

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss.

COUNTY OF HUDSON

I, William Rosato of full age, being duly sworn  
(print owner's name)

according to law on his/her oath deposes and says, that he/she resides or works at

1 Evertrust Plaza, Suite 102

(owner's address)

in the Town/City of Jersey City in the County  
of Hudson and State of NJ is the owner  
in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Jersey City  
aforesaid, and known and designated as:

256-262 Johnston Avenue

(property address)

|              |            |
|--------------|------------|
| Block: 15801 | Lot(s): 49 |
| Block: 15801 | Lot(s): 50 |
| Block:       | Lot(s):    |
| Block:       | Lots(s):   |

and that he/she authorizes FD Johnston Ave LLC to  
(name of applicant)

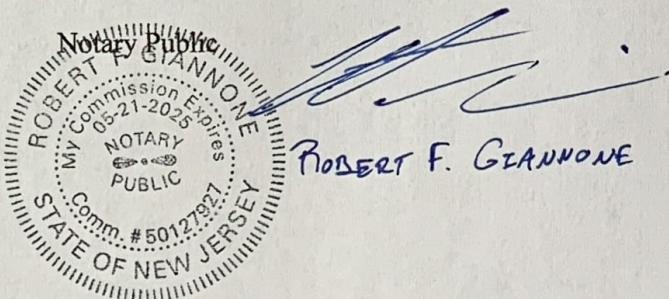
make the annexed application in his/her behalf, and that the statements of fact contained in said  
application are true.

By: WR

(signature of owner)

Sworn to before me this

11<sup>th</sup> day of NOVEMBER 2020



## AFFIDAVIT OF PERFORMANCE

I, William Rosato, Managing Member of FD Johnston Ave LLC  
(Property Owner/Architect/Engineer)

hereby certify that the Site Plan submitted to the Planning Board/Zoning Board of  
Adjustment [cross out inapplicable Board] for property at

# 262 Johnston Avenue;

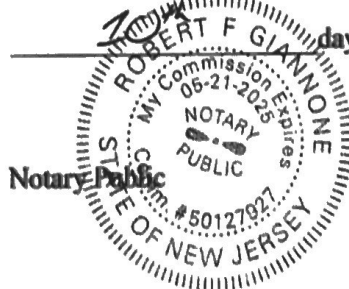
Block(s) 15801, Lot(s) 49 & 50

is a full and complete representation of the Site Plan and that it shall be completed as  
submitted.

  
(Property Owner/Architect/Engineer)

Sworn before me this

20 day of AUGUST, 20 20







STEVEN M. FULOP  
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY  
DEPARTMENT OF TAX COLLECTIONS

CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302  
P: 201 547 5124 / 5125



JOANNE SISK CTC  
TAX COLLECTOR

MEMORANDUM

TO:

FROM: Jersey City Tax Collector's Office

DATE: 11-12-20

RE: Written Response

-----  
This memorandum is to certify that real estate taxes on:

Block # 15801 Lot # 50 Qual # \_\_\_\_\_

Property Location: 262 Johnston Ave Jersey City NJ

In the City of Jersey City are as follows:

X Paid thru 4 quarter 20 20

\_\_\_\_\_ Delinquent for \_\_\_\_\_ quarter 20 \_\_\_\_\_

\_\_\_\_\_ Tax Exempt

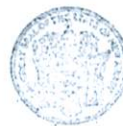
N/A In Lien Status Certificate # \_\_\_\_\_

I verify that this information accurately  
reflects the municipal tax record

Tax Collector

Municipality: Jersey City

County: Hudson





STEVEN M. FULOP  
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY  
DEPARTMENT OF TAX COLLECTIONS

CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302  
P: 201 547 5124 / 5125



JOANNE SISK CTC  
TAX COLLECTOR

MEMORANDUM

TO:

FROM: Jersey City Tax Collector's Office

DATE: 11-12-20

RE: Written Response

-----  
This memorandum is to certify that real estate taxes on:

Block # 15801 Lot # 49 Qual # \_\_\_\_\_

Property Location: 236-258 Johnston Ave Jersey City NJ


In the City of Jersey City are as follows:

✓ Paid thru 4<sup>th</sup> quarter 20 20

\_\_\_\_\_ Delinquent for \_\_\_\_\_ quarter 20 \_\_\_\_\_

\_\_\_\_\_ Tax Exempt

N/A In Lien Status Certificate # \_\_\_\_\_

|   |   |
|---|---|
| I verify that this information accurately reflects the municipal tax record |   |
| Tax Collector   |  |
| Municipality:   | <u>Jersey City</u>  |
| County:   | <u>Hudson</u>   |

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**OWNERSHIP DISCLOSURE STATEMENT**

**OF**

**FD Johnston Ave LLC**

**APPLICANT:** FD Johnston Ave LLC  
1 Evertrust Plaza, Suite 102  
Jersey City, NJ 07302

The Members of FD Johnston Ave LLC are as follows:

| <b><u>MEMBERS:</u></b>   | <b><u>PERCENTAGE INTEREST</u></b>       |
|--|---|
| JRC OZ Fund IV LLC<br>By: Robert Caulfield, Managing Member<br>c/o Fields Development Group<br>1 Evertrust Plaza, Suite 102<br>Jersey City, NJ 07302 | 33.333% of FD Johnston Ave LLC          |
| Robert A. Caulfield<br>c/o Fields Development Group<br>1 Evertrust Plaza, Suite 102<br>Jersey City, NJ 07302   | 50% interest in JRC OZ Fund IV LLC      |
| James Caulfield<br>c/o Fields Development Group<br>1 Evertrust Plaza, Suite 102<br>Jersey City, NJ 07302   | 50% interest in JRC OZ Fund IV LLC      |
| GR OZ Fund III LLC<br>By: Gregory Russo<br>785 Lenape Trail<br>Westfield, NJ 07090   | 16.667% interest in FD Jonhston Ave LLC |
| Gregory Russo<br>785 Lenape Trail<br>Westfield, NJ 07090   | 50% interest in GR OZ Fund III LLC      |
| M. Padilla<br>785 Lenape Trail<br>Westfield, NJ 07090  | 50% interest in GR OZ Fund III LLC      |

Alpine Residential LLC  
By: Alpine Residential LLC  
18 Hasting Drive  
Tenafly, NJ 07670

50% interest in FD Johnston Ave LLC

Alpine Real Estate Group LLC  
192 Lexington Ave. Suite 901  
New York, NY 10016

50% interest in Alpine Residential LLC

William Rosato  
192 Lexington Ave, Suite 901  
New York, NY 10016

50% interest in Alpine Real Estate  
Group LLC

Todd Scheffler  
192 Lexington Ave, Suite 901  
New York, NY 10016

50% interest in Alpine Real Estate  
Group LLC

Beachwold Residential LLC  
192 Lexington Ave, Suite 901  
New York, NY 10016

50% interest in Alpine Residential LLC

Gideon Z. Friedman  
192 Lexington Ave, Suite 901  
New York, NY 10016

34.4% interest in Beachwold  
Residential LLC

Lucy N. Friedman  
192 Lexington Ave, Suite 901  
New York, NY 10016

14.4% interest in Beachwold  
Residential LLC

Tanya Friedman  
192 Lexington Ave, Suite 901  
New York, NY 10016

14.4% interest in Beachwold  
Residential LLC

Ezra H. Friedman  
192 Lexington Ave, Suite 901  
New York, NY 10016

14.4% interest in Beachwold  
Residential LLC

Samuel N. Friedman  
192 Lexington Ave, Suite 901  
New York, NY 10016

14.4% interest in Beachwold  
Residential LLC

William S. Friedman  
192 Lexington Ave, Suite 901  
New York, NY 10016

8% interest in Beachwold Residential  
LLC

Summary

Balance Due: **\$0.00**

Date Due: **Account is Current**

MAKE A PAYMENT

| Bill Date | Usage | Service Dates       | Previous Balance  |
|-----------|-------|---------------------|---|
| 09/17/20  | 0 CCF | 07/28/20 - 09/17/20 | <div>\$0.00</div> <div>Last paid amount is \$25.51</div> <div>On 09/23/20</div> |

[VIEW DETAILS](#) ►



Never miss a payment!  
Sign up for Direct Debit on  
mysuezwater.com

Hi, FD JOHNSTON AVE LLC.  
This is your 09/17/20 bill.

Account Number  
30303882609487



Total Amount Due  
\$25.51



Current Charges Due By  
10/19/20

## Your Water Usage

for 07/28/20 thru 09/17/20

CCF = Hundreds of Cubic Feet (100 cu. ft. = 748 gallons)

E = Estimated Reading

0

Jul  
Sep  
'20

Next meter reading date: on or about  
12/14/2020

FD JOHNSTON AVE LLC

Service Address  
262 JOHNSTON AVE  
JERSEY CITY NJ

Previous Balance \$0.00

Payments / Credits  
Since Last Bill \$0.00

Balance Forward \$0.00

Current Charges \$25.51

Total Amount Due \$25.51

Subject to Interest Penalties of 18% per annum  
when unpaid 30 days after the bill date.

Bill details on reverse side



## Important Messages

Please be advised that any unpaid water/sewer charges that are considered delinquent as of November 9,2020 will be subject to Tax Sale on December 9,2020. To avoid going into Tax Sale, please keep your account current.

## Payment Options Pay your bill online at mysuezwater.com



### Online

Visit mysuezwater.com.  
A convenience fee applies for  
this service.



### Direct Debit

Sign-up online to have your  
payments automatically  
deducted from your checking  
or savings account.



### Phone

Call 888-608-6690.  
A convenience fee applies for  
this service.



### Mail

Use pay stub below and  
envelope provided.



### In Person

Visit one of our convenient  
payment centers listed on  
mysuezwater.com/my-account/  
find-payment-locations.



Jersey City Municipal Utility Authority  
Customer Service Center  
69 DeVoe Place  
Hackensack, NJ 07601

Temp - Return Service Requested

Service Address  
262 JOHNSTON AVE  
JERSEY CITY NJ

FD JOHNSTON AVE LLC

Account Number 30303882609487

Balance Forward \$0.00

Current Charges \$25.51

Total Amount Due By October 19, 2020 \$25.51

Payment Amount Enclosed \$ \_\_\_\_\_

Please make payable to: JERSEY CITY MUA

000116



BILLQ 116 T:  
FD JOHNSTON AVE LLC  
1 EVERTRUST PLZ STE 102  
JERSEY CITY NJ 07302-3087




JERSEY CITY MUA  
PO BOX 40114  
NEWARK NJ 07101-4001

0 3882609487 000002551 0000000000 000002551 00000 7



# Usage and Bill Details 07/28/20 - 09/17/20

|  |                         |            |                    |                 |                        |     |
|--|-------------------------|------------|--------------------|-----------------|------------------------|-----|
|  | <b>Meter Number</b>     | 65507197   | <b>Total Usage</b> | 0 CCF (0 gal)   | <b>Days of Service</b> | 51  |
|  | <b>Current Reading</b>  | 09/17/2020 | 0079               | Prorated Actual | <b>Rate</b>            | WTQ |
|  | <b>Previous Reading</b> | 07/28/2020 | 0079               | Prorated Actual | <b>Unit of Measure</b> | CCF |
|  |                         |            |                    |                 |                        |     |

|                              |                |
|------------------------------|----------------|
| WATER FACILITIES CHG         | \$25.51        |
| SEWER CHARGES                | \$0.00         |
| <b>TOTAL CURRENT CHARGES</b> | <b>\$25.51</b> |

WTQ = Water Quarterly | CHG = Charge  
Rate/Tariff details are available at mysuezwater.com

**Reconnection/Restoration Fees;** If your service is disconnected, a reconnection/restoration fee will be required to restore your service.

## Contact Us:

For emergencies or to report service disruptions 24/7, call 800-575-4433



Jersey City Municipal Utility Authority  
Customer Service Center  
69 DeVoe Place  
Hackensack, NJ 07601



Customer Service Inquiries 800-575-4433  
Fax 201-525-2336  
Mon - Fri (except holidays) 8:00 am - 5:30 pm



[mysuezwater.com](https://www.mysuezwater.com)



[suejccustserv@suez.com](mailto:suejccustserv@suez.com)



**SUEZ Water North Jersey**



**@SUEZWaterNJ**

Please register any question or complaint about the bill prior to the due date.  
Always remember to include your account number on any correspondence to us.



## SUEZ Water Conservation Tip

Replace landscape plants with native plants that require less water



## Additional Important Messages