

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK)
)ss.
COUNTY OF KINGS)

I, Samuel Brettler, o/b/o 500 COMMUNIPAW AVE., LLC, being of full age, being duly sworn according to the law on his oath deposes and says, I am the Managing Member/Authorized Signatory, of 500 COMMUNIPAW AVE., LLC, and the principal place of business of 500 COMMUNIPAW AVE., LLC is located at 500 Communipaw Avenue, City of Jersey City, County of Hudson, State of New Jersey, and that 500 COMMUNIPAW AVE., LLC, is the owner in fee of all that certain lot, piece of parcel of land situated, lying and being in the City of Jersey City, aforesaid, known and designated:

Block 17003, Lots 36, 37, 38, 39, 40
500 – 510 Communipaw Avenue and

Block 17003, Lot 8
22 Park Street
Jersey City, New Jersey

and that, on behalf of the owner, authorize(s):

500 COMMUNIPAW AVE., LLC

to make the annexed application in its behalf and that the statements of fact contained in said application are true.



Samuel Brettler
o/b/o 500 Communipaw Ave, LLC

Sworn to before me this 15th
day of July, 2020

Notary Public State of New York
Attorney at Law State of New Jersey



16356/128876

5506588-1

AFFIDAVIT OF PERFORMANCE

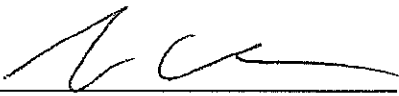
STATE OF NEW YORK)
)ss.
COUNTY OF KINGS)

I, Samuel Brettler, o/b/o 500 COMMUNIPAW AVE., LLC, hereby certify that the Plans submitted to the Jersey City Zoning Board of Adjustment / Planning Board for the properties located at:

Block 17003, Lots 36, 37, 38, 39, 40
500 – 510 Communipaw Avenue and

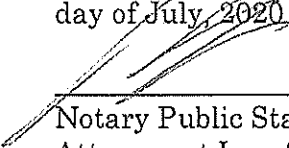
Block 17003, Lot 8
22 Park Street
Jersey City, New Jersey

and also known on the Jersey City Tax Maps, are a full and complete representation of the Site Plans and that they shall be completed as submitted.



Samuel Brettler
o/b/o 500 Communipaw Ave., LLC

Sworn to before me this 15th
day of July, 2020



Notary Public State of New York
Attorney at Law State of New Jersey



OWNERSHIP DISCLOSURE STATEMENT OF

500 COMMUNIPAW AVE., LLC

PURSUANT TO N.J.S.A. 40:55D-48.1

Subject Property: 500 – 512 Communipaw Avenue
Block 17003, Lots 36, 37, 38, 39, 40; and
22 Park Street, Block 17003, Lot 8
Jersey City, New Jersey

<u>Applicant</u>	<u>Member Name and Address</u>	<u>Percentage Interest</u>
500 Communipaw Ave., LLC 500 Communipaw Avenue Jersey City, New Jersey	Samuel Brettler	31%
	Meyer Meisles	31%
	Solomon Strulovic	19%
	Leo Goldman	19%



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: 8-6-21

RE: Written Response

This memorandum is to certify that real estate taxes on:

Block # 17003, Lot # 8, Qual #

Property Location: 22 Park St. JC. NJ 07304

In the City of Jersey City are as follows:

X Paid thru 2nd quarter 20 21

 Delinquent for quarter 20

 Tax Exempt

MP In Lien Status Certificate #

 Payroll Tax quarter filed 20

I verify that this information accurately
reflects the municipal tax record

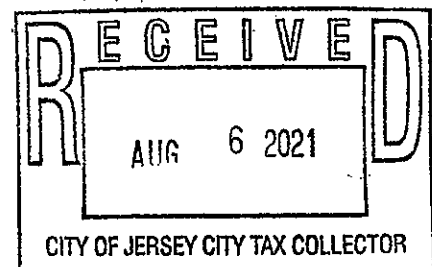
Tax Collector

Municipality: Jersey City

County: Hudson



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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: 8-6-21

RE: Written Response

This memorandum is to certify that real estate taxes on:

Block # 17003, Lot # 36, Qual # _____

Property Location: 500 Communipaw Ave. JC NJ 07304

In the City of Jersey City are as follows:

X Paid thru 2nd quarter 20 21

_____ Delinquent for _____ quarter 20 _____

_____ Tax Exempt

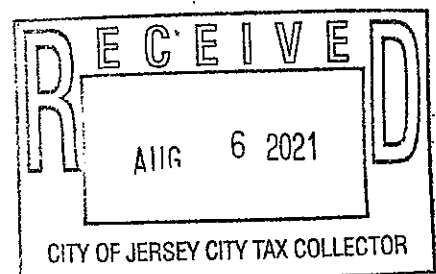
N/A In Lien Status Certificate # _____

_____ Payroll Tax _____ quarter filed 20 _____

I verify that this information accurately reflects the municipal tax record

Tax Collector _____
Municipality Jersey City
County Hudson

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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: 8-6-21

RE: Written Response

This memorandum is to certify that real estate taxes on:

Block # 17003, Lot # 37, Qual # _____

Property Location: 500 COMMUNIPAW AVE LC NJ 07304

In the City of Jersey City are as follows:

X Paid thru 2nd quarter 20 21

_____ Delinquent for _____ quarter 20 _____

_____ Tax Exempt

NA In Lien Status Certificate # _____

_____ Payroll Tax _____ quarter filed 20 _____

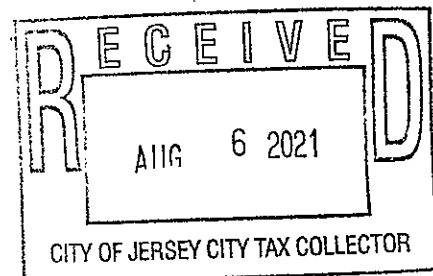
verify that this information accurately
reflects the municipal tax record



Tax Collector

Municipality: Jersey City

County: Hudson





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P: 201 547 5124 / 5125



JOANNE SISK CTC
TAX COLLECTOR

MEMORANDUM

TO:

FROM: Jersey City Tax Collector's Office

DATE: 8-6-21

RE: Written Response

This memorandum is to certify that real estate taxes on:

Block # 17003, Lot # 38, Qual # _____

Property Location: 506 Communipaw Ave. SC NJ 07304

In the City of Jersey City are as follows:

X Paid thru 2nd quarter 20 21

_____ Delinquent for _____ quarter 20 _____

_____ Tax Exempt

ms In Lien Status Certificate # _____

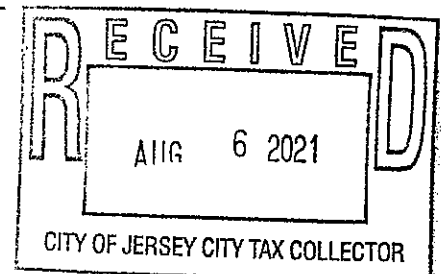
_____ Payroll Tax _____ quarter filed 20 _____

I verify that this information accurately
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Tax Collector

Municipality: Jersey City

County: Hudson





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CITY OF JERSEY CITY
DEPARTMENT OF TAX COLLECTIONS

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P: 201 547 5124 / 5125



JOANNE SISK CTC
TAX COLLECTOR

MEMORANDUM

TO:

FROM: Jersey City Tax Collector's Office

DATE: 8-6-21

RE: Written Response

This memorandum is to certify that real estate taxes on:

Block # 17003, Lot # 39, Qual # _____

Property Location: 508 Communipaw Ave. SE NJ 07304

In the City of Jersey City are as follows:

X Paid thru 2nd quarter 20 21

_____ Delinquent for _____ quarter 20 _____

_____ Tax Exempt

N/A In Lien Status Certificate # _____

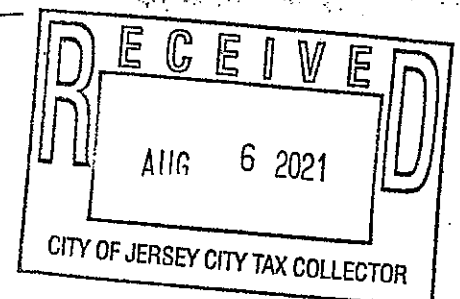
_____ Payroll Tax _____ quarter filed 20 _____

I verify that this information accurately
reflects the municipal tax record

Tax Collector

Municipality: Jersey City

County: Hudson





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TAX COLLECTOR

MEMORANDUM

TO:

FROM: Jersey City Tax Collector's Office

DATE: 8-6-21

RE: Written Response

This memorandum is to certify that real estate taxes on:

Block # 17003, Lot # 40, Qual # _____

Property Location: Commun. park Ave SE 15, 07304

In the City of Jersey City are as follows:

X Paid thru 9th quarter 20 21

_____ Delinquent for _____ quarter 20 _____

_____ Tax Exempt

mlp In Lien Status Certificate # _____

_____ Payroll Tax _____ quarter filed 20 _____

I verify that this information accurately
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Tax Collector

Municipality: Jersey City

County: Hudson



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