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Hudson County, Register of Deeds
Receipt No. 3316

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Attorneys for Plaintiffs

JEFFREY D. CURTISS and KENNETH
McBRIDE, individually and on behalf of
HEIGHTS PROJECT LLC,
NORTHUMBERLAND PROPERTY,
LLC, and KING ARTHUR
CONSTRUCTION COMPANY, LLC,

Plaintiffs,

vs.

MARCOS VELEZ, BENJAMIN VELEZ,
RONALD SPANER, M&B
CONSTRUCTION, 47-49 HANCOCK
AVENUE LLC, 70 SOUTH STREET
LLC, 90 COURT HOUSE PLACE LLC,
258 NEW YORK AVENUE LLC, 268
HANCOCK, LLC, 1112-1114 SEVENTH
STREET LLC, 111 HUTTON STREET,
LLC, MBR CENTRAL AVENUE LLC,
413 PALISADE AVENUE, LLC,
LEONARD REALTY 98, LLC,
LEONARD REALTY 100, LLC, 180
HUTTON STREET LLC, 122 LINCOLN
STREET LLC, 36 CAMBRIDGE
AVENUE LLC, NEWARK AVENUE 525
LLC, DAVID GAISINKY, CHAU DIF,
RAJENDRA K. MEHTA, Individually,
RAJENDRA K. MEHTA IRA, SOL
BRANDER, KIMARA, LLC, G. TORRES
L.L.C., MITCHELL ALKOW, and
ROBERT QUINN,

Defendants,

SUPERIOR COURT OF NEW
JERSEY
LAW DIVISION: HUDSON COUNTY
DOCKET NO. L-4647-08

Civil Action

NOTICE OF LIS PENDENS

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that an action has been commenced and is pending in the above-entitled court on complaint of plaintiffs against defendants for a constructive trust over real property and premises hereinafter described; To convey title to the real property and premises hereinafter described; and To restrain and enjoin the sale, transfer, lease or otherwise alienating the real property and premises hereinafter described.

The complaint in the above-titled action was filed in the office of the Clerk of the Superior Court of New Jersey, Chancery Division, Hudson County, on September 10, 2008.

The property, being all those certain tract(s) or parcel(s) of land and premises situated, lying and being in Hudson County, is described as follows:

Tract 1:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) J in Block 783 (qualifier COO- 1A, 1B, 2A, SB, 3A, 3B) as shown on the tax map of the City of Jersey City and commonly known as 70 South Street, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by Eluid Velez to 70 South Street LLC by Deed dated July 14, 2005 which Deed was recorded in the office of the Hudson County Clerk on August 10, 2005 in Deed Book 07635 at page 00348.

Tract 2:

THE PROPERTY KNOWN AS DESIGNATED AS **Lot(s) No. 1 in Block 529** (qualifier **COO- C, 2F, 2R, 3F, 3R**) as shown on the tax map of the City of Jersey City and commonly known as 90 Court House Place, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by Larry M. Cole to 90 Court House Place LLC by Deed dated September 30, 2005 which Deed was recorded in the office of the Hudson County Clerk on October 28, 2005 in Deed Book 07710 at page 00333.

Tract 3

THE PROPERTY KNOWN AS DESIGNATED AS **Lot(s) J in Block 767** (qualifier **1L, 1R, 2L, 2R, 3L, 3R**) as shown on the tax map of the City of Jersey City and commonly known as 258 New York Avenue, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by Gelbard Realty LLC to 258 New York Avenue LLC by Deed dated November 18, 2005 which Deed was recorded in the office of the Hudson County Clerk on December 19, 2005 in Deed Book 07761 at page 00050.

Tract 4

THE PROPERTY KNOWN AS DESIGNATED AS **Lot(s) No. 44 in Block 15** as shown on the tax map of the Township of North Bergen and commonly known as 1112-1114 Seventh Street, New Jersey.

BEING AND INTENDED TO BE the property sold by Benito Carhuaz to 1112-

1114 Seventh Street LLC by Deed dated January 2, 2006 which Deed was recorded in the office of the Hudson County Clerk on February 2, 2006 in Deed Book 07805 at page 00260.

Tract 5

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. 46.A in Block 794 as shown on the tax map of the City of Jersey City and commonly known as 268 Hancock Avenue, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by Jose Ceron to 268 Hancock Avenue LLC by Deed dated January 27, 2006 which Deed was recorded in the office of the Hudson County Clerk on February 8, 2006 in Deed Book 07815 at page 00022.

Tract 6:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. 15.M in Block 829 as shown on the tax map of the City of Jersey City and commonly known as 111 Hutton Street, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by P.H. Realty Associates LLC to 111 Hutton LLC by Deed dated March 2, 2006 which Deed was recorded in the office of the Hudson County Clerk on March 23, 2006 in Deed Book 07849 at page 00079.

Tract 7:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. 16 in Block 771 as shown on the tax map of the City of Jersey City and commonly known as 398 Central Avenue, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by Sun Lee and Hyokyung Lee, husband and wife, to MBR Central Avenue LLC by Deed dated March 1, 2006 which Deed was recorded in the office of the Hudson County Clerk on April 26, 2006 in Deed Book 07876 at page 00256.

Tract 8:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. 17 in Block 758 as shown on the tax map of the City of Jersey City and commonly known as 413 Palisade Avenue, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by P.H. Realty Associates LLC to 413 Palisade Avenue LLC by Deed dated March 2, 2006 which Deed was recorded in the office of the Hudson County Clerk on March 23, 2006 in Deed Book 07849 at page 00074.

Tract 9:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. 31 in Block 153 as shown on the tax map of the Township of West New York and commonly known as 6309 Polk Street, West New York, New Jersey.

BEING AND INTENDED TO BE the property sold by Edna Price to Marcos

Velez by Deed dated January 31, 2006 which Deed was recorded in the office of the Hudson County Clerk on February 21, 2006 in Deed Book 07821 at page 00321.

Tract 10:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. R.99 in Block 754 as shown on the tax map of the City of Jersey City and commonly known as 47-49 Hancock Street, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by V.H.S. Associates LLC to 47-49 Hancock Avenue LLC by Deed dated July 5, 2005 which Deed was recorded in the office of the Hudson County Clerk on July 8, 2005 in Deed Book 07609 at page 00024.

Tract 11:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. 11 in Block 896 as shown on the tax map of the City of Jersey City and commonly known as 98 Leonard Street, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by 98 Leonard Street LLC to Leonard Realty 98 LLC by Deed dated May 4, 2006 which Deed was recorded in the office of the Hudson County Clerk on May 23, 2006 in Deed Book 07900 at page 00343.

Tract 12:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. 12 in Block 896 as shown on the tax map of the City of Jersey City and commonly known as 100 Leonard

Street, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by 100 Leonard Realty LLC to Leonard Realty 100 LLC by Deed dated May 4, 2006 which Deed was recorded in the office of the Hudson County Clerk on May 23, 2006 in Deed Book 07900 at page 00348.

Tract 13:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. 19 in Block 797 as shown on the tax map of the City of Jersey City and commonly known as 632-34 Palisade Avenue, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by Roberto Robalino, married, & Maria Robalino, h/w, to Ronald Spaner by Deed dated June 12, 2006 which Deed was recorded in the office of the Hudson County Clerk on July 19, 2006 in Deed Book 07946 at page 00179.

Tract 14:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. 34 in Block 934 as shown on the tax map of the City of Jersey City and commonly known as 163 Zabriskie Street, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by George Napiorkowski, Mary Napiorkowski, husband and wife, to Benjamin Velez by Deed dated June 16, 2006 which Deed was recorded in the office of the Hudson County Clerk on June 22, 2006 in Deed Book 07928 at page 00109.

Tract 15:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. 4.13 in Block 859 as shown on the tax map of the City of Jersey City and commonly known as 180 Hutton Street, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by Hutton Realty LLC to 180 Hutton Street LLC by Deed dated November 28, 2006 which Deed was recorded in the office of the Hudson County Clerk on January 11, 2007 in Deed Book 08090 at page 00301.

Tract 16:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. 42 in Block 1614 as shown on the tax map of the City of Jersey City and commonly known as 15 Wales, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by Concetta Parsons and Michael Benedetti individually and as executor of the Estate of Marianne Donna Marcassiano Fallo and Melanic Beneditti-Brown to Marcos Velez by Deed dated December 30, 2004 which Deed was recorded in the office of the Hudson County Clerk on February 17, 2005 in Deed Book 07473 at page 00338.

Tract 17:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. 16 in Block 866 as shown on the tax map of the City of Jersey City and commonly known as 122 Lincoln Street, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by George Umburo to 122 Lincoln Street LLC by Deed dated June 1, 2007 which Deed was recorded in the office of the Hudson County Clerk on June 19, 2007 in Deed Book 08241 at page 00273.

Tract 18:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. 1.B in Block 744 as shown on the tax map of the City of Jersey City and commonly known as 36 Cambridge Avenue, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by Maureen Dragone, Executrix under the Last Will and Testament of Claire Losquadro, deceased, Carol Ann Novic and Joyce Ann Marone to 36 Cambridge Avenue LLC by Deed dated June 6 2007 which Deed was recorded in the office of the Hudson County Clerk on November 9, 2007 in Deed Book 08372 at page 00001.

Tract 19:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. 40 in Block 518 as shown on the tax map of the City of Jersey City and commonly known as 525 Newark Avenue, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by 525 Newark Ave LLC to Newark Avenue 525 LLC by Deed dated November 12, 2007 which Deed was recorded in the office of the Hudson County Clerk on December 6, 2007 in Deed Book 08390 at page 00338.

Tract 20:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. 81 in Block 822 as shown on the tax map of the City of Jersey City and commonly known as 1032 Summit Avenue, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by Jane S Greene and Paul W Greene, husband and wife to Eliud Vclcz and Marcos Velez by Deed dated February 3, 2005 which Deed was recorded in the office of the Hudson County Clerk on March 17, 2005 in Deed Book 07498 at page 00296.

Tract 21:

THE PROPERTY KNOWN AS DESIGNATED AS Lot(s) No. 4.E in Block 944 as shown on the tax map of the City of Jersey City and commonly known as 239 Liberty Avenue, Jersey City, New Jersey.

BEING AND INTENDED TO BE the property sold by Edward M. Wach and Zofia Wach to 239 Liberty Avenue LLC by Deed dated October 19, 2007 which Deed was recorded in the office of the Hudson County Clerk on October 30, 2007 in Deed Book 08363 at page 00309.

STARR, GERN, DAVISON & RUBIN, P.C
Attorneys for plaintiffs

By: Barbara Drasheff
Barbara Drasheff

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