

TITLE REPORT



File No: 302394 (17628)

Prepared for: Maria A. Dantas, Esq.
Riker Danzig LP
One Speedwell Avenue
Morristown, NJ 07962

Your File: 26 North Avenue Urban Renewal LLC

Premises: 26 North Avenue
City of Bayonne
County of Hudson
State of New Jersey
Lot: 3 Block: 297

Owner: 26 North Avenue Urban Renewal LLC, a New Jersey limited liability company

LAST DEED OF RECORD:

FEE TITLE VESTED IN:

26 North Avenue Urban Renewal LLC, a New Jersey limited liability company, successor by name change to 26 North Avenue LLC, a New Jersey limited liability company, by deed, from Marl Associates, a New York partnership, dated , and recorded October 20, 2015 in the Hudson County Register's Office in [Deed Book 9070 Page 74](#).

SUBJECT TO:

OPEN MORTGAGES, & OTHER LIENS:

1. **Term Loan Mortgage** made by 26 North Avenue Urban Renewal LLC f/k/a 26 North Avenue LLC, a New Jersey limited liability company to Mariner's Bank dated September 21, 2021 and recorded October 7, 2021 in [Mortgage Book 20084 Page 274](#).

Principal Amount: **\$5,674,000.00**

2. **Absolute Assignment of Leases and Rents** made by 26 North Avenue Urban Renewal LLC f/k/a 26 North Avenue LLC, a New Jersey limited liability company, to Mariner's Bank, dated September 21, 2021 and recorded October 7, 2021 in the Hudson County Register's Office in [Mortgage Book 20084 Page 300](#).

Continued . . .

2. **UCC:** **Financing Statement**
 Filed in: Hudson County Register's Office
 Debtor: 26 North Avenue Urban Renewal LLC f/k/a 26 North Avenue LLC
 Secured Party: Mariner's Bank
 Filed: October 7, 2021
 Number: [20211007110031460](#)

3. **UCC:** **Financing Statement**
 Filed in: NJ Department of the Treasury
 Debtor: 26 North Avenue Urban Renewal LLC f/k/a 26 North Avenue LLC
 Secured Party: Mariner's Bank
 Filed: September 21, 2021
 Number: [55458913](#)

JUDGMENTS:

[Judgment Search](#) dated July 12, 2024 of the New Jersey Superior Court United States Bankruptcy Court for the District of New Jersey and United States District Court for the District of New Jersey is attached and shows the following:

vs. 26 North Avenue Urban Renewal LLC No Returns

TAXES:

- a. [Tax Search](#) dated July 24, 2024 shows:

First quarter 2024	-	\$15,092.00 Paid
Second quarter 2024	-	\$15,092.00 Paid
Third quarter 2024	-	\$73,998.00 Open; Estimated Tax Bill
Fourth quarter 2024	-	TO BE DETERMINED
First quarter 2025	-	TO BE DETERMINED
Second quarter 2025	-	TO BE DETERMINED
2023: \$60,367.50		Paid in Full

- b. **Water:** Unimproved. If premises is improved utility charges are a lien
- c. **Sewer:** Unimproved. If premises is improved utility charges are a lien
- d. **Assessment Search** dated July 24, 2024 shows: Pending Added/Omitted Assessment from date of Certificate of Occupancy or Assessor's inspection of property.

Continued . . .

OTHER:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof.
 2. Rights or claims of parties in possession not shown by the public records.
 3. Easements, or claims of easements, covenants, restrictions, reservations not shown by the public records.
 4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
 5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 6. Taxes, charges and assessments.
 7. Unpaid taxes, water and sewer rents, if any, for the year 2024 which are a lien but are not yet due and payable.
 8. Possible additional taxes and assessments for the year 2024 assessed or levied under RS 54:4-63.1 et seq.
 9. Easement and Right of Way as set forth in [Deed Book 3349 Page 613](#).
 10. Easements in Declaration of Taking as set forth in [Deed Book 3599 Page 43](#).
 11. Easement and Right of Way as set forth in [Deed Book 3743 Page 204](#).
 12. Easements in Declaration of Taking as set forth in [Deed Book 8551 Page 242](#).
 13. Declaration of Covenants and Restrictions as set forth in [Deed Book 9203 Page 1](#).
- End.

LEGAL DESCRIPTION

ALL that tract or parcel of land and premises, situate, lying and being in the City of Bayonne, County of Hudson and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the southerly line of North Street, said point being distant North 88 degrees 04 minutes West 265.75 feet from the intersection of said southerly line of North Street, and the westerly line of Avenue C and from said beginning point running thence (1) North 88 degrees 04 minutes West along said southerly line of North Street 474.55 feet to a point; thence (2) South 00 degrees 18 minutes West 122.56 feet to a point; thence (3) South 89 degrees 36 minutes 50 seconds West 216.68 feet to a point; thence (4) South 03 degrees 44 minutes 20 seconds West 39.70 feet; thence (5) South 86 degrees 15 minutes 40 seconds East 394.15 feet to a point; thence (6) North 03 degrees 44 minutes 20 seconds East 9.20 feet to a point; thence (7) South 86 degrees 15 minutes 40 seconds East 41.25 feet to a point; thence (8) South 03 degrees 44 minutes 20 seconds West 9.20 feet; thence (9) South 86 degrees 15 minutes 40 seconds East 20.10 feet to a point; thence (10) North 85 degrees 34 minutes East 234.99 feet to a point; thence (11) North 01 degree 56 minutes East 159.25 feet to the point or place of BEGINNING.

Excepting thereout and therefrom premises as was conveyed to the State of New Jersey Department of Transportation by Deed dated 5/6/82 and recorded 5/19/82 in Deed Book 3349, Page 613, as follows:

Parcel 24 and UR24B, as indicated on a map entitled: "New Jersey Department of Transportation, GENERAL PROPERTY PARCEL MAP, Route 169(1953) Section 2, Bayonne Bridge to East 30th Street, Showing Existing Right Of Way and Parcels To be Acquired In The City Of Bayonne, County Of Hudson, Scale: As Indicated: July 1977".

Parcel 24, including specifically all the land and premises located at about Station 26+35 (N.B. Base Line Stationing), bounded on the north by the proposed right of way line of State Highway Route 169(1953) Section 2, as laid down on the aforesaid map; and on the south and west by lands now or formerly of the Central Railroad Company of New Jersey; all as shown on the aforesaid map;

Parcel UR24B including specifically all the land and premises located at about Station 28+50 (N.B. Base Line Stationing), bounded on the south by the proposed right of way line of State Highway Route 169(1953) Section 2, as laid down on the aforesaid map; and on west by lands now or formerly of the Central Railroad Company of New Jersey; on the north by the proposed line of railroad as laid down on the aforesaid map; and on the south, west, south, east and south shown on the aforesaid map;

Being more particularly described in accordance with a survey by Pronesti Surveying, Inc., dated 1/2/2013 last revised 9/23/2015 as follows:

BEGINNING at a point on the southerly sideline of North Street, said point being distant 265.75 feet westerly from the corner formed by the intersection of the said southerly sideline of North Street and the westerly sideline of Avenue 'C'; thence running

- 1) South 01 degrees 35 minutes 53 seconds West, 159.25 feet to a point on the northerly sideline of Conrail Railroad, thence
- 2) Westerly along said sideline, South 85 degrees 13 minutes 53 seconds West, 149.64 feet to a point on a curve, thence

continued...



LEGAL DESCRIPTION

- 3) Still along said sideline on a curve to the right having a radius of 1,131.92 feet an arc length of 11.99 feet and a chord bearing and distance of North 82 degrees 39 minutes 50 seconds West, 11.99 feet to a point of tangency, thence
- 4) Still along said sideline, North 82 degrees 21 minutes 38 seconds West, 85.77 feet to a point of curve, thence
- 5) Still along said sideline on a curve to the left having a radius of 1,159.92 feet an arc length of 78.39 feet and a chord bearing and distance of North 84 degrees 17 minutes 48 seconds West, 78.38 feet to a point of tangency, thence
- 6) Still along said sideline, North 86 degrees 13 minutes 58 seconds West, 133.92 feet to a point of curve, thence
- 7) Still along said sideline on a curve to the right having a radius of 3,569.00 feet an arc length of 138.32 feet and a chord bearing and distance of North 85 degrees 07 minutes 21 seconds West, 138.31 feet to a point of tangency, thence
- 8) Still along said sideline, North 84 degrees 00 minutes 44 seconds West, 92.09 feet to a point, thence
- 9) Leaving the said sideline of Conrail Railroad, North 03 degrees 24 minutes 13 seconds East, 8.71 feet to a point, thence
- 10) North 89 degrees 16 minutes 43 seconds East, 216.68 feet to a point, thence
- 11) North 00 degrees 02 minutes 07 seconds West, 122.56 feet to a point on the aforesaid southerly sideline of North Street, thence
- 12) Easterly along said sideline, South 88 degrees 24 minutes 07 seconds East, 474.55 feet to the POINT AND PLACE OF BEGINNING.

Note for Information: Being known and designated as Tax Lot 3 in Block 297 for the City of Bayonne, County of Hudson, State of New Jersey.

Note for Information: Being commonly known as 26 North Street, Bayonne, New Jersey.



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Per your instructions the following additional searches were run with the noted results:

JUDGMENTS:

a. **Judgment Search** of the New Jersey Superior Court and United States District Court shows:

vs. 26 North Avenue LLC	No Returns	to 7/12/2024
vs. John R. Cali:	No Returns	to 07/12/2024

b. **Judgment Search** at the County (Morris) level shows:

vs. John R. Cali:	No Returns	to 07/14/2024
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c. **Judgment Search** at the County (Hudson) level shows:

vs. 26 North Avenue Urban Renewal LLC:	No Returns	to 07/05/2024
vs. 26 North Avenue LLC:	No Returns	to 07/05/2024

PATRIOT ACT NAME SEARCH:

vs. 26 North Avenue Urban Renewal LLC:	No Returns	to 7/19/2024
vs. 26 North Avenue LLC:	No Returns	to 7/19/2024
vs. John R. Cali:	No Returns	to 07/19/2024

FINANCING STATEMENTS:

1. **STATE OF NJ** Thru: July 19, 2024
 - a. John R. Cali: No Returns
 - b. 26 North Avenue LLC: Returns: FS #[51345402](#); [Contin #51345402](#)

2. **MORRIS COUNTY, NJ** Thru: July 14, 2024
 - a. John R. Cali: No Returns

3. **HUDSON COUNTY, NJ** Thru: July 5, 2024
 - a. 26 North Avenue LLC: No Returns

GOOD STANDING:

[26 North Avenue Urban Renewal LLC](#)

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LITIGATION SEARCHES (NEW JERSEY)

FEDERAL TAX LIENS (County Clerk's Office, NJ – Hudson County)

vs. 26 North Avenue Urban Renewal LLC: No Returns to 7/09/2024
vs. 26 North Avenue LLC: No Returns to 7/09/2024

FEDERAL TAX LIENS (County Clerk's Office, NJ – Morris County)

vs. John R. Cali: No Returns to 7/10/2024

JUDGMENTS (Superior Court – Law & Special Civil Parts, NJ – Hudson County)

vs. 26 North Avenue Urban Renewal LLC No Returns to 7/19/2024
vs. 26 North Avenue LLC: No Returns to 7/19/2024

JUDGMENTS (Superior Court – Law & Special Civil Parts, NJ – Morris County)

vs. John R. Cali: No Returns to 7/23/2024

LAWSUITS (Superior Court – Law & Special Civil Parts, NJ – Hudson County)

vs. 26 North Avenue Urban Renewal LLC No Returns to 7/23/2024
vs. 26 North Avenue LLC: No Returns to 7/23/2024

LAWSUITS (Superior Court – Law & Special Civil Parts, NJ – Morris County)

vs. John R. Cali: No Returns to 7/23/2024

LAWSUITS (U. S. District Court – District of New Jersey)

vs. 26 North Avenue Urban Renewal LLC No Returns to 7/23/2024
vs. 26 North Avenue LLC: No Returns to 7/23/2024
vs. John R. Cali: No Returns to 7/23/2024



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This search follows your instructions and runs to the Board Date of July 5, 2024. No responsibility will be accepted for errors in the County Indices in that indices have been relied upon in the search conducted.

THIS IS NOT A COMMITMENT FOR TITLE INSURANCE.

Certification of this search is limited to spelling of names as shown on index work contained herein.

*Liability for damages due to negligence or omissions is assumed solely in the Company's capacity as an abstractor, and is specifically limited to the amount charged for this search or \$250.00, whichever is less.

Old Republic National Title Insurance Company
2 Hudson Place, 5th Floor
Hoboken, NJ 07030

By: 
Anita Jefferson
Title Officer

Dated: July 30, 2024