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01 - Brick or Ston
02 - Frame
03 - Conc. Block
04 - Brick & C.B.
05 - Tile 0 MEASUREMENT 2 Wood Joist (vd. 8 steel)
 Ponce resistant (Steel frame)
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 Normal
 Light Steel ₹ Ø O 6 12 N CONSTRUCTION TYPES Brick or Stone þ 0 0 10 10 0 o &LX3 b 0 R C Z L14 PA1 PA2 0 TYPE 05 - Masonry & Frame
07 - Metal, Light
08 - Metal, Sandwich
09 - Conc., Load Bearing
10 - Conc., Non-Load Bearing Paving, Asphalt Parking Paving, Service Station Lights, Incend., pole & brk Lights, Merc. Vap., EXTERIOR WALL MATERIAL UNITS ō 23 621 628 627 **62**6 625 624 622 8 INTERIOR / EXTERIOR RCNLD Ì. OTHER FEATURES - ATTACHED IMPROVEMENTS ŀ į. -PARTITIONS FINISH þ Īo ĪO ĪO þ 10 COST İ۵ Ю ĺО 0 jo 10 PTNS 000 * 5 5 Ŋ 3 4 14 - Concrete Tilt-Up 13 · Enclosure W 1 N Solar Glass Glass & Massonry PHYSICAL CONDITION Asbestos, Cor. PLBG/WATER CODES 1 - Poor 2 - Fair Paving, Concrete Perking - Average Paving, Concrete Heavy Duty Paving, Concrete Mat./Slab ΉΤG Utility Building, Brick or Stone :- Normal :- Above Normal None Shed, Finished Metal - Below Normal - Norma İΟ Š 10 8 607 8 ŝ O ō O ĪŌ 0 0 AC CINE Rig , Frame, 2 sides open , Frame, 4 sides open PLBG N STRUCT FLAT N 12 12 CODE ø HEATING SYSTEM AIR CONDITION FUNCTIONAL Electric Hot Air None Heat Pump Hot Water/Steam Unit Heaters UTILITY
0 - None
1 - Poor - None Central - Unit SF HATE COND PHYS TOTAL OTHER FEATURES & ATTACHED IMPROVEMENTS MEASUREMENT 1 W ω S W ساِ IW ငဏ > Ā FACT Crawl Space Bagement Ν 'n W w W FROM - TO P - Penthouse M - Mezzanine E · Enclosura UNADJUSTED R C N MEASUREMENT 2 × GRADE FACTOR x LOCAL MODIFIER SUB TOTAL 1 6000 UNITS И H C N L D C0ST PH CARD RCMLO = 6000 BLDG. OTHER FEATURES/ ATTACHED IMPROVEMENTS STRUCTURE CODES 35 3 633 532 프 8 638 င္ဆ 3 8 APARTMENT DATA UNITS BEDS Miscellaneous Structure Elevator, Elec. Passanger Dock Level Floors Store Front, Eleborate OH Doors, Rolling Steel Elev., Hydraulic Passenger Store Front, Aver. Metal Store Front, Wood Frame OH Doors, Wd. or Metal Truck or Train Well, Int Elev., Hydraulic Fraight Elevetor, Electric Freight Enclosed Entry Loading Dock, Interior Loading Dock, Wood Ldg. Dack, Strell or Conc. PARKING DATA

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INDUSTRIAL & COMMERCIAL PROPERTY RECORD CARD

Checked By:.

Priced By:_

ed by Abner W. Feinberg

2 Parker Av. Deal, a.v. Land \$7, 100, 1dg. \$13, 200; p.m. mtg. \$20,000, 2 yrs. \$50 mo.; R. S. \$33.; dated 6/21/56, ecorded 6/26/56 (Book 2680, page 288) two Bk. 1150, 3-story brick store and d., lot 22x120, Alma T. Blum Lorence R. and Deborah S. Tartal ded by Abner W. Feinberg

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	FRT. ELEVATOR -	BUILT-IN TUBS			.	· 	REINF. CONC	STEEL & WOOD	CONC. BLOCK	co	WOOD
	PASS. ELEVATOR	TUBS ON BASE	TUB	x terra cotta	1						CONSTRUCTION
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		SS	ADDRESS	OWNER'S A	nue .	5 ^M ewark Avenue	625	ADDRESS	LOT 6	525	BLOCK
		Adam Blum Lt.ux	dam Bl	OWNER /	ND FINANCE	OF REVENUE AND	DEPARTMENT	0			
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11/10/37

REMARKS

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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 37 x 22 x 41 Cube:

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 fmp.val. 78 522 x.30 x.65

\$15 311.79

(108.0%) \$10,454.40 Land VALUE

\$440.00 Depth 120.0' 440100 x 108.0% x 22.0 Base



010547 DEED

96 DEC 26 PH 12: 48

RECEIVED

Kemett C. Churcherich HUDSPrepared by: Miller & Menaker, Esqs.

LAURENCE M. MILLER, ESQ.

A COPY OF THUS CRED

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.

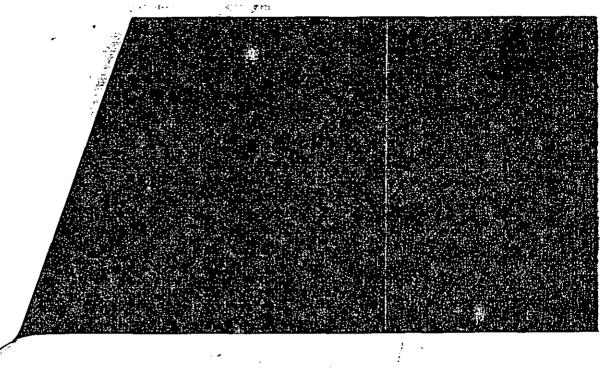
Subject to easements, rights of way and restrictions of record, if any.

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).

CONSIDERATION: 1	240000.00	EXEMPT CODE:	
COUNTY	STATE	19. 19. 14. 2. 15	TOTAL
240.24	599,73	135.00	975.00
0.80	gale-	12/26/1998	



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;

- Along said Westerly line of Newark Avenue, North 9 degrees 15 minutes West 22.00 feet to a point, thence;
- 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 THE UNION
HAS SEEN MENT TO MERCENDERS OFFICE

This Indenture,

Made the

17th

day of December

, 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;

Jersey City

And

GARY MARINO 625 Newark Avenue

COUNTY OF HUDSON
CONSIDERATION 89 500 000
REALTY TRANSFER FEE 3/3.20
DATE 122 80 BY THE

in the City

of

County of

. Hudeon

and State of New Jersey

party of the second part;

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.

EP3313 882

-DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR)
CORP. TO IND. OR CORP. This Deed, made the 16 th ESC:272 August,

Metween

625 NEWARK AVE. CORP.,

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

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

NEWSCHAFT THE PROPERTY AND in the

City Hudson

Jersey City, and State of New Jersey,

in the County of

herein designated as the Grantees;

Willingseth, that the Grantor, for and in consideration of

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

burful moncy of the United States of America, to it in hand well and truly paid by the Grantees, at or before the scaling 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, or parcel of land and premises, situate, lying and being in the Jersey City, and State of New Jersey, more particularly described as follows: County of 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 ordinances, if any.

> COUNTY OF HUDION CONSIDERATION 75 REALTY TRANSPER FEE

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 5 2 5

625 Quevantan

STAMPS

in the Borough

f Deal,

County of

Monmouth

NIL

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 and State of New Jersey, party of the second part;

Hudson

(\$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 has eighten granted hard lined 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 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 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.