

**TAX
CERTIFICATION**

PRIME TUVEL & MICELI

ATTORNEYS AT LAW

Date: October 15, 2025

Pursuant to your request, I have reviewed the Tax Records of the **City of Bayonne** and preliminarily note that there are no taxes or assessments for local improvements that are due or delinquent on the property which is the subject matter of the following applicant:

John and Maryan, LLC

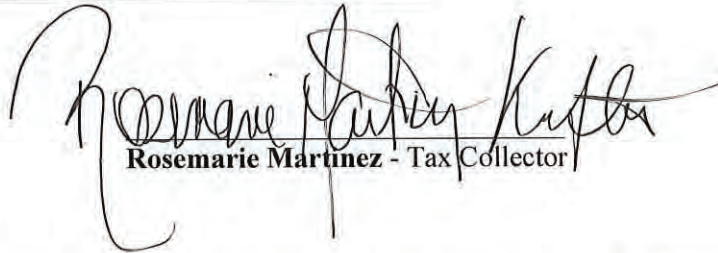
Name of Applicant or Owner

1012-1022 Avenue C, Bayonne, NJ 07002

Property Address

Block 64, Lots 2 & 3

Block & Lot



Rosemarie Martinez - Tax Collector

NOTE:

The above is not a formal tax search or improvement search performed pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Planning and Zoning Boards. In the event that the applicant desires to rely upon the information, a formal tax search and Municipal Improvement Search should be applied for and the fees posted for said search in accordance with the prevailing statutes.

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Jersey City, NJ 07302
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W primelaw.com

ADDITIONAL OFFICES

Mount Laurel, NJ | Hackensack, NJ | Hoboken, NJ | Fort Washington, PA | New York, NY

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Notes Exist

Block: 64
 Lot: 2
 Qualifier:
 Owner: JOHN & MARYAN, LLC % ANGELO BASKALY
 Prop Loc: 1012-1022 AVENUE C
 Account Id: 11521002
 Tax Bill
 PTR Form
 Restricted Edit

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2026	2		4,672.80	4,672.80	.00	4,672.80
2026	1		4,672.80	4,672.80	.00	4,672.80
2026		Total	9,345.60	9,345.60	.00	9,345.60
2025	4		5,081.18	17.00	.00	17.00
2025	3		4,536.02	.00	.00	.00
2025	2		4,537.00	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 10/20/25
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 10/07/2025
 Interest Date Interest Detail

TOTAL TAX BALANCE DUE

Principal: 17.00 Penalty: .00
 Misc. Charges: .00 Interest: .00 Total: 17.00

* Indicates Adjusted Billin in a Tax Quarter

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Notes Exist

Block: 64

Lot: 3

Qualifier:

Owner: JOHN & MARYAN, LLC % ANGELO BESKALY

Prop Loc: 53-57 W 48TH ST

Account Id: 11518008

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2026	2		864.00	864.00	.00	864.00
2026	1		864.00	864.00	.00	864.00
2026		Total	1,728.00	1,728.00	.00	1,728.00
2025	4		939.40	.00	.00	.00
2025	3		838.60	.00	.00	.00
2025	2		829.00	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 10/20/25

Other APR2 Threshold Amt: .00 Per Diem: .00000

Last Payment Date: 10/07/2025

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter.