

UNITED STATES COURT OF APPEALS
FOR THE DISTRICT OF COLUMBIA CIRCUIT

No. 79-1541

UNITED STATES OF AMERICA,

Appellee,

v.

GUILLERMO NOVO SAMPOL,

Appellant.

No. 79-1542

UNITED STATES OF AMERICA,

Appellee,

v.

ALVIN ROSS DIAZ,

Appellant.

MOTION FOR BAIL AND FOR AN ORDER
DIRECTING THAT ALL FURTHER DISTRICT
COURT PROCEEDINGS IN THIS CASE BE
ASSIGNED TO A JUDGE OTHER THAN
JUDGE BARRINGTON PARKER

Defendant-Appellants Guillermo Novo Sampol and Alvin Ross Diaz hereby move this Court pursuant to 18 U.S.C. §3147, 28 U.S.C. §1361, and the Court's supervisory powers over district court proceedings 1) for an order either setting bail or directing the district court to set bail, and 2) for an order directing that all further district court proceedings in this case be assigned to a judge other than Judge Barrington Parker.

On September 15, 1980 this Court reversed the convictions of defendants Guillermo Novo Sampol and Alvin Ross Diaz in the above-captioned case and remanded the case for further proceedings

in the district court. In doing so, the Court directed that the mandate be issued forthwith.

On September 26, 1980, the government filed a motion requesting that its time to seek rehearing be extended from September 29, 1980 to October 29, 1980. That motion was granted and the government filed a petition for rehearing and rehearing en banc on October 29, 1980, which was denied by this Court on December 9, 1980. On or about February 9, 1981, the government applied for, and was granted, an extension of time to March 9, 1981 to file a petition for a writ of certiorari in the United States Supreme Court.

Meanwhile, defendants have filed motions for bail in the district court. A copy of those motions is attached hereto as exhibit A.¹

At the same time, defendants filed a motion with the district court asking that further proceedings in the district court be assigned to a Judge other than Judge Barrington Parker, the judge who had presided at the first trial. A copy of this motion is attached hereto as exhibit B.

Judge Parker, after delaying for several weeks, scheduled a hearing on these motions for December 23, 1980.

At that hearing, Judge Parker denied the motion to have the proceedings assigned to a different judge, and reserved decision on the bail applications, asking the defendants to submit appraisals

¹ Defendants' original bail motions were lost in the mail and eventually returned to their attorneys. They then resubmitted these motions on or about the first of December, 1980.

and other documents pertaining to the property which they were prepared to post as collateral for bail before January 9, 1981.

Those documents were submitted to the district judge on January 8, 1981. A copy is attached hereto as exhibit C.

Over five weeks have now passed since Judge Parker received the last of these submissions. Defense counsel has repeatedly telephoned the Judge's chambers, only to be advised that the Judge is "aware" of the bail applications but has not ruled on them.

This inexplicable and prolonged delay constitutes a continuing violation of defendants' right to reasonable bail under the Eighth Amendment of the Federal Constitution, their right under 18 U.S.C. §3146 to have bail be set at the time of their appearance before the judge (in this case December 23, 1980), and their right under 18 U.S.C. §3147 to have any motion for a change in bail conditions "determined promptly." Consequently, defendants respectfully urge this Court either to set bail or to enter an order directing the district court to set bail without further delay.

Defendants also request this Court, pursuant to the mandamus provisions of 28 U.S.C. §1361 and this Court's supervisory powers over district court proceedings, to enter an order directing that all further district court proceedings in this case be assigned to a judge other than Judge Barrington Parker.¹ The defendants in this case are constitutionally entitled to a fair and impartial trial and pretrial proceedings. Even the appearance of partiality is to be avoided whenever possible. See eg. United States v. Robin, 553 F.2d 8 (2d Cir. 1977).

¹ Defendants are entitled to apply to this Court for an order of recusal either as part of their appeal from the Judge's refusal to decide their bail motions (cf. Collier v. Picard, 237 F.2d 234 (6th Cir. 1956)) or as a request for this Court to reopen its prior mandate and add an order or recusal to its decision in that appeal. Reserve Mining Co. v. Lord, 529 F.2d 181, 185-89 (8th Cir. 1976).

Given the numerous decisions which a trial judge makes affecting the course of a trial and thereby unavoidably influencing its outcome, it is particularly important for the judge to avoid even the appearance of partiality. Once he has read a defendant's presentence report, however, it is frequently difficult for even the most conscientious judge to remain completely impartial. Consequently, the Federal Rules require that that report not be given to the judge until after conviction. Rule 32, Federal Rules of Criminal Procedure, Gregg v. United States, 394 U.S. 489, 491-2 (1969). Where, as here, the defendant is granted a new trial, that proceeding should be assigned to a judge other than the judge who read his presentence report following the first trial. United States v. Robin, 553 F.2d 8, 10 fn.2 (2d Cir. 1977) (en banc); United States v. Montecalvo, 533 F.2d 1110, 1113 (9th Cir. 1975); United States v. Park, 521 F.2d 1381 (9th Cir. 1975).

In addition to Rule 32, defendants submit that assignment to a different judge would be best "both for the judge's sake and the appearance of justice" United States v. Schwarz, 500 F.2d 1350, 1352 (2d Cir. 1974) in that such reassignment "minimizes even a suspicion of partiality." United States v. Simon, 393 F.2d 90, 91 (2d Cir. 1968). Reassignment at this stage in the proceedings would not entail any duplication of effort (see eg. United States v. Robin, supra, 553 F.2d at 10) since a new trial must be held, regardless of who presides over it.

Finally, defendants submit that reassignment is required under 28 U.S.C. §144. At the sentencing in this case, the judge

expressed his personal opinion that these defendants had committed the most "monstrous" and "coldblooded" crime he had ever presided over in his ten years on the bench (sentencing minutes at 66). The judge also indicated his personal belief that the defendants were particularly heinous because they were immigrants rather than native-born Americans, who had abused the hospitality of the country which had taken them in.

Based on these opinions, the judge sentenced these defendants to consecutive life sentences, certainly one of the harshest penalties ever imposed in a federal court. This sentence was imposed despite the fact that Michael Townley, by far the most culpable of the alleged conspirators, was sentenced to only ten years. The sentence was so inappropriate that this Court, while affirming its legality, took the unusual step of disavowing any approval of its fairness, stating:

We express no opinion on the wisdom of any of the sentences -- merely on their legality.

(slip op. at 113) (emphasis by the Court)

The bias of this particular trial judge toward these defendants has now once again manifested itself in his inexplicable and improper failure to decide the defendants' bail motions. The fact that the defendants can appeal such matters to this Court, as they now have been forced to do, is not a satisfactory substitute for the prompt, impartial disposition of these matters by the district court to which they are entitled under Federal and Constitutional law. Defendants have already been irreparably harmed by the trial

judge's inaction on the bail applications.¹ Such prejudice can only be avoided in the future by ordering that all further proceedings in the district court be assigned to another judge.

WHEREFORE, it is respectfully prayed that this Court 1) enter an order either setting bail² of directing the district court to do so without further delay, and 2) enter an order directing that all further proceedings in the district court be assigned to another judge.

Respectfully submitted,

MICHAEL YOUNG
GOLDBERGER, FELDMAN,
DUBIN & YOUNG
Attorneys for defendant-appellants
Guillermo Novo Sampol and
Alvin Ross Diaz
401 Broadway - Suite 306
New York, N.Y. 10013
(212) 431-9380

¹Both defendants have now been incarcerated for over thirty-two months. For the last five months, they have remained incarcerated without bail despite the fact that their convictions were reversed.

²Before the first trial, bail for Alvin Ross Diaz was set at \$200,000. No bail was set for Guillermo Novo Sampol because he was then serving a federal sentence for parole violation. That sentence has now been served and both defendants continue to be incarcerated solely because of the trial judge's failure to set bail.

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF COLUMBIA

-----x
UNITED STATES OF AMERICA,

Plaintiff,

-v-

Crim. Case No. 78-367

JUAN MANUEL CONTRERAS SEPULVEDA,
et al.,

Defendants.
-----x

DEFENDANT ALVIN ROSS DIAZ'S
MOTION FOR BAIL

Defendant Alvin Ross Diaz hereby moves this Court for an order setting bail. Defendant has now been incarcerated for over two years. On September 15, 1980, his conviction was reversed by the United States Court of Appeals for the District of Columbia, and the case remanded for a new trial. In doing so, the Court directed that the mandate issue forthwith. Defendant is therefore entitled to release on a reasonable bail under the Eighth Amendment of the Federal Constitution.

Even before his initial arrest in this case, defendant Ross was aware of the fact that he was a target of the investigation which culminated in this indictment. On several occasions prior to his arrest, he was questioned by F.B.I. field agents in New Jersey about Letelier and was eventually subpoenaed to appear before the Grand Jury which ultimately returned the instant indictment. It is significant to note that throughout the period of the investigation, Mr. Ross made no attempt to flee or leave the country.

The defendant was born in Cuba but has lived in this country for over twenty years. He had resided at 541 36th Street, Union City, New Jersey for eight years at the time of his arrest

Exhibit A

and had previously resided at 255 Wilson Street, Hackensack, New Jersey for a period of eight years. The defendant, the father of two children, is divorced but was contributing to the support of his family at the time of his arrest.

He has been employed for the last ten years as a car salesman with Carter Ford, located in North Bergen, New Jersey, and Ascione Motors, also located in North Bergen, New Jersey. Prior to that he worked as a draftsman for the All Mike Metal Company located in Moonachie, New Jersey.

Although he has been arrested on other criminal charges, the defendant has no criminal record. As the above information indicates, the defendant has substantial roots in the New Jersey area. His admission to bail would greatly increase the chance of his success in defending these charges.

Defense counsel requests oral argument on this motion.

WHEREFORE, it is respectfully prayed that this Court order defendant Alvin Ross Diaz released on a reasonable bail.

Respectfully submitted,

LAWRENCE DUBIN
GOLDBERGER, FELDMAN,
DUBIN & YOUNG
Attorneys for Defendant
Alvin Ross Diaz
401 Broadway - Suite 306
New York, N.Y. 10013
(212) 431-9380

STEVEN GLASSMAN
Local Counsel
Suite 410 South
1800 M. Street N.W.
Washington, D.C. 20036

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing document
has been mailed to the United States Attorney for the District
of Columbia, United States District Court Building, Washington,
D.C. 20001 this day of , 1980.

MICHAEL YOUNG

IN THE UNITED STATES DISTRICT COURT
THE DISTRICT OF COLUMBIA

-----X

UNITED STATES OF AMERICA,

Plaintiff,

-v-

Crim Case No. 78-367

JUAN MANUEL CONTRERAS SEPULVEDA,
et al.,

Defendants.

-----X

DEFENDANT GUILLERMO NOVO SAMPOL'S
MOTION FOR BAIL

Defendant Guillermo Novo Sampol hereby moves this Court for an order setting bail. Defendant has now been incarcerated for over two years. On September 15, 1980, his conviction was reversed by the United States Court of Appeals for the District of Columbia, and the case remanded for a new trial. In doing so, the Court directed that the mandate issue forthwith. Defendant is therefore entitled to release on a reasonable bail under the Eighth Amendment of the Federal Constitution.

Mr. Novo is forty-one years old. Born in Cuba, he and his family came to the United States in 1954, living first in New York and then moving in 1960 to North Bergen, New Jersey where he lived continuously until his arrest in this case. Although married at one time, he is now divorced. His marriage produced no children.

Mr. Novo worked as a salesman for Roy's Chevrolet in North Bergen for the two years previous to his arrest. For six years before that, he worked in the same capacity for Center Ford, also of North Bergen.

Defense counsel requests oral argument on this motion.

WHEREFORE, it is respectfully prayed that this Court order defendant Guillermo Novo Sampol's release on a reasonable bail.

Respectfully submitted,

PAUL GOLDBERGER

GOLDBERGER, FELDMAN,
DUBIN & YOUNG
Attorneys for Defendant
Guillermo Novo Sampol
401 Broadway - Suite 306
New York, N.Y. 10013
(212) 431-9380

STEVEN GLASSMAN

Local Counsel
Suite 410 South
1800 M. Street N.W.
Washington, D.C. 20036

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF COLUMBIA

-----x
UNITED STATES OF AMERICA,

Plaintiff,

-v-

Crim. Case No. 78-367

JUAN MANUEL CONTRERAS SEPULVEDA,
et al.,

Defendants.
-----x

MOTION BY DEFENDANTS GUILLERMO
NOVO SAMPOL AND ALVIN ROSS DIAZ
FOR REASSIGNMENT OF THIS CASE
TO A DIFFERENT JUDGE

Defendants Guillermo Novo Sampol and Alvin Ross Diaz
hereby move this Court for reassignment of this case to a
different judge on the grounds that

1. reassignment is required under the due process and
fair trial provisions of the Federal Constitution and Rule 32
of the Federal Rules of Criminal Procedure since the present
judge presided over defendants' original trial and read defendants'
presentence reports, and

2. reassignment is required under the fair trial provisions
of the Federal Constitution and 28 USC §144 since the present
judge demonstrated actual prejudice against these defendants
during the prior proceedings.

WHEREFORE, the defendants respectfully request that this
Court enter an order directing that this case be reassigned to
a different judge.

Respectfully submitted,

GOLDBERGER, FELDMAN,
DUBIN & YOUNG
Attorneys for Defendants
Guillermo Novo Sampol and
Alvin Ross Diaz
401 Broadway - Suite 306
New York, N.Y. 10013
(212) 431-9380

Exhibit B

By: MICHAEL YOUNG

STEVEN GLASSMAN
Local Counsel
Suite 410 South
1800 M. Street N.W.
Washington, D.C. 20036

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF COLUMBIA

-----X

UNITED STATES OF AMERICA,

Plaintiff,

-v-

Crim Case No. 78-367

JUAN MANUEL CONTRERAS SEPULVEDA,
et al.,

Defendants.

-----X

ORDER

This matter having come before the Court on defendants' motion for an order directing the clerk of the court to reassign this case to a judge other than the judge who has presided over the proceedings to date, and the Court having considered the motion, the memoranda filed in support thereof and in opposition thereto, it is by this Court this ____ day of _____, 1980,

ORDERED, that the defendants' motion is granted, and the clerk of the United States District Court for the District of Columbia is hereby directed to reassign this case to a judge of this district other than Judge Barrington Parker.

J U D G E

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF COLUMBIA

-----x
UNITED STATES OF AMERICA,

Plaintiff,

-v-

Crim. Case No. 78-367

JUAN MANUEL CONTRERAS SEPULVEDA,
et al.,

Defendants.
-----x

MEMORANDUM IN SUPPORT OF
DEFENDANTS' MOTION FOR
REASSIGNMENT OF THIS CASE
TO A DIFFERENT JUDGE.

A defendant in a criminal case is constitutionally entitled to a fair and impartial trial. Even the appearance of partiality is to be avoided whenever possible. See eg. United States v. Robin, 553 F.2d 8 (2d Cir. 1977).

Given the numerous decisions which a trial judge makes affecting the course of a trial and thereby unavoidably influencing its outcome, it is particularly important for the judge to avoid even the appearance of partiality. Once he has read the presentence report, however, it is frequently difficult for even the most conscientious judge to remain completely impartial. Consequently, the Federal Rules require that that report not be given to the judge until after conviction. Rule 32, Federal Rules of Criminal Procedure, Gregg v. United States, 394 U.S. 489, 491-2 (1969). Where, as here, the defendant is granted a new trial, that proceeding should be assigned to a judge other than the judge who read his presentence report following the first trial. United States v. Robin, 553 F.2d 8, 10 fn.2 (2d Cir. 1977) (en banc); United States v. Montecalvo, 533 F.2d 1110, 1113 (9th Cir. 1975); United States v. Park, 521 F.2d 1381 (9th Cir. 1975)

In addition to Rule 32, defendants submit that assignment to a different judge would be best "both for the judge's sake and the appearance of justice" United States v. Schwarz, 500 F.2d 1350, 1352 (2d Cir. 1974) in that such reassignment "minimizes even a suspicion of partiality." United States v. Simon, 393 F.2d 90, 91 (2d Cir. 1968). Reassignment at this stage in the proceedings would not entail any duplication of effort (see eg. United States v. Robin, supra, 553 F.2d at 10) since a new trial must be held, regardless of who presides over it.

Finally, defendants submit that reassignment is required under 28 U.S.C. §144. At the sentencing in this case, the judge expressed his personal opinion that these defendants had committed the most "monstrous" and "coldblooded" crime he had ever presided over in his ten years on the bench (sentencing minutes at 66). The judge also indicated his personal belief that the defendants were particularly heinous because they were immigrants rather than native-born Americans.

Based on these opinions, the judge sentenced these defendants to consecutive life sentences, certainly one of the harshest penalties ever imposed in a federal court. This sentence was imposed despite the fact that Townley, by far the most culpable of the alleged conspirators, was sentenced to only ten years. The sentence was so inappropriate that the appellate court, while affirming its legality, took the unusual step of disavowing any approval of its fairness stating:

We express no opinion on the wisdom of any of the sentences -- merely on their legality.

(slip op. at 113)
(emphasis by the court)

In light of the strong personal feelings which this case apparently engendered in the trial judge, the interests of justice would best be served if the retrial were reassigned to someone else.

CONCLUSION

FOR THE ABOVE-STATED REASONS, THIS COURT SHOULD GRANT DEFENDANTS' MOTION TO HAVE THEIR CASE REASSIGNED TO A DIFFERENT JUDGE.

Respectfully submitted,

GOLDBERGER, FELDMAN,
DUBIN & YOUNG
Attorneys for Defendants
Guillermo Novo Sampol and
Alvin Ross Diaz
401 Broadway - Suite 306
New York, N.Y. 10013
(212) 431-9380

By: _____
MICHAEL YOUNG

By: _____
STEVEN GLASSMAN
Local Counsel
Suite 409
1101 Connecticut Ave. N.W.
Washington, D.C. 20036

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing document
has been mailed to the United States Attorney for the District
of Columbia, United States District Court Building, Washington,
D.C. 20001 this day of , 1980.

MICHAEL YOUNG

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF COLUMBIA

-----x
UNITED STATES OF AMERICA,

Plaintiff,

-v-

Crim. Case No. 78-367

JUAN MANUEL CONTRERAS SEPULVEDA,
et. al.,

Defendants.
-----x


STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.:

PAUL A. GOLDBERGER, being duly sworn, deposes and says:

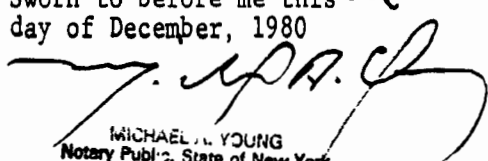
I am the attorney of record for Guillermo Novo Sampol, a defendant in the above-captioned case. I make this affidavit in support of a motion by Guillermo Novo Sampol and Alvin Ross Diaz for reassignment of this case to a different judge.

I have read the motion and supporting memorandum previously submitted by the defendants, asking that this case be assigned to a Judge other than Judge Parker. The factual allegations set forth in those papers are true to the best of my knowledge. This motion is made in good faith.

WHEREFORE, it is respectfully prayed that this Court enter an order directing that this case be reassigned to a different judge.


PAUL A. GOLDBERGER

Sworn to before me this ²²
day of December, 1980


MICHAEL J. YOUNG
Notary Public, State of New York
No. 31-4366280
Qualified in New York County
Commission Expires March 30, 1981

GOLDBERGER, FELDMAN, DUBIN & YOUNG

ATTORNEYS AT LAW

401 BROADWAY, NEW YORK, N. Y. 10013

(212) 431-9380

PAUL A. GOLDBERGER
JERRY FELDMAN
LAWRENCE A. DUBIN
MICHAEL YOUNG

January 8, 1981

Honorable Barrington D. Parker
United States District Judge
United States Courthouse
Washington, D.C. 20001

Re: United States v. Juan
Manuel Sepulveda, et al.

Dear Judge Parker:

In accordance with your directions of December 23, 1980, enclosed herewith is a list of the parties who have offered to act as sureties on a bail bond for Guillermo Novo and Alvin Ross. Each of the listed parties has offered to pledge the enumerated property to secure said bond. The list includes the names of the parties, the address of the property offered to be pledged and the equity position each surety has in such property. Also enclosed is an appraisal of each property done by a licensed real estate broker. The appraisals include a description of each property, its market value and a list of all outstanding liens.

All of the prospective sureties are ready to execute a deed of trust in favor of the Clerk of the United States District Court for the District of Columbia who would act as trustee of each of their full interest in the said property in accordance with D.C. Code Section 45-301. Each of the parties understands that by such deed of trust their interest in the said property will be forfeited in the event that the defendant for whom such property is pledged fails to perform the conditions of his release as set by the Court. Further, each is also aware that in the event of a forfeiture entered by the District Court pursuant to Rule 46(e) F.R.C.P., the Clerk of the Court will have full power as trustee to sell said property to satisfy the obligation secured by the deed of trust.

In addition, all of the prospective sureties stand ready to agree that aside from the deed executed in favor of the Clerk

Exhibit C

Honorable Barrington D. Parker
United States District Judge
January 8, 1981
Page 2

of the District Court, no other deed to the said property will be executed by them nor will the property be further encumbered in any way without the express written approval of this Court or until the deed of trust is released.

Furthermore, all of the parties are ready and willing to come to Court to answer any questions the Court or government may wish to ask concerning this matter.

Respectfully submitted,

LAWRENCE DUBIN
GOLDBERGER, FELDMAN,
DUBIN & YOUNG

STEPHEN GLASSMAN
Local Counsel
1101 Connecticut Ave., N.W.
Suite 409
Washington, D.C. 20036

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100

January 7, 1981

RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

Mrs. Isabel Alonso
7305 Park Ave.
North Bergen, N.J.

REF: Appraisal on above property

Dear Sir:

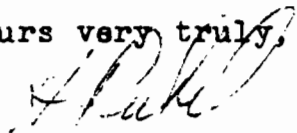
In conformance with your request, I have compiled the enclosed appraisal for the purpose of determining the value of the above mentioned property.

To the best of my knowledge and ability, I have set down the pertinent facts, have studied all aspects and have evaluated the character of the premises with the result that I determine the fair market value to be:

NINETY THOUSAND DOLLARS

I respectfully submit my findings.

Yours very truly,



Herbert R Perkel

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

CERTIFICATION:

The undersigned does hereby certify that, except otherwise stated in this appraisal report:

I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.

QUALIFICATIONS:

I have no personal interest or bias with respect to the subject matter, of this appraisal report, or the parties involved.

To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.

That it is my opinion the market value of this property subject to the limitations and conditions outlined as of January 6, 1981 are:

NINETY THOUSAND DOLLARS

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to estimate the market value of this property described herein for the function of buying and negotiation.

DEFINITION OF MARKET VALUE:

Market value is defined as: The higher price estimated in terms of money which a property will bring if exposed for sale by a willing seller in the open market over a reasonable length of time, and assuming that both the buyer and seller have full knowledge of all uses and restrictions effective on the property and that neither is acting under compulsion and duress.

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

QUALIFICATIONS:

Education: St. Peters College, Middlesex College, various real estate schools.

Associations: North Hudson Board of Realtors, Independent Insurance Agents of Hudson County, North Jersey Mfrs. Assoc.

Experience: Twenty-two years in real estate business, 19 years in North Hudson Area, as licensed real estate broker, various appraisals for banks, attorneys, etc. Appointed Condemnation Commission of Hudson County Courts.

Appointed Condemnation Commission through Hudson County Courts to serve on a three man commission to establish fair market value for properties situated in Town of West New York, N.J. for the purpose of Urban Renewal.

Served in the same capacity for the Jersey City Board of Education to acquire lands for the Public School No. 11 project in Bergen Square, Jersey City, N.J.

Serve as consultant to Teamsters Union, Newark, N.J. Local 863 in the capacity of real estate and insurance in reference to acquisitions and sales.

Served as tax appeal expert in various municipalities and have appeared in Hudson County Tax Bureau on behalf of property owners and/or attorneys.

Attended various M.A.I. appraisal courses.

Serve as appraiser for various insurance companies to establish fair market values prior to catastrophe losses.

Serve as area appraiser for relocation programs for Merrill Lynch etc.

Serve the Bergen County Courts, Chancery Division as appraiser.

7305 Park Ave.
North Bergen, N.J.

SUBJECT IMPROVEMENT

Subject improvement is a five story frame dwelling, situated in a residential neighborhood, known as Block 305, Lob 2B, municipal assessments as follows:

LAND	\$ 12,500.00
BUILDING	<u>44,800.00</u>
	57,300.00

DESCRIPTION:

This is a multiple dwelling in good condition, brick porch, aluminum siding on front, shingles on side. with fire escapes in front.

There is a total of 15 rooms in the house, and five baths, semi-modern.

Housekeeping is excellent, and the property is situated in an area that is serviced by police and sanitary facility, convenient to shopping, schools, public transportation. The character of the area is stable.

It is my determination, taking all things into consideration that the property is in an area with good supportive values, and warrants a price of

NINETY THOUSAND DOLLARS



BANK: Longview Trust Company of New Jersey
15 EXCHANGE PLACE
JERSEY CITY, N.J. 07302

LOAN NUMBER: 48005577
BALANCE: \$ 0.00

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100

January 7, 1981

RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

Aristedes and Virginia Diaz
440 - 60th St.
West New York, N.J.

REF: Appraisal on above property

Dear Sir:

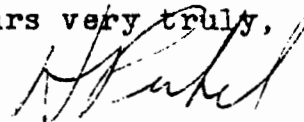
In conformance with your request, I have compiled the enclosed appraisal for the purpose of determining the value of the above mentioned property.

To the best of my knowledge and ability, I have set down the pertinent facts, have studied all aspects and have evaluated the character of the premises with the result that I determine the fairmarket value to be:

TWO HUNDRED THOUSAND DOLLARS

I respectfully submit my findings.

Yours very truly,



Herbert R Perkel

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

QUALIFICATIONS:

Education: St. Peters College, Middlesex College, various real estate schools.

Associations: North Hudson Board of Realtors, Independent Insurance Agents of Hudson County, North Jersey Mfrs. Assoc.

Experience: Twenty-two years in real estate business, 19 years in North Hudson Area, as licensed real estate broker, various appraisals for banks, attorneys, etc. Appointed Condemnation Commission of Hudson County Courts.

Appointed Condemnation Commission through Hudson County Courts to serve on a three man commission to establish fair market value for properties situated in Town of West New York, N.J. for the purpose of Urban Renewal.

Served in the same capacity for the Jersey City Board of Education to acquire lands for the Public School No. 11 project in Bergen Square, Jersey City, N.J.

Serve as consultant to Teamsters Union, Newark, N.J. Local 863 in the capacity of real estate and insurance in reference to acquisitions and sales.

Served as tax appeal expert in various municipalities and have appeared in Hudson County Tax Bureau on behalf of property owners and/or attorneys.

Attended various M.A.I. appraisal courses.

Serve as appraiser for various insurance companies to establish fair market values prior to catastrophe losses.

Serve as area appraiser for relocation programs for Merrill Lynch etc.

Serve the Bergen County Courts, Chancery Division as appraiser.

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

CERTIFICATION:

The undersigned does hereby certify that, except otherwise stated in this appraisal report:

I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.

QUALIFICATIONS:

I have no personal interest or bias with respect to the subject matter, of this appraisal report, or the parties involved.

To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.

That it is my opinion the market value of this property subject to the limitations and conditions outlined as of January 7, 1981 are:

TWO HUNDRED THOUSAND DOLLARS

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to estimate the market value of this property described herein for the function of buying and negotiation.

DEFINITION OF MARKET VALUE:

Market value is defined as: The higher price estimated in terms of money which a property will bring if exposed for sale by a willing seller in the open market over a reasonable length of time, and assuming that both the buyer and seller have full knowledge of all uses and restrictions effective on the property and that neither is acting under compulsion and duress.

440 - 60th St.
West New York, N.J.

SUBJECT IMPROVEMENT:

Subject improvement is a remodeled bank building that was converted into offices for accountants, lawyers, etc. and is fully rented. It is legally known as Block 57, Lot 29, the municipal assessments are as follows:

Land	\$ 19,500.00
Building	124,150.00
	<u>143,650</u>

DESCRIPTION:

This was originally built to house a bank with apartments above. It is a solid masonry building about 80 years old, situated on the most desirable thoroughfare in West New York, insofar as location for a professional office. This building is close to the municipal building, the police department, and the main shopping thoroughfare of Bergenline Ave. which is a famous strip.

In the last 10 years, there has been little or no office space built in this area, and therefore office space is at a premium. The building has long been occupied as office space, and people seeking an attorney or an accountant are often referred to this building.

Comparables in the area do not exist, so I determined the value of this building using square footage, rental income and appreciation. I therefore determine the value to be:

TWO HUNDRED THOUSAND DOLLARS



HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100

January 7, 1981

RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

Mr. Aldo and Ana E. Leyva
110 Irving St.
Jersey City, N.J. 07307

REF: Appraisal above premises

Dear Sir:

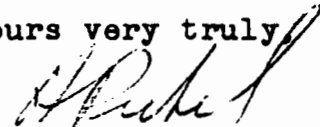
In conformance with your request, I have compiled the enclosed appraisal for the purpose of determining the value of the above property.

To the best of my knowledge and ability, I have set down the pertinent facts, have studied all aspects and have evaluated the character of the premises with the result that I determine the fair market value to be:

FIFTY TWO THOUSAND DOLLARS

I respectfully submit my findings.

Yours very truly



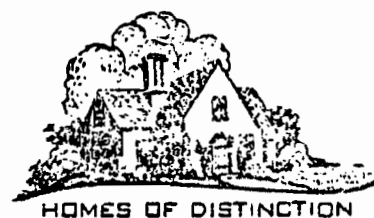
Herbert R Perkel

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

QUALIFICATIONS:

Education: St. Peters College, Middlesex College, various real estate schools.

Associations: North Hudson Board of Realtors, Independent Insurance Agents of Hudson County, North Jersey Mfrs. Assoc.

Experience: Twenty-two years in real estate business, 19 years in North Hudson Area, as licensed real estate broker, various appraisals for banks, attorneys, etc. Appointed Condemnation Commission of Hudson County Courts.

Appointed Condemnation Commission through Hudson County Courts to serve on a three man commission to establish fair market value for properties situated in Town of West New York, N.J. for the purpose of Urban Renewal.

Served in the same capacity for the Jersey City Board of Education to acquire lands for the Public School No. 11 project in Bergen Square, Jersey City, N.J.

Serve as consultant to Teamsters Union, Newark, N.J. Local 863 in the capacity of real estate and insurance in reference to acquisitions and sales.

Served as tax appeal expert in various municipalities and have appeared in Hudson County Tax Bureau on behalf of property owners and/or attorneys.

Attended various M.A.I. appraisal courses.

Serve as appraiser for various insurance companies to establish fair market values prior to catastrophe losses.

Serve as area appraiser for relocation programs for Merrill Lynch etc.

Serve the Bergen County Courts, Chancery Division as appraiser.

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

CERTIFICATION:

The undersigned does hereby certify that, except otherwise stated in this appraisal report:

I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.

QUALIFICATIONS:

I have no personal interest or bias with respect to the subject matter, of this appraisal report, or the parties involved.

To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.

That it is my opinion the market value of this property subject to the limitations and conditions outlined as of January 7, 1981 are:

FIFTY TWO THOUSAND DOLLARS

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to estimate the market value of this property described herein for the function of buying and negotiation.

DEFINITION OF MARKET VALUE:

Market value is defined as: The higher price estimated in terms of money which a property will bring if exposed for sale by a willing seller in the open market over a reasonable length of time, and assuming that both the buyer and seller have full knowledge of all uses and restrictions effective on the property and that neither is acting under compulsion and duress.

110 Irving St.
Jersey City, N.J.

SUBJECT IMPROVEMENT

Subject improvement is a frame one family, situated on a residential block, with aluminum siding front and side and shingle on rear.

The windows all have storms and screens, and exterior is in good condition.

There is a full basement, flat roof apparently in good condition.

The dwelling consists of six rooms, fairly updated, and there is 220 electric service

Lot size is 25 x 100.

All municipal services are provided, the character of the area is stable, and property is convenient to public transportation, schools, shopping, etc.

Taking into consideration the supportive values in the immediate area and the condition of the property, I deem it to be worth:

FIFTY TWO THOUSAND DOLLARS



IF ANY FIGURES ON THIS STATEMENT DO NOT AGREE WITH YOUR RECORDS,
PLEASE NOTIFY US IMMEDIATELY. ANY TRANSACTIONS RECEIVED AFTER
THE STATEMENT DATE WILL APPEAR ON THE NEXT STATEMENT.
KEEP THIS STATEMENT FOR YOUR RECORDS.

PONCE DELEON FEDERAL S&L ASSN
951 SOUTHERN BLVD
BRONX N Y 10459

LOAN STATEMENT

LOAN NUMBER	334-001-0001338-0
STATEMENT DATE	DECEMBER 26, 1980
LOAN RATE	C 9.500 23292

ANNUAL % RATE = 9.50000

DATE	TRANSACTION AMOUNT	DESCRIPTION	LOAN BALANCE	ESCROW BALANCE	INTEREST	MISCELLANEOUS
11-25	101600	PRIOR STATUS	42784.98	34428		
12-08	101600	PAYMENT	30828	36901	33871	
1-01	101600	INSTALMENT DUE				
	101600	◀ CURRENT STATUS ▶	42476.70	71329	422401	288703
					INTEREST PAID THIS YEAR	TAXES PAID THIS YEAR

THIS STATEMENT CONTAINS YOUR 1980 TAX RETURN DATA.
THEREFORE, RETAIN THIS STATEMENT FOR YOUR RECORDS.

MONZON ARNALDO & SOFIA
4413 20 BERGENLINE AVE
UNION CITY N J

07087

1,016.00
▲ PAY THIS AMOUNT ▲
BY 1/01/81

AFTER 1/15/81
PAY 1,048.35

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100

RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

January 6, 1981

Arnaldo and Sofia Monzon
4418 Bergenline Ave.
Union City, N.J. 07087

REF: Appraisal on above premises

Dear Sir:

In conformance with your request, I have compiled the enclosed appraisal for the purpose of determining the value of the above mentioned property.

To the best of my knowledge and ability, I have set down the pertinent facts, have studied all aspects and have evaluated the character of the premises with the result that I determine the fair market value to be:

NINETY THOUSAND DOLLARS

I respectfully submit my findings.

Yours very truly,



Herbert R Perkel

QUALIFICATIONS:

Education: St. Peters College, Middlesex College, various real estate schools.

Associations: North Hudson Board of Realtors, Independent Insurance Agents of Hudson County, North Jersey Mfrs. Assoc.

Experience: Twenty-two years in real estate business, 19 years in North Hudson Area, as licensed real estate broker, various appraisals for banks, attorneys, etc. Appointed Condemnation Commission of Hudson County Courts.

Appointed Condemnation Commission through Hudson County Courts to serve on a three man commission to establish fair market value for properties situated in Town of West New York, N.J. for the purpose of Urban Renewal.

Served in the same capacity for the Jersey City Board of Education to acquire lands for the Public School No. 11 project in Bergen Square, Jersey City, N.J.

Serve as consultant to Teamsters Union, Newark, N.J. Local 863 in the capacity of real estate and insurance in reference to acquisitions and sales.

Served as tax appeal expert in various municipalities and have appeared in Hudson County Tax Bureau on behalf of property owners and/or attorneys.

Attended various M.A.I. appraisal courses.

Serve as appraiser for various insurance companies to establish fair market values prior to catastrophe losses.

Serve as area appraiser for relocation programs for Merrill, Lynch etc.

Serve the Bergen County Courts, Chancery Division as appraiser.

CERTIFICATION:

The undersigned does hereby certify that, except otherwise stated in this appraisal report:

I have no present or contemplated future interest in the real es-state that is the subject of this appraisal report.

QUALIFICATIONS:

I have no personal interest or bias with respect to the subject matter, of this appraisal report, or the parties involved.

To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.

That it is my opinion the market value of this property subject to the limitations and conditions outlined as of January 6, 1981 are:

NINETY THOUSAND DOLLARS

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to estimate the market value of this property described herein for the function of buying and negotiation.

DEFINITION OF MARKET VALUE:

Market value is defined as: The higher price estimated in terms of money which a property will bring if exposed for sale by a willing seller in the open market over a reasonable length of time, and assuming that both the buyer and seller have full knowledge of all uses and restrictions effective on the property and that neither is acting under compulsion and duress.

1418 Bergenline Ave
Union City, N.J.

SUBJECT IMPROVEMENTS:

The improvement contained herein is a two story brick building, known as Block 256, Lot 16 on the municipal map of the City of Union City, N.J. The lot size is 24.67 x 107.76 and the following are the municipal assessments:

Land	\$15,500.00
Building	<u>25,500.00</u>

DESCRIPTION:

The first floor is occupied by a ladies wear store, modern, dropped ceiling, fluorescent lighting.

The second floor is an apartment to which we are not able to gain access.

There is a full basement on the premises, wiring is up to date, circuit breakers, 220 service, hot water, oil heat.

The general condition of the building is good.

The adjacent stores are similar in nature, and there is a great demand for rental of these stores.

It is situated on a busy thoroughfare, well lit at night, full service is available and police protection is adequate.

The location is the prime factor to be taken into consideration in this appraisal. Due to the proximity of adjacent buildings, there is no room for expansion, and current municipal codes prohibit expanding upwards, so the potential for enhancing the building is nil.

However, due to the unique character of the mercantile community in Union City, this is not considered a disadvantage and does not prohibit purchase. As indicated, the prime factor is location, transportation and the services that are available.

Using these facts, we have placed a value of:

NINETY THOUSAND DOLLARS

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100

RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

January 6, 1981

Lorenzo and Ofelia Torres
908 Summit Ave.
Union City, N.J.

REF: Appraisal of above premises

Dear Sir:

In conformance with your request, I have compiled the enclosed appraisal for the purpose of determining the value of the above mentioned property.

To the best of my knowledge and ability, I have set down the pertinent facts, have studied all aspects and have evaluated the character of the premises with the result that I determine the fair market value to be:

EIGHTY THOUSAND DOLLARS

I respectfully submit my findings.

Yours very truly,



Herbert R Perkel

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

QUALIFICATIONS:

Education: St. Peters College, Middlesex College, various real estate schools.

Associations: North Hudson Board of Realtors, Independent Insurance Agents of Hudson County, North Jersey Mfrs. Assoc.

Experience: Twenty-two years in real estate business, 19 years in North Hudson Area, as licensed real estate broker, various appraisals for banks, attorneys, etc. Appointed Condemnation Commission of Hudson County Courts.

Appointed Condemnation Commission through Hudson County Courts to serve on a three man commission to establish fair market value for properties situated in Town of West New York, N.J. for the purpose of Urban Renewal.

Served in the same capacity for the Jersey City Board of Education to acquire lands for the Public School No. 11 project in Bergen Square, Jersey City, N.J.

Serve as consultant to Teamsters Union, Newark, N.J. Local 863 in the capacity of real estate and insurance in reference to acquisitions and sales.

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Serve as area appraiser for relocation programs for Merrill Lynch etc.

Serve the Bergen County Courts, Chancery Division as appraiser.

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

CERTIFICATION:

The undersigned does hereby certify that, except otherwise stated in this appraisal report:

I have no present or contemplated future interest in the real es-state that is the subject of this appraisal report.

QUALIFICATIONS:

I have no personal interest or bias with respect to the subject matter, of this appraisal report, or the parties involved.

To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.

That it is my opinion the market value of this property subject to the limitations and conditions outlined as of January 6, 1981 are:

EIGHTY THOUSAND DOLLARS

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to estimate the market value of this property described herein for the function of buying and negotiation.

DEFINITION OF MARKET VALUE:

Market value is defined as: The higher price estimated in terms of money which a property will bring if exposed for sale by a willing seller in the open market over a reasonable length of time, and assuming that both the buyer and seller have full knowledge of all uses and restrictions effective on the property and that neither is acting under compulsion and duress.

908 Summit Ave.
Union City, N.J.

SUBJECT IMPROVEMENT

Subject improvement is a three story frame building occupied as commercial dwelling, known as Block 42, Lot 44, premises being 25 x 118. The municipal assessments are:

Land:	\$13,500.00
Building	<u>29,100.00</u>
	42,600.00

DESCRIPTION:

The property consists of a store known as Monaco Shoe store on the first level, and two five room apartments above. The construction is stucco over brick in front and stucco over frame on exposed sides.

There is a full basement, oil heat, 220 wiring.

First floor apartment is very modern, modern kitchen and bath.

Second floor is rented to a tenant and has been upgraded.

This property is situated on a busy thoroughfare, easily accessible to public transportation schools, churches. The character of the area is stable, and this type of property is in demand.

Taking into consideration the character and condition of the building, I determine that the value is:

EIGHTY THOUSAND DOLLARS



HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100

RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

January 6, 1981

Arnelio Monzon
993 Flatbush Ave.
Brooklyn, New York,

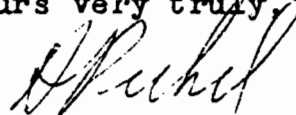
RMF: Appraisal on above premises

Dear Sir:

In conformance with your request, I Have researched recent sales in the area of the above property, and have discovered a sale on property adjacent, at 995 Flatbush Ave, a comparable building. that was sold for \$75,000.00 in November 1980.

In light of this disclosure, I have determined that your property being of similar context and conformity in nature, therefore warranting a similar value of \$75,000.00

Yours very truly,



Herbert R Perkel

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

QUALIFICATIONS:

Education: St. Peters College, Middlesex College, various real estate schools.

Associations: North Hudson Board of Realtors, Independent Insurance Agents of Hudson County, North Jersey Mfrs. Assoc.

Experience: Twenty-two years in real estate business, 19 years in North Hudson Area, as licensed real estate broker, various appraisals for banks, attorneys, etc. Appointed Condemnation Commission of Hudson County Courts.

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Serve as area appraiser for relocation programs for Merrill Lynch etc.

Serve the Bergen County Courts, Chancery Division as appraiser.

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
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CERTIFICATION:

The undersigned does hereby certify that, except otherwise stated in this appraisal report:

I have no present or contemplated future interest in the real es-state that is the subject of this appraisal report.

QUALIFICATIONS:

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To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.

That it is my opinion the market value of this property subject to the limitations and conditions outlined as of January 6, '1981 are:

SEVENTY FIVE THOUSAND DOLLARS

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to estimate the market value of this property described herein for the function of buying and negotiation.

DEFINITION OF MARKET VALUE:

Market value is defined as: The higher price estimated in terms of money which a property will bring if exposed for sale by a willing seller in the open market over a reasonable length of time, and assuming that both the buyer and seller have full knowledge of all uses and restrictions effective on the property and that neither is acting under compulsion and duress.

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100

January 6, 1981

RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

Felipe and Blanca Martinez
409 - 4th St.
Union City, N.J.

REF: Appraisal on above premises

Dear Sir:

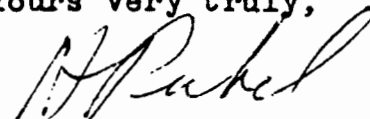
In conformance with your request, I have compiled the enclosed appraisal for the purpose of determining the value of the above mentioned property.

To the best of my knowledge and ability, I have set down the pertinent facts, have studied all aspects and have evaluated the character of the premises with the result that I determine the fair market value to be:

FIFTY SEVEN THOUSAND DOLLARS

I respectfully submit my findings.

Yours very truly,



Herbert R Perkel

QUALIFICATIONS:

Education: St. Peters College, Middlesex College, various real estate schools.

Associations: North Hudson Board of Realtors, Independent Insurance Agents of Hudson County, North Jersey Mfrs. Assoc.

Experience: Twenty-two years in real estate business, 19 years in North Hudson Area, as licensed real estate broker, various appraisals for banks, attorneys, etc. Appointed Condemnation Commission of Hudson County Courts.

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Serve as area appraiser for relocation programs for Merrill, Lynch etc.

Serve the Bergen County Courts, Chancery Division as appraiser.

CERTIFICATION:

The undersigned does hereby certify that, except otherwise stated in this appraisal report:

I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.

QUALIFICATIONS:

I have no personal interest or bias with respect to the subject matter, of this appraisal report, or the parties involved.

To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.

That it is my opinion the market value of this property subject to the limitations and conditions outlined as of January 6, 1981 are:

FIFTY SEVEN THOUSAND DOLLARS

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to estimate the market value of this property described herein for the function of buying and negotiation.

DEFINITION OF MARKET VALUE:

Market value is defined as: The higher price estimated in terms of money which a property will bring if exposed for sale by a willing seller in the open market over a reasonable length of time, and assuming that both the buyer and seller have full knowledge of all uses and restrictions effective on the property and that neither is acting under compulsion and duress.

409 - 42nd St
Union City, N.J.

SUBJECT IMPROVEMENTS:

Subject improvement is a brick front two family known as Block 240, Lot 25, with the municipal assessments as follows-

Land:	\$ 9,500.00
Building	<u>16,100.00</u>
	25,600.00

DESCRIPTION:

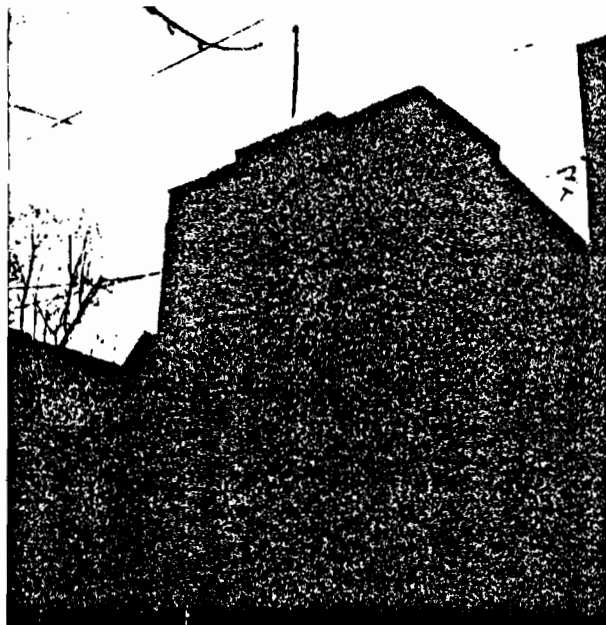
This is a two family, with five rooms in each apartment. The side of the building is asphalt shingle, there are storm windows on the windows.

There is a full basement, with 220 electric, oil heat. The building is in excellent condition. There is also a two car garage in rear, with party driveway.

The house is situated in a busy area, the neighborhood is stable, and the character of the people is middle class working types. The location is convenient to shopping, schools, public transportation, etc.

The condition and location of this building warrant a value of:

FIFTY SEVEN THOUSAND DOLLARS



Interamerican Federal
Savings and Loan Association of Miami

MORTGAGE STATEMENT RECEIPT
(CODE EXPLANATIONS ON BACK)

**KEEP THIS PORTION
FOR YOUR RECORD**

PLEASE WRITE YOUR LOAN NUMBER ON THE FACE
OF YOUR CHECK AND RETURN THIS PORTION WITH
YOUR NEXT PAYMENT.

ON THIS DATE	WE POSTED THIS AMOUNT	CODE	PRINCIPAL	INTEREST	TO OR FROM ESCROW	TO SUSPENSE	PENALTY INTEREST OR LATE CHARGE
120580	524.00	23	24.55	456.34	23.11		

DUE DATE	DESCRIPTION	AMOUNT
01-01-81	CURR PNT	524.00

YOUR LOAN NO.	LEAVING A PRINCIPAL BALANCE OF	TAX & INSURANCE ESCROW BALANCE	CODE	SUSPENSE BALANCE	PENALTY INTEREST OR LATE CHARGE Y-T-D
1-1000310-7	56,129.00	1,532.30		.00	12.64

PAY THIS AMOUNT	DUE DATE	TYPE	YOUR LOAN NUMBER
524.00	01-01-81	F 9	1-1000310-7
		01	309.40

DATE PAID THRU	DEC-1980
TOTAL INTEREST PAID THIS YEAR	5403.94
TAXES PAID FROM ESCROW THIS YEAR	.00

MR. JUAN ANDO ESTRADA AND
MRS. ELISA C. ESTRADA
2449 S.W. 102 COURT
MIAMI, FLA 33165

MR. JUAN ANDO ESTRADA AND
MRS. ELISA C. ESTRADA
2449 S.W. 102 COURT
MIAMI, FLA 33165

ANNUAL PERCENTAGE RATE 12.500% ACTUAL INTEREST RATE 9.750%
THIS IS THE ONLY STATEMENT WE WILL SEND SHOWING TAXES AND/OR
INTEREST PAID FOR THE YEAR 1980

PAYMENT MUST BE RECEIVED WITHIN
15 DAYS OF DUE DATE TO AVOID
A DELQ CHARGE OF 12.64

THE ABOVE MESSAGE IS PRINTED IN COMPLIANCE WITH FEDERAL
REGULATION Z AND APPEARS ON ALL STATEMENTS.

File No.

FNMA Form 1004 Rev 7/79

VALUATION SECTION

Purpose of Appraisal is to estimate Market Value as defined in Certification & Statement of Limiting Conditions (FHLMC Form 439/FNMA Form 1004B). If submitted for FNMA, the appraiser must attach (1) sketch or map showing location of subject, street names, distance from nearest intersection, and any detrimental conditions and (2) exterior building sketch of improvements showing dimensions.

Measurements	No. Stories	Sq. Ft.	ESTIMATED REPRODUCTION COST - NEW - OF IMPROVEMENTS
40.5 x 26.7	1	1081	Dwelling 1883 Sq. Ft. @ \$ 34.00 = \$ 64022
32.5 x 7.0	1	228	Utility Rm. 97 Sq. Ft. @ \$ 17.00 = 1649
14.9 x 38.5	1	574	Extras All kitchen equipment & extras are included above
			Special Energy Efficient Items
			Porches, Patios, etc.
			Garage 220 Sq. Ft. @ \$ 17.00 = 3740
			Site Improvements (driveway, landscaping, etc.) = 3000
			Total Estimated Cost New = \$ 73411
			Less Depreciation \$ 750 \$ -0- \$ -0- = \$ 750
			Depreciated value of improvements = \$ 72661
			ESTIMATED LAND VALUE = \$ 32000
			(If leasehold, show only leasehold value)
			INDICATED VALUE BY COST APPROACH = \$ 104661

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	2449 SW 102 Ct., Miami	10270 S.W. 19 St. Miami, Florida	11510 S.W. 32 St. Miami, Florida	1102 S.W. 102 Ct. Miami, Florida
Proximity to Subj.		Within 7 Blocks	Within 20 Blocks	Within 13 Blocks
Sales Price		\$110000	\$105000	\$100000
Price/Living area		\$55.00	\$56.45	\$62.50
Data Source		Realtronic	Realtronic	Realtronic
Date of Sale and Time Adjustment	DESCRIPTION 12/80	DESCRIPTION 7/80 Adjustment + 2500	DESCRIPTION 10/80 Adjustment + 1000	DESCRIPTION 4/80 Adjustment + 4000
Location	Good	Good -0-	Good -0-	Good -0-
Site/View	75x102/Int.	75x117/Can. - 2000	75x100/Int. -0-	84x106/Cor. - 3000
Design and Appeal	1 Sty. CBS	1 Sty. CBS -0-	1 Sty. CBS -0-	1 Sty. CBS -0-
Quality of Constr.	Good	Good/Infer. + 2000	Good/Infer. + 1900	Good/Infer. + 1600
Age	1978	1976 + 1000	1980 - 1000	1965 + 6500
Condition	Good	Good -0-	Good -0-	Good -0-
Living Area Room Count and Total	Total 8-rms 3 Baths	Total 8-rms 3 Baths	Total 8-rms 4 Baths	Total 8-rms 3 Baths
Gross Living Area	1883 Sq.Ft.	2000 Sq.Ft. - 3900	1860 Sq.Ft. + 800	1600 Sq.Ft. + 9300
Basement & Bmnt. Finished Rooms	None	None -0-	None -0-	None -0-
Functional Utility	Average	Average -0-	Average -0-	Average -0-
Air Conditioning	Central	Central -0-	Central -0-	Central -0-
Garage/Car Port	Garage	Garage -0-	2 Car Gara. - 4000	Garage -0-
Porches, Patio, Pools, etc.	Slab, Porch, Fence	Slabs, Porch, Open Patio + 1000	Slabs, Porch, Open Patio + 1000	Scr. Pool, Spr. Fence -15000
Special Energy Efficient Items	None	None -0-	None -0-	None -0-
Other (e.g. fireplaces, kitchen equip., remodeling)	Good	Good -0-	Good -0-	Inferior + 1500
Sales or Financing Concessions	Unknown	Unknown -0-	Unknown -0-	Unknown -0-
Net Adj. (Total)		Plus; Minus \$ 600	Plus; Minus \$ 300	Plus; Minus \$ 4900
Indicated Value of Subject		\$110600	\$104700	\$104900

Comments on Market Data: Comparables provided have similar utility and could be alternate choices within the same market segment. Comparables have been adjusted to subject for differences.

INDICATED VALUE BY MARKET DATA APPROACH = \$ 105,000
 INDICATED VALUE BY INCOME APPROACH (If applicable) Economic Market Rent \$ /Mo. x Gross Rent Multiplier = \$ N/A

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, or conditions listed below ☐ completion per plans and specifications.

Comments and Conditions of Appraisal: Greatest weight is given to approach which required least amount of assumptions. Of equal importance is quality and quantity of data available.

Final Reconciliation: Having considered all preceding factors, greatest weight has been given to Direct Sales Comparison Approach, which is closer to the thinking and actions of the typical buyer.

Construction Warranty ☐ Yes ☒ No Name of Warranty Program Warranty Coverage Expires

This appraisal is based upon the above requirements, the certification, contingent and limiting conditions, and Market Value definition that are stated in

☒ FHLMC Form 439 (Rev. 10/78)/FNMA Form 1004B (Rev. 10/78) filed with client 19 ☒ attached.

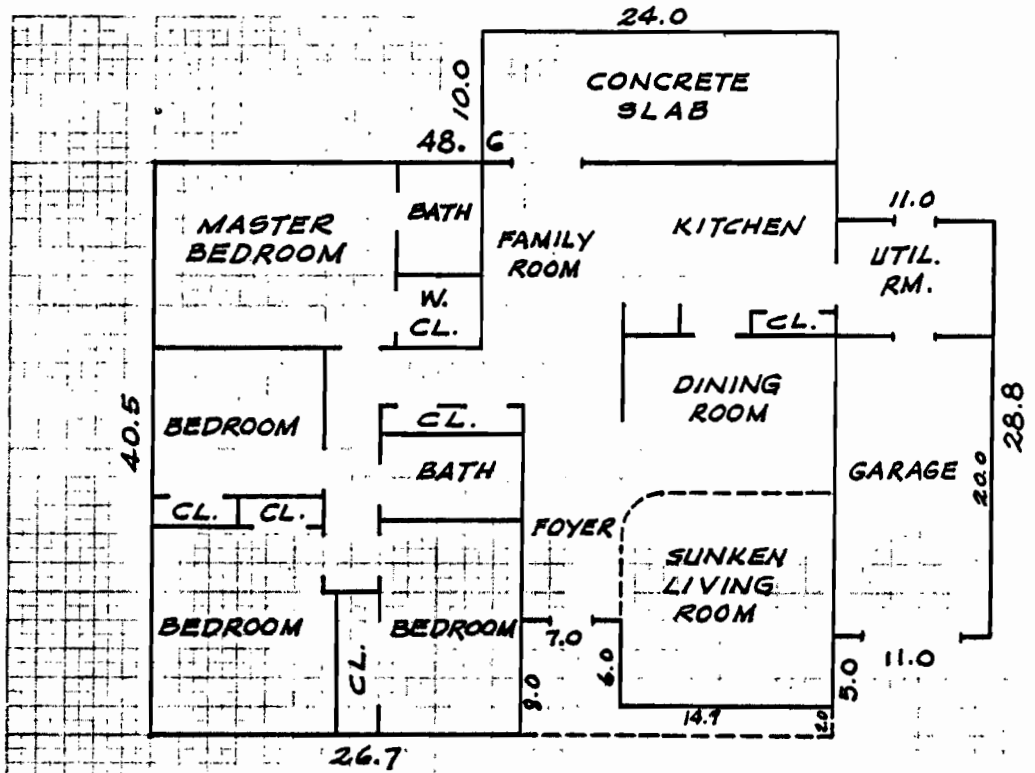
I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF December 30, 1980 to be \$ 105,000.00

By Miami Enterprises Realty, Inc.

Appraiser: Armando Riaño N.F.A. Renew Appraiser (If applicable)

☐ Did ☐ Did Not Physically Inspect Property

BUILDING SKETCH



DWELLING

$$40.5 \times 26.7 = 1081$$

$$32.5 \times 7.0 = 228$$

$$14.9 \times 38.5 = \frac{574}{1883 \text{ S.F.}}$$

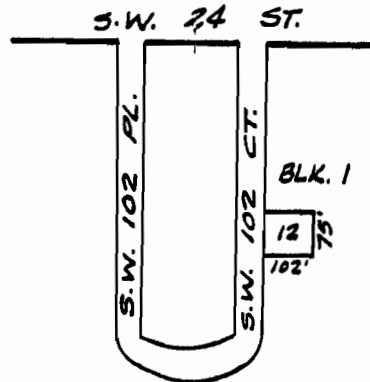
UTIL. RM.

$$8.8 \times 11.0 = 97.5 \text{ SF}$$

GARAGE

$$11.0 \times 20.0 = 220 \text{ SF.}$$

LOT LOCATION SKETCH INCLUDING THE PLOTTING OF THE LOCATION OF ANY ADVERSE INFLUENCES:



This form is an addendum to FNMA 1004.

LOCATION MAP

7

209

218

217

DADE COUNTY
FLORIDA
TRP 54
ENG. 40
SEC 17

SPECIAL INTEREST

★ 42

DATE	BY
NO. 1000	NO. 1000
NO. 1000	NO. 1000
NO. 1000	NO. 1000
NO. 1000	NO. 1000

ZONING KEY

TRP 54

ENG. 40

SEC 17

NO. 1000

NO. 1000

NO. 1000

NO. 1000

NO. 1000

NO. 1000

NO. 1000

NO. 1000

NO. 1000

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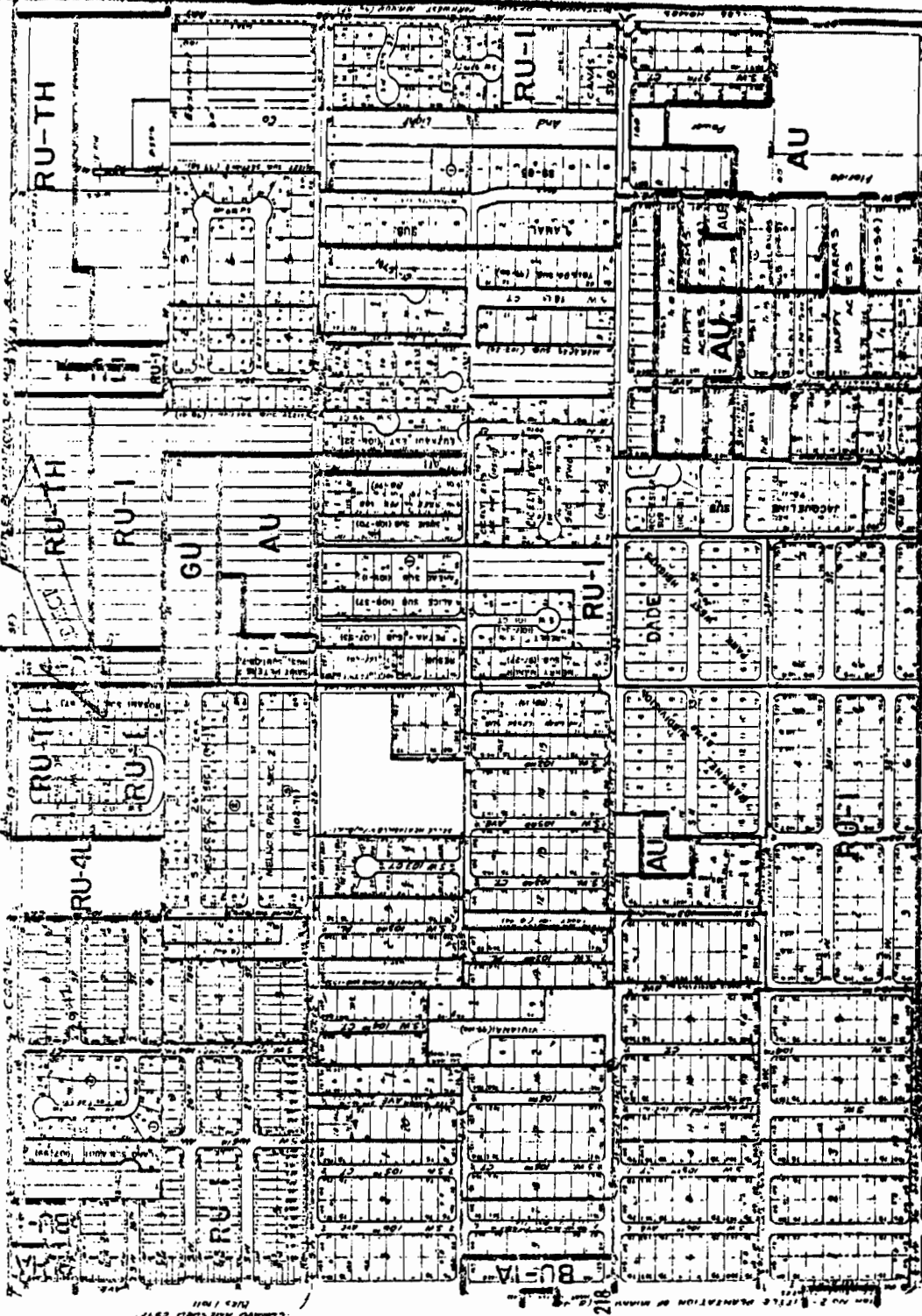
NO. 1000

NO. 1000

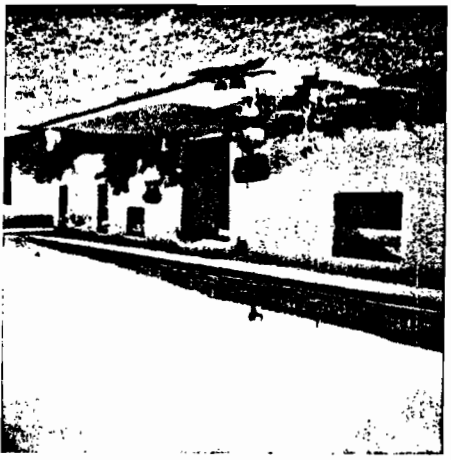
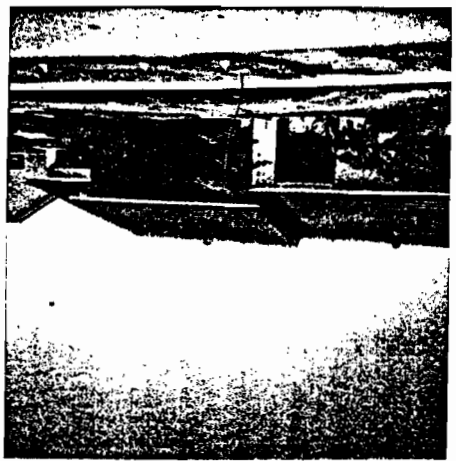
NO. 1000

NO. 1000

NO. 1000



2449 S.W. 102 Court



Photos

ESTABLISHED 1939

THE OLD BEEHIVE

PROVIDENT SAVINGS BANK



239 WASHINGTON STREET, JERSEY CITY, N.J. 07303 ■ PHONE 434-0772



OFFICES IN HUDSON, BERGEN, ESSEX, OCEAN, MONMOUTH, SOMERSET & MIDDLESEX COUNTIES

December 26, 1980

Rene & Amada Avila
1803 Manhattan Avenue
Union City, N.J. 07087

RE: Account No. 113412

Dear Mr. & Mrs. Avila:

As per your telephone request of recent date, the principal balance on the above mortgage loan is \$35,975.89.

Very truly yours,

LENORA RICHARDSON
Mortgage Servicing Department

LR/enc.

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100

January 5, 1981

RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

Mr. Rene Avila
1803 Manhattan Ave.
Union City, N.J.

REF: Appraisal of premises at 1803 Manhattan Ave.
Union City, N.J.

Dear Sir:

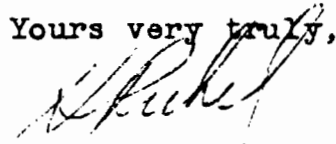
In conformance with your request, I have compiled the enclosed appraisal for the purpose of determining the value of the above mentioned property.

To the best of my knowledge and ability, I have set down the pertinent facts, have studied all aspects and have evaluated the character of the premises with the result that I determine the fair market value to be:

EIGHTY FIVE THOUSAND DOLLARS

I respectfully submit my findings.

Yours very truly,



Herbert R Perkel

QUALIFICATIONS:

Education: St. Peters College, Middlesex College, various real estate schools.

Associations: North Hudson Board of Realtors, Independent Insurance Agents of Hudson County, North Jersey Mfrs. Assoc.

Experience: Twenty-two years in real estate business, 19 years in North Hudson Area, as licensed real estate broker, various appraisals for banks, attorneys, etc. Appointed Condemnation Commission of Hudson County Courts.

Appointed Condemnation Commission through Hudson County Courts to serve on a three man commission to establish fair market value for properties situated in Town of West New York, N.J. for the purpose of Urban Renewal.

Served in the same capacity for the Jersey City Board of Education to acquire lands for the Public School No. 11 project in Bergen Square, Jersey City, N.J.

Serve as consultant to Teamsters Union, Newark, N.J. Local 863 in the capacity of real estate and insurance in reference to acquisitions and sales.

Served as tax appeal expert in various municipalities and have appeared in Hudson County Tax Bureau on behalf of property owners and/or attorneys

Attended various M.A.I. appraisal courses.

Serve as appraiser for various insurance companies to establish fair market values prior to catastrophe losses.

Serve as area appraiser for relocation programs for Merrill Lynch etc.

Serve the Bergen County Courts, Chancery Division as appraiser.

CERTIFICATION:

The undersigned does hereby certify that, except otherwise stated in this appraisal report:

I have no present or contemplated future interest in the real es-state that is the subject of this appraisal report.

QUALIFICATIONS:

I have no personal interest or bias with respect to the subject matter, of this appraisal report, or the parties involved.

To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.

That it is my opinion the market value of this property subject to the limitations and conditions outlined as of January 5, 1981 are:

EIGHTY FIVE THOUSAND DOLLARS

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to estimate the market value of this property described herein for the function of buying and negotiation.

DEFINITION OF MARKET VALUE:

Market value is defined as: The highest price estimated in terms of money which a property will bring if exposed for sale by a willing seller in the open market over a reasonable length of time, and assuming that both the buyer and seller have full knowledge of all uses and restrictions effective on the property and that neither is acting under compulsion and duress.

1803 Manhattan Ave.
Union City, N.J.

SUBJECT IMPROVEMENT:

Subject improvement is a two family dwelling, frame with two car garage underneath. It is legally known as Block 176, Lot 13, and the municipal assessments are:

Land:	\$8,300.00
Building	<u>43,700.00</u>
	52,000.00

Lot size is 25 x 100

DESCRIPTION:

The dwelling described herein is relatively new as compared to the adjacent houses, with large modern rooms and modern kitchens and baths, semi finished basement.

It is heated by gas heat, 220 wiring, and the exterior is in good condition.

It is on a rather busy thoroughfare, however it is convenient to public transportation and schools, churches, shopping etc.

The character of the area is stable, with middle class working people.

It is my opinion that the value is:

EIGHTY FIVE THOUSAND DOLLARS



1963



WEST NEW YORK OFFICE
150 60th STREET
WEST NEW YORK, NEW JERSEY 07093
(201) 866-2100

January 5, 1991.

Mr & Mrs Carlos Cueto
1113-1115 Berbenline Ave
Union City, NJ 07087

Mr. & Mrs. Cueto,

As per your request please be advised that the balance of the mortgage loan No. 3-17438 under the names of Carlos Cueto and Gladys Cueto is \$50,320.35.

The original amount of the mortgage loan was \$54,000.00. and it is a satisfactory account. Assuring you of our desire to be of service at all times, we remain.

Yours Truly,

Veinerio Rodriguez
Assistant Vice President

RE/cc

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100

January 5, 1981

RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

Carlos and Gladys Cueto
1113 - 1115 Bergenline Ave.
Union City, N.J.

REF: Appraisal of above premises

Dear Sir:

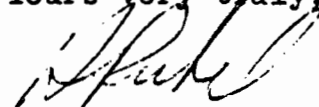
In conformance with your request, I have compiled the enclosed appraisal for the purpose of determining the value of the above mentioned property.

To the best of my knowledge and ability, I have set down the pertinent facts, have studied all aspects and have evaluated the character of the premises with the result that I determine the fair market value to be:

EIGHTY FIVE THOUSAND DOLLARS

I respectfully submit my findings.

Yours very truly,



Herbert R Perkel

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

QUALIFICATIONS:

Education: St. Peters College, Middlesex College, various real estate schools.

Associations: North Hudson Board of Realtors, Independent Insurance Agents of Hudson County, North Jersey Mfrs. Assoc.

Experience: Twenty-two years in real estate business, 19 years in North Hudson Area, as licensed real estate broker, various appraisals for banks, attorneys, etc. Appointed Condemnation Commission of Hudson County Courts.

Appointed Condemnation Commission through Hudson County Courts to serve on a three man commission to establish fair market value for properties situated in Town of West New York, N.J. for the purpose of Urban Renewal.

Served in the same capacity for the Jersey City Board of Education to acquire lands for the Public School No. 11 project in Bergen Square, Jersey City, N.J.

Serve as consultant to Teamsters Union, Newark, N.J. Local 863 in the capacity of real estate and insurance in reference to acquisitions and sales.

Served as tax appeal expert in various municipalities and have appeared in Hudson County Tax Bureau on behalf of property owners and/or attorneys.

Attended various M.A.I. appraisal courses.

Serve as appraiser for various insurance companies to establish fair market values prior to catastrophe losses.

Serve as area appraiser for relocation programs for Merrill, Lynch etc.

Serve the Bergen County Courts, Chancery Division as appraiser.

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

CERTIFICATION:

The undersigned does hereby certify that, except otherwise stated in this appraisal report:

I have no present or contemplated future interest in the real es-state that is the subject of this appraisal report.

QUALIFICATIONS:

I have no personal interest or bias with respect to the subject matter, of this appraisal report, or the parties involved.

To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.

That it is my opinion the market value of this property subject to the limitations and conditions outlined as of **January 5, 1981** are:

EIGHTY FIVE THOUSAND DOLLARS

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to estimate the market value of this property described herein for the function of buying and negotiation.

DEFINITION OF MARKET VALUE:

Market value is defined as: The higher price estimated in terms of money which a property will bring if exposed for sale by a willing seller in the open market over a reasonable length of time, and assuming that both the buyer and seller have full knowledge of all uses and restrictions effective on the property and that neither is acting under compulsion and duress.

1113 - 1115 Bergenline Ave
Union City, N.J.

SUBJECT IMPROVEMENTS:

Subject improvement is an commercial occupancy with apartments, Brickote over frame construction known as Block 53, Lot 15, municipal assessments as follows:

Land:	\$16,000.00
Building:	<u>39,500.00</u>
	55,500.00

The property is 50 x 100 ft.

DESCRIPTION:

There are two four room apartments that constitute 1113, and since this is a corner property it is also known as 503 - 12th St. Union City, N.J. which includes a six room apartment as well as a two car garage in the rear.

There is a full basement, oil heat, the exterior is in good condition, with fire escapes in front and rear.

The commercial occupancies are a tavern and a dry cleaning store. This is a heavily populated area, convenient to public transportation, schools, shopping, etc.

The character of the area is stable with middle class working people, and while it is somewhat congested, there is no further sign of urban decay than what had transpired when the area went into transition with the advent of the Cubans moving into the area.

It is my opinion that the property is in line with other values in the area and I would determine it to be:

EIGHTY FIVE THOUSAND DOLLARS



ATLANTIC LIBERTY S&L ASSN
186 MONTAGUE ST
BROOKLYN N Y 11201

LOAN STATEMENT

1	LOAN NUMBER	090-001-0002955-4
1	STATEMENT DATE	JULY 31, 1980
	LOAN RATE	C 7.375 11578

ANNUAL % RATE = 7.50000

DATE	TRANSACTION AMOUNT	DESCRIPTION	LOAN BALANCE	ESCROW BALANCE	INTEREST	MISCELLANEOUS
6-23	19400	PRIOR STATUS	15804.08	21873		
6-25		INT ON ESCROW		90		
7-02		CITY TAX		9078-		
7-10	19400	PAYMENT	6247-	3440	9713	
7-18		WATER TAX		4831-		
8-01	19400	INSTALMENT DUE				
	19400	◀ CURRENT STATUS ▶	15741.61	11494	687.83	272.34
					INTEREST PAID THIS YEAR	TAXES PAID THIS YEAR

WILLIAM & ESTHER SAMPOL
586 BAY RIDGE AVE
BROOKLYN N Y

11220

194.00
▲ PAY THIS AMOUNT ▲
BY 8/01/80

AFTER 8/15/80
PAY 197.88

IF ANY ERROR IS ON THIS STATEMENT DO NOT AGREE WITH YOUR RECORDS.
PLEASE RETURN TO IMMEDIATELY ANY TRANSACTIONS RECEIVED AFTER
THE STATEMENT DATE WILL APPEAR ON THE NEXT STATEMENT.
KEEP THIS STATEMENT FOR YOUR RECORDS.



SALES-RENTALS

CHARLES PETSSES REALTY SERVICE

8515 THIRD AVENUE • BROOKLYN, N.Y. 11209

Telephones: (212) 238-1414, 238-6868

CHARLES PETSSES

Licensed Real Estate Broker

We Specialize in

- BUSINESS
- RESIDENTIAL
- MORTGAGES
- MANAGEMENT

In the matter of the Appraisal of the property
of 586 Bay Ridge Avenue., Brooklyn, N.Y. Under
the name of William Sampol:

State of New York)
County of Kings) SS:

I, Charles Petses, being duly sworn do depose and say:
That I reside in the Bay Ridge section of Brooklyn, County of Kings,
City and State of New York:

That I am a duly licensed Real Estate Broker in the State of New York,
and have practiced my profession since 1976:

That I maintain the Office of Real Estate under the name of Charles
Petses Realty Service, at 8515 Third Avenue., Brooklyn, N.Y. :

That I am a member of the Bay Ridge- Bensonhurst Multiple Listing
Service, of Brooklyn, N.Y. :

That the premises are described as follows:

All that the parcel of land with the building and improvements thereon,
in the Borough of Brooklyn, County of Kings, City and State of New York,
further identified to being block 5374, Lot 48 in the records of the
Register's Office and personally inspected said premises on January 5,
1981:

The subject property is situated in the South West corner of 5th Avenue
and Bay Ridge Avenue's:

That the parcel of consists of a irregular parcel of land measuring 19.8
feet in width front and rear of property and 66 feet depth along each
side., additional un-improve vacant land adjacent to said property is
being before the building department of the City of New York to be added
to the existing property: and in measuring I find 25 feet front and 41
feet in the rear with a 66 feet depth along each side:



SALES-RENTALS

CHARLES PETSES REALTY SERVICE

8515 THIRD AVENUE • BROOKLYN, N.Y. 11209

Telephones: (212) 238-1414, 238-6868

CHARLES PETSES
Licensed Real Estate Broker

We Specialize in

- BUSINESS
- RESIDENTIAL
- MORTGAGES
- MANAGEMENT

2 (Continued)

That the property is improved with a two story and basement finished semi-detached one family ,of brick construction covered with aluminum siding in all sides, and that the house is approximately 45 years of age and measures full width by 14 feet and has a car port with private drive coming in from the 6th avenue side:

That the basement consists of an oil fired burner supplying steam heat and not water for the entire house; an electric service of 110 V, and further improvements of full bathroom with improve floor and ceilings:

That the plumbing throughout the building is all brass:

That the first floor consists of dining room living room and an Ultr-modern kitchen with all the appliances. The floors are cover with carpet: Floors ,walls and ceiling are in excellent condition:

That the second floor consists of three bedrooms and modern colored tile bathroom recently done. The floors, walls, and ceilings are in excellent condition:

That the front and rear of building (exterior) is waterproof and covered by aluminum siding the stoop leading to the house is in excellent condition and so the the rear steps leading to the yard:

The roof is in good condition:

That the area in which this property is located is residential and commercial consisting mainly of one and two family houses and one and two family with stores:

That the market value of the above property as of January 2, 1981, is in my opinion is \$ 65,000.00 . The assessed valuation is \$ 1,000.00.

That I have no present or contemplated future interest in said property which has not been specifically disclosed herein.

Charles Petses

Charles Petses
broker

Sworn to before me this
~~7th~~ day of January 1981.

Anastasia T. Fogarty
Notary Public

ANASTASIA T. FOGARTY
Notary Public, State of New York
No. 24-6344900
Qualified in Kings County
Notary Expires March 10, 1982

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100

January 5, 1981

RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

Bernabe and Nilda Cabrera
728 - 11th St
Union City, N.J.

REF: 728 - 11th St
Union City, N.J.

Dear Sir:

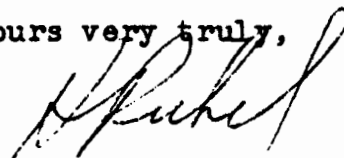
In conformance with your request, I have compiled the enclosed appraisal for the purpose of determining the value of the above mentioned property.

To the best of my knowledge and ability, I have set down the pertinent facts, have studied all aspects and have evaluated the character of the premises with the result that I determine the fair market value to be:

SIXTY FIVE THOUSAND DOLLARS

I respectfully submit my findings.

Yours very truly,



Herbert R Perkel

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

QUALIFICATIONS:

Education: St. Peters College, Middlesex College, various real estate schools.

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Appointed Condemnation Commission through Hudson County Courts to serve on a three man commission to establish fair market value for properties situated in Town of West New York, N.J. for the purpose of Urban Renewal.

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Serve as consultant to Teamsters Union, Newark, N.J. Local 363 in the capacity of real estate and insurance in reference to acquisitions and sales.

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Serve as area appraiser for relocation programs for Merrill, Lynch etc.

Serve the Bergen County Courts, Chancery Division as appraiser.

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

CERTIFICATION:

The undersigned does hereby certify that, except otherwise stated in this appraisal report:

I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.

QUALIFICATIONS:

I have no personal interest or bias with respect to the subject matter, of this appraisal report, or the parties involved.

To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.

That it is my opinion the market value of this property subject to the limitations and conditions outlined as of **January 5, 1981.** are:

SIXTY FIVE THOUSAND DOLLARS

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to estimate the market value of this property described herein for the function of buying and negotiation.

DEFINITION OF MARKET VALUE:

Market value is defined as: The higher price estimated in terms of money which a property will bring if exposed for sale by a willing seller in the open market over a reasonable length of time, and assuming that both the buyer and seller have full knowledge of all uses and restrictions effective on the property, and that neither is acting under compulsion and duress.

728 - 11th St.
Union City, N.J.

SUBJECT IMPROVEMENTS

Subject improvement is an attached brick building, occupied as grocery store, with storage room and one apartment. The store is owner operated, and is legally known as Block 55, Lot 18, with municipal assessments as follows:

Land:	\$ 9,500.00
Building	<u>24,000.00</u>
	33,500.00

DESCRIPTION:

This is a commercial/dwelling, 50 x 100 lot size, occupied by a grocery on the first floor, with modern glass front. The apartment above is semi modern.

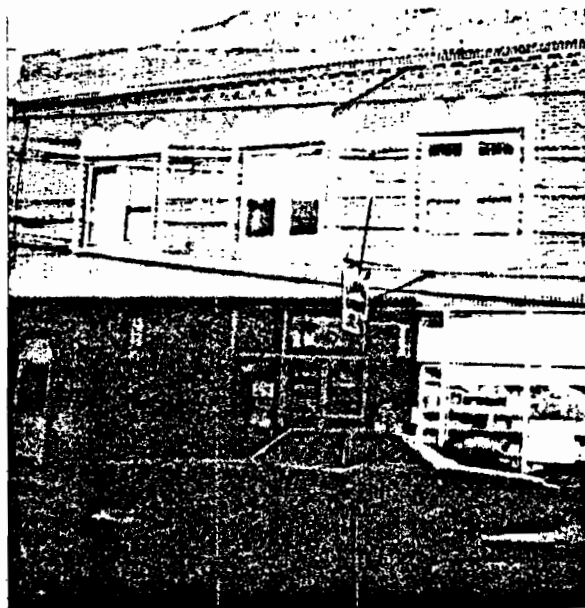
There is a full basement, oil heat and 220 electricity.

This area is heavily populated, and is close to a major thoroughfare, convenient to all public transportation, schools, churches, etc.

The location is suited for the grocery occupancy, being a well-stocked neighborhood store, and appears to be thriving.

The value of the property can be construed from an investment or market value approach, but in this case, since the owner of the building operates the store, we are concerned with market value, which I determine to be

SIXTY FIVE THOUSAND DOLLARS



HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100

RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

January 5, 1981

Alfredo and Elsa Calzadilla
1212 Bergenline Ave.
Union City, N.J.

REF: Premises appraisal for above

Dear Sir:

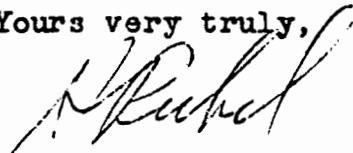
In conformance with your request, I have compiled the enclosed appraisal for the purpose of determining the value of the above mentioned property.

To the best of my knowledge and ability, I have set down the pertinent facts, have studied all aspects and have evaluated the character of the premises with the result that I determine the fair market value to be:

FIFTY FIVE THOUSAND DOLLARS

I respectfully submit my findings.

Yours very truly,



Herbert R Perkel

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

QUALIFICATIONS:

Education: St. Peters College, Middlesex College, various real estate schools.

Associations: North Hudson Board of Realtors, Independent Insurance Agents of Hudson County, North Jersey Mfrs. Assoc.

Experience: Twenty-two years in real estate business, 19 years in North Hudson Area, as licensed real estate broker, various appraisals for banks, attorneys, etc. Appointed Condemnation Commission of Hudson County Courts.

Appointed Condemnation Commission through Hudson County Courts to serve on a three man commission to establish fair market value for properties situated in Town of West New York, N.J. for the purpose of Urban Renewal.

Served in the same capacity for the Jersey City Board of Education to acquire lands for the Public School No. 11 project in Bergen Square, Jersey City, N.J.

Serve as consultant to Teamsters Union, Newark, N.J. Local 863 in the capacity of real estate and insurance in reference to acquisitions and sales.

Served as tax appeal expert in various municipalities and have appeared in Hudson County Tax Bureau on behalf of property owners and/or attorneys.

Attended various M.A.I. appraisal courses.

Serve as appraiser for various insurance companies to establish fair market values prior to catastrophe losses.

Serve as area appraiser for relocation programs for Merrill, Lynch etc.

Serve the Bergen County Courts, Chancery Division as appraiser.

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

CERTIFICATION:

The undersigned does hereby certify that, except otherwise stated in this appraisal report:

I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.

QUALIFICATIONS:

I have no personal interest or bias with respect to the subject matter, of this appraisal report, or the parties involved.

To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.

That it is my opinion the market value of this property subject to the limitations and conditions outlined as of January 5, 1981 are:

FIFTY FIVE THOUSAND DOLLARS

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to estimate the market value of this property described herein for the function of buying and negotiation.

DEFINITION OF MARKET VALUE:

Market value is defined as: The higher price estimated in terms of money which a property will bring if exposed for sale by a willing seller in the open market over a reasonable length of time, and assuming that both the buyer and seller have full knowledge of all uses and restrictions effective on the property and that neither is acting under compulsion and duress.

1212 Bergenline Ave
Union City, N.J.

SUBJECT IMPROVEMENTS

Subject improvement is a two story frame dwelling known as Block 61-B, Lot 20, with municipal assessments as follows:

Land:	\$ 7,000.00
Building:	<u>18,000.00</u>
	25,000.00

The property is 25 x 69.

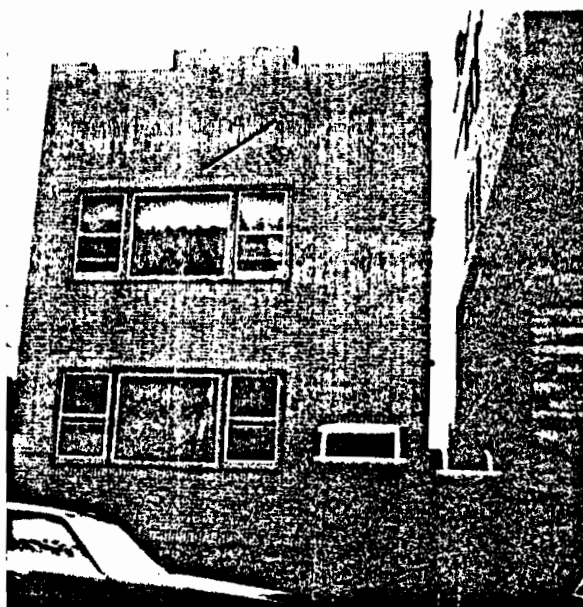
DESCRIPTION:

The dwelling consists of two apartnments- four and five rooms- in good condition, full basement, flat roof, gas heat.

It is situated on a heavily travelled thoroughfare, in an area this is stable, but not growing. The character of the people is middle class working types, and while the property is very convenient to shopping, etc. the surrounding property values are varied. Some of the properties have not been kept in good condition and others have been upgraded as this property has.

I determine the value to be:

FIFTY FIVE THOUSAND DOLLARS



HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100

RESIDENTIAL
INVESTMENT
INDUSTRIAL
COMMERCIAL
ACREAGE

January 7, 1981

Fidel and Ida Fragela
555 Hudson Ave.
Weehawken, N.J.

REF: Appraisal on above premises

Dear Sir:

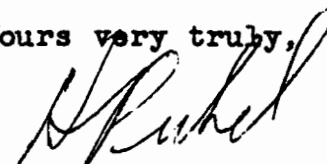
In conformance with your request, I have compiled the enclosed appraisal for the purpose of determining the value of the above property.

To the best of my knowledge and ability, I have set down the pertinent facts, have studied all aspects and have evaluated the character of the premises with the result that I determine the fair market value to be:

SIXTY SEVEN THOUSAND DOLLARS

I respectfully submit my findings.

Yours very truly,


Herbert R. Perkel

HERBERT R. PERKEL

APPRAISER

4120 BERGENLINE AVENUE, UNION CITY, N. J.

TELEPHONE (201) 864-2100



RESIDENTIAL
INVESTMENT
INDUSTRIAL
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QUALIFICATIONS:

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Associations: North Hudson Board of Realtors, Independent Insurance Agents of Hudson County, North Jersey Mfrs. Assoc.

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Appointed Condemnation Commission through Hudson County Courts to serve on a three man commission to establish fair market value for properties situated in Town of West New York, N.J. for the purpose of Urban Renewal.

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Serve as area appraiser for relocation programs for Merrill Lynch etc.

Serve the Bergen County Courts, Chancery Division as appraiser.

CERTIFICATION:

The undersigned does hereby certify that, except otherwise stated in this appraisal report:

I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.

QUALIFICATIONS:

I have no personal interest or bias with respect to the subject matter, of this appraisal report, or the parties involved.

To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analysis, opinions and conclusions expressed herein are based, are true and correct.

That it is my opinion the market value of this property subject to the limitations and conditions outlined as of January 7, 1981, are:

SIXTY SEVEN THOUSAND DOLLARS

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to estimate the market value of this property described herein for the function of buying and negotiation.

DEFINITION OF MARKET VALUE:

Market value is defined as: The higher price estimated in terms of money which a property will bring if exposed for sale by a willing seller in the open market over a reasonable period of time, and assuming that both the buyer and seller have full knowledge of all uses and restrictions effective on the property and that neither is acting under compulsion and duress.

%% Hudson Ave.
Weehawken, N.J.

SUBJECT IMPROVEMENTS:

Subject improvement is a three family frame dwelling, known as Block 30, Lot 16 in the Township of Weehawken, N.J. with the following assessments:

Land:	\$ 5,200.00
Building	19,400.00
	<u>24,600.00</u>

DESCRIPTION:

This property is attached on one side, exterior has asphalt siding, There is a full basement with oil heat, 220 wiring. The apartments consist of five, six and six rooms. There are fire escapes in the rear of the building. It is in generally good condition.

The area is stable, with middle class working people, convenient to public transportation, etc. The area is well serviced by all municipal services, police protection is adequate, and there appears to be supportive values in the area.

I have determined the value to be:

SIXTY SEVEN THOUSAND DOLLARS



885 Hudson Ave.
Weehawken, N.J.

SUBJECT IMPROVEMENTS:

Subject improvement is a three family frame dwelling, known as Block 30, Lot 16 in the Township of Weehawken, N.J. with the following assessments:

Land:	\$ 5,200.00
Building	<u>19,400.00</u>
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I have determined the value to be:

SIXTY SEVEN THOUSAND DOLLARS

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I have served a copy of the foregoing document on the United States Attorney for the District of Columbia.

MICHAEL YOUNG
Attorney for Defendant-Appellants