

OWNERS NAME & ADDRESS

002686
130-132 CENTRAL AVE. ASSOC.
JERSEY CITY, N.J.
07306

OLD PROPERTY ID

0000A.

NEW PROPERTY ID

0101

LOTS L B COR

BLDG 2S-B-8 C8-D-H.

LAND 50,34X95

SALE DATA
05/20/83 \$140,000

LAND 11,400 BLDG 56,500 TOTAL 67,900

SIGNATURE:

100	00708.	0000A.	104	4	A	105	9135	106	000	107	353	108	R2
	OLD BLOCK	OLD LOT	CLASS			NBHD	LOG UNITS	LAND USE			ZONING		

010			110	130-132 CENTRAL AVE.									
	NEW BLOCK	NEW LOT	NUMBER	SUF	DIR	NAME	SUF	SUF	ADDTL. NO				

NUMBER	DATE	AMOUNT	OPEN CODE	PURPOSE
180				
161				
162				

DATE	TYPE	AMOUNT	SOURCE	VALUITY	DELETE
05/18/83	2	140,000	4	0	

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	L	025.1	025	093				#10%	
2 Minus Lot		302	L	025.0	025	099					
3 Apartment Site											
4 Waterfront		303	L								

TYPE	SOURCE	VALIDITY
1 = Land 2 = Lot & Bldg. 3 = Building	1 = Buyer 2 = Seller 3 = Agent 4 = Other	0 = Valid 1 = Invalid

SQUARE FEET

1 Primary Site	311	S		SQ. FT.	
2 Secondary Site					
3 Underdeveloped					
4 Residential					
5 Waterfront	312	S		SQ. FT.	

INFLUENCE FACTORS

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

ACREAGE

1 Waterfront	321	A		ACRES	
2 Tillable	322	A		ACRES	
3 Pasture					
4 Woodland	323	A		ACRES	
5 Wasteland					
6 Primary Site	324	A		ACRES	
7 Secondary Site					
8 Underdeveloped	325	A		ACRES	
9 Pinelands					
0 Other	326	A		ACRES	

810	BUILDING NAME	815	E. C. F. %	820	MODEL ADJ. INC.	825	EXP. CAP.	830	VAL. METHOD	835	USE INC.	840	VALUE OVRD.	845	VAL. OVRD.	850	RSN CD	855	RSN
	Musicians Building																		

SUMMARY OF VALUES

0	TOTAL ACRES	330	A		
GROSS					
1	Irregular	335	G		
2	Site Value				
3	Residual				
4	Homeite				
5	Minus R.O.W.				

TOTAL VALUE LAND	
TOTAL VALUE BUILDINGS	
FINAL VALUE	

NOTES

401					
402					

910	DEACTIVATE				
-----	------------	--	--	--	--

905	RSN CD	910	RSN	915	RSN
-----	--------	-----	-----	-----	-----

EFF. DATE	REASON	LOHI	AMOUNT
-----------	--------	------	--------

NO	GENERAL BLDG. DATA	NO	LINE	STRUCT FLAT	MEASUREMENT 1	MEASUREMENT 2	IDENT UNITS	COST	% GOOD	NO	LINE	STRUCT FLAT	MEASUREMENT 1	MEASUREMENT 2	IDENT UNITS	COST	% GOOD
01	1 950 000																
	BLDG. NO. 1																
	YR. BUILT 950																
	NO. UNITS 000																
	BLDG. TYPE 253																
	STRUCT. TYPE 01																
	GRADE 01																
	IDENT UNITS 601																
	NO. UNITS 602																
	NO. UNITS 603																
	NO. UNITS 604																
	NO. UNITS 605																
	NO. UNITS 606																
	NO. UNITS 607																
	NO. UNITS 608																

INTERIOR - EXTERIOR DATA

NO	SEC NO	LEVELS FROM TO	DIMENSIONS SIZE	PERIM	USE TYPE	WIL HT	EXT WLS	CONS TYPE	NO	INTER FINISH	PTNS	HTG AC	PLBG	SF RATE	FUNC COND	UNADJUSTED R C N L D	% GOOD	UNADJUSTED R C N L D	
611	1	01 01	000.04348	0280	05310	01	1	1	621	100	2	12	2	3	3				
			(WALL PRICE) X PAR X WC HT																
612	1	02 02	000.04348	0280	05308	01	1	1	622	100	2	12	2	3	3				
613									623										
614									624										
615									625										
616									626										
617									627										
618									628										

STRUCTURE TYPE CODES

211	Appt. Garden	244	Ship Shopping Cen.	011	Apartment	053	Office Bldg.	00	None	06	Masonry & Frame	12	Glass & Masonry	0	None	1	Hot Water/Steam	
212	Apartment H.R.	345	Disc. Dept. Stores	012	Hotel	052	Cinema	01	Brick or Stone	07	Metal Light	13	Enclosure	1	Central	2	Unit	
314	Hotel/Motel, H.R.	346	Dept. Stores	021	Hotel	070	Ser. Sta. w/lways	02	Frame	08	Metal Sandwich	14	Concrete Tilt-Up	2	Normal	3	Unit Heaters	
315	Hotel/Motel, L.R.	347	Supermarket	026	Dwelling Conv.	071	Ser. Sta. & Conv., Retail	03	Conc. Block	09	Conc. Load Bearing	15	Solar Glass	0 <td>None</td> <td>4</td> <td>Electric</td>	None	4	Electric	
321	Restaurant	348	Conv. Food Market	026	Dwelling Conv.	072	Ser. Sta. & Conv., Storage	04	Brick & C.B.	10	Conc. Non-Load Bearing	16	Asbestos, Cor. Rig.	0 <td>None</td> <td>5</td> <td>Heat Pump</td>	None	5	Heat Pump	
325	Fast Food	351	Bank	031	Restaurant	073	Ser. Sta. no bays	05	Tile	11	Glass							
331	Auto Dealer, F.S.	352	Savings Inst.	032	Dept. Store	081	Multi-Use Apart.											
333	Ser. Station (full)	353	Office Building	033	Disc. Store/Mkt.	082	Multi-Use Office											
334	Ser. Station (partial)	359	Day Care Center	034	Retail Store	084	Multi-Use Storage											
338	Parking Gar./Deck	373	Retail - single occ.	043	Manufacturing	090	Parking Garage											
341	Reg. Shop, Mail	395	Mini Warehouse	044	Light Mfg.	100	Food Franchise (see detail)											
342	Comy. Shop, Cen.	397	Office/Warehouse	045	Warehouse													
343	High. Shop, Cen.	398	Warehouse	052	Medical Cen.													

USE TYPE CODES

01	None	06	Masonry & Frame	12	Glass & Masonry	0	None	1	Hot Water/Steam
02 <td>Brick or Stone</td> <td>07 <td>Metal Light</td> <td>13 <td>Enclosure</td> <td>1 <td>Central</td> <td>2 <td>Unit</td> </td></td></td></td>	Brick or Stone	07 <td>Metal Light</td> <td>13 <td>Enclosure</td> <td>1 <td>Central</td> <td>2 <td>Unit</td> </td></td></td>	Metal Light	13 <td>Enclosure</td> <td>1 <td>Central</td> <td>2 <td>Unit</td> </td></td>	Enclosure	1 <td>Central</td> <td>2 <td>Unit</td> </td>	Central	2 <td>Unit</td>	Unit
03 <td>Conc. Block</td> <td>08 <td>Metal Sandwich</td> <td>14 <td>Concrete Tilt-Up</td> <td>2 <td>Normal</td> <td>3 <td>Unit Heaters</td> </td></td></td></td>	Conc. Block	08 <td>Metal Sandwich</td> <td>14 <td>Concrete Tilt-Up</td> <td>2 <td>Normal</td> <td>3 <td>Unit Heaters</td> </td></td></td>	Metal Sandwich	14 <td>Concrete Tilt-Up</td> <td>2 <td>Normal</td> <td>3 <td>Unit Heaters</td> </td></td>	Concrete Tilt-Up	2 <td>Normal</td> <td>3 <td>Unit Heaters</td> </td>	Normal	3 <td>Unit Heaters</td>	Unit Heaters
04 <td>Brick & C.B.</td> <td>09 <td>Conc. Load Bearing</td> <td>15 <td>Solar Glass</td> <td>0 <td>None</td> <td>4 <td>Electric</td> </td></td></td></td>	Brick & C.B.	09 <td>Conc. Load Bearing</td> <td>15 <td>Solar Glass</td> <td>0 <td>None</td> <td>4 <td>Electric</td> </td></td></td>	Conc. Load Bearing	15 <td>Solar Glass</td> <td>0 <td>None</td> <td>4 <td>Electric</td> </td></td>	Solar Glass	0 <td>None</td> <td>4 <td>Electric</td> </td>	None	4 <td>Electric</td>	Electric
05 <td>Tile</td> <td>10 <td>Conc. Non-Load Bearing</td> <td>16 <td>Asbestos, Cor. Rig.</td> <td>0 <td>None</td> <td>5 <td>Heat Pump</td> </td></td></td></td>	Tile	10 <td>Conc. Non-Load Bearing</td> <td>16 <td>Asbestos, Cor. Rig.</td> <td>0 <td>None</td> <td>5 <td>Heat Pump</td> </td></td></td>	Conc. Non-Load Bearing	16 <td>Asbestos, Cor. Rig.</td> <td>0 <td>None</td> <td>5 <td>Heat Pump</td> </td></td>	Asbestos, Cor. Rig.	0 <td>None</td> <td>5 <td>Heat Pump</td> </td>	None	5 <td>Heat Pump</td>	Heat Pump
		11 <td>Glass</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Glass						

EXTERIOR WALL MATERIAL

00	None	01	Brick or Stone	02	Frame	03	Conc. Block	04	Brick & C.B.	05	Tile
06	Masonry & Frame	07	Metal Light	08	Metal Sandwich	09	Conc. Load Bearing	10	Conc. Non-Load Bearing	11	Glass

CONSTRUCTION TYPES

1	Wood Joint (wd. & steel)	0	None
2	Fire resistant (steel frame)	1	Below Normal
3	Fireproof (rein. conc. frame)	2	Normal
4	Light Steel	3	Above Normal

BLDG. OTHER FEATURES/ ATTACHED IMPROVEMENTS STRUCTURE CODES

D11	Dock Level Floors	E11	Elevator, Electric Freight	E12	Elevator, Elec. Passenger	E13	Elev., Hydraulic Freight	E14	Elev., Hydraulic Passenger
E11 <td>Enclosed Entry</td> <td>L01 <td>Leading Dock, Steel or Conc.</td> <td>L02 <td>Leading Dock, Wood</td> <td>L03 <td>Leading Dock, Interior</td> <td>L04 <td>Truck or Train Well, Int.</td> </td></td></td></td>	Enclosed Entry	L01 <td>Leading Dock, Steel or Conc.</td> <td>L02 <td>Leading Dock, Wood</td> <td>L03 <td>Leading Dock, Interior</td> <td>L04 <td>Truck or Train Well, Int.</td> </td></td></td>	Leading Dock, Steel or Conc.	L02 <td>Leading Dock, Wood</td> <td>L03 <td>Leading Dock, Interior</td> <td>L04 <td>Truck or Train Well, Int.</td> </td></td>	Leading Dock, Wood	L03 <td>Leading Dock, Interior</td> <td>L04 <td>Truck or Train Well, Int.</td> </td>	Leading Dock, Interior	L04 <td>Truck or Train Well, Int.</td>	Truck or Train Well, Int.
O01 <td>OH Doors, Wd. or Metal</td> <td>O02 <td>OH Doors, Rolling Steel</td> <td>SF1 <td>Store Front, Wood Frame</td> <td>SF2 <td>Store Front, Avar. Metal</td> <td>SF3 <td>Store Front, Elaborate</td> </td></td></td></td>	OH Doors, Wd. or Metal	O02 <td>OH Doors, Rolling Steel</td> <td>SF1 <td>Store Front, Wood Frame</td> <td>SF2 <td>Store Front, Avar. Metal</td> <td>SF3 <td>Store Front, Elaborate</td> </td></td></td>	OH Doors, Rolling Steel	SF1 <td>Store Front, Wood Frame</td> <td>SF2 <td>Store Front, Avar. Metal</td> <td>SF3 <td>Store Front, Elaborate</td> </td></td>	Store Front, Wood Frame	SF2 <td>Store Front, Avar. Metal</td> <td>SF3 <td>Store Front, Elaborate</td> </td>	Store Front, Avar. Metal	SF3 <td>Store Front, Elaborate</td>	Store Front, Elaborate
M51 <td>Miscellaneous Structure</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Miscellaneous Structure								

APARTMENT DATA

631	Units	632	Beds	633	Baths
631		632		633	
634		635		636	
637		638			

PARKING DATA

639	Parking	640	Other
639		640	

YARD IMPROVEMENTS AND/OR SECONDARY BUILDINGS

NO	STRUCT CODE	FLAT +/-	DIMENSIONS SIZE	IDENT UNITS	PHYS COND	FUNC UTIL	YEAR BUILT	% GOOD	R C N	R C N L D
689	DELETE	701-705								
690										
691										
692										
693										
694										
695										
696										
697										
698										
699										
700										
701										
702										
703										
704										
705										
706										
TOTAL										

YARD AND SECONDARY BUILDING STRUCTURE CODES

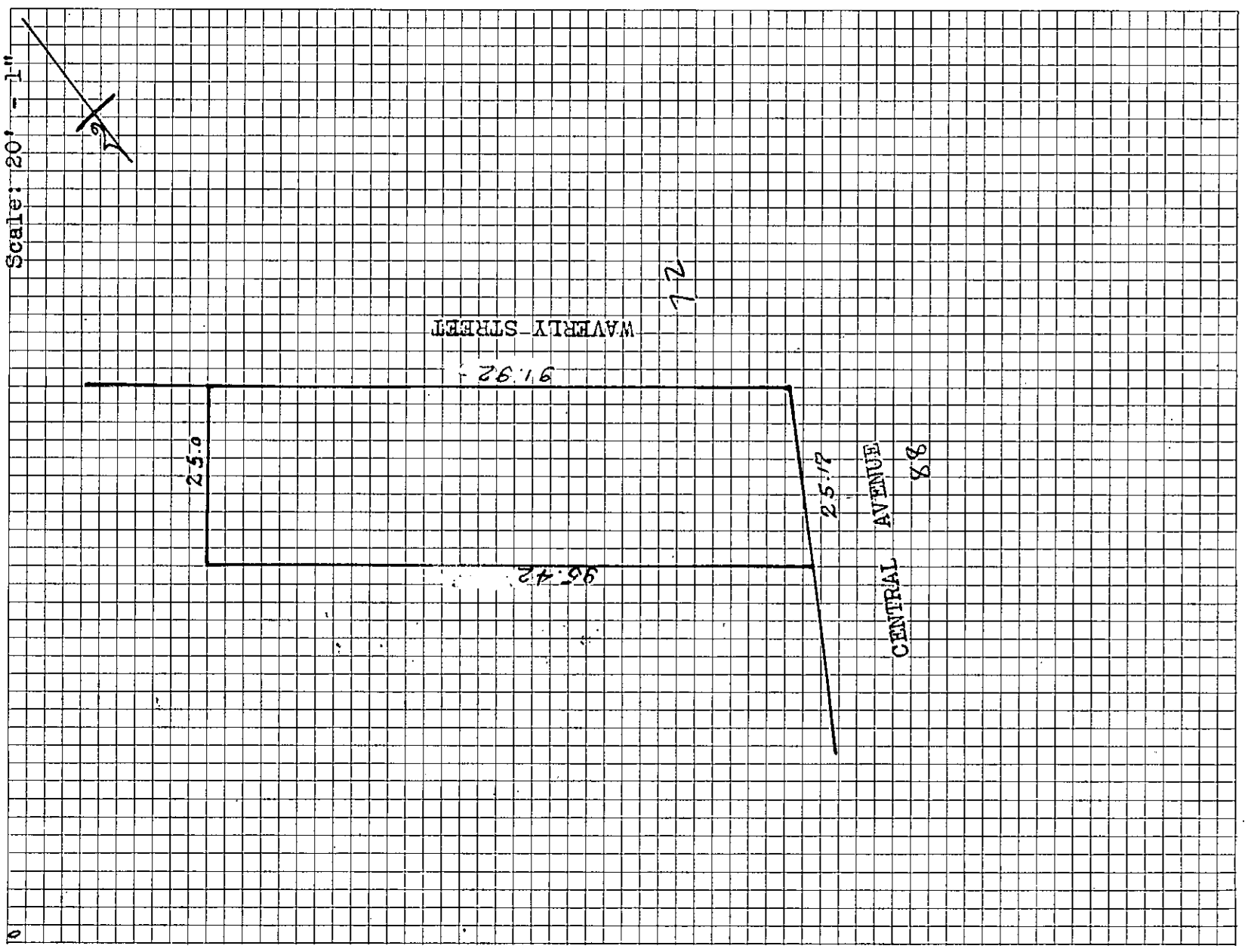
A01	Fence, Chain Link	C08	Canopy, Serv. Stat. Average	L11	Ser. Stat. Attendant's Booth	L75	Lights, Inland, pole & brk.
A01		C08		L11		L75	
C06	Canopy, Roof/Slab <td>C09</td> <td>Canopy, Serv. Stat. Good <td>L12 <td>Lights, Merc. Vap. Wall Mid. Fld. <td>PA1</td> <td>Paving, Asphalt Parking </td></td></td></td>	C09	Canopy, Serv. Stat. Good <td>L12 <td>Lights, Merc. Vap. Wall Mid. Fld. <td>PA1</td> <td>Paving, Asphalt Parking </td></td></td>	L12 <td>Lights, Merc. Vap. Wall Mid. Fld. <td>PA1</td> <td>Paving, Asphalt Parking </td></td>	Lights, Merc. Vap. Wall Mid. Fld. <td>PA1</td> <td>Paving, Asphalt Parking </td>	PA1	Paving, Asphalt Parking
C07	Canopy, Serv. Stat. Econ. <td>C53</td> <td>Serv. Stat. Attendant's Booth <td>L13</td> <td>Lights, Inland, pole & brk, inc. <td>PA2</td> <td>Paving, Service Station </td></td></td>	C53	Serv. Stat. Attendant's Booth <td>L13</td> <td>Lights, Inland, pole & brk, inc. <td>PA2</td> <td>Paving, Service Station </td></td>	L13	Lights, Inland, pole & brk, inc. <td>PA2</td> <td>Paving, Service Station </td>	PA2	Paving, Service Station
TOTAL OTHER IMPROVEMENTS							

REMARKS

Land Area: .5 x 25 x 164.16 2 052. sq. ft.

COMPUTATIONS

Base	\$88.00	Average Depth	93.67'	(96.5%)
	\$88.00 x 96.5%	x 25.0'		\$2,123.00
Plus cor. infl.	25% x 25.0' x 96.5%	x \$88.00		530.75
Total Land Value				<u>\$2,653.75</u>



BLOCK 708 LOT B ADDRESS 132 Central Avenue

TYPE OF BUILDING	Vacant Lot.	STREET	REMARKS
SINGLE DWLG.	STORES	70' 0"	REMARKS
DOUBLE DWLG.	OFFICE BLDG.	40' 0"	
DUPLEX DWLG.	HOTEL	ASPH.	
TENEMENT	THEATRE	1 1/2" S.	
WOOD	CONC. BLOCK	4" O.C. S.	
BRICK	HOLLOW TILE	8" S.	
ARRANGEMENT	FOUNDATION	BUSINESS	
No. STORES	PIERS	WATER	
No. APARTS.	CONC.	SEWER	
ROOMS	CONC. BL.	CONC. BL.	
BASEMENT	BRICK	HOLLOW TILE	
FIRST FLOOR	STONE	METAL	
SECOND FLOOR	PILING	CONC. ROOF	
THIRD FLOOR	BASEMENT OR CELLAR	DRIVEWAY TYPE	
FOURTH FLOOR	NONE		
FIFTH FLOOR	PART		
SIXTH FLOOR	FULL		
SEVENTH FLOOR	FLOOR		
ATTIC	NO FLOOR		
OBS'VD. PHYS. COND.			
EXCELLENT			
GOOD			
FAIR			
POOR			
BARELY USEFUL			
SUILT			
REMOD.			

YEAR	LAND	IMPROVEMENT	TOTAL	CHANGE IN ASSESSMENT			ADJUSTED TOTAL
				INCREASE	REDUCTION	REASON	
1948	1300		1300				
1947	1300		1300				
1946	1300		1300				
1945	1300		1300				
1944	1300		1300				
1943	1300		1300				
1942	1300		1300				
1941	1300		1300				
1940	1300		1300				
1939	1300		1300				
1938	1300		1300				

VACANT LOT

INSPECTED BY *James T. Coyle* DATE *4/27/38.*

LAND APPRAISED BY _____ DATE _____

IMPROVEMENT APPRAISED BY _____ DATE _____

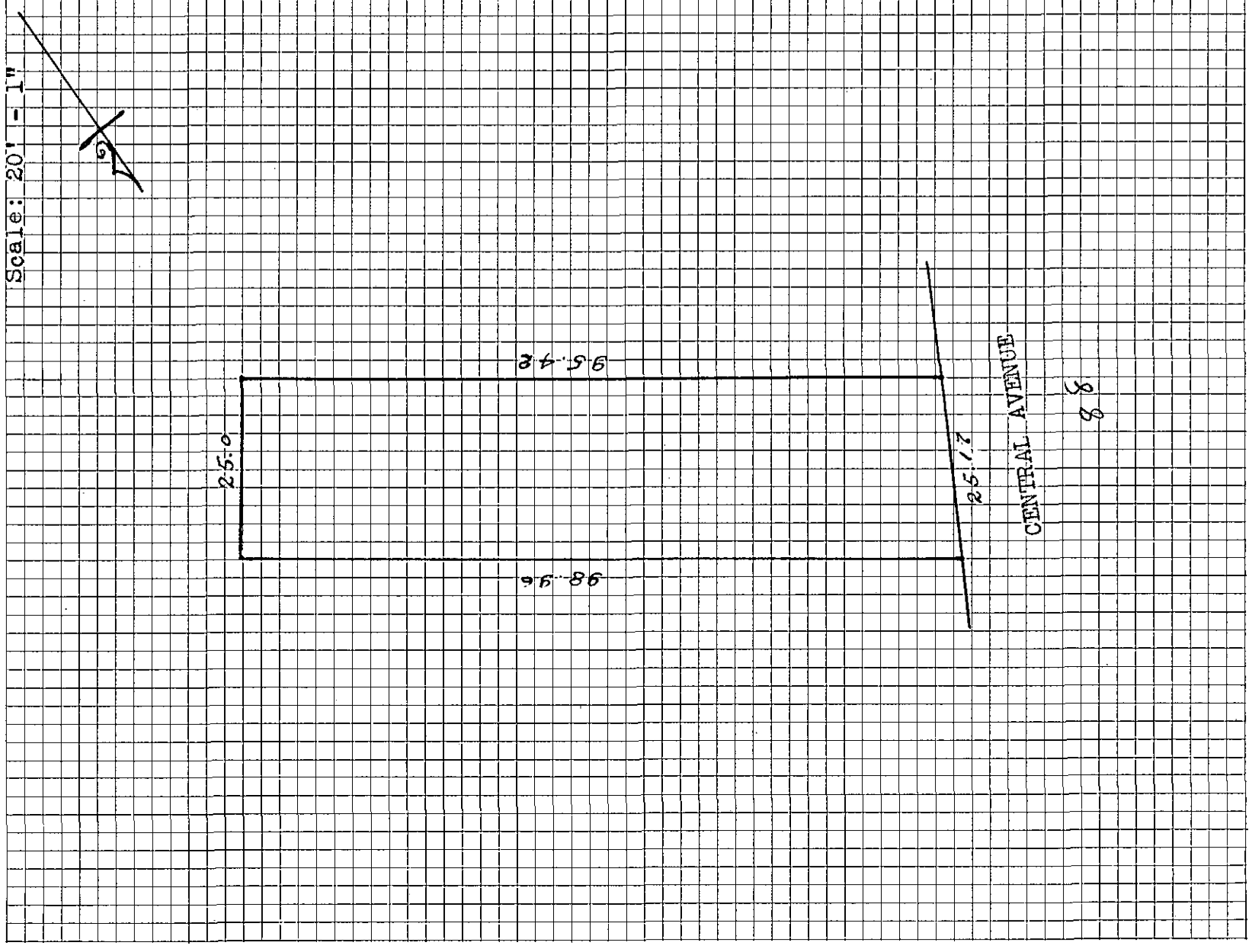
NAME _____ DATE _____

NAME _____ DATE _____

REMARKS

Land Area: .5 x 25 x 194.38

2 429.75 sq. ft.



COMPUTATIONS

Base \$88.00 Average Depth 97.19' (98.5%)
 \$88.00 x 98.5% x 25.0' \$2,167.00 Land Value

708

A
f
B

Deed
00009511
RECEIVED
AND
RECORDED
DEE

06/21/2005 03:31P
BARBARA A. DONNELLY
HUDSON COUNTY
REGISTER OF DEEDS
Receipt No. 260700

This Deed is made on 6-2-05
BETWEEN
130 Central Avenue Associates

whose post office address is
130 Central Ave. Jersey City, NJ 07306

Consideration : \$795000.00 Exempt Code: S

County	State	N.P.N.R.F	Total
795.80	1986.70	967.50	7252.00
General 1676.00	Public 397.50	Extra 1428.50	1% Tax 0.00
Julie			Date: 06/21/2005

referred to as the Grantor,
AND Deni Realty, LLC

whose post office address is
12 Heather Lane PO Box 403 1
Warren, NJ 07059

referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

6450-0585

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of \$795,000.00
Seven Hundred Ninety-Five Thousand Dollars and No Cents

3

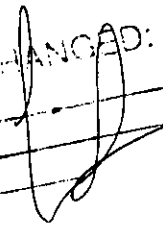
The Grantor acknowledges receipt of this money.

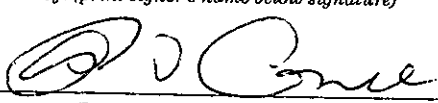
2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **Jersey City**
Block No. **708** Lot No. **A & B** Qualifier No. Account No.
 No lot and block or account number is available on the date of this Deed. (Check Box if Applicable.)

3. **Property.** 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. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

Being the Same premises conveyed to :
130 Central Avenue Associates, under Deed from Jack D'Agostino , Sydney Gleich , Jack Morreale and Frank Panettieri , Trustees of Musicians Protective Union Local 526, dated May 20, 1983, recorded May 23, 1983 in the Hudson County Register 's Office in Deed Book 3378 page 239.

DATE: 7/18/05
BY
FIELD S. HANGED:


Prepared by: (print signer's name below signature)

Eugene P. O'Connell

(For Recorder's Use Only)

BK:07589 PG:00309

COMMONWEALTH
LANDAMERICA

Town Title Agency, LLC
97 Rochelle Ave, Rochelle Park, NJ 07662
201-556-1750

Commitment No. 12049
File No.: TT-12049

EXHIBIT "A"

ALL that certain tract, lot and parcel of land lying and being in the City of Jersey City, County of Hudson, and State of New Jersey, being more particularly described as follows:

BEGINNING at a point in the intersection formed by the southeast sideline of Central Avenue with the northeast sideline of Waverly Street and running; thence

- 1) North 39 degrees 30 minutes 30 seconds East, 50.34 feet by deed 50.48 by survey feet to a point; thence
- 2) South 42 degrees 30 minutes 00 seconds East, 98.92 feet to a point; thence
- 3) South 47 degrees 30 minutes 00 seconds West, 50.00 feet to a point; thence
- 4) North 42 degrees 30 minutes 00 seconds West, 91.92 feet to a point in the southeast sideline of Central Avenue to the point and place of BEGINNING. Central Avenue was formerly Montgomery Avenue. Waverly Street was formerly Waverly Avenue.

SAID description is in accordance with a survey made by P & B Associates, dated November 16, 1984.

MORE COMMONLY known as 130 Central Avenue, Jersey City, New Jersey.

BEING known as Tax Lot A Block 708 on the current tax map of the City of Jersey City, County of Hudson, New Jersey.

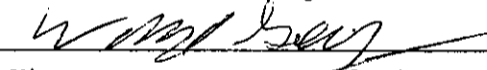
The street address of the Property is:
130 Central Ave. Jersey City, NJ 07306

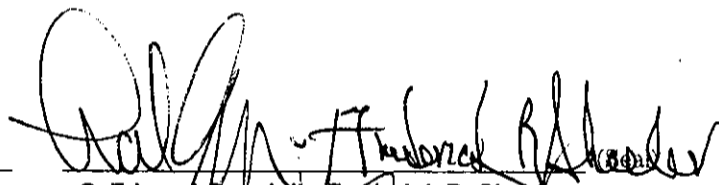
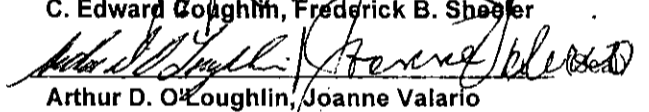
4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such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

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:


Eugene P. O'Connell, Esq.


Witness as to Joanne Valario
William P. Gallagher


C. Edward Coughlin, Frederick B. Sheeler

Arthur D. O'Loughlin, Joanne Valario

STATE OF NEW JERSEY, COUNTY OF HUDSON
I CERTIFY that on **June 1, 2005**

SS:

C. Edward Coughlin, Frederick B. Sheeler
Central Avenue Associates.

Arthur D. O'Loughlin, Partners of 130


personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed; and,
- (b) executed this Deed as his or her own act; and

(c) made this Deed for \$ **795,000.00** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO:

Patrick Papalia, Esq.
Herten, Burstein, Sheridan, Cevasco
Bottinelli, Litt, Toskos & Harz, LLC
25 Main Street
Hackensack, NJ 07601


EUGENE P. O'CONNELL
ATTORNEY AT LAW
853 SUMMIT AVENUE
JERSEY CITY, NJ 07307

Print name and title below

BK:07589 PG:00310

Prep. by: Israel Mischel
Israel Mischel, atty.
19 83

A + B

This Deed, made the 20th day of May,

Between
ASSESSORS ✓

Jack D'Agostino, Sydney Gleich, Jack Morreale & Frank Panettieri, trustees of Musicians Protective Union Local 526

residing at having principal offices at 130 Central Ave,
in the City of Jersey City, in the County of
Hudson and State of New Jersey, herein designated as the Grantors,

And

130 Central Avenue Associates

COUNTY OF HUDSON
CONSIDERATION 149,000.00
REALTY TRANSFER FEE 490.00
DATE 5-23-85 BY [Signature]

residing or located at 130 Central Avenue,
in the City of Jersey City in the County of
Hudson and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of
One hundred forty thousand (\$140000) dollars

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

All that 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 herein.

(NJS 46:15-2.1) Municipality of: Jersey City Account No.
Block No. Lot No.
 No property tax identification number is available on date of this deed. (Check box if applicable.)

Which on a certain map on file in the office of the Register of the county of Hudson entitled "Plan of Property belonging to Passaic Ice Co., Hudson City, New Jersey", made by DE.Culver, JC 1861 is known and designated at Lot #17 on Block #90 and is bounded and described as follows:

Beginning at a point on the easterly side of Montgomery (now Central) Avenue, distant twenty-five (25') and two (2") inches, northerly from the northerly line of Waverly Avenue (now Waverly Street) thence easterly and parallel with said Waverly Avenue and along the northerly line of lot #16 on said map ninety-five feet and five inches (95' 5") to the westerly line of Lot #15 on said map; thence; northerly along the said last mentioned line twenty-five feet (25') to the southerly corner of Lot #18 on said map; thence, westerly along the southwesterly line of Lot #18, ninety-eight feet and eleven inches, (98' 11") to Montgomery Avenue, aforesaid; and thence, southerly along the easterly side of Montgomery Avenue, twenty-five feet and 2 inches (25' 2") to the point or place of beginning.

Being at the corner formed by the intersection of the easterly line of Central Avenue (formerly Montgomery Avenue) with the northerly line of Waverly Street (formerly Waverly Avenue), thence running (1) easterly along the northerly line of Waverly Street, ninety-one feet and ninety-two hundredths of a foot (91.92'); thence, (2) northerly and at right angles to Waverly Street twenty-five feet (25'); thence (3) westerly and parallel with Waverly Street ninety-five feet and forty-two hundredths of a foot (95.42') to the easterly line of Central Avenue; thence (4) southerly along the easterly line of Central Avenue twenty-five feet and seventeen hundredths of a foot (25.17) to the point and place of beginning.

Being known on a certain map entitled "Map Showing the Partition of Property Belonging to the Heirs of Jemina Christie, deceased, made by Samuel E. DeGroot, Peter Bogert, Jr., and Daniel Van Winkle, Commissioners, appointed by the Court of Chancery of New Jersey", as Lot

Tax Map Reference

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lettered F and numbered sixteen (16) which said map is duly filed in the Office of the Registry of the County of Hudson, aforesaid.

Said premises may be further described in accordance with a survey made by P & B Associated, dated April 26, 1983:

Beginning at a point in the intersection formed by the Southeast sideline of Central Avenue with the Northeast sideline of Waverly Street and running thence

(1) North 39 degrees 30 minutes 30 seconds East, 50.34' by deed 50.48' by survey feet to a point; thence

(2) South 42 degrees 30 minutes 00 seconds East, 98.92 feet to a point; thence

(3) South 47 degrees 30 minutes 00 seconds West, 50.0 feet to a point; thence

(4) North 42 degrees 30 minutes 00 seconds West, 91.92 feet to a point in the Southeast sideline of Central Avenue to the point and place of Beginning. Central Avenue was formerly Montgomery Avenue. Waverly Street was formerly Waverly Avenue.

Being the same premises conveyed to the Grantors herein under Deed from Central Waverly Corporation, a corporation of New Jersey, by Thomas Broderick, Wilson Bonito, George Triano, Richard Ashjian and Charles Leon, all surviving directors, as Trustees in dissolution, dated Oct. 29, 1968 and recorded October 31, 1968, Book 3046, Page 1062, Records Hudson County.

ASSESSOR 7

This Indenture,

Made the 29th day of October, in the year of our Lord One Thousand Nine Hundred and Sixty-eight.

Between CENTRAL WAVERLY CORPORATION, a corporation of New Jersey, by THOMAS BRODERICK, WILSON BONITO, GEORGE TRIANO, RICHARD ASHJIAN and CHARLES LEON, all surviving directors, as Trustees in dissolution, of 40 Journal Square,

*Blk. 70.8 - Lot A-B cor
130-132 Central Ave.*

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

And DOMINICK PILLA, HENRY DE ORAZIO, JAMES GALEONE, LOUIS LOCATELLI, JACK MORREALE, WARREN NORBERG, WILLIAM ROMAN and JOHN J. SICKLES, Trustees of MUSICIANS' PROTECTIVE UNION LOCAL 526, a non-incorporated association or their successors in office, having its principal office at 130 Central 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 (\$1.00) Dollar and other good and valuable consideration

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, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by these presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to themselves, their heirs and assigns, forever,

All those certain tracts or parcels 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 on a certain map on file in the office of the Register of the County of Hudson entitled "Plan of Property belonging to Passaic Ice Co., Hudson City, New Jersey", made by D.E. Culver, J.C. 1861, is known and designated as Lot #17 on Block #90 and is bounded and described as follows:

Beginning at a point on the easterly side of Montgomery (now Central) Avenue, distant twenty-five (25') feet and two (2") inches, northerly from the northerly line of Waverly Avenue (now Waverly Street) thence easterly and parallel with said Waverly Avenue and along the northerly line of Lot #16 on said map ninety-five feet and five inches, (95' 5") to the westerly line of Lot #15 on said map; thence; northerly along the said last mentioned line twenty-five feet (25') to the southerly corner of Lot #18 on said map; thence, westerly along the southwesterly line of Lot #18, ninety-eight feet and eleven inches, (98' 11") to Montgomery Avenue, aforesaid; and thence, southerly along the easterly side of Montgomery Avenue, twenty-five feet and two inches (25' 2") to the point or place of beginning also known as Lot B, City Block 708, all as laid down on said map. Also all that certain 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, bounded and described as follows:

Beginning at the corner formed by the intersection of the easterly line of Central Avenue (formerly Montgomery Avenue) with the northerly line of Waverly Street (formerly Waverly Avenue), thence running (1) easterly along the northerly line of Waverly Street, ninety-one feet and ninety-two hundredths of a foot (91.92'); thence, (2) northerly and at right angles to Waverly Street twenty-five feet (25'); thence (3) westerly and parallel with Waverly Street ninety-five feet and forty-two

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hundredths of a foot (95.42') to the easterly line of Central Avenue; thence (4) southerly along the easterly line of Central Avenue twenty-five feet and seventeen hundredths of a foot (25.17) to the point and place of beginning.

Being known on a certain map entitled "Map Showing the Partition of Property Belonging to the heirs of Jemima Christie, deceased, made by Samuel E. De Groot, Peter Bogert, Jr., and Daniel Van Winkle, Commissioners, appointed by the Court of Chancery of New Jersey", as Lot lettered F and numbered sixteen (16), which said map is duly filed in the Office of the Register of the County of Hudson, aforesaid. Also known as Lot A, City Block 708.

The two lots of land aforesaid are lots A & B in City Block 708 situate on the northeasterly corner of Central Avenue and Waverly Street as shown on the Official Assessment Map of Jersey City, 1894 having a frontage of 50.34 ft. on Central Avenue and a depth of 91.92 ft. on Waverly Street.

Being the same land and premises conveyed to the Central Waverly Corporation by Harry J. Steeper and Ethel M. Steeper, his wife by Deed dated October 5, 1953 and recorded in the Register's Office of the County of Hudson in Book 2608 of Deeds; page 309.