the above docket number when submitting this information. In addition, when making telephone inquiries please have your docket number available.

421-a Partial Tax Exemption Program
 New York City Department of Housing Preservation and Development
 Office of Tax Incentive Programs
 100 Gold Street (Room 8-C09)
 New York, NY 10038
 Tel. (212) 863-8540



nyc.gov/hpd

TUCHMAN, KORNGOLD, WEISS, LIEBMAN & GELLES, LLP
COUNSELORS AT LAW

6 EAST 45TH STREET, NEW YORK, N. Y. 10017

(212) 687-3747

FAX: (212) 599-4459

BERT TUCHMAN
PAUL J. KORNGOLD
ERIC S. WEISS
DONALD LIEBMAN

BRETT J. GOTTLIEB
YUHTYNG T. PATKA*
GRACE A. BETANCOURT
PHILIP M. PLATZ**

WALTER R. GELLES (RET.)

* ALSO ADMITTED IN CT & NJ

** ALSO ADMITTED IN NJ

January 8, 2015

Department of Housing
Preservation & Development
421-A Tax Exemption Unit
100 Gold Street
New York, NY 10038

421-A PS # 49718
185 Avenue B
Manhattan Block 394 Lot 10

The following items of documentation are attached herewith pursuant to the above indicated Application:

- (x) Filing Fee
- (x) Preliminary Application Online
- (x) Opinion of Counsel
- (x) Owner's Affidavit
- (x) Architects Affidavit
- (x) Appraisal
- (x) Building Plans
- (x) 421-a certificate-copy
- (x) Survey
- () RP 602
- () Community Board Proof
- () Final Application-Revised
- () Architects Final
- () CPA Statement
- () Rent Registration
- (x) Other-Proration Affidavits

RECEIVED
421 A & B PARTIAL
TAX EXEMPTION PROGRAM
2016 JAN -8 PM 2:10

Very truly yours,

Brett J. Gottlieb

282111107 NEW 01/08 8810004306

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



CASHIER'S CHECK

9504922302 25-3
440

Date 08/25/2015 Void after 7 years

Remitter: TUCHMAN KORNGOLD WEISS LIEBMAN &

Pay To The NYC DEPT OF FINANCE
Order Of:

Pay: ONE HUNDRED DOLLARS AND 00 CENTS

\$ 100.00 ****

Do not write outside this box
Memo: _____
Note: For information only. Comment has no effect on bank's payment.

Drawer: JPMORGAN CHASE BANK, N.A.

Paulaherz

Senior Vice President
JPMorgan Chase Bank, N.A.
Columbus, OH



⑈ 9504922302 ⑈ ⑆ 044000037⑆ 758661433 ⑈

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January 8, 2015

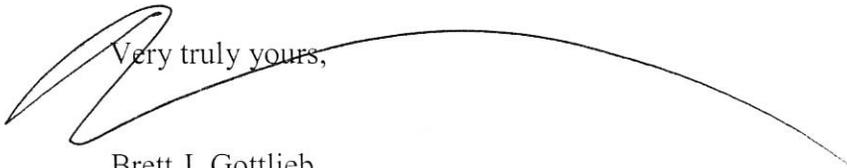
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Very truly yours,


Brett J. Gottlieb

	NYC Department of Housing Preservation and Development Division of Housing Incentives
	Application for Preliminary Certificate of Eligibility for Partial Tax Exemption
Mail to: NYC Department of Housing Preservation and Development 421-a Partial Tax Exemption Program, 100 Gold Street, Room 8-C09, New York, NY 10038 (212) 863-8540 Fax (212) 863-5899	
Instructions: Once you have completed filling out the application and have submitted it electronically to HPD, you must also print, sign and send a hard-copy to the 421-a Partial Tax Exemption Program at HPD along with all required affidavits and documentation. If construction commenced on or after December 28, 2007, each multiple dwelling must contain four (4) dwelling units or more (unless it is built with substantial government assistance). If construction commenced before December 28, 2007, three (3) or more dwelling units is sufficient.	

Section 1B: Entity Owner Information

Entity Type **Corporation (Corp)**
 Entity Name **Elim House of Worship / Elim Casa de Adoracion, Inc.**
 Name **Carlos Torres**
 Title **Board President**
 House No **185-85** Street Name **Avenue B**
 PO Box/Suite/Floor
 City **New York** State **NY**
 Country **USA** Zip code **10009**
 Phone **(973) 731-2791** Fax **(973) 731-6279**
 Email **jared@hubnj.com**

Section 2: Filing Representative Information

Filing Representative Type **Entity** Company Name **Tuchman, Korngold, Weiss, Liebman & Gelles LLP**
 Name of Contact Person
 Name **Paul Korngold**
 House No **6** Street Name **East 45 Street**
 PO Box/Suite/Floor **7 FI**
 City **New York** State **NY**
 Country **USA** Zip code **11201**
 Phone **(212) 687-3747** Fax **(212) 599-4459**
 Email **pkorngold@tkwlg.com**

Section 3A: Project Location Information - Project Type - RENTAL

Commencement of construction date **10/25/2012**
 Estimated Year of Construction Completion **01/15/2016**
 Borough **MANHATTAN** Block **00394** Lot **0010** Tax Class **4**
 Base Year AV **\$505,350.00** GEA **Y** REMIC **Y** NPP **N**
 Will the project involve any subdivision or merger of current lot(s)? **N**

Section 3B: Building Location Information

House Number **185** Street Name **Avenue B** Zip Code Tentative Lot **10**

Section 3C: Other Standards for Review

Are negotiable certificates being used to qualify a project located in a 421-a geographic exclusion area? Y

Please enter the date on which the 421-a Written Agreement was executed.

07/31/2007

Will this project or any part of this project be receiving tax exemption or tax abatement under any other provision of state or local law?

N

Was this project site mapped as a public park or utilized for 10 or more consecutive years as a private park immediately prior to October 1, 1971?

N

Will any part of this project be used as a hotel or for single room occupancy ?

N

Does this project contain more than 20 dwelling units?

Y

Were there Class A residential units on the site one month prior to the start of construction?

N

Does the new project contain at least 5 dwelling units for each Class A dwelling unit on the site one month prior to the new construction?

N/A

Section 3D: Substantial Government Assistance and Affordability Restrictions

Is the project being constructed with Substantial Governmental Assistance?

N

Is the Substantial Governmental Assistance pursuant to a program for the development of affordable housing?

N/A

Are at least 20% of the project's units subject to affordability restrictions?

N

There is a requirement that at least 20% of the onsite units be affordable to Low and Moderate Income households, as defined in 28 RCNY § 6-01 (c).

N/A

There is a requirement that at least 20% of the onsite units be affordable to individuals and families at or below 80% of Area Median Income(AMI).

N/A

There is a requirement that at least 20% of the onsite units be affordable to individuals and families at or below 60% of AMI.

N/A

There is a requirement that at least 20% of the onsite units be affordable to individuals and families at or below 120% of AMI, and the average AMI does not exceed 90%.

N/A

There is a requirement that at least 20% of the onsite units be affordable to individuals and families at or below 120% of AMI.

N/A

There is a requirement that at least 20% of the onsite units be affordable to individuals and families at or below 125% of AMI.

N/A

Section 4A: Building Cost Information Lot No 0010

Did you purchase the lot within two (2) years prior to the start of construction?

N

Please enter purchase price:

N/A

Did you purchase the lot more than two (2) years prior to the start of construction?

Y

Please enter appraised value at the start of construction:

\$7,358,750.00

Is the lot being performed under a ground lease?

Please indicate monthly rent payable during period of construction:

N/A

Please indicate length of a ground lease in months:

N/A

Section 4B: Project Cost Information

Total Construction Costs:

\$9,852,750.00

Total Builder's Fee/Developer's Profit:

\$0.00

Total Professional and Other Fees:

\$1,065,750.00

Total Marketing Expenses:

\$126,875.00

Total Financing and Other Charges:

\$1,446,375.00

Total Project Cost: \$19,850,500.00

Section 5A: Annual Costs

Labor (for 6 plus units only):	\$60,827.00
Contractor services:	\$31,643.00
Fuel:	\$87,889.00
Electricity:	\$7,520.00
Insurance:	\$15,935.00
Water and sewer:	\$34,674.00
Vacancy, management & administrative fees:	\$358,181.00
Parts and supplies:	\$5,230.00
Gas:	\$9,601.00
Real estate taxes:	\$78,117.00
Replacement reserve:	\$68,269.00
Other:	\$1,010.00
Total annual costs for entire project:	\$758,896.00

Section 5B: Annual Income from Other Sources

Parking:	\$0.00
Commercial space:	\$0.00
Washing and vending machines:	\$0.00
Other income sources (a):	\$0.00
Descriptions:	
Other income sources (b):	\$0.00
Descriptions:	
Other income sources (c):	\$0.00
Descriptions:	
Total annual non-housing income:	\$0.00

Section 6A: Building Specifications

185 Avenue B

Tentative Lot: 10

Did any portion of the building apply for the Industrial and Commercial Incentive or Abatement programs (ICIP or ICAP)?

N

Does the building include new residential construction and the concurrent conversion, alteration or improvement of a pre-existing building or structure?

N

Commencement of construction date

10/25/2012

DOB/BIS Job Number

120818909

Building Permit Type

New Building Permit

Floor	Residential A.F.A.	#0 BR	#1 BR	#2 BR	#3 BR	#4 BR	#5 BR	#6 BR	#7 BR	#8 BR	# of Dwelling Units	# Rooms	Non-Residential A.F.A. and Ineligible Residential A.F.A.
7	3,198.38	0	2	0	0	0	0	0	0	0	2.00	7.00	0.00
Non-Residential A.F.A. and Ineligible Residential A.F.A. Description						0							
6	6,105.29	4	5	0	0	0	0	0	0	0	9.00	27.50	0.00
Non-Residential A.F.A. and Ineligible Residential A.F.A. Description						0							
5	6,095.75	4	5	0	0	0	0	0	0	0	9.00	27.50	0.00
Non-Residential A.F.A. and Ineligible Residential A.F.A. Description						0							
4	6,095.75	4	5	0	0	0	0	0	0	0	9.00	27.50	0.00
Non-Residential A.F.A. and Ineligible Residential A.F.A. Description						0							
3	4,803.40	2	4	0	0	0	0	0	0	0	6.00	19.00	0.00
Non-Residential A.F.A. and Ineligible Residential A.F.A. Description						0							
2	4,582.02	2	3	0	0	0	0	0	0	0	5.00	15.50	130.85
Non-Residential A.F.A. and Ineligible Residential A.F.A. Description						laundry rm							
1	1,255.48	0	0	0	0	0	0	0	0	0	0.00	0.00	91.66
Non-Residential A.F.A. and Ineligible Residential A.F.A. Description						res lobby, bike storage							

Parking Questions

1. Will there be parking associated with this building? N
2. Is the parking applying for 421-a benefits? N/A
3. Is the parking applying for 421-a benefits accessory to the residential portion of the building? N/A
4. Is the parking applying for 421-a benefits inside the subject building? N/A
5. Is the parking applying for 421-a benefits located off-street? N/A
6. Is the parking applying for 421-a benefits accessory to the commercial portion of the building? N/A
7. Will this project contain parking or other spaces that will be subdivided into individual tax lots? Y

7a. Please provide tax lot numbers and their use(e.g. Retail, lot 1001; Commercial Parking, lot 1002; Roof Cabanas, lots 1003 - 1012; Residential, lots 1013 - 1020; Storage, 1021 -1025, etc.).

Church Tax lot to be Apportioned in Condo Tax Lot. Tax Lot umbers not yet assigned.

Section 6B: Project Summary

Address: 185 Avenue B

Tentative Lot: 10

Floor	#0 BR	#1 BR	#2 BR	#3 BR	#4 BR	#5 BR	#6 BR	#7 BR	#8 BR	#Rooms	Residential A.F.A.	Non-Residential A.F.A. and Ineligible Residential
1	0	0	0	0	0	0	0	0	0	0.00	1,255.48	91.66
2	2	3	0	0	0	0	0	0	0	15.50	4,582.02	130.85
3	2	4	0	0	0	0	0	0	0	19.00	4,803.40	0.00
4	4	5	0	0	0	0	0	0	0	27.50	6,095.75	0.00
5	4	5	0	0	0	0	0	0	0	27.50	6,095.75	0.00
6	4	5	0	0	0	0	0	0	0	27.50	6,105.29	0.00
7	0	2	0	0	0	0	0	0	0	7.00	3,198.38	0.00
Totals:	7	16	24	0	0	0	0	0	0	124.00	32,136.07	222.51

Dwelling Units: 40

Rooms: 124.00

Commercial, etc. area in excess of 12% 0.00%

Section 6C: Project Specifications

Total Square Feet of Finished Space	32,358.58
Total Square Feet of Balcony Space	0.00
Total Square Feet of Unfinished Space	2,879.06
Average Square Feet Per Dwelling Unit	537.80
Total Net SF of Dwelling Units	21,512.00

Section 6D: Schedule of Initial Rent 185 Avenue B

No	Apt. No	Rent
1	2a	\$ 4,250.00
2	2b	\$ 4,250.00
3	2c	\$ 6,750.00
4	2d	\$ 6,500.00
5	2e	\$ 6,500.00
6	3a	\$ 6,000.00
7	3b	\$ 6,000.00

8	3c	\$ 6,000.00
9	3d	\$ 6,000.00
10	3e	\$ 4,500.00
11	3f	\$ 5,000.00
12	4a	\$ 6,000.00
13	4b	\$ 6,000.00
14	4c	\$ 6,000.00
15	4d	\$ 6,000.00
16	4e	\$ 4,750.00
17	4f	\$ 4,500.00
18	4g	\$ 4,500.00
19	4h	\$ 6,250.00
20	4i	\$ 5,000.00
21	5a	\$ 6,500.00
22	5b	\$ 6,500.00
23	5c	\$ 6,500.00
24	5d	\$ 6,500.00
25	5e	\$ 5,000.00
26	5f	\$ 4,750.00
27	5g	\$ 4,750.00
28	5h	\$ 6,500.00
29	5i	\$ 5,250.00
30	6a	\$ 7,000.00
31	6b	\$ 7,000.00
32	6c	\$ 7,000.00
33	6d	\$ 8,500.00
34	6e	\$ 7,000.00
35	6f	\$ 5,000.00
36	6g	\$ 5,000.00
37	6h	\$ 6,750.00
38	6i	\$ 5,393.00
39	7a	\$ 9,750.00
40	7b	\$ 9,500.00

Your submitted summary of proposed initial rents reflecting an average per room per month of **\$1,942.69** is approved. You may set your individual apartment rents to suit your marketing needs , but the maximum gross monthly rental for your apartment may not exceed **\$240,893.00.**

Prior to the completion of your project, events may occur necessitating an increase in your initial rent schedule. This office must be advised of these changes, and documentation must be submitted in advance in support of such changes. Initial rents may not be increased after the issuance of a final certificate of eligibility except as the law permits.

In the case of rental properties, the first rent becomes the base rent for all future increases approved by the New York City Rent Guidelines Board. A copy of the HPD approved rent schedule must be attached to all initial leases. All rental multiple dwellings receiving 421-a benefits must register with the NYS Division of Housing and Community Renewal (DHCR) to enjoy the benefits of the 421-a program. The initial and each successive owner must maintain DHCR registration of the property for the entire period the property is receiving 421-a benefits.

Section 7: Site Eligibility Lot No 0010

To qualify for 421-a benefits, a site must have been vacant, predominantly vacant, underutilized, or improved with a non-conforming use three years prior to the start of construction (i.e. "Operative Date"). In order to determine if your project qualifies for 421-a benefits, this section of the application will take you through a number of questions which will determine your site eligibility. You must complete this section for each of the lots for which you are applying for 421-a benefits. Please enter the information as of the Operative Date.

Commencement of Construction Date:	10/25/2012
Operative Date:	10/25/2009
Total land area of lot (Square Feet):	8,446.00
Square footage of site:	8,446.00

Test 1: The question below will test your site's eligibility based on vacant lot.

Actual Assessed Valuation of improvements on the lot in the Fiscal Year in which the Operative Date falls:	\$171,450.00
--	--------------

This site is ineligible based on this test because the actual assessed valuation of the improvements on the lot was not less than or equal to \$2,000. Please move on to the next site eligibility test.

Test 2: The questions below will test your site's eligibility based on a vacant portion of the former lot as of the Operative Date.

Is there an existing building that will not be demolished and will remain on the lot?	N
---	---

Is the new multiple dwelling being constructed on a vacant portion of the lot as of the Operative Date?

This site is ineligible based on this test because the land that you are building on is not vacant. Please move on to the next site eligibility test.

Test 3: The questions below will test your site's eligibility based on predominantly vacant land as of the Operative Date.

Length of footprint of improvement (sq ft):	103.00	Width of footprint of improvement (sq ft):	82.00
Total area of footprint of improvement on lot (sq ft):	8,446.00	Total land area of lot (sq ft):	8,466.00

This site is ineligible based on this test because the area of the footprint of the improvement is not less than or equal to 15% of the land area of the lot. Please move on to the next site eligibility test.

Test 4: The questions below will test your site's eligibility based on underutilized buildings as of the Operative Date.

Was there a building(s) on the lot on the Operative Date?	Y
---	---

What was the tax class of the lot on the Operative Date?	4
--	---

Test 7: The questions below will test your site's eligibility based on underutilized former non-residential building.

Did work commence on or after May 12, 2000?	Y
Is lot located in the Borough of Manhattan on either side or south of 110th Street?	Y
Is lot located in the outer boroughs or in Manhattan north of 110th Street?	N

Test 7: The questions below will test your site's eligibility based on underutilized former non-residential building.

Did work commence on or after May 12, 2000?	Y
Is lot located in the Borough of Manhattan on either side or south of 110th Street?	Y
Is lot located in the outer boroughs or in Manhattan north of 110th Street?	N

Test 8: The questions below will test your site's eligibility based on underutilized former non-residential building in Manhattan on either side or south of 110th Street (assessed valuation test).

Actual assessed valuation of building in the Fiscal Year in which the Operative Date falls :	\$171,450.00
Actual assessed valuation of land in the Fiscal Year in which the Operative Date falls :	\$295,550.00
50% of the assessed valuation of the land on the Operative Date is:	\$147,775.00

This site is ineligible based on this test because the actual assessed valuation of the building is not less than or equal to 50% of the actual assessed valuation of the land. Please move on to the next site eligibility test.

Test 10: The questions below will test your site's eligibility based on underutilized former non-residential building in Manhattan on either side or south of 110th Street (Floor Area Ratio test).

Zoning district of lot:	c1-5
Zoning map number:	12C
Maximum residential F.A.R. in this zoning district:	4.00
Identify Zoning Resolution section which confirms maximum residential F.A.R. above:	23-145
Maximum non-residential F.A.R. in this zoning district:	4.00
Identify Zoning Resolution section which confirms maximum non-residential F.A.R. above:	33-121
Floor Area of former non-residential building:	16,892.00
Total lot area (sq ft):	8,446.00

This site has passed this 421-a eligibility test.

Section 7: Site Eligibility Summary

Lot	Square Feet	421-a Eligible
0010	8446	Pass

The Project is subject to the Exemption Cap. Please see §421-a(9).

Section 8: Addendum

Part A: Contact Information for Certifying Professionals

Architect's/Engineer's Certification to be provided by:

Name **Conrad J. Roncati**
Business Name **Architectura**
House No **1**
Street **Executive Drive, Suite LL100**
City **Fort Lee**
State **NJ**
Phone Number **(201) 346-1400**

Opinion of Counsel to be provided by:

Name **Paul Korngold**
Business Name **Tuchman, Korngold, Weiss, Liebman & Gelles LLP**
House No **6**
Street **6 East 45 Street, 7 Floor**
City **New York**
State **NY**
Phone Number **(212) 687-3747**

Checklist

Submit the most recent approved building plans. However, if the most recent approved building plans were already submitted to HPD as part of an earlier Architect's/Engineer's Certification, you do not need to re-submit the building plans.

Appraisal documentation

Surveys

Proof of receipt of Notice to Community Board

Copy of 421-a negotiable certificates or 421-a Affordable Housing Written Agreement and contract to purchase certificates.

Architect's/Engineer's Certification

Opinion of Counsel

Please Keep a Copy of this Application for Your Records.



Special Instructions Regarding Owner's Affidavit and Opinion of Counsel

Owner's Affidavit:

If you are re-filing a 421-a application and no longer hold fee title to or the leasehold interest under a ground lease of the real property identified in the Application, you must also check box 1b in the Owner Affidavit to certify that you have been authorized to make the Application on behalf of all current owners or lessees.

Opinion of Counsel

Individual Owner:

If you are not attaching a title report and currently hold fee title to or a leasehold interest under a ground lease of the real property identified in the Application, your attorney must check box 2a in the Opinion of Counsel (not box 2b). If you are not attaching a title report, are re-filing a 421-a application and no longer hold fee title to or the leasehold interest under a ground lease of the real property identified in the Application, your attorney must check box 2c in the Opinion of Counsel (not box 2d) to indicate that you held fee title to or the leasehold interest under a ground lease of the real property identified in the Application at the time of the original filing.

Entity Owner:

If you are not attaching a title report and currently hold fee title to or a leasehold interest under a ground lease of the real property identified in the Application, your attorney must check box 5a in the Opinion of Counsel (not box 5b). If you are not attaching a title report, are re-filing a 421-a application and no longer hold fee title to or the leasehold interest under a ground lease of the real property identified in the Application, your attorney must check box 5c in the Opinion of Counsel (not box 5d) to indicate that you held fee title to or the leasehold interest under a ground lease of the real property identified in the Application at the time of the original filing.

State of New ^{Jersey}~~York~~)
) ss.:
County of Morris)

Carlos Torres, being duly sworn, under penalty of perjury, deposes and says:

1. I, **Carlos Torres, Board President, Elim House of Worship / Elim Casa de Adoracion, Inc.**, am making this application for a Preliminary Certificate of Eligibility for 421-a Partial Tax Exemption (the "Application").
2. I have read and understand the requirements for 421-a Partial Tax Exemption.
3. I have reviewed the Application and I swear that all information set forth in the Application is true and correct and I submit the Application to induce the City of New York to grant 421-a Partial Tax Exemption.
4. The multiple dwelling will be operated as a rental. All rental units will be registered with the State of New York Division of Housing and Community Renewal as they become occupied at rents no higher than the rents approved by the Department of Housing Preservation and Development for 421-a Partial Tax Exemption and initial leases of not less than two years will be offered to tenants of such stabilized units, or a shorter term as the tenant requests, in accordance with rent regulation requirements.
5. As required pursuant to §11-245.8 of the Administrative Code of the City of New York and §6-05(d)(1) of Chapter 6, Title 28 of the Rules of the City of New York, whenever any household appliance in any dwelling unit, or any household appliance that provides heat or hot water for any dwelling unit in the multiple dwelling, is installed or replaced with a new household appliance on or after December 19, 2006, such new appliance shall be certified as Energy Star, unless either (A) an appropriately-sized Energy Star certified household appliance is not manufactured, such that movement of walls or fixtures would be necessary to create sufficient space for such appliance, and/or (B) an Energy Star certified boiler or furnace of sufficient capacity is not manufactured.

[For purposes of this paragraph, (A) "household appliance" shall mean any refrigerator, room air conditioner, dishwasher or clothes washer, within a dwelling unit in the multiple dwelling that is provided by the owner, and any boiler or furnace that provides heat or hot water for any dwelling unit in the multiple dwelling, and (B) "Energy Star" shall mean a designation from the United States Environmental Protection Agency or Department of Energy indicating that a product meets the energy efficiency standards set forth by the agency for compliance with the Energy Star program.]

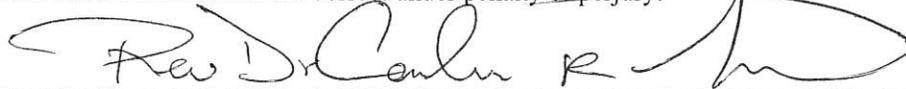
6. As required pursuant to § 421-a(8) of the Real Property Tax Law and § 6-05(d)(1)(ix) of Chapter 6, Title 28 of the Rules of the City of New York, I understand that either (a) all building service employees employed or to be employed at the multiple dwelling shall receive the applicable prevailing wage for the duration of such multiple dwelling's 421-a Partial Tax Exemption, or (b) such multiple dwelling shall contain less than 50 dwelling units, or (c) at initial occupancy of the dwelling units in such multiple dwelling, at least 50% of such dwelling units shall be affordable to individuals or families with a gross household income at or below 125% of the area median income and that any such rental units shall remain affordable for the entire period during which such multiple dwelling receives the 421-a Partial Tax Exemption.

I understand that if the City of New York finds that the Application and/or supporting documents, including but not limited to, the rent roll for the Project; proof of delivery of the Application to the local Community Board; the most recent Department of Buildings approved building plans; the survey; and contain incorrect or misleading information of a substantial nature, or have omitted information of a material nature, and in the event that such breach or omission is not cured within ninety (90) days of notice thereof, the Department of Housing Preservation and Development shall advise the Department of Finance that the 421-a Certificate of Eligibility has been revoked or that the amount of 421-a Partial Tax Exemption has been reduced, and the Department of Finance shall retroactively or prospectively withdraw or reduce 421-a Partial Tax Exemption and reinstate the amount of taxes which would have been exempted and charge interest at the rate prescribed by the New York City Administrative Code to be calculated from the day on which such taxes would have been payable but for the 421-a Partial Tax Exemption.

I understand that in order to qualify for 421-a benefits, a site must have been vacant, predominantly vacant, underutilized, or improved with a non-conforming use three years prior to the commencement of construction (i.e., "Operative Date"). The site eligibility statements and/or calculations stated in Section 7 of the Application accurately reflect the conditions at the site on the Operative Date and confirm that the real property identified in the Application meets the site eligibility requirement for 421-a benefits.

I make these statements to induce the Department of Housing Preservation and Development of the City of New York to grant a partial tax exemption pursuant to Section 421-a of the New York State Real Property Tax Law, Sections 11-245 and 11-245.1 of the Administrative Code of the City of New York, and the 421-a Rules.

I know that the Department of Housing Preservation and Development will rely on the veracity of these statements in granting 421-a Partial Tax Exemption. I certify that the above statements are true and correct under penalty of perjury.



Owner's Signature

Carlos Torres

Owner's Name

Board President

Owner's Title

Elim House of Worship / Elim Casa de Adoracion, Inc.

Owner's Affiliation

Sworn to me before this 23 day of December, 20 15

Deokie B. Ganasarran

Notary Public or Commissioner of Deeds

DEOKIE BINA GANASARRAN

NOTARY PUBLIC OF NEW JERSEY

Commission Expires 4/14/2010

AFFIDAVIT

STATE OF New Jersey)
) s.s.:
 COUNTY OF Morris County)

I, Carlos Torres being duly sworn, deposes and says:

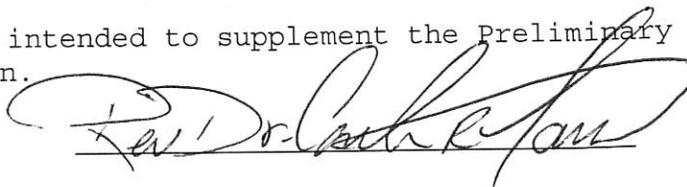
I am the Board President of Elim House of Worship/Elim Casa de Adoracion, Inc., with offices located at 185-85 Avenue B, New York, NY 10009.

I make this affidavit in connection with an application for 421-a benefits, Proj. Seq. No. 49718, by Elim House of Worship/Elim Casa de Adoracion, Inc., for the property located at 185 Avenue B New York, NY 10009 Block 394 Lot 10 on the Tax Map for City of New York.

The project contains two future Condominium Tax Lots, one of which shall be used as a Church and should not be subject to the 421-a Application. The full Building has a size of 44,635 SF. The portion of the building which is subject to the 421-a application has a SF of 32,358.58 SF, or 72.50%. Below are the pro-rated costs of construction which are also reflected on the Preliminary Application for 421-a benefits. The calculations are based on the AFA figures provided by the architect, Conrad Roncati, in a separate supplemental affidavit.

	Full Building	Pro-Rated Building
AFA (SF)	44,635.00	32,358.58
Prorated	100%	72.50%
Appraisal	\$ 10,150,000.00	\$ 7,358,750.00
Total Construction Costs	\$ 13,590,000.00	\$ 9,852,750.00
Total Builder's Fee/Developers Profit	\$ -	\$ -
Total Professional Fees	\$ 1,470,000.00	\$ 1,065,750.00
Total Marketing Expenses	\$ 175,000.00	\$ 126,875.00
Total Financing and other Charges	\$ 1,995,000.00	\$ 1,446,375.00
Total Project Cost	\$ 27,380,000.00	\$ 19,850,500.00

This affidavit is intended to supplement the Preliminary online 421-a application.



Sworn to before me this
23 day of Dec, 2015

Deokie B Gangasarran
 (Notary)

DEOKIE BINA GANGASARRAN
 NOTARY PUBLIC OF NEW JERSEY
 Commission Expires 4/14/2020

City of New York
Department of Housing Preservation and Development
Office of Development
Division of Housing Incentives
Tax Incentive Programs Unit
421-a Partial Tax Exemption Program
100 Gold Street, Room 8-C09
New York, NY 10038

Architect's / Engineer's Certification
In Support of Preliminary Application for 421-a Partial Tax Exemption

Re: Online Application Submission Confirmation # **49718**

Docket # _____

Address(es) / Tentative Lot (s)

Building 1: 185, Avenue B, 10

Borough **MANHATTAN** Block **00394**

Lot(s) **0010.**

Total Number of Buildings **1**

Conrad J. Roncati, being duly sworn, under penalty of perjury, deposes and says:

1. I am a Registered Architect or Professional Engineer licensed to practice by and in good standing with the New York State Department of Education. As such, I certify to the truth of the matters set forth below in connection with the above pending application (the "Application") for 421-a Partial Tax Exemption.
2. I am the architect or engineer for the above Project. The annexed Building Plans, each page of which is initialed and dated by me as of this date, are a true copy of the most recent plans approved by the New York City Department of Buildings (hereinafter, "Plans").
3. The calculations in Section 6 of the Application are a true and accurate reflection of the layout and dimensions of the Plans, and the room count and dwelling unit count as shown in Section 6 of the Application are in compliance with Section 6-01(c) of Chapter 6 of Title 28 of the Rules of the City of New York (the "421-a Rules").
4. The calculations of Aggregate Floor Area and Floor Area of Commercial Community Facilities and Accessory Use Space of the building(s) applying for 421-a Partial Tax Exemption in Section 6 of the Application are in compliance with Sections 6-01(c) and 6-06(b) of the 421-a Rules and the guidance provided in the latest edition of Department of Housing Preservation and Development's Frequently Asked Questions, dated 6/17/04.

The annexed survey, dated 5/20/09, as prepared by Christopher M. Buckley, a licensed land surveyor of * (name of company, if applicable) is a true copy of the survey used to determine the eligibility of the site for 421-a Partial Tax Exemption. The site eligibility statements and/or calculations stated in Section 7 of the Application accurately represent the conditions at the site on the Operative Date (i.e. 36 months prior to the commencement of construction) and the current lot or lots indicated on the Application are eligible for 421-a Partial Tax Exemption.

* Precision Surveys

5. I have read the specific sections of the 421-a Rules applicable to this Project and understand them. I have relied upon this understanding for purposes of the representations I am making in this affidavit. 10/25/2012 is the accurate date of "commencement of construction," (i.e., the date upon which excavation and construction of initial footings and foundations commenced in good faith), for the above-referenced project and is consistent with the definitions of "commencement of construction" in Section 6-01(c) and "commence" in Section 6-09(a) of the 421-a Rules, as applicable.

I make these statements to induce the Department of Housing Preservation and Development of the City of New York to grant a partial tax exemption pursuant to Section 421-a of the New York State Real Property Tax Law, Sections 11-245 and 11-245.1 of the Administrative Code of the City of New York, and the 421-a Rules.

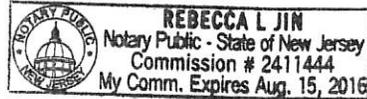
I know that the Department of Housing Preservation and Development will rely on the veracity of these statements in granting 421-a Partial Tax Exemption. I certify that the above statements are true and correct under penalty of perjury.

I understand that if the Department of Housing Preservation and Development finds that any of the statements are incorrect, I may, in HPD's sole discretion, be prevented from certifying any future projects with HPD. Furthermore, I understand that submission of a false certification shall be deemed to be professional misconduct pursuant to Section 6509 of the Education Law.

Sworn to me this 22nd day of April, 2014

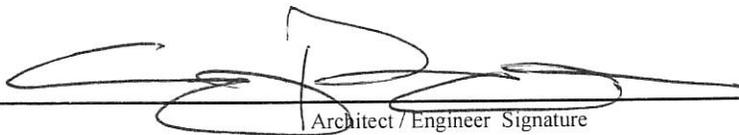


Notary Public or Commissioner of Deeds



[OR
Dated: _____, 20__

Seal of RA or PE]



Architect / Engineer Signature

Conrad J. Roncati
Architect / Engineer Name

Architectura
Business Name

2 Executive Drive, Suite 600 Fort Lee, NJ
Business Address

(201) 346-1400
Phone Number



Special Instructions Regarding Owner's Affidavit and Opinion of Counsel

Owner's Affidavit:

If you are re-filing a 421-a application and no longer hold fee title to or the leasehold interest under a ground lease of the real property identified in the Application, you must also check box 1b in the Owner Affidavit to certify that you have been authorized to make the Application on behalf of all current owners or lessees.

Opinion of Counsel

Individual Owner:

If you are not attaching a title report and currently hold fee title to or a leasehold interest under a ground lease of the real property identified in the Application, your attorney must check box 2a in the Opinion of Counsel (not box 2b). If you are not attaching a title report, are re-filing a 421-a application and no longer hold fee title to or the leasehold interest under a ground lease of the real property identified in the Application, your attorney must check box 2c in the Opinion of Counsel (not box 2d) to indicate that you held fee title to or the leasehold interest under a ground lease of the real property identified in the Application at the time of the original filing.

Entity Owner:

If you are not attaching a title report and currently hold fee title to or a leasehold interest under a ground lease of the real property identified in the Application, your attorney must check box 5a in the Opinion of Counsel (not box 5b). If you are not attaching a title report, are re-filing a 421-a application and no longer hold fee title to or the leasehold interest under a ground lease of the real property identified in the Application, your attorney must check box 5c in the Opinion of Counsel (not box 5d) to indicate that you held fee title to or the leasehold interest under a ground lease of the real property identified in the Application at the time of the original filing.

TUCHMAN, KORNGOLD, WEISS, LIEBMAN & GELLES, LLP

COUNSELORS AT LAW

6 EAST 45TH STREET, NEW YORK, N. Y. 10017

(212) 687-3747

FAX: (212) 599-4459

BERT TUCHMAN
PAUL J. KORNGOLD
ERIC S. WEISS
DONALD LIEBMAN

BRETT J. GOTTLIEB
YUHTYNG T. PATKA*
GRACE A. BETANCOURT
PHILIP M. PLATZ**

WALTER R. GELLES (RET.)

* ALSO ADMITTED IN CT & NJ

** ALSO ADMITTED IN NJ

Date: 11/23/2015

Director, 421-a Programs
The City of New York
Department of Housing Preservation and Development
100 Gold Street Room 8-C09
New York, New York 10038

Re: Online Application Submission Confirmation # **49718**

Docket # _____

Address(es) / Tentative Lot (s)

Building 1: 185, Avenue B, 10

Borough **MANHATTAN** Block **00394**

Lot(s) **0010.**

Total Number of Buildings **1**

Paul Korngold, an attorney admitted to practice in the Courts of the State of New York, affirms the following to be true under the penalties of perjury pursuant to Civil Practice Law and Rules 2106:

1. I have acted as legal counsel to **Elim House of Worship / Elim Casa de A doracion, Inc.** ("Owner") in connection with its above referenced application for a partial real property tax exemption pursuant to Section 421-a of the Real Property Tax Law (the "Application").

2. I have reviewed all of the organizational documents of the Owner and such other certificates and instruments as necessary for the purpose of this opinion.

3. Owner is a **Corporation (Corp)**, which is duly formed and validly existing under the laws of the State of NY.

4. **Carlos Torres** is duly authorized to execute and deliver the Application to the City of New York Department of Housing Preservation and Development on behalf of the Owner and to make the representations and warranties contained in the Application.

X 5a. Owner holds fee title to the real property identified in the Application.

___ 5b. I have attached a title report from _____, dated _____, which indicates that Owner holds fee title to the real property identified in the Application.

I make these statements to induce the Department of Housing Preservation and Development of the City of New York to grant a partial tax exemption pursuant to Section 421-a of the New York State Real Property Tax Law, Sections 11-245 and 11-245.1 of the Administrative Code of the City of New York, and the 421-a Rules.

I know that the Department of Housing Preservation and Development will rely on the veracity of these statements in granting 421-a Partial Tax Exemption. I certify that the above statements are true and correct under penalty of perjury.

I understand that if the Department of Housing Preservation and Development finds that any of the statements herein are incorrect, I may, at HPD's sole discretion, be prevented from delivering any certification or legal opinion to HPD in connection with any future project. Furthermore, I understand that any false statement may be deemed to be professional misconduct pursuant to Section 90 of the Judiciary Law.

Sincerely,



Attorney's Signature

Paul Korngold

Attorney's Name



Realty Services

May 3, 2013

Brett Gottlieb, Esq.
Tuchman, Korngold, Weiss, Liebman & Gelles, LLP
6 East 45th Street, 7th Floor
New York, NY 10017

Re: Value of 185 Avenue B
Block 394 Lot 10, Manhattan

Dear Mr. Gottlieb:

As per our conversation regarding the market value of the above captioned property, I make the following statement:

I am an active real estate broker specializing in sales of residential real estate in New York. I am a partner at Massey Knakal with offices at 275 Madison Avenue, New York. My broker's license number is 49NE1090438.

Taking into consideration the location and general conditions of the site along with the present market conditions, it is my professional opinion that the value of Lot 10 with a buildable FAR of 4.02 R and 2.0 C, with a lot size of 8,466 SF, is valued at \$10,150,000 as of October 25, 2012. This is the value of vacant land. This value is my opinion based on comparable prices within the geographic area taking into consideration the size of the subject property, as well as what has been observed during a site visit.

If I can be of further assistance, please feel free to call upon me.

Best regards,

James P. Nelson
Partner
212-696-2500 x7710

Certificate of Amendment to Certificate of Incorporation

Iglesia De Dios Pentecostal Elim, Inc.

English Translation: Pentecostal Church of God, Elim, Inc.

Pursuant to Article X of the Religious Corporation Law of the State of New York

We, the undersigned, all being persons of full age hereby state that previous filing Pursuant to Article X of the Religious Corporation Law hereby certify as follows: this Corporation was filed within the office of the County Clerk, County of New York in 1959, under the Index No. 5671/59C.

FIRST: A meeting of Iglesia De Dios Pentecostal Elim, Inc., was duly called and held in conformity with the aforesaid Article 10 of the Religious Corporation Law on July 16, 2014, at 185 Avenue B, New York, NY 10009 here at which meeting a majority of the duly qualified voters of said organization, being at least six in number, were present.

SECOND: At said meeting Carlos Torres one of the subscribers hereto was presiding officer; Milagros Acevedo, Saraí Torres, Maria Ortiz, Luz Escobores and Maria Peña subscribers hereto were present and voted there at.

THIRD: At said meeting, it was duly decided that the said Organization should make amendments.

FOURTH: The address of the corporation shall be 185 Avenue B, New York, NY 10009.

FIFTH: That all of the subscribers of the within Certificate are of full age, citizens of the United States and residents of the State of New York.

SIXTH: The Amendments are as follows:

Please amend Article 4 to read as follows:

The name of the corporation shall be Elim House of Worship / Elim Casa de Adoracion, Inc.

Please amend Article 7 to read as follows:

The principal place of worship is: 185 Avenue B New York, NY 10009

Please amend Article 8 to read as follows:

The specific purpose for which the corporation is organized to establish a place of worship, conduct the work of evangelism, create departments necessary to support missionary activities, utilize various forms of media in order to spread the gospel, provide practical support to the community, to train and ordain ministers of the gospel

and to also engage in activities which are necessary, suitable or convenient for the accomplishment of that purpose, or which are incidental thereto or connected therewith which are consistent with Section 501(c)(3) of the Internal Revenue Code. Said organization is organized exclusively for religious, charitable, educational and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

Please amend Article 12 to read as follows:

The names of the persons elected as TRUSTEES are as follows:

NAME	ADDRESS
Carlos Torres President/Trustee	384 Carteret Ave. Carteret, NJ 07008

NAME	ADDRESS
Sarai Torres Vice President/Trustee	384 Carteret Ave. Carteret, NJ 07008

NAME	ADDRESS
Maria Peña Secretary/Trustee	90 Baruch Dr. Apt. 5D New York, NY10002

NAME	ADDRESS
Milagros Acevedo Treasurer/Trustee	370 Esplanade Unit 21 Hackensack, NJ 07601

NAME	ADDRESS
Maria Ortiz Trustee	168 Avenue A New York, NY10009

NAME	ADDRESS
Luz Escobores Trustee	168 Avenue A New York, NY10009

Please add Article 16 to read as follows:

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its directors, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article Fifth hereof.

No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall

not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.

Notwithstanding any other provision of this document, the organization shall not carry on any other activities not permitted to be carried on (a) by an organization exempt from federal income tax under section 501(c)(3) Internal Revenue Code, or (b) by an organization, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or corresponding section of any future federal tax code.

Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

Please add Article 17 to read as follows:

Amendments may be made in the manner provided by statute or in the following manner: Every amendment shall be approved by the Board of Directors.

IN WITNESS WHEREOF, we have signed, executed and acknowledged this Certificate this 15 day of July, 2014.

25th

Carlos Torres, President/Trustee


Sarah Torres, Vice President/Trustee

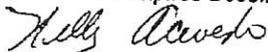

Miragros Acevedo, Treasurer/Trustee


Luz Escobores, Trustee


Maria Peña, Secretary/Trustee


Maria Ortiz, Trustee

NELLY ACEVEDO
ID # 2381058
NOTARY PUBLIC
STATE OF NEW JERSEY
Commission Expires December 26, 2018

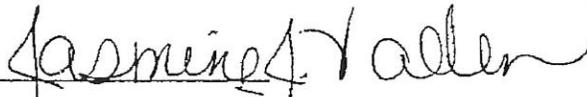

Sworn to and subscribed
before me this
25 day of July, 2014

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGEMENT
(Within New York State)

State of New York

County of ~~Kings~~ NEW YORK

On the 25th day of JULY in the year of 2014 before me, the undersigned personally appeared CARLOS TORRES ~~_____~~, 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 the 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 upon behalf of which the individual (s) acted, executed the instrument.

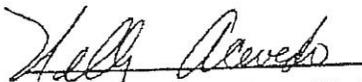

Signature and Office of Individual
Taking acknowledgment

JASMINE J. VADEN
Notary Public, State of New York
Reg. No. 04VA6132291
Qualified in New York County
Commission Expires Aug. 18, 2017

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGEMENT
(Within New York State)

State of New York
County of ~~Kings~~: New York

On the 25th day of July in the year of 2014 before me, the undersigned personally appeared SARAI TORRES, ~~_____~~, ~~_____~~, 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 the 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 upon behalf of which the individual (s) acted, executed the instrument.


Signature and Office of Individual
Taking acknowledgment

NELLY ACEVEDO
ID # 2381058
NOTARY PUBLIC
STATE OF NEW JERSEY
Commission Expires December 26, 2018

Sworn to and subscribed
before me this
25 day of July, 2014

Certificate of Amendment to Certificate of Incorporation | 4 of 4

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGEMENT
(Within New York State)

State of New York
County of ~~Kings~~: New York

On the 25th day of July in the year of 2014 before me, the undersigned personally appeared ~~MANA PERA~~, ~~///~~, 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 the 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 upon behalf of which the individual (s) acted, executed the instrument.

Nelly Acevedo
Signature and Office of Individual
Taking acknowledgment

NELLY ACEVEDO
ID # 2381058
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires December 26, 2018

Sworn to and subscribed
before me this
25 day of July, 2014

Certificate of Amendment to Certificate of Incorporation | 4 of 4

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGEMENT
(Within New York State)

State of New York
County of ~~Kings~~ New York

On the 25th day of July in the year of 20 14 before me, the undersigned personally appeared ~~XXXXXXXXXX~~ Miguel Acevedo 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 the 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 upon behalf of which the individual (s) acted, executed the instrument.

Nelly Acevedo

Signature and Office of Individual
Taking acknowledgment

NELLY ACEVEDO
ID # 2381058
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires December 26, 2018

Sworn to and subscribed
before me this
25 day of July, 20 14

Certificate of Amendment to Certificate of Incorporation | 4 of 4

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGEMENT
(Within New York State)

State of New York

County of Kings: *New York*

On the *25th* day of *July* in the year of *2014* before me, the undersigned personally appeared *Maria Ortiz*, ~~_____~~, 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 the 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 upon behalf of which the individual (s) acted, executed the instrument.

Nelly Acevedo

Signature and Office of Individual
Taking acknowledgment

NELLY ACEVEDO
ID # 2381058
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires December 26, 2018

Sworn to and subscribed
before me this
25 day of *July*, *2014*

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGEMENT
(Within New York State)

State of New York

County of Kings: *New York*

On the *25th* day of *July* in the year of 20 *14* before me, the undersigned personally appeared *Ruz Escobedo*, ~~_____~~, ~~_____~~, 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 the 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 upon behalf of which the individual (s) acted, executed the instrument.

Melly Acevedo

Signature and Office of Individual
Taking acknowledgment

MELLY ACEVEDO

ID # 2381058

NOTARY PUBLIC

STATE OF NEW JERSEY

Commission Expires December 26, 2018

Sworn to and subscribed
before me this
24 day of *July*, 20 *14*

Certificate of Amendment to Certificate of Incorporation | 4 of 4

INDEX # 5671 / 1959C

AMENDED \$100 RELIGIOUS
CERTIFICATE OF AMENDMENT OF
RELIGIOUS INCORPORATION

REC'D
COUNTY CLERK
N.Y. COUNTY
2014 AUG -5 AM 9:13

THE CITY OF NEW YORK
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
 OFFICE OF DEVELOPMENT
 RPTL Section 421-a Affordable Housing Program
 100 Gold Street, Room 9-Z
 New York, NY 10038

NEGOTIABLE CERTIFICATE OF ELIGIBILITY

DOCKET NUMBER 07-05 DATE OF ISSUANCE OF THIS CERTIFICATE May 16, 2013

SITE OF AFFORDABLE UNITS 35 Markham Road, Staten Island (Phase 6)
 (15, 25, 45 Skinner Lane, 40 North Burgher Avenue, 1470 Richmond Terrace)

BLOCK(S) 169 LOT(S) 1, p/o 121 DATE OF EXECUTION OF WRITTEN AGREEMENT December 28, 2006

APPLICANT Markham Gardens, L.P. DATE OF ISSUANCE OF (TEMPORARY) C OF O FOR AFFORDABLE UNITS 9/14/2009 & 10/16/2009
 c/o The Arker Companies

APPLICANT'S ADDRESS 15 Verbena Avenue, Suite #100, Floral Park, NY 10011 NUMBER OF MARKET RATE UNITS ELIGIBLE* 1
 *If average size of units exceeds 1,200 sq. ft., see Section 6-08(b)(6) of the Rules

BENEFIT TRANSFEROR 189 Avenue B LLC BENEFIT TRANSFEREE Iglesia De Dios Pentascostal Elim, Inc.

Whereas, the Department of Housing Preservation and Development has determined that the above-referenced Applicant has completed the construction, rehabilitation, or conversion of affordable dwelling units in accordance with the §421-a Affordable Housing Written Agreement between the City of New York's Department of Housing Preservation and Development and the Applicant;

The Commissioner has determined, therefore, that one or more eligible multiple dwellings containing the above-referenced number of units in the Geographic Exclusion Area is eligible to receive a 421-a partial Tax Exemption.

This Certificate may be conveyed or sold only by the Benefit Transferor named above, and only to the Benefit Transferee named above. This Certificate cannot be used to transfer benefits to any person or entity other than the Benefit Transferee named above. The transfer of this Certificate to the Benefit Transferee is accomplished by both the Benefit Transferor and the Benefit Transferee endorsing and notarizing this Certificate in the place indicated below. If this Certificate is not transferred in accordance with the above procedure, then the Benefit Transferor shall remain the owner of record of the above-referenced benefits if and until such time as the Benefit Transferor directs HPD, at its sole discretion, to re-issue this Certificate to another entity. After the initial endorsement and notarization by the Benefit Transferor and the Benefit Transferee, subsequent transfers of this Certificate or any portion hereof by the Benefit Transferee may be accomplished by written request to HPD accompanied by this original Certificate. Unused Certificates must be returned to HPD for voiding and re-issuance.

BENEFIT TRANSFEROR:
 189 Avenue B LLC
 By: *[Signature]*

Inclusionary Housing/
 421-a Affordable Housing
 Program Seal

Sworn to me before this
1 day of June 2013

Sworn to me before this
3 day of June 2013

[Signature]
 Notary Public
 PAUL J. KORNGOLD
 Notary Public, State of New York
 No. 02KO4772550
 Qualified in Westchester County
 Commission Expires April 30, 2014

[Signature]
 Miriam Colón, Assistant Commissioner
 Housing Incentives

NC
5/16/2013

THE CITY OF NEW YORK
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
 OFFICE OF DEVELOPMENT
 RPTL Section 421-a Affordable Housing Program
 100 Gold Street, Room 9S7
 New York, NY 10038

NEGOTIABLE CERTIFICATE OF ELIGIBILITY

DOCKET NUMBER _____ DATE OF ISSUANCE OF THIS CERTIFICATE May 16, 2013

SITE OF AFFORDABLE UNITS 2271 Washington Avenue, Bronx DATE OF EXECUTION OF WRITTEN AGREEMENT December 20, 2007

BLOCK(S) 3038 LOT(S) 29, 31, 33, 34, 35 DATE OF ISSUANCE OF (TEMPORARY) C OF O FOR AFFORDABLE UNITS November 24, 2009

LICANT Belmont Washington L.P. NUMBER OF MARKET RATE UNITS ELIGIBLE* 21
*If average size of units exceeds 1,200 sq. ft., see Section 6-08 (b) (6) of the Rules

APPLICANT'S ADDRESS 15 Verberna Avenue, Suite # 100, Floral Park, NY 10011

BENEFIT TRANSFEROR 189 Avenue B LLC BENEFIT TRANSFEREE Iglesia De Dios Pentascostal Elim, Inc.

Whereas, the Department of Housing Preservation and Development has determined that the above-referenced Applicant has completed the construction, rehabilitation, or conversion of affordable dwelling units in accordance with the §421-a Affordable Housing Written Agreement between the City of New York's Department of Housing Preservation and Development and the Applicant;

The Commissioner has determined, therefore, that one or more eligible multiple dwellings containing the above-referenced number of units in the Geographic Exclusion Area is eligible to receive a 421-a partial Tax Exemption.

This Certificate may be conveyed or sold only by the Benefit Transferor named above, and only to the Benefit Transferee named above. This Certificate cannot be used to transfer benefits to any person or entity other than the Benefit Transferee named above. The transfer of this Certificate to the Benefit Transferee is accomplished by both the Benefit Transferor and the Benefit Transferee endorsing and notarizing this Certificate in the place indicated below. If this Certificate is not transferred in accordance with the above procedure, then the Benefit Transferor shall remain the owner of record of the above-referenced benefits if and until such time as the Benefit Transferor directs HPD, at its sole discretion, to re-issue this Certificate to another entity. After the initial endorsement and notarization by the Benefit Transferor and the Benefit Transferee, subsequent transfers of this Certificate or any portion hereof by the Benefit Transferee may be accomplished by written request to HPD accompanied by this original Certificate. Unused Certificates must be returned to HPD for voiding and re-issuance.

BENEFIT TRANSFEROR: 189 Avenue B LLC BENEFIT TRANSFEREE: Iglesia De Dios Pentascostal Elim, Inc.
 By: Paul Krongold By: Miriam Colón
 Sworn to me before this 21 day of June 2013 Sworn to me before this 3 day of June 2013

Notary Public
 PAUL J. KORNGOLD
 Notary Public, State of New York
 No. 02KO4772550
 Qualified in Westchester County
 Commission Expires April 30, 2014

Notary Public
 PAUL J. KORNGOLD
 Notary Public, State of New York
 No. 02KO4772550
 Qualified in Westchester County
 Commission Expires April 30, 2014

Inclusionary Housing/
 421-a Affordable Housing
 Program Seal

MC 5/16/2013

THE CITY OF NEW YORK
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
 OFFICE OF DEVELOPMENT
 RPTL Section 421-a Affordable Housing Program
 100 Gold Street, Room 9-Z
 New York, NY 10038

NEGOTIABLE CERTIFICATE OF ELIGIBILITY

DOCKET NUMBER 07-10 DATE OF ISSUANCE OF THIS CERTIFICATE May 16, 2013
 SITE OF AFFORDABLE UNITS 3035 White Plains Road, Bronx DATE OF EXECUTION OF WRITTEN AGREEMENT EX. JULY 31, 2007
 BLOCK(S) 4545 LOT(S) 14 DATE OF ISSUANCE OF (TEMPORARY) C OF O FOR AFFORDABLE UNITS August 28, 2009
 APPLICANT Adee & Lester Limited Partnership NUMBER OF MARKET RATE UNITS ELIGIBLE* 18
GO The Arker Companies *If average size of units exceeds 1,200 sq. ft., see Section 6-08(b) (6) of the Rules
 APPLICANT'S ADDRESS 15 Verbena Avenue, Suite #100, Floral Park, NY 11001
 BENEFIT TRANSFEROR 189 Avenue B LLC BENEFIT TRANSFEREE Iglesia De Dios Pentascostal Elim, Inc.

Whereas, the Department of Housing Preservation and Development has determined that the above-referenced Applicant has completed the construction, rehabilitation, or conversion of affordable dwelling units in accordance with the §421-a Affordable Housing Written Agreement between the City of New York's Department of Housing Preservation and Development and the Applicant;

The Commissioner has determined, therefore, that one or more eligible multiple dwellings containing the above-referenced number of units in the Geographic Exclusion Area is eligible to receive a 421-a partial Tax Exemption.

This Certificate may be conveyed or sold only by the Benefit Transferor named above, and only to the Benefit Transferees named above. This Certificate cannot be used to transfer benefits to any person or entity other than the Benefit Transferees named above. The transfer of this Certificate to the Benefit Transferee is accomplished by both the Benefit Transferor and the Benefit Transferee endorsing and notarizing this Certificate in the place indicated below. If this Certificate is not transferred in accordance with the above procedure, then the Benefit Transferor shall remain the owner of record of the above-referenced benefits if and until such time as the Benefit Transferor directs HPD, at its sole discretion, to re-issue this Certificate to another entity. After the initial endorsement and notarization by the Benefit Transferor and the Benefit Transferee, subsequent transfers of this Certificate or any portion hereof by the Benefit Transferee may be accomplished by written request to HPD accompanied by this original Certificate. Unused Certificates must be returned to HPD for voiding and re-issuance.

BENEFIT TRANSFEROR: BENEFIT TRANSFEREE:
 189 Avenue B LLC Iglesia De Dios Pentascostal Elim, Inc.

By: Rev. Carlos R. Torres Sp

Sworn to me before this
21 day of Jun 2013
3 day of June 2013

[Signature]
 Notary Public

PAUL J. KORNGOLD
 Notary Public, State of New York
 No. 02KO4772550
 Qualified in Westchester County
 Commission Expires April 30, 2014

PAUL J. KORNGOLD
 Notary Public, State of New York
 No. 02KO4772550
 Qualified in Westchester County
 Commission Expires April 30, 2014

Inclusionary Housing/
 421-a Affordable Housing
 Program Seal

NO
5/16/2013

[Signature]
 Miriam Colón
 Assistant Commissioner
 Housing Incentives