

OWNERS NAME & ADDRESS  
001964 MARINO, GARY  
625 NEWARK AVE  
JERSEY CITY, N.J. 07306

OLD PROPERTY ID  
00525 • 00006 •

NEW PROPERTY ID  
010

NEW BLOCK  
NEW LOT  
QUALIFIER  
CARD CARDS

BLDG 3S-B-C-0-A-AC  
LAND 22X120

SALE DATA  
12/17/80 \$89,500  
LAND 19,000 BLDG 23,000 TOTAL 42,000

SIGNATURE:

NUMBER	DATE	AMOUNT	OPEN CODE	PURPOSE
160				
161				
162				

BUILDING PERMIT RECORD

CLASS	104	105	106	107	108	110
4 A	9114	000	374	02		

INTERIOR INSPECTION

DATE	TYPE	AMOUNT	SOURCE	VALIDITY	DELETE
03/03/86	1	2	043		

298 DELETE 300-335 LAND ENTRIES

LAND DATA & COMPUTATIONS

LOT	NONE	300	N	Actual Frontage	Effective Frontage	Effective Depth	Actual Unit Price	Depth Factor	Effective Unit Price	Influence Factor	Land Value
1 Regular Lot	301	1	0000	000	100						
2 Minus Lot	302	1									
3 Apartment Site	303	1									
4 Waterfront	304	1									

SQUARE FEET

1 Primary Site	311	S		SQ. FT.
2 Secondary Site	312 <th>S</th> <th></th> <th>SQ. FT.</th>	S		SQ. FT.
3 Underdeveloped				
4 Waterfront				

ACREAGE

1 Waterfront	321	A		ACRES
2 Thicket	322 <th>A</th> <th></th> <th>ACRES</th>	A		ACRES
3 Pasture	323 <th>A</th> <th></th> <th>ACRES</th>	A		ACRES
4 Woodland	324 <th>A</th> <th></th> <th>ACRES</th>	A		ACRES
5 Wetland	325 <th>A</th> <th></th> <th>ACRES</th>	A		ACRES
6 Primary Site	326 <th>A</th> <th></th> <th>ACRES</th>	A		ACRES
7 Secondary Site				
8 Underdeveloped				
9 Farmlands				
0 Other				

SUMMARY OF VALUES

0 TOTAL ACRES	330	A		
1 Irregular	335 <th>G</th> <th></th> <th></th>	G		
2 Site Value				
3 Residential				
4 Homestead				
5 Minus R.O.W.				

INFLUENCE FACTORS

1 Unimproved	2 Excavated Front	3 Topography	4 Shape or Size	5 Economic	6 Misimprovement	7 Corner/Alley (-)	8 View (+)

PROPERTY FACTORS

1 - Land	2 - Building	3 - Buyer	4 - Agent	5 - Valid
2 - Lot, Bldg.	1 - Seller	2 - Other	3 - Invalid	

ROADS

0 None	1 Proposed	2 Gravel	3 Paved	4 Improved
1 Driv <td>2 Gravel<td>3 Paved<td>4 Improved<td></td></td></td></td>	2 Gravel <td>3 Paved<td>4 Improved<td></td></td></td>	3 Paved <td>4 Improved<td></td></td>	4 Improved <td></td>	

PARKING AVAILABILITY

0 None	1 Medium	2 Adequate	3 Abundant
1 Fair <td>2 New<td>3 Adjacent<td>4 On Site</td></td></td>	2 New <td>3 Adjacent<td>4 On Site</td></td>	3 Adjacent <td>4 On Site</td>	4 On Site

810 BUILDING NAME  
815 E.C.F. %  
820 MODEL ADJ.  
830 VAL. METHOD  
840 VALUE OVRD.  
850 OVRD. RSN CD.  
860 P.L.C. TIEBACK  
870 NEW BLOCK  
880 NEW LOT  
890 QUALIFIER

DEACTIVATE

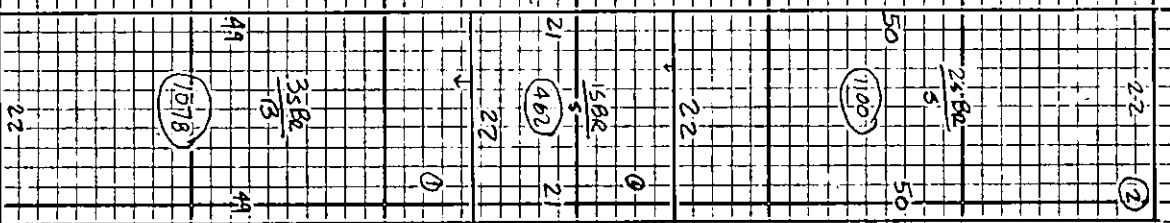
### INTERIOR - EXTERIOR DATA

COV.	UNCOV.
0.00	0.00
0.01	0.01
0.02	0.02
0.03	0.03
0.04	0.04
0.05	0.05
0.06	0.06
0.07	0.07
0.08	0.08
0.09	0.09
0.10	0.10
0.11	0.11
0.12	0.12
0.13	0.13
0.14	0.14
0.15	0.15
0.16	0.16
0.17	0.17
0.18	0.18
0.19	0.19
0.20	0.20
0.21	0.21
0.22	0.22
0.23	0.23
0.24	0.24
0.25	0.25
0.26	0.26
0.27	0.27
0.28	0.28
0.29	0.29
0.30	0.30
0.31	0.31
0.32	0.32
0.33	0.33
0.34	0.34
0.35	0.35
0.36	0.36
0.37	0.37
0.38	0.38
0.39	0.39
0.40	0.40
0.41	0.41
0.42	0.42
0.43	0.43
0.44	0.44
0.45	0.45
0.46	0.46
0.47	0.47
0.48	0.48
0.49	0.49
0.50	0.50
0.51	0.51
0.52	0.52
0.53	0.53
0.54	0.54
0.55	0.55
0.56	0.56
0.57	0.57
0.58	0.58
0.59	0.59
0.60	0.60
0.61	0.61
0.62	0.62
0.63	0.63
0.64	0.64
0.65	0.65
0.66	0.66
0.67	0.67
0.68	0.68
0.69	0.69
0.70	0.70
0.71	0.71
0.72	0.72
0.73	0.73
0.74	0.74
0.75	0.75
0.76	0.76
0.77	0.77
0.78	0.78
0.79	0.79
0.80	0.80
0.81	0.81
0.82	0.82
0.83	0.83
0.84	0.84
0.85	0.85
0.86	0.86
0.87	0.87
0.88	0.88
0.89	0.89
0.90	0.90
0.91	0.91
0.92	0.92
0.93	0.93
0.94	0.94
0.95	0.95
0.96	0.96
0.97	0.97
0.98	0.98
0.99	0.99
1.00	1.00

1

625 NEWARK AVE

1" = 20'



**CARD \_\_\_\_\_ OF \_\_\_\_\_ CARDS**

**LOT**

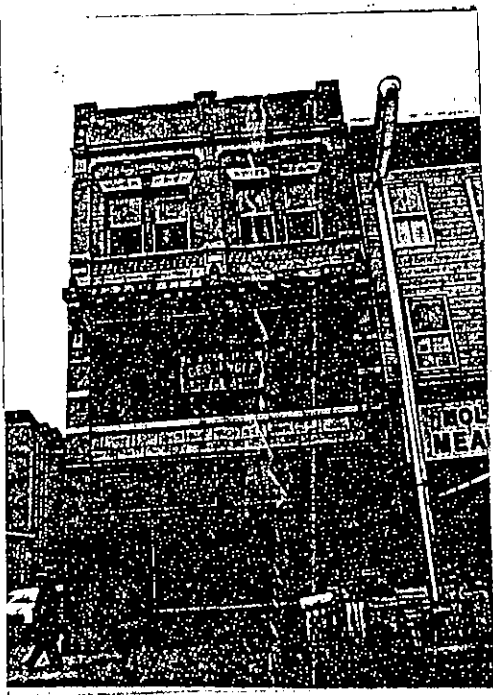
525

**PAGE**

17

**ADDRESS**

625 NEWARK AVENUE



**PHOTOGRAPH**

### RECORD OF OWNERSHIP

## SALES DATA

DATE \_\_\_\_\_

**CONSIDERATION**

625 NEWARK AVENUE CORP.

$$\frac{6}{956}$$

30,000

## LAND VALUE COMPUTATIONS

LOT SIZE OR ACREAGE	UNIT FRONT FOOT PRICE	CORRECTION INFLUENCE	FACTOR	% DEPR.	FR. FT.	VALUE
22 x 120	300	1/3	1.079		31.64	9,491

## NOTES

NOTED  
Dec 8 6 1973

NOTES:

1971

18.1000

22, 31008

75000

24

**LAND**

APPRaised VALUE	19000
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## BUILDINGS

5,500	5,500
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TOTAL VALUE

24520 15 000

1969

1969

**Checked By:**

BUILDING VALUE CALCULATIONS									
ITEM NO.	AREA OR QUAN.	UNIT COST	TOTAL.						
Base	11.00	23.45	257.95						
	10.56	17.05	180.04						
	46.2	9.75	450.04						
ADDITIONS AND DEDUCTIONS									
4 D	10.56	70	+ 739						
4 K	11.00	1.25	+ 13.75						
5 A	11.00	3.86	+ 42.46						
5 D	11.00	1.10	+ 12.10						
5 H	5.0	9.65	+ 48.25						
6 B	3	370	+ 1110						
6 C			+ 630						
8 E	10.56	1.89	- 199.5						
REPLACEMENT COST 555.00									
DEPRECIATION AND OBSOLESCENCE									
DEPRECIATION									
a. Effective Age Depr.	70	%							
b. Observed Physical Cond.	20	%							
c. Net Condition	10	%							
OBSOLESCENCE									
d. Overimprovement		%							
e. Underimprovement		%							
f. Functional		%							
g. Economic		%							
h. Net Condition		%							
FINAL NET COND. %									
SUMMARY OF APPRAISED VALUE									
Principal Building Value	555.00								
Accessory Building Value									
TOTAL BUILDING VALUE									

GROUND PLAN SKETCH									
BUILDING CALCULATIONS									
Floor or Part	Width	Length	Area	Height	Cubic Feet				
313	22	50	1100						
27D	22	48	1056						
17B	22	21	462						
Total Area			2618	Total Cube					
WALL RATIO CALCULATION									
Ground Area	2618	Perimeter	282	Wall Ratio	10				

GROUND PLAN SKETCH									
BUILDING CALCULATIONS									
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b. Observed Physical Cond.	20	%							
c. Net Condition	10	%							
OBSOLESCENCE									
d. Overimprovement		%							
e. Underimprovement		%							
f. Functional		%							
g. Economic		%							
h. Net Condition		%							
FINAL NET COND. %									
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TOTAL BUILDING VALUE									

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b. Observed Physical Cond.	20	%							
c. Net Condition	10	%							
OBSOLESCENCE									
d. Overimprovement		%							
e. Underimprovement		%							
f. Functional		%							
g. Economic		%							
h. Net Condition		%							
FINAL NET COND. %									
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REPLACEMENT COST 555.00									
DEPRECIATION AND OBSOLESCENCE									
DEPRECIATION									
a. Effective Age Depr.	70	%							
b. Observed Physical Cond.	20	%							
c. Net Condition	10	%							
OBSOLESCENCE									
d. Overimprovement		%							
e. Underimprovement									

# CITY OF JERSEY CITY—PROPERTY RECORD

CARD OF CARDS

BLOCK

525

LOT

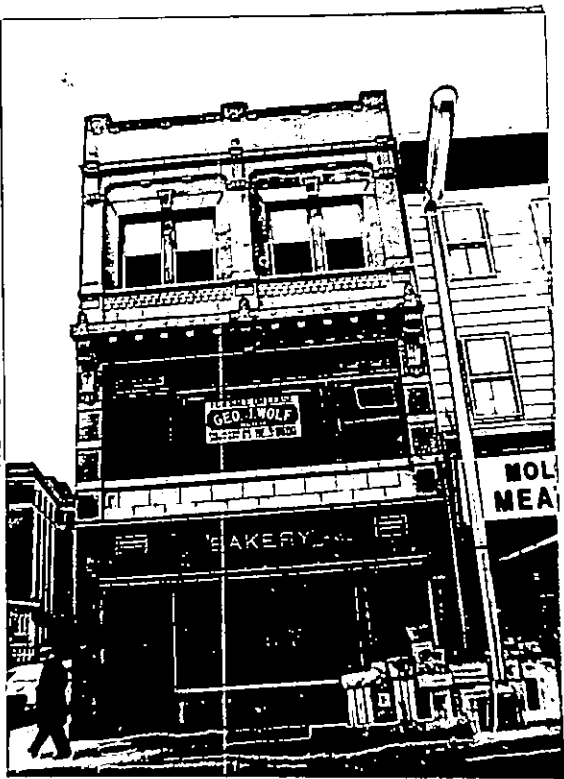
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PAGE

4-3

ADDRESS

625 NEWARK AVENUE



PHOTOGRAPH

## RECORD OF OWNERSHIP

## SALES DATA

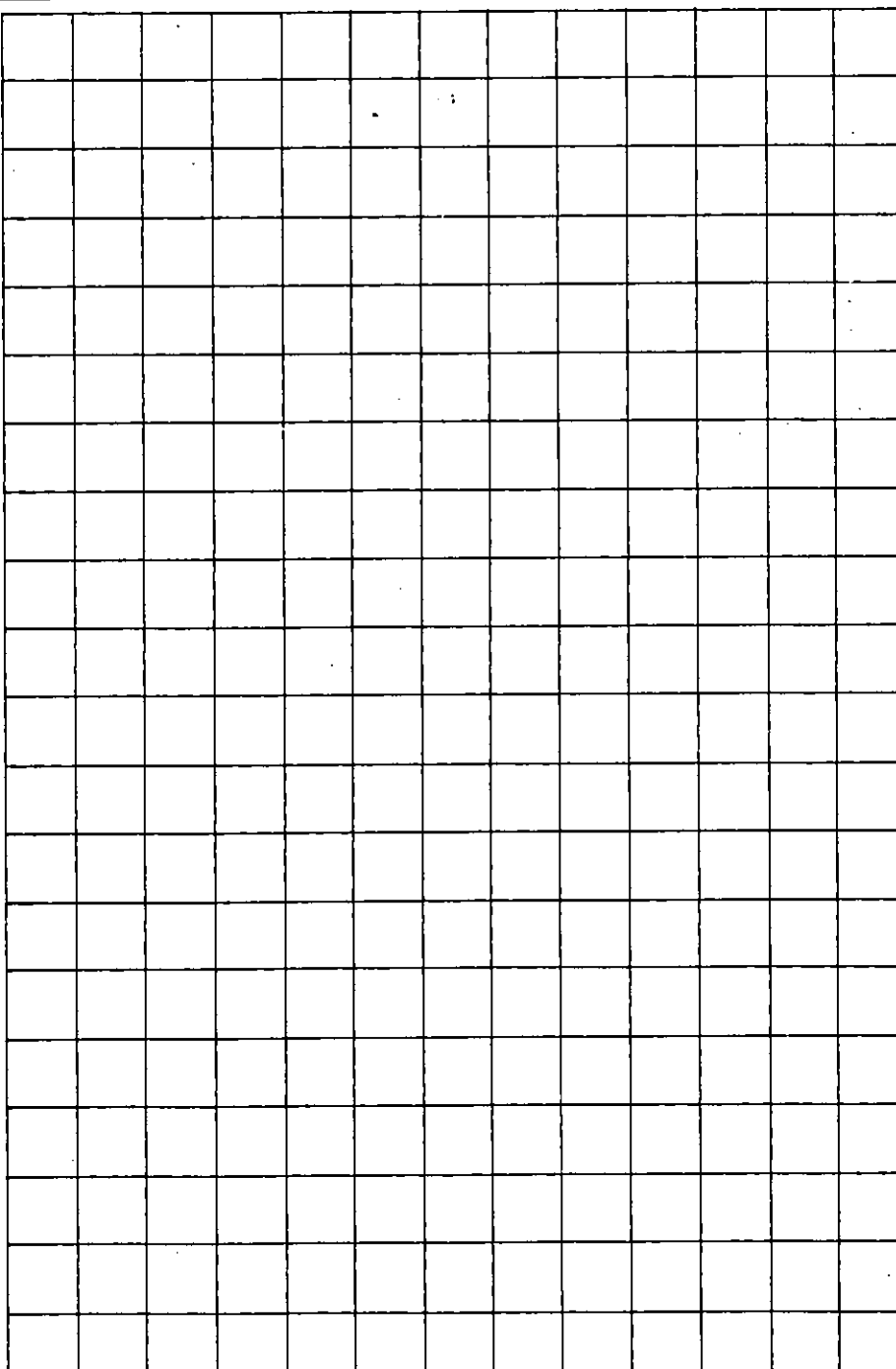
625 NEWARK AVENUE CORP.

DATE

CONSIDERATION

6/56 30,000

PLOT DIAGRAM



## LAND VALUE COMPUTATIONS

LOT SIZE OR ACREAGE	UNIT FRONT FOOT PRICE	CORNER INFLUENCE	DEPTH FACTOR	% DEPR.	EFF. FR. FT.	VALUE
22 x 120	300	1/3	1.079		31.64	9,491
						18,988

NOTES

See A.C. 1973

TOTAL

NOTES:

1975

Ed. 19000

Ed. 31000

T. 50000

mg

## APPRAISED VALUE

LAND 19000

BUILDINGS 2500

TOTAL VALUE 21500

1969

mg

2.2.2C

PRINCIPAL BUILDING DESCRIPTION

Observed Physical Condition: Very Good, Normal, Fair, Poor, Actual Age: 65, Eff. Age: 65

TYPE AND USE: Combination Stores and Offices, Store, Bank, Gas Sta., Auto Showrm. & Gar., Warehouse, Industrial, Other:

3) ROOF: Roof Construction: Wood, Steel Deck, Reinforced Concrete, Precast Plank, Roofing: Prepared Roll, Shingle, Built-up, Corr. Metal, Slate

6) PLUMBING: Utility Connections: Sewer, Water, Fittings: Single, 2 Fict. 3, 3 Fict. 1, Baths, Kitchens, Modern, Average, Old

9) BASEMENT: None, Full, Partial, Finished, Floor: Dirt, Wd. Conc., 10) AIR CONDITIONING: Washed, Refrigerated, Full floor area, No. of floors

4) FLOORS: Floor Construction: Wood, Conc. on Grade, Reinf. Conc., Finish Flooring: Wood, Asphalt, Terrazzo, Ceramic Tile, 1100 #

7) ELECTRIC WIRING: Conduit, Power Wiring, HEATING: None, Stove, Hot Air: Pipeless, Grav. Forced, Fan Units, Steam or Hot Water, 3 B, 1 B, Self-service, Stoker, No Boiler, Manual

12) BLDG. ELEVATORS: Type, #, Cap., Fire

5) INTERIOR FINISH: Apt. Area, 1100 #, No. Units: 1 No. Rms. 4, Story, 1, 2, 3, Amount, all

2) EXT. WALL CONSTR.: No. Units: 1 No. Rms. 4, Story, 1, 2, 3, Amount, all

1) FOUNDATION: Masonry, Wood or Block Piers

NOTES: Bldg. Vacant, Live Damage

RENTS:

HEAT BY: OWNER, TENANT

DESCRIPTION, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS

Bldg. Ident. No., Class No., Dimensions: Width, Depth, Height, Foundation, Floor, Roof, Walls, Missing Wall, Heat, Light, Plbg., Age, Area, Unit Cost, Value

GROUND PLAN SKETCH

BUILDING VALUE CALCULATIONS

ITEM NO., AREA OR QUAN., UNIT COST, TOTAL

4 D, 4 K, 5 A, 5 B, 5 H, 6 B, 6 C, 8 E

REPLACEMENT COST: 55000

DEPRECIATION AND OBSOLESCENCE

a. Effective Age Depr. 70 %, b. Observed Physical Cond. 20 %, c. Net Condition 10 %

OBSOLESCENCE

d. Overimprovement %, e. Underimprovement %, f. Functional %, g. Economic %, h. Net Condition %

FINAL NET COND. %

SUMMARY OF APPRAISED VALUE

Principal Building Value, Accessory Building Value, TOTAL BUILDING VALUE: 55000

625 Newark Av. J.C. Lot 6, Bk. 525,  
County Bk. 1150, 3-story brick store,  
10 ft. and d., lot 22x120, Elizabeth Blum,  
to Alma T. Blum, a.v. land \$7,100, bldg.  
\$13,200; R.S. none; dated 4/1/55, record-  
ed 4/9/55  
Recorded by Abner W. Feinberg



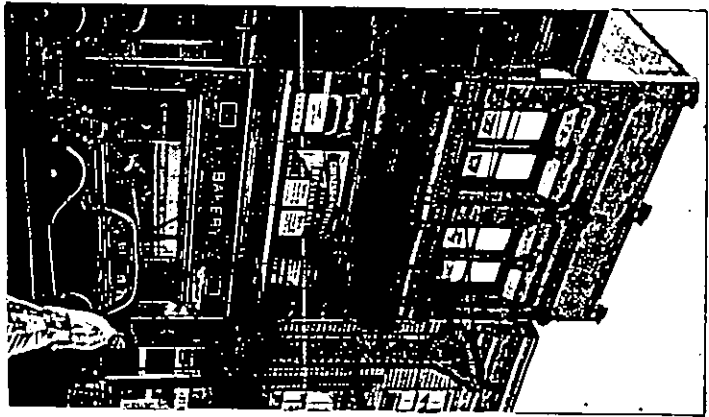
625 Newark Av., J.C., Lot 6, Bldg. 525,  
County Bk. 1150, 3-story brick store,  
loft and d., lot 22x120, Alma T. Blum  
to Florence R. and Deborah S. Tartalsky,  
92 Parker Av., Deal, a.v. land \$7,100;  
bldg. \$13,200; p.m.mtg. \$20,000, 2 yrs.  
6%, \$50 mo.; R.S. \$33.; dated 6/21/56;  
recorded 6/26/56 (Book 2680, page 288)  
Recorded by Abner W. Feinberg

BLOCK 525 LOT 6 ADDRESS

625 Newark Avenue

OWNER'S ADDRESS

TYPE OF BUILDING		3 Sty Bt.		LOFT BLDG.		DEPT. STORE		PORCHES		INT. TRIM		PLUMBING		EQUIP. & ACCESS.	
X SINGLE DWLG.	X RESTAURANT							OPEN	X PAINTED	X GAS					
DOUBLE DWLG.	X OFFICE BLDG.							CLOSED	VARNISHED	3 NO. TOILETS					
DUPLEX DWLG.	HOTEL							FRAME	METAL	1 BATH ROOMS					
TENEMENT	THEATRE							MASONRY	EXT. TRIM	1 TUBS ON LEGS					
CONSTRUCTION								FRONT	X Terra cotta	1 TUBS ON BASE					
WOOD	CONC. BLOCK							REAR		1 BUILT-IN TUBS					
X BRICK	HOLLOW TILE							SIDE		3 WALL LAV.					
ARRANGEMENT		FOUNDATION		WALLS		ROOF		FLOORS		HEATING		KITCHEN			
2 No. STORES	PIERS					X FLAT		X WOOD BEAMS		1 STOVES COAL					
1 No. APARTS.	CONC.					PEAKED		MILL		X STEAM					
ROOMS 7	CONC. BL.					ROOFING		STEEL BEAMS		HOT WATER					
BASEMENT	X BRICK					X COMPOSITION		REINF. CONC.		VAPOR					
FIRST FLOOR	STONE					SHINGLES, WD.		FLOORING		HOT AIR					
2 SECOND FLOOR	X PILING					FACE BRICK		X SINGLE		GAS					
3 THIRD FLOOR	BASEMENT CELLAR					COM. BRICK		DOUBLE		STOKER					
FOURTH FLOOR	NONE					VEN. BRICK		CEMENT		CONCEALED RAD.					
FIFTH FLOOR	X PART					STONE		TILE		X TILE WALLS					
SIXTH FLOOR	X FULL CONC.					CONC.		X NO. FURNACES		6 ELECT. FIXTURES					
SEVENTH FLOOR	X FLOOR CONC.					METAL		X GAS		X GOOD					
ATTIC	NO FLOOR					TERRA COTTA		TILE		FAIR					
OBSVD. PHYS. COND.	STREET	GARAGE		REMARKS											
EXCELLENT	40'	NO. CARS		1--Store--Restaurant --2nd Fl.											
GOOD	5sqn	DETACHED		1 Urinal											
FAIR	6" SIDEWALK	BASEMENT		Tile Walls in Store--11'											
POOR	30"0.3" SEWER	BRICK		--Tile Floors in Store											
BARELY USEFUL	8" WATER	FRAME		-1 Brick Oven (Rear Ex.)											
DATE BUILT	BUS. ZONED	CONC. BL.		Fr. Bldg. Rest. (2nd Fl.---\$50.00)											
DATE REMOD.		HOLLOW TILE		Marble Slab Stairs.											
Blt. abt. 1900		METAL													
		CONC. ROOF													
		DRIVEWAY TYPE													



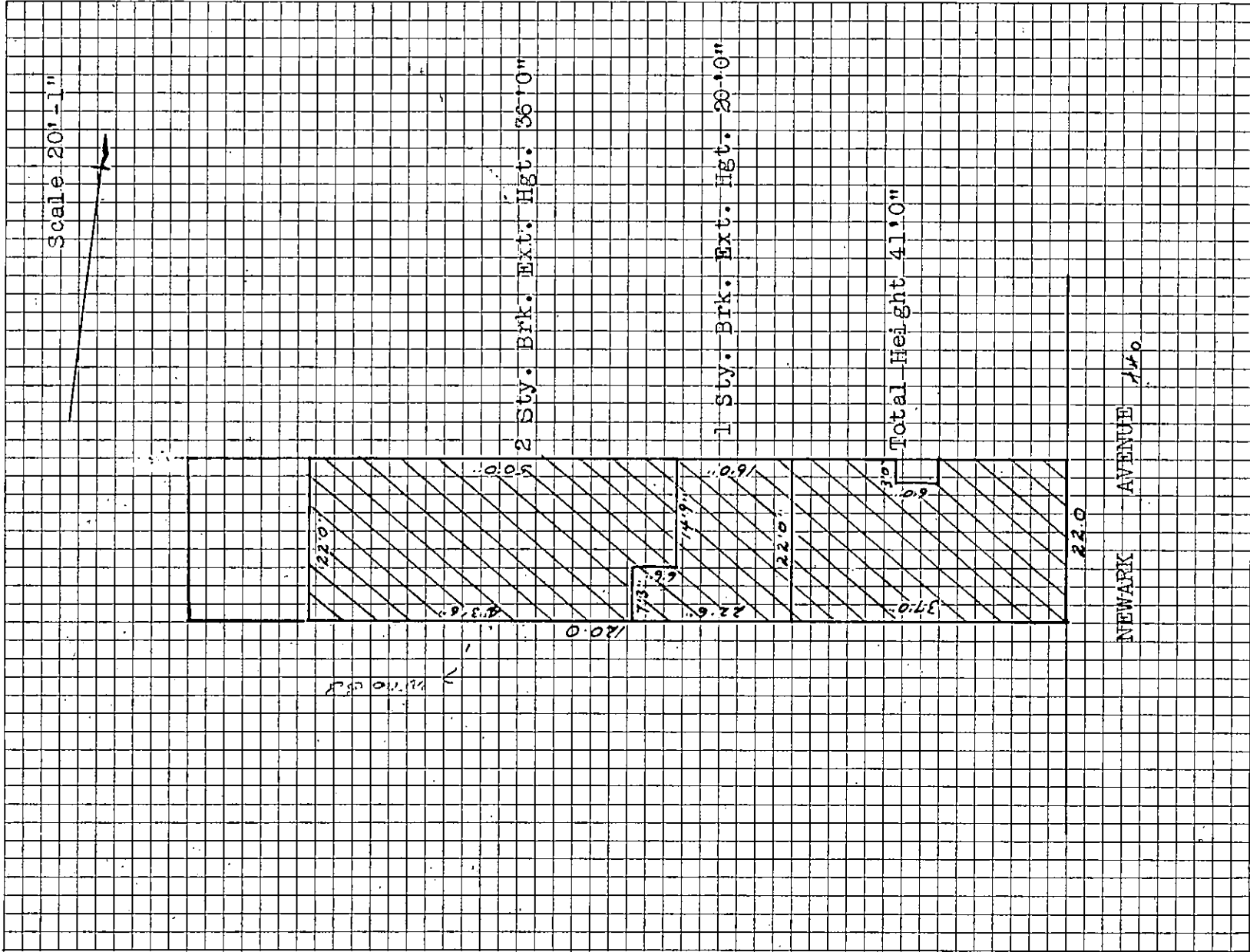
YEAR	LAND	IMPROVEMENT	TOTAL	CHANGE IN ASSESSMENT					ADJUSTED TOTAL
				DATE	INCREASE		REDUCTION		
1940	11400	16800	28200 ✓	1949			7100	13200	
1941	11400	16800	28200 ✓	1950	7100	13200			
1942	11400	16800	28200	1951	7100	13200			
1943	11400	16800	28200	C. E.	7100	16800			
1944	11400	16800	28200	203	7100	13200			
1945	11400	16800	28200	✓	7100	13200			
1946	7100	13200	20300	✓	7100	13200			
1947	7100	13200	20300	✓	7100	13200			
1948	7100	13200	20300	✓	7100	13200			

REMARKS

Cube: 37 x 22 x 41  
16 x 22 x 41  
16 x 22 x 20  
7.25 x 6.5 x 20  
43.5 x 22 x 36  
6.5 x 14.75 x 36  
Total: 33 374.00 cu. ft.  
738.00  
7 040.00  
942.60  
34 452.00  
3 451.50  
78 522.10 cu. ft.

COMPUTATIONS

30% Imp. Val. 78 522 x .30 x .65 \$15 311.79  
35%  
Base \$440.00 Depth 120.0'  
440.00 x 108.0% x 22.0 \$10,454.40 Land VALUE  
(108.0%)



525

010547  
RECEIVED

96 DEC 26 PM 12:48

41727  
6DEEDKenneth C. Chmelinski  
HUDSON COUNTY  
Prepared by:  
Miller & Menaker, Esqs.by:   
LAURENCE M. MILLER, ESQ.A COPY OF THIS DEED  
HAS BEEN SENT TO ADJUDICATOR'S OFFICE

This Deed is made on December 5, 1996 between Gary Marino, located at 625 Newark Avenue, Jersey City, New Jersey referred to as the Grantor, AND Hudson Good Life, Developers & Dream Builders, Inc., about to be located at 625 Newark Avenue, Jersey City, New Jersey referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Two Hundred Forty Thousand and 00/100 (\$240,000.00) Dollars. The Grantor acknowledges receipt of this money.

The property consists of the land and all the buildings and structures on the land in the City of Jersey City, County of Hudson and State of New Jersey described as set forth on schedule A attached hereto and made a part hereof.

Said premises are further described on the tax map of the City of Jersey City, New Jersey as Block 525 lot 6.

Said premises are commonly known as 625 Newark Avenue, Jersey City, New Jersey.

Being the same premises conveyed to the within grantor by deed of Prestige Associates, a Limited Partnership dated December 17, 1980 and recorded December 22, 1980 in the Hudson County Register's Office in deed book 3313 at page 882.

Subject to easements, rights of way and restrictions of record, if any.

Subject to such state of facts as would be revealed by an accurate survey of the premises.

Subject to the rights of tenants.

The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A.46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

COUNTY	STATE	H.P.H.R.F	TOTAL
240.24	599.76	135.00	975.00
DATE- 12/26/1996			

CONSIDERATION: 240000.00 EXEMPT CODE:

JHU

BX5081PG187

#### DESCRIPTION

All the real property located in the City of Jersey City, County of Hudson, State of New Jersey and more particularly described as follows:

Beginning at a point on the Westerly line of Newark Avenue, said point being at the intersection of said Westerly line of Newark Avenue and the Northerly line of Central Avenue, and running, thence;

1. Along said Westerly line of Newark Avenue, North 9 degrees 15 minutes West 22.00 feet to a point, thence;
2. South 80 degrees 45 minutes West 120.00 feet to a point, thence;
3. South 9 degrees 15 minutes East 22.00 feet to a point on the aforementioned Northerly line of Central Avenue, thence;
4. Along said Northerly line of Central Avenue, North 80 degrees 45 minutes East 120.00 feet to the point or place of Beginning.

NOTE: Being known and designated as Lot 6, Block 525 on the Tax Map of the City of Jersey City.

The above description is drawn in accordance with a survey made by Arthur J. Wells, dated November 11, 1996.

A COPY OF THIS DEED  
HAS BEEN SENT TO APPROPRIATE OFFICE

# This Indenture,

Made the 17<sup>th</sup> day of December, 1980, in the year of our Lord  
One Thousand Nine Hundred and Eighty

## Between

PRESTIGE ASSOCIATES, a Limited Partnership, organized under  
the laws of the State of New Jersey  
with offices at 26 Journal Square

in the City of Jersey City County of Hudson  
and State of New Jersey party of the first part;

## And

GARY MARINO  
625 Newark Avenue

COUNTY OF HUDSON	
CONSIDERATION	\$89,500.00
REALTY TRANSFER FEE	373.25
DATE	12/22/80 BY J.M.

in the City of Jersey City County of Hudson  
and State of New Jersey party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of  
EIGHTY NINE THOUSAND FIVE HUNDRED (\$89,500.00) ----- DOLLARS

lawful money of the United States of America, to it in hand well and truly paid by the said  
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is  
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and  
paid, ha given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by  
these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said  
party of the second part, and to his heirs  
and assigns, forever,

## All that certain lot

tract or parcel of land and premises, hereinafter particularly described, situate, lying and being  
in the City of Jersey City County of Hudson  
and State of New Jersey more particularly described as follows:

Which is known and distinguished on a Map of Property belonging to Charles Fink,  
made by Robert C. Bacot, and filed in the Office of the Clerk (now Register) of  
Hudson County aforesaid, as lot number six (6), on Newark Avenue; being twenty-  
two (22) feet wide in front and rear and one hundred and twenty (120) feet deep,  
as the same is laid down and described in said Map, with the building thereon  
known as 625 Newark Avenue.

BEING commonly known as 625 Newark Avenue, Jersey City, New Jersey; also being  
known as Lot 6 in Block 525 on the Assessment Map of Jersey City.

BEING the same land and premises conveyed to the within Grantor by deed of 625 Newark  
Avenue Corporation, a New Jersey Corporation, dated August 16, 1979 and recorded  
August 17, 1979 in the Office of the Register of Hudson County in Deed Book 3282 at  
page 1027.

Subject to existing tenancies.

Subject to a party wall.

Subject to such state of facts as disclosed by a survey made by Manalio and Manalio,  
dated July 21, 1978.

Subject to a first mortgage held by Milton D. Barkann and Jeremy Alan Barkann, which  
the Grantee agrees to assume.

152-009

This Deed, made the 16<sup>th</sup> day of August, 1979

Between

625 NEWARK AVE. CORP.,

a corporation existing under and by virtue of the laws of the State of New Jersey  
having its principal office at 921 Bergen Avenue,  
in the City of Jersey City, in the County of  
Hudson and State of New Jersey, herein designated as the Grantor,

And  
PRESTIGE ASSOCIATES, a Limited Partnership  
of the State of New Jersey, having its  
principal office at 26 Journal Square,

is the City of Jersey City, in the County of  
Hudson and State of New Jersey, herein designated as the Grantees;

Witnesseth, that the Grantor, for and in consideration of

SEVENTY-FIVE THOUSAND (\$75,000.00) . . . . . DOLLARS,

lawful money of the United States of America, to it in hand well and truly paid by the Grantees, at or  
before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the  
Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the  
Grantees forever,

All that certain lot,  
tract or parcel of land and premises, situate, lying and being in the  
City of Jersey City, in the

County of Hudson and State of New Jersey, more particularly described as follows:  
which is known and distinguished on a Map of Property belonging to  
Charles Fink, made by Robert C. Bacot, and filed in the Office of  
the Clerk (now Register) of Hudson County aforesaid, as lot number  
six (6), on Newark Avenue; being twenty-two (22) feet wide in front  
and rear and one hundred and twenty (120) feet deep, as the same is  
laid down and described in said Map, with the building thereon known  
as No. 625 Newark Avenue.

BEING the same premises conveyed to the grantor herein by deed of  
Florence R. Tartalsky and Harry Tartalsky, her husband, and Deborah  
S. Tartalsky and Samuel Tartalsky, her husband, dated November 15,  
1960, and recorded in the Office of the Register of Hudson County on  
November 15, 1960, in Book 2848 of Deeds, page 102.

BEING known as 625 Newark Avenue, Jersey City, New Jersey; also  
being known as Lot 6 in Block 525 on the Assessment Map of Jersey  
City.

SUBJECT to such state of facts as an accurate survey may disclose;  
to restrictions and easements of record, if any; and to zoning ordin-  
ances, if any.

COUNTY OF HUDSON	
CONSIDERATION	75,000.00
REALTY TRANSFER FEE	262.50
DATE	8/17/79 BY JH

LIBR 3282 1027

# This Indenture,

Made the 15th day of November, in the year of our Lord  
One Thousand Nine Hundred and sixty,

Between FLORENCE R. TARTALSKY and HARRY TARTALSKY, her husband, of  
6 Morgan Avenue, and DEBORAH S. TARTALSKY and SAMUEL TARTALSKY, her  
husband, of 92 Parker Avenue, all

Block 525

625 Newark Ave

REVENUE  
STAMPS

in the Borough of Deal, County of Monmouth  
and State of New Jersey, party of the first part;

And 625 NEWARK AVE. CORP., a corporation of the State of New Jersey,  
having its principal office at No. 921 Bergen Avenue,

in the City of Jersey City, County of Hudson  
and State of New Jersey, party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of One dollar  
(\$1.00) and other good and valuable consideration,

lawful money of the United States of America, to them in hand well and truly paid by the said  
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is  
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and  
paid have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by  
these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said  
party of the second part, and to its successors  
and assigns, forever,

All that certain lot,  
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being  
in the City of Jersey City, County of Hudson  
and State of New Jersey, which is known and distinguished on a Map of Prop-  
erty belonging to Charles Fink, made by Robert C. Bacot, and filed in the  
Office of the Clerk (now Register) of Hudson County aforesaid, as lot  
number six (6), on Newark Avenue; being twenty-two (22) feet wide in  
front and rear and one hundred and twenty (120) feet deep, as the same is  
laid down and described in said Map, with the building thereon known as  
No. 625 Newark Avenue.

BEING the same premises conveyed to the said Florence R. Tartalsky and  
Deborah S. Tartalsky by deed of Alma T. Blum, widow, dated June 21st,  
1956, and recorded in the Office of the Register of Hudson County on June  
26th, 1956, in Book 2680 of Deeds page 288 &c.

SUBJECT to such state of facts as an accurate survey may disclose; to  
restrictions and easements of record, if any; and to zoning ordinances,  
if any.

SUBJECT to a mortgage in the amount of \$20,000.00, dated June 21, 1956,  
recorded in Book 2432 of Mortgages page 382, held by Frances M. Sneider,  
upon which there remains due \$20,000.00 and interest from October 1, 1960.

FURTHER SUBJECT to a purchase money mortgage in the amount of \$14,000.00,  
made by the grantee to the said Florence R. Tartalsky and Deborah S.  
Tartalsky, bearing even date and to be recorded simultaneously herewith.