

600	GENERAL BLDG. DATA	NO	LINE	STRUCT CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDENT UNITS	COST	% GOOD	NO	LINE	STRUCT CODE	FLAT +/-	MEASUREMENT 1	MEASUREMENT 2	IDENT UNITS	COST	% GOOD	BLDG. OTHER FEATURES/ ATTACHED IMPROVEMENTS/ STRUCTURE CODES
01	1925-000	NO	601	1	002	0000	11	0000	10	01	605									011 Dock Level Floors
02	349	YR	602								606									E11 Elevator, Electric Freight
03	01	NO	603								607									E12 Elevator, Esc. Passenger
04		IDENT UNITS	604								608									E13 Elev., Hyd. w/ Freight
																				E14 Elev., Hydraulic Passenger

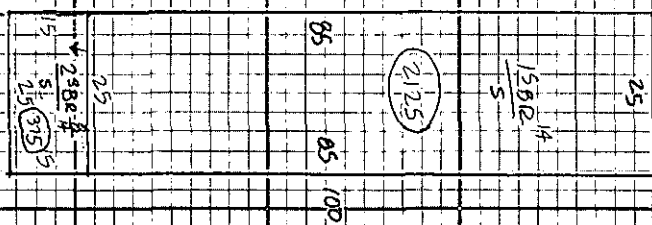
INTERIOR - EXTERIOR DATA										TOTAL OTHER FEATURES & ATTACHED IMPROVEMENTS									
NO	SEC NO	LEVELS FROM TO	DIMENSIONS SIZE	PERIM	USE TYPE	WL HT	EXT WLS	CONS TYPE	NO	INTER FINISH	PTNS	HTG AC	PLBG	SF RATE	PHYS COND	FUNG FACT	UNADJUSTED RCN	% GOOD	UNADJUSTED RCN L D
611	1	01	01	0000	2500	0250	045	14	01	1	2	30	2		3	3			
612	1	02	02	0000	0375	0000	00	081	00	01	1	100	2	30	3	3			
613									622										
614									623										
615									624										
616									625										
617									626										
618									627										
619									628										

STRUCTURE TYPE CODES										USE TYPE CODES									
211	Apartment	344	Strip Shopping Cen.	011	Apartment	053	Office Bldg.	00	None	06	Masonry & Frame	01	None	07	Metall. Light	08	Metall. Sandwich	14	Concrete Tilt-Up
212	Apartment H.R.	345	Strip Shopping Cen.	012	Hotel	054	Office Bldg.	01	Brick or Stone	07	Metall. Light	09	Concrete	15	Solar Glass	16	Asbestos, Cor. Rig.	17	Hot Air
314	Hotel/Motel H.R.	346	Dept. Stores	021	Model	070	Ser. Sta. w/ways	02	Frame	08	Metall. Sandwich	10	Conc., Non Load Bearing	11	Glass	18	Hot Water/Steam	19	Unit Heaters
315	Hotel/Motel L.R.	347	Supermarket	026	Dwelling Conv.	071	Ser. Sta. & Conv. Retail	03	Conc. Block	09	Conc., Load Bearing	12	Glass & C.B.	13	Glass	14	Electric	20	Heat Pump
321	Restaurant	348	Conv. Food Market	026	Dwelling Conv.	072	Ser. Sta. & Conv. Storage	04	Brick & C.B.	10	Conc., Non Load Bearing	15	Solar Glass	16	Asbestos, Cor. Rig.	17	Hot Air	21	Hot Water/Steam
325	Fast Food	351	Bank	031	Restaurant	073	Ser. Sta. no bays	05	Tile	11	Glass	18	Hot Water/Steam	19	Unit Heaters	20	Heat Pump	21	Hot Water/Steam
331	Auto Dealer, F.S.	352	Savings Inst.	033	Dept. Store	081	Multi-Use Apart.	06	None	12	Glass & Masonry	01	None	02	Unit	03	Central	04	Electric
333	Ser. Station (full)	353	Office Building	033	Dept. Store/Mkt.	082	Multi-Use Office	07	Metall. Light	08	Metall. Sandwich	14	Concrete Tilt-Up	15	Solar Glass	16	Asbestos, Cor. Rig.	17	Hot Air
334	Ser. Station (tail)	359	Day Care Center	034	Retail Store	084	Multiple Storage	08	Metall. Sandwich	14	Concrete Tilt-Up	15	Solar Glass	16	Asbestos, Cor. Rig.	17	Hot Air	21	Hot Water/Steam
338	Parking Garage	373	Retail single occ.	043	Manufacturing	090	Parking Garage	09	Conc., Load Bearing	10	Conc., Non Load Bearing	11	Glass	12	Glass	13	Glass	14	Electric
341	Reg. Shop, Mail	386	Mini Warehouse	044	Light Mfg.	100	Food Franchise (see detail)	15	Solar Glass	16	Asbestos, Cor. Rig.	17	Hot Air	18	Hot Water/Steam	19	Unit Heaters	20	Heat Pump
342	Conv. Shop, Cen.	387	Office Warehouse	045	Warehouse			21	Hot Water/Steam	22	Unit Heaters	23	Heat Pump	24	Electric	25	Hot Air	26	Hot Water/Steam
343	Neigh. Shop, Cen.	388	Warehouse	052	Medical Cen.			26	Hot Water/Steam	27	Unit Heaters	28	Heat Pump	29	Electric	30	Hot Air	31	Hot Water/Steam

YARD IMPROVEMENTS AND / OR SECONDARY BUILDINGS											PHYSICAL CONDITION		FUNCTIONAL UTILITY	
NO	STRUCT/FLAT CODE	DIMENSIONS SIZE	IDENT UNITS	PHYS COND	FUNG UTIL	YEAR BUILT	% GOOD	RC N	RC N L D	1 - Poor	2 - Fair	3 - Normal	4 - Good	5 - Renovated
701										0 - None	1 - Poor	2 - Fair	3 - Normal	4 - Good
702														
703														
704														
705														
706														
TOTAL														
										PC1 Paving, Concrete Parking - Average				
										PC2 Paving, Concrete Heavy Duty				
										PC3 Paving, Concrete Mar./Slab				
										RS1 Utility Building, Frame				
										RS2 Utility Building, Metal				
										RS3 Utility Building, Brick or Stone				
										SH1 Shed, Machinery				

YARD AND SECONDARY BUILDING STRUCTURE CODES										PHYSICAL CONDITION									
AP1	Fence, Chain Link	CP8	Canopy, Serv. Stat. Average	GS4	Serv. Stat. Attendant's Booth	LT6	Lights, Inboard, pole & brk.	SH2	Shed, Aluminum	1	Poor	2	Fair	3	Normal	4	Good	5	Renovated
CP9	Canopy only	CP9	Canopy, Serv. Stat. Good	LT1	Struct/Glass on Frame	LT6	Lights, Inboard, pole & brk.	SH3	Shed, Finished Metal	2	Fair	3	Normal	4	Good	5	Renovated		
CP9	Canopy, Roof/Slab	GS3	Serv. Stat. Attendant's Booth	LT2	Lights, Merc. Vap., Wall Mnt. Fld.	PA1	Paving, Asphalt Parking	SH4	Shed, Quonset	3	Normal	4	Good	5	Renovated				
CP9	Canopy, Serv. Stat. Econ.	LT3	Lights, Fluor., pole & brk. inc.	PA2	Paving, Service Station	SH6	Lumber Shed, Frame, 2 sides open	SH5	Lumber Shed, Frame, 2 sides open	4	Good	5	Renovated						
800	TOTAL OTHER IMPROVEMENTS																		

B. 251 L. 30
 205 PLANT ST.
 11 = 30'



CARD OF CARDS

205 Fifteenth Street

PHOTOGRAPH

SALES DATA

CONSIDERATION

Service Specialties, Inc.

A full page of blank graph paper with a uniform grid of squares. The grid consists of 20 columns and 20 rows, creating a total of 400 small squares. The lines are thin and black, set against a white background. There are no margins, text, or other markings on the page.

LAND VALUE COMPUTATIONS

LOT SIZE OR ACREAGE	UNIT FRONT FOOT PRICE	CORNER INFLUENCE	DEPTH FACTOR	% DEPR.	EFF. FR. FT.	VALUE
25 x 100	20140				25.	1,750 <u>32</u>

NOTES

NOTES:

1971

APPRAISED VALUE

1957-58

LAND

1800

02916520

BUILDINGS

11,400

72000

TOTAL VALUE

1490 13, 200

AM

1967

41.30

40

48

60

68

83

25

1-70

18'

2500

100

25

2500

250

10

11352

27690

48%

52%

20%

80%

41%

11352

160.

CITY OF JERSEY CITY, N. J.
DEPARTMENT OF REVENUE AND FINANCE

OWNER

Service Specialist Inc
Exchange B. & T. Ass'n.

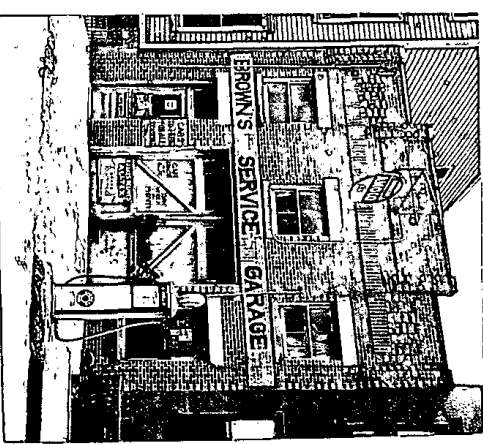
BLOCK 257 LOT 30 ADDRESS 205 15th Street

OWNER'S ADDRESS

TYPE OF BUILDING		1 story brick garage		PORCHES		INT. TRIM		PLUMBING		EQUIP. & ACCESS.	
SINGLE DWLG.	STORES	LOFT BLDG.	DEPT. STORE	OPEN	ENAMELED	GAS	NO. TOILETS	MECH. REFRIG.			
DOUBLE DWLG.	OFFICE BLDG.	FACTORY	CLUB	CLOSED	VARNISHED	1	1	GAS RANGES			
DUPLEX DWLG.	HOTEL	WAREHOUSE	BANK	FRAME	METAL	0	0	COM. COAL & GAS			
TENEMENT	THEATRE	PUBLIC GARAGE	FILLING STA.	MASONRY	EXT. TRIM	0	0	INCINERATOR			
CONSTRUCTION				FRONT		0	0	PASS. ELEVATOR			
WOOD	CONC. BLOCK	STEEL & WOOD	REINF. CONC.	REAR		1	1	FRT. ELEVATOR			
X BRICK	HOLLOW TILE	STEEL & BRICK	MILL	SIDE				RESV. WT. TANK			
ARRANGEMENT		FOUNDATIONS		FLOORS		HEATING		PED. LAV.		AUT. SPRINKLER	
No. STORES	PIERS	SHINGLES, WD.	X FLAT	X WOOD BEAMS	0	0	STOVES	SHOWERS	MAIL CHUTES		
No. APARTS.	CONC.	SHINGLES, COMP.	PEAKED	MILL	STEEL BEAMS	0	STEAM	BUILT-IN SHR.	FIRE PLACES		
ROOMS	CONC. BL.	SIDING	ROOFING	REINF. CONC.	REINF. CONC.	1	HOT WATER	GLASS DR. SHR.	AIR COND.		
BASEMENT	X BRICK	STUCCO	X COMPOSITION				VAPOR	FLUSHOMETER			
FIRST FLOOR	STONE	FACE BRICK 1st	SHINGLES, WD.				HOT AIR	LOW DOWN TANK			
SECOND FLOOR	PILING	COM. BRICK	SHINGLES, COMP.	FLOORING			GAS	PULL CHAIN			
THIRD FLOOR	BASEMENT OR CELLAR	VEN. BRICK		SINGLE			OIL BURNER	TILE FLOOR			
FOURTH FLOOR	X NONE	STONE		DOUBLE			STOKER	ELECT. FIXTURES			
FIFTH FLOOR	PART	CONC.		HARDWOOD			CONCEALED RAD.	GOOD			
SIXTH FLOOR	FULL	CONC. BLOCK		X CEMENT			NO. FURNACES	X FAIR			
SEVENTH-FLOOR	FLOOR	METAL		TILE			SEP. HT. WT. HTR.	X			
ATTIC	NO FLOOR	TERRA COTTA		ATTIC			GAL. WT. T.	CHEAP			
		UNFINISHED									
OBSVD. PHYS. COND.	STREET	GARAGE									
EXCELLENT	30'	WIDTH	DETACHED								
GOOD	W, Blk	PAYG. WDH.	BASEMENT								
FAIR	CONC. SIDEWALK	BRICK	FRAME								
POOR	Note: 6"	SEWER	CONC. BL.								
BARELY USEFUL	Comm. Light	WATER	HOLLOW TILE								
BUILT	Comm. Light	CONC. ROOF	METAL								
REMOD.		DRIVEWAY TYPE									
blt. abt. 1920											

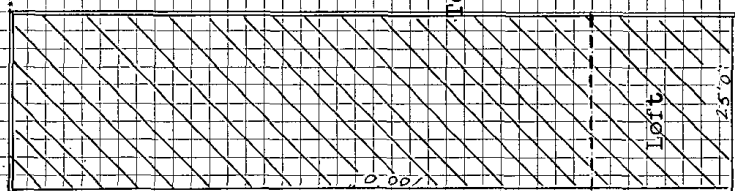
REMARKS
Building rented for \$35.00
Note: Sewer 6" Steel

YEAR	LAND	IMPROVEMENT	TOTAL	CHANGE IN ASSESSMENT						ADJUSTED TOTAL
				DATE	INCREASE		REDUCTION		REASON	
					LAND	IMPROVEMENT	LAND	IMPROVEMENT		
1940	4000	3300	7300			1949	2500	2500	2500	7300
1941	4000	3300	7300			1950	2500	2500		
1942	4000	3300	7300			1951	2500	2500		
1943	4000	3300	7300	01/11	4500	2500				
1944	4000	3300	7300	03	2500	2500				
1945	4000	3300	7300	03	4500	2500				
1946	4500	2500	7000	03	2500	2500				
1947	2500	2500	5000	03	2500	2500				
1948	2500	2500	5000	03	2500	2500				



INSPECTED BY	10/25/37	2321
LAND APPRAISED BY		
NAME	DATE	
IMPROVEMENT APPRAISED BY	DATE	
NAME	DATE	
1948	1938	

Scale 20' = 1"



COMPUTATIONS

Land Area: 25.0x100.0 2 500.0 sq.ft.

Bldg Cube: 25.0x100.0x17.0 42 500. cu.ft.

184 Imp. Val. 42 500 x .18 x .75 \$ 5 737.50
2576

Base \$160.00 Depth 100.0'
\$160.00 x 100.0% x 25.0' (100.0%)

\$4,000.00 Land Value

FIFTEENTH ST.

87797

009631

01 SEP 12 PM 1:29

RECEIVED
AND
RECORDED

Barbara P. Driscoll
HUDSON COUNTY
REGISTER OF DEEDS

30431

257

PREPARED BY:

Rodrigo A. Gonzalez, Esq.

Consideration : \$ 218000.00 Exempt Code: S

County	State	N.P.M.R.F	Total
218.22	544.78	102.00	865.00
fees	Date: 09/12/2001		

DEED

POSTING DATE: 10-15-01

POSTED BY: E.C.

FIELD (S) CHANGED:

1-3-41-42-43
06

This Deed is made on August 13, 2001

BETWEEN

BCN Trading Inc., a New York Corporation,

whose principal address is 50 Franklin Avenue, Brooklyn, New York 11205

referred to as the Grantor,

AND

205 15th Street Holding Corp., a New Jersey Corporation,

whose principal office is located at 205 15th Street, Jersey City, New Jersey 07305

referred to as the Grantee,

The words Grantor and Grantee will include all the names listed above.

Transfer of Ownership. The Grantors grant and convey (transfers ownership of) the property described below to the Grantees. This transfer is made for the sum of **Two Hundred Eighteen Thousand Dollars and No Cents (\$218,000.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) City of Jersey City
Lot No. 30 Block No: 257 Qualifier No.

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.

SEE LEGAL DESCRIPTION ATTACHED HERETO AS SCHEDULE A AND MADE A PART HEREOF.

BEING the same premises conveyed to Grantor herein by Deed from Tan Duc Trading Corp., a New York Corporation, dated April 6, 1995 recorded June 19, 1995 in the Office of the Hudson County Clerk/Register in Deed Book 4872, Page 19.

BEING the same premises commonly known as 205 15th Street, Jersey City, New Jersey

2

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

BK5866PG197

SCHEDULE A

TRACT I

Which on the John B. Coles partition map filed October 24, 1861 is known and designated as Lot 31, Block 163 and is described as follows:

BEGINNING in the southerly line of Fifteenth Street, 125 feet westerly from the corner of Grove Street and running thence (1) Southerly parallel with Grove Street 100 feet; thence (2) Westerly parallel with Fifteenth Street 25 feet; thence (3) Northerly parallel with Grove Street 100 feet to the southerly line of Fifteenth Street; thence (4) Easterly along the southerly line of Fifteenth Street 25 feet to the place of Beginning.

TRACT II

BEGINNING at a point in the southerly line of Fifteenth Street (formerly North 7th Street) distant easterly from the corner formed by the intersection of said southerly line of Fifteenth Street with the easterly line of Erie Street two hundred twenty five (225) feet; thence running (1) Southerly at right angles with Fifteenth Street one hundred (100) feet; thence (2) Easterly parallel with Fifteenth Street twenty-five (25) feet; thence (3) Northerly parallel with Erie Street one hundred (100) feet to the southerly line of Fifteenth Street; thence (4) Westerly along the southerly line of Fifteenth Street twenty-five (25) feet to the point or place of Beginning.

FOR INFORMATION PURPOSES: "In compliance with Chapter 157, Laws of 1977, premises herein are Lot 30 and 31 in Block 257 on the Tax Map of the above municipality."

Premises being more particularly described as follows:

BEGINNING AT A POINT on the southwesterly street line of Fifteenth Street (formerly North 7th Street), where the same is intersected by the division line between Lots 31 and 32 in Block 257, as shown on the aforementioned Tax Map, which point is distant northwesterly 125.00 feet along the same from its intersection with the northwesterly street line of Grove Street; thence from said point of BEGINNING;

(1) South 27 degrees 00 minutes West, along the division line of Lots 31 and 32, 100.00 feet to a point; thence

(2) North 63 degrees 00 minutes West, along the division line of Lots 10A, 11B, 30 and 31, 50.00 feet to a point; thence

(3) North 27 degrees 00 minutes East, along the division line of Lots 29 and 30, 100.00 feet to a point on the southwesterly street line of Fifteenth Street; thence

(4) South 63 degrees 00 minutes East, along the said street line of Fifteenth Street, 50.00 feet to the POINT OR PLACE OF BEGINNING.

The above description being drawn in accordance with a survey prepared by All County Surveying, P.C., dated 7/11/01.

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

257

106 - DEED - OBTAIN
IND OR CORP - Plain Language

G VS - 1

Copyright © 1987 By ALL STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, NJ 07016

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

PAUL S. BRENNER OF THE
NEW JERSEY BAR**DEED**This Deed is made on April 6th - 1995

BETWEEN

TAN DUC TRADING CORP., a New York Corporation,

whose address is 50 Franklin Avenue, Brooklyn, NY 11205

referred to as the Grantor,

AND BCN TRADING INC., a New York Corporation

whose post office address is 50 Franklin Avenue, Brooklyn, NY 11205

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 FIFTY THOUSANDand no/one (\$50,000) DOLLARS

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of City of Jersey City
Block No. 257 Lot No. 30 and 31 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:**TRACT I**

Which on the John B. Coles partition map filed October 24, 1861 is known and designated as Lot 31, Block 163 and is described as follows:

BEGINNING in the southerly line of Fifteenth Street, 125 feet westerly from the corner of Grove Street and running thence (1) Southerly parallel with Grove Street 100 feet; thence (2) Westerly parallel with Fifteenth Street 25 feet; thence (3) Northerly parallel with Grove Street 100 feet to the southerly line of Fifteenth Street; thence (4) Easterly along the southerly line of Fifteenth Street 25 feet to the place of Beginning

Being also known as Lot 31, Block 257, on the Tax Map of the City of Jersey City.

TRACT II

BEGINNING at a point in the southerly line of Fifteenth Street (former North 7th Street) distant easterly from the corner formed by the intersection of said southerly line of Fifteenth Street with the easterly line of Erie Street two hundred twenty five (225) feet; thence running (1) Southerly at right angles with Fifteenth Street one hundred (100) feet; thence (2) easterly parallel with Fifteenth Street twenty-five (25) feet; thence (3) northerly parallel with Erie Street one hundred (100) feet to the southerly line of Fifteenth Street; thence (4) Westerly along the southerly line of Fifteenth Street twenty-five (25) feet to the point or place of Beginning.

Said premises are commonly known as numbers 203-205 Fifteenth Street, Jersey City, New Jersey.

The above described premises were conveyed to the grantors herein by Service Specialties, Inc., a New Jersey Corporation by deed dated August 13, 1984, recorded August 27, 1984 in Deed Book 3424 at Page 280 in the Office of the Register of Hudson County.

COUNTY	STATE	H.P.N.R.F.	TOTAL
604	59.05	124.75	175.00
DATE		6/19/1995	

8K4872PG019

95 JUN 19 AM 10:27

004509

RECEIVED

Kearse & C. Chubb

HUDSON COUNTY
REGISTER OF DEEDS

ASSESSORS

257

DEED

30431

This Deed is made on August 13, 1984

BETWEEN SERVICE SPECIALTIES, INC.

83,000.00

8-27-84

290.50

NA

a corporation of the state of New Jersey
having its principal office at 205 - 15th Street, Jersey City, New Jersey,

referred to as the Grantor,

AND

TAN DUC TRADING CORPORATION

whose post office address is 214-216 Grand Street, New York, New York,

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 EIGHTY THREE THOUSAND and 00/100 (\$83,000.00)-----DOLLARS.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of City of Jersey City
Block No. 257 Lot No. 30 and 31 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:

TRACT I

Which on the John B. Coles partition map filed October 24, 1861 is known and designated as Lot 31, Block 163 and is described as follows:

BEGINNING in the southerly line of Fifteenth Street, 125 Feet westerly from the corner of Grove Street and running thence (1) Southerly parallel with Grove Street 100 feet; thence (2) Westerly parallel with Fifteenth Street 25 feet; thence (3) Northerly parallel with Grove Street 100 feet to the southerly line of Fifteenth Street; thence (4) Easterly along the southerly line of Fifteenth Street 25 feet to the place of Beginning.

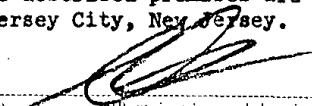
Being also known as Lot 31, Block 257, on the Tax Map of the City of Jersey City.

TRACT II

BEGINNING at a point in the southerly line of Fifteenth Street (formerly North 7th Street) distant easterly from the corner formed by the intersection of said southerly line of Fifteenth Street with the easterly line of Erie Street two hundred twenty-five (225) feet; thence running (1) Southerly at right angles with Fifteenth Street one hundred (100) feet; thence (2) easterly parallel with Fifteenth Street twenty-five (25) feet; thence (3) northerly parallel with Erie Street one hundred (100) feet to the southerly line of Fifteenth Street; thence (4) westerly along the southerly line of Fifteenth Street twenty-five (25) feet to the point or place of Beginning.

BEING the same premises conveyed to Service Specialties, Inc. by deed from the City of Jersey City, dated March 17, 1981, recorded March 25, 1981 in the Office of the Register of Hudson County in Deed Book 3319 page 664 and Service Specialties Inc. by deed from Anthony C. Balascio and Mary Balascio, his wife, dated December 1, 1949, recorded December 6, 1949 in the Office of the Register of Hudson County in Deed Book 2389 page 274.

The above described premises are commonly known by street address 203-205 Fifteenth Street, Jersey City, New Jersey.

Prepared by: 
(N.J.S.A. 46:15-13) (Print signer's name below signature)

TIMOTHY J. HAWKES, ESQ.

3424 780