

TITLE REPORT

NOTICE OF SETTLEMENT

File #: Mega- 13422

Owner(s) Name(s) and Address(es):

1012-1022 Holdings LLC
c/o Alexander Kiszner
338 Palisade Avenue, Suite 257
Jersey City, NJ 07307

Buyer/Borrower(s) Name(s) and Address(es):

John & Maryan, LLC
c/o Angelo Beskaly
140 Bleecker Street
Jersey City, NJ 07307

NOTICE is hereby given of a contract, agreement of sale, between the parties hereto.

THE land to be affected is commonly known as 1012-1022 Avenue C, Tax Lot 2, Tax Block 64 and 53-57 West 48th Street, Tax Lot 3, Tax Block 64 in the Municipality of City of Bayonne, County of Hudson, State of NJ.



Samah Ghabour, President
Mega Title, LLC
721 Route 34 Suite 3
Matawan, NJ 07747

ACKNOWLEDGEMENT

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX

BE IT REMEMBERED, that on **June 3, 2025**, before me the subscriber, personally appeared, Samah Ghabour, President of Mega Title, LLC who I am satisfied is the person named in and who executed the within instrument, and thereupon he/she acknowledge that he/she signed and sealed and delivered the same as his/her own act and deed for uses and purposes therein expressed.



Linda E. Diaz, My Commission Expires 3/23/26
Notary Public of the State of New Jersey

* This form must be executed by a party or legal representative. If the notice is executed by anyone other than an Attorney at Law of New Jersey, it must be executed and acknowledged or proven in the same manner as a deed.



Privacy Notice

Last Updated and Effective Date: December 1, 2024

First American Financial Corporation and its subsidiaries and affiliates (collectively, “First American,” “we,” “us,” or “our”) describe in our full privacy notice (“Notice”), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted (“Sites”); (2) you use our products and services (“Services”); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services (“B2B”). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does **not** apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not “sell” your information in the traditional sense, the definition of “sale” is broad under the CCPA that some disclosures of your information to third parties may be considered a “sale” or “sharing” for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our



best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit <https://www.firstam.com/privacy-policy/>.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.





COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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Form 50221434 (9-29-23)





5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

NOTICE:

THE POLICY(IES) TO BE ISSUED PURSUANT TO THIS COMMITMENT CONTAIN AN ARBITRATION CLAUSE. BY ACCEPTING THE POLICY, THE COMPANY AND THE PROPOSED INSURED AGREE TO ARBITRATION AND UNDERSTAND AND AGREE THAT, SUBJECT TO THE TERMS OF THE ARBITRATION CLAUSE, THEY ARE BOTH WAIVING THEIR RIGHTS TO MAINTAIN OTHER AVAILABLE RESOLUTION PROCESSES, SUCH AS COURT ACTION OR ADMINISTRATIVE PROCEEDING, TO SETTLE THEIR DISPUTES WHICH ARISE OUT OF OR RELATE TO THE POLICY.

All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>. The Proposed Insured may opt out of the arbitration provisions contained in the Policy by obtaining a New Jersey Waiver of Arbitration Endorsement. This endorsement is available upon request, and at no cost to the Proposed Insured.

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IMPORTANT NOTICE AND DISCLOSURE

Issuing Office File No. Mega-13422

1. By law First American Title Insurance Company is required to advise you that the Title Insurance Commitment issued by us may contain conditions, exceptions, exclusions, limitations and requirements governing our liability and the coverage you may receive. **REAL ESTATE TITLE TRANSACTIONS ARE COMPLEX. THE COMPANY DOES NOT REPRESENT YOU AND CANNOT GIVE YOU LEGAL ADVICE. YOU ARE ENTITLED TO REVIEW THE TITLE INSURANCE COMMITMENT WITH AN ATTORNEY AT LAW OF YOUR OWN CHOOSING, AT YOUR EXPENSE, PRIOR TO THE TRANSFER OF TITLE. WE STRONGLY ADVISE THAT YOU DO SO.**
2. **THE ATTORNEY RETAINED BY YOU, OR BY YOUR LENDER, CLOSING OR SETTLING THIS TITLE IS NOT AN AGENT FOR AND DOES NOT ACT ON BEHALF OF FIRST AMERICAN TITLE INSURANCE COMPANY. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS, COST, OR EXPENSE INCURRED BY YOU BECAUSE YOUR ATTORNEY OR YOUR LENDER'S ATTORNEY HAS MADE A MISTAKE OR MISAPPLIED YOUR FUNDS.** Because the attorney is not our agent, we assume no responsibility for any information, advice, or title insurance promises the attorney may give or make. Our only liability to you is under the terms of the Commitment, Policy, and Closing Protection Letter – Single Transaction if you choose to obtain one.
3. [If you desire to obtain protection from this company regarding the application of your funds or compliance with requirements relating to the issuance of the proposed policy, the company will, on request and the payment of the fees filed with, and approved by, the New Jersey Department of Banking and Insurance, provide for a settlement service.]
4. By law we are also required to advise you that we have been asked to issue a mortgagee policy to the lender in the amount shown on Schedule A of the enclosed Title Insurance Commitment. If you have not already requested it, you have the right and opportunity to obtain title insurance in your own favor for an additional premium which we will quote on request.



First American Title™

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Mega Title, LLC
Issuing Office: 721 Route 34 Suite 3 Matawan, NJ 07747
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number:
Issuing Office File Number: Mega-13422
Property Address: 1012-1022 Avenue C, Bayonne, NJ 07002
Revision Number:

SCHEDULE A

1. Commitment Date: **May 28, 2025**

2. Policy to be issued:

Owner's Policy: ALTA Owner's Policy of Title Insurance 2021 v. 01.00 (7-1-2021) (New Jersey Variation) Policy Amount: **\$1,925,000.00**

Proposed Insured: **John & Maryan, LLC**

The estate or interest to be insured: **Fee Simple**

3. The estate or interest in the Land at the Commitment Date is: **Fee Simple.**

4. The Title is, at the Commitment Date, vested in:

1012-1022 Holdings LLC by deed from Congregation Zichron Shandel, Inc., dated 10/25/2022 and recorded 11/14/2022, in the Hudson County Clerk/Register's Office in Deed Book 9709, Page 507.

5. The Land is described as follows: See Schedule C, attached hereto.

FOR INFORMATION ONLY: Being known as Lot: 2 in Block: 64 on the official tax map of the City of Bayonne, Hudson County in the state of New Jersey. The mailing address is 1012-1022 Avenue C, Bayonne, NJ 07002.

First American Title Insurance Company

By: _____

Samah Ghabour
Authorized Officer or Agent
Mega Title, LLC

FOR INFORMATION ONLY WITH RESPECT TO THE FOLLOWING ADDITIONAL PROPERTY OR PROPERTIES:

Premises 2: Being known as Lot: 3 in Block: 64 on the official tax map of the City of Bayonne, Hudson County in the state of New Jersey. The mailing address is: 53-57 West 48th Street, Bayonne, NJ 07002.

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ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)



SCHEDULE B, PART I – REQUIREMENTS

Issuing Office File No. Mega-13422

All of the following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay the premiums, fees, and charges for the Policy to the Company.
3. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

(a) Deed from 1012-1022 Holdings LLC to John & Maryan, LLC to be recorded in Hudson County Clerk/Register's Office.
4. Affidavits of Title by all sellers and all mortgagors must be submitted and this Commitment is subject to such additional exceptions, if any, we deem appropriate.
5. In the event that the proceeds of the loan to be secured by the mortgage to be insured are not to be fully disbursed at closing, the Company must be notified and this Commitment will then be modified accordingly.
6. This Company requires that a title continuation (or rundown) must be ordered not less than 24 hours before closing.
7. The Company requires that a NOTICE OF SETTLEMENT in connection with the transaction to be insured be filed pursuant to N.J.S.A. 46:26A-11, as nearly as possible to, but not more than sixty (60) days before, the anticipated date of recording of the closing documents. If the closing is postponed, a second Notice must be filed before the expiration of the first. If both a deed and mortgage are to be insured, two (2) Notices must be filed: one for the deed, and one for the mortgage.
8. New Jersey Superior Court, United States District Court and United States Bankruptcy Court search dated 5/21/2025 shows CLEAR vs. the sellers and search dated 5/21/2025 shows CLEAR vs. the purchasers. Patriot Name searches show CLEAR.
9. Tidelands Searches dated 5/30/2025 shows the properties are unclaimed.
10. **Cancellation or other disposition of Mortgage made by 1012-1022 Holdings LLC, to Jacques Freund, dated 10/25/2022, recorded 11/14/2022 in the HUDSON County Clerk/Register's Office in Mortgage Book 20371, Page 851 in the amount of \$500,000.00. (Company requires original Discharge).**
11. **Discharge is required of Declaration of Restrictions between Alexander Kiszner, Managing Member of 1012-1022 Holdings LLC and Herbert Tepfer dated 10/25/2022, recorded 11/14/2022 in Deed Book 9709, page 513.**
12. A copy of the corporate resolution of 1012-1022 Holdings LLC authorizing the sale of the premises must be produced at or prior to closing of title and provided to this company. Said corporate resolution must be a certified true copy in accordance with the certificate and state that it has not been modified or rescinded.

(CONTINUED)

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Schedule B - Part I – Continued

Issuing Office File No. Mega-13422

13. With reference to 1012-1022 Holdings LLC, the following is to be submitted:
 - a. Proof is required that the Certificate of Formation for 1012-1022 Holdings LLC, together with all amendments thereto, have been filed with the New Jersey Secretary of State in accordance with N.J.S.A. 42:2B-1, et seq. or 42:2C-1, et seq.
 - b. A copy of the operating agreement and any amendments thereto from 1012-1022 Holdings LLC must be provided for review by this Company. This Company reserves the right to raise additional requirements and/or exceptions upon review.
 - c. Proof is required that the operating agreement has not been modified or amended and that there has been no change in the composition of the LLC since its formation.
 - d. Proof is required that the LLC continues to be a valid LLC in compliance with N.J.S.A. 42:2B-1, et seq. or 42:2C-1, et seq. (Certificate of Good Standing shows said LLC is in good standing, and Annual Reports are CURRENT)
 - e. Proof is required that the LLC has not classified itself as a corporation for Federal income tax purposes. If it has, then corporate franchise tax reports will be ordered.
14. A copy of the corporate resolution of John & Maryan, LLC authorizing the purchase of the premises must be produced at or prior to closing of title and provided to this company. Said corporate resolution must be a certified true copy in accordance with the certificate and state that it has not been modified or rescinded.
15. With reference to John & Maryan, LLC, the following is to be submitted:
 - a. Proof is required that the Certificate of Formation for John & Maryan, LLC, together with all amendments thereto, have been filed with the New Jersey Secretary of State in accordance with N.J.S.A. 42:2B-1, et seq. or 42:2C-1, et seq. (RECEIVED)
 - b. A copy of the operating agreement and any amendments thereto from John & Maryan, LLC must be provided for review by this Company. This Company reserves the right to raise additional requirements and/or exceptions upon review. (RECEIVED)
 - c. Proof is required that the operating agreement has not been modified or amended and that there has been no change in the composition of the LLC since its formation.
 - d. Proof is required that the LLC continues to be a valid LLC in compliance with N.J.S.A. 42:2B-1, et seq. or 42:2C-1, et seq. **(Certificate of Good Standing shows said LLC is in good standing, however, Annual Reports are outstanding for the year 2025);**
 - e. Proof is required that the LLC has not classified itself as a corporation for Federal income tax purposes. If it has, then corporate franchise tax reports will be ordered.

END SCHEDULE B – PART I

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ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)



SCHEDULE B, PART II – EXCEPTIONS

Issuing Office File No. Mega-13422

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Notwithstanding any provision of the policy to the contrary, any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
2. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I "Requirements" are met.
3. Rights or Claims or interest of parties in possession of the land not shown by the public record.
4. Easements, or claims of easements, not shown by the public record.
5. Any liens 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, assessments and utilities: See Attached
7. Subject to added or omitted assessments pursuant to N.J.S.A. 54:4-63.1 et seq.
8. Subsurface conditions and/or encroachments not disclosed by an instrument of record. (Fee Policy only).
9. Restrictions, Reservations and conditions as contained in Deed Book 1451 page 460; Deed Book 1451 page 461, Deed Book 1451 page 463, Deed Book 1457 page 326, Deed Book 1527 page 136 and Deed Book 7242 page 308.
10. Subject to any unrecorded lease(s) and rights of any tenants.

END SCHEDULE B – PART II

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)

SCHEDULE C – LEGAL DESCRIPTION

Issuing Agent: Mega Title, LLC
Issuing Office File No. Mega-13422

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Bayonne, in the County of Hudson, State of New Jersey:

Beginning at a point in the southeasterly sideline of Avenue "C", said point being distant 47.00 feet from the intersection of the southwesterly sideline of West 49th Street with the said sideline of Avenue "C", and from said point of beginning running; Thence

- (1) South 47 degrees 40 minutes East, 85.32 feet to a point; Thence
- (2) North 68 degrees 36 minutes East, 47.39 feet to a point; Thence
- (3) North 21 degrees 24 minutes West, 10.18 feet to a point in the said sideline of West 49th Street; Thence
- (4) Along said sideline, South 47 degrees 40 minutes East, 34.13 feet to a point; Thence
- (5) South 68 degrees 36 minutes West, 93.00 feet to a point; Thence
- (6) South 21 degrees 24 minutes East, 5.00 feet to a point; Thence
- (7) South 68 degrees 36 minutes West, 127.56 feet to point in the northeasterly sideline of West 48th Street; Thence
- (8) Along said sideline, North 47 degrees 40 minutes West 38.17 feet to a point; Thence
- (9) Along said sideline of Avenue "C", North 42 degrees 20 minutes East 153.00 feet to the point and place of beginning.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lots 2 and 3 in Tax Block 64 on the Official Tax Map of the City of Bayonne, Hudson County, State of New Jersey.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)



NEW JERSEY TAX & ASSESSMENT SEARCH

For: MEGA TITLE LLC
Customer ID: 484897920
Reference #: 13422
Order #: 9534240/MT-150-9534240
Completed Date: 06/02/2025

Report Fee: \$26.00

CERTIFICATE OF CURRENT PROPERTY TAX AND ASSESSMENT STATUS FOR:

Municipality: BAYONNE CITY(HUDSON) 630 Avenue C
(201) 858-6055 BAYONNE, NJ 07002

2020 TAX RATE IS ACTUALLY PER \$1,000 OF ASSESSED VALUE.

Block: 64 **Owner:** 1012-1022 HOLDINGS LLC
Lot: 2 **Property Location:** 1012-1022 AVENUE C
Also: **Mailing:** 338 PALISADE AVE STE 257 JERSEY CITY, NJ 07307
Lot Size: 153X85.86IRR **Tax Rate:** 2.796 per \$100 of Assessed Value **Assessed Values:**
Prop. Code: 4A-Commercial **Land:** \$241,800
Improvement: \$407,200
Total: \$649,000

**Not to be used to determine the "residential use" for the purposes of P.L. 2004, c. 66 section 8.*

Deduction: None
Cert. Of Occup.: New Constr/Realty Transactions
Smoke detector: Required as per NJAC 5:70-4.19
Call (201) 858-6073 for inspection **Inspection Fee:** \$50.00 for inspection

2024 Taxes:	\$18,146.04	PAID IN FULL
2025 Qtr 1 Due: 02/01/2025	\$4,537.00	PAID
2025 Qtr 2 Due: 05/01/2025	\$4,537.00	PAID
2025 Qtr 3 Due: 08/01/2025		TO BE DETERMINED
2025 Qtr 4 Due: 11/01/2025		TO BE DETERMINED
2026 Qtr 1 Due: 02/01/2026		TO BE DETERMINED
2026 Qtr 2 Due: 05/01/2026		TO BE DETERMINED

Added Assessments: PENDING ADDED/OMITTED ASSESSMENT FROM DATE OF CERTIFICATE OF OCCUPANCY OR ASSESSOR'S INSPECTION OF PROPERTY.

Water: Veolia Water New Jersey / Bayonne PO BOX 40122 Newark,NJ 07101-4001 888-434-0518
Information To Follow
Sewer: Included in Water Account(s)

Confirmed Assessments: None

Liens: None

Additional Vacant/Abandoned Property Fees may apply. Municipalities reserve the right to impose property registration fees on a property deemed vacant/abandoned and additional fees on a property in which foreclosure proceedings have commenced. These fees are municipal charges subject to tax sale. It is advised that funds be escrowed to cover these potential fees. Please contact the municipality to confirm status.

Miscellaneous 6% YEAR 2024 4TH QTR \$1,159.35 PAID
END PENALTY:

UNCONFIRMED ASSESSMENTS:

Ordinance #: None **Adopted On:** None **Improvement Type:** None
Charles Jones LLC guarantees that the above information accurately reflects the contents of the unredacted public record as of the completed date.



NEW JERSEY TAX & ASSESSMENT SEARCH

For: MEGA TITLE LLC
Customer ID: 484897920
Reference #: 13422
Order #: 9534242/MT-150-9534242
Completed Date: 06/02/2025

Report Fee: \$26.00

CERTIFICATE OF CURRENT PROPERTY TAX AND ASSESSMENT STATUS FOR:

Municipality: BAYONNE CITY(HUDSON) 630 Avenue C
(201) 858-6055 BAYONNE, NJ 07002

2020 TAX RATE IS ACTUALLY PER \$1,000 OF ASSESSED VALUE.

Block: 64 **Owner:** 1012-1022 HOLDINGS LLC
Lot: 3 **Property Location:** 53-57 W 48TH ST
Also: **Mailing:** 338 PALISADE AVE, STE 257 JERSEY CITY, NJ 07307
Lot Size: 28.31X220.56IRR **Tax Rate:** 2.796 per \$100 of Assessed Value **Assessed Values:**
Prop. Code: 1-Vacant Land **Land:** \$120,000
Improvement: \$0
Total: \$120,000

**Not to be used to determine the "residential use" for the purposes of P.L. 2004, c. 66 section 8.*

Deduction: None
Cert. Of Occup.: New Constr/Realty Transactions
Smoke detector: Required as per NJAC 5:70-4.19
Call (201) 858-6073 for inspection **Inspection Fee:** \$50.00 for inspection

2024 Taxes:	\$3,355.20	PAID IN FULL
2025 Qtr 1 Due: 02/01/2025	\$839.00	PAID
2025 Qtr 2 Due: 05/01/2025	\$839.00	PAID
2025 Qtr 3 Due: 08/01/2025		TO BE DETERMINED
2025 Qtr 4 Due: 11/01/2025		TO BE DETERMINED
2026 Qtr 1 Due: 02/01/2026		TO BE DETERMINED
2026 Qtr 2 Due: 05/01/2026		TO BE DETERMINED

Added Assessments: PENDING ADDED/OMITTED ASSESSMENT FROM DATE OF CERTIFICATE OF OCCUPANCY OR ASSESSOR'S INSPECTION OF PROPERTY

Water: Veolia Water New Jersey / Bayonne PO BOX 40122 Newark,NJ 07101-4001 888-434-0518
Information To Follow
Sewer: Included in Water Account(s)

Confirmed Assessments: None

Liens: None

Additional Vacant/Abandoned Property Fees may apply. Municipalities reserve the right to impose property registration fees on a property deemed vacant/abandoned and additional fees on a property in which foreclosure proceedings have commenced. These fees are municipal charges subject to tax sale. It is advised that funds be escrowed to cover these potential fees. Please contact the municipality to confirm status.

UNCONFIRMED ASSESSMENTS:

Ordinance #: None **Adopted On:** None **Improvement Type:** None

Charles Jones LLC guarantees that the above information accurately reflects the contents of the unredacted public record as of the completed date.

Hereby certifies to:

Mega Title, LLC
721 Route 34, Suite 3
Matawan NJ 07747
Ref/File #: 13422
Cert #: 20703582-20791433-RI v 1



THAT THE PROPERTY HEREINAFTER DESIGNATED IS NOT CLAIMED BY THE STATE OF NEW JERSEY AS AREA NOW OR FORMERLY BELOW MEAN HIGH WATER AS SHOWN ON THE TIDELANDS MAP (IF APPLICABLE) PREPARED BY THE OFFICE OF ENVIRONMENTAL ANALYSIS AND APPROVED BY THE TIDELANDS RESOURCE COUNCIL AND/OR FROM OBSERVED/AS SEEN CONDITIONS ON AERIAL PHOTOGRAPHY.

APPLICABLE TIDELANDS MAP

Tidelands Map (Adoption Date): 672_2154

DESIGNATED PROPERTY

County: Hudson County

Municipality: Bayonne City

Block: 64 Lot: 2

Street Number & Name: 1012-1022 AVENUE C

As shown on Tax Map: 18.00

SEARCH RESULTS

Findings: UNCLAIMED

Dated: 05/30/2025

IN WITNESS WHEREOF, WESTERN TECHNOLOGIES GROUP, LLC. HAS CAUSED THIS CERTIFICATE TO BE EXECUTED BY ITS PRESIDENT.

Hereby certifies to:

Mega Title, LLC
721 Route 34, Suite 3
Matawan NJ 07747
Ref/File #: 13422
Cert #: 20703584-20791435-RI v 1



THAT THE PROPERTY HEREINAFTER DESIGNATED IS NOT CLAIMED BY THE STATE OF NEW JERSEY AS AREA NOW OR FORMERLY BELOW MEAN HIGH WATER AS SHOWN ON THE TIDELANDS MAP (IF APPLICABLE) PREPARED BY THE OFFICE OF ENVIRONMENTAL ANALYSIS AND APPROVED BY THE TIDELANDS RESOURCE COUNCIL AND/OR FROM OBSERVED/AS SEEN CONDITIONS ON AERIAL PHOTOGRAPHY.

APPLICABLE TIDELANDS MAP

Tidelands Map (Adoption Date): 672_2154

DESIGNATED PROPERTY

County: Hudson County

Municipality: Bayonne City

Block: 64 Lot: 3

Street Number & Name: 53-57 W 48TH ST

As shown on Tax Map: 18.00

SEARCH RESULTS

Findings: UNCLAIMED

Dated: 05/30/2025

IN WITNESS WHEREOF, WESTERN TECHNOLOGIES GROUP, LLC. HAS CAUSED THIS CERTIFICATE TO BE EXECUTED BY ITS PRESIDENT.





NEW JERSEY SUPERIOR COURT,
UNITED STATES DISTRICT COURT AND
UNITED STATES BANKRUPTCY COURT

484-8979-20

RE: 13422

CERTIFIED TO:

MEGA TITLE LLC
721 ROUTE 34 STE 3
Matawan NJ 07747

CHARLES JONES LLC HEREBY CERTIFIES THAT IT HAS SEARCHED THE INDEX OF THE CIVIL JUDGMENT AND ORDER DOCKET OF THE SUPERIOR COURT OF NEW JERSEY, THE INDEX OF THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF NEW JERSEY, AND THE INDEX OF THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF NEW JERSEY AND DOES NOT FIND REMAINING UNSATISFIED OF RECORD IN ANY OF THESE COURTS A JUDGMENT OR OTHER DOCKETED RECORD REFERRED TO BY THE RESPECTIVE INDICES WHICH CONSTITUTES A GENERAL LIEN ON REAL PROPERTY IN NEW JERSEY, NOR ANY CERCLA LIEN ON SPECIFIC REAL PROPERTY WITHIN NEW JERSEY NOR ANY PETITION COMMENCING PROCEEDINGS IN BANKRUPTCY EXCEPT AS BELOW SET FORTH AGAINST:

	FROM	TO
1012-1022 HOLDINGS LLC (Entity) *** Name is CLEAR ***	05-21-2005	05-21-2025
10121022 HOLDINGS LLC (Entity) (NAME ADDED - NO CHARGE) *** Name is CLEAR ***	05-21-2005	05-21-2025

DATED 05-21-2025
TIME 08:45 AM

FEES: \$ 9.50
TAX: \$ 0.00
TOTAL:\$ 9.50

RN25-150-02500 150 0764150 24

CHARLES JONES LLC
P.O. BOX 8488
TRENTON, NJ 08650



*** UNITED STATES PATRIOT NAME SEARCH ***

484-8979-20
CERTIFIED TO:

RE: 13422

MEGA TITLE LLC
721 ROUTE 34 STE 3
Matawan NJ 07747

CHARLES JONES LLC HEREBY CERTIFIES THAT IT HAS SEARCHED THE LIST OF "SPECIALLY DESIGNATED NATIONALS AND BLOCKED PERSONS" MAINTAINED BY THE OFFICE OF FOREIGN ASSETS CONTROL, U.S. DEPARTMENT OF THE TREASURY, PURSUANT TO EXECUTIVE ORDER 13224 AS AMENDED BY EXECUTIVE ORDER 13268, AS WELL AS "THE CONSOLIDATED SANCTIONS LIST" THAT INCLUDES THE LIST OF "FOREIGN SANCTIONS EVADERS" PURSUANT TO EXECUTIVE ORDER 13608 AND MAINTAINED BY THE OFFICE OF FOREIGN ASSETS CONTROL, U.S. DEPARTMENT OF THE TREASURY AND REPORTS THE FOLLOWING FINDINGS WITH RESPECT TO THE NAME(S) LISTED BELOW:

	THROUGH
1012-1022 HOLDINGS LLC (Entity)	05-28-2025
10121022 HOLDINGS LLC (Entity) (NAME ADDED - NO CHARGE)	05-28-2025

***** CLEAR PATRIOT NAME SEARCH *****

NOTE: According to the U.S. Department of Treasury, no U.S. person may deal with any Libyan or Iraqi government official whether their name appears on the list or not.

DATE ISSUED: 05-30-2025

FEES: \$ 2.00
TAX: \$ 0.00
TOTAL:\$ 2.00

PA25-150-02501 150 0756150 24

CHARLES JONES LLC
P.O. BOX 8488
TRENTON, NJ 08650



NEW JERSEY SUPERIOR COURT,
UNITED STATES DISTRICT COURT AND
UNITED STATES BANKRUPTCY COURT

484-8979-20

RE: 13422

CERTIFIED TO:

MEGA TITLE LLC
721 ROUTE 34 STE 3
Matawan NJ 07747

CHARLES JONES LLC HEREBY CERTIFIES THAT IT HAS SEARCHED THE INDEX OF THE CIVIL JUDGMENT AND ORDER DOCKET OF THE SUPERIOR COURT OF NEW JERSEY, THE INDEX OF THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF NEW JERSEY, AND THE INDEX OF THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF NEW JERSEY AND DOES NOT FIND REMAINING UNSATISFIED OF RECORD IN ANY OF THESE COURTS A JUDGMENT OR OTHER DOCKETED RECORD REFERRED TO BY THE RESPECTIVE INDICES WHICH CONSTITUTES A GENERAL LIEN ON REAL PROPERTY IN NEW JERSEY, NOR ANY CERCLA LIEN ON SPECIFIC REAL PROPERTY WITHIN NEW JERSEY NOR ANY PETITION COMMENCING PROCEEDINGS IN BANKRUPTCY EXCEPT AS BELOW SET FORTH AGAINST:

	FROM	TO
JOHN & MARYAN, LLC (Entity) *** Name is CLEAR ***	05-21-2005	05-21-2025

DATED 05-21-2025
TIME 08:45 AM

FEES: \$ 9.50
TAX: \$ 0.00
TOTAL:\$ 9.50

RN25-150-02498 150 0760150 24

CHARLES JONES LLC
P.O. BOX 8488
TRENTON, NJ 08650



*** UNITED STATES PATRIOT NAME SEARCH ***

484-8979-20
CERTIFIED TO:

RE: 13422

MEGA TITLE LLC
721 ROUTE 34 STE 3
Matawan NJ 07747

CHARLES JONES LLC HEREBY CERTIFIES THAT IT HAS SEARCHED THE LIST OF "SPECIALLY DESIGNATED NATIONALS AND BLOCKED PERSONS" MAINTAINED BY THE OFFICE OF FOREIGN ASSETS CONTROL, U.S. DEPARTMENT OF THE TREASURY, PURSUANT TO EXECUTIVE ORDER 13224 AS AMENDED BY EXECUTIVE ORDER 13268, AS WELL AS "THE CONSOLIDATED SANCTIONS LIST" THAT INCLUDES THE LIST OF "FOREIGN SANCTIONS EVADERS" PURSUANT TO EXECUTIVE ORDER 13608 AND MAINTAINED BY THE OFFICE OF FOREIGN ASSETS CONTROL, U.S. DEPARTMENT OF THE TREASURY AND REPORTS THE FOLLOWING FINDINGS WITH RESPECT TO THE NAME(S) LISTED BELOW:

THROUGH

JOHN & MARYAN, LLC (Entity)

05-28-2025

***** CLEAR PATRIOT NAME SEARCH *****

NOTE: According to the U.S. Department of Treasury, no U.S. person may deal with any Libyan or Iraqi government official whether their name appears on the list or not.

DATE ISSUED: 05-30-2025

FEES: \$ 2.00
TAX: \$ 0.00
TOTAL:\$ 2.00

PA25-150-02499 150 0756150 24

CHARLES JONES LLC
P.O. BOX 8488
TRENTON, NJ 08650



**Corporate Services
Document Retrieval
Final Report**

Reference: 13422

MEGA TITLE LLC
721 ROUTE 34 STE 3
Matawan, NJ 07747

Service Type: Certificate of Good Standing

Name Searched: 1012-1022 HOLDINGS LLC

Date: 5/30/2025
Search #: CGS-150-1115
Fee: \$75.00

**STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES
SHORT FORM STANDING**

**1012-1022 HOLDINGS LLC
0450848256**

I, the Treasurer of the State of New Jersey, do hereby certify that the above-named New Jersey Domestic Limited Liability Company was registered by this office on August 10, 2022.

As of the date of this certificate, said business continues as an active business in good standing in the State of New Jersey, and its Annual Reports are current.

I further certify that the registered agent and office are:

*ALEXANDER KISZNER
338 PALISADE AVENUE STE 257
JERSEY CITY, NJ 07307*



*IN TESTIMONY WHEREOF, I have
hereunto set my hand and affixed
my Official Seal at Trenton, this
30th day of May, 2025*

*Elizabeth Maher Muoio
State Treasurer*

Certificate Number : 6165119766

Verify this certificate online at

https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp



**Corporate Services
Document Retrieval
Final Report**

Reference: 13422

MEGA TITLE LLC
721 ROUTE 34 STE 3
Matawan, NJ 07747

Service Type: Certificate of Good Standing

Name Searched: JOHN & MARYAN, LLC

Date: 5/30/2025
Search #: CGS-150-1116
Fee: \$75.00

**STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES
SHORT FORM STANDING**

JOHN & MARYAN, LLC
0600134564

I, the Treasurer of the State of New Jersey, do hereby certify that the above-named New Jersey Domestic Limited Liability Company was registered by this office on February 26, 2002.

As of the date of this certificate, said business continues as an active business in good standing in the State of New Jersey. Annual Reports are outstanding for the following year(s): 2025

I further certify that the registered agent and office are:

*ANGELO BESKALY
140 BLEEKER ST
JERSEY CITY, NJ 07307*



*IN TESTIMONY WHEREOF, I have
hereunto set my hand and affixed
my Official Seal at Trenton, this
30th day of May, 2025*

*Elizabeth Maher Muoio
State Treasurer*

Certificate Number : 6165124342

Verify this certificate online at

https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

SHEET 22

SHEET 17

SHEET 13

SHEET 23

W 47 TH STREET

W 48 TH STREET

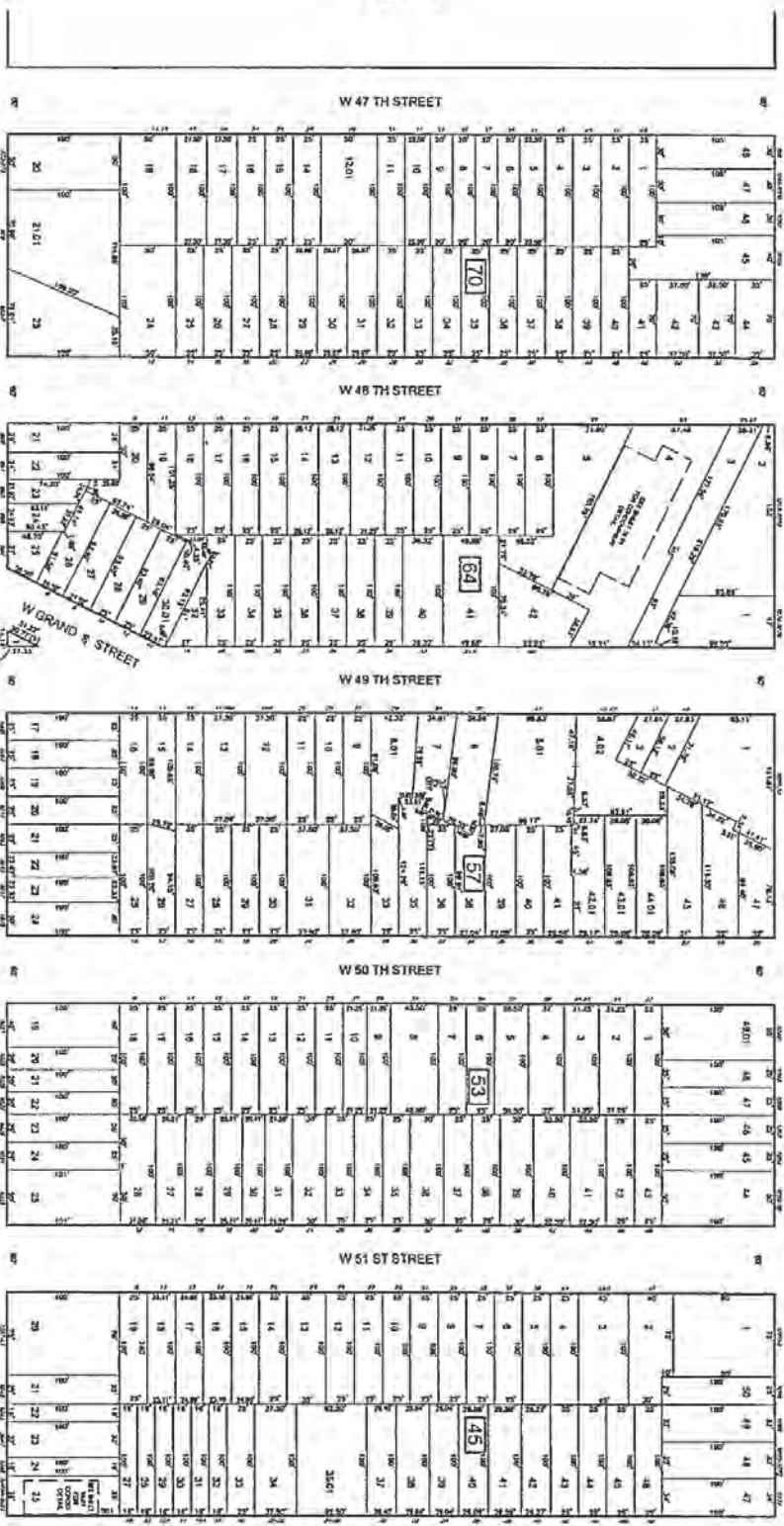
W 49 TH STREET

W 50 TH STREET

W 51 ST STREET

W 52 ND STREET

SHEET 12



THIS SHEET HAS BEEN OBTAINED FROM THE PUBLIC RECORDS OF THE CITY OF BAYONNE, NEW JERSEY.


DATE	BY	REVISIONS
10/15/18	ED CLAY	1.01
10/15/18	ED CLAY	1.02
10/15/18	ED CLAY	1.03
10/15/18	ED CLAY	1.04
10/15/18	ED CLAY	1.05
10/15/18	ED CLAY	1.06
10/15/18	ED CLAY	1.07
10/15/18	ED CLAY	1.08
10/15/18	ED CLAY	1.09
10/15/18	ED CLAY	1.10
10/15/18	ED CLAY	1.11
10/15/18	ED CLAY	1.12
10/15/18	ED CLAY	1.13
10/15/18	ED CLAY	1.14
10/15/18	ED CLAY	1.15
10/15/18	ED CLAY	1.16
10/15/18	ED CLAY	1.17
10/15/18	ED CLAY	1.18
10/15/18	ED CLAY	1.19
10/15/18	ED CLAY	1.20

SHEET 19

SHEET 14

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON DECEMBER 3, 2018. SIGNED BY SHELLEY RELIY AND LATOYA ROBERTSON. ASSIGNED SERIAL NUMBER 1094

TAX MAP
CITY OF BAYONNE
ED CLAY
MAYOR
SHELLY RELIY
LATOYA ROBERTSON
CITY CLERK

<p>Hudson County Recording Data Page Honorable Jeffrey Dublin Hudson County Register</p> 	<p><i>Official Use Only - Barcode</i> 20221114010111650 1/6 11/14/2022 02:45 PM DEED Bk: 9709 Pg: 507 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 224231</p> <p>20221114010111650 11/14/2022 02:45:29 pm Consideration: \$925000.00 Exempt Code: Regular County:\$925.00 State:\$2312.50 NJARTF:\$1162.50 PMPF:\$462.50 EAA:\$1727.50 General:\$2115.00 Buyer's Fee: \$0.00 Total RTE: \$8705.00</p>
<p>Record & Return To: Capital Abstract Co 204 Powderhorn Dr Lakewood, NJ 08701</p>	<p><i>Official Use Only - Realty Transfer Fee</i></p>

<p>Date of Document: 10/25/2022</p>	<p>Type of Document: DEED</p>
<p>First Party Name: CONGREGATION ZICHRON SHAINDEL, INC</p>	<p>Second Party Name: 1012-1022 HOLDINGS LLC</p>
<p>Additional Parties:</p>	

<p>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</p>	
<p>Block: 64</p>	<p>Lot: 2 and 3</p>
<p>Municipality: Bayonne</p>	
<p>Consideration: \$925000.00</p>	
<p>Mailing Address of Grantee: 338 PALISADE AVE, JERSEY CITY, NJ 07307</p>	

<p>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES, AND OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</p>	
<p>Original Book: Instrument No:</p>	<p>Original Page:</p>

<p>HUDSON COUNTY RECORDING DATA PAGE</p> <p>DO NOT DETACH THIS PAGE FROM THE ORIGINAL DOCUMENT AS IT CONTAINS IMPORTANT RECORDING INFORMATION AND IS PART OF THE PERMANENT RECORD.</p>

DEED

Prepared by:

SHAWN R. STOWELL, ESQ.
ATTORNEY-AT-LAW

This Deed is made on October 25, 2022,

BETWEEN CONGREGATION ZICHRON SHAINDEL, INC., whose address is 747 AVENUE C, BAYONNE, NEW JERSEY 07002 referred to as the Grantor,

AND 1012-1022 HOLDINGS LLC, whose post office address is 338 Palisade Ave, Ste 257, Jersey City, NJ 07307 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 NINE HUNDRED TWENTY FIVE THOUSAND DOLLARS no/100 (\$925,000.00) and other consideration. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of CITY OF BAYONNE Block No. 64 Lot Nos. 2 and 3 Account No.

[] No property tax identification number is available on the date of this deed. (Check box if applicable)

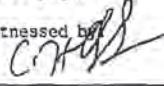
Property. The property consists of the land and all the buildings and structures on the land in the CITY OF BAYONNE, County of HUDSON and the State of NJ. The legal description is:

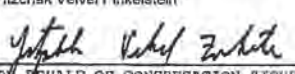
BEING THE SAME PROPERTY CONVEYED TO CONGREGATION ZICHRON SHAINDEL, INC., A NEW JERSEY NOT-FOR PROFIT CORPORATION, BY DEED FROM CONGREGATION BNAI YAAKOV SHLOMO MORDECAI, A RELIGIOUS CORPORATION FORMED UNDER TITLE 16 OF THE NEW JERSEY STATUTES, DATED 6/28/2016 AND RECORDED IN THE HUDSON COUNTY CLERK'S OFFICE ON 6/29/2016 IN DEED BOOK 9128 AT PAGE 260.

SEE SCHEDULE A ATTACHED HERETO.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by

Chananya Hess

Yitzchak Veivel Finkelstein

ON BEHALF OF CONGREGATION ZICHRON SHAINDEL, INC.
Congregation ZICHRON SHAINDEL, INC., a

RTF-1 (Rev. 7/18/19)
NEVER SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2008) (N.J.S.A. 48:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Hudson } SS. County Municipal Code: 0801

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

MUNICIPALITY OF PROPERTY LOCATION Bayonne *The symbol "C" to indicate that fee is exclusively for county use

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Yitzchok Yelre Finkelshteyn being duly sworn according to law upon his/her oath, deposes and says that he/she is the Corporate Officer in a deed dated October 25, 2022 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 64 Lot number 2 and 3 located at 1012-1022 Ave C and 63-67 West 48th Street, Bayonne and annexed thereto (Street Address, Town)

(2) CONSIDERATION \$ 625,000.00 (Instructions #1 and #5 on reverse side) No prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one) If property transferred is Class 4A, calculation in Section 3A below is required

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:

(See Instructions #5A and #7 on reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$ _____ + _____ = \$ _____
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1988, as amended through C. 88, P.L. 2004, for the following reason(s): None (Mere reference to exemption symbol is insufficient. Explain in detail)

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 56, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s) 62 years of age or over * (Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) legally blind or, *
DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*
Senior citizens, blind persons or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale Resident of State of New Jersey
 One or two-family residential premises. Owners as joint tenants must all qualify

*IN CASE OF HUSBAND AND WIFE PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY
C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)
 Affordable according to H.U.D. standards. Reserved for occupancy
 Meets income requirements of region. Subject to resale controls

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)
 Entirely new improvement. Not previously occupied
 Not previously used for any purpose NEW CONSTRUCTION printed clearly at top of first page of the deed

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)
 No prior mortgage assumed or to which property is subject at time of sale.
 No contributions to capital by either grantor or grantee legal entity
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2008.

Subscribed and sworn to before me this 25th day of October, 2022.
Yitzchok Yelre Finkelshteyn Signature of Deponent
747 Avenue C, 747 Avenue C
Bayonne, NJ 07002 Bayonne, NJ 07002
Deponent Address Grantor Address at Time of Sale
XXX-XXX-XXXX Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer
Congregation Yitzchok Shandiel, Inc.



Andrea R. McCauley
NOTARY PUBLIC
State of New Jersey
ID # 80089348
My Commission Expires 8/30/2023

FOR OFFICIAL USE ONLY	
Instrument Number	County
Deed Number	Book Page
Deed Date	Date Recorded

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08646-0251
ATTENTION: REALTY TRANSFER FEE UNIT
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/rtfdocs.htm

American Land Title Association

Commitment for Title Insurance
Adopted 08-01-2016
Technical Corrections 04-02-2018

LEGAL DESCRIPTION

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Thence (1) South 47 degrees 40 minutes East, 85.32 feet to a point;

Thence (2) North 68 degrees 36 minutes East, 47.39 feet to a point;

Thence (3) North 21 degrees 24 minutes West, 10.18 feet to a point in the said sideline of West 49th Street;

Thence (4) Along said sideline, South 47 degrees 40 minutes East, 34.13 feet to a point;

Thence (5) South 68 degrees 36 minutes West, 93.00 feet to a point;

Thence (6) South 21 degrees 24 minutes East, 5.00 feet to a point;

Thence (7) South 68 degrees 36 minutes West, 127.56 feet to point in the northeasterly sideline of West 48th Street;

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NOTE: Lot and Block shown for informational purposes only.

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NOTE FOR INFORMATION ONLY: Mailing Address is 1012-1022 Avenue C , Bayonne, NJ 07002-3210 and 53-5 W 48th St , Bayonne, NJ 07002-4067

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NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09
Last Revised: 09/01/19

Religious corporation formed under Title
16 of the New Jersey Statutes

Yitzhak Velvel Finkelstein

Name: Yitzhak Velvel Finkelstein
Title: Executive Vice President


STATE OF NEW JERSEY, COUNTY OF ~~ESSEX~~ SS.:

I CERTIFY that on OCTOBER ~~25~~ 25, 2022, Yitzhak Velvel Finkelstein personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person): (a) is named in and personally signed this Deed; (b) signed, sealed and delivered this Deed as his or her act and deed; and (c) made this Deed for: \$925,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

Andrew R. McCauley
NOTARY PUBLIC

Andrew R. McCauley
NOTARY PUBLIC
State of New Jersey
ID # 50089348
My Commission Expires 8/30/2023



<p>Hudson County Recording Data Page Honorable Jeffrey Dublin Hudson County Register</p> 	<p><i>Official Use Only - Barcode</i></p> <p>20221114010111660 1/5 11/14/2022 02:45 PM DEED Bk: 9709 Pg: 513 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 224231</p>
<p>Record & Return To: Capital Abstract Co 204 Powderhorn Dr Lakewood, NJ 08701</p>	<p><i>Official Use Only - Reality Transfer Fee</i></p>

<p>Date of Document: 10/25/2022</p>	<p>Type of Document: DEED</p>
<p>First Party Name: ALEXANDER KISZNER</p>	<p>Second Party Name: HERBERT TEPFER</p>
<p>Additional Parties: 1012-1022 HOLDINGS LLC</p>	

<p align="center">THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</p>	
<p>Block: 64</p>	<p>Lot: 2 and 3</p>
<p>Municipality: Bayonne</p>	
<p>Consideration: \$0.00</p>	
<p>Mailing Address of Grantee: 4229 18TH AVE, BROOKLYN, NY 11204</p>	

<p align="center">THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES, AND OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</p>	
<p>Original Book: Instrument No:</p>	<p>Original Page:</p>

<p align="center">HUDSON COUNTY RECORDING DATA PAGE</p> <p align="center">DO NOT DETACH THIS PAGE FROM THE ORIGINAL DOCUMENT AS IT CONTAINS IMPORTANT RECORDING INFORMATION AND IS PART OF THE PERMANENT RECORD.</p>

DECLARATION OF RESTRICTIONS

Declaration of Restrictions made this 25 day of OCTOBER, 2022, by
ALEXANDER KISZNER, Managing Member(s) of 1012-1022 HOLDINGS LLC, with an address at, 338 PALISADE
AVE, STE 257, JERSEY CITY, NJ 07307, herein called Declarant(s), and
HERBERT TEPFER, as Interested Party, with an address at, 4429 18TH AVE, BROOKLYN, NY 11204,
do/es hereby state that

WITNESSETH:

WHEREAS the Declarant(s) by ALEXANDER KISZNER, Managing Member(s) of 1012-1022 HOLDINGS LLC, with
an address at, 338 PALISADE AVE, STE 257, JERSEY CITY, NJ 07307, a NW JERSEY Limited Liability
Company(ies); and

WHEREAS the Declarant(s) is/are the owner(s) of premise(s):

PARCEL: 1012-1022 AVENUE C, BAYONNE, NJ 07002
County: HUDSON Block: 64 Lot: 2

PARCEL: 53-5 W 48TH STREET, BAYONNE, NJ 07002
County: HUDSON Block: 64 Lot: 3, and

WHEREAS the Declarant(s) wishes to set forth herein a declaration of his intention with reference to the LLC(s) and the
premises.

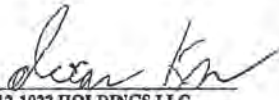
NOW, THEREFORE, THE DECLARANT(S) HEREBY DECLARES AS FOLLOWS.

1. The LLC(s) shall not transfer nor assign nor encumber all or part of the fee estate and/or the interest of the
subject property(ies), and nor enter into any lease or third party agreement, in or relating to the premises without the written
consent of HERBERT TEPFER, as Interested Party. Any such transfer, assignment, encumbrance or agreement, without
the written consent of HERBERT TEPFER, as Interested Party, shall be null and void and of no force and effect.
2. This Declaration shall be binding upon the heirs, personal representatives, successors and assigns of the
Declarant(s).
3. This Declaration may not be changed or modified orally.
4. HERBERT TEPFER shall have the right to terminate or rescind this Declaration of Restriction by himself
without the written consent of the Declarant(s).

IN WITNESS WHEREOF, the Declarant(s) has executed this Declaration this 25 day of OCTOBER, 2022.

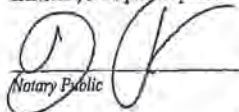
Consented and agreed to by:


HERBERT TEPFER
Interested Party


1012-1022 HOLDINGS LLC
By: ALEXANDER KISZNER
Title: Managing Member
Declarant(s)

State of New York, County of Rock ss.:

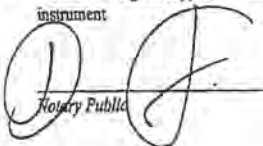
On the 25 day of **OCTOBER** in the year 2022 before me, the undersigned, personally appeared **HERBERT TEPFER** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

DAVID FRIEDMAN
Notary Public, State of New York
No. 01776346321
Qualified in Sullivan County
Commission Expires 08/08/2024

State of New York, County of Rock ss.:

On the 25 day of **OCTOBER** year 2022, before me, the undersigned, personally appeared **ALEXANDER KISZNER** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

DAVID FRIEDMAN
Notary Public, State of New York
No. 01776346321
Qualified in Sullivan County
Commission Expires 08/08/2024

American Land Title Association

Commitment for Title Insurance
Adopted 08-01-2016
Technical Corrections 04-02-2018

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NOTE: Lot and Block shown for informational purposes only.

Tax Lot: 3 Block: 64 Tax Map of the City of Bayonne, County of Hudson, State of New Jersey
NOTE: Lot and Block shown for informational purposes only.

NOTE FOR INFORMATION ONLY: Mailing Address is 1012-1022 Avenue C , Bayonne, NJ 07002-3210 and 53-5 W 48th St , Bayonne, NJ 07002-4067

This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Westcor Land Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09
Last Revised: 09/01/19

FILED
20221114010111660
11/14/2022 02:45 PM
DEED
NUMBER OF PAGES : 5
JCHAMBERS

DECLARATION OF RESTRICTIONS, EASEMENT & COVENANT

TITLE Co.: CAPITAL ABSTRACT CO.
TITLE No.: CANJ-5837

1012-1022 HOLDINGS LLC
Declarant(s)

PARCEL: 1012-1022 AVENUE C, BAYONNE, NJ 07002
County: HUDSON Block 64 Lot: 2


PARCEL: 53-5 W 48TH STREET, BAYONNE, NJ 07002
County: HUDSON Block 64 Lot: 3

TO

HERBERT TEPFER
Interested Party

Return and Mail To:

HERBERT TEPFER, ESQ.
TEPFER & TEPFER P.C.
4429 18th AVE
BROOKLYN, NY 11204-1202
718-854-7200
TEPFERLAW@GMAIL.COM

<p>Hudson County Recording Data Page Honorable Jeffrey Dublin Hudson County Register</p> 	<p><i>Official Use Only - Barcode</i></p> <p>20221114060149650 1/20 11/14/2022 02:45 PM MORTGAGES Bk: 20371 Pg: 851 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 224231</p>
<p>Record & Return To: Capital Abstract Co 204 Powderhorn Dr Lakewood, NJ 08701</p>	<p><i>Official Use Only - Realty Transfer Fee</i></p>

<p>Date of Document: 10/25/2022</p>	<p>Type of Document: MORTGAGE</p>
<p>First Party Name: 1012-1022 HOLDINGS LLC</p>	<p>Second Party Name: JACQUES FREUND</p>
<p>Additional Parties:</p>	

<p>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</p>	
<p>Block:</p>	<p>Lot:</p>
<p>Municipality:</p>	
<p>Consideration:</p>	
<p>Mailing Address of Grantee:</p>	

<p>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES, AND OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</p>	
<p>Original Book: Instrument No:</p>	<p>Original Page:</p>

<p>HUDSON COUNTY RECORDING DATA PAGE</p> <p>DO NOT DETACH THIS PAGE FROM THE ORIGINAL DOCUMENT AS IT CONTAINS IMPORTANT RECORDING INFORMATION AND IS PART OF THE PERMANENT RECORD.</p>

After Recording Return To:
HERBERT TEPFER, ESO.
TEPFER & TEPFER P.C.
4429 18th AVE
BROOKLYN, NY 11204
718-854-7200
TepferLaw@GMail.com

[Space Above This Line For Recording Data]

MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

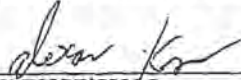
- (A) "Security Instrument" means this document, which is dated OCTOBER 25, 2022, together with all Riders to this document.
- (B) "Borrower" is 1012-1022 HOLDINGS LLC, with an address at, 338 PALISADE AVE, STE 257, JERSEY CITY, NJ 07307, Borrower is the mortgagor under this Security Instrument.
- (C) "Lender" JACQUES FREUND, with an address at, 1542 53RD ST, BROOKLYN, NY 11219. Lender is the mortgagee under this Security Instrument.
- (D) "Note" means the promissory note signed by Borrower and dated OCTOBER 25, 2022. The Note states that Borrower owes Lender FIVE HUNDRED THOUSAND (\$500,000.00) DOLLARS plus TWELVE (12%) PERCENT per annum interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than ONE (1) YEAR from the date hereof.
- (E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. **No Claim of Credit for Taxes.** Borrower will not make deduction from or claim credit on the principal or interest secured by this Security Instrument by reason of any governmental taxes, assessments or charges. Borrower will not claim any deduction from the taxable value of the Property by reason of this Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:



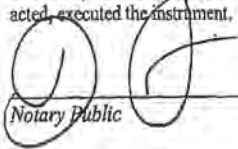
1012-1022 HOLDINGS LLC
By: ALEXANDER KISZNER
Title: Managing Member

_____[Space Below This Line For Acknowledgment]_____

State of NY, County of King) ss.:

On the 15 day of **OCTOBER**, the year 2022, before me, the undersigned, personally appeared
ALEXANDER KISZNER

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

DAVID FRIEDMAN
Notary Public, State of New York
No. 01FR6346321
Qualified in Sullivan County
Commission Expires 08/08/2024

43. The Mortgagor or then owner of the subject premises shall deliver to the Mortgagee, within thirty (30) days at the end of each year, with notice and demand by the Mortgagee, a statement in such reasonable detail, certified by the Mortgagor or then owner of the subject premises or any executive officer of the corporate mortgagor or owner, setting forth the names of the tenants, the apartments they occupy and the lease expiration dates, the income and expense from the conduct of the operation of the premises. The failure to submit said reports within thirty (30) days from date of notice and demand provided shall be deemed a default under the terms and conditions of this mortgage in which event Mortgagee may exercise the option of declaring the entire unpaid balance immediately due and payable.

44. The whole of the principal sum and interest hereunder shall become due and payable at the option of the Mortgagee if the Mortgagor ceases to be the owner of the said premises herein described by reason of sale, and/or sale of over fifty (50%) percent of the common stock of the mortgagor, if the mortgagor be a corporation or the sale of over fifty (50%) percent of the partnership interest, if the mortgagor be a partnership or if at any time during the life of this mortgage secondary financing is placed upon the mortgaged premises.

45. Mortgagee agrees to furnish either assignment or satisfaction upon payment in full hereof at mortgagor's option.

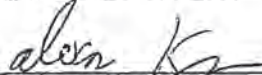
46. In the event that mortgagor shall tender a check for payment hereunder of either principal or interest, which check is dishonored or returned for any reason by mortgagor's bank, then additional charge of One Hundred No/100 (\$100.00) Dollars shall be added to the next regular payment made for such bounced check. This charge is calculated to cover bookkeeping and administrative charges, as well as for charges incurred by mortgagee.

47. It is a condition of this loan that the Mortgagor and no member or shareholder of the Mortgagor resides at the premises. This loan is a business loan given for an exclusively business purpose. The premises are not used as the residence of the Mortgagor and are owned as a business and investment venture by the Mortgagor.

48. Borrower certified that Premises herein mortgaged are not their primary residence. Funds being borrowed are not for personal, household or medical purposes and are used exclusively for business purposes.

49. Borrower shall be responsible for compliance for all Federal Tax regulations, including providing any IRS notices or 1099 forms in connection with this loan.

50. The transfer of assignment of any percentage shares of membership interest of the Mortgagor(s) without the prior written consent of the Mortgagee(s) shall constitute a material and immediate default in the terms and conditions stated herein. Mortgagee(s) shall be entitled to avail themselves of all course of action as detailed in the Mortgage and Rider including (i) the acceleration of the principal amount due (ii) the imposition of the default penalty rate beginning from the date of the unauthorized assignment, irrespective of the timely payment of the monthly amount due.



1012-1022 HOLDINGS LLC
By: ALEXANDER KISZNER
Title: Managing Member

American Land Title Association

Commitment for Title Insurance
Adopted 08-01-2016
Technical Corrections 04-02-2018

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NOTE: Lot and Block shown for informational purposes only.

NOTE FOR INFORMATION ONLY: Mailing Address is 1012-1022 Avenue C , Bayonne, NJ 07002-3210 and 53-5 W 48th St , Bayonne, NJ 07002-4067

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NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09
Last Revised: 09/01/19

1924-2024

CONGREGATION OHAB SHOLEM OF UPTOWN, COR.

DEED DATED

TO

AUGUST 24, 1922

JOSEPH ^RBEWMAN ET AL

THIS INDENTURE, made the 24th day of August in the year One Thousand Nine Hundred and twenty-two, and in the year of Light Five Thousand Six Hundred and eighty-three.

BETWEEN the Congregation Ohab Sholem of Uptown, a Corporation duly organized under the laws of the State of New Jersey, party of the first part, and JOSEPH ^RBEWMAN of the City of Bayonne County of Hudson and State of New Jersey, party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Hundred & Twelve 50/100 dollars, lawful money of the United States of America, to it in hand well and truly paid by the party of the second part at or before the sealing and delivery of the presents, the receipt whereof is hereby acknowledged, and the said party of the first part fully satisfied and paid, have given, granted, bargained and sold, aliened, released, conveyed and confirmed and by these presents doth give, grant, bargain, sell, alien, release, convey and confirm unto the said party of the second part, his heirs, and assigns, all that certain sitting known as Number One, in the main body of the Synagogue belonging to said Congregation, situated at the corner of Forty-ninth Street and Avenue C, also commonly known as 1020-1022 Avenue C, in the City of Bayonne, County of Hudson and State of New Jersey; also the sitting of same number reserved for women in the gallery of said Synagogue, together with all the profits, privileges and advantages with the appurtenances to the same belonging or in anywise appertaining, also all the right, titles, estate and interest, property, and demand whatsoever of the said party of the first part, of, in and to the same, of, in and to every part or parcel thereof, to have and to hold all and singular the above described premises with the appurtenances unto the said party of the second part, heirs, and assigns, to the proper use, benefit and behoof of the said party of the second part, heirs and assigns forever.

FREE from all municipal taxes or assessments, subject, however, to all such reasonable, necessary and ordinary control, management, and regulation of the said Congregation; subject also to all rules and regulations, provided by the constitution and by-laws of the said Congregation as the same exists at the date of the execution of this instrument for the government of said Congregation and its affairs and proceedings, and to all provisions, restrictions, conditions and limitations, therein contained, in relation to the payment of dues, the enforcement of the same in case of default, suspension, expulsion or otherwise, to succession of the ownership of pews in the event of death, to the sale and transfer of pews and to any and all other matters whatsoever, and subject to all laws, rules, regulations, and provisions on whatever kind that the said Congregation may hereafter make or pass.

AND SUBJECT ALSO to all legal liabilities and encumbrances existing against the same at the date of the execution of this instrument, or a new mortgage to be placed on the property of said Congregation in the place of the existing mortgages and claims, and also to the following provisions and conditions, to wit:

NO alterations shall be made in said pews by the said JOSEPH ^RBEWMAN his heirs or assigns, nor shall the same be sold, transferred, or encumbered by deed of sale or otherwise, except in conformity with the constitution and by-laws now in existence or hereafter to be made.

IN case of destruction of the Synagogue by fire or otherwise, and the building, purchase or rental of other premises in place of the same, the said JOSEPH ^RBEWMAN or his heirs or assigns shall have the first option of obtaining sittings in such new premises as nearly corresponding with the thereby sold and conveyed to the said JOSEPH ^RBEWMAN as may be reasonably practicable, upon such terms

shall be just and fair to him and to other holders of sittings.

IT is further agreed by and between the parties hereto, their heirs, executors, administrators, successors and assigns; that if the party hereto of the second part shall at any time after the purchase price shall have been paid in full, cease to be a member of said Congregation, he, the said party of the second part, shall pay to the said party of the first part the sum of three dollars each year for every year he retains the title to said seat; but should the said party of the second part refuse or neglect for two years to pay said sum of three dollars each year after ceasing to be a member of said Congregation, the said party of the first part shall have the privilege and be at liberty to sell such sittings at public sale, and deduct the amount owing to said Congregation from the moneys realized from such sale and pay the remainder thereof to the said party of the second part, his heirs and executors, administrators, successors or assigns.

IN WITNESS WHEREOF, the said party of the first part hath caused its corporate seal to be hereto affixed and attested by its Secretary, and these presents to be signed by its President and the said party of the second part hath hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of August Kaplan Secretary

CONGREGATION OHAB SHOLEM OF UPTOWN BY MORRIS SHEFFER, Vice-President

Attest: Corporate Seal STATE OF NEW JERSEY COUNTY OF HUDSON SS:

BE IT REMEMBERED, That on this 24th day of August one thousand nine hundred and twenty-two, before me, the subscriber, an Attorney at Law of New Jersey, personally appeared AUGUST KAPLAN, who being by me duly sworn doth depose and make proof to my satisfaction that he well knows the corporate seal of the Congregation Ohab Sholem of Uptown, the grantor named in the foregoing deed; that the seal thereto affixed is the proper corporate seal of the said Congregation Ohab Sholem of Uptown; that the same was so affixed thereto, and the said deed signed and delivered by MORRIS SHEFFER, who was at the date and execution thereof the Vice-President of said Congregation Ohab Sholem of Uptown, in the presence of the said deponent, as the voluntary act and deed of the said Congregation Ohab Sholem of Uptown, and that the said deponent thereupon signed the same as subscribing witness.

Sworn and Subscribed before me the day and year aforesaid, Alexander Danbe Attorney at Law of New Jersey.

AUGUST KAPLAN.

Received in the office and recorded August 29, 1922 at 9:41 A. M. #9487

CONGREGATION OHAB SHOLEM OF UPTOWN, COR. TO MORRIS SHEFFER ET AL

ISSUED DATED AUGUST 24, 1922

THIS INDENTURE, Made the 24th day of August in the year One Thousand Nine Hundred and twenty-two, and in the year of Light Five Thousand Six Hundred and eighty-three.

BETWEEN the CONGREGATION OHAB SHOLEM of UPTOWN, a Corporation duly organized under the laws of the State of New Jersey, party of the first part, and MORRIS SHEFFER of the City of Bayonne County of Hudson and State of New Jersey, party of the second part:

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Book # 310 A. L. P. H. R. M.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Hundred & Twelve 50/100 dollars, lawful money of the United States of America to it in hand well and truly paid by the party of the second part at or before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part being fully satisfied, contented and paid, have given, granted, bargained, and sold, aliened, released, enfeoffed, conveyed and confirmed and by these presents doth give, grant, bargain, sell, alien, release, convey and confirm unto the said party of the second part, his heirs, and assigns, all that certain sitting known as Number Seven in the main body of the Synagogue belonging to said Congregation, situated at the corner of Forty-ninth Street and Avenue C, also commonly known as 1020-1022 Avenue C, in the City of Bayonne, County of Hudson and State of New Jersey, also the sitting of same number reserved for women in the gallery of said Synagogue, together with all the profits, privileges and advantages, with the appurtenances to the same belonging or in anywise appertaining, also all the rights, titles, estates and interest, property, claim and demand whatsoever, of the said party of the first part of, in and to the same, of, in and to every part and parcel thereof, so have and to hold all and singular the above described premises with the appurtenances unto the said party of the second part, his heirs, and assigns, to the proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever.

FREE from all municipal taxes or assessments, subject, however, to all such reasonable, necessary and ordinary control, management, and regulation of the said Congregation; subject also to all rules and regulations, provided by the constitution and by-laws of the said Congregation as the same exist at the date of the execution of this instrument for the government of said Congregation and its affairs and proceedings, and to all provisions, restrictions, conditions and limitations, therein contained, in relation to the payment of dues, the enforcement of the same in case of default, suspension, expulsion or otherwise, to succession of the ownership of pews in the event of death, to the sale and transfer of pews and to any and all other matters whatsoever, and subject to all laws, rules, regulations and provisions on whatever kind that the said Congregation may hereafter make or pass.

AND SUBJECT also to all legal liabilities and encumbrances existing against the same at the date of the execution of this instrument, or a new mortgage to be placed on the property of said Congregation in the place of the existing mortgages and claims, and also to the following provisions and conditions, to wit:

NO alterations shall be made in said pews by the said MORRIS SHEFFER, his heirs or assigns, nor shall the same be sold, transferred, or encumbered by deed of sale or otherwise, except in conformity with the constitution and by-laws now in existence or hereafter to be made.

In case of destruction of the Synagogue by fire or otherwise, and the building, purchase or rental of other premises in place of the same, the said MORRIS SHEFFER or his heirs or assigns shall have the first option of obtaining sittings in such new premises as nearly corresponding with those thereby sold and conveyed to the said MORRIS SHEFFER as may be reasonably practicable, upon such terms as shall be just and fair to him and to other holders of sittings.

IT is further agreed by and between the parties hereto, their heirs, executors, administrators, successors and assigns, that if the party hereto of the second part shall at any time after the purchase price shall have been paid in full, cease to be a member of said Congregation, he, said party of the second part shall pay to the said party of the first part the sum of three dollars each year for every year he retains the title to said seat; but should the said party of the second part refuse or neglect for two years to pay said sum of three dollars each year after ceasing to be a member of said Congregation, the said party of the first part shall have the privilege and be at liberty to sell

sittings at public sale, and deduct the amount owing to said Congregation from the moneys realized from such sale and pay the remainder thereof to the said party of the second part, his heirs, executors administrators, successors or assigns.

IN WITNESS WHEREOF, the said party of the first part hath caused its corporate seal to be hereto affixed and attested by its Secretary, and these presents to be signed by its President and the said party of the second part hereunto set hand and seal the day and year first above written.

Signed, Sealed and Delivered

CONGREGATION OHAB SHOLEM OF UPTOWN

in the Presence of

By JOSEPH BERGMAN
President.

AUGUST KAPLAN
Secretary
Attest:

Corporate Seal

STATE of NEW JERSEY

COUNTY of HUDSON SS:

BE IT REMEMBERED, that on this 24th day of August One

Thousand NineHundred and twenty-two, before me the subscriber, an Attorney at Law of New Jersey, personally appeared, AUGUST KAPLAN, who being by me duly sworn doth depose and make proof to my satisfaction that he well known the corporate seal of the Congregation Ohab Sholem of Uptown, the grantor named in a foregoing deed; that the seal thereto affixed is the proper corporate seal of the said Congregation Ohab Sholem of Uptown; that the same was so affixed thereto, and the said deed signed and delivered by JOSEPH BERGMAN, who was at the date and execution thereof the President of said Congregation Ohab Sholem of Uptown, in the presence of the said deponent, as the voluntary act and deed of the said Congregation Ohab Sholem of Uptown, and that the said deponent thereupon signed the same as subscribing witness.

Sworn and subscribed before me

AUGUST KAPLAN

the day and year aforesaid

Alexander Demba

Attorney at Law of New Jersey

Received in the office and recorded August 29, 1922 at 9:41 A. M. #9488

***** E. H. *****

CONGREGATION OHAB SHOLEM OF UPTOWN

DEED DATED

TO

AUGUST 24, 1922

ISAAC GREENBERG ET AL

THIS INSTRUMENT, made the 24th day of August, in the year One Thousand Nine Hundred and twenty-two, and in the year of Light Five Thousand Six Hundred and eighty-three.

BETWEEN the CONGREGATION OHAB SHOLEM OF UPTOWN, a Corporation duly organized under the laws of the State of New Jersey, party of the first part, and ISAAC GREENBERG of the City of Bayonne, County of Hudson and State of New Jersey, party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Hundred & Twenty-five 00/100 dollars, lawful money of the United States of America, to it in hand well and truly paid by the party of the second part at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part fully satisfied, contented and paid, have given, granted, bargained and sold, aliened, released, enfeoffed, conveyed and confirmed and by these presents doth give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, his heirs, and assigns, all that certain sitting known as Number "Three" in Pew Number "A" in the main body of the Synagogue belonging to said Congregation

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situated at the corner of Forty-ninth street and Avenue C, also commonly known as 1020-1022 Avenue C, in the City of Bayonne, County of Hudson and State of New Jersey; also the sitting of same number reserved for women in the gallery of said Synagogue, together with all the profits, privileges and advantages, with the appurtenances to the same belonging or in anywise appertaining, also all the rights, titles, estate and interest, property, claim and demand whatsoever of the said party of the first part of, in and to the same, of, in and to every part or parcel hereof, to have and to hold all and singular the above described premises with the appurtenances unto the said party of the second part, his heirs, and assigns, to the proper use, benefit and behoof of the said party of the second part, heirs and assigns forever.

FREE from all municipal taxes or assessments, subject, however, to all such reasonable, necessary and ordinary control, management, and regulation of the said Congregation; subject also to all rules and regulations, provided by the constitution and by-laws of the said Congregation as the same exists at the date of the execution of this instrument for the government of said Congregation and its affairs and proceedings, and to all provisions, restrictions, conditions and limitations, therein contained, in relation to the payment of dues, the enforcement of the same in case of default suspension, expulsion or otherwise to succession of the ownership of pews in the event of death, to the sale and transfer of pews and to any and all other matters whatsoever, and subject to all laws, rules, regulations, and provisions on whatever kind that the said Congregation may hereafter make or pass.

AND subject also to all legal liabilities and encumbrances existing against the same at the date of the execution of this instrument, or a new mortgage to be placed on the property of said Congregation in the place of the existing mortgages and claims, and also to the following provisions and conditions, to wit:

NO alterations shall be made in said pew by the said ISAK GREENBERG, his heirs or assigns, nor shall the same be sold, transferred, or encumbered by deed of sale or otherwise, except in conformity with the constitution and by-laws now in existence or hereafter to be made.

IN case of destruction of the Synagogue by fire or otherwise, and the building, purchase or rental of other premises in place of the same, the said ISAK GREENBERG or his heirs or assigns shall have the first option of obtaining sittings in such new premises as nearly corresponding with those thereby sold and conveyed to the said ISAK GREENBERG as may be reasonably practicable, upon such terms as shall be just and fair to him and to other holders of sittings.

It is further agreed by and between the parties hereto, their heirs, executors, administrators, successors and assigns, that if the party hereto of the second part shall at any time after the purchase price shall have been paid in full, cease to be a member of said Congregation, he, the said party of the second part, shall pay to the said party of the first part the sum of three dollars each year for every year he retains the title to said seat; but should the said party of the second part refuse or neglect for two years to pay said sum of three dollars each year after ceasing to be a member of said Congregation, the said party of the first part shall have the privilege and be at liberty to sell such sittings at public sale, and deduct the amount owing to said Congregation from the moneys realized from such sale and pay the remainder thereof to the said party of the second part, his heirs, executors, administrators, successors or assigns.

IN WITNESS WHEREOF, the said party of the first part hath caused its corporate seal to be affixed and attested by its Secretary, and these presents to be signed by its President and the said party of the second part hath hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of

AUGUST KAPLAN
Secretary

CONGREGATION ONAB SHOLEM OF UPTOWN
BY
JOSEPH BERGMAN
President

Received in the Office and Recorded Oct. 24th 1922 at 2-39 P.M. No. 11930

COMMERCIAL TRUST COMPANY N.Y.M. COMMERCIAL TRUST COMPANY

COMPARED

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Book # 310

CONGREGATION CHAB SHOLEM OF UPTOWN, BAYONNE, N. J.
TO
MAX DINNERSTEIN

DEED DATED
SEPT. 21st 1922

THIS INDENTURE, Made the 21st day of Sept in the year one thousand nine hundred and twenty-two, and in the year of Light Five Thousand Six Hundred and eighty-three,

BETWEEN THE CONGREGATION CHAB SHOLEM OF UPTOWN, a corporation duly organized under the laws of the State of New Jersey, party of the first part;

AND MAX DINNERSTEIN of the City of Bayonne, County of Hudson and State of New Jersey, party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Hundred twelve 50/100 dollars, lawful money of the United States of America, to it in hand well and truly paid by the said party of the second part at or before the enuealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part fully satisfied, contented and paid, have given, granted, bargained, and sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents doth give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part his heirs and assigns, all that certain sitting known as Number #10 in Pew Number in the main body of the Synagogue belonging to said Congregation situated at the corner of Forty-ninth Street and Avenue C, also commonly known as 1020-1022 Avenue C, in the City of Bayonne, County of Hudson and State of New Jersey; also the sitting of same number reserved for women in the gallery of said Synagogue together with all the profits, privileges and advantages with the appurtenances to the same belonging or in any wise appertaining, also all the rights, titles, estate and interest, property, claim and demand whatsoever, of the said party of the first part of, in and to the same, of, in and to every part or parcel thereof, to have and to hold all and singular the above described premises with the appurtenances unto the said party of the second part, his heirs and assigns, to the proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever.

FREE from all municipal taxes or assessments, subject however, to all such reasonable, necessary and ordinary control, management and regulation of the said Congregation, subject also to all rules and regulations, provided by the constitution and by-laws of the said Congregation as the same exists at the date of the execution of this instrument for the government of said Congregation and its affairs and proceedings, and to all provisions, restrictions, conditions and limitations, therein contained, in relation to the payment of dues, the enforcement of the same in case of default, suspension, expulsion or otherwise, to succession of the ownership of pews in the event of death, to the sale and transfer of pews and to any and all other matters whatsoever, and subject to all laws, rules, regulations, and provisions on whatever kind that the said Congregation may hereafter make or pass.

AND SUBJECT also to all legal liabilities and encumbrances existing against the same at the date of the execution of this instrument, or a new mortgage to be placed on the property of said Congregation in the place of the existing mortgages and claims, and also to the following

provisions and conditions to wit:

NO alterations shall be made in said pew by the said MAX DIMMERSTEIN, his heirs or assigns, nor shall the same be sold, transferred or encumbered by deed of sale or otherwise, except in conformity with the constitution and by-laws now in existence or hereafter to be made.

IN case of destruction of the Synagogue by fire or otherwise, and the building, purchase or rental of other premises, in place of the same, the said MAX DIMMERSTEIN or his heirs or assigns, shall have the first option of obtaining sittings in such new premises as nearly corresponding with those thereby sold and conveyed to the said MAX DIMMERSTEIN as may be reasonably practicable, upon such terms as shall be just and fair to him and to other holders of sittings.

IT is further agreed by and between the parties hereto, their heirs, executors administrators, successors and assigns, that if the party hereto of the second part shall at any time after the purchase price shall have been paid in full, cease to be a member of said Congregation, he, the said party of the second part, shall pay to the said party of the first part the sum of Three dollars each year for every year he retains the title to said seat; but should the said party of the second part refuse or neglect for two years to pay said sum of Three dollars each year after ceasing to be a member of said Congregation, the said party of the first part shall have the privilege and be at liberty to sell such sittings at public sale, and deduct the amount owing to said congregation from the moneys realized from such sale and pay the remainder thereof to the said party of the second part, his heirs, executors, administrators, successors or assigns.

IN WITNESS WHEREOF, the said party of the first part hath caused its corporate seal to be hereto affixed and attested by its Secretary, and these presents to be signed by its President, and the said party of the second part hath hereunto set his hand and seal the days and year first above written.

Signed, Sealed and Delivered

in the presence of
August Kaplan

Secretary Attest Corp Seal

State of New Jersey

Congregation Chab Sholem of Uptown

By Joseph Bergman

President

County of Hudson SS: BE IT REMEMBERED, that on this 21st day of Sept. one thousand nine hundred and twenty-two, before me, the subscriber, an Attorney at Law of New Jersey, personally appears August Kaplan who being by me duly sworn doth depose and make proof to my satisfaction that he well knows the corporate seal of the Congregation CHAB SHOLEM OF UPTOWN, the grantor named in the foregoing deed; that the seal thereto affixed is the proper corporate seal of the said Congregation CHAB OF SHOLEM OF UPTOWN; that the same was so affixed thereto, and the said deed signed and delivered by Joseph Bergman who was at the date and execution thereof the President of said Congregation CHAB SHOLEM OF UPTOWN, in the presence of the said deponent, as the voluntary act and deed of the said Congregation CHAB SHOLEM OF UPTOWN, and that the said deponent thereupon signed the same as subscribing witness.

Sworn and subscribed before me

the day and year first above written.

August Kaplan

Alexander Dembe

Attorney at Law of New Jersey.

Received in the Office and Recorded Oct. 24th 1922 at 2-40 P.M. No. 11931

***** M.V.M. *****

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their heirs, and all persons lawfully claiming under them any interest in said premises, shall and will at any time hereafter, upon the request and at the cost of the grantees, their heirs or assigns, execute all further conveyances that shall be reasonably required.

(6) AND the said GRANTORS, their heirs, the above described premises, and every part thereof with the appurtenances unto the grantees, their heirs and assigns against the grantors and their heirs, and against all persons lawfully claiming the same shall and will WARRANT and by these presents forever DEFEND.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of
Thomas F. Meehan

U.S.R.S. \$10.60

Thomas Clements (L.S.)
Agnes Clements (L.S.)

STATE OF NEW JERSEY

COUNTY OF HUDSON SS:

BE IT REMEMBERED, That on this twenty-sixth day of April in the year one thousand, nine hundred and twenty-four, before me the subscriber, a Master in Chancery of New Jersey, personally appeared THOMAS CLEMENTS and AGNES CLEMENTS, his wife, who, I am satisfied, are the grantors named in the within deed, to whom I first made known the contents thereof, and thereupon they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed.

Thomas F. Meehan,

MASTER IN CHANCERY OF NEW JERSEY.

Received in the Office and Recorded Apr. 29, 1924 @ 12.21 P.M. #5367.

///M.A.M.///

THE CONGREGATION OHAB SHOLEM OF UPTOWN, A CORP.

TO

MORRIS ROSENBERG

DEED DATED

SEPT. 14th, 1922.

CONGREGATION OHAB SHOLEM
OF UPTOWN, BAYONNE, N.J.

A Corporation of New Jersey.

THIS INDENTURE, made the 14th day of Sept. in the year One Thousand nine hundred and twenty-two, and in the year of Light Five Thousand Six Hundred and eighty-three.

BETWEEN the Congregation Ohab Sholem of Uptown, a Corporation duly organized under the laws of the State of New Jersey, party of the first part, and Morris Rosenberg of the City of Bayonne, County of Hudson and State of New Jersey, party of the second part:

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ninety four \$94.00/100 dollars, lawful money of the United States of America to it in hand well and truly paid by the party of the second part at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part fully satisfied, contented and paid, have given, granted, bargained and sold, aliened, released, enfeoffed, conveyed and confirmed and by these presents doth give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part his heirs, and assigns, all that certain sitting known as Number #1 in Pew Number "0", in the main body of the Synagogue belonging to said Congregation situated at the corner of Forty-ninth Street and Avenue C, also commonly known as 1020-1022 Avenue C, in the City of Bayonne, County of Hudson and State of New Jersey; also the sitting of same number reserved for women in the gallery of said Synagogue, together with all the profits, privileges and advantages, with the appurtenances to the same belonging or in any wise appertaining, also all the rights, titles, estate and interest,

Block 3/10 E, 30th St

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property, claim and demand whatsoever of the said party of the first part of, in and to the same, of, in and to every part or parcel thereof, to have and to hold all and singular the above described premises with the appurtenances unto the said party of the second part his heirs, and assigns, to the proper use, benefit, and behoof of the said party of the second part, heirs and assigns, forever.

Free from all municipal taxes or assessments, subject, however, to all such reasonable, necessary and ordinary control, management, and regulation of the said Congregation; subject also to all rules and regulations, provided by the constitution and by-laws of the said Congregation as the same exists at the date of the execution of this instrument for the government of said Congregation and its affairs and proceedings, and to all provisions, restrictions, conditions and limitations, therein contained, in relation to the payment of dues, the enforcement of the same in case of default, suspension, expulsion or otherwise to succession of the ownership of pews in the event of death, to the sale and transfer of pews and to any and all other matters whatsoever, and subject to all laws, rules, regulations, and provisions on whatever kind that the said Congregation may hereafter make or pass.

AND SUBJECT also to all legal liabilities and encumbrances existing against the same at the date of the execution of this instrument, or a new mortgage to be placed on the property of said Congregation in the place of the existing mortgages and claims, and also to the following provisions and conditions, to wit:

No alterations shall be made in said pew by the said Morris Rosenberg his heirs or assigns, nor shall the same be sold, transferred, or encumbered by deed of sale or otherwise, except in conformity with the constitution and by-laws now in existence or hereafter to be made.

In case of destruction of the Synagogue by fire or otherwise, and the building, purchase or rental of other premises in place of the same, the said Morris Rosenberg or his heirs or assigns, shall have the first option of obtaining sittings in such new premises as nearly corresponding with those thereby sold and conveyed to the said Morris Rosenberg as may be reasonably practicable, upon such terms as shall be just and fair to him and to other holders of sittings.

It is further agreed by and between the parties hereto, their heirs, executors, administrators, successors and assigns, that if the party hereto of the second part shall at any time after the purchase price shall have been paid in full, cease to be a member of said Congregation, he, the said party of the second part, shall pay to the said party of the first part the sum of Three dollars each year for every year he retains the title to said seat; but should the said party of the second part refuse or neglect for two years to pay said sum of Three dollars each year after ceasing to be a member of said Congregation, the said party of the first part shall have the privilege and be at liberty to sell such sittings at public sale, and deduct the amount owing to said Congregation from the moneys realized from such sale and pay the remainder thereof to the said party of the second part his heirs, executors, administrators, successors or assigns.

IN WITNESS WHEREOF, the said party of the first part hath caused its corporate seal to be affixed and attested by its Secretary, and these presents to be signed by its President and the said party of the second part hath hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered

CONGREGATION ORAB SHOLEM

in the presence of:

of Uptown

August Kaplan,

By Joseph Bergman,

Secretary

President.

ATTEST:

(Corp. Seal)
of Uptown

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 RECEIVED BARBARA A. DONNELLY
 AND HUDSON COUNTY
 RECORDED REGISTER OF DEEDS
 DEED Receipt No. 165025
 Prepared By: *[Signature]*
 STEVEN D. FLEISSIG, ESQ.

DEED

This Deed is made on January 20, 2004

BETWEEN

Congregation Ohab Sholem a/k/a Ohab Sholem of Bayonne New Jersey, a New Jersey non-profit corporation, whose address is 73 West 50th Street, Bayonne, New Jersey 07002

referred to as the Grantor,

AND

Congregation Bnai Yaakov Shlomo Mordecai, a religious corporation formed under Title 16 of the New Jersey Statutes, whose address is 1022 Avenue C and 53-57 West 48th Street, Bayonne, New Jersey 07002

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 Two Hundred Thousand and 00/100 (\$200,000.00) Dollars. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Bayonne
 Block No. 64 Lots No. 2 and 3

Property. The property consists of the land and all the buildings and structures on the land in the City of Bayonne, County of Hudson and State of New Jersey. The legal description is:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

BEING commonly known as 1022 Avenue C and 53-57 West 48th Street, Bayonne, New Jersey.

BEING the same premises conveyed to the Grantor herein by Deed from Abraham Mendelwager and Roy Mendelwager, husband and wife, dated December 17, 1919, recorded March 5, 1920 in the Office of the Clerk of Hudson County in Deed Book 1350 Page 234, by Corrective Deed recorded in the Office of the Clerk of Hudson County in Deed Book 1405 Page 38 and by Deed from Thomas Fleming, dated September 20, 1946, recorded September 21, 1946 in the Office of the Clerk of Hudson County in Book 2230 Page 53. Excepting property conveyed by Deed Book 3328 Page 715.

The within conveyance is made upon the express condition that if the premises hereby conveyed are used for any type of religious purpose, it must be used solely as a site for an institution of Jewish study and learning, to the exclusion of any and all other religions, and if such specified religious use ceases, Grantor and its successors in interest may enter and terminate the estate hereby created so that all rights and title herein shall revert and become vested in the Grantor and its successors in interest. This restriction shall run with the land and be binding upon Grantee and its successors in interest.

HFNWK1; #69733 v.2 #06997-0000 01/20/2004

Consideration : \$200000.00 Exempt Code: S

County	State	N.P.N.R.F	Total
200.20	499.80	75.00	935.00
fee1	Public	Extra	
	100.00	Date	03/12/2004

BK=07242
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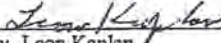
The Grantee, for the five year period following the date hereof, hereby agrees not to sell the Property or any interest therein except in accordance with the provisions hereof. If Grantee sells the Property within the first five years after the date hereof, it shall remit to the Grantor any and all proceeds in excess of the sum of \$200,000 plus the actual cost of any capital improvements it made to the Property from the date hereof. This restriction shall run with the land and be binding upon Grantee and its successors in interest.

The within conveyance is made subject to covenants, easements and restrictions of record, if any, and to zoning and municipal ordinances of the City of Bayonne.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

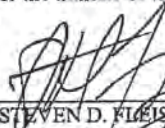
Congregation Ohab Sholem a/k/a Ohab Sholem
of Bayonne New Jersey, a New Jersey
non-profit corporation

By: 
Name: Leon Kaplan
Title: Vice President

STATE OF NEW JERSEY
COUNTY OF ESSEX

I CERTIFY that on January 20, 2004, Leon Kaplan personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed, sealed and delivered the attached document as Vice President of Congregation Ohab Sholem, the corporation named in this document;
- (b) this document was signed and made by the corporation as its voluntary act and deed by virtue of authority from its Executive Board; and
- (c) the full and actual consideration paid or to be paid for the transfer of title is \$200,000.00. (Such consideration is defined in N.J.S.A. 46:15-5.)


STEVEN D. FLISZIG
ATTORNEY AT LAW OF NEW JERSEY

HNWK1, #69733 v.2 #06997-0000 01/20/2004

BK:07242 PG:00309

File No. P031493

Commitment Schedule A - Item No. 4 Rider

Schedule A - Item No. 4 - Rider

Beginning at a point in the southeasterly sideline of Avenue "C", said point being distant 47.00 feet from the intersection of the southwesterly sideline of West 49th Street with the said sideline of Avenue "C", and from said point of beginning running,

Thence (1) South 47 degrees 40 minutes East, 85.32 feet to a point;

Thence (2) North 68 degrees 36 minutes East, 47.39 feet to a point;

Thence (3) North 21 degrees 24 minutes West, 10.18 feet to a point in the said sideline of West 49th Street;

Thence (4) Along said sideline, South 47 degrees 40 minutes East, 34.13 feet to a point;

Thence (5) South 68 degrees 36 minutes West, 93.00 feet to a point;

Thence (6) South 21 degrees 24 minutes East, 5.00 feet to a point;

Thence (7) South 68 degrees 36 minutes West, 127.56 feet to point in the northeasterly sideline of West 48th Street;

Thence (8) along said sideline, North 47 degrees 40 minutes West 38.17 feet to a point;

Thence (9) along said sideline of Avenue "C", North 42 degrees 20 minutes East 153.00 feet to the point and place of beginning.

This description is in accordance with a survey prepared by Hallard & Associates, Surveyors dated November 18, 2003.

FOR INFORMATIONAL PURPOSES ONLY:

"In compliance with Chapter 157, Laws of 1977, premises herein is Lot 2 & 3 in Block 64 on the Tax Map of the City of Bayonne and in the City of Bayonne, County of Hudson, State of New Jersey."

BK:07242 PG:00310

DEED

Dated: January 20, 2004

Congregation Ohab Sholem a/k/a Ohab Sholem
of Bayonne New Jersey

Grantor

TO

Congregation Bnai Yaakov Shlomo Mordecai

Grantee

Record and return to:

Allen Safrin, Esq.
Sellar Richardson, P.C.
425 Eagle Rock Avenue
Roseland, New Jersey 07068