

OWNERS NAME & ADDRESS  
004938  
VACCARELLA, LUPANGELO & IDA  
131 PROSPECT ST.  
JERSEY CITY, N.J.  
07307

BLDG 3S-F-D-3UH-B-G3  
LAND 23.29X200.54

SALE DATA  
02/07/80 \$56,000  
LAND 7,400 BLDG 16,900 TOTAL 24,300

SIGNATURE:

OLD PROPERTY ID 00012. A  
010 00708.  
OLD BLOCK 67  
OLD LOT 103  
QUALIFIER R2  
BUILDING PERMIT RECORD  
NUMBER DATE AMOUNT OPEN CODE PURPOSE  
160  
161  
162

NEW PROPERTY ID  
010  
NEW BLOCK  
NEW LOT  
QUALIFIER  
CARD CARD  
131 PROSPECT ST.  
NUMBER SIF DIR NAME SIF ADD'L NO  
INTERIOR INSPECTION  
DATE 03/05/86 SRC 2 NO CALL 008  
SALES DATA  
DATE TYPE AMOUNT SOURCE VALIDITY DELETE  
250  
251  
252

LAND DATA & COMPUTATIONS

LOT	MON	Actual Frontage	Effective Frontage	Effective Depth	Actual Unit Price	Depth Factor	Effective Unit Price	Influence Factor	Land Value
1 Regular Lot	301	108.2	108	200				[ ] %	
2 Minus Lot	302							[ ] %	
3 Apartment Site	303							[ ] %	
4 Waterfront									

PROPERTY FACTORS  
TOPOGRAPHY  
0 N/A 4 Rolling  
1 Level  
2 Low  
3 High  
UTILITIES  
1 All Public 5 Well  
2 Public Water 6 Septic  
3 Public Sewer  
4 Gas  
ROADS  
0 None 4 Proposed  
1 Dirt 5 Alley  
2 Gravel 6 Sidewalk  
3 Paved 7 Rear Lot  
TRAFFIC  
0 N/A  
1 Light  
2 Medium  
3 Heavy  
LANDSCAP  
1 Interior  
2 Typical  
3 Superior

SQUARE FEET	1 Primary Site	2 Secondary Site	3 Undeveloped	4 Residential	5 Waterfront	SQ. FT.	INFLUENCE FACTORS
1	311						1 Unimproved 2 Excessive Front 3 Topography 4 Shape or Size 5 Economic 6 Restrictions - 7 Nonconforming 8 View (+)
2	312						

QUALITY CONTROL  
Quality Control Reviewer  
Date  
ASSASSIN'S FINAL REPORT  
EFF. DATE REASON LORI AMOUNT  
901  
902

ACREAGE	1 Waterfront	2 Tillable	3 Pasture	4 Woodland	5 Wetland	6 Primary Site	7 Secondary Site	8 Undeveloped	9 Pindlands	0 Other	TOTAL ACRES
1	321										330
2	322										
3	323										
4	324										
5	325										
6	326										

REASON CODES  
01 Gains due to annexation  
02 Higher land use, N/C, new plots  
03 New machinery  
04 Formerly exempt, now assessed  
05 Reval increase  
06 Shift in class to  
07 Losses by annexation  
08 Machinery removed  
09 Formerly assessed, now exempt  
10 Reval decrease  
11 Gain due to split  
12 Loss due to split  
13 Board of Review  
DEACTIVATE  
VALUE DVRD. VALUE RSN DATE  
900  
901  
902

500	V	D	O	D	501	OWLG CLASS	25	AREA	141	Del. Garage, Fr. or CB	343	Shed Constr., 2 story
505	1.0	1.5	2.0	2.5	3.0	3.5	4.0	AREA	241	Detached Garage, Brick	144	Shed Constr., Fin. 1st
510	1.0	1.5	2.0	2.5	3.0	3.5	4.0	AREA	341	Detached Garage, Stone	244	Shed Constr., Fin. 1st
515	1.0	1.5	2.0	2.5	3.0	3.5	4.0	AREA	143	Shed Constr., 1 story	145	Swimming Pool
520	1.0	1.5	2.0	2.5	3.0	3.5	4.0	AREA	243	Shed Constr., 1 1/2 story	146	Concrete Paving
525	1.0	1.5	2.0	2.5	3.0	3.5	4.0	AREA	147	Asphalt Paving		

TOTAL 17 ROOMS		BED 07 FAMILY 00		UNFINISHED 1/2 STORY		AREA		ADDITION CODES		404	

# CARD OF CARDS

131 Prospect Street



## SALES DATA

## CONSIDERATION

1967 29800

131, Pre St., J.C., Lot 12A, Bk. 708,  
County Bk. 1475, 3-story frame, three  
family, d., and 1-story brick garage,  
plot 28.85x200.54, Giovanni Terraglia  
et als to Vincenzo and Gaetana Piscitel-  
li, a.v. land #2,200, bids. \$6,300; R.S.  
#30.80; dated 1/24/66, recorded 1/25/66,  
(Book 2989, page 431)  
Recorded by Aurel Villari  
(2)

15M/M-15001 NOTES 5-19-74

Adrian

21. 11. 1901

NOTES:	APPRAISED VALUE
	LAND 9900 <del>3,700</del>
	BUILDINGS 16900 16,900
	TOTAL VALUE 24300 20,600
✓ 1 - 1st	1969
2nd - 1st	1969
5/15/74	1969

### PLOT DIAGRAM

131 Prospect St., J.C.; 07307, lot 12A,  
Bk.708, County Bk.1275, 3-story frame,  
three family, d., and 1-story brick gar-  
age, plot 28.25x200.54, Vincenzo Pis-  
citelli et ux to John and Luisa Lopar-  
do, 381 2nd St., a.v.land \$2,200, bldg.  
\$6,300; p.m.mtg.\$15,000, 15 yrs., 6%,  
p & i \$127 mo.(Hudson City Savings Bank)  
R.S.\$33.; dated 3/31/67, recorded  
3/31/67 (Book 3013, page ~~105~~) (2)  
Recorded by Daniels, Colello & Daniels

## LAND VALUE COMPUTATIONS

LOT SIZE OR ACREAGE	UNIT FRONT FOOT PRICE	CORNER INFLUENCE	DEPTH FACTOR	% DEPR.	EFF. FR. FT.	VALUE
28.27 x 200	100 <del>200</del>		1.301		36.77	3,677 / 3
1975	360		1.301		36.77	13237

NOTES:

**APPRAISED VALUE**

REALTY APPRAISAL CO., WEST NEW YORK, NEW JERSEY



BLOCK 708 LOT 12-A

ADDRESS 131 Prospect St.

OWNER'S ADDRESS

OWNER

TYPE OF BUILDING 3 Story Frame 3 Family att.

SINGLE DWLG.	STORES	LOFT BLDG.	DEPT. STORE	1 OPEN	INT. TRIM	PLUMBING	EQUIP. & ACCESS.
DOUBLE DWLG.	OFFICE BLDG.	FACTORY	CLUB	CLOSED	X FINISHED	X GAS	3 MECH. REFRIG.
DUPLEX DWLG.	HOTEL	WAREHOUSE	BANK	FRAME	X VARNISHED	3 NO. TOILETS	3 GAS RANGES
TENEMENT	THEATRE	PUBLIC GARAGE	FILLING STA.	MASONRY	EXT. TRIM	3 TUBS ON LEGS	COM. COAL & GAS
CONSTRUCTION				X FRONT		TUBS ON BASE	PASS. ELEVATOR
X WOOD	CONC. BLOCK	STEEL & WOOD	REINF. CONC.	REAR		BUILT-IN TUBS	FRT. ELEVATOR
BRICK	HOLLOW TILE	STEEL & BRICK	MILL	SIDE		Marble top	RESV. WT. TANK
ARRANGEMENT				HEATING			
No. STORES	PIERS	WALLS	ROOF	X FLOORS	STOVES	1 PED. LAV.	AUT. SPRINKLER
3 No. APARTS.	CONC.	SHINGLES, WD.	X FLAT	X WOOD BEAMS	X STEAM	SHOWERS	MAIL CHUTES
ROOMS 17	CONC. BL.	SHINGLES, COMP.	PEAKED	MILL	HOT WATER	BUILT-IN SHR.	FIRE PLACES
BASEMENT	BRICK	SIDING	ROOFING	STEEL BEAMS	VAPOR	FLUSHOMETER	AIR COND.
5 FIRST FLOOR	X STONE	STUCCO	COMPOSITION	REINF. CONC.	HOT AIR	LOW DOWN TANK	KITCHEN
6 SECOND FLOOR	PILING	FACE BRICK	SHINGLES, WD.	FLOORING	GAS	PULL CHAIN	
6 THIRD FLOOR	BASMENT OR CELLAR	COM. BRICK	SHINGLES, COMP.	X SINGLE	OIL BURNER	TILE FLOOR	
FOURTH FLOOR	NONE	VEN. BRICK	SLATE	DOUBLE	STOKER	ELECT. FIXTURES	3 SINK
FIFTH FLOOR	PART	STONE	SLAG	HARDWOOD	CONCEALED RAD.	TILE WALLS	COMB. S. & T.
SIXTH FLOOR	X FULL	CONC.	TILE	CEMENT	1 No. FURNACES	X GOOD	DRAINBOARD S.
SEVENTH FLOOR	X FLOOR	CONC. BLOCK	X TIN	TILE	3 SEP. HT. WT. HTR.	FAIR	S. PORC'L'N W.T.
ATTIC	NO FLOOR	METAL	FINISHED	TERRAZZO	3 30 GAL. WT. T.	CHEAP	S. S. & W. T.
		TERRA COTTA	UNFINISHED	MARBLE			D. S. S. W. T.
							CABINETS
							TILE WALLS
OBS'VD. PHYS. COND.	STREET	GARAGE	REMARKS				
EXCELLENT	60' WIDTH	3 No. CARS					
X GOOD	30' PAVG. WDH.	X DETACHED					
FAIR	ASph PAVG. TYPE	BASEMENT					
POOR	CONC & SIDEWALK	X BRICK					
BARELY USEFUL	18" V.P	FRAME					
REMOD.	6" SEWER	CONC. BL.					
Gar. abt. 1923	2nd re-zoned	X CONG. BL.	1-Arco Ideal-Size-5-25-S---Serial #25-1B Vestibule--Tile Floor Fire Escapes Rent: 1st floor--\$43.00 2nd Floor--Cannot Obtain 3rd Floor--\$30.00 2-Garages--\$5.00 each 1-Garage--6.00				
		X METAL SLAG					
		X CONG. ROOF					
		X DRIVEWAY TYPE					



YEAR	LAND	IMPROVEMENT	TOTAL	CHANGE IN ASSESSMENT				ADJUSTED TOTAL
				DATE	LAND INCREASE	IMPROVEMENT	REASON	
1940	3000	6300	9300					
1941	3000	6300	9300					
1942	3000	6300	9300					
1943	3000	6300	9300					
1944	3000	6300	9300					
1945	3000	6300	9300					
1946	3000	6300	9300					
1947	3000	6300	9300					
1948	3000	6300	9300					

INSPECTED BY James Coyle 4/28/38

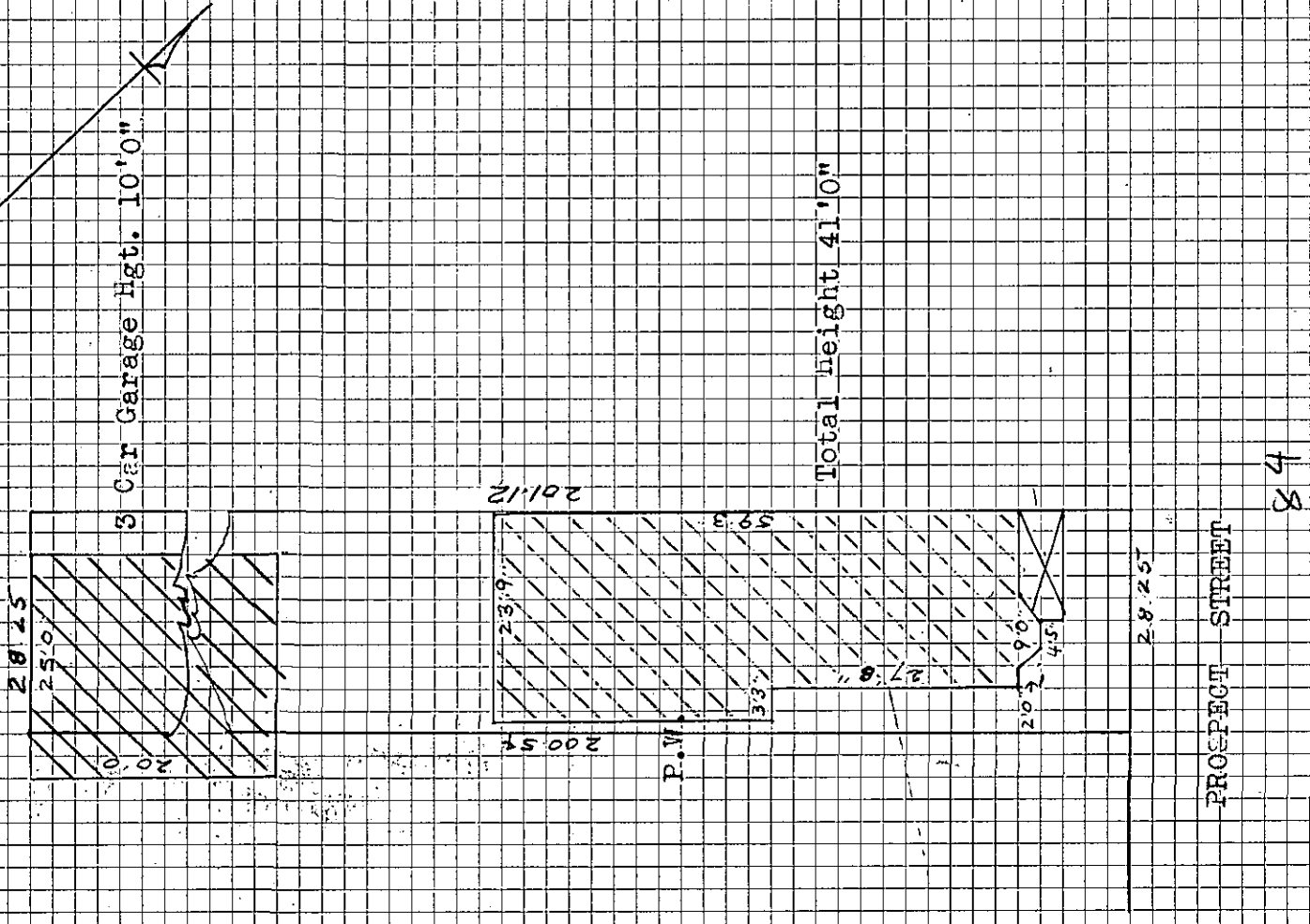
LAND APPRAISED BY

NAME DATE

IMPROVEMENT APPRAISED BY NOV 11 1938

NAME DATE

Scale: 20' = 1"



# REMARKS

Land Area: 30 751.23 cu. ft.  
Cube: Fr. 23.75 x 31.58 x 41 23 256.84  
27.67 x 20.5 x 41 550.22  
Total .5 x 2 x 13.42 x 41 54 558.29 cu. ft.  
Garage: 700-

## COMPUTATIONS

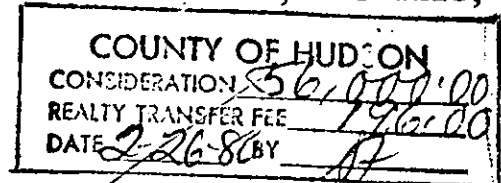
28¢ Imp. Val. 54 558 x .28 x .60 \$9 165.74  
40¢ Garage 700.00  
Total \$9 865.74

Base \$84.00 Depth 200.83' (133.0%)  
\$84.00 x 133.0% x 28.25' \$3,156.09 Land Value

708 12A  
This Indenture,

Made the 7th day of February, in the year of our Lord  
One Thousand Nine Hundred and Eighty

Between - UMBERTO VACCARELLA and ANNUNZIATA VACCARELLA, his wife,  
residing at 15A Laidlaw Avenue



in the City of Jersey City County of Hudson  
and State of New Jersey party of the first part;

And - LUPANGELO VACCARELLA and IDA VACCARELLA, his wife, resid-  
ing at 71 Prospect Street

in the City of Jersey City 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  
Fifty-six Thousand (\$56,000.00) - - - - - Dollars  
lawful money of the United States of America, to them in hand well and truly paid by the said  
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 being therewith fully satisfied, contented and  
paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by  
these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said  
party of the second part, and to their heirs  
and assigns, forever,

All that certain  
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being  
in the City of Jersey City County of Hudson  
and State of New Jersey, more particularly described as follows and which  
on a map entitled "Map of Lienau property situate in Jersey City, Hudson  
County, N. J., May, 1890, surveyed and laid out by Earle and Harrison,  
Civil Engineers and Surveyors", is known as part of lot 11 and the en-  
tire lot 12 in block 5 fronting on the southerly side of Prospect Street,  
being also known as part of lot 11 and the entire lot 12 in block  
number 708 on Fowler's Official Assessment Map of Jersey City, and  
bounded and described as follows:

BEGINNING at a point in the southerly line of Prospect Street, 171.75  
feet westerly from the corner formed by the intersection of the westerly  
side of Lienau Place with the southerly side of Prospect Street; thence  
southerly parallel with the easterly line of lot 11, 200.54 feet to,  
through and beyond the center of a party wall standing partly on the  
premises hereby described and partly on the premises on the east to the  
southerly side of lot 11; thence westerly along the southerly side of  
lots 11 and 12, 28.25 feet; thence northerly along the westerly line of  
lot 12, 201.11 feet to the southerly side of Prospect Street; thence  
easterly along the southerly side of Prospect Street, 28.25 feet to the  
point or place of Beginning.

BEING also known as Lot No. 12A in Block 708 on the Jersey City Tax  
Maps, and being also commonly known as 131 Prospect Street, Jersey City,  
N. J.

BEING the same premises conveyed to Umberto Vaccarella and Annunziata  
Vaccarella, his wife, by John Pardo and Luisa Lopardo, his wife, by deed

bearing date December 28, 1977, and recorded December 30, 1977, in the Hudson County Register's Office in Liber 3244, Page 157.

Subject to a first mortgage held by John Lopardo and Luisa Lopardo, his wife upon which there is due a balance of \$43,759.50 which the parties of the second part hereby assume and agree to pay, which mortgage is included in the consideration.

3295 1078

The following references are not in any way descriptive, except for tax purposes, of the property described, nor do they establish legal boundaries.

The property is presently designated as part of Block 12A Lot 708  
(or Account No. ) in the tax map of the municipality wherein it is situated.



ASSESSORS

708-12A  
This Deed, made the 28th day of December 19 77 ,

Between

JOHN LOPARDO and LUISA LOPARDO, his wife,

residing at 107 Lincoln Avenue  
in the Borough of North Arlington in the County of  
Bergen and State of New Jersey herein designated as the Grantors,

And

UMBERTO VACCARELLA and ANNUNZIATA VACCARELLA, his wife,

residing or located at 131 Prospect Street  
in the City of Jersey City in the County of  
Hudson and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of

FIFTY SIX THOUSAND AND NO/100 (\$56,000.00) DOLLARS

lawful money of the United States of America, to the Grantors in hand well and truly paid by the  
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-  
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and  
convey unto the Grantees forever,  
certain

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

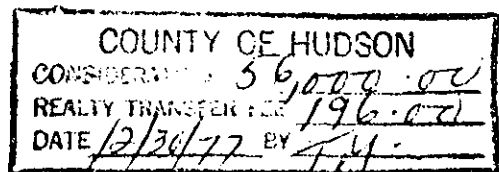
and which on a map entitled "Map of Lienau Property situate in Jersey  
City, Hudson County, N.J., May 1890, surveyed and laid out by Earle  
and Harrison, Civil Engineers and Surveyors" is known as part of lot  
11 and the entire lot 12 in Block 5 fronting on the southerly side of  
Prospect Street, being also known as part of lot 11 and the entire lot  
12 in block number 708 on Fowler's Official Assessment Map of Jersey  
City, and bounded and described as follows:

1275  
BEGINNING at a point in the southerly line of Prospect Street, 171.75  
feet westerly from the corner formed by the intersection of the  
westerly side of Lienau Place with the southerly side of Prospect  
Street; thence southerly parallel with the easterly line of lot 11  
200.54 feet to, through and beyond the center of a party wall standing  
partly on the premises hereby described and partly on the premises on  
the east to the southerly side of lot 11; thence westerly along the  
southerly side of lot 11 and 12, 28.25 feet; thence northerly along  
the westerly line of lot 12, 201.11 feet to the southerly side of  
Prospect Street; thence easterly along the southerly side of Prospect  
Street, 28.25 feet to the point or place of beginning.

SAID premises being known as 131 Prospect Street, Jersey City, N.J.

BEING also known as Lot No. 12A in Block No. 708 on the Jersey City  
Tax Maps.

BEING the same premises conveyed to the Grantors herein by Deed from  
Vincenzo Piscitelli and Gaetana Piscitelli, his wife, dated March 31st  
1967 and recorded March 31st 1967 in Book 3013 Page 1055 of Deeds in  
the Hudson County Register's Office.



LIBER 3244 PG 157

Doc. Stamps

\$ 33.<sup>00</sup>

Assessors /

# This Indenture,

Made the thirty-first day of March, , in the year of our Lord  
One Thousand Nine Hundred and sixty-seven.

Between VINCENZO PISCITELLI and GAETANA PISCITELLI,  
his wife, residing at 131 Prospect Street,

Bel. 708  
Lot 15A  
131 Prospect St

in the City of Jersey City, County of Hudson  
and State of New Jersey, party of the first part;

And JOHN LOPARDO and LUISA LOPARDO, his wife,  
residing at 381 Second Street,

in the City of Jersey City, 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 ONE (\$1.00)  
DOLLAR, and other good and valuable consideration,

lawful money of the United States of America, to them in hand well and truly paid by the said  
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 being therewith fully satisfied, contented and  
paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by  
these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said  
party of the second part, and to their heirs  
and assigns, forever,

All that certain

tract or parcel of land and premises, hereinafter particularly described, situate, lying and being  
in the City of Jersey City, County of Hudson

and State of New Jersey, and which on a map entitled "Map of Lienau  
Property situate in Jersey City, Hudson County, N.J., May 1890, sur-  
veyed and laid out by Earle and Harrison, Civil Engineers and Surveyors"  
is known as part of lot 11 and the entire lot 12 in block 5 fronting on  
the southerly side of Prospect Street, being also known as part of  
lot 11 and the entire lot 12 in block number 708 on Fowler's Official  
Assessment Map of Jersey City, and bounded and described as follows:

BEGINNING at a point in the southerly line of Prospect Street, 171.75  
feet westerly from the corner formed by the intersection of the westerly  
side of Lienau Place with the southerly side of Prospect Street; thence  
southerly parallel with the easterly line of lot 11 200.54 feet to,  
through and beyond the center of a party wall standing partly on the  
premises hereby described and partly on the premises on the east to  
the southerly side of lot 11; thence westerly along the southerly side  
of lot 11 and 12, 28.25 feet; thence northerly along the westerly line  
of lot 12, 201.11 feet to the southerly side of Prospect Street; thence  
easterly along the southerly side of Prospect Street, 28.25 feet to the  
point or place of beginning.

SAID premises being known as 131 Prospect Street, Jersey City, New  
Jersey.

BEING the same premises conveyed to the grantors herein by Giovanni  
Terraglia, et ux, et als, by deed dated January 24, 1966, and recorded  
on January 25, 1966, in Book 2989 of Deeds for Hudson County, Page 431.

LIBER 3013 PG 1055

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

708

Doc. Stamp

30-80

Assessors /

# This Deed,

Made the twenty-fourth day of January, in the year  
one thousand nine hundred and sixty-six.

**Between**

GIOVANNI TERRAGLIA and ASSUNTA TERRAGLIA, his wife,  
and SALVATORE TERRAGLIA and MARIA TERRAGLIA, his  
wife, all residing at 131 Prospect Street, in the  
City of Jersey City, County of Hudson and State  
of New Jersey,

GRANTORS,

AND

VINCENZO PISCITELLI and GAETANA PISCITELLI,  
his wife, residing at 131 Prospect Street,  
in the City of Jersey City, County of Hudson  
and State of New Jersey,

GRANTEES.

**Witnesseth** That in consideration of ONE (\$1.00) DOLLAR, and other  
good and valuable consideration,

the said Grantors

do grant and convey unto the said Grantees

and their heirs and assigns forever ALL that certain tract or parcel of  
land and premises, hereinafter particularly described, situate, lying  
and being in the City of Jersey City, County of Hudson and State of  
New Jersey, and which on a map entitled "Map of Lienau Property situate  
in Jersey City, Hudson County, N.J. May 1890, surveyed and laid out  
by Earle and Harrison, Civil Engineers and Surveyors" is known as part  
of lot 11 and the entire lot 12 in block 5 fronting on the southerly  
side of Prospect Street, being also known as part of lot 11 and entire  
lot 12 in block number 708 on Fowler's Official Assessment Map of  
Jersey City, and bounded and described as follows:

BEGINNING at a point in the southerly line of Prospect Street, 171.75  
feet westerly from the corner formed by the intersection of the westerly  
side of Lienau Place with the southerly side of Prospect Street; thence  
southerly parallel with the easterly line of lot 11 200.54 feet to,  
through and beyond the center of a party wall standing partly on the  
premises hereby described and partly on the premises on the east to  
the southerly side of lot 11; thence westerly along the southerly side  
of lot 11 and 12, 28.25 feet; thence northerly along the westerly line  
of lot 12, 201.11 feet to the southerly side of Prospect Street; thence  
easterly along the southerly side of Prospect Street, 28.25 feet to  
the point or place of beginning.

SUBJECT to the rights of the owners of lots 10, 11, 12, 13 and  
14 on above described premises to the use of a passageway between the  
buildings on lots 12 and 13, being 4 feet 9 inches of lot 12 and 2  
feet 11 5/8 inches of lot 13, the same to be used as a passageway or  
driveway until such times as the owners of the above described lots  
shall agree, in writing, to discontinue the use of same.

SAID premises being known as 131 Prospect Street, Jersey City, New  
Jersey.

BEING the same premises conveyed to Giovanni Terraglia and Salvatore

# This Indenture,

Made the 26th day of October, in the year of our Lord  
One Thousand Nine Hundred and Sixty-one,

Between GILBERT MIRANDA and MARGARET MIRANDA, his wife

*Gilbert Miranda*

RECEIVED  
OCT 27 11 32 AM '61

in the City of Jersey City County of Hudson  
and State of New Jersey party of the first part;

And GIOVANNI TERRAGLIA and SALVATORE TERRAGLIA, of 131 Prospect  
Street, in

*Block 708 - Lot 12 A : 131 Prospect*

the City of Jersey City County of Hudson  
and State of New Jersey party of the second part;

REVENUE  
STAMPS  
25.85

Witnesseth, That the said party of the first part, for and in consideration of the sum of  
One (\$1.00) Dollar and other good and valuable consideration,  
lawful money of the United States of America, to them in hand well and truly paid by the said  
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 being therewith fully satisfied, contented and  
paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by  
these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said  
party of the second part, and to their heirs  
and assigns, forever,

All that certain  
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being  
in the City of Jersey City County of Hudson  
and State of New Jersey, and which on a map entitled "Map of Lienau  
Property situate in Jersey City, Hudson County, N.J. May 1890, sur-  
veyed and laid out by Earle and Harrison, Civil Engineers and Surveyors"  
is known as part of lot 11 and the entire lot 12 in block 5 fronting on  
the southerly side of Prospect Street being also known as part of lot 11  
and entire lot 12 in block number 708 on Fowler's Official Assessment  
Map of Jersey City, and bounded and described as follows:

Beginning at a point in the southerly line of Prospect Street,  
171.75 feet westerly from the corner formed by the intersection of  
the westerly side of Lienau Place with the southerly side of Prospect  
Street; thence southerly parallel with the easterly line of lot 11  
200.54 feet to, through and beyond the center of a party wall standing  
partly on the premises hereby described and partly on the premises on  
the east to the southerly side of lot 11; thence westerly along the  
southerly side of lot 11 and 12, 28.25 feet; thence northerly along the  
westerly line of lot 12, 201.11 feet to the southerly side of Prospect  
Street; thence easterly along the southerly side of Prospect Street,  
28.25 feet to the point or place of beginning.

Subject to the rights of the owners of lots 10, 11, 12, 13 and  
14 on above described premises to the use of a passageway between the  
buildings on lots 12 and 13, being 4 feet 9 inches of lot 12 and 2  
feet 11 5/8 inches of lot 13, the same to be used as a passageway or