

DEED

Prepared By:

Michael J. Vitiello, Esq.

DEED

This Deed is made on September 29, 2015

BETWEEN

MARL ASSOCIATES, a New York partnership having an address of 200 Central Park South, New York, NY 10019 hereinafter referred to as the "Grantor"

AND

26 NORTH AVENUE LLC, a New Jersey limited liability company having an address of 534 Broadway, Bayonne, New Jersey 07002 hereinafter referred to as the "Grantee."

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

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

Transfer of Ownership and Consideration (N.J.S.A. 46:15-6). The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. The transfer is made for the sum of FOUR MILLION SIX HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$4,662,500.00) DOLLARS. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) City of Bayonne, County of Hudson, State of New Jersey, Block 297, Lot 3.

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

SEE SCHEDULE "A" ATTACHED.

BEING the same premises conveyed to the Grantor herein by Deed from Melvin D. Lipman, Manya K. Rosenthal and Myra R. Lipman, as Executors of the Estate of Jacob L. Rosenthal, dated November 1, 1973, recorded December 13, 1973 in the Register's Office of the County of Hudson, New Jersey in Deed Book 3154 Page 862.

SUBJECT to any easements and restrictions of record and such state of facts as an accurate survey may disclose.

COMMONLY known as 26 North Street, Bayonne, New Jersey 07002.

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 entered against the Grantor).



20151020010097070 1/6
10/20/2015 09:07:16 AM DEED
Bk: 9070 Pg: 74
Pamela E. Gardner
Hudson County, Register of Deeds
Receipt No. 1063187

20151020010097070
10/20/2015 9:07:00 AM
Consideration: \$4,662,500.00
Exempt Code: Regular
County: \$4,662.50 State: \$11,656.25
NJAHTF \$6,768.75 PHPF: \$2,331.25
EAA: \$10,323.75 General: \$18,148.75
Buyer's Fee: \$.00
Total RTF: \$53,891.25

1-3-5-2
677 9013 15

Signatures. This Deed is signed and attested to by the Grantor's proper Trustee(s) as of the date at the top of the first page.

WITNESS:

MARL ASSOCIATES

BY:

Asher Lipman, Partner

STATE OF

New York

COUNTY OF

New York

SS.:

I CERTIFY that on September, 2015, Asher Lipman personally came before me and acknowledged under oath to my satisfaction, that this person:

- (a) is the partner of Marl Associates, the Grantor named in this Deed;
- (b) was authorized to execute this Deed and did execute this Deed on behalf of said Grantor;
- (c) signed and delivered this Deed on behalf of the Grantor as his voluntary act duly authorized by a proper Resolution;
- (d) made this Deed for \$4,662,500.00 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).

(Notary)

HELEN PAULINO
Notary Public - State of New York
No. 01PA6239073
Qualified in Queens County
My Commission Expires Apr. 18, 2019

RECORD AND RETURN TO:

Docs #2050454-v1

SCHEDULE "A"
(Revised Description)

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

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Bayonne, in the County of Hudson, State of NJ:

BEGINNING at a point in the southerly line of North Street, said point being distant north 88 degrees 04 minute West 265.75 feet from the intersection of said southerly line of North Street, and the westerly line of Avenue C and from said beginning point running thence (1) North 88 degrees 04 minutes West along said southerly line of North Street 474.55 feet to a point; thence (2) south 00 degrees 18 minutes west 122.56 feet to a point; thence (3) south 89 degrees 36 minutes 50 seconds West 216.68 feet to a point; thence (4) south 3 degrees 44 minutes 20 seconds West 39.70 feet; thence (5) south 86 degrees 15 minutes 40 seconds East 394.15 feet to a point; thence (6) north 3 degrees 44 minutes 20 seconds east 9.20 feet to a point; thence (7) south 86 degrees 15 minutes 40 seconds East 41.25 feet to a point; thence (8) south 3 degrees 44 minutes 20 seconds west 9.20 feet; thence (9) south 86 degrees 15 minutes 40 seconds east 20.10 feet to a point; thence (10) north 85 degrees 34 minutes east 234.99 feet to a point; thence (11) north 1 degree 56 minutes east 159.25 feet to the point or place of BEGINNING.

Excepting thereout and therefrom premises as was conveyed to the State of New Jersey Department of Transportation by Deed dated 5/6/82 and recorded 5/19/82 in Deed Book 3349, Page 613, as follows:

Parcel 24 and UR24B, as indicated on a map entitled: "New Jersey Department of Transportation, GENERAL PROPERTY PARCEL MAP, Route 169(1953) Section 2, Bayonne Bridge to East 30th Street, Showing Existing Right Of Way And Parcels To Be Acquired In-The City Of Bayonne, County Of Hudson, Scale: As Indicated: July 1977".

Parcel 24, including specifically all the land and premises located at about Station 26+35 (N.B. Base Line Stationing), bounded on the north by the proposed right of way line of State Highway Route 169(1953) Section 2, as laid down on the aforesaid map; and on the south and west by lands now or formerly of the Central Railroad Company of New Jersey; all as shown on the aforesaid map;

Parcel UR24B, including specifically all the land and premises located at about Station 28+50 (N.B. Base Line Stationing) bounded on the/south by the proposed right of way line of State Highway Route 169(1953) Section 2, as laid down on the aforesaid map; on the west by lands now or formerly of the Central Railroad Company of New Jersey; on the north by the proposed line of railroad as laid down on the aforesaid map; and on the south, west, south, east and south shown on the aforesaid map.

Being more particularly described in accordance with a survey by Pronesti Surveying, Inc., dated 1/2/2013 last revised 9/23/2015 as follows:

BEGINNING at a point on the southerly sideline of North Street, said point being distant 265.75 feet westerly from the corner formed by the intersection of the said southerly sideline of North Street and the westerly sideline of Avenue 'C'; thence running

- 1) South 01 degrees 35 minutes 53 seconds West, 159.25 feet to a point on the northerly sideline of Conrail Railroad, thence
- 2) Westerly along said sideline, South 85 degrees 13 minutes 53 seconds West, 149.64 feet to a point on a curve, thence
- 3) Still along said sideline on a curve to the right having a radius of 1,131.92 feet an arc length of 11.99 feet and a chord bearing and distance of North 82 degrees 39 minutes 50 seconds West, 11.99 feet to a point of tangency, thence

4) Still along said sideline, North 82 degrees 21 minutes 38 seconds West, 85.77 feet to a point of curve, thence

5) Still along said sideline on a curve to the left having a radius of 1,159.92 feet an arc length of 78.39 feet and a chord bearing and distance of North 84 degrees 17 minutes 48 seconds West, 78.38 feet to a point of tangency, thence

6) Still along said sideline, North 86 degrees 13 minutes 58 seconds West, 133.92 feet to a point of curve, thence

7) Still along said sideline on a curve to the right having a radius of 3,569.00 feet an arc length of 138.32 feet and a chord bearing and distance of North 85 degrees 07 minutes 21 seconds West, 138.31 feet to a point of tangency, thence

8) Still along said sideline, North 84 degrees 00 minutes 44 seconds West, 92.09 feet to a point, thence

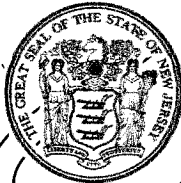
9) Leaving the said sideline of Conrail Railroad, North 03 degrees 24 minutes 13 seconds East, 8.71 feet to a point, thence

10) North 89 degrees 16 minutes 43 seconds East, 216.68 feet to a point, thence

11) North 00 degrees 02 minutes 07 seconds West, 122.56 feet to a point on the aforesaid southerly sideline of North Street, thence

12) Easterly along said sideline, South 88 degrees 24 minutes 07 seconds East, 474.55 feet to the POINT AND PLACE OF BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 3 , Tax Block 297 on the Official Tax Map of City of Bayonne, NJ.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s)

MARL ASSOCIATES

Current Resident Address:

Street: 200 CENTRAL PARK SOUTH

City, Town, Post Office

NEW YORK

State

NY

Zip Code

10019

PROPERTY INFORMATION (Brief Property Description)

Block(s)

297

Lot(s)

3

Qualifier

Street Address:

26 NORTH STREET

City, Town, Post Office

BAYONNE

State

NJ

Zip Code

07002

Seller's Percentage of Ownership

100%

Consideration

\$4,662,500.00

Closing Date

9-29-15

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
 No non-like kind property received.
8. Transfer 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.
9. The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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 could 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 the 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

9/25/15

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

For MARL ASSOCIATES

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

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

STATE OF NEW JERSEY

COUNTY HUDSON

} SS. County Municipal Code
0901

FOR RECORDER'S USE ONLY
Consideration \$ 4,662,500.00
RTF paid by buyer \$
Date 10-13-15 By VS

MUNICIPALITY OF PROPERTY LOCATION Bayonne

(1) **PARTY OR LEGAL REPRESENTATIVE** (See Instructions #3 and #4 on reverse side) XXX-XX-X 591
Last three digits in grantee's Social Security Number
Deponent, John R. Cali (Name), being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Member of Grantee in a deed dated September 29, 2015 transferring
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 297 Lot number 3 located at
26 North Street, Bayonne and annexed thereto.
(Street Address, Town)

(2) **CONSIDERATION** \$4,662,500.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:
PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.
(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.
 Class 2 - Residential Class 4A - Commercial properties
 Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property (if checked, calculation in (E) required below)
 Cooperative unit (four families or less) (See C. 46:8D-3.)
Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.
 Property class. Circle applicable class or classes: 1 3B 4B 4C 15
Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15: Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
 Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
 Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and **MUST ATTACH COMPLETED RTF-4.**

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).
 Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) **EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY**

Property Class	Total Assessed Valuation	Director's Ratio	Equalized Valuation
Property Class <u>1</u>	\$ <u>1,078,000.00</u>	<u>41.81</u> %	= \$ <u>2,578,330.00</u>
Property Class _____	\$ _____	+ _____ %	= \$ _____
Property Class _____	\$ _____	+ _____ %	= \$ _____
Property Class _____	\$ _____	+ _____ %	= \$ _____

(E) **REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSFERRED** (See reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Value
\$ _____ ÷ _____ % = \$ _____
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

FILED
20151020010097070
10/20/2015 09:07:16 AM
DEED
NUMBER OF PAGES : 6
NGODFREY

(3) **TOTAL EXEMPTION FROM FEE** (See 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 Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 29 day of September, 2015.
Alan G. Trembulak
AN ATTORNEY AT LAW
STATE OF NEW JERSEY

[Signature]
Signature of Deponent
11 Commerce Dr., Cranford, NJ 07016
Deponent Address

26 North Avenue LLC
Grantee Name
534 Broadway, Bayonne, NJ 07002
Grantee Address at Time of Sale
Alan G. Trembulak, Esq.
Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY
Instrument Number _____ County Hudson
Deed Number _____ Book _____ Page _____
Deed Dated 9/29/15 Date Recorded _____