

65071

JUAN M. RIVERA, JR  
ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES



Hall of Records  
465 Martin Luther King Jr Blvd  
Room 130  
Newark, NJ 07102  
(973) 621-4960

\*RETURN DOCUMENT TO:  
PRESTIGE TITLE AGENCY, INC  
130 POMPTON AVENUE  
VERONA, NJ 07044

Instrument Number - 2022038756

Recorded On 4/18/2022 At 11:05:18 AM

\*Instrument Type - DEED

Invoice Number - 572265 User ID: BB

\*Total Pages - 7

\*Grantor - M.C.P. ASSOCIATES, L.P.

\*Grantee - BLOOMFIELD BROAD ASSOCIATES, LLC

\*PARCEL IDENTIFICATION NUMBER

Block: 241 Lot: 39 - BLOOMFIELD

\* FEES

COUNTY REALTY TAX	\$1,500.00
COUNTY REALTY TAX -	\$750.00
PHPFA	
NJ PRESERVATION ACCOUNT	\$40.00
INDEX-COVER PAGE FEE	\$20.00
REGISTER RECORDING FEE	\$50.00
STATE REALTY TAX	\$3,750.00
STATE REALTY TAX -	\$3,050.00
EAA	
STATE REALTY TAX -	\$4,550.00
GENERAL PURPOSE	
STATE REALTY TAX -	\$15,000.00
GRANTEE	
NJAHTF	\$2,025.00
HOMELESSNESS TRUST FUND	\$3.00
CODE BLUE EMERGENCY	\$2.00
SHELTER SERVICES	
TOTAL PAID	\$30,740.00

I hereby CERTIFY that this document is  
Recorded in the Register of Deeds & Mortgages Office  
of Essex County, New Jersey



Juan M. Rivera, Jr  
Register of Deeds & Mortgages

THIS IS A CERTIFICATION PAGE

**Do Not Detach**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2022038756



21-065071-L-LS-P-00

RECORD AND RETURN TO:  
PRESTIGE TITLE AGENCY, INC.  
130 POMPTON AVENUE  
VERONA NJ 07044  
973-239-0101

**DEED**

Prepared by: **Evan S. Glanz, Esq.**

Preparer signature no longer required by: **N.J.S.A. 46:26A-3**

This Deed is made on March 9, 2022, *delivered March 11, 2022*

**Between: M.C.P. ASSOCIATES, L.P.** a New Jersey limited partnership, having an address at % M.C.P. Real Estate & Investment Management LLC, 4 Brighton Road, Suite 204, Clifton, NJ 07012, referred to as the **"GRANTOR"**,

**And: BLOOMFIELD BROAD ASSOCIATES, LLC**, a New Jersey limited liability company, having an address at 2 Broad Street, 4th Floor, Bloomfield, NJ 07003, referred to as the **"GRANTEE"**.

**1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **One Million Five Hundred Thousand and 00/100 (\$1,500,000.00)** Dollars. The Grantor acknowledges receipt of this money.

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

**Block 241 Lot 39 Qual No.:** as shown on the Tax Map of the **Township of Bloomfield, County of Essex State of New Jersey.**

**3. Property.** The Property consists of all the buildings and structures on the land at **25-27-29 Broad Street** in the **Township of Bloomfield, County of Essex State of New Jersey.**

Being the same premises conveyed to **M.C.P. Associates, L.P., by Deed from L.M.B. Company, dated August 1, 1992 and recorded February 28, 1993 in the Essex County Clerk's Office in Deed Book 5249, Page 177**

**TOGETHER** with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Property to the center lines thereof and the appurtenances and all the estate and rights of Grantor in and to said Property,

**TO HAVE AND TO HOLD** the Property herein granted unto Grantee, the heirs or successors and assigns of Grantee forever.

**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).



**SCHEDULE A**  
**LEGAL DESCRIPTION**  
Issuing Office File No. LL52  
**METES AND BOUNDS**

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Bloomfield, in the County of Essex, State of New Jersey:

BEGINNING at a point on the easterly side of Broad Street, 235.95 feet north of Bloomfield Avenue, which point is the dividing line between the land formerly of Rasebach and the land owned by the parties of the first part: running thence

1. along Broad Street North 08 degrees 41 minutes East 56.14 feet to the line of land now or formerly of Ritscher; thence
2. along said Ritscher's line South 80 degrees 40 minutes East 119.97 feet; thence
3. still along said Ritscher's line North 75 degrees 49 minutes 30 seconds East 40.24 feet; thence
4. still along said Ritscher's line North 66 degrees 41 minutes 30 seconds East 41.65 feet to the westerly side of Franklin Street; thence
5. along Franklin Street South 24 degrees 31 minutes 30 seconds East 52.75 feet to the line of lands formerly of Van Winkle and now of Bloomfield Savings Institution; thence
6. along said line of Bloomfield Savings Institution South 63 degrees 12 minutes 30 seconds West 102.31 feet; thence
7. North 76 degrees 29 minutes West 138.67 feet to the easterly side line of Broad Street and the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 25-27-29 Broad Street, Tax Lot 39, Tax Block 241 on the Official Tax Map of Township of Bloomfield, NJ.

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

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

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

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by seller \$
Date By

COUNTY Essex } SS. County Municipal Code 0702

MUNICIPALITY OF PROPERTY LOCATION BLOOMFIELD

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

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

Deponent, Kenneth Mandelbaum, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Corporate Officer in a deed dated March 9, 2022 transferring real property identified as Block number 241 Lot number 39 located at 25-27-19 Broad Street, Bloomfield, NJ and annexed thereto.

(2) CONSIDERATION \$1,500,000.00 (Instructions #1 and #5 on reverse side) [X] 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:

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$1,562,000.00 + 96.64% = \$1,616,307.95
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 P.L. 1968, c. 49 as amended through P.L. 2004, c. 66 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 P.L. 1975, c. 176, P.L. 2004, c. 113 and P.L. 2004, c. 66 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. [ ] Reserved for occupancy.
[ ] Meets income requirements of region. [ ] Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)
[ ] Entirely new improvement. [ ] Not previously occupied.
[ ] Not previously used for any purpose. [ ] "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 P.L. 1968, c. 49 as amended through P.L. 2006, c. 33

Subscribed and sworn to before me Christina Napoli Notary Public on this 9th day of February, 2022. Signature of Deponent: Kenneth Mandelbaum. Grantor Name: c/o M.C.P. Real Estate & Investment Management, LLC, 4 Brighton Rd, Suite 204, Clifton, NJ 07012.

CHRISTINA NAPOLI
NOTARY PUBLIC OF NEW JERSEY
Comm # 50049942

XXX-XX-X 102
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

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

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY, PO BOX 251, TRENTON, NJ 08695-0251, ATTENTION: REALTY TRANSFER FEE UNIT

**State of New Jersey**  
**Seller's Residency Certification/Exemption**

**Seller's Information**

Name(s)  
M.C.P. ASSOCIATES, L.P. a NJ limited partnership, by M.C.P. Investments Inc, its General Partner, by Kenneth Mandelbaum, President

Current Street Address  
c/o M.C. P. Real Estate & Investment Management, LLC 4 Brighton Rd, Suite 204

City, Town, Post Office  
Clifton

State  
NJ

ZIP Code  
07012

**Property Information**

Block(s)  
241

Lot(s)  
39

Qualifier

Street Address  
25-27-29 Broad Street

City, Town, Post Office  
Bloomfield

State  
NJ

ZIP Code

Seller's Percentage of Ownership 100	Total Consideration \$1,500,000.00	Owner's Share of Consideration \$1,500,000.00	Closing Date 3/11/22
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**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 incident 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 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.
17.  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.

3/9/22 \_\_\_\_\_ by Kenneth Mandelbaum, President  
Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

\_\_\_\_\_ \_\_\_\_\_  
Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

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

STATE OF NEW JERSEY

} SS.

County Municipal Code

COUNTY ESSEX

0702

FOR RECORDER'S USE ONLY

Consideration \$ 1,500,000  
RTF paid by Buyer \$ 15,000  
Date 4/18/22 By B7

MUNICIPALITY OF PROPERTY LOCATION Township of Bloomfield

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

XXX-XX-X 8 5 8  
Last three digits in grantee's Social Security Number

Deponent, 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 3-9-22 transferring  
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 241 Lot number 39 located at  
25-27-29 BROAD STREET, BLOOMFIELD and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$1,500,000.00 (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 THE OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF THE 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) When Grantee is required to remit the 1% fee, complete (a) by checking off appropriate box or boxes below.

- Class 2 – Residential
- Class 4A – Commercial Properties (if checked, calculation in (E) required below)
- Class 3A- Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- 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.**
- Intercompany transfer between combined group members as part of the unitary business (See Instruction #13 on reverse side)  
List the Combined group NU ID number (Required) \_\_\_\_\_

(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 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

Total Assessed Valuation ÷ Director's Ratio = Equalized Valuation

Property Class \$ \_\_\_\_\_ ÷ \_\_\_\_\_ % = \$ \_\_\_\_\_