

RECORDING INFORMATION SHEET

ESSEX COUNTY REGISTER'S OFFICE
HALL OF RECORDS, ROOM 130
465 MARTIN LUTHER KING Jr. Blvd
NEWARK NJ 07102

INSTRUMENT NUMBER:
14008114

DOCUMENT TYPE:
DEED

Official Use Only

WILLIAM NARVAEZ
DEPUTY REGISTER
ESSEX COUNTY, NJ

INSTRUMENT NUMBER
14008114
RECORDED ON
February 4, 2014 09:25 am
BOOK:12480 PAGE:9814

LJ

Return Address (for recorded documents)

LAURENCE SLOUS, ESQ.
ASHENFELTER,SLOUS,MCDONOUGH&TREVENE

363 BLOOMFIELD AVE., SUITE 2C
MONTCLAIR NJ 07042

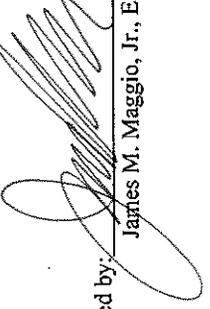
No. Of Pages (excluding Summary Sheet)	8
Recording Fee (excluding Transfer Tax)	\$110.00
Realty Transfer Tax	\$21,675.00
Amount Charged (Check # 1771)	\$41,775.00

Municipality	BLOOMFIELD
Parcel Information	Block 241 Lot 5*****
First Party Name	PROVIDENT BANK
Second Party Name	11 13 BROAD STREET ASSOCIATES

Additional Information (Official Use Only)

ADDITIONAL STAMPINGS _____

***** DO NOT REMOVE THIS PAGE. *****
COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF ESSEX COUNTY FILING RECORD
***** RETAIN THIS PAGE FOR FUTURE REFERENCE. *****

This instrument prepared by: 
James M. Maggio, Jr., Esq.

Record and Return To:

Laurence Slous, Esq.
Ashenfelter, Slous, McDonough & Trevenen, LLP
363 Bloomfield Avenue, Suite 2C
Montclair, NJ 07042

DEED

This Deed is made this 14th January 2014
day of December, 2013.

BETWEEN

THE PROVIDENT BANK (f/k/a Provident Savings Bank), whose address is 100 Wood Avenue South, Iselin, New Jersey 08830, referred to as the Grantor,

AND

11-13 BROAD STREET ASSOCIATES, LLC, a New Jersey limited liability company, whose address is 2 Broad Street, Suite 400, Bloomfield, New Jersey, 07003, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and 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 Two Million and No/100 Dollars (\$2,000,000.00).

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. Township of Bloomfield, County of Essex, State of New Jersey, Block No. 241, Lot Nos. 5, 6, 7, 21, 23, 44, 45 and 46.

3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of Bloomfield, County of Essex, State of New Jersey. The legal description of the Property is:

See Exhibit A description attached hereto and made a part hereof.

BEING the same property conveyed to Grantor herein by various deeds as set forth on **Exhibit B** Vesting Rider attached hereto and made a part hereof.

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF FRANKLIN STREET, SAID POINT BEING DISTANT 372.42 FEET NORTHERLY FROM ITS INTERSECTION WITH THE NORTHERLY LINE OF WASHINGTON STREET AND RUNNING THENCE

- (1) ALONG SAID WESTERLY LINE OF FRANKLIN STREET, NORTH 24 DEGREES 32 MINUTES 00 SECONDS WEST 39.64 FEET; THENCE
- (2) STILL ALONG SAID WESTERLY LINE OF FRANKLIN STREET, NORTH 24 DEGREES 34 MINUTES 00 SECONDS WEST 86.03 FEET; THENCE
- (3) SOUTH 63 DEGREES 10 MINUTES 00 SECONDS WEST 104.25 FEET; THENCE
- (4) SOUTH 09 DEGREES 27 MINUTES 00 SECONDS WEST 73.19 FEET; THENCE
- (5) NORTH 69 DEGREES 04 MINUTES 00 SECONDS WEST 35.33 FEET; THENCE
- (6) SOUTH 08 DEGREES 21 MINUTES 00 SECONDS WEST 26.82 FEET; THENCE
- (7) NORTH 81 DEGREES 39 MINUTES 00 SECONDS WEST 100.16 FEET TO THE EASTERLY LINE OF BROAD STREET; THENCE
- (8) ALONG SAID EASTERLY LINE OF BROAD STREET, SOUTH 08 DEGREES 21 MINUTES 00 SECONDS WEST 55.00 FEET; THENCE
- (9) SOUTH 81 DEGREES 39 MINUTES 00 SECONDS EAST 100.00 FEET; THENCE
- (10) SOUTH 69 DEGREES 12 MINUTES 00 SECONDS EAST 71.41 FEET; THENCE
- (11) SOUTH 18 DEGREES 28 MINUTES 00 SECONDS WEST 135.91 FEET TO THE NORTHERLY LINE OF WASHINGTON STREET; THENCE
- (12) ALONG SAID NORTHERLY LINE OF WASHINGTON STREET, SOUTH 71 DEGREES 32 MINUTES 00 SECONDS EAST 109.00 FEET; THENCE
- (13) NORTH 16 DEGREES 43 MINUTES 00 SECONDS EAST 109.40 FEET; THENCE
- (14) NORTH 46 DEGREES 53 MINUTES 58 SECONDS WEST 6.50 FEET; THENCE
- (15) NORTH 39 DEGREES 42 MINUTES 00 SECONDS WEST 42.51 FEET; THENCE
- (16) NORTH 24 DEGREES 22 MINUTES 00 SECONDS WEST 30.29 FEET; THENCE
- (17) NORTH 15 DEGREES 53 MINUTES 00 SECONDS EAST 57.31 FEET; THENCE
- (18) SOUTH 69 DEGREES 04 MINUTES 00 SECONDS EAST 0.42 FEET; THENCE
- (19) NORTH 62 DEGREES 55 MINUTES 00 SECONDS EAST 81.82 FEET TO THE WESTERLY LINE OF FRANKLIN STREET AND THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIPTION IS DRAWN IN ACCORDANCE WITH A SURVEY MADE BY HARBOR CONSULTANTS, INC., DATED 4/19/13.

FOR INFORMATIONAL PURPOSES ONLY: ALSO KNOWN AS LOTS 5, 6, 7, 21, 23, 44, 45 & 46 IN BLOCK 241 ON THE TOWNSHIP OF BLOOMFIELD TAX MAP.

Chicago Title Insurance Company

SCHEDULE A ITEM 4

VESTING RIDER

OUR FILE #12PT-48302

TITLE WAS VESTED AS FOLLOWS:

(AS TO A PORTION OF LOT 46, BLOCK 241) BLOOMFIELD SAVINGS INSTITUTION BY DEED FROM MARY DODD AND REUBEN DODD, DATED 6/26/1902, RECORDED 7/1/1902, IN THE REGISTER'S OFFICE OF THE COUNTY OF ESSEX, NEW JERSEY IN BOOK P 35 AT PAGE 146.

(AS TO A PORTION OF LOT 46, BLOCK 241) THE BLOOMFIELD SAVINGS INSTITUTION BY DEED FROM WILLIAM B. DODD AND ISABEL H. DODD, HIS WIFE, DATED 5/24/1919, RECORDED 10/8/1919, IN THE REGISTER'S OFFICE OF THE COUNTY OF ESSEX, NEW JERSEY IN BOOK G 62 PAGE 239.

(AS TO A PORTION OF LOT 45, BLOCK 241) BLOOMFIELD SAVINGS INSTITUTION BY DEED FROM ABRAHAM LIPTON AND IDA LIPTON, HIS WIFE, DATED 3/27/1922, RECORDED 3/28/1922, IN THE REGISTER'S OFFICE OF THE COUNTY OF ESSEX, NEW JERSEY IN BOOK O 66 PAGE 33.

(AS TO A PORTION OF LOT 46, BLOCK 241) BLOOMFIELD SAVINGS INSTITUTION BY DEED FROM ABRAHAM LIPTON AND IDA LIPTON, HIS WIFE, DATED 5/16/1932, RECORDED 5/17/1932, IN THE REGISTER'S OFFICE OF THE COUNTY OF ESSEX, NEW JERSEY IN BOOK E 84 PAGE 444.

(AS TO A PORTION OF LOT 45, BLOCK 241 (REAR PORTION)) BLOOMFIELD SAVINGS INSTITUTION BY DEED FROM CITY INVESTMENT COMPANY OF NEWARK, N.J., DATED 12/1/1936, RECORDED 12/4/1936, IN THE REGISTER'S OFFICE OF THE COUNTY OF ESSEX, NEW JERSEY IN BOOK K 91 PAGE 262.

(AS TO A PORTION OF LOT 23, BLOCK 241) BLOOMFIELD SAVINGS INSTITUTION BY DEED FROM SOL UNGER AND SARAH UNGER, HIS WIFE, DATED 5/20/1941, RECORDED 5/21/1941, IN THE REGISTER'S OFFICE OF THE COUNTY OF ESSEX, NEW JERSEY IN BOOK O 98 PAGE 123.

(AS TO A PORTION OF LOT(S) 21 & 44, BLOCK 241) BLOOMFIELD SAVINGS INSTITUTION BY DEED FROM SYLVIA HOLDING CO., DATED 5/20/1941, RECORDED 5/21/1941, IN THE REGISTER'S OFFICE OF THE COUNTY OF ESSEX, NEW JERSEY IN BOOK O 98 PAGE 126.

(AS TO LOT 7 AND A PORTION OF LOT(S) 5, 6 & THE EASTERLY PORTION OF LOT 46, BLOCK 241) (A) THE BLOOMFIELD SAVINGS INSTITUTION BY DEED FROM CHARLES O. HECKEL, JR. AND EDITH M. HECKEL, HIS WIFE, DATED 12/30/1943, RECORDED 1/3/1944, IN THE REGISTER'S OFFICE OF THE COUNTY OF ESSEX, NEW JERSEY IN BOOK W 102 PAGE 500; (B) THE BLOOMFIELD SAVINGS INSTITUTION BY DEED FROM CHARLES O. HECKEL, JR. AND EDITH M. HECKEL, HIS WIFE DATED 4/24/1945, RECORDED 4/25/1945 IN G 105 PAGE 403; (C) THE BLOOMFIELD SAVINGS INSTITUTION BY DEED FROM ALLISON P. CLARK, JR AND DOROTHY G. CLARK, HIS WIFE DATED 4/23/45, RECORDED 4/27/1945 IN BOOK D 105 PAGE 583; (D) THE BLOOMFIELD SAVINGS INSTITUTION BY DEED FROM CHARLES O. HECKEL, JR. AND EDITH M. HECKEL, HIS WIFE DATED 3/15/1954, RECORDED 3/16/1954 IN 3210 PAGE 452; (E) BLOOMFIELD SAVINGS BANK BY DEED FROM CHARLES O. HECKEL, JR. WIDOWER DATED 2/1/1965, RECORDED 3/8/1965 IN 4074 PAGE 83.

(AS TO A PORTION OF LOT 44, BLOCK 241) BLOOMFIELD SAVINGS INSTITUTION BY DEED FROM DANITA REALTY CORPORATION, DATED 3/15/1948, RECORDED 6/7/1948, IN THE REGISTER'S OFFICE OF THE COUNTY OF ESSEX, NEW JERSEY IN BOOK V 110 PAGE 263.

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page.

GRANTOR:

THE PROVIDENT BANK, a savings bank
of the State of New Jersey (f/k/a Provident
Savings Bank)

By: 
Name: Jack Novielli
Title: Executive Vice President

STATE OF NEW JERSEY

SS.:

COUNTY OF Middlesex

I CERTIFY that on December 24, 2013, Jack Novielli of THE PROVIDENT BANK, a savings bank of the State of New Jersey, personally came before me and stated to my satisfaction, that this person:

- (a) is Executive Vice President of THE PROVIDENT BANK, a savings bank of the State of New Jersey, the entity named as Grantor in this Deed;
- (b) is authorized to execute this Deed as such officer by virtue of authority from the Grantor's Board of Directors;
- (c) executed and is to deliver this Deed on behalf of the Grantor as the voluntary act of the Grantor duly authorized by a proper resolution of the Board of Directors of the Grantor; and
- (d) the full and actual consideration paid or to be paid for the transfer of title pursuant to this Deed is \$2,000,000.00.


Notary Public

[SEAL]

MARY LOUISE FESTA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 07, 2017



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

GIT/REP-3
 (5-12)

(Please Print or Type)

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

Names(s) The Provident Bank
 Current Resident Address:
 Street 100 Wood Avenue South State New Jersey Zip Code 08830
 City, Town, Post Office Iselin

PROPERTY INFORMATION (Brief Property Description)

Block(s) 241 Lot(s) 5, 6, 7, 21, 23, 44, 45 and 46 Qualifier
 Street Address: 11-13 Broad Street State New Jersey Zip Code 07003
 City, Town, Post Office Bloomfield
 Seller's Percentage of Ownership 100% Consideration \$2,000,000.00 Closing Date December, 2013

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, transferee 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).
8. No non-like kind property received.
9. 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.
10. 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.

January 14, 2013

The Provident Bank

Date

Signature

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

BY: Jack Novielli
 Signature Executive Vice President

Date

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

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

FOR RECORDER'S USE ONLY
Consideration \$ 2,000,000.00
RTF paid by seller \$ 21875.00
Date 2/14/14 By 1313

COUNTY Middlesex } ss. County Municipal Code 0702
MUNICIPALITY OF PROPERTY LOCATION Bloomfield Township

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)
Deponent, Jack Novielli, being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Executive Vice President transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 241 Lot number 5, 6, 7, 21, 23, 44, 45 and 46 located at
11-13 Broad Street, Bloomfield, New Jersey and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 2,000,000 (Instructions #1 and #5 on reverse side) [] to prior mortgage to which property is subject.

(3) Property transferred is Class 4B 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:
(See Instructions #5A and #7 on reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$ 3,388,000.00 + 96.14 % = \$ 3,524,027.46

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 (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 C. 66, P.L. 2004, for the following reason(s). Mere 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):

- 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. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN 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)
 Affordable according to H.U.D. standards.
 Meets income requirements of region.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)
 Entirely new improvement.
 Not previously used for any purpose.
 Not previously occupied.
 NEW CONSTRUCTION* printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)
 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) 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 24 day of December 20 13

Mary Louise Festa
Notary Public
MARY LOUISE FESTA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 07, 2017

The Provident Bank
Signature of Deponent
100 Wood Avenue South
Iselin, NJ 08830
Jack Novielli
1313
XXX-XXX-130
Grantor Name
100 Wood Avenue South
Iselin, NJ 08830
Grantor Address at Time of Sale

Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number _____
Deed Number _____
Date Dated _____
County _____
Book _____
Page _____
Date Recorded _____

MUST SUBMIT IN DUPLICATE 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 OF ESSEX } SS. County Municipal Code
0702FOR RECORDER'S USE ONLY
Consideration \$ 2,000,000.00
RTF paid by buyers \$ 20,000.00
Date 2-4-14 By RL

MUNICIPALITY OF PROPERTY LOCATION

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, and #4 on reverse side.) XXX-XX-945

Deponent LAURENCE SLOUS (Name) Last 3 digits of Grantee's Social Security Number
(Name), being duly sworn according to law upon his/her oath,deposes and says that he/she is the LEGAL REPRESENTATIVE in a deed dated January 14, 2014 transferringreal property identified as Block number 241 Lot number 5, 6, 7, 21, 23, 44, 45 and 46 located at
11-13 Broad Street, Township of Bloomfield, County of Essex, State of New Jersey and annexed thereto.
(Street Address, Town)(2) CONSIDERATION \$2,000,000.00 (See Instructions #1, #5 and #11 on reverse side)

Entire consideration is in excess of \$1,000,000.00:

PROPERTY CLASSIFICATION CHECKED BELOW SHOULD BE TAKEN FROM THE OFFICIAL TAX LIST (PUBLIC RECORD) OF THE MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR THAT THE TRANSFER IS MADE.

(A) When Grantee is required to remit the 1% fee, complete below:

- Class 2 - Residential
 Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property.
 Class 4A - Commercial properties (if checked, calculation on (C) 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 the following classes conveyed), complete (B) by checking off appropriate box or boxes below.

- Property class. Circle applicable class(es): 1 3B 4B 4C 15
 Property classes: 1-Vacant Land; 3B-Farm property (Qualified); 4B-Industrial properties; 4C-Apartments; 15-Public Property, (N.J.A.C. 18:12-2.2 et seq.)
 Exempt organization determined by federal Internal Revenue/ Service/Internal Revenue Code of 1968, 26 U.S.C. s. 501
 Incidental to corporate merger or acquisition and equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition (If checked, calculation in (E) below required and **MUST ATTACH COMPLETED RTF-4)**

(C) When grantee transfers properties involving block(s) and lot(s) of tow 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).

<input checked="" type="checkbox"/>	Property class. Circle applicable class or classes	1	2	3B	4A	4B	4C	15
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(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Property Class	\$	+	% = \$
Property Class	\$	+	% = \$
Property Class	\$	+	% = \$
Property Class	\$	+	% = \$

(E) REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL

PROPERTY TRANSACTIONS: (See Instructions #6 and 7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Valuation	% = \$	3,524,027.46
\$	3,388,000.00	+ 96.14

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 value.

(3) TOTAL EXEMPTION FROM FEE: (See Instruction #8 on reverse side)

Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C.49, P.L. 1968, as amended through C. 33, P.L. 2006, for the following reason(s): Mere reference to exemption symbol is not sufficient. Explain in detail.

(4) 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 Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 14th day of January, 2014.

Signature of Deponent
363 Bloomfield Avenue, Suite 2C
Montclair, New Jersey


11-13 Broad Street Associates, LLC

Grantee Name
2 Broad Street, Suite 400, Bloomfield, New Jersey 07003

Grantee Address at Time of Sale

PAMELA COSGROVE

A Notary Public of New Jersey
My Commission Expires August 13, 2018

Name/Company of Settlement Officer

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

STATE OF NEW JERSEY - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNITFOR OFFICIAL USE ONLY
Instrument Number _____
Deed Number _____
Deed Dated _____
County _____
Book _____
Date Recorded _____
Page _____The Director of Taxation, Department of the Treasury has prescribed this form, as required by law, and it may not be altered or amended without prior approval of the Director. For further 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/jpt/localtax.htm