

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:
Regarding 2315-2317 New York Ave, Union City-Block 127, Lot 14/15

- > Requesting all open/closed construction permits, violations or liens for this property to present.
- > Requesting all information regarding the presence of an underground oil tank, if applicable, including permits, remediation reports, environmental reports, and surveys showing underground oil tank location.
- > Official designation of property's use & number of registered units
- > Union City Rent Levelling Registration information for all units, including current prescribed rental amounts
- > DCA Green Card registration, inspection history & all open & closed violations
- > Deed History of Property
- > All assessor files for property to present

Thank you, Gregory Letson

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-61532-1575f188@requests.opramachine.com

Is eknoedler@ucnj.com the wrong address for OPRA requests to Union City? If so, please contact us using this form:

https://url.emailprotection.link/?bv3maxVJe-uEuIKJPLTz_ejMFb5IDK-BehV3cCIH4DU4kAsdxENeAnVnKhhyCMVj94YLFWX2OT01cKHh_4Hn-KRUIHt7cznaj6IYTmDvl_zXK6gJ_P5JRP1ZlxN6xkKM

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:
https://url.emailprotection.link/?bLzvdEhuNjrpmjBfw0NKJop8_oCGFDbg5_e4W_BAySwT5RBNMrcZBpkt3tLgpOyTIHbr2wezfhigymVYuZZSeQ~~

View this OPRA request & responses online:
https://url.emailprotection.link/?bq5NU_H33HyJWRJyCup3VLhkb33snGQE4amQrnSrdVyyYcgUOMz-ybuX3slqnONIFtqF3YefUTMUXwXhpkvKeVSXEwZtmic72ZYrn5682Kaa9bD_baB98Jv2B50hgUoV9

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

CITY CLERK
RECEIVED
CITY OF UNION CITY
MAY 20 12:07 PM
2021



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

Mayor Brian P. Stack

Dept. of Revenue & Finance

Kennedy Ng, Administrator

Page # 1052

DATE 1/29/24

LAST R. REGISTRATION DATE 9/15/22

PRESENT R. REG. EFFECTIVE DATE 3/1/24

16 36

1) PROPERTY ADDRESS 2317 New York Ave (A4)

(A4)

2) BLOCK & LOT 157 Maple & Englewood Ave

3) TOTAL OF UNITS/APT/COMMERCIAL 16 4) TOT. 36

5) EMERGENCY PHONE N

5) LANDLORD'S NAME Sharon Solomon

6) LANDLORD'S NAME & MAIN ADDRESS (NO P.O.BOX) 115 Maple & Englewood Ave

7) ADDRESS AND APT. # 115 Maple & Englewood Ave

11) IS HEAT INCLUDED IN RENT? Yes

8) SUPERINTENDENT'S NAME Denis Edis

9) IF OIL COMPANY PSC 29

12) TYPE OF HEAT PROVIDED gas

14) PHONE NUMBER 123

13) ARE UTILITIES INCLUDED? IF SO: STATE WHAT UTILITIES Heat Hot water + Sewer

15) OTHER SERVICES PROVIDED BY LANDLORD

A 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 \$1,000.00. 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 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

Signature

Date

17) Tenant's Name	18) Senior Citizen Yes-No	19) APT. #	20) Number of rooms	21) Current base rent	22) Annual Increase CPI	23) New Base Rent	24) Hardship	25) Cap. Improvement Exp. Date	26) PRAPURIA	27) Total Rent Due
Kathy Diaz	Y-N	1A	8	2369	68.70	2437.20				2437.20
Ryan Pasce	Y-N	1C	3	1489.72	32.76	1162.73				1162.73
Nel Muniz	Y-N	2A	3	1024.85	29.22	1054.52				1054.52
Davis Obyskau	Y-N	2B	3	964.45	27.95	992.20				992.20
Deyana Perez	Y-N	2C	3	1006.37	29.18	1035.55				1035.55
Sanjin Hysenaj	Y-N	2D	3	1046.48	30.35	1076.83				1076.83
Claudia Yastrade	Y-N	3A	3	917.73	26.61	944.39				944.39
Michael Rice	Y-N	3B	3	477.36	13.84	491.20				491.20

DO NOT WRITE BELOW THIS LINE.

NAME TO: RENT LEVELING BOARD 375 PALMSIDE AVE UNION CITY, NJ 07087

TELEPHONE: 201-346-6754

RENT REG. # 1028

MAKE CHECK PAYABLE TO: CITY OF UNION CITY

PLEASE TYPE OR PRINT NEATLY IN INK.

RECEIVED

CHECK # NO. 128

RECEIPT # 1028

RENT REG. # 1028

DATE 1/29/24



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

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

Page # 1 of 2

DATE 9/15/22 LAST R. REGISTRATION DATE 4/19/19 PRESENT R. REG. EFFECTIVE DATE 11/1/22
1) PROPERTY ADDRESS 2317 NY Ave (AKA) 127/14 2) BLOCK & LOT 127/14 3) TOTAL # OF UNITS/APT/COMMERCIAL 10 4) TOT. 36 Rooms
5) LANDLORDS'S NAME DEA property LLC 6) LAND LORDS'S NAME & MAIN ADDRESS (NO P.O.BOX) 115 Maple Court Englewood NJ 7) EMERGENCY PHONE NO: [REDACTED]
8) SUPERINTENDENT'S NAME Brian Edis 9) ADDRESS AND APT. # 115 Maple Court Englewood NJ 07632 11) IS HEAT INCLUDED IN RENT? Yes
12) TYPE OF HEAT PROVIDED Gas 13) IF OIL, COMPANY PSEG 14) PHONE NUMBER [REDACTED]
15) ARE UTILITIES INCLUDED? IF SO: STATE WHAT UTILITIES heat, hot water, Sewage 16) OTHER SERVICES PROVIDED BY LANDLORD N/A

A 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 summon 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 Shawn Solomon Signature [Signature] Date 9/15/22

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
Kathy Diaz	Y-N	1A	8	\$2,319	69.57	2,369				2,369
Ryan Persce	Y-N	2C	3	\$1,097	32.91	1,129.91				1,129.91
Noel Muniz	Y-N	2A	3	\$995	29.85	1,024.85				1,024.85
Dennis Dagnelkov	Y-N	2B	3	\$936	28.31	964.31				964.31
Deyana Perez	Y-N	2C	3	\$977	29.31	1,006.31				1,006.31
Saimir Hysajoli	Y-N	2D	3	\$1,016	30.48	1,046.48				1,046.48
Claudia Yastrada	Y-N	3A	3	\$891	26.13	917.13				917.13
Michael Rice	Y-N	3B	3	\$488	9.36	477.36				477.36

DO NOT WRITE BELOW THIS LINE MAIL TO: RENT LEVELING BOARD, 3715 PALISADE AVE, UNION CITY NJ, 07087 TELEPHONE - 201.348-5794 Revised October 2017

MAKE CHECK PAYABLE TO: CITY OF UNION CITY

PLEASE TYPE OR PRINT NEATLY IN INK.

RECEIVED

9/15/22

CHECK / MO #

368

RECEIPT #

11023

RENT Reg. #

745

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

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

Page #: 2 of 2

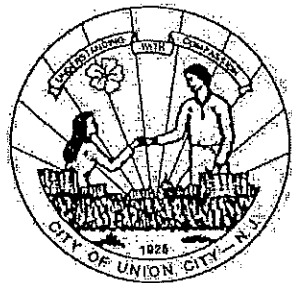
DATE 9/15/22 LAST R. REGISTRATION DATE 4/19/19 PRESENT R. REG. EFFECTIVE DATE 11/1/21

1) PROPERTY ADDRESS) 2317 NY Ave (AKA) _____ 2) BLOCK & LOT 127/14 3) TOTAL # OF UNITS/APT/COMMERCIAL 10 4) TOTAL # OF ROOMS 36

[illegible]

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 _____ CHECK / MO # _____ RECEIPT # _____ RENT Reg. # _____



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

February 2, 2022

DEA PROPERTY LLC
115 MAPLE COURT
ENGLEWOOD, NJ 07631

Re: 2315-2317 New York Ave
Union City, NJ 07087
Block: 127 Lot: 14
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 \$40.00 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 WHERE THERE HAS BEEN A CHANGE IN OCCUPANCY UNTIL THE LANDLORD HAS APPLIED AND SECURED A CERTIFICATE OF CONTINUED OCCUPANCY.

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

FIRST NOTICE

Sincerely,


Kennedy Ng,
Administrator
R.M.



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

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

Page # 1 Of 2

DATE 4/19/19 LAST R. REGISTRATION DATE 2/26/18 4/1/18 PRESENT R. REG. EFFECTIVE DATE 6/1/19

1) PROPERTY ADDRESS 2317-15 New York Ave (AKA) 2) BLOCK & LOT 127/14 3) TOTAL # OF UNITS/APT/COMMERCIAL 10 4) TOTAL # OF ROOMS 36
5) LANDLORDS'S NAME DEA Property LLC 6) LAND LORDS'S NAME & MAIN ADDRESS (NO P.OBOX) 115 Maple Court Englewood NJ 07631 7) EMERGENCY PHONE NUMBER [REDACTED]
8) SUPERINTENDENT'S NAME Sharon Solomon 9) ADDRESS AND APT. # Same as above 11) IS HEAT INCLUDED IN RENT? Yes
12) TYPE OF HEAT PROVIDED gas 13) IF OIL; COMPANY PSE & G 14) PHONE NUMBER
15) ARE UTILITIES INCLUDED? IF SO; STATE WHAT UTILITIES Heat, hot water, Sewage 16) OTHER SERVICES PROVIDED BY LANDLORD

A 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 summon 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 Sharon Solomon SIGNATURE [Signature] DATE 7/19/19

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
Kathy Diaz	Y-N	BA1	8	\$2,282	16	\$2,319	NA	NA		\$ 2,319
Ryan Perse	Y-N	BA2	3	1,080	17	1,097				1,097
Noel Muniz	Y-N	BA3	3	999	16	995				995
Denis Obynckov	Y-N	BA2	3	921	15	936				936
Robert Byrd	Y-N	BA3	3	976	16	977				977
Samir Mysargelli	Y-N	BA4	3	1,002	16	1,016				1,016
Clawdia Pistrana	Y-N	BA4	3	877	14	891				891
Michael Rice	Y-N	BA2	3	461	7	468				468

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 4/23/19 CHECK / MO # 1279 RECEIPT # 570775 RENT Reg. # 052



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

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

Page # 2 Of 2

DATE 4/19/19 LAST R. REGISTRATION DATE 2/26/18 PRESENT R. REG. EFFECTIVE DATE 6/1/19
1) PROPERTY ADDRESS 2317-15 New York Ave (AKA) 2) BLOCK & LOT D7/14 3) TOTAL # OF UNITS/APT/COMMERCIAL 10 4) TOTAL # OF ROOMS 36
5) LANDLORDS'S NAME DEA Property LLC 6) LAND LORDS'S NAME & MAIN ADDRESS (NO P.O.BOX) 115 Maple Court Englewood NJ 0763 7) EMERGENCY PHONE NUMBER [REDACTED]
8) SUPERINTENDENT'S NAME Sharon Solomon 9) ADDRESS AND APT. # _____ 11) IS HEAT INCLUDED IN RENT? yes
12) TYPE OF HEAT PROVIDED _____ 13) IF OIL; COMPANY DSE & Co 14) PHONE NUMBER _____
15) ARE UTILITIES INCLUDED? IF SO: STATE WHAT UTILITIES Heat Hot water Sewer 16) OTHER SERVICES PROVIDED BY LANDLORD _____

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NAME Sharon Solomon SIGNATURE [Signature] DATE 4/19/19

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
Geoffrey Grady	Y-N	C3	3	924	\$15	\$939	NA	NA		\$939
Mary Lynch	Y-N	C4	3	462	7	49	1	1		49
	Y-N									
	Y-N									
	Y-N									
	Y-N									
	Y-N									

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

4/23/19

CHECK / MO #

1279

RECEIPT #

510775

RENT Reg. #

652



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

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

Page # 1 of 2

DATE 2/26/18 LAST R. REGISTRATION DATE 1/1/17 PRESENT R. REG. EFFECTIVE DATE 4/1/18
1) PROPERTY ADDRESS 2317-15 New York Ave (AKA) 2) BLOCK & LOT 127/14 3) TOTAL # OF UNITS/APT/COMMERCIAL 10 4) TOTAL # OF ROOMS 36
5) LANDLORDS'S NAME DEA Property LLC 6) LAND LORDS'S NAME & MAIN ADDRESS (NO P.OBOX) 115 Maple Court Englewood NJ 07631 7) EMERGENCY PHONE NUMBER [REDACTED]
8) SUPERINTENDENT'S NAME Sharon Solomon 9) ADDRESS AND APT. # Same as above 11) IS HEAT INCLUDED IN RENT? yes
12) TYPE OF HEAT PROVIDED Heat, Hot water, Senege 13) IF OIL; COMPANY 14) PHONE NUMBER
15) ARE UTILITIES INCLUDED? IF SO: STATE WHAT UTILITIES 16) OTHER SERVICES PROVIDED BY LANDLORD

A 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 Sharon Solomon Signature [Signature] Date 2/26/18

17) Tenant's Name	Senior Citizen Yes - No	18) Apt ID #	19) Number of rooms	20) Current base rent	21) Annual Increase CPI 1.4	22) New Base Rent	23) Hardship	24) Cap. Improvement Exp. Date:	25) RPA/RURA	26) Total Rent Due
Kathy Diaz	Y-N	A1	8	2,250	32-	2,282	NA	NA		2,282
Ryan Pense	Y-N	A3	3	1,065	15-	1,080				1,080
Noel Muniz	Y-N	B1	3	965	14-	979				979
Denis Dbynekov	Y-N	B2	3	908	13-	921				921
Robert Byrd	Y-N	B3	3	963	13-	976				976
Saimir Hysengelli	Y-N	B4	3	986	14-	1,000				1,000
Claudia Pastrana	Y-N	C1	3	865	12-	877				877
Michael Rice	Y-N	C2	3	455	6-	461				461

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 2/27/18 CHECK / MO # 130 RECEIPT # 506478 RENT Reg. # 640



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

Mayor Brian P. Stack

Dept. of Revenue & Finance

Kennedy Ng, Administrator

Page # 2 of 2

DATE 2/26/18 LAST R. REGISTRATION DATE 1/1/17 PRESENT R. REG. EFFECTIVE DATE 4/1/18
1) PROPERTY ADDRESS 2317-15 New York Ave (AKA) 2) BLOCK & LOT 127/14 3) TOTAL # OF UNITS/APT/COMMERCIAL 10 4) TOTAL # OF ROOMS 36
5) LANDLORDS'S NAME DE A Property LLC 6) LAND LORDS'S NAME & MAIN ADDRESS (NO P.O.BOX) 115 Maple Court Englewood NJ 07631 7) EMERGENCY PHONE NUMBER [REDACTED]
8) SUPERINTENDENT'S NAME Sharon Solomon 9) ADDRESS AND APT. # same as above 11) IS HEAT INCLUDED IN RENT? yes
12) TYPE OF HEAT PROVIDED gas PSE&G 13) IF OIL; COMPANY 14) PHONE NUMBER
15) ARE UTILITIES INCLUDED? IF SO: STATE WHAT UTILITIES Heat, Hot Water, Sewage 16) OTHER SERVICES PROVIDED BY LANDLORD

A 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 summon 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."

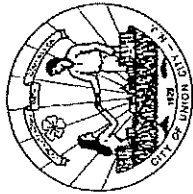
Name Sharon Solomon Signature [Signature] Date

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
Goofrey Grady	Y-N	C3	3	911	13-	924	MA	NA		924
Mary Lynch	Y-N	C4	3	456	6-	462				462
	Y-N									
	Y-N									
	Y-N									
	Y-N									
	Y-N									
	Y-N									

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 2/27/18 CHECK / MO # 130 RECEIPT # 306478 RENT Reg. # 640



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

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

DATE 12/2/16 LAST R. REG DATE 11/1/15 PRESENT R. REG. EFFECTIVE DATE 2/2/17 1/01/17

2317-15 Newyack Ave 127-14 10 units 36

1) PROPERTY ADDRESS(AKA 2) BLOCK & LOT 3) TOTAL # OF UNITS/APTS/COMMERCIAL 4) TOTAL NUMBER OF ROOMS

DEA Property LLC 115 Maple Court Englewood NJ 07631

5) LANDLORD'S NAME 6) LANDLORD'S NAME & MAIN ADDRESS (NO P.O. BOX) 7) EMERGENCY TELEPHONE NUMBER

Sharon Solomon Same as above yes

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

940 (95886) yes

12) TYPE OF HEAT PROVIDED 13) IF OIL: COMPANY NAME & ADDRESS 14) TELEPHONE NUMBER

Heat & hot water included

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, 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.

(17) Tenant's Name	(18) Apt ID #	(19) Number Of Rooms	(20) Current Base Rent	(21) Annual Increase 3.5% - 2.0%	(22) New Base Rent	(23) Hardship	(24) Cap. Improvement Exp. Date:	(25) RPA / RURA	(26) Total Rent Due
Lena Caruso	A1	8	2,174	\$76	2,250	NA	NA		\$2,250
Ryan Pense	A3	3	1,028	36	1,064				1,065
Noel Muniz	B1	3	932	33	965				965
Denise Dymnabetov	B2	3	877	31	908				908
Robert Byrd	B3	3	930	33	963				963
Saimir Hysemylli	B4	3	953	33	986				986
Claudia Pasderna	C1	3	836	29	965				965
Michael Rice	C2	3	446	9	455				455
Manadon Blode	C3	3	880	31	911				911
Mary Lynch	C4	3	447	9	456				456

DO NOT WRITE BELOW THIS LINE. MAIL TO: RENT LEVELING BOARD 3715 PALISADE AVE. UNION CITY NJ, 07087 TELEPHONE - 201.348-5734 RC001/REV FEBRUARY 2016

PLEASE TYPE OR PRINT NEATLY IN INK. RECEIVED 12/2/16 CHECK / MO # 1132 RECEIPT # 47187 RENT Reg. # 938

MAKE CHECK PAYABLE TO: CITY OF UNION CITY

RENT LEVELING BOARD CITY OF UNION CITY ANNUAL REGISTRATION STATEMENT

DATE 11/1/15 LAST R. REG DATE: 10/1/14 PRESENT R. REG. EFFECTIVE DATE: 12/15/15 1/01/16
2317-15 New York Ave 127-14 10 units 36

1) PROPERTY ADDRESS(AKA 2) BLOCK & LOT 3) TOTAL # OF UNITS/APTS/COMMERCIAL 4) TOTAL NUMBER OF ROOMS

DEA Property LLC 115 Maple Court Englewood NJ 07631

5) LANDLORDS'S NAME 6) LANDLORDS'S NAME & MAIN ADDRESS (NO P.O. BOX) 7) EMERGENCY TELEPHONE NUMBER

Sharon Solomon Save as above

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

gas heat (PSE&G)

12) TYPE OF HEAT PROVIDED 13) IF OIL: COMPANY NAME & ADDRESS 14) TELEPHONE NUMBER

heat & hot water are included

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, 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.

(17) Tenants Name	(18) Apt ID #	(19) Number Of Rooms	(20) Current Base Rent	(21) Annual Increase 3.5% - 2.0%	(22) New Base Rent	(23) Hardship	(24) Cap. Improv Exp. Date	(25) RPA / RURA	(26) Total Rent Due
Yasamin Vieth	A12	8	2,100	74	2,174				\$2,174
Jaimie Crisafulli	A3	3	993	35					1,028
Noel Muniz	B1	3	900	32					932
Dennis Orynbektar	B2	3	847	30					877
Maria Parone	B3	3	900	30					930
Saimir Hysenagalli	B4	3	932	22					953
Claudia Pastanaci	C1	3	808	28					836
Michael Rice	C2	3	437	9					446
Christina Dupont	C3	3	850	30					880
Mary Lynch	C4	3	438	9					447

DO NOT WRITE BELOW THIS LINE. MAIL TO: RENT LEVELING BOARD: 3715 PALISADE AVE UNION CITY, N.J. 07087 TELEPHONE: 201-348-5734 RC001 / REV FEBRUARY / 2015
PLEASE TYPE OR PRINT NEATLY IN INK. RECEIVED 11/10/15 CHECK / MO # 4250 RENT Reg. # 36
MAKE CHECK PAYABLE TO: CITY OF UNION CITY

RENT LEVELING BOARD CITY OF UNION CITY ANNUAL REGISTRATION STATEMENT.

DATE 10/16/14 LAST R.Reg.EFFECTIVE DATE: 8/1/13 Present R.Reg.EFFECTIVE DATE: 11/1/14 Page # 1 of 1

2317-15 New York Ave Union City NJ 10 units 32 Rooms
(1) PROPERTY ADDRESS (AKA), (2) BLOCK & LOT, (3) TOTAL NUMBERS OF UNITS, / APTS/COMMERCIAL, (4) TOTAL NUMBERS OF ROOMS

DETA property LLC 115 Maplehurst Ewald NJ
(5) LANDLORD'S NAME (6) LANDLORD'S NAME ADDRESS: MAIN RESIDENCE, NO P.O.BOX (7) EMERGENCY TELEPHONE NUMBER

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

gas
(12) TYPE OF HEAT PROVIDED, (13) IF OIL: COMPANY NAME AND ADDRESS, (14) PHONE NUMBER

(15) ARE UTILITIES INCLUDED IN RENT? IF SO: STATE WHAT UTILITIES. (16) OTHER SERVICES PROVIDED BY LANDLORD.
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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 DPT. & RENT LEVELING BOARD MUST BE NOTIFIED.

(17) Tenant's Name	(18) Apt ID #	(19) Number of rooms	(20) Current Base Rent	(21) Annual Increase 3.5 % / 2.0 %	(22) New Base Rent	(23) Hardship	(24) Cap.Improv Exp.Date:	(25) RPA / RURA	(26) Total Rent Due
Previously own occupied Apt 12									
Todd Craig / New York Ave				NA	2100-				2100
Tairie Cristofelli A3	3	3	960-	33-	993-				993-
Noel Ruiz B1	3	3	900-	31-	931-				931-
Denis Dymelbow B2	3	3	820-	29-	848-				848
Marie Parone B3	3	3	900-	31-	931-				931-
Xiaodun Zhu B4	3	3	875-	30-	905-				905-
Claudia Pastorello C1	3	3	781-	27-	808-				808-
Michael Rice C2	3	3	419-	8-	437-				437-
Mary Lynde C4	3	3	460-	8-	438-				438-
Kathryn Reilly C3	3	3	825-	28-	853-				853

Do not write below this line MAIL TO: RENT LEVELING BOARD, 317 ALLEN AVE, UNION CITY, NJ 07087. Tel: 201 344-7777. RC001 / Rev. January 12007
PLEASE TYPE OR PRINT NEATLY IN INK. RECEIVED 10/16/14 CHECK# 1001 RECEIPT # 47999377
MAKE CHECK PAYABLE TO: CITY OF UNION CITY

RENT LEVELING BOARD CITY OF UNION CITY ANNUAL REGISTRATION STATEMENT.

DATE 8/12/13 LAST R.Reg.EFFECTIVE DATE: 8/22/12 Present R.Reg.EFFECTIVE DATE: 10/01/13 Page # 1 of 1

23-15 2317 New York Ave 127-14 (1) PROPERTY ADDRESS (AKA), (2) BLOCK & LOT, (3) TOTAL NUMBERS OF UNITS / APTS/COMMERCIAL, (4) TOTAL NUMBERS OF ROOMS

Jo Family Investments LLC 2317 New York Ave Union City NJ 07087 (5) LANDLORD'S NAME, (6) LANDLORD'S NAME ADDRESS: MAIN RESIDENCE, NO P.O. BOX, (7) EMERGENCY TELEPHONE NUMBER

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

Gas Heat (PSE & G) Yes - Heat & Hot Water (12) TYPE OF HEAT PROVIDED, (13) IF OIL: COMPANY NAME AND ADDRESS, (14) PHONE NUMBER

(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 30 days prior to any increase and on each Anniversary thereafter. Failure to register or filing a false registration statement shall be punishable by suspension 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 DPT. & RENT LEVELING BOARD MUST BE NOTIFIED.

(17) Tenant's Name	(18) Apt ID #	(19) Number of rooms	(20) Current Base Rent	(21) Annual Increase 3.5 % / 2.0 %	(22) New Base Rent	(23) Heating	(24) Cap Expend Exp Date	(25) RPA / RURA	(26) Total Rent Due
Owner	A-2	0							
Jamie Chisafulli	A-3	3	925	32.38	957.38				957.38
	B-1	3	698.63	24.45	723.08				723.08
Natasha Sorokina	B-2	3	702.04	27.72	819.76				819.76
Kariviah Santiago	B-3	3	724.50	25.36	749.86				749.86
Xiaochu Zhu	B-4	3	878	29	857				857
C. Pastorale	C-1	3	754.67	26.41	781.03				781.03
M. Rice	C-2	3	420.55	8.41	428.96				428.96
Kathryn Reilly	C-3	3	776.25	27.17	803.42				803.42
M. Ulrich	C-4	3	421.36	8.43	429.79				429.79

Do not write below this line MAIL TO: RENT LEVELING BOARD, 3715 PALM AVE, UNION CITY, NJ 07087. 10/20/13 348-2774 RECEIPT # 475466 RC001 / Rev. January / 2007 PLEASE TYPE OR PRINT NEATLY IN INK. RECEIVED 08/12/13 CHECK# MAKE CHECK PAYABLE TO: CITY OF UNION CITY

RENT LEVELING BOARD

CITY OF UNION CITY ANNUAL REGISTRATION STATEMENT.

DATE 8/22/12 LAST R.Reg.EFFECTIVE DATE: 08/01/10 Present R.Reg.EFFECTIVE DATE: 08/01/12 Page # 1 of 1

2317 New York Ave 127-14 11

(1) PROPERTY ADDRESS (AKA).

(2) BLOCK & LOT. (3) TOTAL NUMBERS OF UNITS. / APTS/ COMMERCIAL. (4) TOTAL NUMBERS OF ROOMS

Jo Family Investments LLC 2317 New York Ave, Union City, NJ 07087

(5) LANDLORD'S NAME

(6) LANDLORD'S NAME ADDRESS: MAIN RESIDENCE. NO P.O.BOX (7) EMERGENCY TELEPHONE NUMBER

Same

Same

(8) SUPERINTENDENT'S NAME.

(9) ADDRESS AND APT. #.

(10) TELEPHONE.

(11) IS HEAT INCLUDED IN RENT.?

Gas Heat (PSE&G)

(12) TYPE OF HEAT PROVIDED.

Yes - Heat & Hot Water

(13) IF OIL: COMPANY NAME AND ADDRESS.

(14) PHONE NUMBER

(15) ARE UTILITIES INCLUDED IN RENT? IF SO: STATE WHAT UTILITIES.

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. 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.

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(16) OTHER SERVICES PROVIDED BY LANDLORD.

(17) Tenant's Name	(18) Apt ID #	(19) Number of rooms	(20) Current Base Rent	(21) Annual Increase 3.5 % / 2.0 %	(22) New Base Rent	(23) Hardship	(24) Cap.Improv Exp.Date:	(25) RPA/ RURA	(26) Total Rent Due
Owner	A-2	6	---	---	---				---
Janie Grisafilli	A-3	3	925	---	925				925
Owner	B-1	3	---	---	---				---
Natalia Sorokina	B-2	3	800	28	828				828
M. Atkinson	B-3	3	700	24.50	724.50				724.50
M. Mateo	B-4	3	800	28	828				828
G. Pachrada	C-1	3	729.15	25.52	754.67				754.67
M. Dice	C-2	3	412.30	8.25	420.55				420.55
Kathryn Beilley	C-3	3	750	26.25	776.25				776.25
M. Blynch	C-4	3	413.10	8.26	421.36				421.36

Do not write below this line MAIL TO: RENT LEVELING BOARD, 371 SPALDISADE AVE. UNION CITY, NJ. 07087. Tel: 201-348-0707
PLEASE TYPE OR PRINT NEATLY IN INK. RECEIVED 8/22/12 CHECK# 175 RECEIPT # 498 RC001 / Rev 09/07

MAKE CHECK PAYABLE TO: CITY OF UNION CITY

RENT LEVELING BOARD CITY OF UNION CITY ANNUAL REGISTRATION STATEMENT.

DATE 7/1/10 LAST R.Reg.EFFECTIVE DATE: 8/1/09 Present R.Reg.EFFECTIVE DATE: 8/1/10 Page # 1 of 1

2317 New York Ave. 127-14 11
(1) PROPERTY ADDRESS (AKA), (2) BLOCK & LOT, (3) TOTAL NUMBERS OF UNITS./ APTS/COMMERCIAL, (4) TOTAL NUMBERS OF ROOMS

Domenico Avato 2317 New York Ave. Union City, NJ 07087
5) LANDLORD'S NAME (6) LANDLORD'S NAME ADDRESS: MAIN RESIDENCE: NO P.O.BOX (7) EMERGENCY TELEPHONE NUMBER

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

Gas Heat (PSE&G)
(12) TYPE OF HEAT PROVIDED, (13) IF OIL: COMPANY NAME AND ADDRESS, (14) PHONE NUMBER

Yes - Heat & Hot water
(15) ARE UTILITIES INCLUDED IN RENT? IF SO: STATE WHAT UTILITIES,

(16) OTHER SERVICES PROVIDED BY LANDLORD.
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(17) Tenant's Name	(18) Apt ID #	(19) Number of rooms	(20) Current Base Rent	(21) Annual Increase 3.5 % / 2.0 %	(22) New Base Rent	(23) Hardship	(24) Cap.Improv Exp.Date:	(25) RPA / RURA	(26) Total Rent Due
Owner	A-2	6	---	---	---				
Owner	A-3	3	---	---	---				
J. Howell	B-1	3	589.12	20.62	609.74				609.74
A. Bunch	B-2	3	750.00	---	750.00				750.00
M. Atkinson	B-3	3	660.09	23.10	683.19				683.19
Empty	B-4	3	667.93	---	---				---
C. Pastrana	C-1	3	704.49	24.66	729.15				729.15
M. Rice	C-2	3	404.22	8.08	412.30				412.30
S. Thomas	C-3	3	589.12	20.62	609.74				609.74
M. Lynch	C-4	3	405.00	8.10	413.10				413.10
B. Gill	BAS-1	3	616.20	---	616.20				616.20

Senior-2%

Senior-2%

Do not write below this line MAIL TO: RENT LEVELING BOARD, 3719 PAULISADE AVE. UNION CITY, NJ 07087. Tel: 201 348-5734
PLEASE TYPE OR PRINT NEATLY IN INK. RECEIVED 7/1/10 CHECK# 5880 RECEIPT # 4182/12
MAKE CHECK PAYABLE TO: CITY OF UNION CITY

RENT LEVELING BOARD CITY OF UNION CITY ANNUAL REGISTRATION STATEMENT.

DATE 7/1/09 LAST R.Reg.EFFECTIVE DATE: 8/1/08 Present R.Reg.EFFECTIVE DATE: 8/1/09 Page # 1 of 1

2317 NEW YORK AVE 127-14 11
(1) PROPERTY ADDRESS (AKA). (2) BLOCK & LOT. (3) TOTAL NUMBERS OF UNITS./ APTS/ COMMERCIAL. (4) TOTAL NUMBERS OF ROOMS

DOMENICO AMATO- 2317 NEW YORK AVE- UNION CITY, NJ 07087
(5) LANDLORDS'S NAME (6) LANDLORDS'S NAME ADDRESS: MAIN RESIDENCE, NO P.O.BOX (7) EMERGENCY TELEPHONE NUMBER

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

GAS HEAT (PSE&G) (10) TELEPHONE. (14) PHONE NUMBER

(12) TYPE OF HEAT PROVIDED. 13) IF OIL: COMPANY NAME AND ADDRESS. (16) OTHER SERVICES PROVIDED BY LANDLORD.

(15) ARE UTILITIES INCLUDED IN RENT? IF SO: STATE WHAT UTILITIES.
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OWNER	A-2	4							
OWNER	A-3	3							
J. LOWELL	B-1	3	569.20	19.92	589.12				589.12
A. BUNCH	B-2	3	750.00						750.00
M. ATKINSON	B-3	3	637.77	22.32	660.09				660.09
O. QUIMONES	B-4	3	645.34	22.59	667.93				667.93
C- PASTRANA	C-1	3	680.67	23.82	704.49				704.49
M. Rice	C-2	3	396.29	7.93	404.22				404.22
S. THOMAS	C-3	3	569.20	19.92	589.12				589.12
M. LYNCH	C-4	3	397.05	7.95	405.00				405.00
B. GILL	RAS-1	3	616.20						

SENIOR

SENIOR

: Do not write below this line MAIL TO: RENT LEVELING BOARD, 3715 PALISADE AVE. UNION CITY, NJ 07087. Tel 201 348-5734 RC001 / Rev January / 2007
PLEASE TYPE OR PRINT NEATLY IN INK. RECEIVED 7/1/09 CHECK# 8056 RECEIPT # 3438 Rent Reg.# 382
MAKE CHECK PAYABLE TO: CITY OF UNION CITY

RENT LEVELING BOARD CITY OF UNION CITY ANNUAL REGISTRATION STATEMENT.

DATE 5/30/08 LAST R.Reg.EFFECTIVE DATE: 8/1/07 Present R.Reg.EFFECTIVE DATE: 8/1/08 Page # 1 of 1

2317 New York Avenue, 127-14 11 36
(1) PROPERTY ADDRESS (AKA), (2) BLOCK & LOT, (3) TOTAL NUMBERS OF UNITS, / APTS/COMMERCIAL, (4) TOTAL NUMBERS OF ROOMS

Domenico Anato 2317 New York Avenue, Union City, NJ 07087
5) LANDLORDS'S NAME (6) LANDLORDS'S NAME ADDRESS: MAIN RESIDENCE: NO P.O.BOX (7) EMERGENCY TELEPHONE NUMBER

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

Gas Heat (PSE&G) Yes - Heat + Hot Water
(12) TYPE OF HEAT PROVIDED, (13) IF OIL: COMPANY NAME AND ADDRESS, (14) PHONE NUMBER

(15) ARE UTILITIES INCLUDED IN RENT? IF SO: STATE WHAT UTILITIES. (16) OTHER SERVICES PROVIDED BY LANDLORD.
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Owner	A-2	6	—	—	—	—	—	—	—
Owner	A-3	3	—	—	—	—	—	—	—
J. Lowell	B-1	3	549.95	19.25	569.20	—	—	—	\$569.20
C. Melgar	B-2	3	549.95	—	549.95	—	—	—	\$549.95
M. Atkinson	B-3	3	616.20	21.57	637.77	—	—	—	\$637.77
O. Quinones	B-4	3	623.52	21.82	645.34	—	—	—	\$645.34
C. Pastrana	C-1	3	657.65	23.02	680.67	—	—	—	\$680.67
M. Rice	C-2	3	388.52	7.77	396.29	—	—	—	\$396.29
S. Thomas	C-3	3	549.95	19.25	569.20	—	—	—	\$569.20
M. Lynch	C-4	3	389.26	7.79	397.05	—	—	—	\$397.05
B. Gill	Basement	3	616.20	—	616.20	—	—	—	\$616.20

Do not write below this line MAIL TO: RENT LEVELING BOARD, 3715 PALISADE AVE, UNION CITY, NJ 07087. Tel 201 348-5734 RC001 / Rev. January / 2007
PLEASE TYPE OR PRINT NEATLY IN INK- RECEIVED 6/26/08 CHECK# 4816 RECEIPT # 28967 Rent Reg.# 244
MAKE CHECK PAYABLE TO: CITY OF UNION CITY

RENT LEVELING BOARD CITY OF UNION CITY ANNUAL REGISTRATION STATEMENT.

DATE 6/29/07 LAST R.Reg.EFFECTIVE DATE: 7/1/06 Present R.Reg.EFFECTIVE DATE: 8/1/07 Page # 1 of 1
2317 NEW YORK AVE 127-14 11 33

(1) PROPERTY ADDRESS (AKA), (2) BLOCK & LOT, (3) TOTAL NUMBERS OF UNITS, / APTS/ COMMERCIAL, (4) TOTAL NUMBERS OF ROOMS

DOMENICO AMATO 2317 NEW YORK AVE

5) LANDLORDS'S NAME SAME (6) LANDLORDS'S NAME/ADDRESS: MAIN RESIDENCE, NO P.O.BOX SAME (7) EMERGENCY TELEPHONE NUMBER

(8) SUPERINTENDENT'S NAME, (9) ADDRESS AND APT. #, (10) TELEPHONE, (11) IS HEAT INCLUDED IN RENT? YES
GAS HEATING SISTER PSEG Co-

(12) TYPE OF HEAT PROVIDED, (13) IF OIL: COMPANY NAME AND ADDRESS, (14) PHONE NUMBER
NO HEAT & HOT WATER

(15) ARE UTILITIES INCLUDED IN RENT? IF SO: STATE WHAT UTILITIES. (16) OTHER SERVICES PROVIDED BY LANDLORD.
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BAS. B. GILL	BAS-1	3	616.20		616.20				616.20
D. AMATO	A-2	OWNER							
D. AMATO	A-3	OWNER							
J. LOWELL	B-1	3	549.95		549.95				549.95
C. MELGAR	B-2	3	549.95		549.95				549.95
M. ARTINSON	B-3	3	616.20		616.20				616.20
O. QUIMORES	B-4	3	623.52		623.52				623.52
C. PASTRANA	C-1	3	657.65		657.65				657.65
R. RICE	C-2	3	380.91	7.61	388.52				388.52
S. THOMAS	C-3	3	549.95		549.95				549.95
M. LYNCH	C-4	3	381.63	7.63	389.26				389.26

Do not write below this line MAIL TO: RENT LEVELING BOARD, 371 SPALDISADE AVE. UNION CITY, NJ. 07087. Tel 201 348-5734 RCO01 / Rev. January / 2007
PLEASE TYPE OR PRINT NEATLY IN INK- RECEIVED CHECK# 4606
MAKE CHECK PAYABLE TO: CITY OF UNION CITY 6/29/07 RECEIPT # 25792 Rent Reg.# 822

RENT LEVELING BOARD CITY OF UNION CITY ANNUAL REGISTRATION STATEMENT.

DATE 5/31/06 LAST R.Reg.EFFECTIVE DATE: 7/1/05 Present R.Reg.EFFECTIVE DATE: 7/1/06 Page # 1 of 1
2317 NEW YORK AVE 127-141 11 33

(1) PROPERTY ADDRESS (AKA). (2) BLOCK & LOT. (3) TOTAL NUMBERS OF UNITS. / APTS/COMMERCIAL. (4) TOTAL NUMBERS OF ROOMS
DOMENICO AMATO, 2317 NEW YORK AVE
5) LANDLORDS'S NAME (6) LANDLORDS'S NAME ADDRESS: MAIN RESIDENCE. NO P.O.BOX (7) EMERGENCY TELEPHONE NUMBER
SAME SAME YES

(8) SUPERINTENDENT'S NAME. (9) ADDRESS AND APT. #. (10) TELEPHONE. (11) IS HEAT INCLUDED IN RENT.?
GAS HEATING SISTER PSE & Co. HEAT & HOT WATER

(12) TYPE OF HEAT PROVIDED. (13) IF OIL: COMPANY NAME AND ADDRESS. (14) PHONE NUMBER
NO
(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, 30 days prior to any increase and on each Anniversary thereafter. Failure to register or filing a false registration statement shall be punishable by surmon 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 DPT. & RENT LEVELING BOARD MUST BE NOTIFIED.

(17) Tenant's Name	(18) Apt ID #	(19) Number of rooms	(20) Current Base Rent	(21) Accu. Tax Surch.	(22) Adjusted Base Rent	(23) Annual Increase 2.0 %	(24) New Base Rent	(25) Hardship	(26) Cap.Improv Exp.Date:	(27) RPA/ RURA	(28) Total Rent Due
D. AMATO	A-1	Owner									
D. AMATO	A-2	Owner									
J. LOWELL	B-1	3	549.95		549.95		549.95				549.95
C. MELGAR	B-2	3	549.95		549.95		549.95				549.95
M. ARTINSON	B-3	3	616.20		616.20		616.20				616.20
O. QUINONES	B-4	3	623.52		623.52		623.52				623.52
R. RIVERA	C-1	3	657.65		657.65		657.65				657.65
M. RICE	C-2	3	373.44		373.44	7.47	380.91				380.91
VACANT	C-3	3	549.95		549.95		549.95				549.95
M. LINCH	3-4	3	374.15		374.15	7.48	381.63				381.63
B. GILL	BAS	3	616.20		616.20		616.20				616.20

Do not write below this line. MAIL TO: RENT LEVELING BOARD, 3715 PALISADE AVE, UNION CITY, NJ 07087. Tel. 201 348-5734 RC001 / Rev. May /2005
PLEASE TYPE OR PRINT NEATLY IN INK.- RECEIVED 5/31/06 CHECK# 4360 RECEIPT # 2051 Rent Reg.# 891
MAKE CHECK PAYABLE TO: CITY OF UNION CITY

RENT LEVELING BOARD CITY OF UNION CITY ANNUAL REGISTRATION STATEMENT

DATE 6/1/05 EFFECTIVE DATE: 7/1/05 Page # 1 of 1

2317 NEW YORK AVE 127-4 11 33

(1) PROPERTY ADDRESS (AKA), (2) BLOCK & LOT, (3) TOTAL NUMBERS OF UNITS, / APTS/COMMERCIAL, (4) TOTAL NUMBERS OF ROOMS

DOMENICO AMATO 2317 NEW YORK AVE

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

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

GAS HEATING SYSTEM PSE & G Co- HEAT 2 HOT WATER

(12) TYPE OF HEAT PROVIDED. NO (13) IF OIL: COMPANY NAME AND ADDRESS. (14) PHONE NUMBER

(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 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 DPT. & RENT LEVELING BOARD MUST BE NOTIFIED.

(17) Tenant's Name	(18) Apt. ID #	(19) Number of rooms	(20) Current Base Rent	(21) Accu. Tax Surch.	(22) Adjusted Base Rent	(23) Annual Increase 2.0 %	(24) New Base Rent	(25) Hardship	(26) Cap. Improv. Exp. Date	(27) RPA / RUPA	(28) Total Rent Due
Bos - GILL	BAS-1	3	616.20	-0-	616.20	7.57%	616.20				616.20
J. LOWELL	B-1	3	549.95	-0-	549.95		549.95				549.95
C. MELGAR	B-2	3	549.95	-0-	549.95		549.95				549.95
M. ARTINSON	B-3	3	616.20	-0-	616.20		616.20				616.20
O. QUINONES	B-4	3	623.52	-0-	623.52		623.52				623.52
R. RIVERA	C-1	3	667.55	-0-	657.65		667.55				657.65
M. RICE	C-2	3	366.12	-0-	366.12	7.32	373.44				373.44
E. JACKSON	C-3	3	549.95	-0-	549.95		549.95				549.95
M. LINCCH	C-4	3	366.82	-0-	366.82	7.33	374.15				374.15
D. AMATO OWNER											
D- AMATO OWNER											

Do not write below this line. MAIL TO: RENT LEVELING BOARD 3715 PALISADE AVE UNION CITY, NJ 07087. Tel 201 348-5734 RC001 / Rev. April /2005
PLEASE TYPE OR PRINT NEATLY IN INK. RECEIVED 5/31/05 CHECK# 4139 RECEIPT # 12575 Rent Reg.# 848
MAKE CHECK PAYABLE TO: CITY OF UNION CITY

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

TYPE OF APPLICATION: ANNUAL INCREASE: ☒ TAX ☐ SEWER ☐ DATE 6/10/04 EFFECTIVE DATE: 7/1/04

2317 NEW YORK AVE 127-14 11 ✓ 33

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

DOMENICO AMATO - 2317 NEW YORK AVE

(5) LANDLORD'S NAME.

(6) ADDRESS: MAIN RESIDENCE, NO P.O. BOX

(7) TELEPHONE NUMBER (NO ANSWERING MACHINE)

(8) SUPERINTENDENT'S NAME.

(9) ADDRESS AND APT. #.

(11) IS HEAT INCLUDED IN RENT?

GAS HEATING SYSTEM

PSEAC CO.

YES

(12) TYPE OF HEAT PROVIDED

(13) IF OIL: COMPANY NAME AND ADDRESS.

(14) PHONE #.

NO

HEAT 2 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 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 3.7% (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)
D. AMATO	0	WNER										
D. AMATO	0	WNER										
J. LOWELL	B-1	3	549.95	0								549.95
C. NELGAR	B-2	3	549.95	0								549.95
M. MARTINKSON	B-3	3	616.20	0								616.20
O. AMINORES	B-4	3	623.52	0								623.52
R. RIVERA	C-1	3	667.55	0								667.55
M. RICE	C-2	3	353.06	13.06								366.12
C. JACKSON	C-3	3	549.95	0								549.95
M. LINCCH	C-4	3	353.74	13.08								366.82
B. GIL	Bajl	3	616.20	0								0

Do not write below this line. MAIL TO: RENT LEVELING BOARD/3715 PALISADE AVE. UNION CITY, N.J. 07087. Tel. 201 348-6734, RC001/ Revised 10/2000. PLEASE TYPE OR PRINT NEATLY IN INK. RECEIVED 6/11/04 CHECK # 3942 RECEIPT # 0091 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 LEVELING BOARD CITY OF UNION CITY-ANNUAL REGISTRATION STATEMENT , Page #

TYPE OF APPLICATION: ANNUAL INCREASE: ☐ TAX ☐ SEWER ☐ DATE 5/1/03 EFFECTIVE DATE: 6/1/03

2317 NEW YORK AVE 127-14 11 ✓ 33

(1) PROPERTY ADDRESS (AKA) (2) BLOCK & LOT (3) NUMBER OF UNITS (4) NUMBER OF ROOMS (5) LANDLORD'S NAME (6) ADDRESS: MAIN RESIDENCE, NO P.O. BOX (7) TELEPHONE NUMBER, (NO ANSWERING MACHINE) (8) SUPERINTENDENT'S NAME (9) ADDRESS AND APT. # (10) TELEPHONE (11) IS HEAT INCLUDED IN RENT? (12) TYPE OF HEAT PROVIDED (13) IF OIL: COMPANY NAME AND ADDRESS. (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 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-filed 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 3.3 % (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)
D. AMATO		OWNER										
D. AMATO		OWNER										
D. LOWELL	B1	3	549.95	0	549.95							549.95
C. MELGAR	B2	3	549.95	0	549.95							549.95
M. ARTINSON	B3	3	616.20	0	616.20							616.20
D. AMINORES	B4	3	623.52	0	623.52							623.52
R. RIVERA	C-1	3	667.55	0	667.55							667.55
M. RICE	C-2	3	341.79	11.27	353.06							353.06
C. JACKSON	C-3	3	549.95	0	549.95							549.95
M. LINCH	C-4	3	342.44	11.30	353.74							353.74
B. GILL	Ben-1	3	616.20	0	616.20							616.20

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 5/1/03. CHECK # 3702. RECEIPT # 020912. ATTACH COPIES OF PAID TAX BILLS.. 5/6/2003

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

MAKE CHECKS PAYABLE TO: CITY OF UNION CITY.

2317 NEW YORK AVE 127-14 11 33
(1) PROPERTY ADDRESS (AKA) (2) BLOCK & LOT (3) NUMBER OF UNITS APTS. COMMERCIAL (4) NUMBER OF ROOMS
DOMENICO AMATO 2317 NEW YORK AVE
(6) LANDLORD'S NAME. (9) ADDRESS AND APT. #. (7) TELEPHONE NUMBER. (NO ANSWERING MACHINE)
SAME SAME
(8) SUPERINTENDENT'S NAME. (10) TELEPHONE. (11) IS HEAT INCLUDED IN RENT?
GAS HEATING SISTER PSEG Co -
(12) TYPE OF HEAT PROVIDED (13) IF OIL: COMPANY NAME AND ADDRESS. (14) PHONE #
NO HEAT 2 HOT WATER
(16) ARE UTILITIES INCLUDED IN RENT? IF SO: STATE WHAT UTILITIES. (16) OTHER SERVICES PROVIDED BY LANDLORD.

A registration fee of \$ 26.00 (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 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)
D. AMATO	A-2	0	OWNER									
D. AMATO	A-3	0	OWNER									
J. LOWELL	B-1	3	549.95	0	549.95							549.95
C. NELGAR	B-2	3	549.95	0	549.95							549.95
VACANT	B-3	3	616.20	0	616.20							616.20
VACANT	B-4	3	628.52	0	628.52							628.52
R. RIVERA	C-1	3	667.55	0	667.55							667.55
M. RICE	C-2	3	333.46	8.33	341.79							341.79
C. JACKSON	C-3	3	349.95	0	349.95							349.95
M. LINCCH	C-4	3	334.09	8.35	342.44							342.44
B. GIL	Bas.	3	616.20	0	616.20							616.20

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 5/2/02 CHECK # 3493 RECEIPT # 93393 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 LEVELING BOARD CITY OF UNION CITY-ANNUAL REGISTRATION STATEMENT . Page #

TYPE OF APPLICATION: ANNUAL INCREASE: ☒ TAX ☐ SEWER ☐ DATE 5/1/01 EFFECTIVE DATE: 6/1/2001

2317 NEW YORK AVE

127+114

11

33

(1) PROPERTY ADDRESS (AKA)

(2) BLOCK & LOT

(3) NUMBER OF UNITS

APTS.

COMMERCIAL

(4) NUMBER OF ROOMS

DOMENICO AMATO - 2317 NEW YORK AVE

(5) LANDLORD'S NAME

(6) ADDRESS: MAIN RESIDENCE, NO P.O. BOX

SAME

SAME

(7) TELEPHONE NUMBER (NO ANSWERING MACHINE)

SAME

(8) SUPERINTENDENT'S NAME

(9) ADDRESS AND APT. #

(10) TELEPHONE

(11) IS HEAT INCLUDED IN RENT?

GAS HEATING SISTER - PSEG CO.

(12) TYPE OF HEAT PROVIDED

(13) IF OIL, COMPANY NAME AND ADDRESS.

NO

HEAT 2 HOT WATER

(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 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 % (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)
D. ANATO	A-2	OWNER										
D. ANATO	A-3	OWNER										
J. LOWELL	B-1	3	535.50	14.45	549.95							549.95
C. NELGAR	B-2	3	535.50	14.45	549.95							549.95
M. MURAWSKA	B-3	3	600.00	16.20	616.20							616.20
R. KEMP	B-4	3	612.00	16.52	628.52							628.52
R. RIVERA	C-1	3	650.00	17.55	667.55							667.55
M. RICE	C-2	3	324.70	8.76	333.46							333.46
C. JACKSON	C-3	3	535.50	14.45	549.95							549.95
M. LINGCH	C-4	3	325.31	8.78	334.09							334.09
B. GIL	BAS.	3	600.00	16.20	616.20							616.20

Do not write below this line. MAIL TO: RENT LEVELING BOARD, 3716 PALISADE AVE. UNION CITY, N.J. 07087. Tel. 201 348-6734. RC001/revlised 10/2000.

PLEASE TYPE OR PRINT NEATLY IN INK

RECEIVED 4/30/01 CHECK # 328

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.

5/1/01