Deed

This Deed is made on March 21, 2022, and delivered March 24, 2022.

BETWEEN

VENCON DEVELOPERS LLC

a limited liability company of the state of NJ

having its principal office at

14 Plank Road, Bayonne, NJ 07002

referred to as the Grantor,

AND

OM SHIVA BAYONNE LLC

whose post office address is about to be 5 Meadow Street, Bayonne, NJ 07002

referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the “Property”) described below to the Grantee. This transfer is made for the sum of $975,000.00, Nine Hundred Seventy-Five Thousand Dollars and No Cents.

The Grantor acknowledges receipt of this money.

2. Tax Map Reference (N.J.S.A. 46:26A-3) City of Bayonne

Block No. 460 Lot No. 1.01 Qualifier No. Account No.

No property tax identification number is available on the date of this Deed. (Check Box if Applicable)

3. Property The Property consists of the land and all the building and structures on the land in the City of Bayonne County of Hudson and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made part hereof. (Check Box if Applicable)

BEING THE SAME PREMISES CONVEYED TO VENCON DEVELOPERS LLC BY DEED FROM RICHARD LAPINSKI AND NADINE LAPINSKI, HUSBAND AND WIFE, DATED 9/30/15, RECORDED 11/23/15 IN THE HUDSON COUNTY CLERK/REGISTER’S OFFICE IN BOOK 9081, PAGE 952.

Prepared by:

Linda J. Hockstein, Esq.
EXHIBIT A
LEGAL DESCRIPTION

Issuing Office File No. 22-065331-L-DP-GN-WC

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE City of Bayonne, IN THE COUNTY OF Hudson, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWesterLY SIDE OF MEADOW STREET, DISTANT 250.00 FEET SOUTHWESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SAID SIDE OF MEADOW STREET AND THE SOUTHWESTERLY SIDE OF EAST 21ST STREET; THENCE RUNNING

1) SOUTHWESTERLY ALONG THE SAID SIDE OF MEADOW STREET, 67.35 FEET; THENCE

2) NORTHWesterLY PARALLEL WITH THE SAID SIDE OF EAST 21ST STREET, 100.00 FEET; THENCE

3) NORtheasterLY PARALLEL WITH THE SAID SIDE OF MEADOW STREET, 67.35 FEET; THENCE

4) SOUTHERLY PARALLEL WITH THE SAID SIDE OF EAST 21ST STREET, 100.00 FEET TO THE NORTHWESTERLY SIDE OF MEADOW STREET TO THE POINT OR PLACE OF BEGINNING.

BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHWesterLY SIDE OR LINE OF MEADOW STREET WITH THE NORtheasterLY SIDE OR LINE OF EAST 19TH STREET; THENCE

1) NORTH 47 DEGREES 34 MINUTES WEST 100.00 FEET TO A POINT; THENCE

2) NORTH 41 DEGREES 54 MINUTES EAST 67.35 FEET TO THE POINT; THENCE

3) SOUTH 47 DEGREES 34 MINUTES EAST 100.00 FEET TO A POINT IN THE NORTHWESTERLY SIDE OR LINE OF MEADOW STREET; THENCE

4) ALONG THE SAME SOUTH 41 DEGREES 54 MINUTES WEST 67.35 FEET TO THE POINT OR PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: ALSO BEING KNOWN AS TAX LOT 1.01 IN TAX BLOCK 460 ON THE OFFICIAL TAX MAP OF THE City of Bayonne, Hudson COUNTY, STATE OF NEW JERSEY.
The street address of the Property is: 5 Meadow Street, Bayonne, NJ 07002

4. 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).

5. Signatures. This Deed is signed and attested to by the Grantor’s proper corporate officers as of the date at the top of the first page. (Print name below each signature.)

Witnessed or Attested by:

Notary Public

By: MARK VENICE, SOLE MEMBER OF VENCON DEVELOPERS LLC

STATE OF NEW JERSEY, COUNTY OF Hudson SS:
I CERTIFY that on March 21, 2022

Mark Venice personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of the attached Deed;
(b) was authorized to and did execute this Deed as Sole Member of VENCON DEVELOPERS LLC the entity named in this Deed;
(c) made this Deed for $975,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5); and
(d) executed this Deed as the act of the entity.

RECORD AND RETURN TO
Prestige Title Agency Inc.
130 Pompton Avenue
Verona, NJ 07044

Notary Public

JEREMY SULLIVAN
Attorney-At-Law, State of New Jersey
Authorized to adminster this oath pursuant to N.J.S.A. 41:2-1

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A Division of ALL-STATE International, Inc.
www.aslegal.com  800.222.0510  Page 2
State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
VENCON DEVELOPERS LLC

Current Street Address
14 PLANK ROAD

City, Town, Post Office
BAYONNE NJ

Property Information

Block(s) Lot(s) Qualifier
460 1.01

Street Address
5 MEADOW STREET

City, Town, Post Office
BAYONNE NJ

Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date
100 $975,000 $975,000 3/4/22

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. □ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.

2. □ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.

3. □ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.

4. □ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

5. □ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.

6. □ The total consideration for the property is $1,000 or less so the seller is not required to make an estimated Income Tax payment.

7. □ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.

8. □ Seller did not receive non-like kind property.

9. □ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.

10. □ The deed is dated prior to August 1, 2004, and was not previously recorded.

11. □ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.

12. □ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.

13. □ The property transferred is a cemetery plot.

14. □ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

15. □ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.

16. □ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box □ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date 3/21/22
Signature (Seller) Mark Venco, Sole Member
Indicate if Power of Attorney or Attorney in Fact

Date
Signature (Seller)
Indicate if Power of Attorney or Attorney in Fact
REAL ESTATE TRANSFER FEE UNIT
THE ATTORNEY GENERAL OF THE STATE OF NEW JERSEY}

FOR RECORDER'S USE ONLY
STATE OF NEW JERSEY
CITY OF BAYONNE

IN THE NAME OF THE SELLER, IT IS HERETOFORE AFFIRMED AND SWORN BEFORE A NOTARY PUBLIC OF NEW JERSEY, AT BAYONNE, NEW JERSEY, THAT THE DEED HERETOFORE FILED IS CORRECT AND THAT THE CONSIDERATION STATED THEREIN IS CORRECT.

Oaths

RTF-1 (Rev. 3/3/02) STATE OF NEW JERSEY

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY ESSEX

MUNICIPALITY OF PROPERTY LOCATION City of Bayonne

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

Applicant, Raymond Loffredo being duly sworn according to law upon his/her oath,

deposes and says that he/she is the Officer of Title Company in a deed dated March 21, 2022 transferring

real property identified as Block number 460 Lot number 1.01 located at 5 MEADOW STREET, BAYONNE

and annexed there to.

(Street Address, Town)

(2) CONSIDERATION: $975,000.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class (4A) 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (Instructions #6A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

$ 494,100.00 ÷ 0.924 = $ 534,285.28

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). More reference to exemption symbol is insufficient. Explain in detail.

A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (Instruction #9 on reverse side for A or B)

B. [BLIND PERSON Grantor(s) ☐ legally blind or; *

[DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed]

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

[ ] Owned and occupied by grantor(s) at time of sale.
[ ] One or two-family residential premises.
[ ] Resident of State of New Jersey.
[ ] Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

[ ] Affordable according to H.U.D. standards.
[ ] Meets income requirements of region.
[ ] Subject to resale controls.

(6) NEW CONSTRUCTION (Instruction #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

[ ] Entirely new construction.
[ ] Not previously occupied.

“NEW CONSTRUCTION” printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instruction #6, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

[ ] No prior mortgage assumed or to which property is subject at time of sale.
[ ] No contributions to capital by either grantor or grantee legal entity.
[ ] No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED, (Instruction #15 on reverse side)

[ ] Intercorporate transfer between combined group members as part of the unitary business.
[ ] Combined group NUI ID number (Required)

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

County recording officials shall forward one copy of each RTF-1 form when Section 3A is completed to:

LINDA J. BAGDON NOTARY PUBLIC OF NEW JERSEY Commission # 50128781 My Commission Expires 6/8/2025

Signature of Deponent 130 Pumperton Avenue Verona, NJ 07044

Deponent Address xxx-xxx-___ 308 Prestige Title Agency, Inc.

LINDA J. BAGDON

Name/Company of Settlement Officer

5 MEADOW STREET, BAYONNE

VENCON DEVELOPERS LLC

308 Prestige Title Agency, Inc.

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/rtf/localtax.htm.
EXHIBIT A
LEGAL DESCRIPTION
Issuing Office File No. 22-065331-L-DP-GN-WC

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE City of Bayonne, IN THE COUNTY OF Hudson, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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FOR INFORMATIONAL PURPOSES ONLY: ALSO BEING KNOWN AS TAX LOT 1.01 IN TAX BLOCK 460 ON THE OFFICIAL TAX MAP OF THE City of Bayonne, Hudson COUNTY, STATE OF NEW JERSEY.
Know all men by these presents, That, Whereas, lands in the taxing district of The City of Bayonne, County of Hudson were sold on APRIL 22nd, 2016 to US BANK CUST FOR PFS FINL 1, LLC for the sum of $123.07 for taxes or other municipal liens assessed for the year of 2015 in the name of Vencon Developers LLC, Venice as owner, and in said assessment and sale were described as Lot 2 in City Block 460, more commonly known as 5 Meadow Street which sale was evidenced by certificate numbered 15-0349, dated APRIL 22nd, 2016, and recorded in the office of the Clerk of said County, in Book 18756 of Mortgages, at page 00081:

Now, therefore, I, the undersigned, Collector of Taxes of said taxing district of the City of Bayonne, do certify that on or about May 11, 2016 and before the right to redeem was cut off, as provided by law, Mark Venice claiming to have an interest in said lands, did redeem the lands claimed by them and last above mentioned, by paying to the Collector of Taxes of the taxing district of the City of Bayonne, the amount required by law for redemption.

In witness whereof, I have hereunto set my hand and seal this 3rd day of March in the year Two Thousand and TWENTY-TWO.

Rosemarie Martinez, Collector of Taxes

STATE OF NEW JERSEY } ss:
COUNTY OF HUDSON }

Be it remembered, that on this 3rd day of March, 2022 before me a Notary Public of New Jersey, personally appeared Rosemarie Martinez, Collector of Taxes of the taxing district of the City of Bayonne in the County of Hudson who, I am satisfied, is the individual described herein, and who executed the above Certificate For Redemption of Tax Sale; and I having made known to him the contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

Debra A. Hudson
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov 12, 2023
ID# 2306835

PREPARED BY: Lina L. Minotto
File Number / Escrow Number: 22-065331
Officer/Escrow Officer: Linda Bagdon
Settlement Location:

Property Address: 5 MEADOW STREET
Bayonne, NJ
Block: 460 Lot: 1.01

Buyer: OM SHIVA BAYONNE LLC 5 MEADOW STREET BAYONNE NJ
Seller: VENCON DEVELOPERS LLC 5 MEADOW STREET BAYONNE NJ

Settlement Date: March 24, 2022  Disbursement Date: March 24, 2022

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<td>Other Loan Charges</td>
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<td>Impounds</td>
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<th>Title Charges &amp; Escrow / Settlement Charges</th>
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ALTA Settlement Statement—Combined 5-1-15
Page 1 of 3
File No.: 22-065333
generated by: www.getTitleDesktop.com
Print Date & Time: 3/23/2022 12:04 PM
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Copyright 2015 American Land Title Association. All rights reserved. ALTA Settlement Statement-Combined 5-1-15
Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize _________________ to cause the funds to be disbursed in accordance with this statement.

MARK MEASE
VENCON DEVELOPERS LLC

Linda Basden

BY: [Signature]
ACTB. REP.
OM SRVA BAYONNE LLC

File No.: 22-063331
Print Date & Time: 1/21/2022 12:06 PM
STATE OF NEW JERSEY
MUST SUBMIT IN DUPLICATE
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

STATE OF NEW JERSEY

COUNTY ESSEX

0901

MUNICIPALITY OF PROPERTY LOCATION City of Bayonne

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

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| 5 MEADOW STREET, BAYONNE
| and annexed thereto. |
| (Street Address, Town) |

(2) CONSIDERATION $975,000.00 (Instructions #1 and #5 on reverse side)  
no prior mortgage to which property is subject.

(3) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:

(Instructions #6A and #7 on reverse side)

Total Assessed Valuation x Director’s Ratio = Equalized Assessed Valuation

$497,000.00 x 91.47% = $457,568.22

If Director’s Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director’s Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). More reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

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. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s): More reference to exemption symbol is insufficient. Explain in detail.

(6) NEW CONSTRUCTION (Instruction #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instruction #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

(8) INTERCOMPANY TRANSFER (Instruction #15 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006

Subscribed and sworn to before me this day of , 2022.

LINDA J. BAGDON FOR OFFICIAL USE ONLY

Last three digits in Grantor’s Social Security Number

VENC0N DEVELOPERS LLC

Grant Name

5 MEADOW STREET, BAYONNE

Grantor Address at Time of Sale

Prestige Title Agency, Inc.

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number

County

Deed Number

Page

Deed Dated

Date Recorded

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08696-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

www.state.nj.us/treasury/taxation/lpt/localtax.htm.
Deed

This Deed is made on March 21, 2022, and delivered March 24, 2022

BETWEEN

VENCON DEVELOPERS LLC
a limited liability company of the state of NJ
having its principal office at
14 Plank Road, Bayonne, NJ 07002

referred to as the Grantor,

AND

OM SHIVA BAYONNE LLC
whose post office address is about to be 5 Meadow
Street, Bayonne, NJ 07002
referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the “Property”) described below to the Grantee. This transfer is made for the sum of $975,000.00, Nine Hundred Seventy-Five Thousand Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. Tax Map Reference (N.J.S.A. 46:26A-3) City of Bayonne
Block No. 460 Lot No. 1.01 Qualifier No. Account No.

☐ No property tax identification number is available on the date of this Deed. (Check Box if Applicable)

3. Property The Property consists of the land and all the building and structures on the land in the City of Bayonne County of Hudson and State of New Jersey. The legal description is:

☐ Please see attached Legal Description annexed hereto and made part hereof. (Check Box if Applicable)

BEING THE SAME PREMISES CONVEYED TO VENCON DEVELOPERS LLC BY DEED FROM RICHARD LAPINSKI AND NADINE LAPINSKI, HUSBAND AND WIFE, DATED 9/30/15, RECORDED 11/23/15 IN THE HUDSON COUNTY CLERK/REGISTER’S OFFICE IN BOOK 9081, PAGE 952.

Prepared by: (For Recorders Use Only)

Linda J. Hockstein, Esq.
The street address of the Property is: 5 Meadow Street, Bayonne, NJ 07002

4. 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).

5. Signatures. This Deed is signed and attested to by the Grantor’s proper corporate officers as of the date at the top of the first page. (Print name below each signature.)

Witnessed or Attested by:

Notary Public

JEREMY SULLIVAN
Attorney-At-Law, State of New Jersey
Attorney I.D. No.: 279332019
Authorized to administer this oath pursuant to N.J.S.A. 41:2-1

By: MARK VENICE, SOLE MEMBER OF VENCON DEVELOPERS LLC

STATE OF NEW JERSEY, COUNTY OF Hudson SS:
I CERTIFY that on March 2/2/2022

Mark Venice personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of the attached Deed;
(b) was authorized to and did execute this Deed as Sole Member of VENCON DEVELOPERS LLC the entity named in this Deed;
(c) made this Deed for $975,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5); and
(d) executed this Deed as the act of the entity.

RECORD AND RETURN TO
Prestige Title Agency Inc.
130 Pompton Avenue
Verona, NJ 07044
### Seller's Information

<table>
<thead>
<tr>
<th>Name(s)</th>
<th>VENCON DEVELOPERS LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Street Address</td>
<td>14 PLANK ROAD</td>
</tr>
<tr>
<td>City, Town, Post Office</td>
<td>BAYONNE</td>
</tr>
<tr>
<td>State</td>
<td>NJ</td>
</tr>
<tr>
<td>ZIP Code</td>
<td>07002</td>
</tr>
</tbody>
</table>

### Property Information

<table>
<thead>
<tr>
<th>Block(s)</th>
<th>Lot(s)</th>
<th>Qualifier</th>
</tr>
</thead>
<tbody>
<tr>
<td>460</td>
<td>1.01</td>
<td></td>
</tr>
</tbody>
</table>

| Street Address | 5 MEADOW STREET |
| City, Town, Post Office | BAYONNE |
| State | NJ |
| ZIP Code | 07002 |

### Seller's Percentage of Ownership

| Total Consideration | Owner's Share of Consideration | Closing Date |
| $975,000 | $975,000 | 3/24/22 |

### Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☒ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is $1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8. ☐ Seller did not receive non-like kind property.
9. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. ☐ The real property is being transferred between spouses or incidental to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. ☐ The property transferred is a cemetery plot.
15. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

### Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date: 3/21/22

Signature (Seller): [Signature]

Indicate if Power of Attorney or Attorney in Fact: [Signature]
Certificate for Redemption of Tax Sale
Revised Statutes 1937, Title 54, Chapter 5

Know all men by these presents, That, Whereas, lands in the taxing district of The City of Bayonne, County of Hudson were sold on APRIL 22nd, 2016 to US BANK CUST FOR PFS FINL 1, LLC for the sum of $123.07 for taxes or other municipal liens assessed for the year of 2015 in the name of Vencon Developers LLCz5M. Venice as owner, and in said assessment and sale were described as Lot 2 in City Block 460, more commonly known as 5 Meadow Street which sale was evidenced by certificate numbered 15-0349, dated APRIL 22nd, 2016, and recorded in the office of the Clerk of said County, in Book 18756 of Mortgages, at page 00081:

Now, therefore, I, the undersigned, Collector of Taxes of said taxing district of the City of Bayonne, do certify that on or about May 11, 2016 and before the right to redeem was cut off, as provided by law, Mark Venice claiming to have an interest in said lands, did redeem the lands claimed by them and last above mentioned, by paying to the Collector of Taxes of the taxing district of the City of Bayonne, the amount required by law for redemption.

In witness whereof, I have hereunto set my hand and seal this 3rd day of March in the year Two Thousand and TWENTY-TWO.

Taxing District of The City of Bayonne
Hudson County, New Jersey

Rosemarie Martinez, Collector of Taxes

STATE OF NEW JERSEY }
COUNTY OF HUDSON }

Be it remembered, that on this 3rd day of March, 2022 before me a Notary Public of New Jersey, personally appeared Rosemarie Martinez, Collector of Taxes of the taxing district of the City of Bayonne in the County of Hudson who, I am satisfied, is the individual described herein, and who executed the above Certificate For Redemption of Tax Sale; and I having made known to him the contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov 12, 2023
ID# 2306835

PREPARED BY: Anthony Struett
Mark Venice says under oath:

1. REPRESENTATIONS. I am the duly authorized managing agent for VENCON DEVELOPERS LLC. The managing member is Mark Venice. The statements in this Affidavit are true to the best of our knowledge, information and belief. We are fully familiar with the business of the LLC. We are citizens of the United States and at least 18 years old.

2. AUTHORITY. This action and the making of this affidavit have been duly authorized by a proper resolution of the Operating Agreement of VENCON DEVELOPERS LLC. The LLC is legally authorized to transact business in New Jersey. We have a principal place of business of 14 Plank Road, Bayonne, NJ 07002. It is not restrained from doing business nor has any legal action been taken for that purpose. The LLC has no “written” operating agreement, as RULLCA requires an LLC to have an operating agreement, but permits it to be oral, written or implied, based on the way an LLC has operated. N.J.S.A. 42:2C:2-11 et seq. All Members of VENCON DEVELOPERS LLC consent to the sale of the property. Said LLC has been duly incorporated and its charter has not been revoked. The LLC is in good standing.

3. OWNERSHIP AND POSSESSION. The LLC is the only owner(s) of the property located at 5 Meadow Street, Bayonne, NJ 07002. The LLC is in sole possession of this property. We now sell this property to Om Shiva Bayonne LLC. The LLC has owned this property since 9/30/15. Since then no one has questioned the LLC’s ownership or right to possession. The LLC has never owned any property that is next to this property. The LLC has not given anyone else any rights concerning the purchase or lease of this property.

4. IMPROVEMENTS. No additions, alterations or improvements are now being made or have been made to this property since 10/01/21. The LLC has always obtained all necessary permits and Certificates of Occupancy. All charges for municipal improvements such as sewers, sidewalks, curbs or similar improvements benefiting this property have been paid in full. No building, addition, extension or alteration on this property has been made or worked on within the past four months. The LLC is not aware that anyone has filed or intends to file a Mechanic’s Lien or Building Contract relating to this property. No one had notified the LLC that money is due and owing for construction, alteration or repair work on this property.

5. LIENS OR ENCUMBRANCES. The LLC has not allowed any interests (Legal Rights) to be created which affects our ownership or use of this property. No other persons have legal rights in this property, except the rights of utility companies to use this property along the road or for the purpose of serving this property. There are no pending lawsuits or judgments against us or other legal obligations that may be enforced against this property. No bankruptcy or insolvency proceedings have been started by or against the Corporation. No one has any security interest in any personal property or fixtures included in this sale. All liens (Legal Claims, such as judgments) listed on the attached Charles Jones, Inc. Judgment or Lien Search, are not against us but against another person or persons with same or similar name(s).

The undersigned hereby certify that there are no recognizances filed against the undersigned as either principal or surety or against the property which is the subject matter of the within transaction.

RELIANCE. We make this affidavit in order to induce the Buyer to accept our Deed. We are aware that the Buyer, their Mortgage Lender and Title Insurance Company will rely on our truthfulness and the statements made in this Affidavit.

6. APPROVAL BY MEMBERS. (CHECK WHERE APPROPRIATE)
   • xx Member approval is not required
   • Member approval is required

7. EXCEPTIONS AND ADDITIONS. The following is a complete list of exceptions and additions to the above statements. Judgments show clear as to deponents.

   The LLC has no “written” operating agreement, as RULLCA requires an LLC to have an operating agreement, but permits it to be oral, written or implied, based on the way an LLC has operated. N.J.S.A. 42:2C:2-11 et seq. There has been no change in the composition of the LLC since its formation.

   The LLC continues to be a valid ongoing LLC in compliance with N.J.S.A. 42:2B:1- et seq. and 42:2C:1- et seq. The LLC has not classified itself as a corporation for federal income tax purposes.

   There are no mortgages on the subject premises.

Signed and sworn to before me on March 21, 2022

Mark Venice, Sole Member of
VENCON DEVELOPERS LLC

Notary Public
RESOLUTION TO SELL

BE IT RESOLVED that the transaction herein referred to, being herewith approved, Mark Venice, the Sole Member of Vencon Developers LLC of from the date of Incorporation to present be and is hereby directed, authorized and empowered to execute, acknowledge and deliver such documents, instruments and papers and perform such acts as may be legally, properly and reasonably required or necessary for the purpose of ratifying and memorializing the conveyance of the property located at 5 Meadow Street, Bayonne, NJ 07002.

The LLC has no “written” operating agreement, as RULLCA requires an LLC to have an operating agreement, but permits it to be oral, written or implied, based on the way an LLC has operated. N.J.S.A. 42:2C:2:-11 et seq. The LLC is a valid ongoing LLC in compliance with N.J.S.A. 42:2B-1. The LLC has not classified itself as a corporation for federal income tax purposes.

VENCON DEVELOPERS LLC

BY: [Signature]

MARK VENICE, SOLE MEMBER
POWER OF ATTORNEY

This power of Attorney is made on , 2022.

BETWEEN the Principal(s),

Vencon Developers LLC by Mark Venice, sole member

whose address is 14 Plank Road, Bayonne, NJ 07002

individually referred to as “I” or “my”

AND the Agent(s),

LINDA J. HOCKSTEIN, ESQ., Attorney at Law of New Jersey, referred to as “You”.

1. Grant of Authority. I appoint You to act as my Agent (called an attorney in fact) to do each and every act which I could personally do for the following uses and purposes:

Execute any and all documents necessary to complete the sale of real property known as 5 Meadow Street, Bayonne, NJ 07002

Powers. I give You all the power and authority which I may legally give to You. You may revoke this Power of Attorney or appoint a new Agent in your place. I approve and confirm all that You or your substitute may lawfully do on my behalf.

Disability. This Power of Attorney is effective now and remains in effect even if We become disabled or incapacitated.

Signatures. By signing below, I acknowledge that I have received a copy of this Power of Attorney and I understand its terms.

Witnessed By: 

[Signature]

[Seal]

Vencon Developers LLC by Mark Venice, sole member

STATE OF New Jersey:

COUNTY OF Hudson:

I CERTIFY that on March 21, 2022, Mark Venice came before me and acknowledged under oath, to my satisfaction that this person (or if more than one, each person):

a) was the maker of the attached instrument; and
b) executed this instrument as his or her own act and deed.

[Notary Public]

[Signature]

Jeremy Sullivan

Attorney-At-Law, State of New Jersey

Authorized to administer this oath pursuant to N.J.S.A. 41:2-1
Certificate of Nonforeign Status

(Pursuant to I.R.C. § and Treas. Reg. § 1.1445-2)

Section 1445 of the Internal Revenue Code provides that a transfer of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the Transferee that withholding is not required upon our disposition of a U.S. real property interest, I, Mark Venice, Sole Member of Vencon Developers LLC, the undersigned transferor of the real property known as 5 Meadow Street, Bayonne, NJ 07002

Hereby certify the following:

1. The undersigned is not a nonresident alien for purposes of U.S. income taxation;
2. The U.S. taxpayer identifying numbers (Social Security Numbers) of the undersigned as follows:
   
   46-2373303

3. The forwarding address of the undersigned is: 14 Plank Road, Bayonne, NJ 07002

This certification is given to the transferee for the purpose of establishing and documenting the nonforeign, affidavit exemption to the withholding requirement of Section 1445 of the Internal Revenue Code of 1986, as amended. We understand that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement we have made here could be punished by fine, imprisonment, or both.

We declare, under penalty of perjury, that we have examined this certification and to the best of our knowledge and belief it is true, correct and complete.

Vencon Developers LLC, by
Mark Venice, sole member

Signed and sworn to before me
On March 21, 2022

Jeremy Sullivan
Notary Public
Attorney-At-Law, State of New Jersey
Attorney I.D. No.: 279332019
Authorized to administer this oath pursuant to N.J.S.A. 41:2-1
SECTION 6045(e) OF THE INTERNAL REVENUE CODE, AS AMENDED BY THE TAX REFORM ACT OF 1986, REQUIRES THAT INFORMATION REGARDING CERTAIN REAL ESTATE TRANSACTIONS BE REPORTED TO THE INTERNAL REVENUE SERVICE. YOU ARE REQUIRED TO PROVIDE THE CLOSING AGENT WITH YOUR CORRECT TAXPAYER IDENTIFICATION NUMBER. IF YOU FAIL TO FURNISH THE REQUIRED INFORMATION AND YOUR CORRECT TAXPAYER IDENTIFICATION NUMBER, YOU MAY BE SUBJECT TO CIVIL OR CRIMINAL PENALTIES IMPOSED BY LAW.

SELLER INFORMATION:

TAXPAYER I.D. NUMBER: 46-2373303
TYPE OF TAXPAYER I.D. NUMBER: ( ) SOCIAL SECURITY NUMBER ( X ) EMPLOYER I.D. NUMBER

SELLER NAME - LINE 1: VENCON DEVELOPERS LLC

FORWARDING ADDRESS (AS OF 1/31 NEXT YEAR): 14 PLANK ROAD, BAYONNE, NJ 07002

PROPERTY INFORMATION

BRIEF PROPERTY DESCRIPTION: BLOCK 460 LOT 1.01 QUALIFIER
STREET ADDRESS: 5 Meadow Street, Bayonne, NJ 07002

CONTRACT SALES PRICE OR GROSS PROCEEDS $975,000.00

GROSS ALLOCATED PROCEEDS (MULTIPLE SELLERS)

BUYERS PORTION OF REAL ESTATE TAX (I.E.: TAX CREDITS RECEIVED BY SELLER)

CLOSING DATE 2022

EXCHANGE OF OTHER PROPERTY OR SERVICES AS PART OF CONSIDERATION: ( ) YES ( X ) NO

IS THE TRANSFEROR A FOREIGN PERSON (NON-RESIDENT ALIEN, FOREIGN PARTNERSHIP, FOREIGN ESTATE OR FOREIGN TRUST): ( ) YES (X) NO

SELLER CERTIFICATION:

UNDER PENALTIES OF PERJURY, I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT AND THAT THE NUMBER SHOWN ON THIS STATEMENT IS MY CORRECT TAXPAYER IDENTIFICATION NUMBER. FURTHERMORE, I UNDERSTAND THAT THIS INFORMATION WILL BE FURNISHED TO THE INTERNAL REVENUE SERVICE.

DATE 3/21/22 SIGNATURE
SELLERS

DATE SIGNATURE
SELLERS

*PLEASE INDICATE IF POWER OF ATTORNEY OR ATTORNEY-IN-FACT.

CLOSING AGENT OR ATTORNEY INFORMATION:

NAME Prestige Title Agency Inc.
ADDRESS 130 Pompton Avenue, Verona, NJ 07044

CI/ ACCOUNT NUMBER
TAXPAYER IDENTIFICATION NUMBER
YOUR CASE/FILE NUMBER