

LANDMARK TITLE AGENCY, INC.

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220 Kinderkamack Road, Suite E-2, Westwood, NJ 07675

Ralph C. Bisesi, Senior Title Officer

=✧=

Joan Bisesi, Title Examiner

August 5, 2024

Prepared for:

Thomas R. Kobin, Esq.

Chasan Lamparello Mallon & Cappuzzo, PC

300 Lighting Way

Secaucus, NJ 07094

Re: Search to determine ownership and existing restrictions, encumbrances, easements, liens, on land currently known as Lots 22 and 30 in Block 205 (*formerly known as Lot 1, Lot 2, Lot 62GG Plot 22 in Block 205*) in the Township of North Bergen, Hudson County, New Jersey.

Fee Owner: North Bergen Board of Education

Title No: 12671

Dear Mr. Kobin:

As requested, we have caused a Search to be conducted in the Hudson County Register's Office specifically to determine ownership, restrictions, encumbrances, easements and liens on the property referenced above from August 1, 1974 through July 30, 2024 . We have included copies of all documents recorded during the time period indicated..

The following is reported for information only:

- I. At the effective date hereof (July 30, 2024), Fee Simple Title to the subject premises is vested in the **North Bergen Board of Education** by Deed of the Township of North Bergen in the County of Hudson, a Municipal Corporation of the State of New Jersey, dated August 20, 1974 and recorded February 18, 1975 in Deed Book 3179 at Page 973 et seq.

Said Deed conveys one overall tract consisting of Lots 1, 22, 30 and 622.07 in Block 205 (*formerly known as Lots 1, 2, 62GG Plot 22 in Block 205*).

Excluding therefrom a 50 x 80 foot parcel out of Lot 22 as set forth therein. The excepted piece does not appear on the current or earlier municipal tax maps and there is no separate deed filing for it.

- continued -

Your Reference: Lots 22 and 30 in Block 205, North Bergen Board of Education
Title No. 12671

- II. Restrictions, encumbrances, easements: NONE for period searched.
- III. Liens filed with Hudson County Register: NONE for period searched.
- IV. Financing Statements (UCC's) filed with the State of New Jersey: NONE.
- V. This is to also certify that we have ordered a judgment search in the New Jersey Superior Court, United States District Court and United States Bankruptcy Court from July 26, 2004 to July 26, 2024 report the following:
 Search No. RN24-218-02947 dated July 26, 2024 shows: CLEAR.
- VI. Lots 1, 22, 30 and 622.07 are exempt from municipal taxes (*searches included herewith*).

This is a special service report and title policy is not to be issued. Insurability or marketability of title is not guaranteed nor implied. The liability assumed hereunder is limited to the amount paid for this Report.

Very truly yours,
LANDMARK TITLE AGENCY, INC.

Ralph C. Bisesi

Ralph C. Bisesi

Also includes Lots 1 & 622.07 in Block 205

ASSESSOR

This Indenture,

Made the 20th day of August 1974 ,

Between

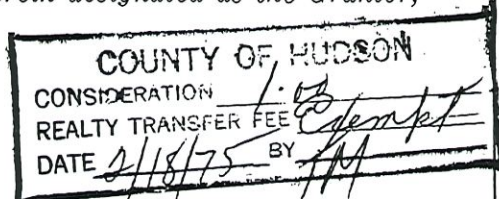
Township of North Bergen in the County of Hudson, a
Municipal Corporation of the State of New Jersey, located at 4233
Kennedy Boulevard

~~of Corporation existing under and by virtue of the laws of the State of~~
~~having its principal office at~~

in the Township of North Bergen in the County of
Hudson and State of New Jersey herein designated as the Grantor,

And

North Bergen Board of Education



~~residing at~~ located at 7317 Kennedy Boulevard
in the Township of North Bergen in the County of
Hudson and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantor, for and in consideration of

ONE DOLLAR (\$1.00) - - - - -

lawful money of the United States of America, to it in hand well and truly paid by the Grantees, at or
before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the
Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the
Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the
Township of North Bergen in the
County of Hudson and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the westerly line of Durham Avenue, distant four hundred seventy-five (475) feet southerly from the intersection formed by said westerly line of Durham Avenue with the southerly side of 64th Street; said point of beginning being the southeasterly corner of Lot 3 in Block 205 as shown on the Tax Map of the Township of North Bergen; and running thence (1) westerly and parallel to said southerly line of 64th Street, North fifty-two degrees thirty minutes twenty seconds West (N 52°40'20"W) ninety-five and seventeen hundredths (95.17) feet to the southwesterly corner of said Lot 3; thence (2) northerly and in continuation of the westerly line of said Lot 3, North thirty-five degrees fifty-six minutes forty seconds East (N 35°56'40"E) four hundred seventy-two and sixty-seven hundredths (472.67) feet to a point in the westerly line of Lot 21 in said Block 205 which is distant two and fifty hundredths (2.50) feet southerly from the northwesterly corner of said Lot 21 and which point is also the intersection of the westerly line of said Lot 21 with the southerly line of that portion of 64th Street running westerly from said westerly line of Lot 21; thence (3) westerly and along the southerly line of said 64th Street, North fifty-one degrees forty-nine minutes West (N 51°49' W) four hundred thirty-seven and ninety-eight hundredths (437.98) feet to the North easterly corner of Lot 41 in said Block 205; thence (4) southerly and along and beyond the easterly line of said Lot 41, South thirty-six degrees seven minutes West (S 36°07'W) one hundred sixty-nine and forty-four hundredths (169.44) feet to an anglepoint in the easterly line of Lot 85 in said Block 205; thence (5) continuing southerly along and beyond said easterly line of Lot 85, South thirty-one degrees fourteen minutes thirty-eight seconds West (S 31°14'38"W) two hundred seventy-three and ninety hundredths (273.90) feet to a point in the easterly line of Lot 82 in said Block 205 and which last described point is also the northwesterly corner of Lot 29 in said Block 205; thence (6) easterly along and beyond the northerly line of said Lot 29, South fifty-two degrees thirty-eight minutes fifty-two seconds East (S 52°38'52"E) two hundred nineteen and twenty-five hundredths (219.25) feet to the northeasterly corner of Lot 24 in said Block 205; thence (7) southerly and along the easterly line of said Lot 24, South thirty degrees forty-seven minutes thirty-one seconds West (S 30°47'31"W) one hundred fifteen and seventy-six hundredths (115.76) feet to a point in the northerly line of Lot 582 in said Block 205; thence (8) easterly, along and beyond the northerly line of said Lot 582, South fifty-two degrees thirty-eight minutes fifty-two seconds East (S 52°38'52"E) two hundred eighty-three and fifty-two hundredths (283.52) feet to

a point in the westerly line of Durham Avenue; thence (9) northerly and along said westerly line of Durham Avenue, North twenty-two degrees twenty-one minutes thirty-eight seconds East (N 22° 21' 38" E) seventeen and ninety-one hundredths (17.91) feet to an anglepoint therein; thence (10) continuing northerly and along said westerly line of Durham Avenue, North thirty-seven degrees thirty-seven minutes forty seconds East (N 37° 37' 40" E) sixty and thirty-three hundredths (60.33) feet to the point or place of beginning.

Excepting therefrom the lands and premises, including the building thereon, being more particularly described as follows: Starting at a point in the westerly line of Durham Avenue, distant four hundred seventy-five (475) feet southerly from the intersection formed by said westerly line of Durham Avenue with the southerly line of 64th Street, said starting point being the southeasterly corner of Lot 3 in Block 205 as shown on the Tax Map of the Township of North Bergen, Hudson County, New Jersey, and running thence westerly and along the southerly side of said Lot North fifty-two degrees thirty minutes twenty seconds West (N 52° 30' 20" W) ninety-five and seventeen hundredths (95.17) feet to the southwesterly corner of said Lot 3; thence northerly, along and beyond the westerly line of said Lot 3 North thirty-five degrees fifty-six minutes forty seconds East (N 35° 56' 40" E) ninety-nine and eighteen hundredths (99.18) feet to a point opposite the southerly face of a certain one story concrete block and brick building standing on the tract herein being described; thence westerly, North fifty-six degrees twenty-nine minutes twenty seconds West (N 56° 29' 20" W) twenty-four and ninety-six hundredths (24.96) feet to the southeasterly corner of the aforementioned building and which point is the place of beginning of the tract herein being described; thence (1) westerly and along the southerly face of said building North fifty-six degrees twenty nine minutes twenty seconds West (N 56° 29' 20" W) fifty and three hundredths (50.03) feet to the southwesterly corner of said building; thence (2) northerly and along the westerly face of said building North thirty-three degrees thirty minutes forty seconds East (N 33° 30' 40" E) eighty and forty-one hundredths (80.41) feet to the northwesterly corner of said building; thence (3) easterly, along and beyond the present northerly wall of said building South fifty-six degrees twenty-nine minutes twenty seconds East (S 56° 29' 20" E) fifty (50) feet more or less to a point opposite the easterly face of said building; thence (4) southerly to and along said easterly face, South thirty-three degrees thirty minutes forty seconds West (S 33° 30' 40" W) eighty and four tenths (80.4) feet more or less to the southeasterly corner of said building, being the point or place of beginning.

Reserving, in addition thereto, the rights of the public, of ingress and egress for pedestrian and vehicular traffic to all public streets abutting the lands and premises hereinabove described, comprising Lots 1, 2, 622G and Plot 22, Block 205 on the Tax Map of the Township of North Bergen, Hudson County, N. J.

Containing an area of five and twenty-one thousandths (5.021) acres. Also known as Lots 1, 2, 622G and Plot 22, Block 205 on the Tax Map of the Township of North Bergen, Hudson County, New Jersey, be and is hereby conveyed to the North Bergen Board of Education to be used in connection with the contemplated construction of a school thereon.

The execution of the within instrument was duly authorized by an Ordinance duly adopted by the Board of Commissioners of the Township of North Bergen at a meeting duly held, constituted and convened on the 18th day of July, 1974.

50 x 80 ft Exception out of Lot 22

Older
tax map

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantor has caused these presents to be signed and attested by its proper corporate officers and its corporate seal to be hereto affixed the day and year first above written.

ATTEST:

JOSEPH MOCCO
TOWNSHIP CLERK

Secretary

TOWNSHIP OF NORTH BERGEN IN
THE COUNTY OF HUDSON

By: Peter M. Mocco
PETER M. MOCCO, MAYOR President

Documentary Stamps

State of New Jersey,
County of Hudson

ss.:

Be it Remembered, that on this 20th day of August 19 74, before me,
the subscriber, A Notary Public of New Jersey

personally appeared Joseph Mocco

who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that he is the Township Clerk of the Township of North Bergen in the County of Hudson, Municipal Corporation named in the within Instrument; that Peter M. Mocco is the Mayor President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument, signed and delivered by said Peter M. Mocco as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed her name thereto as attesting witness, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49 Sec. 1(c), is One Dollar (\$1.00).

Sworn to and subscribed before me,
the date aforesaid.

Michael Miller

Michael Miller
A Notary Public of New Jersey

My Commission Expires February 8, 1976

JOSEPH MOCCO
Township Clerk

This Deed prepared by: Ralph R. Feigelson

Input Criteria Results

Non Certified Search

Your search results **will** reflect UCC records on file in the filing office through Thursday, August 1, 2024. For information on conducting UCC searches, you can access the [UCC Search Manual \(http://www.state.nj.us/treasury/revenue/dcr/geninfo/uccsrch.shtml\)](http://www.state.nj.us/treasury/revenue/dcr/geninfo/uccsrch.shtml).

Search Summary

Search Type: Organization
Output Requested: Status Report with Copies
Organization Name: North Bergen Board of Education
City:
Include Lapsed Filing: Yes

Search Results

Your search did not return any results.



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

963-6114-20

RE: 12671

CERTIFIED TO:

LANDMARK TITLE AGENCY INC
220 KINDERKAMACK RD STE E2
WESTWOOD NJ 07675

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

NORTH BERGEN BOARD OF EDUCATION (Entity)

07-26-2004 07-26-2024

*** Name is CLEAR ***

DATED 07-26-2024
TIME 08:45 AM

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

RN24-218-02947 218 0885218 24

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

185

200 PLOT 1
HOUSING - EXEMPTED

HOUSING

PLOT 1
199

EXEMPTED

477 476 475 474

1983

470 471 472 473

WEST

MEADOWVIEW

(LIBERTY ST)

AVE

NEWKIRK

(NEWKIRK ST)

AVE

DURHAM

(JOHN ST)

205

DURHAM

(NEW DURHAM AVE)

KENNEDY

NEW

YORK WASHINGTON ST

BLVD

205

PLOT 22

63 RD K (ROBERT ST)

SMITH

(SMITH AVE)

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
PUBLIC UTILITY
APPROVED AS A TAX MAP BY THE
COMMISSIONER OF TAXATION
DATE: AUG 23 1963

AVE

219

AVE

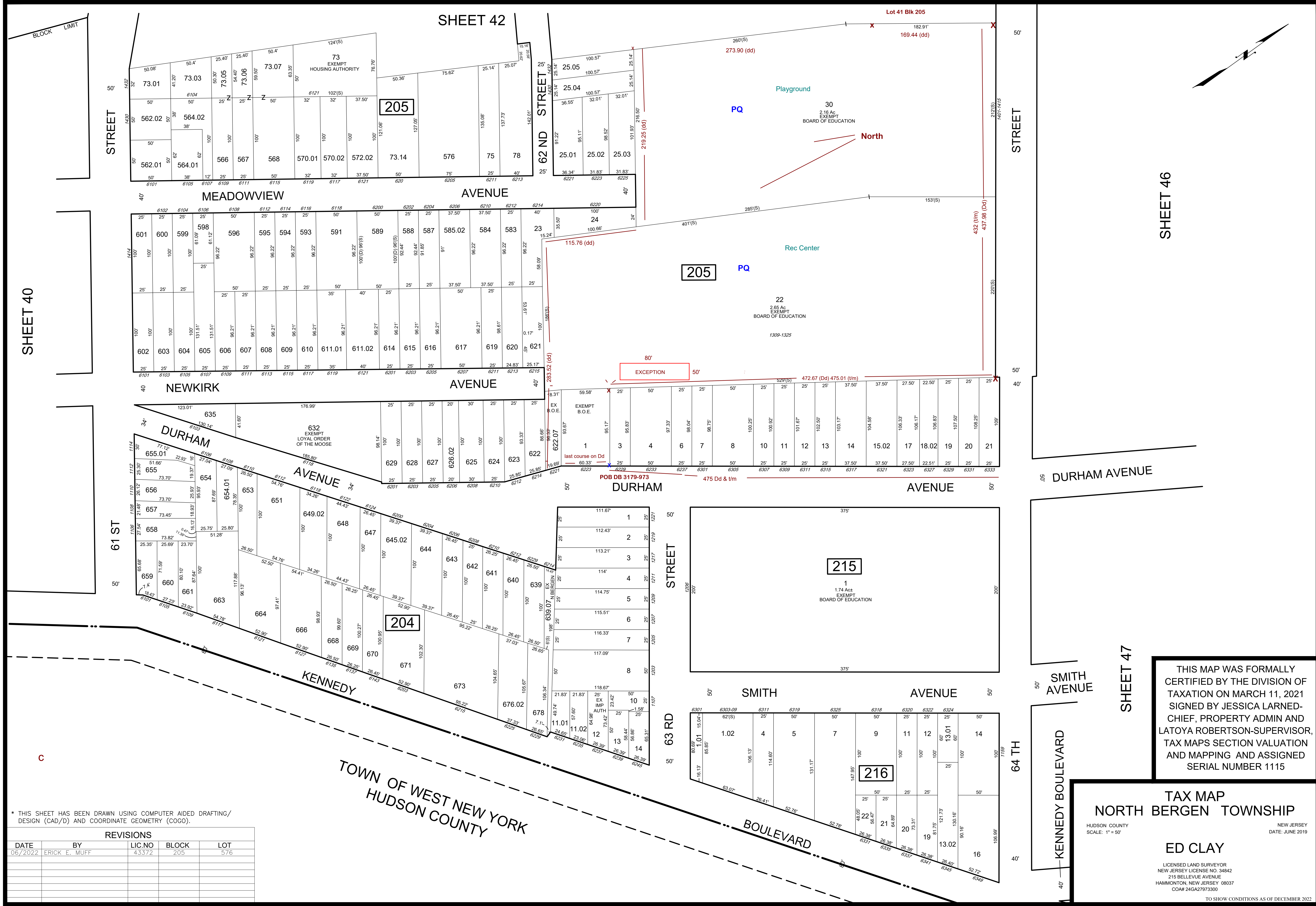
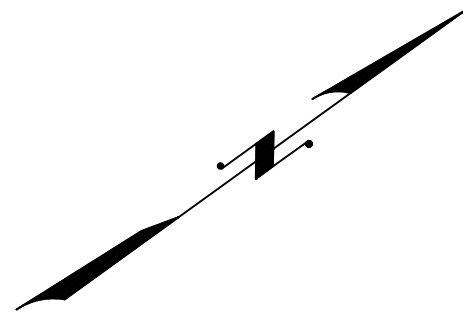
218

TAX MAP
TOWNSHIP OF
NORTH BERGEN
HUDSON COUNTY, N.J.
OCTOBER, 1963

460

50

1964 Municipal Tax Map



* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/ DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO).

REVISIONS				
DATE	BY	LIC.NO	BLOCK	LOT
06/2022	ERICK E. MUFF	43372	205	576

THIS MAP WAS FORMALLY CERTIFIED BY THE DIVISION OF TAXATION ON MARCH 11, 2021 SIGNED BY JESSICA LARNED-CHIEF, PROPERTY ADMIN AND LATOYA ROBERTSON-SUPERVISOR, TAX MAPS SECTION VALUATION AND MAPPING AND ASSIGNED SERIAL NUMBER 1115

TAX MAP
NORTH BERGEN TOWNSHIP

HUDSON COUNTY
SCALE: 1" = 50'

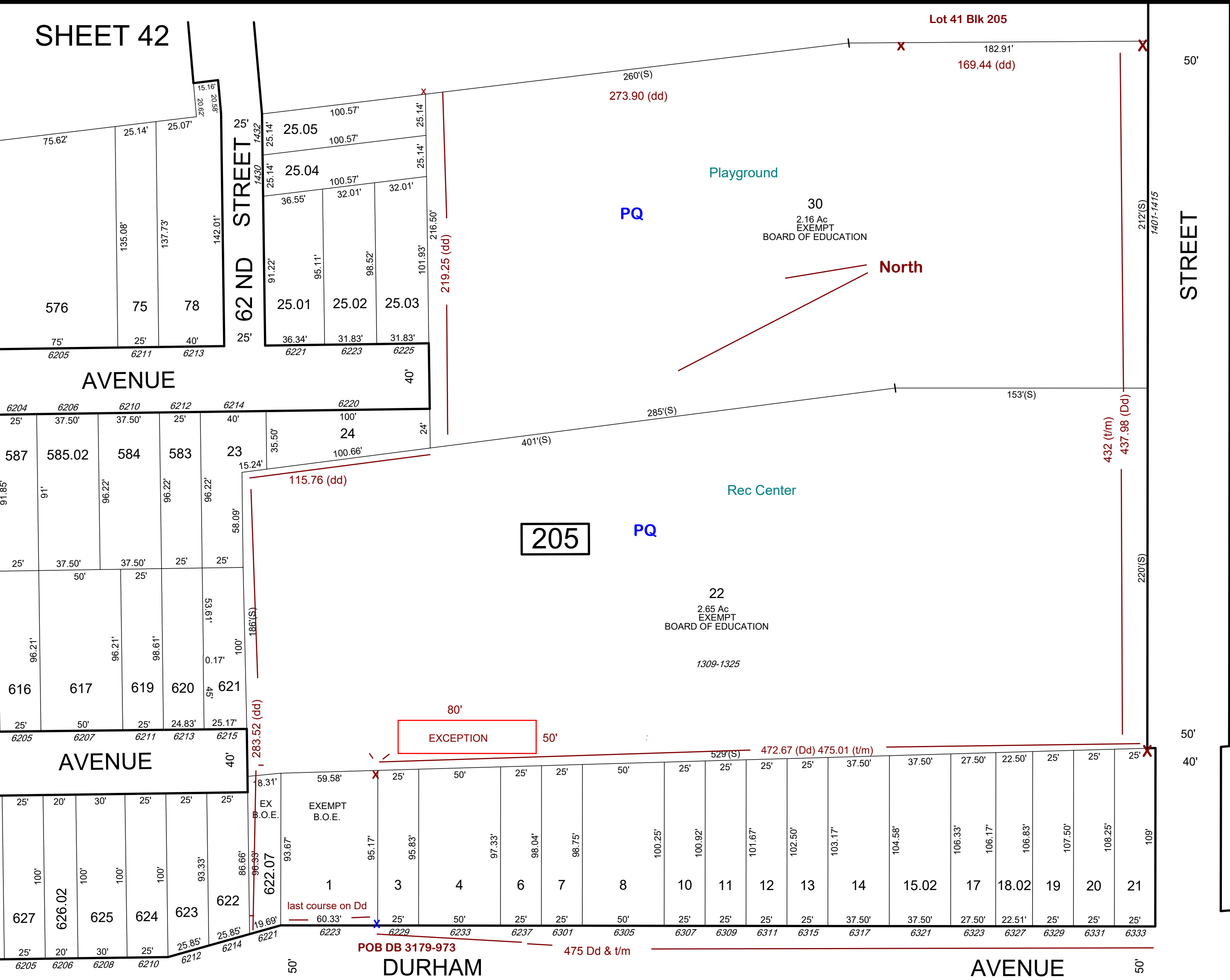
NEW JERSEY
DATE: JUNE 2019

ED CLAY

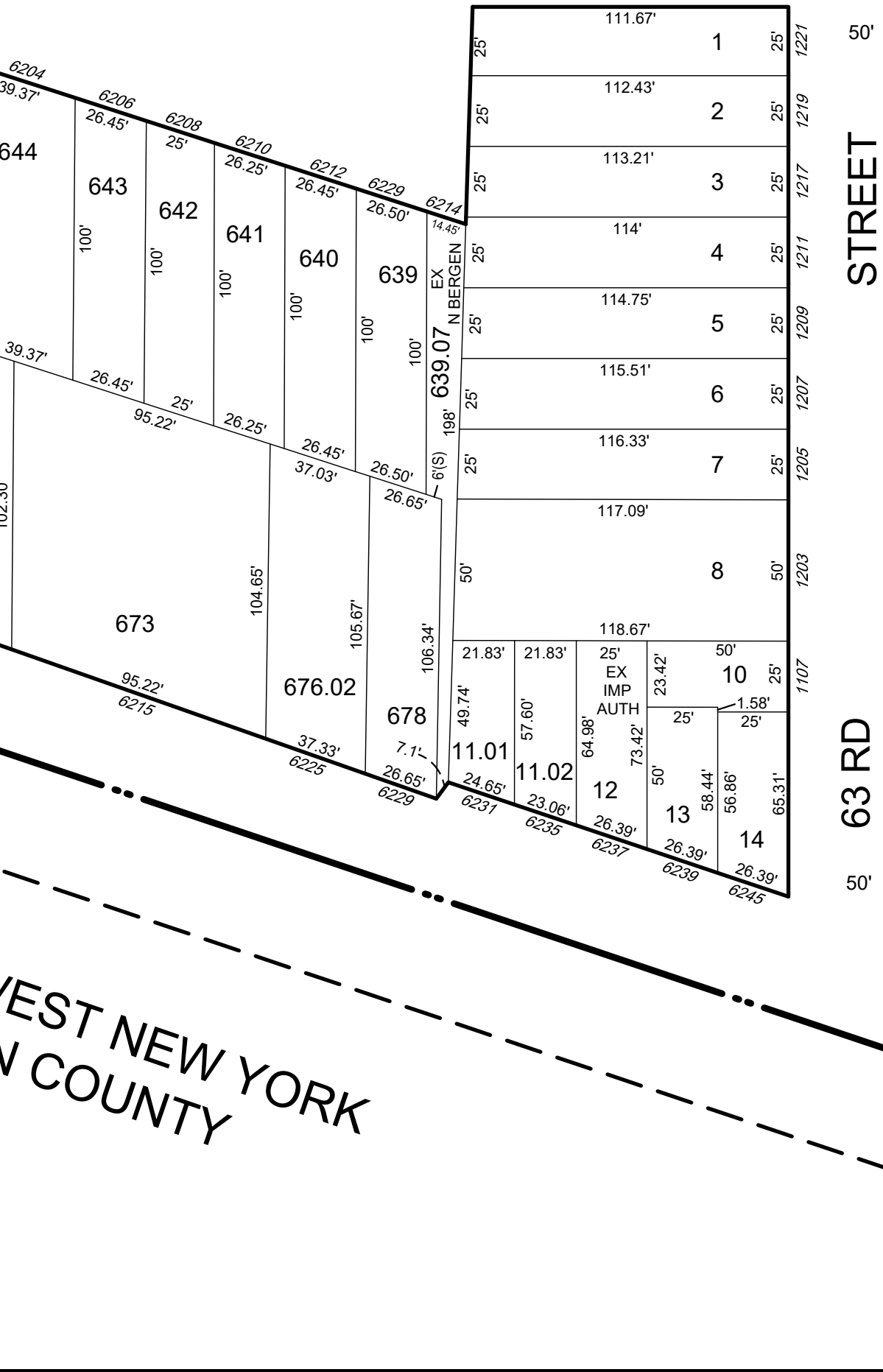
LICENSED LAND SURVEYOR
NEW JERSEY LICENSE NO. 34842
215 BELLEVUE AVENUE
HAMMONTON, NEW JERSEY 08037
COA# 24GA27973300

TO SHOW CONDITIONS AS OF DECEMBER 2022

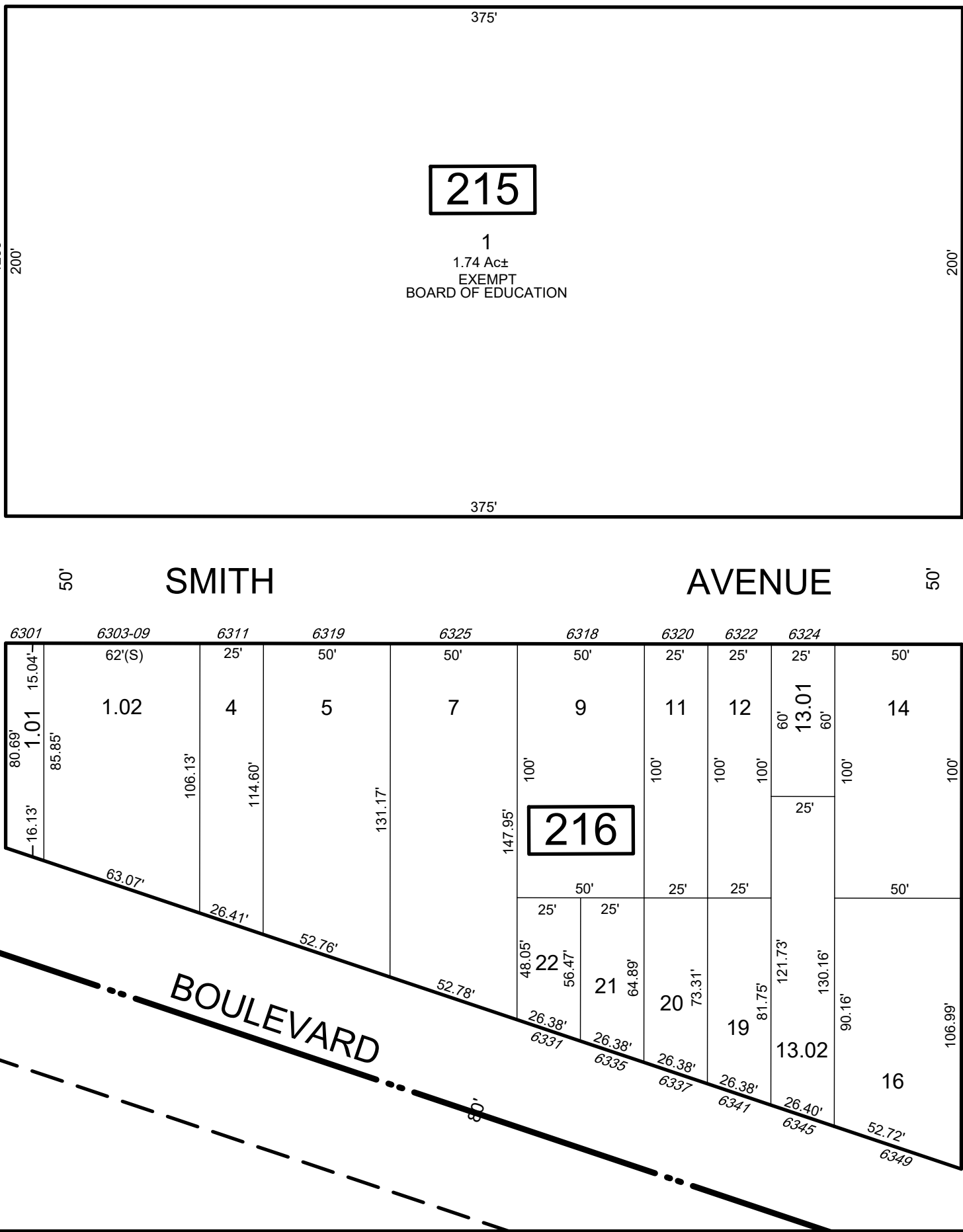
SHEET 42



SHEET 46



SHEET 47





Block/Lot/Qual:	205. 1.	Tax Account Id:	3623
Property Location:	6223 DURHAM AVE	Property Class:	15A - Public School
Owner Name/Address:	NORTH BERGEN BOARD OF EDUCATION	Land Value:	326,400
	7317 KENNEDY BLVD	Improvement Value:	0
	NORTH BERGEN, NJ 07047	Exempt Value:	0
		Total Assessed Value:	326,400
		Additional Lots:	None
		Deductions:	
Special Taxing Districts:			

Taxes

Make a Payment

View Tax Rates

View Current Bill

Project Interest

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
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Last Payment: N/A

[Return to Home](#)



Block/Lot/Qual:	205, 22.	Tax Account Id:	3640
Property Location:	6300 MEADOWVIEW	Property Class:	15A - Public School
Owner Name/Address:	NORTH BERGEN BOARD OF EDUCATION	Land Value:	765,000
	7317 KENNEDY BLVD	Improvement Value:	6,555,600
	NORTH BERGEN, NJ 07047	Exempt Value:	0
		Total Assessed Value:	7,320,600
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes

Make a Payment

View Tax Rates

View Current Bill

Project Interest

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
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Last Payment: N/A

[Return to Home](#)



Block/Lot/Qual:	205. 30.	Tax Account Id:	3648
Property Location:	1401 64TH ST	Property Class:	15C - Public Property
Owner Name/Address:	NORTH BERGEN BOARD OF EDUCATION	Land Value:	3,627,800
	4233 KENNEDY BLVD	Improvement Value:	2,664,900
	NORTH BERGEN, NJ 07047	Exempt Value:	0
		Total Assessed Value:	6,292,700
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes

Make a Payment

View Tax Rates

View Current Bill

Project Interest

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
Last Payment: N/A							

[Return to Home](#)



Block/Lot/Qual:	205. 622.07	Tax Account Id:	3730
Property Location:	6221 DURHAM AVE	Property Class:	15A - Public School
Owner Name/Address:	NORTH BERGEN BOARD OF EDUCATION	Land Value:	247,000
	7317 KENNEDY BLVD	Improvement Value:	0
	NORTH BERGEN, NJ 07047	Exempt Value:	0
		Total Assessed Value:	247,000
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes

Make a Payment

View Tax Rates

View Current Bill

Project Interest

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
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Last Payment: N/A

[Return to Home](#)