

INTERIOR - EXTERIOR DATA

100

DECEMBER 1947

Frame LT5 Lights, Merc. Vap.,

PRC-174B

1" = 20'

$$48 \times \frac{4}{3} = 206\frac{2}{3}$$

BLOCK

LOT

PAGE

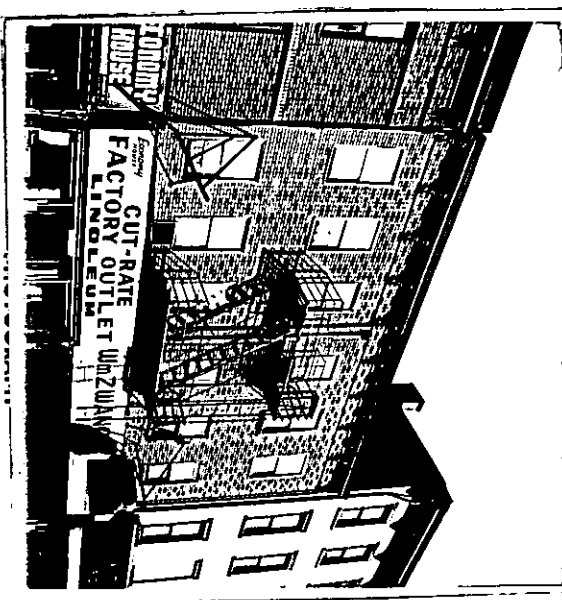
ADDRESS

350

2-3

2-7

240-212 NEWARK AVENUE



RECORD OF OWNERSHIP

SALES DATA

[illegible]

SAMUEL GOLBER

PLOT DIAGRAM

[illegible]

LAND VALUE COMPUTATIONS

LOT SIZE OR ACREAGE	UNIT FRONT FOOT PRICE	CORNER INFLUENCE	DEPTH FACTOR	% DEPR.	EFF. FR. FT.	VALUE
36.58 x 42 AVG	3006.00		.623		22.79	6836136

NOTES

NOTES:

APPRAISED VALUE

LAND

BUILDINGS

TOTAL VALUE	32,000	32,000
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$$\begin{array}{r} 13700 \\ \hline 6800 \end{array}$$

18300 25.200

32000 32,000

1971

55069

36.58 x 42 AVG

300 600

.623

22.79	
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683610

TOTAL

[illegible]

OWNER *Edward J. ...*
Cath. P. O'Connor
OWNERS' ADDRESSES

BLOCK 350 LOT 2 ADDRESS 242 Newark Ave.

TYPE OF BUILDING 3 sty fr. store & dwl.

SINGLE DWLG.	1	STORES		LOFT BLDG.		DEPT. STORE		OPEN		INT. TRIM	X	ENAMELED		PLUMBING	X	GAS		EQUIP. & ACCESS.		
DOUBLE DWLG.		OFFICE BLDG.		FACTORY		CLUB		CLOSED		VARNISHED		METAL		NO. TOILETS	2	TOILETS		MECH. REFRIG.		
DUPLEX DWLG.		HOTEL		WAREHOUSE		BANK		FRAME		EXT. TRIM	0			BATH ROOMS	0	TUBS ON LEGS		GAS RANGES		
TENEMENT		THEATRE		PUBLIC GARAGE		FILLING STA.		MASONRY			0			TUBS ON BASE		BUILT-IN TUBS		COM. COAL & GAS		
CONSTRUCTION								FRONT									PASS. ELEVATOR		INCINERATOR	
WOOD	X	CONC. BLOCK		STEEL & WOOD		REINF. CONC.		REAR									FRT. ELEVATOR		RESV. WT. TANK	
BRICK		HOLLOW TILE		STEEL & BRICK		M.T.L.		SIDE									BUILT-IN TUBS			
ARRANGEMENT		FOUNDATION		WALLS		ROOF		FLOORS		HEATING							WALL LAY.		AUT. SPRINKLER	
1 No. STORES		PIERS		SHINGLES, WD.		X FLAT		X WOOD BEAMS		2 STOVES COAL							PEO. LAY.		MAIL CHUTES	
2 No. APARTS.		CONC.		SHINGLES, COMP.		PEAKED		MILL		STEAM							SHOWERS		FIRE PLACES	
ROOMS		CONC. BL.	X	SIDING		ROOFING		STEEL BEAMS		HOT WATER							BUILT-IN SHR.		AIR COND.	
BASMENT	X	BRICK		STUCCO		X COMPOSITION		REINF. CONC.		VAPOR							GLASS DR. SHR.			
STAIRS		STONE		FACE BRICK		SHINGLES, WD.				HOT AIR							FLUSHOMETER			
FIRST FLOOR		PILING		COM. BRICK		SHINGLES, COMP.				GAS							LOW DOWN TANK			
SECOND FLOOR		BASMENT EXCELLAR		VEN. BRICK		SLATE				OIL BURNER							PULL CHAIN			
THIRD FLOOR		NONE		STONE		SLAG				STOKER							TILE FLOOR			
FOURTH FLOOR		PART		CONC.		TILE				CONCEALED RAD.							ELECT. FIXTURES			
SIXTH FLOOR	X	FULL		CONC. BLOCK		TIN				NO. FURNACES							GOOD			
SEVENTH FLOOR		FLOOR		METAL		ATTIC				SEP. HT. WT. HTR.	X						FAIR			
ATTIC	X	NO FLOOR dirt		TERRA COTTA		UNFINISHED				GAL. WT. T.							CHEAP			
OBSTVD. PHYS. COND.		STREET		GARAGE																
EXCELLENT		WIDTH		NO. CARS																
GOOD		PAVG. WDH.		DETACHED																
FAIR	X	PAVG. TYPE		BASEMENT																
POOR		FLAG		BRICK																
BARELY USEFUL		SEWER		FRAME																
BUILT abt 1895		WATER		CONC. BL.																
REMOD.		ZONED		HOLLOW TILE																
				METAL																
				CONC. ROOF																
				DRIVEWAY TYPE																

REMARKS
Second St. -- 30' -- asp -- flag.
Rent: 1st fl. \$60.00
2nd & 3rd fls. \$15.00 each.

Sewer Water
Newark Ave. 42" x 36" OB 20"
Second St. 42" x 30" OB 6"

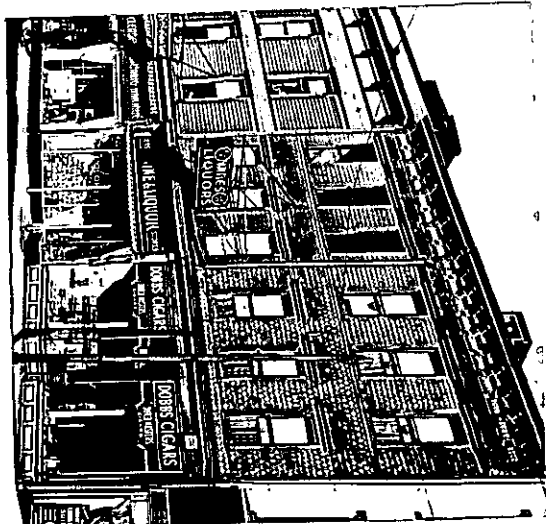
YEAR	LAND	IMPROVEMENT	TOTAL	DATE	LAND	IMPROVEMENT	LAND	IMPROVEMENT	REASON	ADJUSTED TOTAL
1940	7900	2900	10800		1949	3500	2400	3000		2400
1941	7900	2900	10800		1950	3500	2400	3000		2400
1942	7900	2900	10800		1951	3500	2400	3000		2400
1943	7900	2900	10800		1952	3500	2400	3000		2400
1944	7900	2900	10800		1953	3500	2400	3000		2400
1945	7900	2900	10800		1954	3500	2400	3000		2400
1946	7900	2900	10800		1955	3500	2400	3000		2400
1947	7900	2900	10800		1956	3500	2400	3000		2400
1948	7900	2900	10800		1957	3500	2400	3000		2400

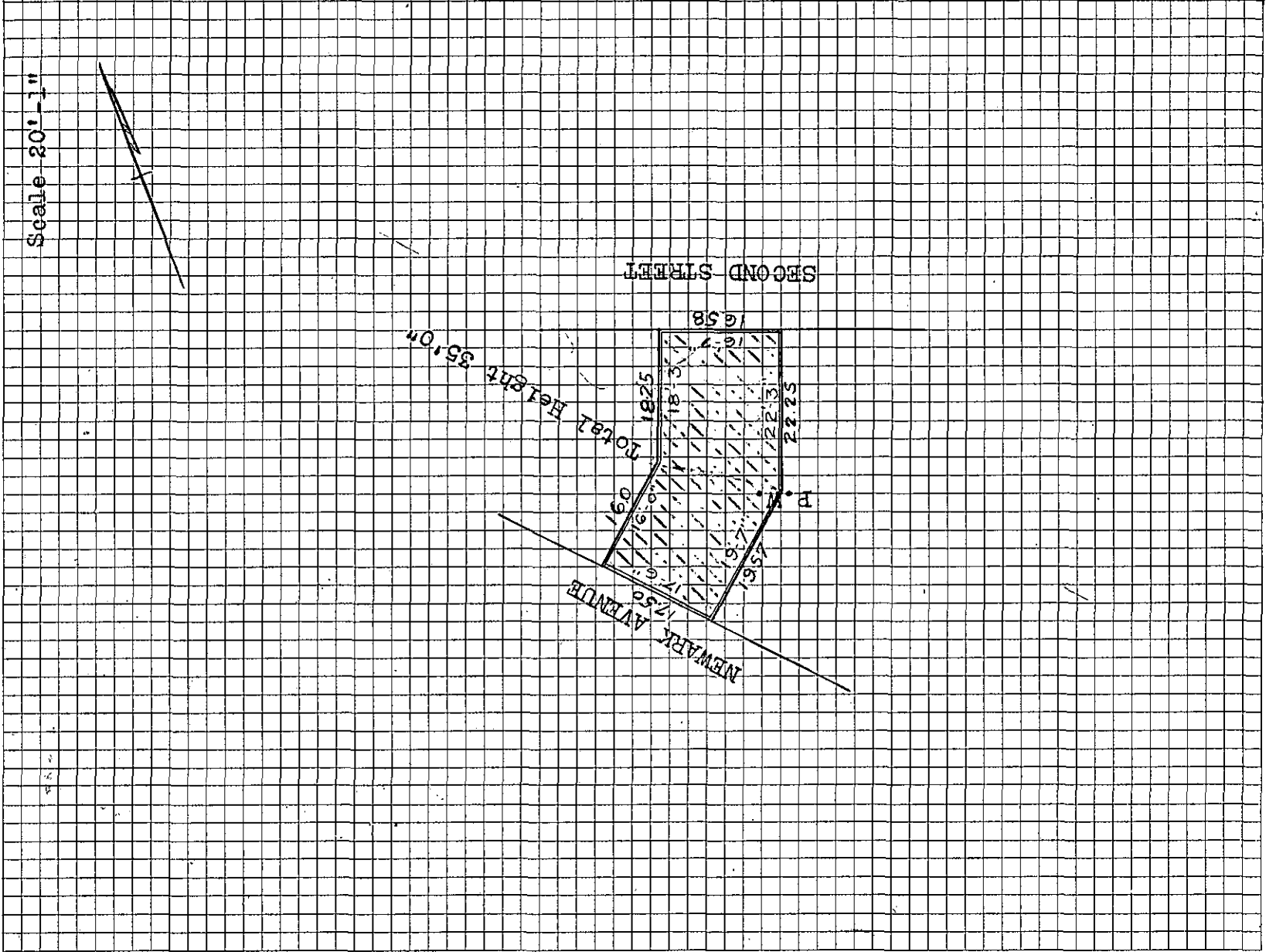
INSPECTED BY
S. Brozowski 7-22-38

LAND APPRAISED BY
NAME
DATE

IMPROVEMENT APPRAISED BY
NAME
DATE

DATE





REMARKS

Land Area:

Cube:

Total

.5 x 35.58 x 17.5 x 35
.5 x 40.5 x 16.58 x 35

10 896.38 cu. ft.
11 751.08
22 647.46 cu. ft.

COMPUTATIONS

25^d
457^o

Imp. Val.

22 647 x .25 x .55

\$3 113.96

Base

\$480.00

Average Depth 38.04'

\$480.00 x 66.0% x 17.50'

(66.0%)

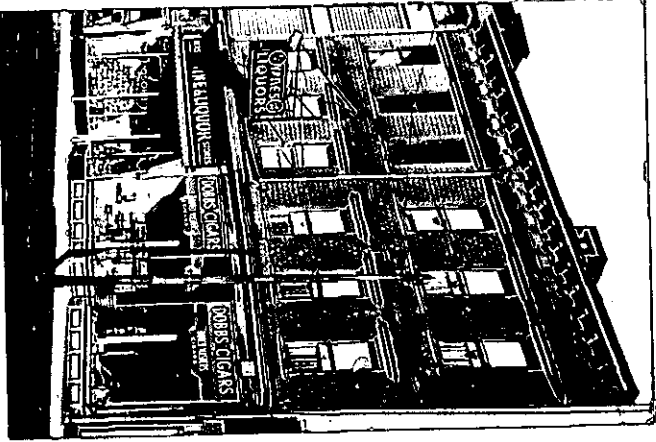
\$5,544.00 Land Value

BLOCK 350 LOT 3 ADDRESS

240 Newark Ave.

OWNERS ADDRESS

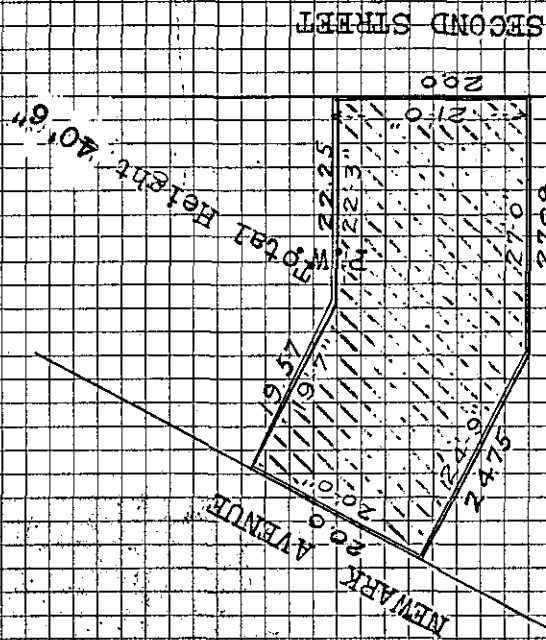
TYPE OF BUILDING		3 story store & dwl.	
SINGLE DWLG.	<input checked="" type="checkbox"/>	STORES	<input checked="" type="checkbox"/>
DOUBLE DWLG.	<input checked="" type="checkbox"/>	OFFICE BLDG.	<input type="checkbox"/>
DUPLEX DWLG.	<input type="checkbox"/>	HOTEL	<input type="checkbox"/>
TENEMENT	<input type="checkbox"/>	THEATRE	<input type="checkbox"/>
CONSTRUCTION			
WOOD BRICK	<input checked="" type="checkbox"/>	CONC. BLOCK	<input type="checkbox"/>
	<input type="checkbox"/>	HOLLOW TILE	<input type="checkbox"/>
ARRANGEMENT		FOUNDATION	
1 No. STORES	<input type="checkbox"/>	PIERS	<input type="checkbox"/>
2 No. APARTS.	<input type="checkbox"/>	CONC.	<input type="checkbox"/>
ROOMS	<input type="checkbox"/>	CONC. BL.	<input checked="" type="checkbox"/>
BASEMENT	<input checked="" type="checkbox"/>	STONE	<input type="checkbox"/>
FIRST FLOOR	<input type="checkbox"/>	PILING	<input type="checkbox"/>
SECOND FLOOR	<input type="checkbox"/>	BASMENT OR CELLAR	<input type="checkbox"/>
THIRD FLOOR	<input type="checkbox"/>	NONE	<input type="checkbox"/>
FOURTH FLOOR	<input type="checkbox"/>	PART	<input type="checkbox"/>
FIFTH FLOOR	<input checked="" type="checkbox"/>	FULL	<input type="checkbox"/>
SIXTH FLOOR	<input type="checkbox"/>	FLOOR	<input type="checkbox"/>
SEVENTH FLOOR	<input checked="" type="checkbox"/>	NO FLOOR dirt	<input type="checkbox"/>
ATTIC	<input type="checkbox"/>		<input type="checkbox"/>
OBSVD. PHYS. COND.		STREET	
EXCELLENT	<input type="checkbox"/>	WIDTH	<input type="checkbox"/>
GOOD	<input type="checkbox"/>	PAYG. WDH.	<input type="checkbox"/>
FAIR	<input checked="" type="checkbox"/>	PAYG. TYPE	<input type="checkbox"/>
POOR	<input type="checkbox"/>	flag	<input type="checkbox"/>
BARRELY USEFUL	<input type="checkbox"/>	SEWER	<input type="checkbox"/>
BUILT abt 1895	<input type="checkbox"/>	20" WATER	<input type="checkbox"/>
REMOD.	<input type="checkbox"/>	Built 3. ZONED	<input type="checkbox"/>
		GARAGE	
		No. CARS	
		DETACHED	
		BASEMENT	
		BRICK	
		FRAME	
		CONC. BL.	
		HOLLOW TILE	
		METAL	
		CONC. ROOF	
		DRIVEWAY TYPE	
REMARKS			
Second St.--30'--asp--flag. Tub on legs in kitchen. Rent: 1st fl.--could not obtain 2nd fl. \$20.00 3rd fl. 25.00.			
Sewer Newark Ave. 42" x 36" OB. Second St. 42" x 30" OB.			
Water Newark Ave 20" Second Ste. 6"			



YEAR	LAND	IMPROVEMENT	TOTAL	CHANGE IN ASSESSMENT						ADJUSTED TOTAL
				INCREASE		REDUCTION		REASON		
				DATE	LAND	IMPROVEMENT	LAND		IMPROVEMENT	
1948	10200	3500	13700			1949	4500	1400	4000	1400
1946	10200	3500	13700			1950	4500	1400		
1942	10200	3500	13700			1951	4500	1400		
1943	10200	3500	13700	C B	4500	3500				
1944	10200	3500	13700	C B	4500	2600				
1945	10200	3500	13700	C B	4500	2600				
1946	4500	2600	7100	C B	4500	2600				
1947	4500	1400	5900	C B	4500	2600				
1948	4500	1400	5900	C B	4500	1400				

REMARKS

Scale 20'-1"



Land Area:

Cube:

Total

.5 x 44.33	x 20	x 40.5	17 955.65	cu. ft.
.5 x 49.25	x 21	x 40.5	20 943.77	
			<u>38 899.42</u>	cu. ft.

100%

COMPUTATIONS

25-
50%

Imp. Val.	38 897 x .25 x .45
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\$4 375.91

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Item	Quantity	Unit Price	Total Price
1.0000	1.0000	46.82	46.82
2.0000	2.0000	20.00	40.00
3.0000	3.0000	72.32	216.96
4.0000	4.0000	72.32	289.28
5.0000	5.0000	72.32	361.60
6.0000	6.0000	72.32	433.92
7.0000	7.0000	72.32	506.24
8.0000	8.0000	72.32	578.56
9.0000	9.0000	72.32	650.88
10.0000	10.0000	72.32	723.20
11.0000	11.0000	72.32	795.52
12.0000	12.0000	72.32	867.84
13.0000	13.0000	72.32	940.16
14.0000	14.0000	72.32	1012.48
15.0000	15.0000	72.32	1084.80
16.0000	16.0000	72.32	1157.12
17.0000	17.0000	72.32	1229.44
18.0000	18.0000	72.32	1301.76
19.0000	19.0000	72.32	1374.08
20.0000	20.0000	72.32	1446.40
21.0000	21.0000	72.32	1518.72
22.0000	22.0000	72.32	1591.04
23.0000	23.0000	72.32	1663.36
24.0000	24.0000	72.32	1735.68
25.0000	25.0000	72.32	1808.00
26.0000	26.0000	72.32	1880.32
27.0000	27.0000	72.32	1952.64
28.0000	28.0000	72.32	2024.96
29.0000	29.0000	72.32	2097.28
30.0000	30.0000	72.32	2169.60
31.0000	31.0000	72.32	2241.92
32.0000	32.0000	72.32	2314.24
33.0000	33.0000	72.32	2386.56
34.0000	34.0000	72.32	2458.88
35.0000	35.0000	72.32	2531.20
36.0000	36.0000	72.32	2603.52
37.0000	37.0000	72.32	2675.84
38.0000	38.0000	72.32	2748.16
39.0000	39.0000	72.32	2820.48
40.0000	40.0000	72.32	2892.80
41.0000	41.0000	72.32	2965.12
42.0000	42.0000	72.32	3037.44
43.0000	43.0000	72.32	3109.76
44.0000	44.0000	72.32	3182.08
45.0000	45.0000	72.32	3254.40
46.0000	46.0000	72.32	3326.72
47.0000	47.0000	72.32	3399.04
48.0000	48.0000	72.32	3471.36
49.0000	49.0000	72.32	3543.68
50.0000	50.0000	72.32	3616.00
51.0000	51.0000	72.32	3688.32
52.0000	52.0000	72.32	3760.64
53.0000	53.0000	72.32	3832.96
54.0000	54.0000	72.32	3905.28
55.0000	55.0000	72.32	3977.60
56.0000	56.0000	72.32	4049.92
57.0000	57.0000	72.32	4122.24
58.0000	58.0000	72.32	4194.56
59.0000	59.0000	72.32	4266.88
60.0000	60.0000	72.32	4339.20
61.0000	61.0000	72.32	4411.52
62.0000	62.0000	72.32	4483.84
63.0000	63.0000	72.32	4556.16
64.0000	64.0000	72.32	4628.48
65.0000	65.0000	72.32	4700.80
66.0000	66.0000	72.32	4773.12
67.0000	67.0000	72.32	4845.44
68.0000	68.0000	72.32	4917.76
69.0000	69.0000	72.32	4990.08
70.0000	70.0000	72.32	5062.40
71.0000	71.0000	72.32	5134.72
72.0000	72.0000		

\$6,931.20 (72.2%) Land Value

350

2

A216

DEED - BARGAIN AND SALE (Consent to Grantor's Acts)
IND. TO IND. OR CORP - Plain Language

DEED

Prepared by: (Print name below signature)

THOMAS E. DOOLEY, JR., ESQ.

This Deed is made on October 19, 2001

BETWEEN

Clinton Management Group, L.L.C. whose address is 560 Sylvan Avenue,
Englewood Cliffs, New Jersey 07632, referred to as the Grantor,

AND

Pasqualino Lombardi, whose post office address is 464 Monmouth Street, Jersey
City, New Jersey 07302,

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer
is made for the sum of FIVE HUNDRED FORTY THOUSAND DOLLARS AND 00 CENTS (\$540,000.00). Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Jersey City
Block No. 350 Lot Nos. 2 and 3 Account No.

☐ No property tax identification number is available on the date of this deed. (Check box if applicable).

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:

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 as
follows:

See Schedule A attached

BEING known as Lots 2 and 3, Block 350 on the current tax map of the City of Jersey City.

BEING also known as 240-242 Newark Avenue, Jersey City, New Jersey.

BEING the same premises conveyed to Clinton Management Group, L.L.C. by Deed from PipCo
Parsippany, Inc., successor by merger to Pip Condo Co., Inc., dated April 9, 1998 and
recorded April 30, 1998 in the Hudson County Register's Office in Deed Book 5278, Page 263.

POSTING DATE: 12-3-01

POSTED BY: E.C.

FIELD (S) CHANGED:

1-3-6-7-41

42-43

A COPY OF THIS DEED HAS
BEEN SENT TO ASSESSOR'S OFFICE

012285
RECEIVED
AND
RECORDED

01 NOV 20 PM 2:40
Barbara R. Newell
HUDSON COUNTY
REGISTER OF DEEDS

Consideration : \$ 540000.00 Exempt Code: S
County 540.54 State 1349.46 N.P.H.R.F. 585.00 Total
fee3 Date: 11/20/2001 2475.00

BK5899PG098

SCHEDULE A
DESCRIPTION

BEGINNING at a point in the southerly line of Second Street, distant 40.00 feet westerly from the intersection formed by the westerly line of Coles Street with the southerly line of Second Street and running thence:

- (1) N-83°-53'-W and along the southerly line of Second Street a distance of 36.58 feet to a point, thence
- (2) S-6°-07'-W a distance of 16.00 feet to a point, thence
- (3) S-33°-39'-50"-W a distance of 18.25 feet to a point in the northerly line of Newark Avenue, thence
- (4) S-56°-20'-10"-E and along the northerly line of Newark Avenue a distance of 37.59 feet to a point, thence
- (5) N-33°-39'-50"-E a distance of 24.75 feet to a point, thence
- (6) N-6°-07'-E a distance of 27.08 feet to a point in the southerly line of Second Street, said point being the point or place of beginning.

Said parcel known as Lots 2 and 3 in Block 350 as shown on the Official Assessment Map of the City of Jersey City, Hudson County, N.J. and more commonly known as Nos. 240 - 242 Newark Avenue, Jersey City, N.J.

. A COPY OF THIS DEED HAS
BEEN SENT TO ASSESSOR'S OFFICE

BK5899PG099

350

003682

RECEIVED
AND
RECORDED

98 APR 30 AM 9:14

15533

Barbara A. Annunzio
HUDSON COUNTY
REGISTER OF DEEDS

2 & 3

Prepared by:

Francis M. Puzio, Esq.

DEED

This Deed is made on April 9, 1998.

BETWEEN

PipCo Parsippany, Inc., successor by merger to Pip Condo Co., Inc., having its principal office at 4365 Route One South, Princeton, New Jersey, referred to as the Grantor.

AND

Clinton Management Group, LLC

whose post office address is 560 Sylvan Avenue, Englewood, New Jersey 07632, referred to as the Grantee.

The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE HUNDRED SEVENTY THOUSAND AND 00/100 (\$170,000.00) DOLLARS.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Jersey City Block No. 350 Lot No. 2 and 3 Account No.

☐ No property tax identification number is available on the date of this Deed. (check box if applicable)

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:

See Schedule A Description attached hereto and forming a part hereof.

Being the same premises conveyed to the grantor by deed from Edward J. Webster, Sheriff of the County of Hudson, dated October 20, 1995, recorded January 22, 1996 in the Hudson County Clerk's/Registrar's Office in Deed Book 4949, Page 294.

Consideration : \$ 170000.00 Exempt Code: S

County	State	N.P.N.R.F	Total
170.17	424.83	30.00	625.00
fee2	Date: 04/30/1998		

BK 5278 PG 263

SCHEDULE A
LEGAL DESCRIPTION

A COPY OF THIS DEED
HAS BEEN SENT TO ASSESSOR'S OFFICE

City of Jersey City, County of Hudson and State of New Jersey.

BEGINNING at a point in the southerly line of Second (South Seventh) Street distant 40.00 feet westerly from its intersection with the westerly line of Coles Street, and running, thence

- 1) Along the southerly line of Second Street, North 83 degrees 53 minutes West, 36.58 feet; thence
- 2) South 6 degrees 07 minutes West, 16.00 feet; thence
- 3) South 33 degrees 39 minutes 50 seconds West, 18.25 feet to a point in the northerly line of Newark Avenue; thence
- 4) Along the same, South 56 degrees 20 minutes 10 seconds East, 37.52 feet; thence
- 5) North 33 degrees 39 minutes 50 seconds East, 24.73 feet; thence
- 6) North 6 degrees 07 minutes East, 27.08 feet to a point in the southerly line of Second Street, the point or place of BEGINNING.

350
This Indenture,

2 + 3
Elena Charowsky
Prepared by: Elena Charowsky 1971

made this 20th day of October

in the year of our Lord One Thousand Nine Hundred and Ninety-Five

Between EDWARD J. WEBSTER, Sheriff of the County of HUDSON,

in the STATE OF NEW JERSEY, party of the first part and

PIP CONDO CO., INC.
25 EAST SALEM STREET
HACKENSACK, NEW JERSEY 07601

RECEIVED
000563

party of the second part, witnesseth.

WHEREAS, on the 7th day of October in the year of
our Lord One Thousand Nine Hundred and Ninety-Four a certain Writ
of Execution was issued out of the Superior Court of New Jersey,
Chancery Division-Hudson County, Docket No. F- 4450-94
directed and delivered to the Sheriff of the said County of Hudson and which
said Writ is in the words or to the effect following that is to say:
NEW JERSEY, TO WIT: The State of New Jersey to the Sheriff of the County
of Hudson, Greetings:

WHEREAS, on the 7th day of October
One Thousand Nine Hundred and Ninety-Four by a certain judgment made in
our Superior Court of New Jersey, in a certain cause therein pending,
wherein PLAINTIFF is: United Jersey Bank

and the following named parties are the DEFENDANTS: Gabriel Samson and
Praxedes Samson

IT WAS ORDERED AND ADJUDGED that certain mortgaged premises, with the
appurtenances in the Complaint, and Amendment to Complaint if any, in
the said cause particularly set forth and described, that is to say:
The mortgaged premises are described as set forth upon the
RIDER ANNEXED HERETO AND MADE A PART HEREOF.

BEING KNOWN AS Tax Lot(s) 2 AND 3 Block 350
on the Tax Map of the Municipality of Jersey City
COMMONLY KNOWN AS 240-242 Newark Avenue, Jersey City, New Jersey

CONSIDERATION:	65000.00	EXEMPT CODE:	
COUNTY	STATE	N.P.H.R.F.	TOTAL
35.07	132.43	.00	227.50
	DATE	1/22/1996	

BK 4949PG294

SCHEDULE "A"

BEGINNING at a point in the southerly line of Second (South Seventh) Street distant 40.00 feet westerly from its intersection with the westerly line of Coles Street, and running, thence

1) Along the southerly line of Second Street, North 83 degrees 53 minutes West, 36.58 feet; thence

2) South 6 degrees 07 minutes West, 16.00 feet; thence

3) South 33 degrees 39 minutes 50 seconds West, 18.25 feet to a point in the northerly line of Newark Avenue; thence

4) Along the same, South 56 degrees 20 minutes 10 seconds East, 37.50 feet; thence

5) North 33 degrees 39 minutes 50 seconds East, 24.75 feet; thence

6) North 6 degrees 07 minutes East, 27.08 feet to a point in the southerly line of Second Street, the point or place of BEGINNING.

The above description being drawn in accordance with a survey made by Statewide Surveying and Land Development Co. dated July 15, 1991.

Being known as Lots 2 and 3 in Block 350 on the current tax map of the City of Jersey City, Hudson County, New Jersey.

A COPY OF THIS ORDER
HAS BEEN SENT TO ASSESSOR'S OFFICE

DEED

350 ASSESSOR: 1

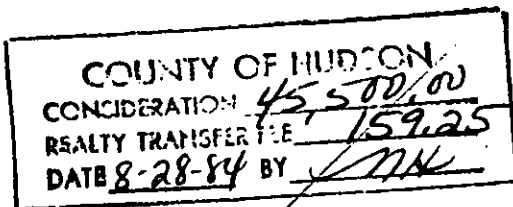
This Deed is made on August 1st, 19 84

BETWEEN

FREN, INC.

a corporation of the state of NEW JERSEY

having its principal office at 37 Mercer Street, Jersey City, New Jersey, referred to as the Grantor,

AND PRAXEDES SAMSON
1215 -51st Street
North Bergen, N.J.
07047

whose post office address is

referred to as the Grantee.

The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Forty Five Thousand Five Hundred Dollars (\$45,500.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Jersey City
Block No. 350 Lot No. 2 and 3 Account No.
☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the City of Jersey City and State of New Jersey. The legal description is:
County of Hudson


FIRST TRACT: BEING situate on Block numbered two hundred and twenty-one (221) on a certain map of Harsimus, sometimes called Pavonia, made by Joseph F. Mangin, and recorded in the Clerk's Office of Bergen County, in said State and described as follows:

BEGINNING at a point in the southerly line of Second) late South Seventh) Street, forty (40) feet westerly from the southwesterly corner of said Second and Coles Streets; thence westerly along Second Street, twenty (20) feet; thence southeasterly parallel with Coles Street, twenty-two (22) feet three (3) inches; thence southwesterly at right angles with Newark Avenue, nineteen (19) feet and eight (8) inches to Newark Avenue; thence southeasterly along the northerly line of Newark Avenue, twenty (20) feet; thence northeasterly at right angles with Newark Avenue, twenty-four (24) feet nine (9) inches; and thence northerly parallel with Coles Street, twenty-seven (27) feet one inch (1) to the southerly line of Second Street the place of Beginning.

SECOND TRACT:

BEGINNING at a point in the southerly line of Second Street, formerly South Seventh Street, distant sixty (60) feet westerly from the southwesterly corner of Coles and Second Streets; thence running southerly parallel with Coles Street, twenty-two (22) feet three (3) inches to a point; thence southerly and at right angles with Newark Avenue, nineteen (19) feet eight (8) inches to the northerly line of Newark Avenue; thence westerly along the northerly line of Newark Avenue, seventeen (17) feet six (6) inches; thence northerly and at right angles with Newark Avenue, sixteen (16) feet to a point; thence northerly and parallel with said Coles Street, eighteen (18) feet three (3) inches to the southerly line of Second Street; thence easterly along the southerly line of Second Street sixteen (16) feet seven (7) inches to the place of Beginning.

Being known as 240-242 Newark Avenue, Lots 2 and 3 in Block 350 on the tax map of Jersey City, N.J.

Prepared by: 
(N.J.S.A. 46:15-13)

(Print signer's name below signature)

EUGENE P. O'CONNELL, ESQ.
544 Summit Avenue
Jersey City, New Jersey 07306
(201) 963-3668

300-3424 970

ASSESSOR

350

DEED

243

This Deed is made on August 1st, 19 84

BETWEEN

FREN, INC.

a corporation of the state of NEW JERSEY

having its principal office at 37 Mercer Street, Jersey City, New Jersey referred to as the Grantor,

AND PRAXEDES SAMSON
1215 -51st Street
North Bergen, N.J.

COUNTY OF HUDSON
CONSIDERATION \$45,500.00
REALTY TRANSFER TAX \$154.25
DATE 8-28-84 BY ME

whose post office address is

referred to as the Grantee.

The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Forty Five Thousand Five Hundred Dollars (\$45,500.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Jersey City
Block No. 350 Lot No. 2 and 3 Account No.

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the City of Jersey City and State of New Jersey. The legal description is:
County of Hudson

FIRST TRACT: BEING situate on Block numbered two hundred and twenty-one (221) on a certain map of Harsimus, sometimes called Pavonia, made by Joseph F. Mangin and recorded in the Clerk's Office of Bergen County, in said State and described as follows:

BEGINNING at a point in the southerly line of Second) late South Seventh) Street, forty (40) feet westerly from the southwesterly corner of said Second and Coles Streets; thence westerly along Second Street, twenty (20) feet; thence southeasterly parallel with Coles Street, twenty-two (22) feet three (3) inches; thence southwesterly at right angles with Newark Avenue, nineteen (19) feet and eight (8) inches to Newark Avenue; thence southeasterly along the northerly line of Newark Avenue, twenty (20) feet; thence northeasterly at right angles with Newark Avenue, twenty-four (24) feet nine (9) inches; and thence northerly parallel with Coles Street, twenty-seven (27) feet one inch (1") to the southerly line of Second Street the place of Beginning.

SECOND TRACT:

BEGINNING at a point in the southerly line of Second Street, formerly South Seventh Street, distant sixty (60) feet westerly from the southwesterly corner of Coles and Second Streets; thence running southerly parallel with Coles Street, twenty-two (22) feet three (3) inches to a point; thence southerly and at right angles with Newark Avenue, nineteen (19) feet eight (8) inches to the northerly line of Newark Avenue; thence westerly along the northerly line of Newark Avenue, seventeen (17) feet six (6) inches; thence northerly and at right angles with Newark Avenue, sixteen (16) feet to a point; thence northerly and parallel with said Coles Street, eighteen (18) feet three (3) inches to the southerly line of Second Street; thence easterly along the southerly line of Second Street sixteen (16) feet seven (7) inches to the place of Beginning.

Being known as 240-242 Newark Avenue, Lots 2 and 3 in Block 350 on the tax map of Jersey City, N.J.

Prepared by:
(N.J.S.A. 46:15-13)

(Print signer's name below signature)

EUGENE P. O'CONNELL, ESQ.

544 Summit Avenue

Jersey City, New Jersey 07306

(201) 963-3668

300 3424 970

This Deed, made the 1st day of May 1972,

Between

SAMUEL GOLER and ELIZABETH GOLER, his wife,

residing at 225 St. Paul's Avenue
in the City of Jersey City in the County of
Hudson and State of New Jersey herein designated as the Grantors,

And

FREN, INC., a corporation of the State of New Jersey,
having its principal office at 736 Bergen Avenue,

Blk 350 240-42 Newark Ave (also covers 325-27
Lot 3-2 2nd St).

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 - - -

TWENTY THOUSAND (\$20,000.00) - - - - - 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 acknowl-
edged, and the Grantors being therewith fully satisfied, do 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:

FIRST TRACT

BEING situated on Block numbered two hundred and twenty-one (221)
on a certain map of Harsimus, sometimes called Pavonia, made by Joseph
F. Mangin, and recorded in the Clerk's office of Bergen County, in
said State, and described as follows:

BEGINNING: at a point in the southerly line of Second (late South
Seventh) Street forty (40) feet westerly from the southwesterly corner
of said Second and Coles Streets; thence westerly along Second Street;
twenty (20) feet; thence southeasterly parallel with Coles Street,
twenty-two (22) feet three (3) inches; thence southwesterly at right
angles with Newark Avenue nineteen (19) feet and eight (8) inches to
Newark Avenue; thence southeasterly along the northerly line of Newark
Avenue twenty (20) feet; thence northeasterly at right angles with
Newark Avenue twenty-four (24) feet nine (9) inches; and thence
northerly parallel with Coles Street, twenty-seven (27) feet one
inch (1) to the southerly line of Second Street, the place of
beginning.

SECOND TRACT

BEGINNING at a point in the southerly line of Second Street
formerly South Seventh Street, distant sixty (60) feet westerly from
the southwesterly corner of Coles and Second Streets; thence running
southerly parallel with Coles Street, twenty-two (22) feet three (3)
inches to a point; thence southerly and at right angles with Newark
Avenue nineteen (19) feet eight (8) inches to the northerly line of
Newark Avenue; thence westerly along the northerly line of Newark
Avenue seventeen (17) feet six (6) inches; thence northerly and at
right angles with Newark Avenue sixteen (16) feet to a point; thence
northerly and parallel with said Coles Street eighteen (18) feet
three (3) inches to the southerly line of Second Street; thence
easterly along the southerly line of Second Street sixteen (16) feet
seven (7) inches to the place of BEGINNING.

Said premises being commonly known as #240-242 Newark Avenue,
Jersey City, New Jersey.

LIBER 3119 PG 754

DEPARTMENT OF
Housing & Economic Development
RICK COHEN, DIR.
Office of The Construction Official
Louis D'Alessandro, Construction Official
26 Journal Square, 4th Floor, Jersey City, N.J. 07308
(201) 547-5055



CERTIFICATE

CERT. NO.	5391-009
DATE ISSUED	11/10/86
Block	350 Lot 2
Subdivision	

IDENTIFICATION

Owner <u>Gabriel Samson</u>	Agent <u>Gabriel Samson</u>
Address <u>1215 51st Street</u>	Address <u>1215 51st Street</u>
Address <u>North Bergen, N.J.</u>	Address <u>North Bergen, N.J.</u>
Tel. (201) <u>863-4907</u>	Tel. (201) <u>792-2980</u>
Work Site Address _____	Lic. No. <u>3117</u>
<u>240-242 NEWARK AVENUE</u>	Federal Emp. No. <u>563-946639</u>

PAYMENTS

Fees Remitted \$ 11

☒ Check No. 11

☐ Cash

☐ Other _____

Collected By: _____

Date: 11/10/86

CERTIFICATE OF OCCUPANCY/APPROVAL

- A. ☐ CERTIFICATE OF OCCUPANCY ☐ CERTIFICATE OF APPROVAL

This serves notice that said building, structure, or equipment has been constructed or installed in accordance with the New Jersey Uniform Construction Code, and is approved for use and/or occupancy.

- B. ☒ CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

- C. ☐ TEMPORARY CERTIFICATE OF OCCUPANCY

If this is a Temporary Certificate of Occupancy the following conditions must be met no later than _____, 19____ or the owner will be subject to a fine or order to vacate:

D. DESCRIPTION OF WORK:

12500
17500
30000
1987
[Signature]

USE GROUP B FIRE GRADING 2hrs.

MAXIMUM LIVE LOAD _____ MAXIMUM OCCUPANCY LOAD _____

SPECIFIC USE DOCTOR'S OFFICE

FINAL COST OF CONSTRUCTION: \$ \$7,500.00

[Signature]
CONSTRUCTION OFFICIAL



CITY OF JERSEY CITY **350** **2**
30 MONTGOMERY STREET-SUITE 411
JERSEY CITY, NJ 07302
201 - 547-5055

Permit Number: 20051811
Permit Date: 04/14/2005
Update Number:
Control Number: 41859
Application Date: 04/13/2005

CONSTRUCTION PERMIT

IDENTIFICATION

OWNER/PROPERTY DETAILS

Block : 350	Lot : 2	Qualifier :	
Work site Location:	240-242 NEWARK AVE. JERSEY CITY		Contractor: genao contracting services
Owner In Fee:	metropolis music		Address: 41 w 25th st.
Address:	FIVE CHESTNUT LANE		bayonne NJ 07002
	ESSEX FIELDS, NJ NJ 07021		Telephone: (201) - 858-3019
Telephone: () -			Lic. No. / Bldrs. Reg. No.: 0706
Use Group(s): B			Federal Emp. No.:

is hereby granted permission to perform the following work :

- | | | |
|--|--|-------------------------------------|
| <input checked="" type="checkbox"/> BUILDING | <input type="checkbox"/> PLUMBING | <input type="checkbox"/> DEMOLITION |
| <input type="checkbox"/> ELECTRICAL | <input type="checkbox"/> FIRE PROTECTION | <input type="checkbox"/> OTHER |
| <input type="checkbox"/> ELEVATOR DEVICES | <input type="checkbox"/> MECHANICAL | |
| <input type="checkbox"/> ASBESTOS ABATEMENT | <input type="checkbox"/> LEAD HAZARD ABATEMENT | |

(Subchapter 8 only)

DESCRIPTION OF WORK:

sign awning

ESTIMATED COST OF WORK:

Cost of Construction: 0.00
Cost of Alteration: 2,400.00
Cost of Demolition: 0.00

Total Cost: \$2,400.00

If construction does not commence within one year of date of issuance,
or if construction ceases for a period of six months, this permit is void.

MICHAEL J. REGAN

Date

Construction Official

:: Failure to obtain all required inspections may result in administrative action.
:: Final inspections are required before final payment is to be made to contractor.
:: An approved set of plans must be kept at the worksite at all times

Note:

PAYMENTS (Office Use Only)

Building	\$50.00
Electrical	
Plumbing	
Fire Protection	
Elevator Devices	
Mechanical	
VolFee (DCA)	
AltFee (DCA)	\$3.00
Other Fees	
CO Fee	
CCO Fee	
Minimum Fee	
Total	\$53.00
All Fees Waived :	No

Amount to be Paid: \$53.00
Check Number: pmo
Check amount: \$50.00
Cash amount: \$3.00

Collected by:
Receipt No:
Total Cash Amount \$3.00
Total Check Amount \$50.00
Total CC Amount
Grand Total \$53.00

240-242 Newark Av.(also covers 325-327
2nd St.) J.C., 07302, Lots 3-2, Bk.350,
County Bk.920, 3-story frame, six fam-
ily, flat with store, plot 37.5x41.9
irregular, Samuel Goler et ux to Fren
Inc., 736 Bergen Av., a.v.land \$12,500,
bldg.\$19,500; p.m.mtg.\$15,000, 10 yrs.,
6½ %, p & i \$170.33 mo.; RTF.\$20.00;cons.
\$20,000; dated 5/1/72, recorded 5/3/72
(Book 3119, page 754) . (4A)
Recorded by Herman C.Silverstein