

John S. Hogan  
Bergen County Clerk



Bergen County Clerk  
One Bergen County Plaza  
Hackensack, NJ 07601  
(201) 336-7000  
www.bergencountyclerk.org/



INSTRUMENT# 2025079419

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RECORDED DATE: 11/21/2025

Document Type: NOTICE/SETTLEMENT

Transaction #: 2121150

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Operator Id: ERECORD

RETURN TO:  
190 Main St Ste 305  
Hackensack, NJ 07601-7315

SUBMITTED BY:

SIMPLIFILE

4844 North 300 West, Suite 202

PROVO ,UT 84604

PRIMARY NAME

SECONDARY NAME

90 PROSPECT OFFICES LLC

3P PROSPECT LLC

ADDITIONAL PRIMARY NAMES

ADDITIONAL SECONDARY NAMES

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE: 01/01/1900

INSTRUMENT#: 2025079419

MUNICIPALITY: HACKENSACK

Recorded Date: 11/21/2025

LOT: 1.01

I hereby CERTIFY that this document is recorded  
in the Clerk's Office in Bergen County, New  
Jersey.

BLOCK: 237



FEES/ TAXES:

RECORDING FEE \$10.00

STATE RECORDING FEE \$5.00

COUNTY RECORDING FEE \$5.00

NPNR \$0.00

Basic County \$0.00

Basic State \$0.00

PHPF \$0.00

Extra-Aide \$0.00

Gen-Purpose \$0.00

Mansion-Tax \$0.00

Total: \$20.00

Recording Fees: \$20.00  
Realty Transfer Tax Fees: \$0.00  
Consideration: \$ 0.00

  
John S. Hogan  
Bergen County Clerk

## OFFICIAL RECORDING COVER PAGE

Page 1 of 4

## PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.  
V12.24.21

**Seller:** (name and address)  
90 Prospect Offices LLC  
90 Prospect Avenue, Units 1A, 1B, 1E, 1F, 1G,  
Hackensack, NJ 07601

**Purchaser/Mortgagor:** (name and address)  
3P Prospect LLC  
90 Prospect Avenue, Units 1A, 1B, 1E, 1F, 1G,  
Hackensack, NJ 07601

MSQ-19395

**NOTICE OF  
REAL ESTATE SETTLEMENT**

NOTICE is hereby given of a contract of sale between the parties hereto.

THE lands to be affected are described as follows:

All those certain tracts or parcels of land and premises situate lying and being in the City of Hackensack of the Bergen County, State of New Jersey, commonly known as:

**90 Prospect Avenue, Units 1A, 1B, 1E, 1F, 1G, Hackensack, NJ 07601**

Also known as Lot 1.01 C001A, C001B, C001E, C001F, C001G in Block 237 on the tax map of the City of Hackensack.

And more particularly described as follows:

See attached Exhibit "A".

BY: Dominick DeCarlo  
Dominick DeCarlo  
President of  
Main Street Title & Settlement  
Services, LLC

State of New Jersey, County of Bergen

I CERTIFY that on November 6, 2025, Dominick DeCarlo, President of Main Street Title & Settlement Services, LLC, personally came before me and acknowledged, under oath, to my satisfaction, that this person (or if more than one, each person) (a) is named in and personally signed this document; and (b) signed, sealed and delivered this document as his or her act and deed.

Randy Bloomberg  
Notary Public of New Jersey

Randy Bloomberg  
Notary Public of NJ  
Commission #50047961  
Expires 10/18/2026

Record and return to:

Main Street Title & Settlement Services, LLC  
60 Court Street  
Suite 1  
Hackensack, NJ 07601

\*This form must be executed by a party or legal representative. If the notice is executed by anyone other than an Attorney at Law of New Jersey, it must be executed and acknowledged or proved in the same manner as a deed.

**EXHIBIT A****Property 1**

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Hackensack, County of Bergen, and State of New Jersey and is bounded and described as follows:

BEING known and designated as Unit No. 1A, Parking Space 1, 2, 3, 4, 5, 6, 7, 8, 20, 34, 35, 36, 37, 38, 39, 40, 41, 42, 44; Garage Space 4, 43, situated in Frontenac Condominium, a condominium, together with 2.44003% undivided interest in the Common Elements of said Condominium in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the Master Deed, which was dated 07/08/2005 and recorded 07/22/2005 in the Office of the Clerk of Bergen County in Deed Book 8848, Page 56, as amended in Deed Book 9015, Page 324; Deed Book V2488, Page 517; Deed Book V2508, Page 1077; Deed Book V5239, Page 1258; Deed Book V5290, Page 68; Deed Book V5296, Page 668; Deed Book V5312, Page 175; Deed Book V5340, Page 745; Deed Book V5341, Page 104; Deed Book V5449, Page 302; Deed Book V5449, Page 338; and Deed Book V5465, Page 1198, as the same may now or hereafter be lawfully amended.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 1.01, Qualifier C001A,in Tax Block 237, on the Official Tax Map of the City of Hackensack.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 90 Prospect Avenue, Unit 1A, Hackensack, New Jersey 07601.

**Property 2**

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Hackensack, County of Bergen, and State of New Jersey and is bounded and described as follows:

BEING known and designated as Unit No. 1B, situated in Frontenac Condominium, a condominium, together with 1.69598% undivided interest in the Common Elements of said Condominium in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the Master Deed, which was dated 07/08/2005 and recorded 07/22/2005 in the Office of the Clerk of Bergen County in Deed Book 8848, Page 56, as amended in Deed Book 9015, Page 324; Deed Book V2488, Page 517; Deed Book V2508, Page 1077; Deed Book V5239, Page 1258; Deed Book V5290, Page 68; Deed Book V5296, Page 668; Deed Book V5312, Page 175; Deed Book V5340, Page 745; Deed Book V5341, Page 104; Deed Book V5449, Page 302; Deed Book V5449, Page 338; and Deed Book V5465, Page 1198, as the same may now or hereafter be lawfully amended.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 1.01, Qualifier C001B,in Tax Block 237, on the Official Tax Map of the City of Hackensack.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 90 Prospect Avenue, Unit 1B, Hackensack, New Jersey 07601.

**Property 3**

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Hackensack, County of Bergen, and State of New Jersey and is bounded and described as follows:

BEING known and designated as Unit No. 1E, situated in Frontenac Condominium, a condominium, together with 2.13152% undivided interest in the Common Elements of said Condominium in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the Master Deed, which was dated 07/08/2005 and recorded 07/22/2005 in the Office of the Clerk of Bergen County in Deed Book 8848, Page 56, as amended in Deed Book 9015, Page 324; Deed Book V2488, Page 517; Deed Book V2508, Page 1077; Deed Book V5239, Page 1258; Deed Book V5920, Page 68; Deed Book V5296, Page 668; Deed Book V5312, Page 175; Deed Book V5340, Page 745; Deed Book V5341, Page 104; Deed Book V5449, Page 302; Deed Book V5449, Page 338; and Deed Book V5465, Page 1198, as the same may now or hereafter be lawfully amended.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 1.01, Qualifier C001E,in Tax Block 237, on the Official Tax Map of the City of Hackensack.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 90 Prospect Avenue, Unit 1E, Hackensack, New Jersey 07601.

**Property 4**

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Hackensack, County of Bergen, and State of New Jersey and is bounded and described as follows:

BEING known and designated as Unit No. 1F, situated in Frontenac Condominium, a condominium, together with 2.13152% undivided interest in the Common Elements of said Condominium in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the Master Deed, which was dated 07/08/2005 and recorded 07/22/2005 in the Office of the Clerk of Bergen County in Deed Book 8848, Page 56, as amended in Deed Book 9015, Page 324; Deed Book V2488, Page 517; Deed Book V2508, Page 1077; Deed Book V5239, Page 1258; Deed Book V5290, Page 68; Deed Book V5296, Page 668; Deed Book V5312, Page 175; Deed Book V5340, Page 745; Deed Book V5341, Page 104; Deed Book V5449, Page 302; Deed Book V5449, Page 338; and Deed Book V5465, Page 1198, as the same may now or hereafter be lawfully amended.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 1.01, Qualifier C001F,in Tax Block 237, on the Official Tax Map of the City of Hackensack.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 90 Prospect Avenue, Unit 1F, Hackensack, New Jersey 07601.

**Property 5**

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Hackensack, County of Bergen, and State of New Jersey and is bounded and described as follows:

BEING known and designated as Unit No. 1G, situated in Frontenac Condominium, a condominium, together with 1.46831% undivided interest in the Common Elements of said Condominium in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the Master Deed, which was dated 07/08/2005 and recorded 07/22/2005 in the Office of the Clerk of Bergen County in Deed Book 8848, Page 56, as amended in Deed Book 9015, Page 324; Deed Book V2488, Page 517; Deed Book V2508, Page 1077; Deed Book V5239, Page 1258; Deed Book V5290, Page 68; Deed Book V5296, Page 668; Deed Book V5312, Page 175; Deed Book V5340, Page 745; Deed Book V5341, Page 104; Deed Book V5449, Page 302; Deed Book V5449, Page 338; and Deed Book V5465, Page 1198, as the same may now or hereafter be lawfully amended.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 1.01, Qualifier C001G,in Tax Block 237, on the Official Tax Map of the City of Hackensack.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 90 Prospect Avenue, Unit 1G, Hackensack, New Jersey 07601.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*