715 Grand Street,
City of Hoboken, Hudson County, New Jersey

Prepared for
715 Grand LLC

by
ARCH^2, Inc.

April, 2007

715 Grand Street, Hoboken

The structure at 715 Grand Street, Hoboken, is historically significant for its long association with Hoboken's bakery industry. From 1899 until the late 1950s, this site was utilized as a bakery, a major industry in both Hoboken and Hudson County. The first bakery on the site, the Schmalz Bakery, was one of the area's largest and most well known as the Schmalz family was noted throughout the East for its role in the baking industry.

In 1865, John Schmalz arrived in America and started the Schmalz Bakery, producing a line of bread and rolls. He was listed in the 1865 *Hoboken City Directory* as "John Schmalz, baker, Meadow St." Meadow Street was later changed to Park Avenue. The Schmalz family lived at 531 Park Avenue, a brownstone, and the company's livery stables were located at present-day 622 and 624 Park Avenue. The first retail store was established at 525 Park Avenue in 1867 and another was eventually added on Washington Street. In 1873, John Schmalz was listed in a business directory under Hoboken bakers at 178 Meadow Street. In the 1874 directory, he was listed at 18 Park Avenue.

In the late nineteenth century, as the Schmalz Bakery business grew and additional space was needed, a factory was built at Eighth, Grand, and Clinton Streets. An 1891 Sanborn Fire Insurance map of Hoboken depicts this site as vacant; however, by September, 1899, the bakery building had been constructed and was ready for business. The bakery was incorporated as John Schmalz's Sons, Incorporated. A factory can be seen on the site in the 1904 Hughes and Baley *City of Hoboken* map. By 1905, a company booklet noted that several additions had been annexed, and that "upwards of one-half of a full city block is now occupied by a four story building given over entirely to the production of bread, cake and pastry." The bakery complex eventually encompassed the entire block along the south side of 8th Street between Grand and Clinton Streets.

Most of the company's later business was wholesale, as baked goods were sold to the Holland-America shipping line. All five of the founder's sons joined the business, upon which the name was changed to John Schmalz & Sons. In 1909, the bakery suffered damage from a fire, including $250,000 in damages to the four-story bakery plant at Eighth and Clinton Streets. Although the cause of the fire was not determined, it is possible that overheated ovens may have blown up. The front wall of the factory collapsed soon after the fire, taking service wires down with it. The portions of the complex that were destroyed or damaged were re-built with the buildings that still stand today.

In 1910, "Schmalz John Sons (inc)" was listed at "8th c Clinton." On March 23, 1910, John Schmalz sold the property to Shults Bread Company. Through various mergers, the company changed to the United Baking Company and in 1921 to the Continental Baking Company. In a 1924 Hudson County history, the Shults Bread Company is listed as one of Hoboken's major industries, employing 325 people. A few years later, the 1927 *Industrial Directory of New Jersey* includes a listing for the Continental Baking

Company, Inc. with a total of 150 employees. The 1927 *Directory* also noted that bread and bakery products were among the chief industries of Hoboken, valued at $3.7 million per year. In 1934, there were two listings for the Continental Baking Company, Inc.: the first specialized in cake and employed 175 people and the second specialized in bread and cakes and had 104 employees. On February 1, 1934, the Continental Baking Company, formerly the Shults Bread Company, sold the property to the Continental Baking Company of Delaware. In the 1946 directory, the Continental Baking Company was listed as providing bakery products, but the number of employees was not listed.

Sanborn Fire Insurance maps dating from 1937 to 1951 show the various bake and storage shops of the Continental Baking Company on the block. On the 1937 map, 715 Grand Street is listed as "Wagon House, Pie & Cake Bakery, and Storage of Flour." Ovens line the southern wall of the building. The site's use as a bakery continued up through the 1950s when Wonder Bread utilized this site. On December 20, 1956, the Continental Baking Company sold the property to Grand Properties, Inc. On December 15, 1975, Grand Properties liquidated and on April 10, 1978, they sold the property to Maxlin Realty Company. In 1979, the building was described on the Sanborn map as a loft. On December 19, 1986, Maxlin Realty Company sold the property to Maximiniano Rodriguez and Lina Rodriguez. As of 1999, the site was used for wholesale grocery storage. The final recorded sale of the property is on December 28, 2001 when Lina Rodriguez transferred ownership to Maximiniano, L. P.

Block 152, Lots 3.1 & 3.2, Hoboken

Date	Transaction	Source
December 28, 2001	Lina Rodriguez transfers ownership of the property to Maximiniano, L.P.	Deed Book 5974, Page 1
December 19, 1986	Maxlin Realty Co. transfers ownership of property to Maximiniano Rodriguez and Lina Rodriguez	Deed Book 3691, Page 86
April 10, 1978	Grand Properties, Co. sells to Maxlin Realty Co.	Deed Book 3250, Page 692
December 15, 1975	Grand Properties, Inc. liquidates	Deed Book 3199, Page 770
December 20, 1956	Continental Baking Company sells to Grand Properties, Inc.	Deed Book 2700, Page 494
February 1, 1934	Continental Baking Company, formerly Shults Bread Company, sells to Continental Baking Company of Delaware	Deed Book 1854, Page 225
March 23, 1910	John Schmalz sells to Shults Bread Company	Deed Book 1062, Page 15

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004157

RECEIVED AND RECORDED

02 APR 24 AM 10: 10

HUDSON COUNTY REGISTER OF DEEDS

PREPARED BY:

ROBIN L. ARONSON, ESQUIRE
Archer & Greiner,
A Professional Corporation

Consideration : $ 0.00 Exempt Code: E

County	State	N.P.N.R.F	Total
0.00	0.00	0.00	0.00

feel Date: 04/24/2002

DEED

A COPY OF THIS DEED HAS BEEN SENT TO ASSESSOR'S OFFICE

This Deed is made on December 28, 2001.

BETWEEN LINA RODRIGUEZ, EXECUTRIX OF THE ESTATE OF MAXIMINIANO RODRIGUEZ, deceased, as to its ninety-five (95 %) percent interest in the property, and LINA RODRIGUEZ, INDIVIDUALLY, as to her five (5 %) percent interest in the property, whose address is 5606 Palisade Avenue, West New York, New Jersey 07093, referred to as the Grantor.

AND MAXIMINIANO, L.P., a Delaware Limited Partnership, whose address is 729 Clinton Street, Hoboken, New Jersey 07030, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR ($1.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Hoboken, Block No. 152, Lot No. 3.1 and 3.2.

Property. The property consists of the land and all the buildings and structures on the land in the City of Hoboken, County of Hudson and State of New Jersey, commonly known as 720 Clinton Street, Hoboken, New Jersey 07030. The legal description is:

BEGINNING at point formed by the intersection of the southerly line of Eighth Street with the easterly side of Grand Street; running thence (1) South 13 degrees 04' West and along the easterly line of Grand Street a distance of 199.50 feet to a point opposite the center of a party wall standing partly on the premises being described and partly on the premises adjoining the south; thence (2) South 76 degrees 56' East to, thru and beyond said party wall a distance of 100 feet to a point; thence (3) South 13 degrees 04' West a distance of 0.50 feet to a point; thence (4) South 76 degrees 56' East and parallel to Eighth Street a distance of 100 feet to a point in the westerly line of Clinton Street; thence (5) North 13 degrees 04' East and along the westerly line of Clinton Street a distance of 200 feet to a point in the southerly line of Eighth Street; thence (6) North 76 degrees 56' West and along the southerly line of Eighth Street a distance of 200 feet to a point in the easterly line of Grand Street, said point being the point or place of beginning.

SUBJECT TO easements and restrictions of record.

BEING the same land and premises which became vested in Maximiniano Rodriguez and Lina Rodriguez, as tenants-in-common, Maximiniano Rodriguez having a 95% interest therein, and Lina Rodriguez having a 5% interest therein, by deed from Maxlin Realty Co., a New Jersey Corporation, dated December 19, 1986 and recorded in the Office of the Clerk of Hudson County on January 28, 1987 in Deed Book 3691, Page 86&c.

SAID Maximiniano Rodriguez died on November 12, 1999, leaving a Last Will and Testament, wherein, among other things, he named Lina Rodriguez Executrix of his estate.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

NC1645 - Affidavit of Consideration
RTF-1 (Rev. 1/00)
P 4/01

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(P.L. 1968, c. 49)
or
PARTIAL EXEMPTION
(P.L. 1975, c. 176)

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www.aslegal.com 800-222-0510

To be recorded with Deed pursuant to P.L. 1968, c. 49, as amended by P.L. 1991, c. 308 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF HUDSON SS:

FOR RECORDER'S USE ONLY
Consideration $ Exempt
Realty Transfer Fee $ *
Date 1-17-02 By mc

* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent Lina Rodriguez (Name), being duly sworn according to law upon ~~his~~/her oath

deposes and says that ~~he~~/she is the Grantor (State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.) in a deed dated 12/28/01,

transferring real property identified as Block No. 152 Lot No. 3.1 and 3.2

located at 720 Clinton Street, City of Hoboken, County of Hudson (Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is $

(3) FULL EXEMPTION FROM FEE

Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1968, c. 49 for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(a) For a consideration of less than $100.00

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by P.L. 1975, c. 176 for the following reason(s):

A) SENIOR CITIZEN (See Instruction #8.)
- ☐ Grantor(s) 62 yrs. of age or over.*
- ☐ One- or two-family residential premises.
- ☐ Owned and occupied by grantor(s) at time of sale.
- ☐ Owners as joint tenants must all qualify except in the case of a spouse.

B) BLIND (See Instruction #8.)
- ☐ Grantor(s) legally blind.*
- ☐ One- or two-family residential premises.
- ☐ Owned and occupied by grantor(s) at time of sale.
- ☐ No owners as joint tenants other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8.)
- ☐ Grantor(s) permanently and totally disabled.*
- ☐ One- or two-family residential premises.
- ☐ Receiving disability payments.
- ☐ Owned and occupied by grantor(s) at time of sale.
- ☐ Not gainfully employed.
- ☐ No owners as joint tenants other than spouse or other qualified exempt owners.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY

C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)
- ☐ Affordable According to HUD Standards.
- ☐ Meets Income Requirements of Region.
- ☐ Reserved for Occupancy.
- ☐ Subject to Resale Controls.

D) NEW CONSTRUCTION (See Instruction #9.)
- ☐ Entirely new improvement.
- ☐ Not previously used for any purpose.
- ☐ Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of P.L. 1968, c. 49.

Subscribed and sworn to before me
this 28th
day of December 2001

ANDRES I. GONZALEZ
NOTARY PUBLIC STATE OF NEW JERSEY
My Commission Expires 3/14/2004

Lina Rodriguez
Name of Deponent (sign above line)
Lina Rodriguez
5606 Palisade Avenue
West New York, NJ 07093
Address of Deponent

Lina Rodriguez, Executrix of The Estate of Maximiniano Rodriguez, deceased and
Name of Grantor (type above line)
Lina Rodriguez, Individually
5606 Palisade Avenue
West New York, NJ 07093
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number _____ County Hudson
Deed Number _____ Book _____ Page _____
Deed Dated Dec. 28-01 Date Recorded 1-17-02

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - To be retained by County.
DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)
TRIPLICATE - Is your file copy.

ORIGINAL AND DUPLICATE COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

BK5974PG002

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104—DEED - BARGAIN AND SALE (Covenant as to Grantor's Acts)
CORP. TO IND. OR CORP. — Plain Language ADGR —1

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One Commerce Drive, Cranford, N.J. 07016

001182

DEED

Prepared by: (Print signer's name below signature)
John L. Pritchard, Esq.

This Deed is made on December 19, 1986,

BETWEEN

MAXLIN REALTY CO.

a corporation of the state of New Jersey
having its principal office at 729 Clinton Street, Hoboken, NJ 07030
referred to as the Grantor.

AND

MAXIMINIANO RODRIGUEZ and LINA RODRIGUEZ, as tenants-in-common, Maximiniano Rodriguez having a 95% interest therein, and Lina Rodriguez having a 5% interest therein;

whose post office address is 5606 Palisade Avenue, West New York, NJ 07093
referred to as the Grantee.

The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One ($1.00) Dollar and other good and valuable consideration.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Hoboken
Block No. 152 Lot No. 3.1 and 3.2 Account No.
☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the City of Hoboken
County of Hudson and State of New Jersey. The legal description is:

BEGINNING at point formed by the intersection of the southerly line of Eighth Street with the easterly side of Grand Street, running thence (1) S 13° 04' W and along the easterly line of Grand Street a distance of 199.50 feet to a point opposite the center of a party wall standing partly on the premises being described and partly on the premises adjoining the south; thence (2) S 76° 56' E to, thru and beyond said party wall a distance of 100 feet to a point; thence (3) S 13° 04' W a distance of 0.50 feet to a point; thence (4) S 76° 56' E and parallel to Eighth Street a distance of 100 feet to a point in the westerly line of Clinton Street, thence (5) N 13° 04' E and along the westerly line of Clinton Street a distance of 200 feet to a point in the southerly line of Eighth Street; thence (6) N 76° 56' W and along the southerly line of Eighth Street a distance of 200 feet to a point in the easterly line of Grand Street, said point being the point or place of beginning.

BEING the same premises conveyed to the Grantor herein by Deed from Grand Properties Co., dated April 10, 1978, which was thereafter recorded in the office of the Register for the County of Hudson in Book 3250 of Deeds for said County, at page 692 &c.

SUBJECT to two mortgages, one to Grand Properties Co., dated April 10, 1978, and the other to Kirk Real Estate dated April 10, 1978

Consideration	$	R.F.	
Realty Transfer Fee		Rec.	
Add'l. Fee			
Add'l. N.C.			
By:	Total $	Amt. Rec.	

LIBER 3691 86

NC 1645—AFFIDAVIT OF CONSIDERATION
RTF-1 (Rev. 1/1/81)

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N. J. 07016
ADGRVST—1

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY }
COUNTY OF Hudson } ss.

FOR RECORDER'S USE ONLY
Consideration $ _____
Realty Transfer Fee $ _____ *
Date _____ By _____
*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Maximiniano Rodriguez (Name), being duly sworn according to law upon his/~~her~~ oath deposes and says that he ~~she~~ is the President of Maxlin Realty Co., the Grantor (State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

in a deed dated December 19, 1986 transferring real property identified as Block No. 152

Lot No. 3.1 and 3.2 located at City of Hoboken, Hudson County (Street Address, Municipality, County)
730 Clinton Street
and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is $ 1.00**********

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

Liquidation of Corporation.

(4) PARTIAL EXEMPTION FROM FEE *NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instruction #8)*

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

a) **SENIOR CITIZEN** (See Instruction #8)
- ☐ Grantor(s) 62 yrs. of age or over.*
- ☐ One or two-family residential premises.
- ☐ Owned and occupied by grantor(s) at time of sale.
- ☐ No joint owners other than spouse or other qualified exempt owners.

b) **BLIND** (See Instruction #8)
- ☐ Grantor(s) legally blind.*
- ☐ One or two-family residential premises.
- ☐ Owned and occupied by grantor(s) at time of sale.
- ☐ No joint owners other than spouse or other qualified exempt owners.

c) **DISABLED** (See Instruction #8)
- ☐ Grantor(s) permanently and totally disabled.*
- ☐ One or two-family residential premises.
- ☐ Receiving disability payments.
- ☐ Owned and occupied by grantor(s) at time of sale.
- ☐ Not gainfully employed.
- ☐ No joint owners other than spouse or other qualified exempt owners.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

d) **NEW CONSTRUCTION** (See Instruction #8)
- ☐ Entirely new improvement.
- ☐ Not previously used for any purpose.
- ☐ Not previously occupied.

Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me
this
~~day of~~ December 19, 19 86

JOHN L. PRITCHARD
ATTORNEY AT LAW
STATE OF NEW JERSEY

by: Maxlin Realty Co.
(Name of Deponent) M. Maximiniano Rod
Maximiniano Rodriguez, President
729 Clinton Street
Hoboken, New Jersey 07030
(Address of Deponent)

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number _____ County Hudson
Deed Number C 1122 Book _____ Page _____
Deed Dated 12-19-86 Date Recorded 1-22-87

IMPORTANT – BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

Distribution – Original to be recorded by County.
TRIPLICATE – Please retain for your file copy.

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

LIBER 3691 87

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR)
IND. TO IND. OR CORP.

V S T COPYRIGHT© 1965 BY ALL-STATE LEGAL SUPPLY CO.
269 SHEFFIELD STREET, MOUNTAINSIDE, N.J. 07092

This Deed, *made the* 10th *day of* April, *19* 78 ,

ASSESSOR

Between GRAND PROPERTIES CO., a Co-Partnership consisting of WILLIAM KRIGER, HANNAH KRIGER, JACOB KRIGER, ZIPORA CEDAR, MARION TALANSKY and MORTON H. KRIGER,

~~residing at~~ located at No. 210 Elsmere Place, *in the County of* Bergen *in the* Borough of Fort Lee, *and State of* New Jersey, *herein designated as the Grantors,*

And MAXLIN REALTY CO., a Corporation of New Jersey,

~~residing at~~ located at No. 729 Clinton Street, *in the County of* Hudson *in the* City of Hoboken, *and State of* New Jersey, *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of*

* * * THREE HUNDRED FIFTY THOUSAND ($350,000.00) DOLLARS * * * * *

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

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

BEGINNING at a point formed by the intersection of the southerly line of Eighth Street with the easterly side of Grand Street, running thence (1) S 13° 04' W and along the easterly line of Grand Street a distance of 199.50 feet to a point opposite the center of a party wall standing partly on the premises being described and partly on the premises adjoining the south; thence (2) S 76° 56' E to, thru and beyond said party wall a distance of 100 feet to a point; thence (3) S 13° 04' W a distance of 0.50 feet to a point; thence (4) S 76° 56' E and parallel to Eighth Street a distance of 100 feet to a point in the westerly line of Clinton Street; thence (5) N 13° 04' E and along the westerly line of Clinton Street a distance of 200 feet to a point in the southerly line of Eighth Street; thence (6) N 76° 56' W and along the southerly line of Eighth Street a distance of 200 feet to a point in the easterly line of Grand Street, said point being the point or place of beginning.

SAID parcel known as Lot 3 in Block 152 as shown on the Official Assessment Map of the City of Hoboken, Hudson County, State of New Jersey.

BEING the same premises conveyed to the grantors herein by deed from Grand Properties, Inc., a New Jersey Corporation, dated the 15th day of December, 1975, which was thereafter recorded in the office of the Register for the County of Hudson in Book 3199 of Deeds for said County, at page 770&c.

SUBJECT TO THE FOLLOWING:

(1) State of facts as disclosed by an accurate survey;
(2) Restrictions of record and zoning ordinances;
(3) Utility easements, if any;
(4) Tenancies of Mira International Foods, Alpo Coat Co., and Bella Rose Coat Co.

LIBER 3250 PG 692

COUNTY OF HUDSON
CONSIDERATION 350,000.00
REALTY TRANSFER FEE 1225.00
DATE 4/20/78 BY

Together *with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof;* **And also** *all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances.* **To Have and to Hold** *all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.*

And *the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.*

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, *the Grantors have hereunto set their hands and seals the day and year first above written.*

GRAND PROPERTIES CO., a Co-Partnership

Signed, Sealed and Delivered in the presence of

Louis Gluck

LOUIS GLUCK
Attorney at Law of New Jersey

William Krieger (L.S.)
WILLIAM KRIGER

Hannah Krieger (L.S.)
HANNAH KRIGER

Jacob Krieger (LS)
JACOB KRIGER

Zipora Cedar (LS)
ZIPORA CEDAR

Marion Talansky (LS)
MARION TALANSKY

Morton H. Krieger (LS)
MORTON H. KRIGER

State of New Jersey, County of BERGEN } ss.: **Be it Remembered,**
that on April 10th *19* 78 *, before me, the subscriber,*
an Attorney at Law of New Jersey,
personally appeared WILLIAM KRIGER, HANNAH KRIGER, JACOB KRIGER, ZIPORA CEDAR, MARION TALANSKY and MORTON H. KRIGER, partners of Grand Properties Co., a Co-Partnership
who, I am satisfied, are *the person s named in and who executed the within Instrument, and thereupon* they *acknowledged that* they *signed, sealed and delivered the same as* their *act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is* $ 350,000.00.

Prepared by: LOUIS GLUCK

Louis Gluck
LOUIS GLUCK
Attorney at Law of New Jersey

LIBER 3250 PG 693

110—N. J. DEED—GENERAL WARRANTY
IND. OR CORP.

D S N

COPYRIGHT© 1966 BY ALL-STATE OFFICE SUPPLY CO.
49 EDISON PLACE, NEWARK, N. J. 07102

This Deed, made the 15th day of December 19 75 ,

Between Grand Properties, Inc., a New Jersey corporation, having its principal place of business located at 349 8th Street

ASSESSOR

COUNTY OF HUDSON
CONSIDERATION EXEMPT
REALTY TRANSFER FEE
DATE 2-5-76 BY

residing at in the City of Hoboken in the County of Hudson and State of New Jersey herein designated as the Grantors,

And William Kriger, residing at 210 Elsmere Place, Fort Lee, N.J. with a one-tenth interest, Hannah Kriger, residing at 210 Elsmere Place, Fort Lee, N.J. with a one-tenth interest, Morton H. Kriger, residing at 912 Harvard Court, Woodmere, N.Y. with a one-fifth interest, Marion Talansky, residing at 1220 Sage Street, Far Rockaway, N.Y. with a one-fifth interest, Jacob Kriger, residing at 210 Elsmere Place, Fort Lee, N.J. with a one-fifth interest, Zipora Cedar, residing in Jerusalem, Israel with a one-fifth interest, co-partners doing business under the firm name and style of Grand Properties Co.

residing located at in the State of herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of One ($1.00) Dollar

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

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

BEGINNING at a point formed by the intersection of the southerly line of Eighth Street with the easterly side of Grand Street, running thence;

1-S-13°-04'-W, and along the easterly line of Grand Street a distance of 199.50 feet to a point opposite the center of a party wall standing partly on the premises being described and partly on the premises adjoining the south, thence

2-S-76°-56'-E, to, thru and beyond said party wall a distance of 100 feet to a point, thence

3-S-13°-04'-W a distance of 0.50 feet to a point, thence

4-S-76°-56'-E, and parallel to Eighth Street a distance of 100 feet to a point in the westerly line of Clinton Street, thence

5-N-13°-04'-E, and along the westerly line of Clinton Street a distance of 200 feet to a point in the southerly line of Eighth Street, thence

6-N-76°-56'-W, and along the southerly line of Eighth Street a distance of 200 feet to a point in the easterly line of Grand Street, said point being the point or place of beginning.

Said parcel known as lot 3 in block 152 as shown on the Official Assessment Map of the City of Hoboken, Hudson County, State of New Jersey.

1860

LIBER 3199 PG 770

918—Deed—Bargain and Sale, Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS
71 BROADWAY AND 1 RECTOR ST., NEW YORK

LIBER 2700 PAGE 494

This Indenture,

Made the 20th day of December, in the year of our Lord One Thousand Nine Hundred and fifty-six

Between CONTINENTAL BAKING COMPANY, a Delaware corporation, with an office at 630 Fifth Avenue, in the City of New York County of New York and State of New York party of the first part;

And GRAND PROPERTIES INC., a New Jersey corporation, with an office at 77 River Street, in the City of Hoboken County of Hudson and State of New Jersey party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of Ten ($10.00) Dollars and other good and valuable consideration lawful money of the United States of America, to it in hand well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by these presents do es give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to its successors and assigns, forever,

All that certain with the buildings and improvements thereon erected, tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the City of Hoboken County of Hudson and State of New Jersey:

BEGINNING at a point formed by the intersection of the southerly side of Eighth Street, with the westerly side of Clinton Street, and running thence southerly along the westerly side of Clinton Street two hundred (200) feet to a point, thence westerly parallel with Eighth Street one hundred (100) feet to a point, thence southerly and parallel with Clinton Street one hundred and one and eighty-five one hundredths (101.85) feet to a point in the line of land conveyed by The Hoboken Land and Improvement Company to Adolph Randnitz and George S. Pollitz by deed dated July 18, 1901; thence westerly along the line of land conveyed as aforesaid, one hundred (100) feet to the easterly line of Grand Street and thence northerly and along the easterly line of Grand Street three hundred and one and eighty-five one hundredths (301.85) feet to the southerly line of Eighth Street and thence easterly and along the southerly line of Eighth Street two hundred (200) feet to the point or place of beginning.

SUBJECT TO a purchase money first mortgage between the parties hereto of even date herewith, and to be recorded simultaneously with this deed, in the amount of $185,000.00 plus interest at the rate of 5% per annum, and subject to the terms and conditions contained in said mortgage.

INST. NO. 7010
CO BLOCK
ENTERED
BL PAGE
BLK INDEX
INDEXED
CO ED

SUBJECT TO any state of facts that an accurate survey will disclose.

SUBJECT TO covenants, restrictions and easements of record.

SUBJECT TO zoning laws and regulations and other governmental regulations applicable thereto.

Being the same premises conveyed to the Continental Baking Company, a Delaware corporation, by deed from Continental Baking Company (formerly Smith Bread Company) dated February 1, 1934 and recorded January 15, 1953 in deed Book 1854 page 225.

RECORDED
REGISTER'S OFFICE
HUDSON COUNTY

1956 DEC 24 AM 9:06

JERSEY CITY
WILLIAM L. JOHNSTON
REGISTER

ENTERED
LIBER 1917
PAGE 1860

CONTINENTAL BAKING CO.

TO

CONTINENTAL BAKING CO.

DEED DATED

FEB. 1st. 1934.

THIS INDENTURE Made the 1st day of February 1934, between CONTINENTAL BAKING CO. INC. (formerly Shults Bread Company) a corporation duly organized under and by virtue of the laws of the State of New York having an office at 285 Madison Avenue in the Borough of Manhattan, of the City of New York in the County and State of New York, party of the first part;

AND CONTINENTAL BAKING COMPANY a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, and having its principal office at No. 100 West 10th Street, in the City of Wilmington, County of New Castle, and State of Delaware, party of the second part;

WHEREAS the party of the first part by a certificate duly filed in the office of the Secretary of State of the State of New York, on the 5th day of February 1926, and a duplicate thereof duly filed in the Office of the Clerk of the County of New York, in said State of New York on the 8th day of February 1926, duly changed its name from Shults Bread Company to Continental Baking Co. Inc; and

WHEREAS a certified copy of said last mentioned certificate was duly filed in the Office of the Secretary of State of the State of New Jersey on the 17th day of February 1926; and

WHEREAS heretofore and on or about the 30th day of December 1933, said CONTINENTAL BAKING CO.INC the party of the firstpart duly filed in the Office of the Secretary of State of the State of New York a certificate of dissolution pursuant to Section 105 of Article 10 of the Stock Corporation Laws of the State of New York; and

WHEREAS said Secretary of State has made duplicate certificates certifying that such certificate of dissolution has been filed and that it appears therefrom that the party of the first part has complied with said Section and that it is dissolved and has issued one of such duplicates to the party of the first part; and

WHEREAS a copy of such duplicate certificate has been duly published once a week for two successive weeks in "The American Banker" a newspapers published and circulating in the said County of New York, State of New York that being the County in which the office of the party of the first partis located; and

WHEREAS a copy of said certificate of dissolution certified by the Secretary of State of the State of New York was duly filed in the Office of the Secretary of State of the State of New Jersey; and

WHEREAS said Continental Baking Co., Inc., by its Board of Directors has adjusted and wound up its business and affairs and has paid or adequately provided for the payment of its liabilities and obligations; and

WHEREAS said Continental Baking Co., Inc. by vote of its Board of Directors at a meeting duly called and held has duly authorized the distribution of the remainder of its assets among its stockholders, according to their respective rights and interests; and

WHEREAS said Continental Baking Company the party of the second part is the sole stockholder of said Continental Baking Co. Inc. the party of the first part;

NOW THEREFORE this Indenture witnesseth that the party of the first part in consideration of the premises and of the sum of One dollar ($1.00) to it in hand paid by the party of the second part the receipt whereof is hereby acknowledged does hereby grant,bargain, release, sell, assign, transfer and set over unto the party of the second part its successors and assigns forever, the following described

lots, pieces or parcels of land with the buildings and improvements thereon situate, lying and being in the City of Hoboken, in the County of Hudson and State of New Jersey that is to say;

FIRST PARCEL: ALL that certain lot, piece or parcel of land and premises bounded and described as follows viz;

BEGINNING at the corner formed by the intersection of the northerly line of Fourteenth Street with the easterly line of Park Avenue as the same is shown on a certain map entitled "Map of property belonging to the Hoboken Land and Improvement Company, Hoboken and Weehawken, Hudson County, N.J. December 1898, Charles B. Brush and Co. Civil Engineers and duly filed in the Register's Office of Hudson County, N.J. on the 7th day of December 1898" and running thence northerly and along the easterly side of Park Avenue ninety-five (95) feet; thence easterly and parallel with Fourteenth Street one hundred and sixty-two (162) feet; thence southerly and parallel with Park Avenue ninety-five (95) feet to the northerly side of Fourteenth Street; and thence westerly and along the northerly line of Fourteenth Street one hundred and sixty-two (162) feet to the place of beginning.

SECOND PARCEL: ALL that certain lot, piece or parcel of land bounded and described as follows viz;

BEGINNING at apoint on the northerly line of Fourteenth Street distant one hundred and sixty-two (162) feet easterly from the northeasterly corner of Park Avenue and Fourteenth Street and running thence easterly and along the northerly line of Fourteenth Street thirty-eight (38) feet to the West line of Garden Street extended; thence northerly and along the westerly line of Garden Street extended ninety-five (95) feet; thence westerly and parallel with Fourteenth Street thirty-eight (38) feet; and thence southerly and parallel with Garden Street extended ninety-five (95) feet to the point or place of beginning.

THE said two parcels being the same premises conveyed to the party of the first part by Chris P. Frerichs & Co; a corporation by deed dated March 24, 1910 and recorded in the Office of the Register of the County of Hudson New Jersey on March 30, 1910, in Book 1062 of deeds for said County at page 11, and indexed under County Block No. 1917.

THIRD PARCEL: ALL those certain lots, pieces or parcels of land bounded and described as follows;-

BEGINNING at a point formed by the intersection of the southerly side of Eighth Street with the westerly side of Clinton Street and running thence southerly along the westerly side of Clinton Street two hundred (200) feet to a point; thence westerly parallel with Eighth Street one hundred (100) feet to a point; thence southerly and parallel with Clinton Street one hundred and one and eighty-five one-hundredths (101.85) feet to a point in the line of land conveyed by The Hoboken Land and Improvement Company to Adolph Randnitz and George S. Pollitz, by deed dated July 18, 1901; thence westerly along the line of land conveyed as aforesaid, one hundred (100) feet to the easterly line of Grand Street and thence northerly and along the easterly line of Grand Street three hundred and one and eighty- five one-hundredths (301.85) feet to the southerly line of Eighth Street and thence easterly and along the southerly line of Eighth Street two hundred (200) feet to the point or place of beginning.

BEING the same premises conveyed to the party of the first part by John Schmalz by deed dated March 23, 1910 and recorded in the Office of the Register of the County of Hudson New Jersey on March 30, 1910 in Book 1062 of deeds for said County at page 15, and indexed under County Block No. 1860.

AND ALSO all the right, title and interest in and to any and all other real estate in the State of

DEEDS—1854

New Jersey or elsewhere wheresoever situate of which the party of the first part may be seized or possessed and to which it may be in any manner entitled at the time of the delivery of this deed.

TOGETHER with all the right, title and interest of the party of the first part of, in and to all avenues, streets, roads, lanes, highways, or ways adjacent to said premises and each and all thereof to the center line of each respectively and on both sides of the same.

TOGETHER with all buildings and improvements on said premises and all machinery and equipment and all and singular the hereditaments and appurtenances to said premises belonging or in anywise appertaining including easements; and all the estate right, title, interest, claim or demand whatsoever of the said party of the first part either in law or in equity in possession or expectancy at, in and to the said premises and their hereditaments and appurtenances;

SUBJECT to the lien of the Indenture of Mortgage and pledge dated March 1, 1910 made by the party of the first part then Shults Bread Company to The People's Trust Company as Trustee to secure the payment of the principal of and the Interest on its Six per cent 30 year Gold Mortgage Bonds in the principal amount of Three Million Dollars ($3,000,000.) which the party of the second part hereby assumes and agrees to pay.

SUBJECT also to restrictive covenants and easements of record if any, unpaid taxes and all other liens of record if any;

TO HAVE AND TO HOLD all and singular the above granted premises unto the party of the second part its successors and assigns to its own proper use, benefit and behoof forever;

IN WITNESS WHEREOF said CONTINENTAL BAKING CO. INC., the party of the first part has caused these presents to be signed by its Vice-President and its corporate seal to be hereunto affixed and attested by its Secretary the day and year first above written.

ATTEST: BRAYTON CAMPBELL..SECRETARY (CORP.SEAL) CONTINENTAL BAKING CO..INC.,

BY HOYT HOLLAND..VICE-PRESIDENT.

NO STAMPS.

STATE OF NEW YORK COUNTY OF NEW YORK SS: BE IT REMEMBERED That on this 1st day of February 1934 before me a Notary Public in and for the County of New York, State of New York personally appeared BRAYTON CAMPBELL of the Borough of Manhattan, of the City of New York, State of New York who being by me duly sworn according to law on his oath/doth depose and make proof to my satisfaction that he is the Secretary of CONTINENTAL BAKING CO. INC., a corporation of the State of New York the grantor in the foregoing deed named; that he well knows the seal of said corporation; that the seal affixed to said deed is the corporate seal of said corporation and that it was so affixed in pursuance of a resolution of the Board of Directors of said corporation; that HOYT HOLLAND IS A Vice-President of the said corporation and that he saw the said Hoyt Holland as such Vice President, affix said seal thereto sign and deliver said deed and heard him declare that he signed, sealed and delivered the same as the voluntary act and deed of said corporation in pursuance of said resolution and that this deponent signed his name thereto at the same time as attesting witness.

SUBSCRIBED AND SWORN TO BEFORE ME BRAYTON CAMPBELL

THE DAY AND YEAR AFORESAID:

G.F. SNYDER. NOTARY PUBLIC (N.P.SEAL)

NOTARY PUBLIC KINGS CO.NO 12 Reg.No. 6024

CERT. FILED IN N.Y. CO. NO 132 Reg. No. 6-S-107

COMMISSION EXPIRES MARCH 30, 1936.

Witnesseth,That in consideration of One Dollar and other consideration lawful money of the United States,the said Grantors with general Warrant,do grant,bargain,sell ,release and convey unto the said Grantee his heirs and assigns forever.

All that parcel of land,together with the improvements upon the same,now known as 84 Logan Avenue ,Jersey City,in the County of Hudson,and State of New Jersey,and which on the Official Assessment Map of said City made in 1894 by L.D.Fowler,as then or as since amended,is known as Lot Forty-two in City Block Sixteen Hundred and seventeen and County Block Seven Hundred and Forty-eight,on the Northerly side of Logan Avenue between West Side & Wallis Avenue,and being twenty-five feet in ~~depth~~ width throughout and One hundred feet in depth throughout. Also known as lot Forty- two in Block A on Map of A.R.Corbin and others filed January 2,1874,

Being the same premises conveyed to to said Berardis by the Executors &c,of Frank A.Wilkinson by deed dated October 23,1907 and duly recorded &c.

Subject to two mortgages upon said property held by Foster & McMaster upon which there is due Thirteen Hundred and Ninety dollars balance as April 1.1910-

To have and to hold said premises with the appurtenances unto the grantee his heirs and assigns forever. The said Grantors Covena-nt (1) That they will Warrant generally the property hereby conveyed (2) That they are lawfully seized of the same,(3) That they have the right to convey the same to the grantee (4) That they will execute such further assurance of the same as may be re-quisite; and (5) That the grantee shall have quiet possession of the same,free of encumbrance, except as aforesaid.

In Witness Whereof the said grantors have hereunto set their hands and seals upon the date first above written.

Antonio Berardi (SEal)

Signed,sealed and delivered in the presence of

Filomena Berardi (SEal)

T.R.Armstrong

STATE OF NEW JERSEY

COUNTY OF HUDSON. SS BE IT REMEMBERED, That on this Twenty-fourth day of March,in the year One thousand Nine Hundred and Ten, before me, the subscriber,personally appeared Antonio Berardi & Filomena Berardi, his wife, who,I am satisfied are the grantors named in the within Deed,to whom I first made known the contents thereof,and thereupon they ack-nowledged that they signed,sealed and delivered the same as their voluntary act and deed, And the said Filomena Berardi, being by me privately examined separate and apart from her said husband, further acknowledged that she signed,sealed and delivered the same as her voluntary act and deed,Freely,without any fear,threats or compulsion of her said husband,

Thomas R.Armstrong Master in Chancery of New Jersey.

Rec'd in the Office & Recorded March 30th 1910 @ 10'05 A.M.NO 2201.

11

Block 1860 Lot 42

JOHN SCHMALZ

TO

SHULTZ BREAD CO'

DEED DATED

MARCH 23rd 1910

THIS INDENTURE,Made the Twenty-third day of march in the year One Thousand Nine hundred and Ten. Between John Schmalz (widower) of the City of Hoboken,in the County of Hudson and State of New-

Jersey,party of the first part, and The Shultz Bread Company,a corporation of the State of,New York, party of the second part.

Witnesseth,That the said party of he first part,for and in consideration of the sum of Five HUndred and Sixteen Thousand Six Hundred and Fourteen dollars and Thirty-two cents lawful money of the United States of America,to him in hand paid by the said party of the second part, at or before the ensealing and delivery of these presents,the receipt whereof is hereby acknowledged,and the said party of the second part,its successors forever released and discharged from the same by these presents has granted,bargained,sold,aliened,remised,released,conveyed and confirmed and by these presents does grant,bargain,sell,alien, remise,release,convey and confirm unto the said party of the second part,and to its successors and assigns forever.

All those certain lots tracts or parcels of land,with the buildings and improvements thereon erected ,situate,lying a-nd being in the City of Hoboken,in the County of HUdson and State of New Jersey; Beginning at a point formed by the intersection of the southerly side of Eighth Street,with the westerly side of Clinton Street, and running thence southerly along the westerly side of Clinton Street Two hundred (200) feet to a point, thence westerly parallel with Eighth Street One hundred (100) feet to a point;thence southerly and parallel with Clinton Street One hundred and one and eighty-five one hundredths (101.85) feet to a point in the line of land conveyed by The Hoboken Land and Improvement Company to Adolph Rudnitz and George S.POllitz by deed dated July 18,1901, thence Westerly along the line of land conveyed as aforesaid,One hundred (100) feet to the easterly line of Grand Street and thence Northerly and along the ~~westerly~~ easterly line of Grand Street three hundred and one and eighty-five one hundredths (301,85) feet to the southerly line of Eighth Street and thence easterly and along the southerly line of Eighth Street Two hundred (200) feet to the point or place of beginning;

Together with all the right,title and interest of the party of the first part of,in and to that part of Eighth and Clinton Streets lying in front of and adjoining said premises to the center line thereof.

Subject,however,th the following four certain mortgages ; 1. To a mortgage for Sixty-two thousand dollars,made by John Schmalz and wife to The Hudson Trust and Savings INstitution (now Hudson Trust Company) dated May first,1899,and recorded in the HUdson County Register's office in Book 403 of Mortgages for said County page 632,upon which there is due the principal sum of Eighteen thousand dollars,with interest from July first, 1910. 2. To a mortgage for Ninety-six thousand dollars,made by John Schmalz to HUdson TRust Company,dated December Twentieth,1909,and recorded in the Hudson County Register's office in book 683 of Mortgages for said County page 487,upon which there is due the principal sum of Ninety-six thousand dollars with Interest from December Twentieth,1909.

3. To a Mortgage made by John Schmalz to Hudson Trust Company to secure a promissory note of One Hundred and fifteen thousand dollars,dated March Twenty-second,1910.upon which there is due the principal sum of One hundred and fifteen thousand dollars,with

interest from March twenty-second, 1910, and 4. To a Mortgage for thirty-six thousand dollars made by John Schmalz to William Schmalz dated March Twenty-third ,1910, upon which there is due the principal sum of Thirty-six thousand dollars with interest from date.

Said three first mentioned mortgages to the Hudson TRust Company being liens to said forth mortgage last above mentioned to said William Schmalz.

Together with all and singular the tenements,hereditaments and appurtenances thereunto belonging or in anywise appertaining and he reversion and reversions,remainder and remainders,rents,issues and profits thereof,

And also, all the state,right,title,interest, property,possession,claim and demand whatsoever as well in law as in equity,of the said party of the first part,of,in or to the above described premises and every part and parcel thereof, with the appurtenances.

To have and to hold,all and singular the above mentioned and described premises,together with the appurtenances,unto the said party of the second part,its successors and assigns,to their own proper use,benefit and behoof forever.

And the said party of the first part for himself his heirs,executors and administrators,do covenant, grant, and agree to and with the said party of the second part,its successors and assigns,that the said John Schmalz at the time of the sealing and delivery of these presents,is lawfully seized in his own right of a good absolute and indefeasible estate of inheritance in fee simple,of and in all and singular the above granted,bargained and described premises,with the appurtenances,and has good right full power and lawful authority to grant,bargain,sell and convey the same in manner and form aforesaid. And that the said party of the second part,its successors and assigns,shall and may at all times hereafter,peaceably and quietly have ,hold,use,occupy,possess and enjoy the abovegranted premises and every part and parcel thereof, with the appurtenances,without any let,suit,trouble, molestation,eviction or disturbance,of the said party of the first part,his heirs or assigns,or of any other person or persons lawfully claiming or to claim the same.

And that the same now are free,clear discharged and unincumbered of and from all former and other grants,titles,charges,estates,judgments,taxes,assessments and encumbrances of what nature or kind soever, EXcept the mortgages aforesaid.

And also that the said party of the first part,and his heirs and all and every person or persons whomsoever lawfully or equitably deriving any estate,right,title,or interest,of,in or to the hereinbefore granted premises,by,from under or in trust for them,shall and will at any time or times hereafter upon the reasonable request and at the proper costs and charges in the law,of the said party of the second part,its successors and assigns,make,do and execute,or cause or procure to be made,done or executed,all and every such further and other lawful and reasonable acts,conveyances and assurances in the law for the batter and more effectually vesting and confirming the premises,hereby intended to be granted in and to the said party of the second part,its successors and assigns forever,as by the said party of the second part,its successors or assigns or their counsel learned in the law, shall be reasonably devised,advised or required.

And the said party of the first part,his heirs the above described and hereby granted and released premises ,and every part and parcel thereof, with the appurtenances,unto the said party of

JOHN SCHMALZ'S SONS BAKERY

the second part,its successors and assigns,against the said party of the first part,and his heirs and against all and every person and persons,whomsoever ,lawfully claiming or to claim the same,shall and will Warrant and by these presents forever defend, except as to the mortgages aforesaid.

In Witness Whereof,The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed,sealed and Delivered John Schmalz (SEal)

in the presence of
William S.Stuhr

STATE OF NEW JERSEY

HUDSON COUNTY. SS BE IT REMEMBERED, That on this Twenty-third day of March,in the year One thousand Nine Hundred and Ten, before me, William S.Stuhr, one of the Masters in Chancery of New Jersey,personally appeared John Schmalz (widower) who,I am satisfied is the grantor in the within INdenture named,and I having first made known to him the contents thereof, he did thereupon acknowledge that he signed,sealed and delivered the same as his voluntary act and deed,for the uses and purposes therein expressed,

William S.Stuhr Master in Chancery of New Jersey.

Rec'd in the Office & Recorded March 30th 1910 @ 10'09 A.M.NO 2202.

GIUSEPPE DE PIERRO ET UX. DEED DATED

TO OCT'R 15th 1907

UNITED MERCHANTS REAL ESTATE CO'

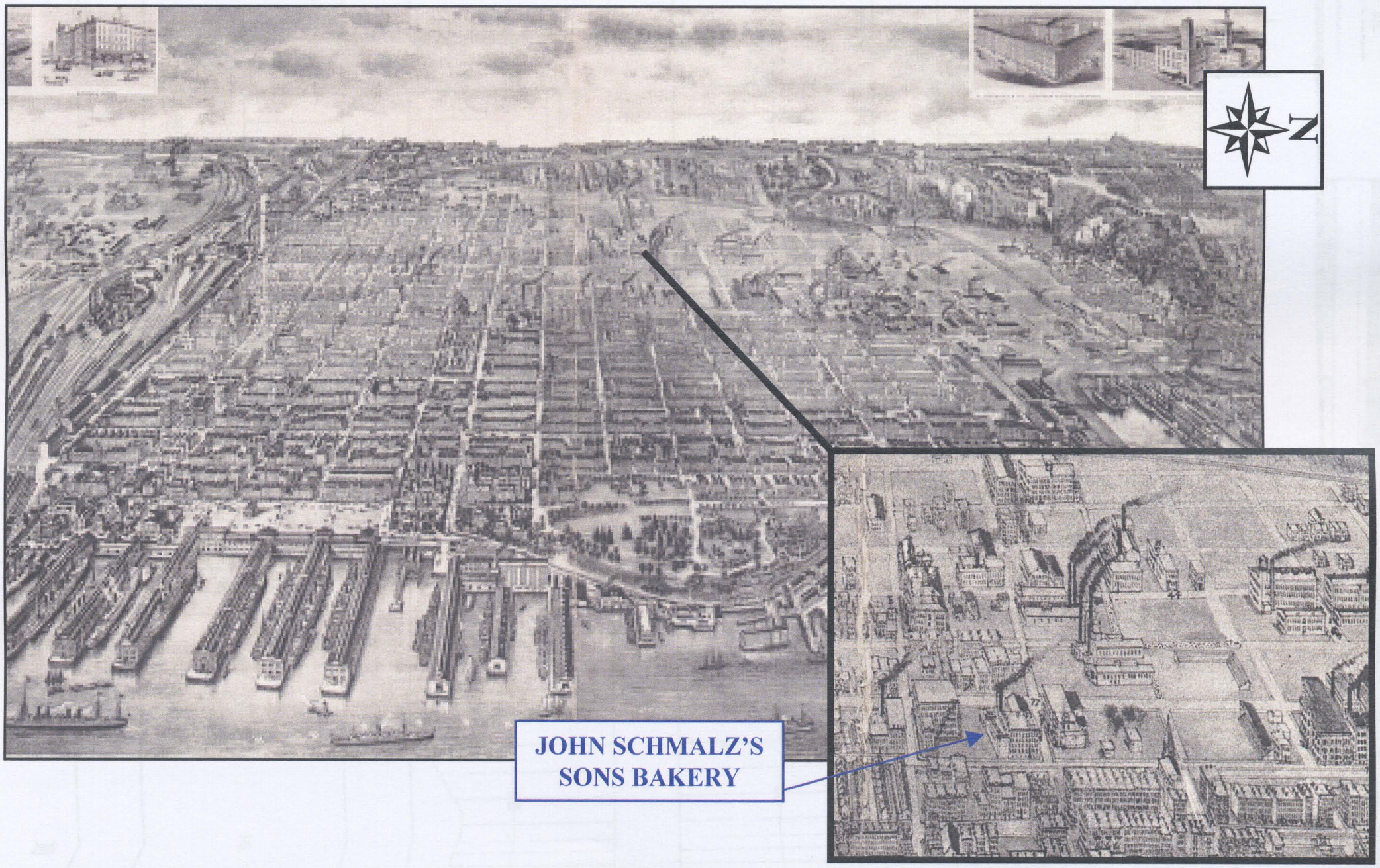
THIS INDENTURE, Made the Fifteenth day of October,in the year of our Lord One thousand NIne Hundred and Seven.

Block 2066 Lot 1 & 2 Compared with L. Pk. Book 5

Also recorded in book 1004 of deeds at P 53

Between Giuseppe De Pierro and Giovanna De Pierro,his wife, of the Town of West Hoboken in the County of Hudson and State of New Jersey of the first part; And United Merchants Real Estate Company, a body Corporate of the State of New Jersey party of the second part; Witnesseth,That the said party of the first part,for and in consideration of One Dollar ($1.) and other good and valuable consideration lawful money of the United States of America,to us in hand well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents,the receipt whereof is hereby acknowledged,and the said party of the first part being therewith fully satisfied,contented and paid have given, granted,bargained,sold,aliened,released,enfeoffed,conveyed and confirmed and by these presents do give,grant,bargain,sell,alien,release,enfeoff, convey and confirm unto the said party of the second part,its successors and assigns,forever. All that certain lot tract or parcel of land and premises,hereinafter particularly described,situate,lying and being in the Town of West Hoboken,in the County of HUdson and State of New Jersey, Commencing at a point on the easterly side of line of Clinton Avenue,One hundred (100) feet north fom the northeast corner of Clinton Avenue, and Angelique Street,and running thence east or nearly so and parallel with Angelique

1904 Hughes and Baley *City of Hoboken*
715 Grand Street, Hoboken, Hudson County, New Jersey



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Year EDR Research Associate

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28

MONROE STREET

88

94

MADISON STREET

89

95

21

JEFFERSON

90

96

ADAMS

EIGHTH

91

NINTH

14

GRAND

18

28

22

STREET

STREET

94

98

STREET

STREET

95

99

26

STREET

96

100

STREET

149

TENTH

150

ELEVENTH

17

STREET

16

SCALE 1 INCH = 50 FEET.

SCALE OF METRES.

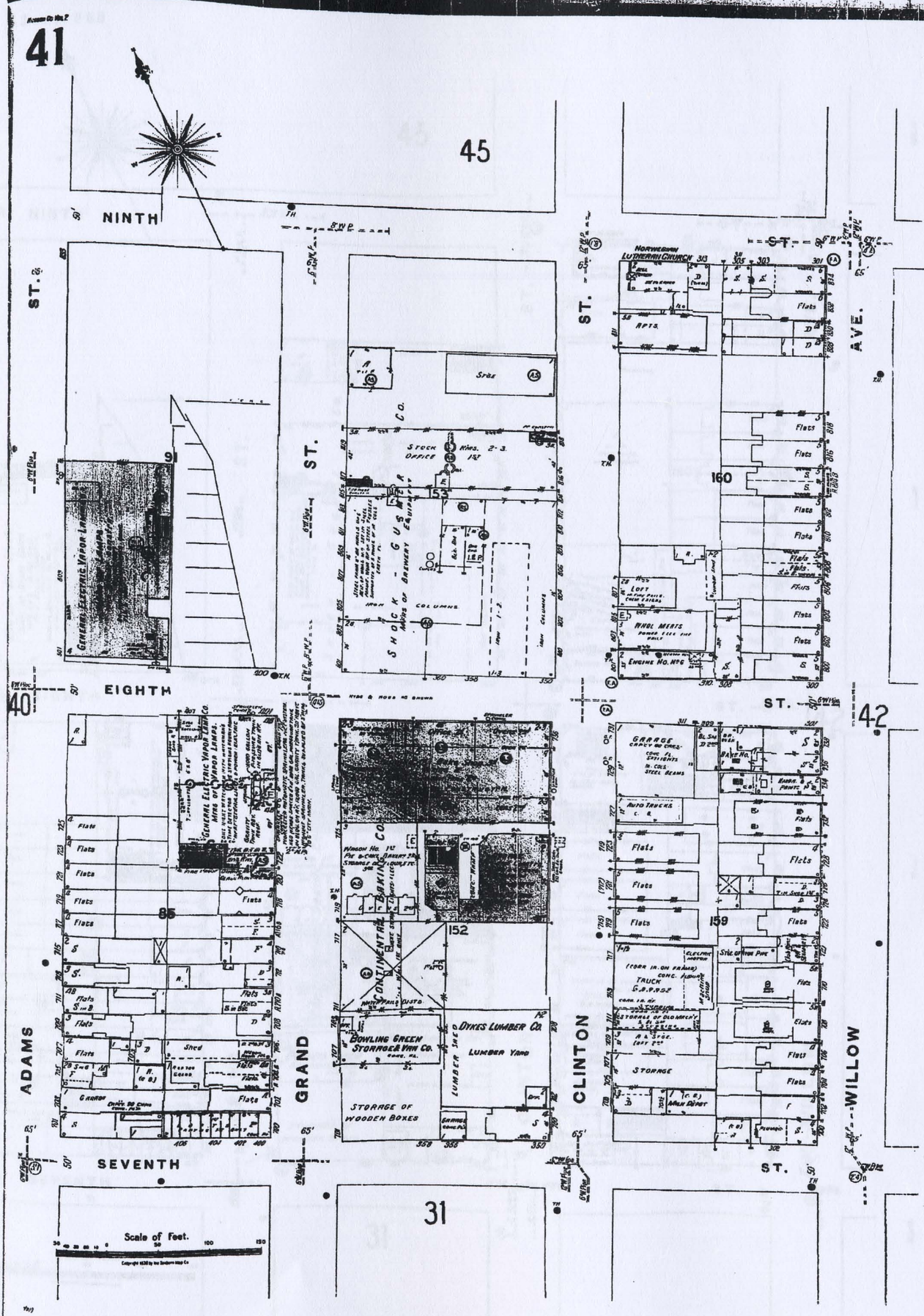
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Hennepin Co. Vol. 2

41

13 . . . 023

45

NINTH

ST.

ST.

AVE.

ST.

EIGHTH

40

42

ADAMS

GRAND

CLINTON

WILLOW

SEVENTH

31

ST.

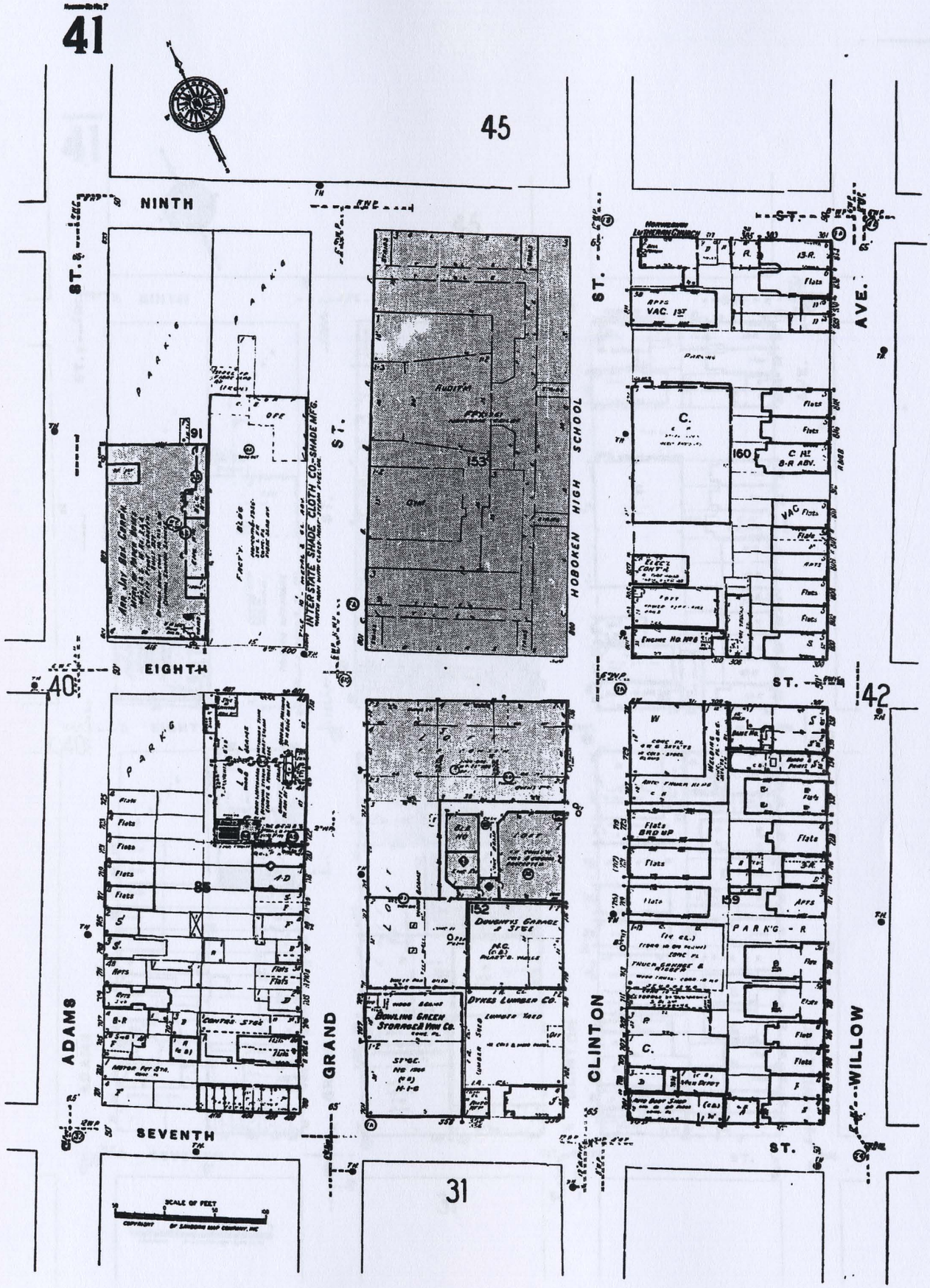
Scale of Feet.

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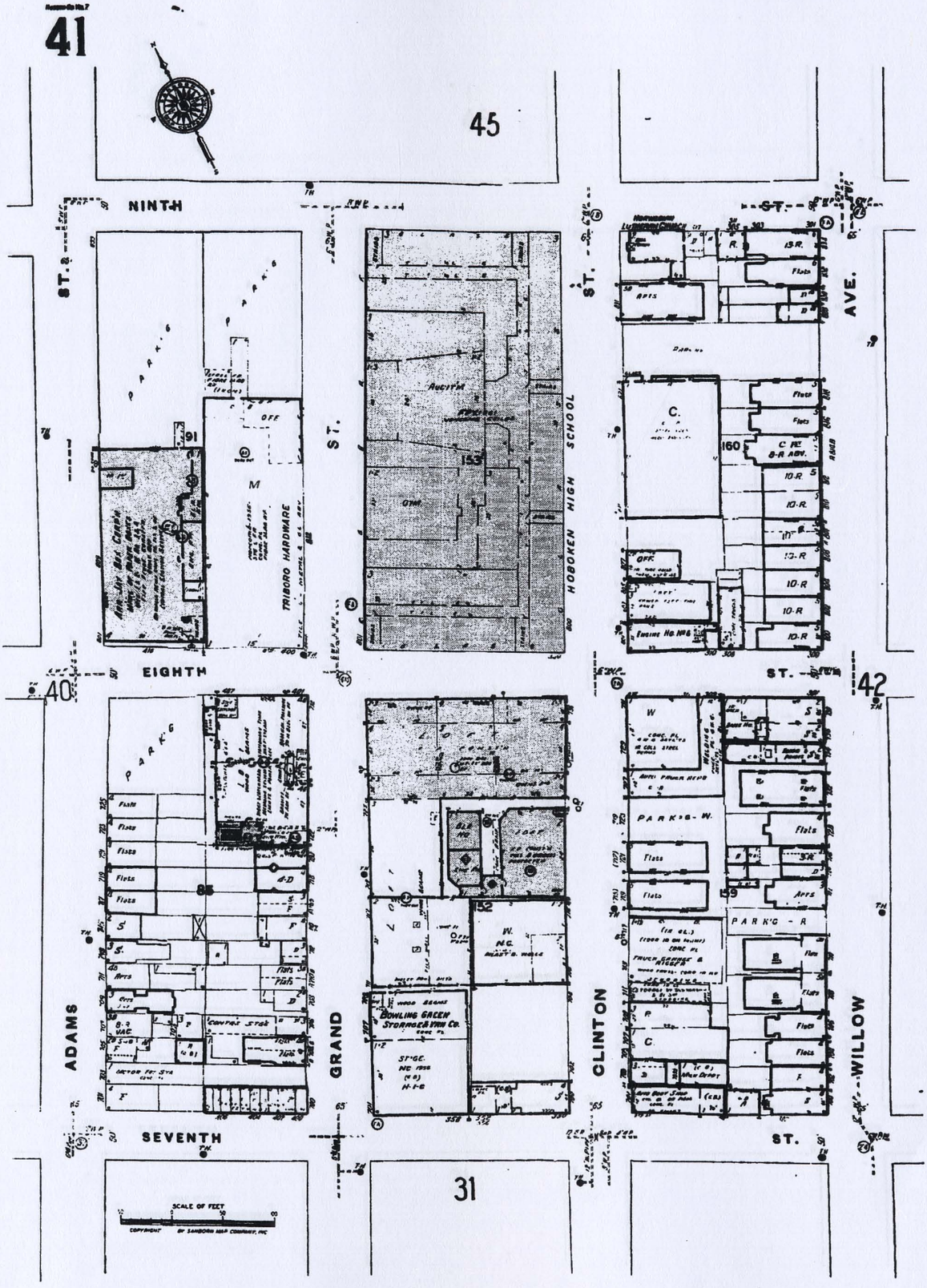


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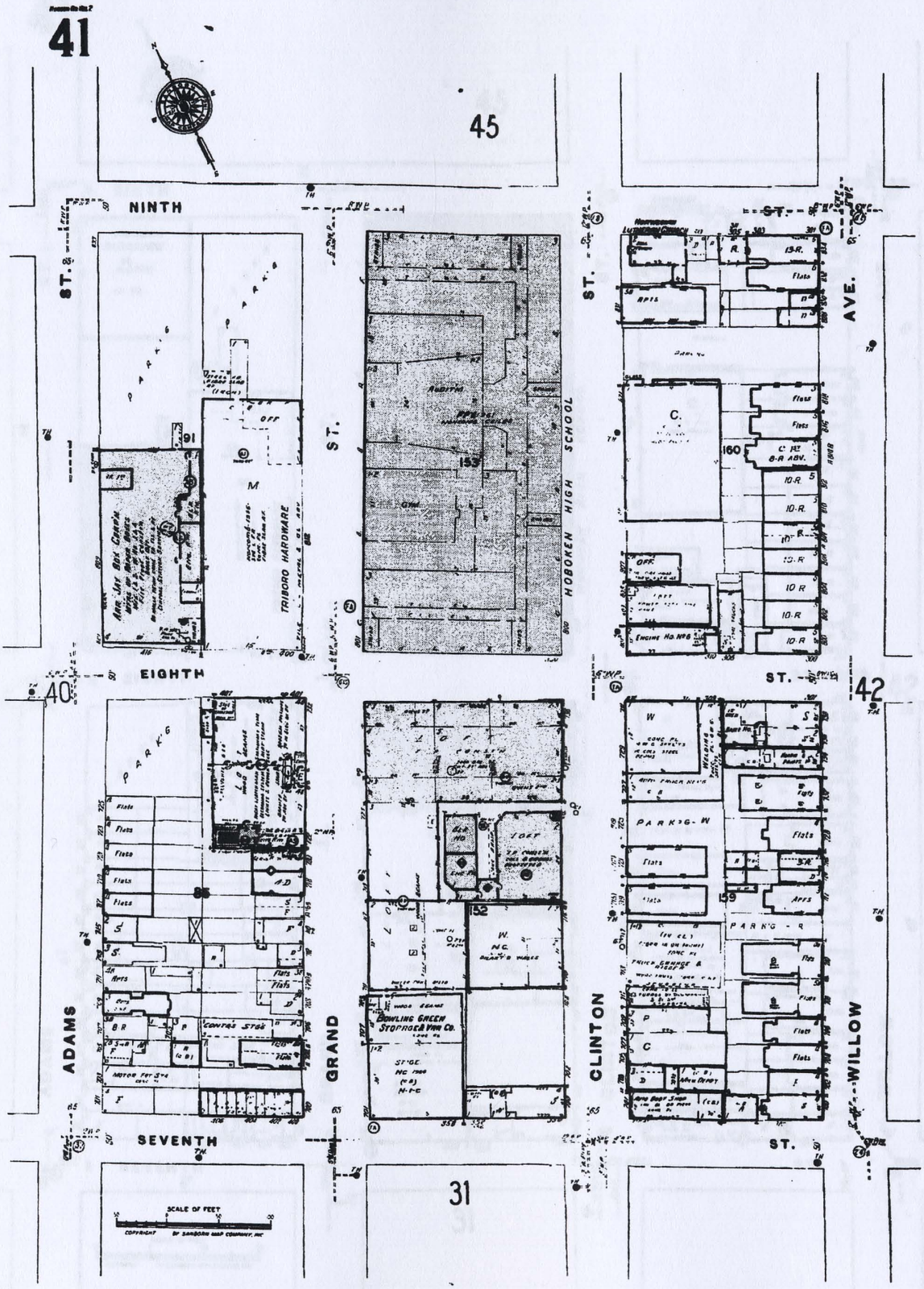
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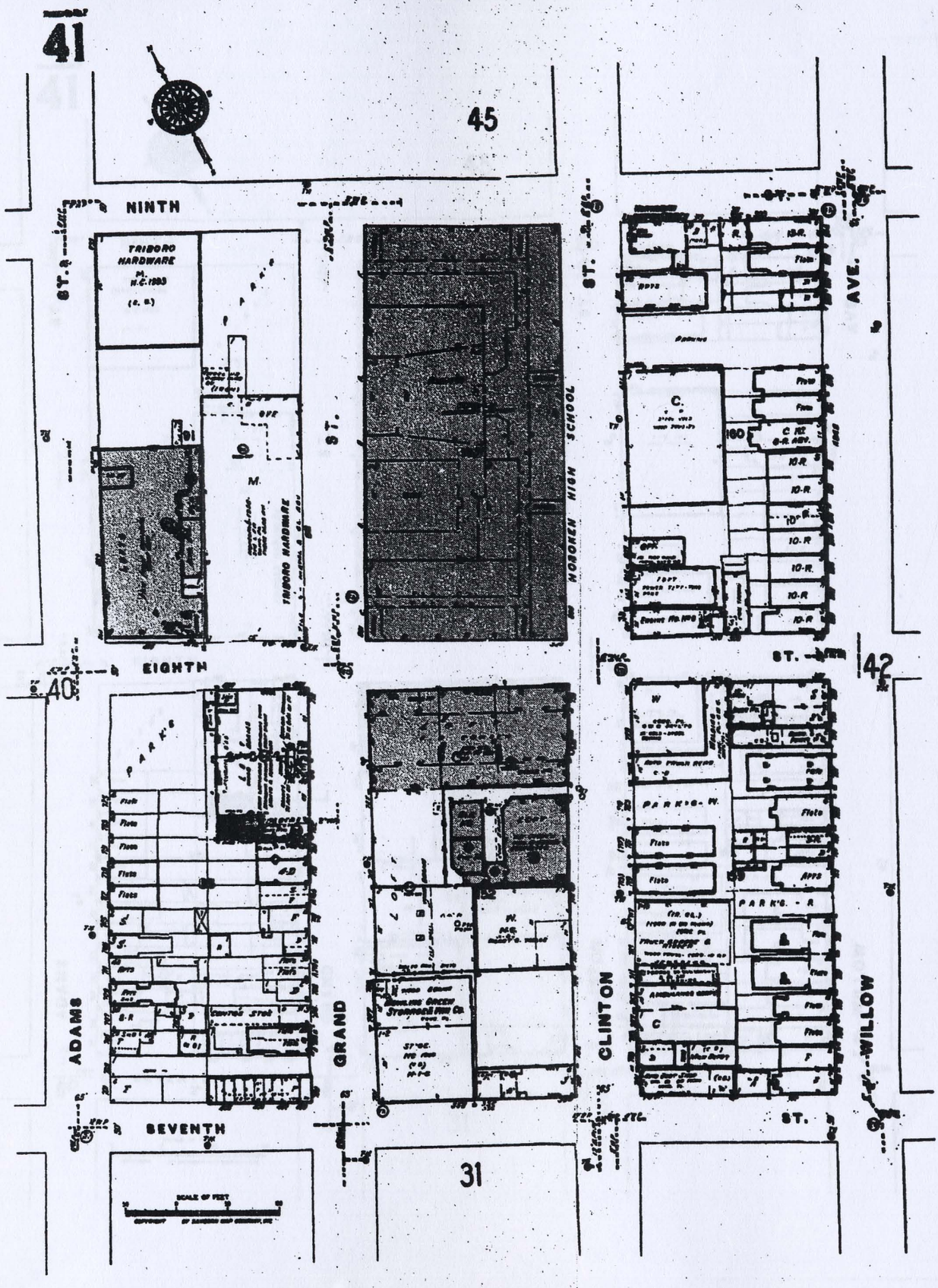
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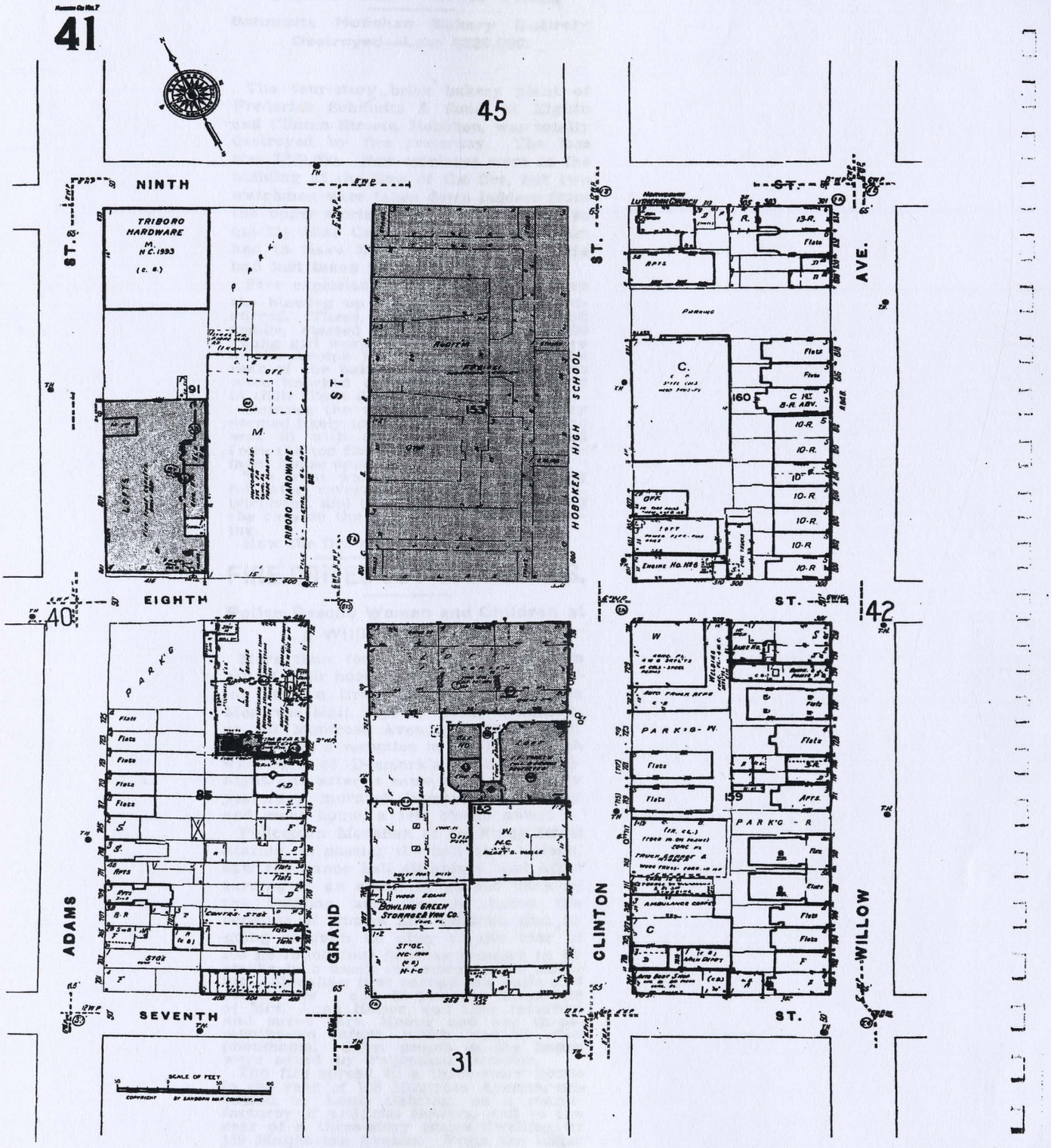
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$3,000 LEFT IN A FIRE.
New York Times (1857-Current file); Jan 31, 1909; ProQuest Historical Newspapers The New York Times (1851 - 2003)
pg. 5

$3,000 LEFT IN A FIRE

Schmultz Hoboken Bakery Entirely Destroyed—Loss $225,000.

The four-story brick bakery plant of Frederick Schmultz & Sons, at Eighth and Clinton Streets, Hoboken, was totally destroyed by fire yesterday. The loss was $225,000. Few employes were in the building at the time of the fire, but two watchmen were taken down ladders from the upper stories. The flames spread so quickly that Cashier Reynold Henergart had to leave $3,000 in bills behind. He had just taken them from the safe.

Five explosions, supposed to have been the blowing up of overheated ovens, occurred. These, with the flames and smoke, started a panic among the 200 young girl workers in the leather factory of the Adolph Raudnicz Company at the rear of the bakery. Several of the girls were knocked down and trampled upon in their flight downstairs to the street.

Because the front wall of the factory seemed likely to fall, Mrs. G. Hitzler, who was ill with appendicitis, was carried from the top floor of the five-story apartment house opposite.

The front wall of the burning building fell later, carrying away many telegraph, telephone, and trolley wires, and blocking the cars on the lines that pass the building.

How the fire started is unknown.

FIRE DRIVES OUT 40 FAMILIES.

Police Rescue Women and Children at a Williamsburg Blaze.

More than forty families were driven out of their homes early yesterday morning after a fire was discovered in the Montrose Hall, kept by Henry Denmark, at 105 Montrose Avenue, Williamsburg. There was a reception in the hall, which was back of Denmark's saloon, Friday night, and after it came to a close early yesterday morning Denmark closed up and went home, a few blocks away.

Policeman Monahan of the Stagg Street Station, in passing the hall at 3 o'clock, saw the dance hall all ablaze, and after turning in an alarm he rushed back to the building and then he heard the screams of women and children, and by going through an alley to the rear of 103 he found four families hemmed in by smoke in a small two-story frame building. Monahan first carried out Julia and Jessie, the 7 and 13 year-old daughters of Mrs. Anna Kelser, and then returned and saved Mrs. Kelser and her three-months-old infant, which was ill with pneumonia. Other people in the house were saved by Policeman Bressler.

The fire spread to a three-story house in the rear of 105 Montrose Avenue, occupied by Louis Gehring, as a manufacturer of artificial flowers, and to the rear of a three-story frame dwelling at 139 Manhattan Avenue. From the latter house Harry Glanz and his sick wife were saved. As the wind drove the flames toward a row of frame dwellings on the Meserole Street side of the block all of the residents of the block were ordered out. The buildings were not damaged, however, and the total loss was $10,000.

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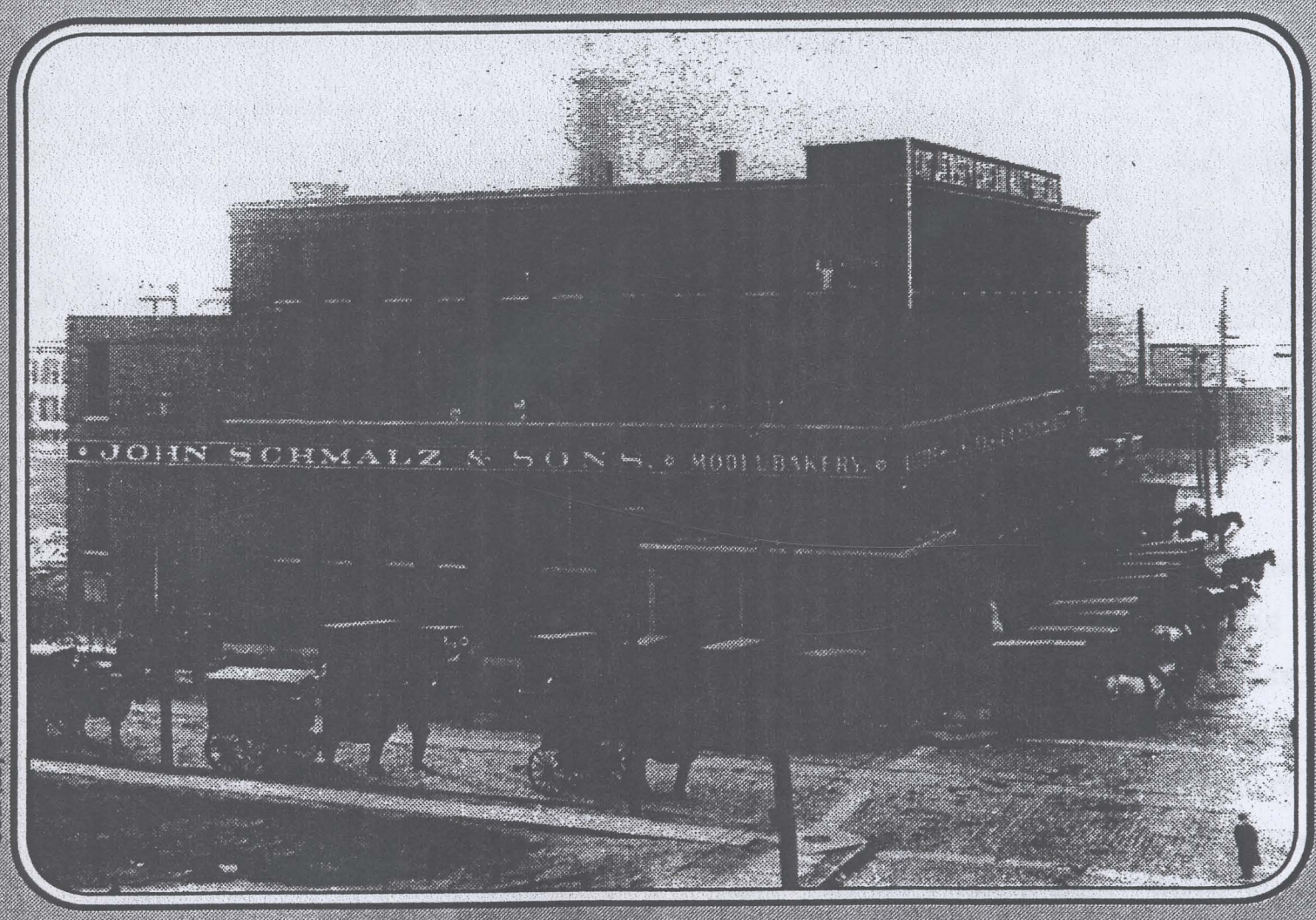
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THE MAGAZINE OF THE HOBOKEN HISTORICAL MUSEUM

HOBOKEN HISTORY

IN THIS ISSUE:

LETTER FROM THE CHAIRMAN OF THE BOARD • JERSEY CREAM MALT BREAD
HOBOKEN & THE HAMMOND • HOBOKEN THEN...& HOBOKEN NOW
FINNERTY'S MEMORIES: ON A CLEAR DAY

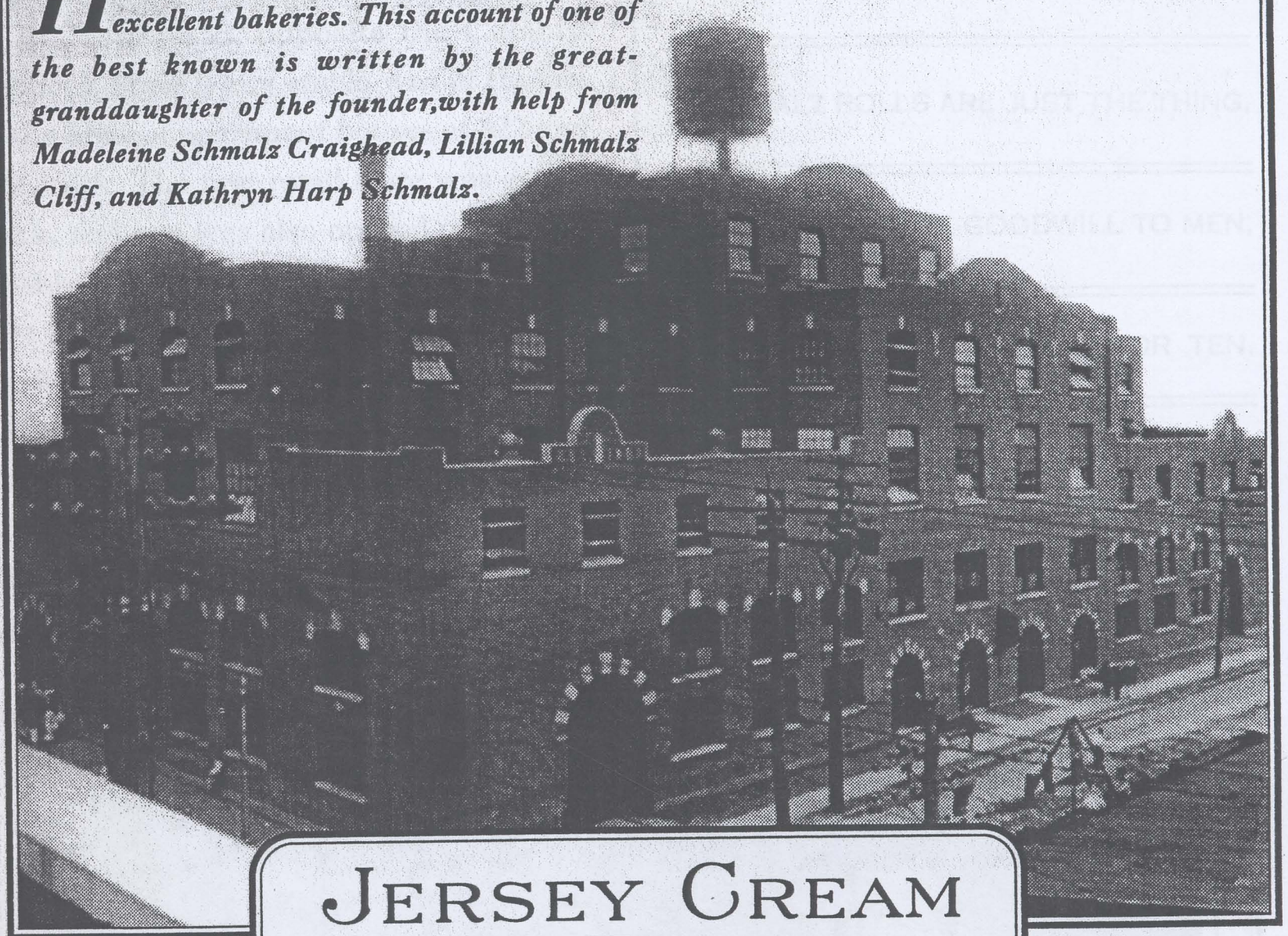


Courtesy of Nan Nerp Schmalz Nelson

John Schmalz and Sons Model Bakery
See story on page 2

Issue No. 16 - 1996

Hoboken has always had, and still has, excellent bakeries. This account of one of the best known is written by the great-granddaughter of the founder,with help from Madeleine Schmalz Craighead, Lillian Schmalz Cliff, and Kathryn Harp Schmalz.



Photos courtesy of Nan Harp Schmalz Nelson.

The Schmalz Bakery on Eighth and Clinton as it was rebuilt after the fire of 1909.

Jersey Cream Malt Bread

by Nan Harp Schmalz Nelson

The Schmalz Bakery of Hoboken was founded by John Schmalz, who was born in Neider Bessingen, Germany, on June 4, 1840. At the age of 25, emigrating to the USA, he first went to London, where he married Elizabeth Renker. The couple then left England for America.

Like so many immigrants of those days, their only possession on arriving was a suitcase of clothes. Nevertheless, they started the Schmalz Bakery in that same year, 1865, producing a general line of bread and rolls. The Hoboken City Directory for 1865 contains the entry "John Schmalz, baker, Meadow St."

The name of Meadow Street was later changed to Park Avenue, and the family

lived in the large brownstone at 531 Park. (That's the house that has a mulberry tree in its front yard, opposite the Calabro School.) Their livery stable was at the site of the present apartment houses at 622 and 624 Park. The first retail store was at 525 Park, and one was also opened uptown on Washington Street.

At first the bakery was in the rear of the Park Avenue brownstone, but, as the business thrived, a large bakery was built at Eighth and Clinton. A large sign on the building exhorted the public to EAT JERSEY CREAM MALT BREAD. Later on, most of the business was wholesale, an

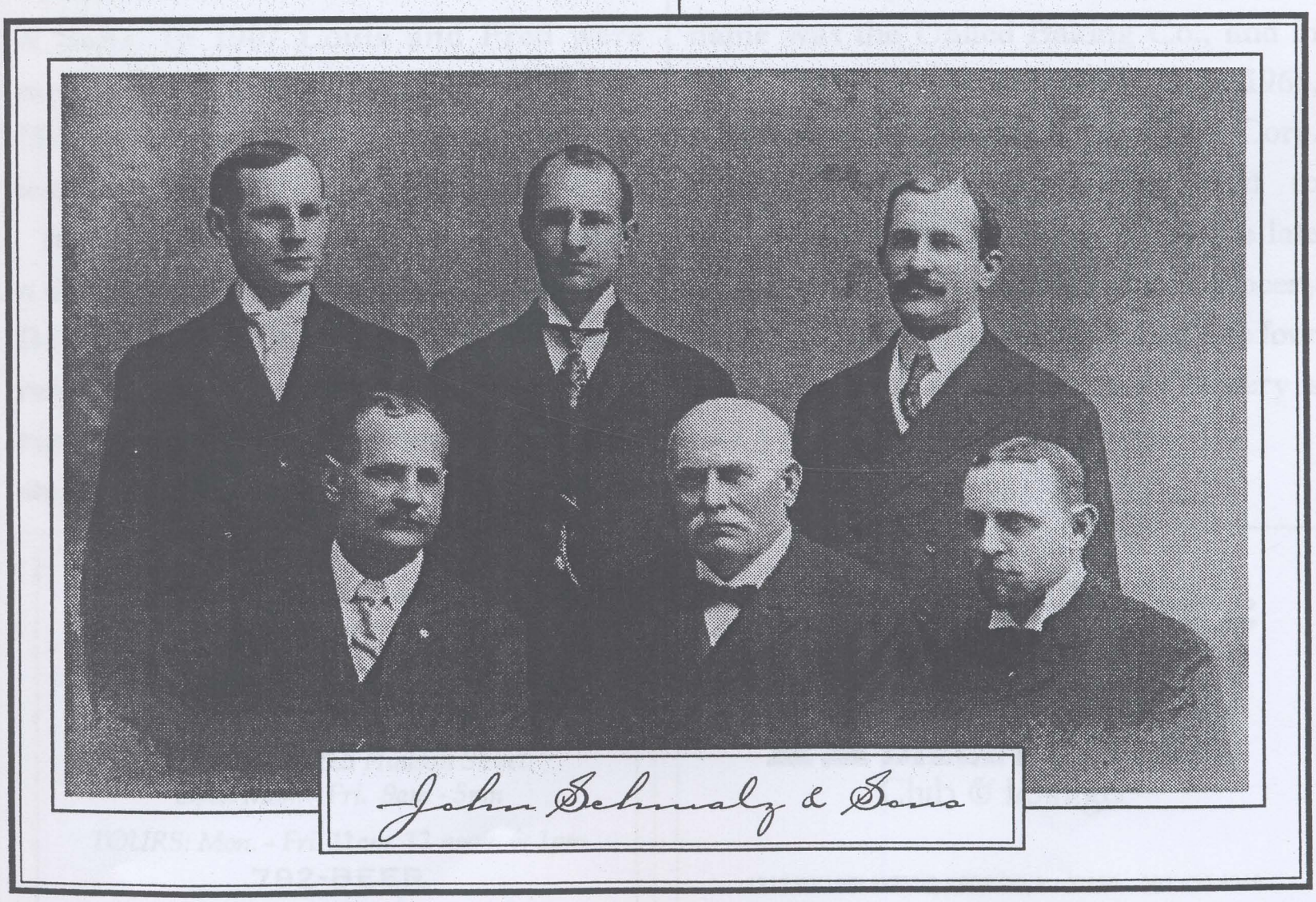
HARK THE HEAVENLY ANGELS SING,

SCHMALZ ROLLS ARE JUST THE THING.

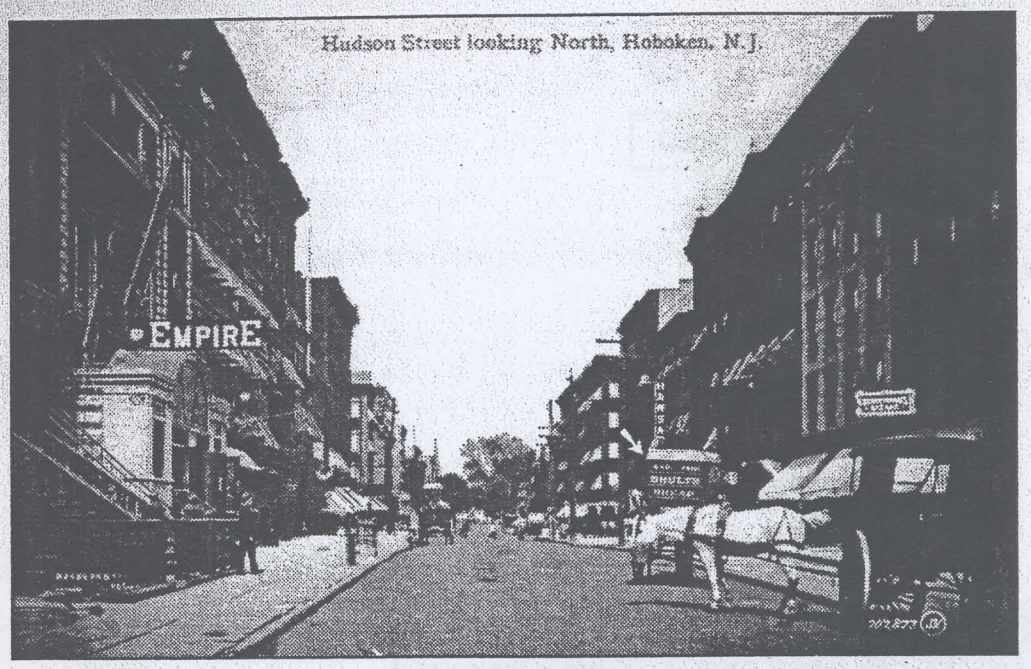
PEACE ON EARTH, GOODWILL TO MEN,

SIX FOR FIVE OR TWELVE FOR TEN.

Excerpt from Just a Minute,
a Schmalz Bakery advertising booklet
printed in December 1905.



John Schmalz and his five sons. Left to right: top row, Henry, Edward, William; bottom, Louis, John, Frederick.



A horse-drawn Shults Bread delivery wagon is visible in this postcard of Hudson Street. Circa 1909. (Postcard courtesy of Leonard Luizzi, Sr.)

important part being the sale of baked goods to the Holland-America shipping line. Eventually all five of John's sons entered the company and it was renamed John Schmalz & Sons. In 1907 Louis and Fred were managers, William dealt with finances, Henry was the chemist, and Edward the veterinarian.

In the winter of 1909, probably in February, a disastrous fire swept the bakery building. Because of John Schmalz's stubborn refusal, there was no insurance. But the good reputation of the family stood them in good stead. All the other bakeries helped with the orders; and the bank gave them a loan to rebuild without collateral. They rebuilt in the same place, and meanwhile turned the first floor of 531 Park into an office.

After the fire, my grandfather, Louis, became the Chief Financial Officer. When John, the founding father, died, in 1917, the company was renamed John Schmalz's Sons.

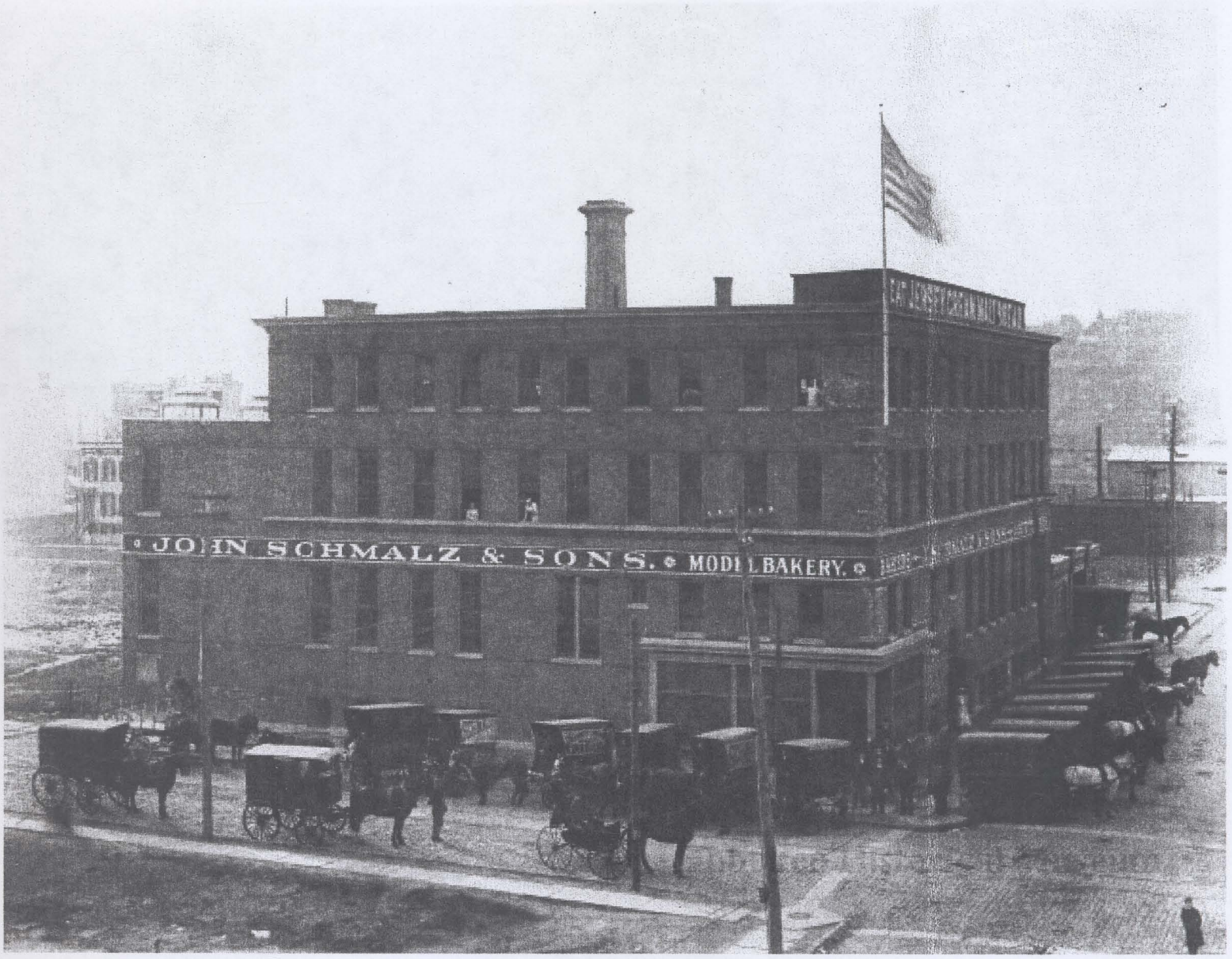
Within a few years, changes began to take place. First there was a merger which gave the Schmalz Bakery a new name: the Shults Bread Co. Then after another merger, the name was the United Baking Co., and in 1921, the Continental Baking Co. In 1966, Continental became part of the ITT Corp. The bakery building was used to manufacture Wonder Bread until the late 1950s but is now used for wholesale grocery storage; 531 Park Avenue is divided into four condominiums, and the Schmalz Bakery is just a part of Hoboken's history.

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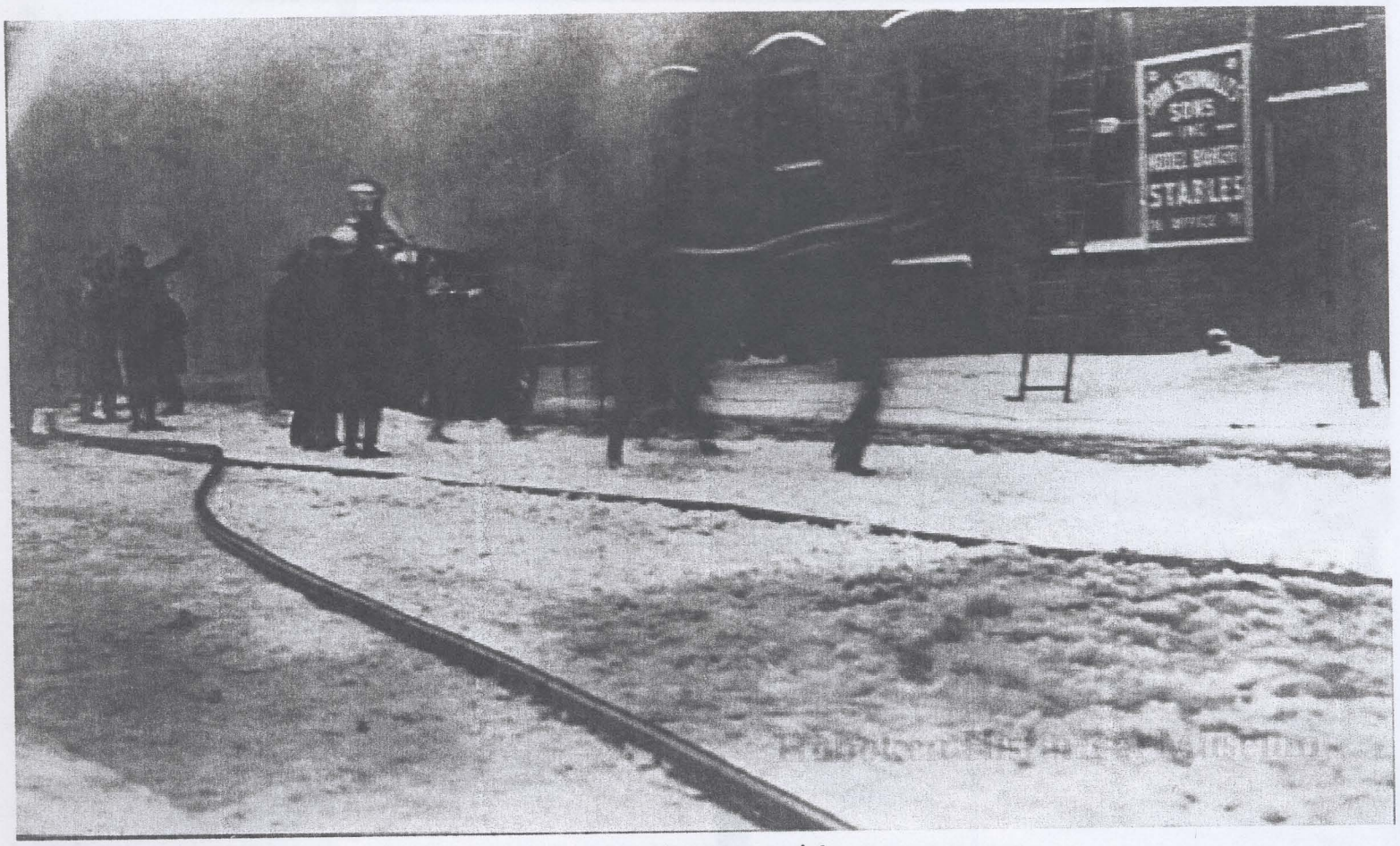
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