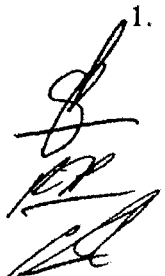



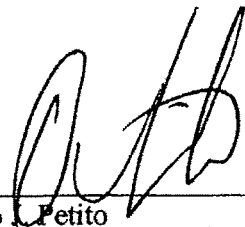
**UNANIMOUS WRITTEN CONSENT TO ACTIONS TAKEN
BY THE MEMBERS OF**

THE UNDERSIGNED, being all of the constituent members of Bridgeview at Broadway, LLC, a New York limited liability company (the "**Company**"), hereby severally and unanimously consent to taking of the actions described below, and such actions shall constitute actions duly adopted, taken and authorized by all of the members of the Company as of September 13, 2006:

1.  The Company be, and it hereby is, authorized and empowered to enter into as Borrower that certain mortgage commitment dated September 1, 2006 (the "**Commitment**") with BRT REALTY TRUST ("**Lender**"), which Commitment provides for a Two Million Five Hundred Thousand (\$2,500,000.00) Dollar mortgage loan to the Company (the "**Loan**"), which Loan shall be secured by, among other things, a first mortgage lien against the real property and improvements owned by the Company and located at 146 Brooklyn, New York, County of Kings, State of New York (the "**Property**").
2. The Company, be, and it hereby is, authorized and empowered (i) to execute and deliver a Mortgage Note, a Mortgage and Security Agreement, an Assignment of Leases and Rents, a Hazardous Substances Indemnity Agreement, UCC-1 financing statements, and any undertakings, affidavits, certificates and other documents and instruments which may be necessary or advisable in the sole determination of the member of the Company executing same, with such additions, changes or modifications thereto or therein, which may be substantive and substantial in nature, as the member of the Company executing same may determine, the execution of such documents and instruments to be conclusive evidence of the aforesaid determinations, and (ii) to take any and all other actions in connection with the placing of the Loan, including, without limitation, paying, receiving or directing payment of funds on behalf of the Company which may be necessary or desirable to consummate the transactions contemplated herein.
3.  Denzo J. Peltro, in his capacity as authorized member of the Company, acting singly, be, and he/she hereby is, authorized and empowered to execute any and all instruments and documents necessary and proper in order to consummate the placing of the Loan, including, but not limited to, the execution of the mortgage loan documentation referred to in the immediately preceding paragraph of this Consent, and to execute all instruments, documents and certificates necessary and proper for the purpose of carrying out the foregoing actions.

This Consent shall be filed with the records of the Company.

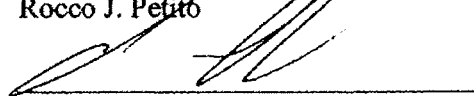
Dated: September 13, 2006



Orazio J. Petito



Rocco J. Petito



Victor Antonini