



Rent Leveling Board - City Of Union City - Annual Registration Statement

Mayor Brian P. Stack Dept. of Revenue & Finance Kennedy Ng, Administrator

Page # 1 Of 1

DATE 3-19-2024 LAST R. REGISTRATION DATE _____ PRESENT R. REG. EFFECTIVE DATE 5/1/24

1) PROPERTY ADDRESS 210 38th Street (AKA) _____ 2) BLOCK & LOT 227.5 3) TOTAL # OF UNITS/APT/COMMERCIAL 8 4) TOTAL # OF ROOMS _____

5) LANDLORDS'S NAME LAWRENCE DUKE 6) LAND LORDS'S NAME & MAIN ADDRESS (NO P.O.BOX) 180 BOWERS ST. JERSEY CITY, NJ 07307 7) EMERGENCY PHONE NUMBER _____

8) SUPERINTENDENT'S NAME CHARLIE 9) ADDRESS AND APT. # 210 38th ST. U.C. Apt. # 2 11) IS HEAT INCLUDED IN RENT? YES

12) TYPE OF HEAT PROVIDED GAS 13) IF OIL, COMPANY N/A 14) PHONE NUMBER N/A

15) ARE UTILITIES INCLUDED? IF SO, STATE WHAT UTILITIES HEAT AND HOT WATER 16) OTHER SERVICES PROVIDED BY LANDLORD _____

Registration fee of \$40.00 (each increase) shall accompany this statement and a copy of same shall be filed with the Rent Leveling Board Office, 30 days prior to any increase and on each Anniversary thereafter. Failure to register or filing a false registration statement shall be punishable by summons and fine not to exceed \$1000.00. A copy of the annual registration statement shall be presented to any tenant upon demand. Upon change of ownership, please advise any new owner to re-file with the Rent Leveling Board Office immediately. NOTE: The filing of Rent Registration statement does not constitute a finding by the Rent leveling Board Administrator or the Rent Leveling Board that the rent contained in the statement is the legal rent for the apartment. IF OIL COMPANY IS CHANGED, HEALTH DEPT. AND THE RENT LEVELING BOARD MUST BE NOTIFIED. "Under penalties of perjury, I declare that I have examined this Registration Statement, I have supplied the information stated herein, and that the information set forth is true and accurate."

NAME LAWRENCE DUKE SIGNATURE Lawrence Duke DATE 3-19-2024

17) Tenant's Name	Senior Citizen Yes - No	18) Apt ID #	19) Number of rooms	20) Current base rent	21) Annual Increase CPI	22) New Base Rent	23) Hardship	24) Cap. Improvement Exp. Date	25) RPA/RURA	26) Total Rent Due
<u>YOLANDA SANTIAGO</u>	<u>N</u>	<u>3</u>	<u>4</u>	<u>1700.00</u>	<u>49.30</u>	<u>1749.30</u>				<u>1749.30</u>
<u>MARY NICHOLAS</u>	<u>N</u>	<u>5</u>	<u>4</u>	<u>1500.00</u>	<u>43.50</u>	<u>1543.50</u>				<u>1543.50</u>
	<u>Y-N</u>									
	<u>Y-N</u>									
	<u>Y-N</u>									
	<u>Y-N</u>									
	<u>Y-N</u>									
	<u>Y-N</u>									

DO NOT WRITE BELOW THIS LINE. MAIL TO: RENT LEVELING BOARD 3715 PALISADE AVE. UNION CITY NJ, 07087 TELEPHONE - 201.348-5734 Revised October 2017

MAKE CHECK PAYABLE TO: CITY OF UNION CITY

PLEASE TYPE OR PRINT NEATLY IN INK

RECEIVED

3/19/24

CHECK / NO #

2220

RECEIPT #

19372

RENT Reg. #

200

COURT ID: PREFIX COMPLAINT NUMBER

Union City Municipal Court

3715 Palisade Avenue
Union City, NJ 07087

0910 SC 63259

The State of New Jersey vs.

(Please Print) Defendant's Name: First Initial Last

BH 210.38th St. LLC c/o Bohain Hgt.

Address City

10. BOX 190338 Brooklyn

State Zip Code Telephone

NY 11219

Birth Mo. Day Yr. Sex Eyes Gpd Weight Height Restrictions

Date: State Exp. Date

Driver's #

STATE OF NEW JERSEY HUDSON } SS:
COUNTY OF

Complaining Witness: Kennedy NG
of Ken Bond Administrator (Judge)
(Identify Dept./Agency Representative) (Badge No.)
3715 Palisade Ave

Residing at 3715 Palisade Ave
by certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about the 11 11 17

in UNION CITY Municipal Code County of HUDSON NJ

did commit the following offense: Failure to file Rent
Apparition Statement - pursuant
to Section 801 of the ordinance
for premises located at 334

in violation of (one charge only) (Statute, Regulation or Ordinance Number)

LOCATION OF OFFENSE 29110 Describe location 210.38th Street

OATH: Subscribed and sworn to before me this ___ day of ___, 17__

CERTIFICATION: I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

OR 9/11/17

(Signature of Complaining Witness)

(Signature of Person Administering Oath)

(Signature of Complaining Witness)

PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS

COURT USE ONLY DAY/CODE ENFORCEMENT USE ONLY

Probable cause is found for the issuance of this Complaint-Summons.

Yes No (Signature of Judicial Officer)

Yes No (Signature of Judge)

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THIS COURT TO ANSWER THIS COMPLAINT. IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED, A WARRANT MAY BE ISSUED FOR YOUR ARREST.

NOTICE TO APPEAR

COURT APPEARANCE REQUIRED DATE: 09 Month 17 Day 17 Year 8.33 AM/PM

Date Summons issued: 9/11/17 (Signature of Person Issuing Summons)

Agency's Copy: White

MAROTTA & GARVEY
Attorneys at Law

Neil D. Marotta, Esq.
Kathleen P. Garvey, Esq.

3916 Bergenline Avenue,
Suite 2200
Union City, New Jersey 07087

(201) 552-9200
Fax (201) 552-9204
e-mail MgcLawyers@aol.com

April 22, 2016

Scanned

Via Certified Mail R.R.

BH 210 38th St. LLC % Goldpin Mgt. ✓
P.O. Box 190338
Brooklyn, NY 11219

Re: 210- 38th Street
Union City, NJ
Block: 227, Lot: 5
Annual Rent Registration

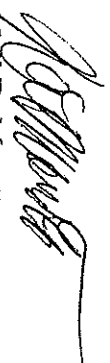
Dear Sir or Ms.:

Please be advised, this office represents the Union City Rent Leveling Board. Enclosed please find a letter from the Rent Leveling Office advising that you had not filed your Annual Rent Registration Statement. The letter also advises you of the penalties that apply should you not file the Statement.

Should you not Register by the time set forth within the letter, you will receive a Summons for violation of the Rent Control Ordinance.

Should you have any questions, please contact the Rent Leveling Office at (201)348-5734 or you may go to the Office located at 3715 Palisade Avenue, 2nd Floor, Union City, New Jersey.

Very truly yours,


Neil D. Marotta

NDM:n
Enc.
Cc: Nilda Mercado, Representative Rent Regulation



City of Union City

Rent Leveling Board

3715 Palisade Avenue

Union City, New Jersey 07087

Phone: (201)348-5734 Fax: (201)865-9087

Brian P. Stack
Mayor

Kennedy Ng
Administrator

NILDA MERCADO
(SECRETARY, BOARD/COMMISSION)

April 22, 2016

BH 210 38th St. LLC % GOLDPIN MNGMNT
2410 Central Ave
Union City, NJ 07087

Re: 210 38th Street
Union City, N.J. 07087
Block: 227 Lot: 5
Annual Rent Registration

Dear Landlord:

In order to insure accuracy with both your records and the city's and in compliance with the Rent Leveling Ordinance, you are requested to bring to this office all the information concerning rents for all apartments in this building. Furnished rooms are also subject to this provision notwithstanding the fact that the rent is paid on a weekly or biweekly basis.

Failure to register or reregister within (2) two week period from the receipt of this notice may warrant a fine up not to exceed \$1,000.00 or by imprisonment not exceeding (30) days or both. False registration shall be punishable by fine pursuant to Section 14-19.

Enclosed is the required form which must be filed in this office. A fee of \$25.00 is also required. The information you provide must be accurate.

If you have already sent in your Rent Registration Statement, please disregard this notice.

PLEASE BE ADVISED THAT UNDER THE REVISED RENT STABILIZATION
ORDINANCE EFFECTIVE FEBRUARY 1, 1996, NO PERSON SHALL OCCUPY OR USE
ANY RESIDENTIAL UNIT, AFTER SUCH UNIT HAS BEEN VACATED OR SOLD, OR

APPLIED AND SECURED A CERTIFICATE OF CONTINUED OCCUPANCY3

If you have any questions concerning this matter, please do not hesitate to contact this office.

Final Notice
CM: 7014 3490 0000 4291 9812

Sincerely,

Nilda Mercado,
Secretary Board / Commission
RC-002 // Rev.6 /05

RENT LEVELING BOARD

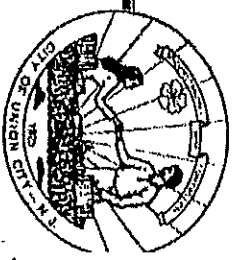
MUNICIPAL BUILDING 3715 PALISADE AVE UNION CITY, NJ 07087

MARYURY A. MARTINETTI

(COMMISSIONER)

TELEPHONE: 201-348-5734

FAX: 201-865-9087



NILDA MERCADO
(SECRETARY, BOARD/COMMISSION)

October 2nd, 2015

BH 210 38th St. LLC % GOLDPIN MNGMNT
P.O. BOX 190338
Brooklyn, N.Y. 11219

Re: 210- 38th Street
Union City, N.J. 07087
Block: 227 Lot: 5
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First Notice

Sincerely,

Nilda Mercado,
Secretary Board / Commission

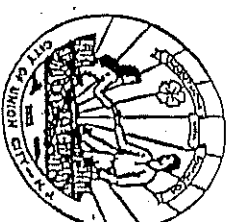
RC-002 // Rev.6 /05

RENT LEVELLING BOARD

Municipal Building- 3715 Palisade Avenue • Union City, New Jersey 07087

Maryury A. Martinetti
Commissioner

John P. Higgins
Acting Rent Leveling Board
Administrator



Tel. (201) 348-5734

Fax (201) 865-9087

June 8th, 2010

BH-38 Street, INC.
1303- 53TH Street # 204
Brooklyn, New York 11219

Re: 210 – 38th Street
Union City, N.J. 07087
Block: 229 Lot: 5 Us: 8//4
Annual Rent Registration

Dear Landlord:

In order to insure accuracy with both your records and the city's and in compliance with the Rent Leveling Ordinance, you are requested to bring to this office all the information concerning rents for all apartments in this building. Furnished rooms are also subject to this provision notwithstanding the fact that the rent is paid on a weekly or biweekly basis.

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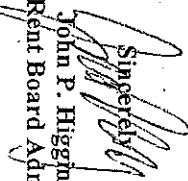
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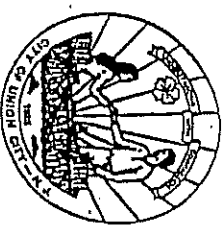
Final Notice
CM: # 7003-2260-0003-8198-5767


John P. Higgins
Acting, Rent Board Administrator.

RC#035A // Rev.6-05

RENT LEVELLING BOARD

Municipal Building- 3715 Palisade Avenue • Union City, New Jersey 07087



Tel (201) 348-5734
Fax (201) 865-9087

John P. Higgins
Acting Rent Leveling Board
Administrator

Mayrany A. Martinetti
Commissioner

May 28th, 2009

210 – 38th Street Associates, Inc.
2410 – Central Ave
Union City, New Jersey 07087

Re: 210 – 38th Street
Union City, N.J. 07087
Block: 229 Lot: 5 Us: 8//4
Annual Rent Registration

Dear Landlord:

In order to insure accuracy with both your records and the city's and in compliance with the Rent Leveling Ordinance, you are requested to bring to this office all the information concerning rents for all apartments in this building. Furnished rooms are also subject to this provision notwithstanding the fact that the rent is paid on a weekly or biweekly basis.

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Final Notice
C/M: # 7005-0390-0000-2175-5556.

Maalainick

John P. Higgins
John P. Higgins
Acting, Rent Board Administrator.

RC-035A // Rev.6-05

RENT LEVELLING BOARD

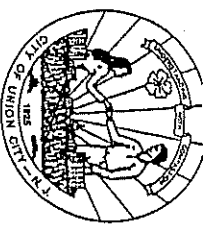
Municipal Building- 3715 Palisade Avenue • Union City, New Jersey 07087

Mayrury A. Marinetti
Commissioner

Tel. (201) 348-5734

John P. Higgins
Acting Rent Leveling Board
Administrator

Fax (201) 865-9087



June 20, 2008

210 - 38th Street Associates, Inc.
2410 - Central Ave
Union City, New Jersey 07087

Re: 210 - 38th Street
Union City, N.J. 07087
Block: 229 Lot: 5 Us: 8//4
Annual Rent Registration

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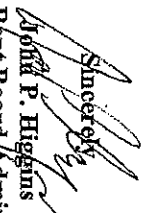
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If you have any questions concerning this matter, please do not hesitate to contact this office.

Final Notice
CM: # 7007-1490-0003-0299-4463

Sincerely,

John P. Higgins
Acting, Rent Board Administrator.
RC-035A // Rev.6-05

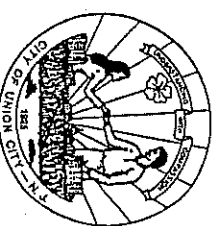



RENT LEVELING BOARD

Municipal Building - 3715 Palisade Avenue • Union City, New Jersey 07087

Maryury A. Martinetti
Commissioner

John P. Higgins
Acting Rent Leveling Board
Administrator



Tel. (201) 348-5734

Fax (201) 865-9087

08/30/2007

210 - 38th St. Associates, Inc.
2410 - Central Ave
Union City, New Jersey 07087

Re: 210 - 38th Street
Union City, N.J. 07087
Block: 229 Lot: 5 Us: *8/14 ede*
Annual Rent Registration

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If you have any questions concerning this matter, please do not hesitate to contact this office.

Final Notice
CM # 7000-1530-0006-3026-8063

Luella Wick
10/20/07

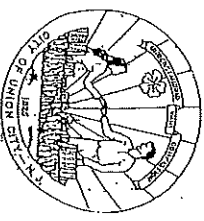
John P. Higgins
John P. Higgins
Acting, Rent Board Administrator.

RC-035A // Rev.6-05

RENT LEVELING BOARD

3715 PALISADE AVENUE, UNION CITY, N.J. 07087

TEL 201 348 - 5734
FAX 201 865 - 9087



Anthony A. Bombino
Commissioner

John P. Higgins
Acting Rent Board
Administrator

May 15, 2006

210 - 38th St. Associates, Inc.
2410 - Central Ave
Union City, New Jersey 07087

Re: 210 - 38th Street
Union City, N.J. 07087
Block: 229 Lot: 5 1/4, 8/14
Annual Rent Registration

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Final Notice
CM # 7004-2510-0002-7780-9482

John P. Higgins
Acting Rent Board Administrator

John P. Higgins
Acting, Rent Board Administrator.

RC-035A // Rev 6-05

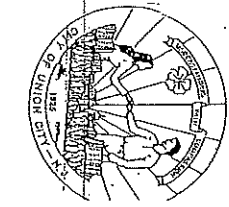
"UNION CITY IS AN EQUAL OPPORTUNITY EMPLOYER"

RENT LEVELING BOARD

Marvay A. Bombino
Commissioner

3715 PALISADE AVENUE, UNION CITY, N.J. 07087

TEL 201 348 - 5734
FAX 201 865 - 9087



John P. Higgins
Acting Rent Board
Administrator

March 03, 2006

210 - 38TH St. Associates, Inc.
2410 - Central Ave
Union City, New Jersey 07087

Re: 210 - 38TH Street
Union City, N.J. 07087
Block: 229 Lot: 5
Annual Rent Registration.

Dear Landlord:

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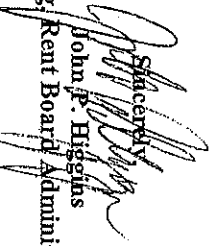
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FIRST NOTICE

Sincerely,

John P. Higgins
Acting, Rent Board Administrator.
RC-002 / Rev 6-05

"UNION CITY IS AN EQUAL OPPORTUNITY EMPLOYER."

Page # _____

70	10	60
----	----	----

229

9

18

{2} BLOCK & LOT #	{3} NUMBER OF UNITS	APTS.	COMMERCIAL

{4} NUMBER OF ROOMS.

P.O. Box 3226, Weehawken NJ 07086

{7} TELEPHONE NUMBER. (NO ANSWERING MACHINE)

210 38th St. Apt #1 Union City NJ 07087

{9} ADDRESS AND APT. #

{11} IS HEAT INCLUDED IN RENT?

Gas

(13) IF OIL; COMPANY NAME AND ADDRESS.

(14) PHONE #.

Heat & Hot Water

{15} ARE UTILITIES INCLUDED IN RENT? IF SO: STATE WHAT UTILITIES.

OTHER SERVICES PROVIDED BY LANDLORD.

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[illegible]

Do not write below this line. MAIL TO: RENT LEVELING BOARD, 3715 PALISADE AVE. UNION CITY, N.J. 07087. Tel. 201 348-5734. RC001/ revised 10/2000

RECEIVED 10/20/04 CHECK # 1319 RECEIPT # 8222

PLEASE TYPE OR PRINT NEATLY IN INK.

ATTACH COPIES OF PAID TAX BILLS.

Sewer and Tax surcharge must be accompanied with calculations & copies of bills.

MAKE CHECKS PAYABLE TO: CITY OF UNION CITY.

RENT LEVELLING BOARD CITY OF UNION CITY - ANNUAL REGISTRATION STATEMENT.

Page #

TYPE OF APPLICATION: ANNUAL INCREASE: ☐ TAX ☒ SEWER ☐ DATE 07/28/04 EFFECTIVE DATE: 09/01/04

210 38th St. 229 5 6 18

(1) PROPERTY ADDRESS (AKA) (2) BLOCK & LOT # (3) NUMBER OF UNITS (4) NUMBER OF ROOMS.

210 38th St. Associates, Inc. P.O. Box 3226, Weehawken NJ 07086

(5) LANDLORD'S NAME. (6) ADDRESS: MAIN RESIDENCE, NO P.O.BOX (7) TELEPHONE NUMBER, (NO ANSWERING MACHINE)

Maria Gomez 210 38th St. Apt #1 Union City NJ 07087

(8) SUPERINTENDENT'S NAME. (9) ADDRESS AND APT. # (10) TELEPHONE. (11) IS HEAT INCLUDED IN RENT?

Gas Yes

(12) TYPE OF HEAT PROVIDED (13) IF OIL: COMPANY NAME AND ADDRESS. (14) PHONE #.

Heat & Hot Water

(15) ARE UTILITIES INCLUDED IN RENT? IF SO: STATE WHAT UTILITIES. (16) OTHER SERVICES PROVIDED BY LANDLORD.

A registration fee of \$25.00 (each increase) shall accompany this statement and a copy of same shall be file with the Rent Levelling Board office, 35 days prior to any increase and on each anniversary thereafter. Failure to register or filing a false registration statement shall be punishable by \$200.00 fine and or imprisonment. A copy of the annual registration statement shall be presented to any tenant upon demand. Upon change of ownership, please advise any new owner to re-filed with the Rent Levelling Board Office immediately. NOTE: The filing of a Rent Registration Statement does not constitute a finding by the Rent Levelling Board Administrator or the Rent Levelling Board that the rent contained in the statement is the legal rent for the apartment. IF OIL COMPANY IS CHANGED HEALTH DPT. & RENT LEVELLING BOARD MUST BE NOTIFIED.

Tenant's Name (18)	Apt. # (19)	# of Rooms (20)	Current Base Rent (21)	Annual Increase % (22)	New Base Rent (23)	Hardship (24)	Capital Imp. DATE (25)	Tax Surcharge Year (26)	Acc. Tax Surcharge (27)	Sewer Surcharge (28)	Rental Agreement R P A (29)	Total Rental Fee. (30)
Ruiz	1	4	793.35	47.60	840.95			-	23.50	41.06	RPA	905.51
Guzman	2	4	759.71	34.95	794.66			-	22.09	38.23		854.98
Puerto	4	4	740.46	34.06	774.52			-	20.77	34.77		830.06
Filomena Canela	6	4	825.00	49.50	874.50			-	23.50	41.06	RPA	939.06
/Sarton	B1	1	563.75	25.93	589.68			-	17.79	33.38		640.85
Shaneka Smith	B2	1	502.45	30.14	532.59			-	9.35	16.54	RPA	558.48

Do not write below this line. MAIL TO: RENT LEVELLING BOARD, 3715 PALISADE AVE. UNION CITY, N.J. 07807. Tel. 201 348-5734. RC001/ revised 10/2000

CHECK # 1819 RECEIPT # 8022

PLEASE TYPE OR PRINT NEATLY IN INK. ATTACH COPIES OF PAID TAX BILLS.

Sewer and Tax surcharge must be accompanied with calculations & copies of bills.

MAKE CHECKS PAYABLE TO: CITY OF UNION CITY.

#055

RPA

SEWERAGE PASS ALONG COMPUTATION

1. DATE 7/13/04 BLOCK 227 LOT 5
2. PROPERTY ADDRESS 210 38th St Union City N.J. 07087 APL

3. NUMBER OF UNITS 1 RESIDENTIAL ☒ COMMERCIAL ☐

4. 2001 SEWERAGE BILLS 5/01 8/01 11/01 2/02	657.06
5. MULTIPLIED BY 0.75	492.79
6. DIVIDED BY 12 (MONTHS)	41.06
7. DIVIDED BY # OF ROOMS IN DWELLING	4
8. SURCHARGE PER ROOM PER MONTH	10.26
9. MULTIPLIED BY # OF ROOMS PER APARTMENT	X 4 41.06

(Go to column # 28 of Annual Registration Statement)

10. ATTACH PHOTOCOPY OF PAID SEWER & TAX BILLS.

11. A COPY OF THIS FORM SHALL BE PRESENTED TO TENANTS.

EXEMPTIONS:

- A) NO PASS ALONG WILL BE ALLOWED IN BUILDINGS WITH COMMERCIAL UNITS UNLESS THERE IS A SEPARATE METER INSTALLED TO DETERMINE THE RESIDENTIAL USE.
- B) SENIOR CITIZENS AND DISABLED WHO SATISFIED THE MOST RECENT INCOME GUIDELINES ESTABLISHED AND PROMULGATED UNDER THE PHARMACEUTICAL ASSISTANCE FOR THE AGED AND DISABLED PROGRAM (PAAD).

I certify that the statements contained in this application are true and I understand that if such statements are willfully false, I am subject to punishment and penalty under the Union City Rent Stabilization Ordinance.

Signature

SEWERAGE PASS ALONG COMPUTATION

1. DATE 07/13/04 BLOCK 227 LOT 5
2. PROPERTY ADDRESS 210 38th St. Union City N.J. 07087 AP 2

3. NUMBER OF UNITS 2 RESIDENTIAL ☒ COMMERCIAL ☐

4. 2001 SEWERAGE BILLS 5/01 8/01 11/01 2/02	611.80
5. MULTIPLIED BY 0.75	458.85
6. DIVIDED BY 12 (MONTHS)	38.23
7. DIVIDED BY # OF ROOMS IN DWELLING	4
8. SURCHARGE PER ROOM PER MONTH	9.55
9. MULTIPLIED BY # OF ROOMS PER APARTMENT	X 4 38.23

(Go to column # 28 of Annual Registration Statement)

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Ordinance.

Signature

3/05/03 S01 SEWER PRINC PAY 11/01/02 0.09 281.60
3/05/03 S01 SEWER INT PAY 2/01/03 273.25 8.35
3/05/03 S01 SEWER INT PAY 2/01/03 4.16 4.19
TOTAL PAYMENT 3/05/03 CHECK# 7910 279.33 4.25
4/25/03 S05 INTEREST 4/25/03 156.72 4.31
*5/01/03 S01 BILLING 5/01/03 156.72 161.03
MTR#: 1 Date: 5/31/03 Bser: 31 Type: A
5/29/03 S01 SEWER PRINC PAY 2/01/03 4.19 156.84
5/29/03 S01 SEWER INT PAY 2/01/03 0.12 156.72
5/29/03 S01 SEWER PRINC PAY 5/01/03 156.72 0.00
TOTAL PAYMENT 5/29/03 CHECK# 8070 161.03 156.72
MTR#: 1 Date: 6/30/03 Bser: 31 Type: A
8/15/03 S01 SEWER PRINC PAY 8/01/03 156.72 0.00
TOTAL PAYMENT 8/15/03 CHECK# 8241 156.72 0.00
9/30/03 G53 SEARCH FEES 9/30/03 CASH PAYMENT 0.50 0.50
TOTAL PAYMENT 9/30/03 186.90 186.90
MTR#: 1 Date: 9/30/03 Bser: 37 Type: A
11/26/03 S05 INTEREST 11/26/03 2.80 189.70
12/08/03 S01 SEWER PRINC PAY 11/01/03 184.10 5.60
12/08/03 S01 SEWER INT PAY 11/01/03 2.80 2.80
TOTAL PAYMENT 12/08/03 CHECK# 2567 186.90 2.84
12/26/03 S05 INTEREST 12/26/03 .04 2.88
1/26/04 S05 INTEREST 1/26/04 .04 2.88

DATE: 06-JUL-04 14:18North Hudson Sewer Authority PAGE 4

History Item Inquiry

ACCOUNT #: 205689.02 210 38TH ST INC BH 38TH ST INC
CYCLE: A LAST PAY DATE: 5/25/2004 LAST PAY AMT: 266.12 DUE: 5/01/04
NEXT READ 0/00/0000

Post -----Transaction-----
Date Code Description Date Charges Payments Balance
NEW OWNER: BH 38TH ST INC PURCHASE DATE: 5/01/04
*2/02/04 S01 BILLING 2/01/04 111.45 114.33
MTR#: 1 Date: 12/31/03 Bser: 22 Type: A
2/27/04 S05 INTEREST 2/27/04 1.71 116.04
3/25/04 S05 INTEREST 3/25/04 1.71 117.75
4/27/04 S05 INTEREST 4/27/04 1.71 119.46
5/03/04 S01 BILLING 5/01/04 146.66 266.12
MTR#: 1 Date: 3/31/04 Bser: 29 Type: A
5/25/04 S01 SEWER PRINC PAY 11/01/03 2.80 263.32
5/25/04 S01 SEWER INT PAY 11/01/03 0.20 263.12
5/25/04 S01 SEWER PRINC PAY 2/01/04 111.45 151.67
5/25/04 S01 SEWER INT PAY 2/01/04 5.01 146.66
5/25/04 S01 SEWER PRINC PAY 5/01/04 146.66 0.00
TOTAL PAYMENT 5/25/04 CHECK# 1087 266.12
Sewer: 8,552.19
Account Total: 8,552.19

SEWERAGE PASS ALONG COMPUTATION

1- DATE 7/13/64 BLOCK 227 LOT 5
2 PROPERTY ADDRESS 210 38th St. Union City, N.J. 07087 Apt 4

3- NUMBER OF UNITS 4 RESIDENTIAL ☒ COMMERCIAL ☐

4- 2001 SEWERAGE BILLS 5/01 8/01 11/01 2/02	556.46
5- MULTIPLIED BY 0.75	417.34
6- DIVIDED BY 12 (MONTHS)	34.77
7- DIVIDED BY # OF ROOMS IN DWELLING	4
8- SURCHARGE PER ROOM PER MONTH	8.69
9- MULTIPLIED BY # OF ROOMS PER APARTMENT	X4 34.77

(Go to column # 28 of Annual Registration Statement)

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Signature _____

AUTO CLEAN-UP 10/30/02 0.00
2/03/03 S01 BILLING 2/01/03 257.32
Mtr#: 1 Date: 12/31/02 : 51
2/04/03 S01 SEWER CLEAN-UP 6/12/01 257.32- Type: A 4,866.86-
2/04/03 S01 SEWER CLEAN-UP 2/01/03 257.32 5,224.18-
AUTO CLEAN-UP 2/04/03 0.00
*5/01/03 S01 BILLING 5/01/03 141.63
Mtr#: 1 Date: 3/31/03 Use: 28
5/01/03 S01 SEWER CLEAN-UP 6/12/01 141.63- Type: A 4,940.92-
Type: A 5,082.55-

DATE: 06-JUL-04 14:18North Hudson Sewer Authority PAGE 3

History Item Inquiry
ACCOUNT #: 205669.04 210 38TH ST BH 38TH ST INC.
CYCLR: A LAST PAY DATE: 9/30/2003 LAST PAY AMT: .50 DUE: 5/01/04
NEXT READ 0/00/0000

Post -----Transaction-----					
Date	Code	Description	Date	Charges	Payments Balance
5/01/03	S01	SEWER CLEAN-UP	5/01/03	141.63	5,082.55-
AUTO CLEAN-UP 5/01/03 0.00					
*7/31/03 S01 BILLING 8/01/03 141.63					
Mtr#: 1 Date: 6/30/03 Use: 28 Type: A 4,940.92-					
7/31/03	S01	SEWER CLEAN-UP	6/12/01	141.63-	4,799.29-
7/31/03	S01	SEWER CLEAN-UP	8/01/03	141.63	4,940.92-
AUTO CLEAN-UP 7/31/03 0.00					
9/30/03 G53 SEARCH FEES 0.50					
TOTAL PAYMENT 9/30/03 CASH PAYMENT 0.50					
*10/30/03 S01 BILLING 11/01/03 171.81					
Mtr#: 1 Date: 9/30/03 Use: 34 Type: A 4,769.11-					
10/30/03	S01	SEWER CLEAN-UP	6/12/01	171.81-	4,597.30-
10/30/03	S01	SEWER CLEAN-UP	11/01/03	171.81	4,769.11-
AUTO CLEAN-UP 10/30/03 0.00					
NEW OWNER: BH 38TH ST INC. PURCHASE DATE: 10/30/03					
*2/02/04 S01 BILLING 2/01/04 101.39					
Mtr#: 1 Date: 12/31/03 Use: 20 Type: A 4,667.72-					
2/02/04	S01	SEWER CLEAN-UP	6/12/01	101.39-	4,566.33-
2/02/04	S01	SEWER CLEAN-UP	2/01/04	101.39	4,667.72-
AUTO CLEAN-UP 2/02/04 0.00					
5/03/04	S01	BILLING	5/01/04	141.63	4,526.09-
Mtr#: 1 Date: 3/31/04 Use: 28 Type: A 4,384.46-					
5/03/04	S01	SEWER CLEAN-UP	6/12/01	141.63-	4,384.46-
5/03/04	S01	SEWER CLEAN-UP	5/01/04	141.63	4,526.09-
AUTO CLEAN-UP 5/03/04 0.00					
Sewer: 8,014.23 12,540.32 4,526.09-					
Account Total: 8,014.23 12,540.32 4,526.09-					

SEWERAGE PASS ALONG COMPUTATION

1. DATE 7/13/04 BLOCK 227 LOT 5
2. PROPERTY ADDRESS 210 38th St Union City, NJ 07087 Apt 6

3. NUMBER OF UNITS 6 RESIDENTIAL ☒ COMMERCIAL ☐

4. 2001 SEWERAGE BILLS 5/01 8/01 11/01 2/02	657.06
5. MULTIPLIED BY 0.75	492.79
6. DIVIDED BY 12 (MONTHS)	41.06
7. DIVIDED BY # OF ROOMS IN DWELLING	4
8. SURCHARGE PER ROOM PER MONTH	10.26
9. MULTIPLIED BY # OF ROOMS PER APARTMENT	X4 41.06

(Go to column # 28 of Annual Registration Statement)

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Signature _____

History Item Inquiry

ACCOUNT #: 205689.06 210 38TH ST

BH 38TH ST INC.

CYCLE: A LAST PAY DATE: 5/25/2004 LAST PAY AMT:

292.00 DUE: 5/01/04

NEXT READ 0/00/0000

Post -----Transaction-----								
Date	Code	Description	Date	Charges	Payments	Balance		
10/30/02	S01	BILLING	11/01/02	136.59		39.37		
Mtr#: 1 Date: 9/30/02				Use: 28		Type: A		
10/30/02	S01	SEWER CLEAN-UP	5/30/02		97.22-	136.59		
10/30/02	S01	SEWER CLEAN-UP	11/01/02		97.22	39.37		
AUTO CLEAN-UP 10/30/02					0.00			
11/26/02	S05	INTEREST	11/26/02	.59		39.96		
12/16/02	S01	SEWER PRINC PAY	11/01/02		38.78	1.18		
12/16/02	S01	SEWER INT PAY	11/01/02		0.59	0.59		
TOTAL PAYMENT 12/16/02 CHECK# 1147					39.37			
12/26/02	S05	INTEREST	12/26/02	.01		0.60		
1/27/03	S05	INTEREST	1/27/03	.01		0.61		
2/03/03	S01	BILLING	2/01/03	297.56		298.17		
Mtr#: 1 Date: 12/31/02				Use: 59		Type: A		
3/03/03	S05	INTEREST	2/28/03	4.47		302.64		
3/05/03	S01	SEWER PRINC PAY	11/01/02		0.59	302.05		
3/05/03	S01	SEWER INT PAY	11/01/02		0.03	302.02		
3/05/03	S01	SEWER PRINC PAY	2/01/03		293.09	8.93		
3/05/03	S01	SEWER INT PAY	2/01/03		4.46	4.47		
TOTAL PAYMENT 3/05/03 CHECK# 7910					298.17			
3/25/03	S05	INTEREST	3/25/03	.07		4.54		
4/25/03	S05	INTEREST	4/25/03	.07		4.61		
* 5/01/03 S01 BILLING				5/01/03	166.78	171.39		
Mtr#: 1 Date: 3/31/03				Use: 33		Type: A		
5/29/03	S01	SEWER PRINC PAY	2/01/03		4.47	166.92		
5/29/03	S01	SEWER INT PAY	2/01/03		0.14	166.78		
5/29/03	S01	SEWER PRINC PAY	5/01/03		166.78	0.00		
TOTAL PAYMENT 5/29/03 CHECK# 8070					171.39			
* 7/31/03 S01 BILLING				8/01/03	166.78	166.78		
Mtr#: 1 Date: 6/30/03				Use: 33		Type: A		
8/15/03	S01	SEWER PRINC PAY	8/01/03		166.78	0.00		
TOTAL PAYMENT 8/15/03 CHECK# 8241					166.78			
9/30/03	G53	SEARCH FEES			0.50			
TOTAL PAYMENT 9/30/03 CASH PAYMENT					0.50			
*10/30/03 S01 BILLING				11/01/03	201.99	201.99		
Mtr#: 1 Date: 9/30/03				Use: 40		Type: A		
11/26/03	S05	INTEREST	11/26/03	3.03		205.02		
12/08/03	S01	SEWER PRINC PAY	11/01/03		198.96	6.06		
12/08/03	S01	SEWER INT PAY	11/01/03		3.03	3.03		
TOTAL PAYMENT 12/08/03 CHECK# 2567					201.99			
12/26/03	S05	INTEREST	12/26/03	.05		3.08		
1/26/04	S05	INTEREST	1/26/04	.05		3.13		
NEW OWNER: BH 38TH ST INC.								
* 2/02/04 S01 BILLING				2/01/04	121.51	124.64		
Mtr#: 1 Date: 12/31/03				Use: 24		Type: A		
2/27/04	S05	INTEREST	2/27/04	1.87		126.51		
3/25/04	S05	INTEREST	3/25/04	1.87		128.38		
4/27/04	S05	INTEREST	4/27/04	1.87		130.25		
5/03/04	S01	BILLING	5/01/04	161.75		292.00		
Mtr#: 1 Date: 3/31/04				Use: 32		Type: A		
5/25/04	S01	SEWER PRINC PAY	11/01/03		3.03	288.97		
5/25/04	S01	SEWER INT PAY	11/01/03		0.25	288.72		

SEWERAGE PASS ALONG COMPUTATION

1. DATE 07/13/04 BLOCK 227 LOT 5
2 PROPERTY ADDRESS 210 38th St Union City NJ 07087 Apt B1

3. NUMBER OF UNITS B1 RESIDENTIAL ☒ COMMERCIAL ☐

4. 2001 SEWERAGE BILLS 5/01 8/01 11/01 2/02	541.37
5. MULTIPLIED BY 0.75	406.02
6. DIVIDED BY 12 (MONTHS)	33.83
7. DIVIDED BY # OF ROOMS IN DWELLING	1
8. SURCHARGE PER ROOM PER MONTH	33.83
9. MULTIPLIED BY # OF ROOMS PER APARTMENT	X1 33.83

(Go to column # 28 of Annual Registration Statement)

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Signature _____

SEWERAGE PASS ALONG COMPUTATION

1. DATE 07/13/04 BLOCK 227 LOT 5
2. PROPERTY ADDRESS 210 38th St. Union City N.J. 07087 Apt B2

3. NUMBER OF UNITS B2 RESIDENTIAL ☒ COMMERCIAL ☐

264.72

4. 2001 SEWERAGE BILLS 5/01 8/01 11/01 2/02	
5. MULTIPLIED BY 0.75	198.54
6. DIVIDED BY 12 (MONTHS)	16.54
7. DIVIDED BY # OF ROOMS IN DWELLING	1
8. SURCHARGE PER ROOM PER MONTH	16.54
9. MULTIPLIED BY # OF ROOMS PER APARTMENT	X1 16.54

(Go to column # 28 of Annual Registration Statement)

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Signature

History Item Inquiry

ACCOUNT #: 205689.08 210 38TH ST

BH 38TH ST INC.

CYCLE: A LAST PAY DATE: 12/08/2003 LAST PAY AMT: 81.27

DUE: 5/01/04

NEXT READ 0/00/0000

Post -----Transaction-----					
Date	Code	Description	Date	Charges	Payments Balance
AUTO CLEAN-UP 10/30/02					
11/26/02	S05	INTEREST	11/26/02	.22	14.80
12/02/02	S01	SEWER PRINC PAY	11/01/02	14.36	0.44
12/02/02	S01	SEWER INT PAY	11/01/02	0.22	0.22
TOTAL PAYMENT 12/02/02 CHECK# 6605					14.58
2/03/03	S01	BILLING	2/01/03	121.51	121.73
Mtr#: 1 Date: 12/31/02 Use: 24 Type: A					
3/03/03	S05	INTEREST	2/28/03	1.82	123.55
3/05/03	S01	SEWER PRINC PAY	11/01/02	0.22	123.33
3/05/03	S01	SEWER PRINC PAY	2/01/03	119.69	3.64
3/05/03	S01	SEWER INT PAY	2/01/03	1.82	1.82
TOTAL PAYMENT 3/05/03 CHECK# 7910					121.73
3/25/03	S05	INTEREST	3/25/03	.03	1.85
4/25/03	S05	INTEREST	4/25/03	.03	1.88
*5/01/03 S01 BILLING 5/01/03 66.18					68.06
Mtr#: 1 Date: 3/31/03 Use: 13 Type: A					
5/29/03	S01	SEWER PRINC PAY	2/01/03	1.82	66.24
5/29/03	S01	SEWER INT PAY	2/01/03	0.06	66.18
5/29/03	S01	SEWER PRINC PAY	5/01/03	66.18	0.00
TOTAL PAYMENT 5/29/03 CHECK# 8070					68.06
*7/31/03 S01 BILLING 8/01/03 66.18					66.18
Mtr#: 1 Date: 6/30/03 Use: 13 Type: A					
8/15/03	S01	SEWER PRINC PAY	8/01/03	66.18	0.00
TOTAL PAYMENT 8/15/03 CHECK# 8241					66.18
9/30/03	G53	SEACH FEES		0.50	0.50
TOTAL PAYMENT 9/30/03 CASH PAYMENT					0.50
*10/30/03 S01 BILLING 11/01/03 81.27					81.27
Mtr#: 1 Date: 9/30/03 Use: 16 Type: A					
11/26/03	S05	INTEREST	11/26/03	1.22	82.49
12/08/03	S01	SEWER PRINC PAY	11/01/03	80.05	2.44
12/08/03	S01	SEWER INT PAY	11/01/03	1.22	1.22
TOTAL PAYMENT 12/08/03 CHECK# 2567					81.27
12/26/03	S05	INTEREST	12/26/03	.02	1.24
1/26/04	S05	INTEREST	1/26/04	.02	1.26
NEW OWNER. BH 38TH ST INC.					
*2/02/04 S01 BILLING 2/01/04 51.03					52.35
Mtr#: 1 Date: 12/31/03 Use: 10 Type: A					
2/27/04	S05	INTEREST	2/27/04	.79	53.14
3/25/04	S05	INTEREST	3/25/04	.79	53.93
4/27/04	S05	INTEREST	4/27/04	.79	54.72
5/03/04	S01	BILLING	5/01/04	66.18	120.90
Mtr#: 1 Date: 3/31/04 Use: 13 Type: A					
5/28/04	S05	INTEREST	5/28/04	1.78	122.68
6/25/04	S05	INTEREST	6/25/04	1.78	124.46
Sewer: 3,546.86 3,422.40 124.46					
Account Total: 3,546.86 3,422.40 124.46					

RENT LEVELLING BOARD CITY OF UNION CITY-ANNUAL REGISTRATION STATEMENT. Page #
TYPE OF APPLICATION: ANNUAL INCREASE: ☒ TAX ☐ SEWER ☐ EFFECTIVE DATE: 7-1-02

(1) PROPERTY ADDRESS (AKA) 210 38th St
(2) BLOCK & LOT 225 5-1 (+2 NOT OWN)
(3) NUMBER OF UNITS APTS. COMMERCIAL 6
(4) NUMBER OF ROOMS 18
(5) LANDLORD'S NAME Margaret Realty % 356 W. 62nd St. R/L 23
(6) ADDRESS: MAIN RESIDENCE, NO P.O. BOX
(7) TELEPHONE NUMBER (NO ANSWERING MACHINE) 210 38th St
(8) SUPERINTENDENT'S NAME Daniel Querao 210 38th St
(9) ADDRESS AND APT. # 210 38th St
(10) TELEPHONE 210 38th St
(11) IS HEAT INCLUDED IN RENT? ☒
(12) TYPE OF HEAT PROVIDED Gas
(13) IF OIL: COMPANY NAME AND ADDRESS. 4/4
(14) PHONE #
(15) ARE UTILITIES INCLUDED IN RENT? IF SO: STATE WHAT UTILITIES.
(16) OTHER SERVICES PROVIDED BY LANDLORD.

A registration fee of \$ 25.00 (each increase) shall accompany this statement and a copy of same shall be filed with the Rent Levelling Board Office, 36 days prior to any increase and on each anniversary thereafter. Failure to register or filing a false registration statement shall be punishable by \$ 200.00 fine and or imprisonment. A copy of the annual registration statement shall be presented to any tenant upon demand. Upon change of ownership, please advise any new owner to re-file with the Rent Levelling Board Office immediately. NOTE: The filing of a Rent Registration Statement does not constitute a finding by the Rent Levelling Board Administrator or the Rent Levelling Board that the rent contained in the statement is the legal rent for the apartment. IF OIL COMPANY IS CHANGED HEALTH DPT. & RENT LEVELLING BOARD MUST BE NOTIFIED.

Tenant's Name (18)	Apt. # (19)	# of Rooms (20)	Current Base Rent (21)	Annual Increase 2.5% (22)	New Base Rent (23)	Hardship (24)	Capital Imp. Exp. Date (25)	Tax Surcharge Year (26)	Acc. Tax Surcharge (27)	Sewer Surcharge (28)	Rental Agreement R P A (29)	Total Rental Fee. (30)
Querao	1	4	774.	15.35	793.35					22.50	28.34	846.19
Querao	2	4	741.18	18.53	759.71				22.05	27.52		808.32
Querao	4	4	722.10	18.06	740.46				20.71	25.15		786.38
Querao	6	4	825.00				10-1-02				825	
Querao	8-1	1	550.	12.75	563.25				17.79	24.38		605.82
Querao	8-1	1	450.00	12.25	502.41				5.35	12.01		522.87

Do not write below this line. MAIL TO: RENT LEVELLING BOARD, 376 PALISADE AVE. UNION CITY, N.J. 07087. Tel. 201 348-5734. RC001/ revised 10/2000
PLEASE TYPE OR PRINT NEATLY IN INK RECEIVED 5/2/02 CHECK # 1072 RECEIPT # 91853
ATTACH COPIES OF PAID TAX/BILLS. 5/31/02. 123

Sewer and Tax surcharge must be accompanied with calculations & copies of bills.
MAKE CHECKS PAYABLE TO: CITY OF UNION CITY.

SEWERAGE PASS ALONG COMPUTATION

1. DATE 4/22/02 BLOCK 222 LOT 5 APT 8(B2) (Acct. # 205689.08)

2. PROPERTY ADDRESS 210 38th street Union City, NJ

3. NUMBER OF UNITS 8 RESIDENTIAL 8 COMMERCIAL 0

4. ~~2000~~ SEWERAGE BILLS 5/01..8/01..11/01..2/02

213.09

5. MULTIPLIED BY 0.68

144.90

6. DIVIDED BY 12 (MONTHS)

12.07

7. DIVIDED BY NUMBER OF ROOMS IN DWELLING

1

8. = SURCHARGE PER ROOM PER MONTH

12.07

9. MULTIPLIED BY # OF ROOMS PER APARTMENT

(Go to column # 28 of Annual Registration Statement)

10. ATTACH PHOTOCOPY OF SEWER BILLS AND COPY OF PAID TAX BILL

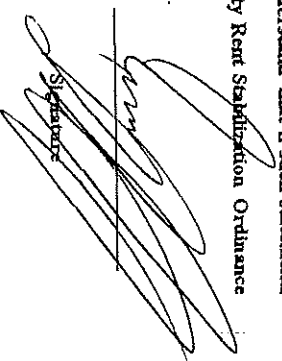
11. A COPY OF THIS FORM SHALL BE PRESENTED TO ALL TENANTS.

EXEMPTIONS:

a)-NO PASS ALONG WILL BE ALLOWED IN BUILDINGS WITH COMMERCIAL UNITS UNLESS THERE IS A SEPARATE METER INSTALLED TO DETERMINE THE RESIDENTIAL USE ONLY.

b)-SENIOR CITIZENS WHO SATISFIED THE MOST RECENT INCOME GUIDELINES ESTABLISHED AND PROMULGATED UNDER THE PHARMACEUTICAL ASSISTANCE FOR THE AGED AND DISABLED PROGRAM (PAAD)

I certify that the statements contained in this application are true and I understand that if such statements are willfully false, I am subject to punishment and penalty under Union City Rent Stabilization Ordinance


Signature

DATE: 25-APR-02 11:41 North Hudson Sewer Authority

PAGE 2

History Item Inquiry

ACCOUNT #: 205689.08 210 38TH ST

NAREN REALTY INC

CYCLE: A LAST PAY DATE: 8/24/2001 LAST PAY AMT:

59.64

NEXT DED 0/00/0000

Post *****Transaction*****

Date	Code	Description	Date	Charges	Payments	Balance
TOTAL PAYMENT						
3/26/01	805	INTEREST	3/19/01	CHECK# 4990	50.63	0.77
4/25/01	805	INTEREST	3/26/01			0.78
4/30/01	801	BILLING	4/25/01			55.02
Mtr#: 1 Date: 3/31/01						
6/08/01	805	INTEREST	5/01/01	Page: 11		
6/12/01	801	SEWER PRINC PAY	6/08/01			55.84
6/12/01	801	SEWER INT PAY	2/01/01		0.76	55.08
6/12/01	801	SEWER PRINC PAY	2/01/01		0.03	55.05
6/12/01	801	SEWER INT PAY	5/01/01		53.42	1.63
TOTAL PAYMENT						
6/12/01	801	SEWER INT PAY	5/01/01		0.81	0.82
6/26/01	805	INTEREST	6/12/01	CHECK# 5222	53.02	
7/05/01	053	SEARCH FEES	6/26/01			0.83
TOTAL PAYMENT						
7/26/01	805	INTEREST	7/05/01	CHECK# 1045	0.50	
7/30/01	801	BILLING	7/26/01		0.50	0.84
Mtr#: 1 Date: 6/30/01						
8/24/01	801	SEWER PRINC PAY	8/01/01	Page: 12		59.64
8/24/01	801	SEWER INT PAY	5/01/01		0.82	58.82
8/24/01	801	SEWER PRINC PAY	5/01/01		0.02	58.80
TOTAL PAYMENT						
8/24/01	801	SEWER INT PAY	8/01/01		58.80	0.00
10/29/01	801	BILLING	11/01/01	CHECK# 1776	59.64	
Mtr#: 1 Date: 9/30/01						
11/29/01	805	INTEREST	11/29/01	Page: 10		49.68
12/28/01	805	INTEREST	12/28/01			50.43
1/23/02	805	INTEREST	1/23/02			51.18
2/08/02	801	BILLING	2/02/02	Page: 10		51.93
Mtr#: 1 Date: 12/31/01						
3/08/02	805	INTEREST	3/08/02			102.30
3/23/02	805	INTEREST	3/25/02			103.81
TOTAL PAYMENT						
Sewer: 2,922.96						
Account Total: 2,922.96						

2/6
30
B-2

SEWERAGE PASS ALONG COMPUTATION

1. DATE 4/22/02 BLOCK 222 LOT 5 APT 7(B) (Acct. # 205689.03)

2. PROPERTY ADDRESS 210 38th street union city, NJ

3. NUMBER OF UNITS 8 RESIDENTIAL 8 COMMERCIAL 0

4. ~~2050~~ SEWERAGE BILS 5/01 8/01 11/01 2/02

\$430.17

5. MULTIPLIED BY 0.68

292.52

6. DIVIDED BY 12 (MONTHS)

24.38

7. DIVIDED BY NUMBER OF ROOMS IN DWELLING

1

8. = SURCHARGE PER ROOM PER MONTH

24.38

9. MULTIPLIED BY # OF ROOMS PER APARTMENT

24.38

(Go to column # 28 of Annual Registration Statement)

10. ATTACH PHOTOCOPY OF SEWER BILS AND COPY OF PAID TAX BILL

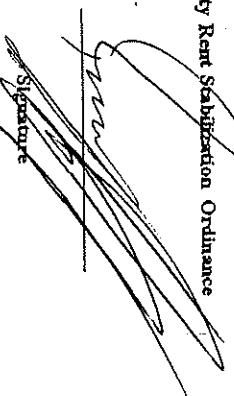
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Signature

DATE: 25-APR-02 11:40 North Hudson Sewer Authority

PAGE 2

History Item Inquiry

ACCOUNT #: 205689.07 210 38TH ST

MARUZ REALTY INC

CYCLE: A LAST PAY DATE: 1/17/2002 LAST PAY AMT:

99.84

NEXT READ 0/00/0000

Post -----Transaction-----				
Date	Code Description	Date	Charges	Payments
3/19/01	S01 SEWER INT PAY	11/01/00		0.12
3/19/01	S01 SEWER PRINC PAY	2/01/01		98.90
3/19/01	S01 SEWER INT PAY	2/01/01		1.50
TOTAL PAYMENT				102.64
3/26/01	S05 INTEREST	3/26/01	CHECK# 4989	
4/25/01	S05 INTEREST	4/25/01	.02	1.56
4/30/01	S01 BILLING	5/01/01	104.40	1.58
MTR#: 1 Date: 3/31/01				103.98
Type: 22				
6/08/01	S05 INTEREST	6/08/01	1.59	107.57
6/12/01	S01 SEWER PRINC PAY	2/01/01		1.54
6/12/01	S01 SEWER INT PAY	2/01/01		0.06
6/12/01	S01 SEWER PRINC PAY	5/01/01		102.97
6/12/01	S01 SEWER INT PAY	5/01/01		102.81
6/12/01	S01 SEWER PRINC PAY	5/01/01		1.57
6/12/01	S01 SEWER PRINC PAY	5/01/01		1.59
6/12/01	S01 SEWER PRINC PAY	6/12/01		99.87
TOTAL PAYMENT				105.98
TOTAL PAYMENT				101.46
7/03/01	S03 SEARCH FEES	6/12/01	CHECK# 5273	0.50
TOTAL PAYMENT				0.50
7/30/01	S01 BILLING	7/05/01	CHECK# 1045	0.50
MTR#: 1 Date: 6/30/01				18.21
Type: 22				
7/30/01	S01 SEWER CLEAN-UP	6/12/01		99.87
7/30/01	S01 SEWER CLEAN-UP	8/01/01		118.08
7/30/01	S01 SEWER CLEAN-UP	7/30/01		99.87
AUTO CLEAN-UP				18.21
8/24/01	S01 SEWER PRINC PAY	8/01/01		0.00
TOTAL PAYMENT				18.21
10/29/01	S01 BILLING	8/24/01	CHECK# 1776	99.84
MTR#: 1 Date: 9/30/01				99.84
Type: 21				
11/29/01	S05 INTEREST	11/29/01	1.50	101.34
12/28/01	S05 INTEREST	12/28/01	1.50	102.84
1/17/02	S01 SEWER PRINC PAY	11/01/01		96.84
1/17/02	S01 SEWER INT PAY	11/01/01		3.00
TOTAL PAYMENT				99.84
1/23/02	S05 INTEREST	1/23/02	CHECK# 5939	
2/08/02	S01 BILLING	2/01/01	107.85	3.05
MTR#: 1 Date: 12/31/01				110.90
Type: 22				
3/08/02	S05 INTEREST	3/08/02	1.67	112.57
3/25/02	S05 INTEREST	3/25/02	1.67	114.24
Type: A				
Sewer:				6,162.23
Account Total:				6,047.99
				114.24

SEWERAGE PASS ALONG COMPUTATION

1. DATE 4/26/02 BLOCK 222 LOT 5 APT # 6 (Acct. # 205689.06)

2. PROPERTY ADDRESS 210 38th street union city NJ

3. NUMBER OF UNITS 8 RESIDENTIAL 8 COMMERCIAL 0

4. ~~2000~~ SEWERAGE BILLS 5/01 8/01 11/01 2/02

5. MULTIPLIED BY 0.68.....	517.73
6. DIVIDED BY 12 (MONTHS).....	352.06
7. DIVIDED BY NUMBER OF ROOMS IN DWELLING.....	29.34
8. = SURCHARGE PER ROOM PER MONTH.....	4 7.33
9. MULTIPLIED BY # OF ROOMS PER APARTMENT.....	7.33
	29.34

(Go to column # 28 of Annual Registration Statement)

10. ATTACH PHOTOCOPY OF SEWER BILLS AND COPY OF PAID TAX BILL

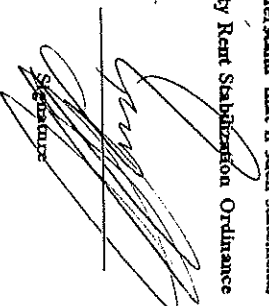
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Declarant

DATE: 25-APR-02 11:40 North Hudson Sewer Authority

PAGE 2

History Item Inquiry

ACCOUNT #: 205693.06 210 38TH ST

MARTIN REALTY INC

CYCLE#: A LAST PAY DATE: 6/24/2001 LAST PAY AMT:

22.95

NEXT READ 0/00/0000

Post -----Transaction-----							
Date	Code	Description	Date	Charges	Payments	Balance	
3/19/01	801	SEWER INT PAY	11/01/00		0.03	119.85	
3/19/01	801	SEWER PRINC PAY	2/01/01		116.28	3.57	
3/19/01	801	SEWER INT PAY	2/01/01		1.77	1.80	
TOTAL PAYMENT					120.44		
3/26/01	805	INTEREST	3/26/01	CHECK# 4991		1.83	
4/25/01	805	INTEREST	4/25/01		.03	1.86	
4/30/01	801	BILLING	5/01/01	131.76		133.62	
Metr#: 1 Date: 3/31/01					Use: 28		
					Type: A		
6/08/01	805	INTEREST	6/08/01		2.01	135.63	
6/12/01	801	SEWER PRINC PAY	2/01/01		1.00	133.63	
6/13/01	801	SEWER INT PAY	2/01/01		0.09	133.74	
6/13/01	801	SEWER PRINC PAY	5/01/01		129.75	3.99	
6/12/01	801	SEWER INT PAY	5/01/01		1.96	2.01	
6/13/01	801	SEWER PRINC PAY	5/01/01		2.01	0.00	
6/12/01	801	SEWER PRINC PAY	6/12/01		117.93	117.93-	
TOTAL PAYMENT					133.62		
6/12/01	801	SEWER PRINC PAY	6/12/01	CHECK# 5223		119.94	
TOTAL PAYMENT					6/12/01	CHECK# 5274	
7/05/01	853	SEWER PRINC			0.50		
TOTAL PAYMENT					7/05/01	CHECK# 1045	
7/30/01	801	BILLING	8/01/01	140.88		22.95	
Metr#: 1 Date: 6/30/01					Use: 30		
					Type: A		
7/30/01	801	SEWER CLEAN-UP	6/12/01		117.93-	140.88	
7/30/01	801	SEWER CLEAN-UP	8/01/01		117.93	22.95	
8/24/01	801	AUTO CLEAN-UP*	7/30/01		0.00		
TOTAL PAYMENT					22.95	0.00	
8/24/01	801	SEWER PRINC PAY	8/01/01		22.95		
TOTAL PAYMENT					8/24/01	CHECK# 1776	
10/29/01	801	BILLING	11/01/01	119.08		119.08	
Metr#: 1 Date: 9/30/01					Use: 25		
					Type: A		
11/29/01	805	INTEREST	11/29/01		1.77	119.85	
12/28/01	805	INTEREST	12/28/01		1.77	121.62	
1/23/02	805	INTEREST	1/23/02		1.77	123.39	
2/08/02	801	BILLING	2/01/02	127.01		250.40	
Metr#: 1 Date: 12/31/01					Use: 26		
					Type: A		
3/08/02	805	INTEREST	3/08/02		3.68	254.08	
3/25/02	805	INTEREST	3/25/02		3.68	257.76	
					Sewer:	7,116.89	
					Account Total:	7,116.89	
						6,859.13	257.76
						6,859.13	257.76

SEWERAGE PASS ALONG COMPUTATION

1. DATE 4/22/02 BLOCK 222 LOT 5 APT # 4 (Acct. # 205689.04)

2. PROPERTY ADDRESS 210 38th street union city, NJ

3. NUMBER OF UNITS 8 RESIDENTIAL 8 COMMERCIAL 0

4. ~~2000~~ SEWERAGE BILLS 5/01..8/01..11/01..2/02

5. MULTIPLIED BY 0.68

443.85
301.82

6. DIVIDED BY 12 (MONTHS)

25.15

7. DIVIDED BY NUMBER OF ROOMS IN DWELLING

4 ~~25.15~~

8. = SURCHARGE PER ROOM PER MONTH

6.29

9. MULTIPLIED BY # OF ROOMS PER APARTMENT

25.15

(Go to column # 28 of Annual Registration Statement)

10. ATTACH PHOTOCOPY OF SEWER BILLS AND COPY OF PAID TAX BILL

11. A COPY OF THIS FORM SHALL BE PRESENTED TO ALL TENANTS.

EXEMPTIONS:

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Signature

DATE: 25-APR-02 11:40 North Hudson Sewer Authority

PAGE 2

History Item Inquiry

ACCOUNT # 205689.08 210 38TH ST

NAME REALTY INC

CYCLE: A LAST PAY DATE: 7/05/2001 LAST PAY AMT:

.50
NEXT READ 0/00/0000

Post -----Transaction-----						
Date	Code	Description	Date	Charges	Payments	Balance
3/19/01	801	SEWER INT PAY	2/01/01		1.57	0.00
3/19/01	801	SEWER PRINC PAY	3/19/01		5,984.23	5,984.23-
TOTAL PAYMENT				118/01-CHECK# 4987	6,268.06	5,670.71-
4/30/01	801	BILLING	5/01/01	Use: 24		
Meter# 1 Date: 3/31/01						
4/30/01	801	SEWER CLEAN-UP	3/19/01		113.52-	5,757.19-
4/30/01	801	SEWER CLEAN-UP	5/01/01		113.52	5,870.71-
AUTO CLEAN-UP				4/30/01	0.00	
6/12/01	801	SEWER PRINC PAY	3/19/01		5,670.71-	0.00
6/12/01	801	SEWER PRINC PAY	6/12/01		6,154.54	6,154.54-
TOTAL PAYMENT				6/12/01 CHECK# 5275	283.83	
7/05/01	053	SEARCH FEES			0.50	
TOTAL PAYMENT				7/05/01 CHECK# 1045	0.50	6,036.46-
7/30/01	801	BILLING	8/01/01	Use: 25		
Meter# 1 Date: 6/30/01						
7/30/01	801	SEWER CLEAN-UP	6/12/01		118.08-	5,918.38-
7/30/01	801	SEWER CLEAN-UP	8/01/01		118.08	6,036.46-
AUTO CLEAN-UP				7/30/01	0.00	
10/29/01	801	BILLING	11/01/01	Use: 22		
Meter# 1 Date: 9/30/01						
10/30/01	801	SEWER CLEAN-UP	6/12/01		104.40-	5,827.66-
10/30/01	801	SEWER CLEAN-UP	11/01/01		104.40	5,932.06-
AUTO CLEAN-UP				10/30/01	0.00	
2/08/02	801	BILLING	2/01/02	Use: 22		
Meter# 1 Date: 12/31/01						
2/08/02	801	SEWER CLEAN-UP	6/12/01		107.85-	5,716.36-
2/08/02	801	SEWER CLEAN-UP	2/01/02		107.85	5,824.21-
AUTO CLEAN-UP				2/08/02	0.00	
Sewer: 6,716.11				12,540.32	5,824.21-	
Account Total: 6,716.11				12,540.32	5,824.21-	

SEWERAGE PASS ALONG COMPUTATION

1. DATE 4/24/02 BLOCK 222 LOT 5 APT # 2 (Apt. # 205 689.02)

2. PROPERTY ADDRESS 210 38th street union city, NJ

3. NUMBER OF UNITS 8 RESIDENTIAL 8 COMMERCIAL 0

4. ~~2000~~ SEWERAGE BILLS 5/01..8/01..11/01..2/02 485.58

5. MULTIPLIED BY 0.68..... 330.19

6. DIVIDED BY 12 (MONTHS)..... 27.52

7. DIVIDED BY NUMBER OF ROOMS IN DWELLING..... 6.88

8. = SURCHARGE PER ROOM PER MONTH..... 6.88

9. MULTIPLIED BY # OF ROOMS PER APARTMENT..... 27.52

(Go to column # 28 of Annual Registration Statement)

10. ATTACH PHOTOCOPY OF SEWER BILLS AND COPY OF PAID TAX BILL

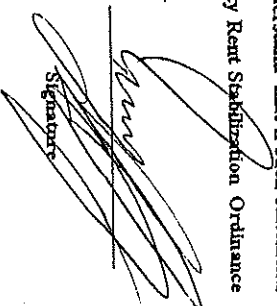
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Signature

DATE: 25-APR-02 11:39 North Hudson Sewer Authority

PAGE 2

History Item Inquiry

ACCOUNT #: 205689.02 210 36TH ST

WARRE REALTY INC

CYCLE: A LAST PAY DATE: 1/17/2002 LAST PAY AMT:

113.52

NEXT DEAD 0/00/0000

Post -----Transaction-----						
Date	Code	Description	Date	Charge	Payment	Balance
Mtr# 1 Date: 12/31/00 Use: 23 Type: A						
Mtr# 2 Date: 2/01/01 Use: 0 Type: M						
3/08/01	S05	INTEREST	3/08/01	2.58		176.46
3/19/01	S01	SEWER PRINC PAY	11/01/00		63.02	113.44
3/19/01	S01	SEWER INT PAY	11/01/00		2.85	110.59
3/19/01	S01	SEWER PRINC PAY	2/01/01		106.38	4.21
3/19/01	S01	SEWER INT PAY	2/01/01		1.63	2.58
TOTAL PAYMENT 3/19/01 CHECK# 4992 173.88						
3/26/01	S05	INTEREST	3/26/01	.04		2.62
4/25/01	S05	INTEREST	4/25/01	.04		2.66
4/30/01	S01	BILLING	5/01/01	118.08		120.74
Mtr# 1 Date: 3/31/01 Use: 25 Type: A						
Mtr# 2 Date: 5/01/01 Use: 0 Type: M						
6/08/01	S05	INTEREST	6/08/01	1.81		122.53
6/12/01	S01	SEWER PRINC PAY	2/01/01		2.58	119.97
6/12/01	S01	SEWER INT PAY	2/01/01		0.12	119.85
6/12/01	S01	SEWER PRINC PAY	5/01/01		116.27	3.58
6/12/01	S01	SEWER INT PAY	5/01/01		1.77	1.81
6/12/01	S01	SEWER PRINC PAY	5/01/01		1.81	0.00
6/12/01	S01	SEWER PRINC PAY	6/12/01		111.63	111.63-
TOTAL PAYMENT 6/12/01 CHECK# 5224 120.74						
TOTAL PAYMENT 6/12/01 CHECK# 5277 113.44						
7/05/01	Q53	SEACH FEE			0.50	0.50
TOTAL PAYMENT 7/05/01 CHECK# 1045 20.13						
7/30/01	S01	BILLING	8/01/01	131.76		131.76
Mtr# 1 Date: 6/30/01 Use: 28 Type: A						
7/30/01	S01	SEWER CLEAN-UP	6/12/01		111.63-	131.76
7/30/01	S01	SEWER CLEAN-UP	8/01/01		111.63	20.13
AUTO CLEAN-UP 7/30/01 0.00						
8/24/01	S01	SEWER PRINC PAY	8/01/01		20.13	0.00
TOTAL PAYMENT 8/24/01 CHECK# 1776 20.13						
10/29/01	S01	BILLING	11/01/01	113.52		113.52
Mtr# 1 Date: 9/30/01 Use: 24 Type: A						
11/29/01	S05	INTEREST	11/29/01	1.70		115.22
12/28/01	S05	INTEREST	12/28/01	1.70		116.92
1/17/02	S01	SEWER PRINC PAY	11/01/01		110.12	6.80
1/17/02	S01	SEWER INT PAY	11/01/01		3.40	3.40
TOTAL PAYMENT 1/17/02 CHECK# 5939 113.52						
1/25/02	S05	INTEREST	1/25/02	.05		3.45
2/08/02	S01	BILLING	2/01/02	123.76		125.67
Mtr# 1 Date: 12/31/01 Use: 25 Type: A						
3/08/02	S05	INTEREST	3/08/02	1.88		127.55
3/25/02	S05	INTEREST	3/25/02	1.88		129.43
Sewer: 7,133.23 7,003.80 129.43						
Account Total: 7,133.23 7,003.80 129.43						

History Item Inquiry

ACCOUNT #: 205669.01 210 38TH ST
CYCLE: A LAST PAY DATE: 1/17/2002 LAST PAY AMT: 120.20
MARKET REALTY INC
NEXT READ 0/00/0000

Post -----Transaction-----					
Date	Code	Description	Date	Charge	Payments
3/19/01	801	SEWER INT PAY	2/01/01		1.77
TOTAL PAYMENT				3/19/01 CHECK# 4986	120.11
3/26/01	805	INTEREST			1.80
4/25/01	805	INTEREST			1.83
4/30/01	801	BILLING			133.59
MEMO: 1 Date: 3/31/01				5/01/01 131.76 USE: 26	Type: A
6/08/01	805	INTEREST	6/08/01	2.01	135.60
6/12/01	801	SEWER PRINC PAY	2/01/01		133.83
6/12/01	801	SEWER INT PAY	2/01/01		0.09
6/12/01	801	SEWER PRINC PAY	5/01/01		129.75
6/12/01	801	SEWER INT PAY	5/01/01		1.98
6/12/01	801	SEWER PRINC PAY	5/01/01		2.01
6/12/01	801	SEWER PRINC PAY	6/12/01		2.01
TOTAL PAYMENT				6/12/01 CHECK# 5421	1.79
TOTAL PAYMENT				6/12/01 CHECK# 5276	133.59
7/05/01	033	SEARCH FEES	7/05/01 CHECK# 1045		3.80
TOTAL PAYMENT				8/01/01 140.88 USE: 30	0.50
7/30/01	801	BILLING			0.50
7/30/01	801	SEWER CLEAN-UP	6/12/01		139.09
7/30/01	801	SEWER CLEAN-UP	8/01/01		1.79
AUTO CLEAN-UP				7/30/01	139.09
8/28/01	805	INTEREST	8/28/01	2.09	141.18
9/25/01	805	INTEREST	9/25/01	2.09	143.27
10/10/01	801	SEWER PRINC PAY	8/01/01		6.27
10/10/01	801	SEWER INT PAY	8/01/01		2.09
TOTAL PAYMENT				10/10/01 CHECK# 5637	141.18
10/25/01	805	INTEREST	10/25/01		2.12
10/29/01	801	BILLING			120.20
MEMO: 1 Date: 9/30/01				11/01/01 118.08 USE: 25	Type: A
11/28/01	801	SEWER PRINC PAY	11/28/01		143.27
TOTAL PAYMENT				11/28/01 CHECK# 5769	143.27
11/29/01	801	SEWER CLEAN-UP	8/01/01		2.09
11/29/01	801	SEWER CLEAN-UP	8/01/01		0.03
11/29/01	801	SEWER CLEAN-UP	11/01/01		118.08
11/29/01	801	SEWER CLEAN-UP	11/28/01		120.20
AUTO CLEAN-UP				11/29/01	23.07
1/17/02	801	SEWER PRINC PAY	11/28/01		0.00
1/17/02	801	SEWER PRINC PAY	1/17/02		23.07
TOTAL PAYMENT				1/17/02 CHECK# 5939	143.27
2/08/02	801	BILLING	2/01/02		120.20
MEMO: 1 Date: 12/31/01				2/01/02 127.01 USE: 26	Type: A
2/08/02	801	SEWER CLEAN-UP	1/17/02		127.01
2/08/02	801	SEWER CLEAN-UP	2/01/02		110.75
AUTO CLEAN-UP				2/08/02	16.26
				2/08/02	0.00
				Sewer:	7,740.37
				Account Total:	7,756.63
					16.26-

SEWERAGE PASS ALONG COMPUTATION

1. DATE 4/22/02 BLOCK 222 LOT 5 APT #1 (Acct. #205689.01)

2. PROPERTY ADDRESS 210 38th street union city NJ

3. NUMBER OF UNITS 8 RESIDENTIAL 8 COMMERCIAL 0

4. ~~2056~~ SEWERAGE BILLS 5/01.. 8/01.. 11/01.. 2/02

5. MULTIPLIED BY 0.68.....	517.73
6. DIVIDED BY 12 (MONTHS).....	352.06
7. DIVIDED BY NUMBER OF ROOMS IN DWELLING.....	29.34
8. = SURCHARGE PER ROOM PER MONTH.....	4
9. MULTIPLIED BY # OF ROOMS PER APARTMENT.....	7.33
(Go to column # 28 of Annual Registration Statement)	29.34

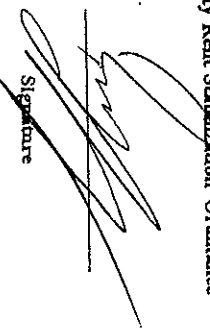
10. ATTACH PHOTOCOPY OF SEWER BILLS AND COPY OF PAID TAX BILL

11. A COPY OF THIS FORM SHALL BE PRESENTED TO ALL TENANTS.

EXEMPTIONS:

- a)-NO PASS ALONG WILL BE ALLOWED IN BUILDINGS WITH COMMERCIAL UNITS UNLESS THERE IS A SEPARATE METER INSTALLED TO DETERMINE THE RESIDENTIAL USE ONLY.
- b)-SENIOR CITIZENS WHO SATISFIED THE MOST RECENT INCOME GUIDELINES ESTABLISHED AND PROMULGATED UNDER THE PHARMACEUTICAL ASSISTANCE FOR THE AGED AND DISABLED PROGRAM (PAAD)

I certify that the statements contained in this application are true and I understand that if such statements are willfully false, I am subject to punishment and penalty under Union City Rent Stabilization Ordinance


Signature

RENT LEVELING BOARD CITY OF UNION CITY - ANNUAL REGISTRATION STATEMENT, Page # 11

TYPE OF APPLICATION: ANNUAL INCREASE ☒ TAX ☒ SEWER ☒ DATE 12/22/00 EFFECTIVE DATE: 1/1/01

(1) PROPERTY ADDRESS (AKA) 210 38th street
(2) BLOCK & LOT 5
(3) NUMBER OF UNITS APTS. COMMERCIAL 0
(4) NUMBER OF ROOMS 18

(5) LANDLORD'S NAME: Maye & Bally Inc. c/o BSB 6309 Kennedy Blvd. NB, NJ 07047
(6) ADDRESS: MAIN RESIDENCE, NO P.O. BOX
(7) TELEPHONE NUMBER (NO ANSWERING MACHINE) [REDACTED]
(8) SUPERINTENDENT'S NAME: Karim, Ray to
(9) ADDRESS AND APT. # 210 38 ST # 4 HC, NT
(10) TELEPHONE: N/A
(11) IS HEAT INCLUDED IN RENT? YES
(12) TYPE OF HEAT PROVIDED: GAS
(13) IF OIL: COMPANY NAME AND ADDRESS: N/A
(14) PHONE #: N/A
(15) ARE UTILITIES INCLUDED IN RENT? IF SO: STATE WHAT UTILITIES: Heat, Hot water

(16) OTHER SERVICES PROVIDED BY LANDLORD: NO

A registration fee of \$25.00 (each increase) shall accompany this statement and a copy of same shall be filed with the Rent Leveling Board Office, 35 days prior to any increase and on each anniversary thereafter. Failure to register or filing a false registration statement shall be punishable by \$200.00 fine and or imprisonment. A copy of the annual registration statement shall be presented to any tenant upon demand. Upon change of ownership, please advise any new owner to re-file with the Rent Leveling Board Office immediately. NOTE: The filing of a Rent Registration Statement does not constitute a finding by the Rent Leveling Board Administrator or the Rent Leveling Board that the rent contained in the statement is the legal rent for the apartment. IF OIL COMPANY IS CHANGED HEALTH DPT. & RENT LEVELING BOARD MUST BE NOTIFIED. $CAI = 3.20\%$

Tenant's Name (18)	Apt. # (19)	# of Rooms (20)	Current Base Rent (21)	Annual Increase (22)	New Base Rent (23)	Hardship (24)	Capital Imp. Exp. (25)	Tax Surcharge (26)	Acc. Tax Surcharge (27)	Sewer Surcharge (28)	Rental R P A Agreement (29)	Total Rental Fee. (30)
Rev. World	88	1	550.-	15.20	565.20			19.79	4.35			569.99
SAHANA	81	1	550.-	15.20	565.20			19.79	4.35			569.99
WILLIAMS	4	4	700.-	22.40	722.40			23.50	80.77			743.17
SMITH	4	4	700.-	22.40	722.40			23.50	80.77			743.17
CHIZMAN	4	4	718.20	22.98	741.18			23.50	80.77			763.27
Rev. 2	4	4	750.-	24	774			23.50	80.77			797.50
												797.50

Do not write below this line. MAIL TO: RENT LEVELING BOARD, 3715 PALISADE AVE. UNION CITY, N.J. 07087. Tel. 201 348-6734. RCO01/ revised 10/2000. RECEIVED 12/29/00 CHECK # 4697 RECEIPT # 188353 ATTACH COPIES OF PAID TAX BILLS.

Sewer and Tax surcharge must be accompanied with calculations & copies of bills. R-COPY 3/6/02

MAKE CHECKS PAYABLE TO: CITY OF UNION CITY. 1200-12/12-5/00-80380

RENT LEVELING BOARD CITY OF UNION CITY ANNUAL REGISTRATION STATEMENT, Page #

TYPE OF APPLICATION: ANNUAL INCREASE ☒ TAX ☒ SEWER ☒ DATE 12/29/00 EFFECTIVE DATE: 2/1/11

(1) PROPERTY ADDRESS (AKA) 210 38th street
(2) BLOCK & LOT 5
(3) NUMBER OF UNITS 6 APTS. 0 COMMERCIAL
(4) NUMBER OF ROOMS 18
(5) LANDLORD'S NAME: Mayte Realty Inc. c/o B&B 6309 Kennedy Blvd. NB, NJ 07047
(6) ADDRESS: MAIN RESIDENCE, NO P.O. BOX
(7) TELEPHONE NUMBER, (NO ANSWERING MACHINE) N/A
(8) SUPERINTENDENT'S NAME: Karol Pryto 210 38 ST # 4 HC, NJ N/A
(9) ADDRESS AND APT. # N/A
(10) TELEPHONE N/A
(11) IS HEAT INCLUDED IN RENT? YES
(12) TYPE OF HEAT PROVIDED: Gas
(13) IF OIL: COMPANY NAME AND ADDRESS. N/A
(14) PHONE # N/A
(15) ARE UTILITIES INCLUDED IN RENT? IF SO: STATE WHAT UTILITIES. Heat, Hot water

(16) OTHER SERVICES PROVIDED BY LANDLORD.
A registration fee of \$25.00 (each increase) shall accompany this statement and a copy of same shall be file with the Rent Leveling Board Office, 35 days prior to any increase and on each anniversary thereafter. Failure to register or filing a false registration statement shall be punishable by \$200.00 fine and or imprisonment. A copy of the annual registration statement shall be presented to any tenant upon demand. Upon change of ownership, please advise any new owner to re-file with the Rent Leveling Board Office immediately.
NOTE: The filing of a Rent Registration Statement does not constitute a finding by the Rent Leveling Board Administrator or the Rent Leveling Board that the rent contained in the statement is the legal rent for the apartment. IF OIL COMPANY IS CHANGED HEALTH DPT. & RENT LEVELING BOARD MUST BE NOTIFIED.

Tenant's Name (18)	Apt. # (19)	# of Rooms (20)	Current Base Rent (21)	Annual Increase 3.2% (22)	New Base Rent (23)	Hardship (24)	Capital Imp. Exp. (25)	Tax Surcharge (26)	Acc. Tax Surcharge (27)	Sewer Surcharge (28)	Rental R P A Agreement (29)	Total Rental Fee. (30)
Rydz	1	4	750	24	774			23.50				797.50
Guzman	2	4	718.20	22.98	741.18			22.09				763.27
Queto	4	4	700	22.40	722.40			20.77				743.17
Villaneta	6	4	700	22.40	722.40			23.50				745.90
SANANA	8	1	550	550	550			17.79				567.79
REYNOLDS	88	1	475	15.20	490.20			9.35				499.55

Do not write below this line. MAIL TO: RENT LEVELING BOARD, 3715 PALISADE AVE. UNION CITY, N.J. 07087. Tel. 201 348-5734. RC001/ revised 10/2000.
PLEASE TYPE OR PRINT NEATLY IN INK. RECEIVED 12/29/00 CHECK # 4697 RECEIPT # 88353 ATTACH COPIES OF PAID TAX BILLS.
Sewer and Tax surcharge must be accompanied with calculations & copies of bills. TO 5812/COPY-3/6/02
MAKE CHECKS PAYABLE TO: CITY OF UNION CITY.
100-12/12-6700-80380

797



RENT LEVELLING BOARD

3715 PALISADE AVENUE, UNION CITY, N.J. 07087. TEL. (201) 348-5734

TAX SURCHARGE APPLICATION

- 1- DATE: 11/22/00
- 2- PROPERTY ADDRESS: 210 38 street #B2 (8)
- 2A-BLOCK 222 LOT 5 ^{COOP} NUMBER OF APARTMENTS ONE
- 3- TAX (2000) \$ 532.34
- 4- TAX (1999) \$ 420.13
- 5- DIFFERENCE \$ 112.21
- (DIVIDED BY)
- 6- 12 MONTHS \$ 9.35
- (DIVIDED BY)
- 7- NUMBER OF ROOMS IN BUILDING 2 ROOMS
- 8-=(EQUAL) SURCHARGE PER ROOM PER MONTH \$ 4.68.
(MULTIPLY BY)
- 10- NUMBER OF ROOMS PER APT. B2 \$ 9.35

NOTE: Please attach this form to your Annual Registration Statement and submit it on or before December 31st. Attach photocopy of 1999 and 2000 tax bills and a \$ 25.00 check or Money Order. NO

Please give a copy of this form to each tenant.

Maximum annual increase. Section 12-5.7. The maximum annual increase from all sources listed under section 12-5, Permitted Increases, shall not exceed 15% unless an efficient landlord cannot meet operating expenses or make a fair return on his/her investment. A tenant shall not receive a aggregate increase from all sources of more than 15% in any 12 month period.

At \$ 11.30



RENT LEVELING BOARD

3715 PALISADE AVENUE, UNION CITY, N.J. 07087. TEL. (201) 348-5734

TAX SURCHARGE APPLICATION

- 1- DATE: 11/22/02
- 2- PROPERTY ADDRESS: 210 38 street # B1 (4)
- 2A-BLOCK 224 LOT 5 ^{COOP} NUMBER OF APARTMENTS ONE
- 3- TAX (2000) \$ 1,012.87
- 4- TAX (1999) \$ 799.37
- 5- DIFFERENCE \$ 213.50
- (DIVIDED BY)
- 6- 12 MONTHS \$ 17.79
- (DIVIDED BY)
- 7- NUMBER OF ROOMS IN BUILDING 2 ROOMS
- 8-=(EQUAL) SURCHARGE PER ROOM PER MONTH \$ 8.90
X(MULTIPLY BY)
- 10- NUMBER OF ROOMS PER APT. B1 \$ 17.79

NOTE: Please attach this form to your Annual Registration Statement and submit it on or before December 31st.
Attach photocopy of 1999 and 2000 tax bills and a \$ 25.00 check or Money Order. NO!

Please give a copy of this form to each tenant

Maximum annual increase. Section 12-5.7. The maximum annual increase from all sources listed under section 12-5. Permitted Increases, shall not exceed 15% unless an efficient landlord cannot meet operating expenses or make a fair return on his/her investment. A tenant shall not receive a aggregate increase from all sources of more than 15% in any 12 month period

Adp 21.5 (2)



RENT LEVELLING BOARD

3715 PALISADE AVENUE, UNION CITY, N.J. 07087. TEL. (201) 348-5734

TAX SURCHARGE APPLICATION

1- DATE: 11/29/00

2- PROPERTY ADDRESS: 210 38 street #6

2A-BLOCK 222 LOT 5 ⁰⁰⁶ NUMBER OF APARTMENTS ONE

3- TAX (2000) \$ 1,382.92

4- TAX (1999) \$ 1,055.91

5- DIFFERENCE \$ 282.01

(DIVIDED BY)

6- 12 MONTHS \$ 2340

(DIVIDED BY)

7- NUMBER OF ROOMS IN BUILDING 4.5 ROOMS

8-=(EQUAL)_SURCHARGE PER ROOM PER MONTH \$ 4.22.
X(MULTIPLY BY)

10- NUMBER OF ROOMS PER APT. #6 \$ ~~23.50~~ 23.50

NOTE: Please attach this form to your Annual Registration Statement and submit it on or before December 31st.
Attach photocopy of 1999 and 2000 tax bills and a \$25.00 check or Money Order. 201

Please give a copy of this form to each tenant.

Maximum annual increase, Section 12-5.7. The maximum annual increase from all sources listed under section 12-5. Permitted increases, shall not exceed 15% unless an efficient landlord cannot meet operating expenses or make a fair return on his/her investment. A tenant shall not receive a aggregate increase from all sources of more than 15% in any 12 month period.

AP \$ 28.42



RENT LEVELLING BOARD

3715 PALISADE AVENUE. UNION CITY, N.J. 07087. TEL. (201) 348-5734

TAX SURCHARGE APPLICATION

1- DATE: 11/29/00

2- PROPERTY ADDRESS: 210 38 street #4

2A-BLOCK 222 LOT 5 ^{COOP} NUMBER OF APARTMENTS ONE

3- TAX (2000) \$ 4,182.45

4- TAX (1999) \$ 933.22

5- DIFFERENCE \$ 244.24

(DIVIDED BY)

6- 12 MONTHS \$ 20.37

(DIVIDED BY)

7- NUMBER OF ROOMS IN BUILDING 4.5 ROOMS

8-(EQUAL) SURCHARGE PER ROOM PER MONTH \$ 4.62
(MULTIPLY BY)

10- NUMBER OF ROOMS PER APT. #4 \$ 20.37

NOTE: Please attach this form to your Annual Registration Statement and submit it on or before December 31st. Attach photocopy of 1999 and 2000 tax bills and a \$ 25.00 check or Money Order.

Please give a copy of this form to each tenant

Maximum annual increase. Section 12-5.7. The maximum annual increase from all sources listed under section 12-5, Permitted increases, shall not exceed 15% unless an efficient landlord cannot meet operating expenses or make a fair return on his/her investment. A tenant shall not receive a aggregate increase from all sources of more than 15% in any 12 month period

Ad P 2511 (7)



RENT LEVELLING BOARD

3715 PALISADE AVENUE, UNION CITY, N.J. 07087. TEL. (201) 348-5734

TAX SURCHARGE APPLICATION

- 1- DATE: 11/29/00
- 2- PROPERTY ADDRESS: 210 38 Street #2
- 2A-BLOCK 222 LOT 5 ^{COO2} NUMBER OF APARTMENTS ONE
- 3- TAX (2000) \$ 1,257.84
- 4- TAX (1999) \$ 992.71
- 5- DIFFERENCE \$ 265.13
- (DIVIDED BY)
- 6- 12 MONTHS \$ 22.09
- (DIVIDED BY)
- 7- NUMBER OF ROOMS IN BUILDING 4.5 ROOMS
- 8-(EQUAL) SURCHARGE PER ROOM PER MONTH \$ 4.91
X(MULTIPLY BY)
- 10- NUMBER OF ROOMS PER APT. \$ 22.09

NOTE: Please attach this form to your Annual Registration Statement and submit it on or before December 31st.
Attach photocopy of 1999 and 2000 tax bills and a \$25.00 check or Money Order.

Please give a copy of this form to each tenant.

Maximum annual increase, Section 12-5.7, The maximum annual increase from all sources listed under section 12-5, Permitted Increases, shall not exceed 15% unless an efficient landlord cannot meet operating expenses or make a fair return on his/her investment. A tenant shall not receive a aggregate increase from all sources of more than 15% in any 12 month period.

AD \$ 26.70



RENT LEVELING BOARD

3715 PALISADE AVENUE. UNION CITY, N.J. 07087. TEL. (201) 348-5734

TAX SURCHARGE APPLICATION

- 1- DATE: 11/22/00
- 2- PROPERTY ADDRESS: 210 38 Street #1
- 2A-BLOCK 222 LOT 5 ^{COOL} NUMBER OF APARTMENTS ONE
- 3- TAX (2000) _____ \$ 1,332.92
- 4- TAX (1999) _____ \$ 1,055.91
- 5- DIFFERENCE _____ \$ 282.01
- (DIVIDED BY)
- 6- 12 MONTHS _____ \$ 23.50
- (DIVIDED BY)
- 7- NUMBER OF ROOMS IN BUILDING _____ 4.5 ROOMS
- 8-=(EQUAL) SURCHARGE PER ROOM PER MONTH _____ \$ 5.22.
X(MULTIPLY BY)
- 10- NUMBER OF ROOMS PER APT. 4.5 \$ 23.50

NOTE: Please attach this form to your Annual Registration Statement and submit it on or before December 31st.
Attach photocopy of 1999 and 2000 tax bills and a \$25.00 check or Money Order. 201

Please give a copy of this form to each tenant.

Maximum annual increase. Section 12-5.7, The maximum annual increase from all sources listed under section 12-5, Permitted Increases, shall not exceed 15% unless an efficient landlord cannot meet operating expenses or make a fair return on higher investment. A tenant shall not receive a aggregate increase from all sources of more than 15% in any 12 month period

AP \$ 28.4 (2)

ERe Realty Inc. DB/A :
BSG Management Company
6309 Kennedy Blvd
North Bergen, NJ 07047


12/28/00

Rent Leveling Board
City of Union City
3715 Palisade Avenue
Union City, NJ 07087

Re: Rent Registrations

Dear Sir or Madam:

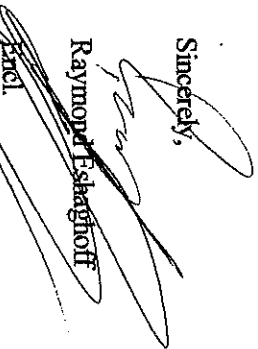
Enclosed herewith please find the rent registrations, rent increases, and the appropriate fees for following properties:

1. 714 25th Street
2. 2411 Central Avenue
3. 913 Central Avenue
4. 408 9th Street
5. 406-408 33rd Street
6. 210 38th Street

We originally intended to hand deliver these registrations in order to be able to find out if any corrections are necessary on the forms. However, as per your request, we are mailing same to you.

Please promptly let us know if any corrections are due on these forms.

Sincerely,


Raymond F. Shaghtoff

Encl.

RENT LEVELING BOARD CITY OF UNION CITY- ANNUAL REGISTRATION STATEMENT. Page # 111

TYPE OF APPLICATION: ANNUAL INCREASE: ☐ TAX ☐ SEWER ☐ DATE _____ EFFECTIVE DATE: 5-1-00

210 38th St 31K 227 Lot 9 8 4

[1] PROPERTY ADDRESS (AKA) [2] BLOCK & LOT # [3] NUMBER OF UNITS [4] NUMBER OF ROOMS.
 MARC Health Inc c/o Elite Realty Inc 6302 Kennedy Blvd North Bergen NJ 07047

[5] LANDLORD'S NAME [6] ADDRESS: MAIN RESIDENCE- NO PO BOX [7] TELEPHONE NUMBER (No Answering Machine)
 Raniel Puerto 210 38th St Apt 4 N/A Yes

[8] SUPERINTENDENT'S NAME [9] ADDRESS & APT. # [10] TELEPHONE [11] IS HEAT INCLUDED IN RENT?
 GAS. N/A N/A

[12] TYPE OF HEAT PROVIDED [13] IF OIL: COMPANY NAME & ADDRESS [14] PHONE #.
 Condo-

[15] ARE UTILITIES INCLUDED IN RENT? IF SO: STATE WHAT UTILITIES. [16] OTHER SERVICES PROVIDED BY LANDLORD.

A registration fee of \$ 25.00 (each increase) shall accompany this statement and a copy of same shall be filed with the Rent Leveling Board Office, 35 days prior to any increase and on each anniversary thereafter. Failure to register or filing false registration statement shall be punishable by \$200.00 fine and or imprisonment. A copy of the annual registration statement shall be presented by the landlord to any tenant upon demand. Upon change of ownership, please advise any new owner to re-file with the Rent Leveling Board Office immediately. NOTE: The filing of a rent registration statement does not constitute a finding by the Rent Leveling Board Administrator or the Rent Leveling Board that the rent contained in the statement is the legal rent for the apartment. IF OIL COMPANY IS CHANGED HEALTH DPT. & RENT LEVELING BOARD MUST BE NOTIFIED. CPT = 2.0%

Tenant's Name [18]	Apt. # [19]	# of Rooms [20]	Current Base Rent [21]	Annual Increase % [22]	New Base Rent [23]	Hardship [24]	Capital Imp. Exp. DATE [25]	Tax Surcharge Year [26]	Acc. Tax Surcharge [27]	Sewer Surcharge [28]	Accelerated Capital Imp. [29]	Written Agreement [30]	Total Rent Due [31]
Adalberto	1	4	750.00	0	750							200/96	750
Luz Buzamato	2	4	718.00	0	718.00							200/96	718.00
DAVILA	3	4	700.00	0	700							200/96	700
Raniel Puerto	4	4	700.00	0	700							200/96	700
Maria Mercedes	5	4	750.00	0	750							200/96	750
Julio Guerra	6	4	700.00	0	700								700
Victor	01	1											
Tony Reynolds	02	1	475.00	0	475								475
	8	26											

Do not write below this line. MAIL TO: RENT LEVELING BOARD, 3715 PALISADE AVE, UNION CITY, N.J. 07087. TEL, 201-348-5734 RC-001/ Revised 1/96 3/23/2000

PLEASE TYPE OR PRINT NEATLY IN INK Received 3/17/00 Check # 318 Receipt # 80380 ATTACH COPIES OF PAID TAX BILLS.

Note to filer: Sewer surcharge must be accompanied with calculation & copies of bills. Make checks payable to: City of Union City.

17 letters!! REC # 341, 390, 389, 388, 387, 316

227	5	1	LANE, LINDA C/O MAREZ REALTY	210 38TH ST	2	1,117.29	1,055.91	61.38
227	5	1	LANE, LINDA C/O MAREZ REALTY	210 38TH ST	2	1,035.65	992.71	42.94
227	5	1	LANE, LINDA C/O MAREZ REALTY	210 38TH ST	2	1,134.90	1,070.78	64.12
227	5	1	LANE, LINDA C/O MAREZ REALTY	210 38TH ST	2	960.42	933.22	27.20
227	5	1	LANE, LINDA C/O MAREZ REALTY	210 38TH ST	2	1,330.18	1,226.94	103.24
227	5	1	LANE, LINDA C/O MAREZ REALTY	210 38TH ST	2	1,117.29	1,055.91	61.38
227	5	1	LANE, LINDA C/O MAREZ REALTY	210 38TH ST	2	918.80	799.37	119.43
227	5	1	LANE, LINDA C/O MAREZ REALTY	210 38TH ST	2	453.00	420.13	32.87

8 Apt 14, 4, 10, 13, 16
 8 Apt 15, 16
 8 Apt 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Copy furnished by Rent Control Office

LANDLORDS NAME: 41075 HGR
LANDLORDS ADDRESS: _____
PROPERTY ADDRESS: 210 38 57
SUPERINTENDENTS NAME: OFF 2
SUPERINTENDENTS ADDRESS: 208 38 57
Are utilities included in rent? If so state what utilities: gas
Type of heat provided (fuel, oil, ect..): _____
Is the payment of heat included in the rent or does the tenant pay for same separately? _____
Other services provided by landlord: _____

A registration fee of ten dollars (\$10.) shall accompany this statement and a copy or the statement shall be filed with the Office of the City Clerk and Rent Board Supervisor, on or before October 1, 1986 and each anniversary date thereafter. Failure to register or filing false registration statement shall be punishable by fine and/or imprisonment, pursuant to Section XII (C). A copy of the annual Registration Statement shall be presented by the landlord to any tenant upon demand.

TENANTS NAMES	APT. #	No. of Rms. in apt.	Current Base rent	5% Annual Increase	New Base Rent	HARDSHIP/CAPITOL.	TAX Supcharges	WRITTEN AGREEMENT	TOTAL RENT DUE
	B-1	1 1/2	375	1800	393-		5		398
	B-2	1	350	1750	36750		5		37250
	1	3 1/2	610	31-	641-		15		656-
	2	4	625	3750	65750 61000		20	Receipt	67750 61000
	3	4	625	3750	65750		20		67750
	4	4	625	3750	65750		20		67750
	5	4	625	3750	65750		20		67750
	6	4	625	3750	65750		20		67750

64500
x 61000