

CITY OF MILLVILLE

COMMISSIONERS

LISA M. ORNDORF, MAYOR
Director of Public Affairs
JOSEPH SOOY, VICE MAYOR
Director of Revenue & Finance
BENJAMIN J. ROMANIK
Director of Parks & Public Property
C. KIRK HEWITT
Director of Public Safety
ROBERT W. MCQUADE, JR.
Director of Public Works



"A MAIN STREET NEW JERSEY COMMUNITY"

12 SOUTH HIGH STREET
P.O. BOX 609
MILLVILLE, NEW JERSEY 08332

TELEPHONE: (856)825-7000
FAX: (856)825-3686
www.millvillenj.gov

OFFICERS

RAYMOND COMPARI
Administrator
JEANNE PARKINSON
City Clerk
MARCELLA SHEPARD
Chief Financial Officer
TRACEY GREGOIRE
Tax Collector
BRIAN P. ROSENBERGER
Tax Assessor

Date:

1/20/22

To:

Valeri Daker Koe

See below in response to your OPRA request received by the City Clerk's Office on 1/12/22. (See Disclaimer on Pg 2)

☐ Please be advised there are no records responsive to your request

☒ See attached, no Redactions were made.

☐ See attached, redactions were made pursuant to (see statute(s) below with "x" mark(s)):

☐ Denied, the provisions of the Open Public Records Act do not allow the disclosure of records pursuant to (see statute(s) below with "x" mark(s)):

Billing information:

☐ Amount Due: _____ must be received prior to release of record

Payment information:

☐ Returned Check: Check No. _____ in the amount of _____

☐ Payment Received: Check No. _____ in the amount of _____

Exceptions to Public Access to Government Records:

- ☐ Inter-agency or intra-agency advisory, consultative or deliberative communications, N.J.S.A. 47:1A-1.1, et seq.
- ☐ Legislative records, N.J.S.A. 47:1A-1.1, et seq.
- ☐ Medical Examiner records, N.J.S.A. 47:1A-1.1, et seq.
- ☐ Criminal investigatory records, N.J.S.A. 47:1A-1.1, et seq.
- ☐ Victim records, N.J.S.A. 47:1A-1.1, et seq.
- ☐ Trade secrets and proprietary commercial or financial information obtained from any source, N.J.S.A. 47:1A-1.1, et seq.
- ☐ Any record within Attorney/Client Privilege N.J.S.A. 47:1A-1.1 et seq.
- ☐ Administrative or technical information regarding computer hardware, software and networks, N.J.S.A. 47:1A-1.1, et seq.
- ☐ Emergency or Security information and surveillance techniques, N.J.S.A. 47:1A-1.1, et seq.
- ☐ Security measures and surveillance techniques, N.J.S.A. 47:1A-1.1, et seq.
- ☐ Information that is disclosed would give an advantage to competitors or bidders, N.J.S.A. 47:1A-1.1
- ☐ Information on any sexual harassment complaint, any grievance filed or collective negotiations, N.J.S.A. 47:1A-1.1
- ☐ Communications between City and Insurance Company, N.J.S.A. 47:1A-1.1 et seq.
- ☐ Information which is to be kept confidential pursuant to court order, N.J.S.A. 47:1A-1.1 et seq.
- ☐ Certificate of honorable discharge issued by the United States government, N.J.S.A. 47:1A-1.1 et seq.
- ☐ Personal Identifying Information, N.J.S.A. 47:1A-1.1, et seq.
- ☐ Social Security Numbers, N.J.S.A. 47:1A-1.1, et seq.
- ☐ Certain records of higher education, N.J.S.A. 47:1A-1.1, et seq.
- ☐ Biotechnology trade secrets, N.J.S.A. 47:1A-1.2, et seq.

- ___ Limitations to convicts -personal information pertaining to the person's victim or the victim's family, N.J.S.A. 47:1A-2.2, et seq.
- ___ Ongoing Investigations, N.J.S.A. 47:1A-3.a.
- ___ Public defender records that relate to the handling of any case, N.J.S.A. 47:1A-5.k.
- ___ Upholds exemptions contained in other State or federal statutes and regulations, Executive Orders of the Governor, Rules of Court, Constitution of this State, or judicial case law N.J.S.A. 47:1A-9.
- ___ Personnel and pension records, N.J.S.A. 47:1A-10, et seq.
- ___ Privacy Interest - "a public agency has a responsibility and an obligation to safeguard from public access a citizen's personal information with which it has been entrusted when disclosure thereof would violate the citizen's reasonable expectation of privacy." N.J.S.A. 47:1A-1.1, et seq.

NOTE: Court documents can be requested through the NJ Judiciary website at www.judiciary.state.nj.us

If you feel the City has neglected to provide what you have requested, or any part thereof, or if you believe there is some legal authority that supports your position, please notify us and we will be happy to reconsider our response or denial of access as the case may be.

Mandatory Disclaimer:

If your request for access to a government record has been denied or unfilled within seven (7) business days required by law, you have the right to challenge the decision by the City of Millville to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. box 819, Trenton, NJ 08625, by e-mail at grc@dca.state.nj.us, or at their website at www.state.nj.us/grc. The GRC can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.

If you have any questions please contact my office.

Sincerely,


Jeanne M. Parkinson, RMC
City Clerk

Respond 1/20/22

Due 1/27/22

Mercado, Wendy

From: Jeanne Parkinson
Sent: Wednesday, January 12, 2022 12:22 PM
To: Mercado, Wendy
Subject: FW: OPRA request - Environmental Records

Please process.

-----Original Message-----

From: Valerie Daberkoe <opra+request-28734-23e4fc9d@requests.opramachine.com>
Sent: Wednesday, January 12, 2022 11:12 AM
To: Jeanne Parkinson <Jeanne.Parkinson@millvillenj.gov>
Subject: OPRA request - Environmental Records

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Millville City,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

EnviroSure is conducting a Phase I ESA at 1201 and 1301 North 10th Street (Block 265; Lots 4 and 5). In that regard, we are requesting a search of all files pertaining to the property. Especially, underground storage tanks, environmental concerns, building permits and ownership records.

Thank you.

Valerie Daberkoe
EnviroSure, Inc.

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-28734-23e4fc9d@requests.opramachine.com

Is jeanne.hitchner@millvillenj.gov the wrong address for OPRA requests to Millville City? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=millville_city

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/environmental_records_93

*C: Engineering /
Michelle / Jeffery / Rick
Certs
Rulin / Carlos
Tax Assessor
Brian R. Martin*

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

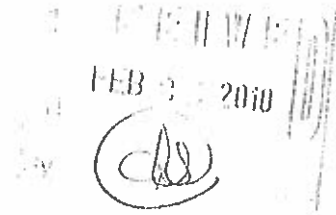
D-File REF

To: Commissioner Finch
John Knoop
Adolf Tarasevich
From: L.N. Thompson
Date: 2/22/10
For your info and files



February 15, 2010

Millville Municipal Clerk's Office
12 South High Street
PO Box 609
Millville, NJ 08332
(856) 825-7000



**Re: Public Notification and Outreach – Public Notice
Former General Machinery Building
1201 North 10th Street
Millville, New Jersey
BB&J Project No. 0224901
ISRA Case Number: E98279**

To Whom It May Concern:

On behalf of Alcan Global Pharmaceutical Packaging (Alcan), Bradburne, Briller & Johnson, LLC (BB&J) has prepared the required public notice measures identified in New Jersey Administration Code (N.J.A.C.) 7:26E-1.4 for the former Alcan property located at 1201 North 10th Street in Millville, New Jersey (Subject Property). Enclosed is the public notice information and documentation for the Subject Property.

If you have any questions or require additional information, please contact Ms. Amber Cicotte of BB&J at 312.644-8556 extension 221.

Sincerely,

BRADBURNE, BRILLER & JOHNSON, LLC

A handwritten signature in black ink, appearing to read 'Doug Charlton'.

Douglas W. Charlton, PhD, PG
Principal

A handwritten signature in black ink, appearing to read 'Amber D. Cicotte'.

Amber D. Cicotte, CHMM
Senior Scientist

Attachment: Notification and Public Outreach: Public Notice Information and Documentation



PUBLIC NOTICE INFORMATION AND DOCUMENTATION

**Former General Machinery Building
1201 North 10th Street
Millville, New Jersey
BB&J Project No. 0224901
ISRA Case Number: E98279**

**Prepared by:
BRADBURN, BRILLER & JOHNSON, LLC
Chicago, Illinois**

February 15, 2010



PUBLIC NOTICE INFORMATION

The following site-specific information applies to the Subject Property:

Site Name:	Former General Machinery Building
Address:	1201 North 10th Street Millville, New Jersey
ISRA Case Number:	E98279
Tax Block:	265
Tax Lot:	4

KNOWN CONTAMINATION

Several investigations were performed at the Subject Property, which revealed that concentrations of tetrachloroethene (PCE) were present in the soil and groundwater at concentrations that exceeded New Jersey Department of Environmental Protection (NJDEP) Soil Remediation Standards (SRS) and Groundwater Quality Standards (GWQS), respectively. In order to address the subsurface impacts, soil was excavated from the Subject Property, and a classification exception area (CEA) was established for the PCE-impacted groundwater beneath the Subject Property. Although further investigation of the Subject Property is warranted and proposed at this time, off-site migration of PCE is not expected. Off-site migration is unlikely based on fate and transport modeling of the low concentrations of PCE detected at the Subject Property.

CONTACT INFORMATION

Responsible Party's Public Point of Contact:	<u>New Jersey Department of Environmental Protection:</u>
Ms. Amber Clotte	Division of Remediation Support
Bradburne, Briller & Johnson, LLC	401 East State Street, 6 th Floor
515 North State Street	P.O. Box 413
Chicago, IL 60654	Trenton, NJ 08625-0413
(877) 726-8556 (toll-free)	Attention: Office of Community Relations
	(609) 984-3081

Per New Jersey Administration Code (N.J.A.C.) 7:26E-1.4(i)(4)(vii), upon request, the responsible party will provide a copy of all available environmental reports to the municipality.

PUBLIC NOTICE SIGN

As required under N.J.A.C. 7:26E-1.4(g), a public notice sign that meets the requirements outlined in paragraph (h) of the Notification and Public Outreach Amendment has been posted at the Subject Property. Photographs of the posted sign are included as Attachment A. A site location map is included as Figure 1, and a site map indicating the location of the posted sign is included as Figure 2.



PREDOMINANT LANGUAGE

According to the U.S. Census Bureau¹, a language other than English is spoken at home in 10.5% to 12.0% of the homes within a 200 foot radius of the Subject Property. Based on the information obtained through the U.S. Census Bureau, English is the predominant language in the area surrounding the Subject Property. Therefore, the sign was posted in English only.

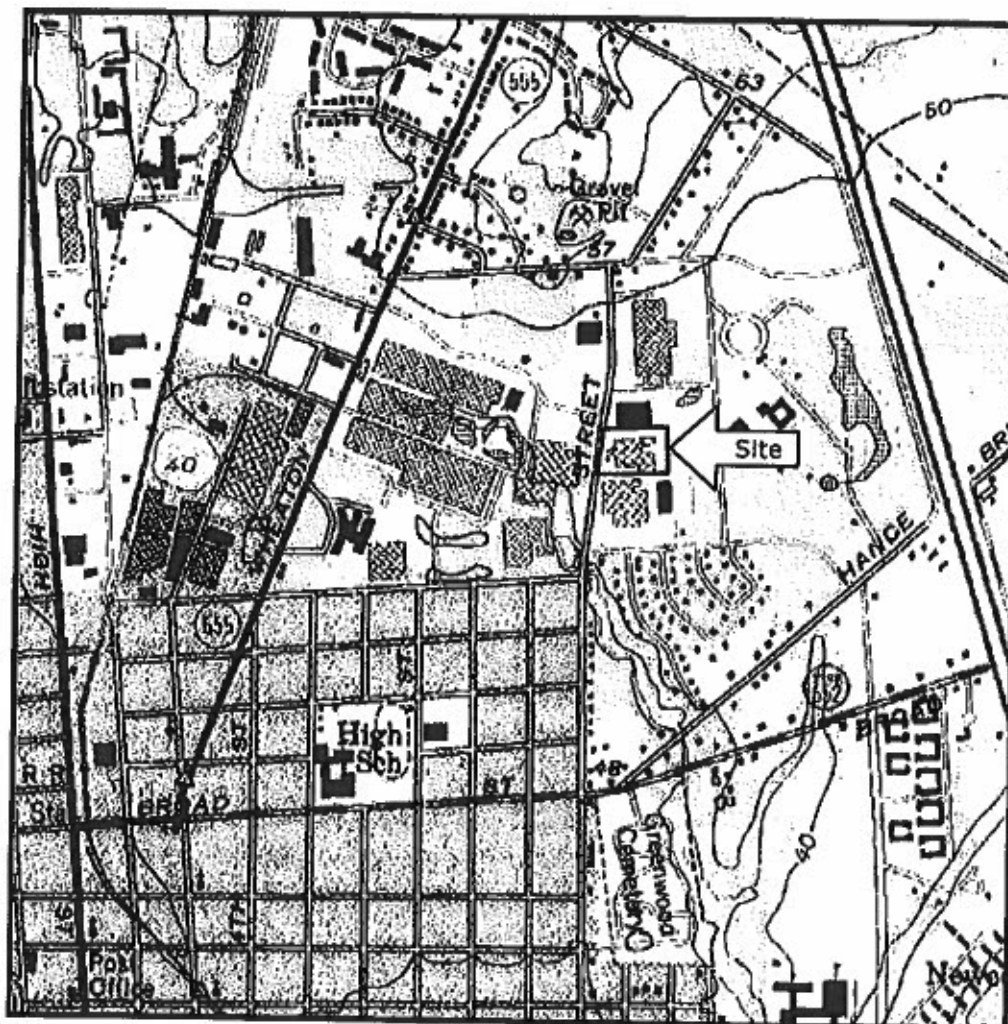
¹ <http://factfinder.census.gov/home/saff/main.html>

**B
& J**

Alcan / 1201 North 10th St, Millville, NJ
ISRA Case No. E98279

FIGURES

Source: U.S. Geological Survey Quadrangle Millville, New Jersey Quadrangle 7.5 Minute Series (Topographic), dated 1982. TerraServerUSA – <http://terraserver-USA.com>



New Jersey



Quadrangle Location

Prepared by/Date: DKD 12.18.09
Checked by/Date: SEV 12.18.09

Former General Machinery Building
1201 North 10th Street
Millville, New Jersey
ISRA Case ID No.: E98279



Bradburne, Briller & Johnson, LLC
www.bbgroup.com

Site Location Map
Project 0224901 Figure 1

Sources: Bing Maps – <http://bing.com/maps/>
 Ground Water Classification Exception Area Application prepared by ERM, dated November 1999.



Prepared by/Date: PTB / 10-26-2009
 Checked by/Date: SEV / 12-18-2009

Former General Machinery Building
 1201 North 10th Street
 Millville, New Jersey
 ISRA Case ID No.: E98279

B&B
 Bradburne, Briller & Johnson, LLC
www.bbgroup.com

Site and Vicinity Plan
 Project No. 0224901
 Figure 2

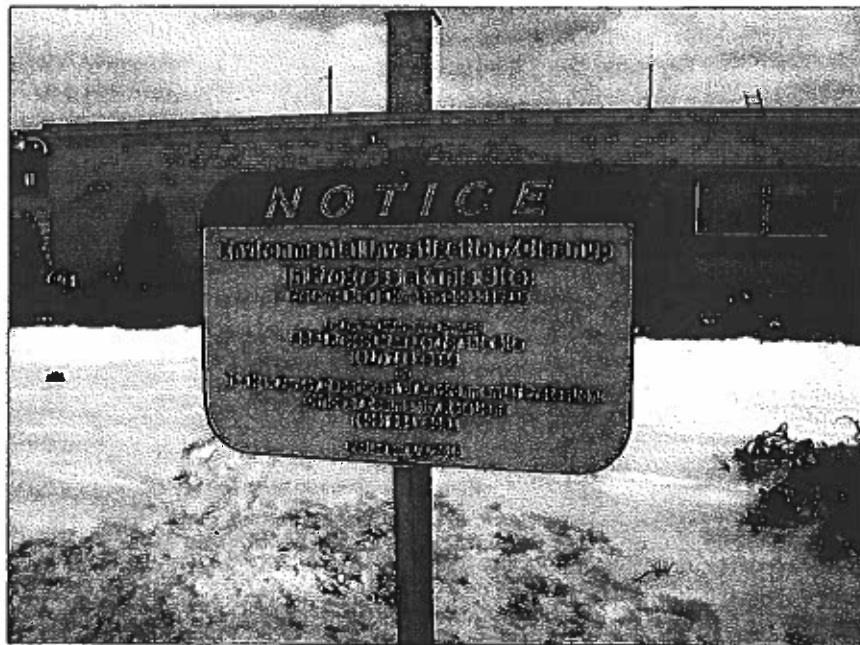


Alcan / 1201 North 10th St, Millville, NJ
ISRA Case No. E98279

APPENDIX A
PHOTOGRAPHIC DOCUMENTATION



Photograph 1 – View southeast toward the public notification sign and the former General Machinery Building of the Subject Property.



Photograph 2 – View east toward the public notification sign.

Former General Machinery Building
1201 North 10th Street
Millville, New Jersey
ISRA Case ID No.: E98279



Bradburne, Brillier & Johnson, LLC
www.bbjgroup.com

Site Photographs

Project No. 0224901

Page 1

CITY OF MILLVILLE



"A MAIN STREET NEW JERSEY COMMUNITY"

COMMISSIONERS

JAMES T. SHANNON, MAYOR
Director of Parks & Public Property

JAMES F. QUINN
Director of Public Affairs

JOSEPH J. DERELLA, JR., Vice-Mayor
Director of Revenue & Finance

DAVID W. VANAMAN
Director of Public Safety

DALE L. FINCH
Director of Public Works

12 SOUTH HIGH STREET
P.O. BOX 609
MILLVILLE, NEW JERSEY 08332

TELEPHONE: (856) 825-7000
FAX #: (856) 825-3686
www.millvillenj.gov

OFFICERS

LEWIS N. THOMPSON
City Clerk/Administrator

RICHARD C. MCCARTHY
City Attorney

MAUREEN P. MITCHELL
Chief Financial Officer

SUZANNE L. OLAH
Tax Collector

BRIAN P. ROSENBERGER
Tax Assessor

January 19, 2010

MEMO TO: John Knoop, Municipal Engineer
Adolf Tarasevich, Assistant Municipal Engineer
Milt Truxton, Construction Official
Brian Rosenberger, Tax Assessor

FROM: Lewis N. Thompson, RMC/CMC
City Clerk/Administrator

Enclosed please find Classification Exception Area (CEA) – Biennial Certification, ISRA Case No. E98279, 1201 North 10th Street, block 265, lot 4, for the former Alcan property, from Bradburne, Briller & Johnson, LLC (BB&J).

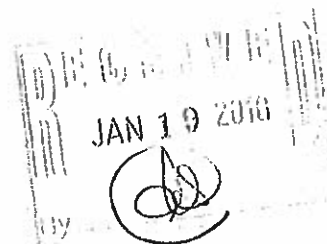
The Biennial Certification has been prepared in accordance with the New Jersey Administration Code (N.J.A.C.) 7:26E-8.5 by the New Jersey Department of Environmental Protection (NJDEP) for the ground water beneath a portion of said property.

The public information notes and full report is on file in the Office of the City Clerk. Should you have any questions, please contact me.

LNT/dss

Enclosure

C: Mayor Shannon
Commissioner Quinn
Commissioner Derella
Commissioner Vanaman
Commissioner Finch





MEMORANDUM

Via FedEx

To: Millville Municipal Clerk's Office

From: Ms. Amber Cicotte – Bradburne, Briller & Johnson, LLC

Date: January 13, 2010

Subject: **CEA – Biennial Certification**
ISRA Case No. E98279
1201 North 10th Street
Millville, New Jersey

Please find enclosed one copy of the Biennial Certification for a Classification Exception Area (CEA) for the former Alcan Global Pharmaceutical Packaging (Alcan) property located at 1201 North 10th Street, Millville, New Jersey.

If you have any comments or questions regarding the enclosed document, please feel free to contact us at (312) 644-8556.

Enclosure



January 13, 2010

Millville Municipal Clerk's Office
12 South High Street
PO Box 609
Millville, NJ 08332
(856) 825-7000

Re: CEA – Biennial Certification
ISRA Case No. E98279
1201 North 10th Street
Millville, New Jersey

To Whom It May Concern:

Bradburne, Briller & Johnson, LLC (BB&J) has prepared on behalf of Alcan Global Pharmaceutical Packaging (Alcan) a Biennial Certification for a Classification Exception Area (CEA) for the former Alcan property located at 1201 North 10th Street, Millville, New Jersey (Subject Property). The Biennial Certification has been prepared in accordance with New Jersey Administration Code (N.J.A.C.) 7:26E-8.5. The purpose of this letter is to notify your department that the New Jersey Department of Environmental Protection (NJDEP) has established a CEA for the ground water beneath a portion of the Subject Property, also defined as Tax Block 265, Lot 4 in the City of Millville, New Jersey. We are submitting this notification to your office, pursuant to N.J.A.C. 7:26E-8.3(b)5, which states that we are required to notify the Municipal Clerk's Office with jurisdiction of the Subject Property, of this CEA.

Investigatory sampling in June 1999 identified concentrations of tetrachloroethene (PCE) at levels that exceeded New Jersey Ground-Water Quality Standards (GWQS). The CEA was implemented in order to protect the health of the people by restricting the use of the shallow ground-water aquifer on the Subject Property, while natural attenuation occurs. The CEA will remain active for the duration of the remedial action, which at the time of implementation (October 4, 2000) was nine years. The CEA expired on October 4, 2009; however, BB&J requested a 1.6 year extension to the CEA, to end on June 4, 2011. Once the concentration of PCE falls below the New Jersey GWQS, the CEA will be removed and your department will be notified accordingly.

Enclosed is the completed Biennial Certification, which includes a detailed account of site history, historical sampling events, and the status of the CEA. As required by the NJDEP, the Biennial Certification must be forwarded to your department and documentation of your receipt must be provided to BB&J before the NJDEP can accept the certification.

Please review the included documents and reply to our office so we may include your correspondence with our report for submission to NJDEP in a timely manner. Please send your response to the address listed below:



Alcan / Millville, NJ
Project No. 0224901
ISRA Case No. E98279

Ms. Amber Cicotte, CHMM
515 North State Street, Suite 2200
Chicago, IL 60654

If you have any questions or require additional information, please feel free to contact me at 312.644.8556, extension 221.

Sincerely,

BRADBURN, BRILLER & JOHNSON, LLC

A handwritten signature in cursive script that reads "Amber D. Cicotte".

Amber D. Cicotte, CHMM
Senior Scientist

Mercado, Wendy

From: Haas-Green, Carissa
Sent: Wednesday, January 12, 2022 2:24 PM
To: Mercado, Wendy; Michelle Nothaft; Robin Young; Rosenberger, Brian
Cc: Tiffany Arrowood; Taney, Nick; Blaskey III, Martin; Jeanne Parkinson; Burns, Laura; Jeanne Parkinson; Sharron Ortiz
Subject: RE: Emailing: Valerie Daberkoe 1-12-22.pdf

Construction has nothing.

Thank you,
Carissa B. Haas-Green
City of Millville
Construction Department
12 South High Street
PO BOX 609
Millville, NJ 08332
856-825-7000 Ext.7279
856-825-7401 Fax
carissa.haas-green@millvillenj.gov

Please consider the environment before printing this e-mail.

"The City of Millville is subject to the Open Public Records Act; any email sent or received may be subject to a records request."

-----Original Message-----

From: Mercado, Wendy <Wendy.Mercado@millvillenj.gov>
Sent: Wednesday, January 12, 2022 12:56 PM
To: Michelle Nothaft <Michelle.Nothaft@millvillenj.gov>; Robin Young <robin.young@millvillenj.gov>; Rosenberger, Brian <Brian.Rosenberger@millvillenj.gov>
Cc: Tiffany Arrowood <tiffany.arrowood@millvillenj.gov>; Taney, Nick <Nick.Taney@millvillenj.gov>; Haas-Green, Carissa <carissa.haas-green@millvillenj.gov>; Blaskey III, Martin <Martin.BlaskeyIII@millvillenj.gov>; Jeanne Parkinson <Jeanne.Parkinson@millvillenj.gov>; Burns, Laura <Laura.Burns@millvillenj.gov>; Jeanne Parkinson <Jeanne.Parkinson@millvillenj.gov>; Sharron Ortiz <sharron.ortiz@millvillenj.gov>
Subject: Emailing: Valerie Daberkoe 1-12-22.pdf

Please see OPRA request attached from Valerie Daberkoe.

Please respond by January 20, 2022.

Thank you

Wendy Mercado
City of Millville
City Clerk's Office
12 South High Street
Millville, NJ 08332
Wendy.Mercado@Millvillenj.gov

If this email was inadvertently sent to you, please advise and accept my apologies in advance.

Your message is ready to be sent with the following file or link attachments:

Valerie Daberkoe 1-12-22.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Mercado, Wendy

From: Rosenberger, Brian
Sent: Wednesday, January 19, 2022 2:58 PM
To: Mercado, Wendy; Michelle Nothafft; Robin Young
Cc: Tiffany Arrowood; Taney, Nick; Haas-Green, Carissa; Blaskey III, Martin; Jeanne Parkinson; Burns, Laura; Jeanne Parkinson; Sharron Ortiz
Subject: RE: Emailing: Valerie Daberkoe 1-12-22.pdf
Attachments: 265-4 & 5 - PRC & Deeds.pdf

See attached.

Thanks,
Brian P. Rosenberger, C.T.A.
Assessor

City of Millville
12 South High Street
P.O. Box 609
Millville, NJ 08332
Ph: (856) 825-7000 Ext. 7280
Fax: (856) 327-6670
www.millvillenj.gov

Direct Link to the Assessor's Website:
<http://www.millvillenj.gov/183/Tax-Assessor>

The City of Millville is subject to the Open Public Records Act; any email sent or received may be subject to a records request..

-----Original Message-----

From: Mercado, Wendy <Wendy.Mercado@millvillenj.gov>
Sent: Wednesday, January 12, 2022 12:56 PM
To: Michelle Nothafft <Michelle.Nothafft@millvillenj.gov>; Robin Young <robin.young@millvillenj.gov>; Rosenberger, Brian <Brian.Rosenberger@millvillenj.gov>
Cc: Tiffany Arrowood <tiffany.arrowood@millvillenj.gov>; Taney, Nick <Nick.Taney@millvillenj.gov>; Haas-Green, Carissa <carissa.haas-green@millvillenj.gov>; Blaskey III, Martin <Martin.BlaskeyIII@millvillenj.gov>; Jeanne Parkinson <Jeanne.Parkinson@millvillenj.gov>; Burns, Laura <Laura.Burns@millvillenj.gov>; Jeanne Parkinson <Jeanne.Parkinson@millvillenj.gov>; Sharron Ortiz <sharron.ortiz@millvillenj.gov>
Subject: Emailing: Valerie Daberkoe 1-12-22.pdf

Please see OPRA request attached from Valerie Daberkoe.

Please respond by January 20, 2022.

Thank you

Wendy Mercado
City of Millville
City Clerk's Office
12 South High Street
Millville, NJ 08332
Wendy.Mercado@Millvillenj.gov

If this email was inadvertently sent to you, please advise and accept my apologies in advance.

Your message is ready to be sent with the following file or link attachments:

Valerie Daberkoe 1-12-22.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Surveyed By KLP

265
4B

4

Surveyed Date 12-10-04

VITAL COMPUTER RESOURCES, INC.

BLOCK 265
LOT 4
QUALIFIER #1070

PMH INVESTMENTS INC
P.O. BOX 729
MILLVILLE, N.J.

08332

REMARKS

ITEM WITH A BALLET MUST BE ENTERED

BUILDING NAME

PARCEL NUMBER

Age 28

Section 1

Building Data

Occ Num	Occupancy Name	%	Class	Height	Rank**
426	STORAGE BLDG	43	C	20	2
344	RETIRED BLDG	7	C	20	2

Total Floor Area (sq. ft.) 55,013

Number of Stories: Section 1

Perimeter (linear feet) 1320

Effective Age (years) 28

Depreciation %: Overall 28

External

Components (see back of page 1 for list):

Code	System	Description	Area	%	Rank	Depth	Other
726	1	SPRINKLER					
603	1	HEAD					

Occ Num	Occupancy Name	%	Class	Height	Rank**

Total Floor Area (sq. ft.)

Number of Stories: Section

Perimeter (linear feet)

Effective Age (years)

Depreciation %: Overall

External

Components (see back of page 1 for list):

Code	System	Description	Area	%	Rank	Depth	Other

Basement

Occ Num	Occupancy Name	Type	Area	Class	Depth	Rank	Depth

Number of Levels:

Perimeter (linear feet)

Section

Components (HVAC and Sprinklers only)

Code	System	Description	Area	%	Rank	Depth	Other

- 1-1/2" Square
2-2" Square
3-3" Square
4-4" Square
5-5" Square
6-6" Square
7-7" Square
8-8" Square
9-9" Square
10-10" Square
11-11" Square
12-12" Square
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14-14" Square
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89-89" Square
90-90" Square
91-91" Square
92-92" Square
93-93" Square
94-94" Square
95-95" Square
96-96" Square
97-97" Square
98-98" Square
99-99" Square
100-100" Square

WALLS

CONCRETE-MASONRY WALLS/REINFORCING or CURTAIN

804	Brick, Solid	804	Concrete & Glass Panels	804	Wood Siding
805	Brick, Solid	805	Concrete & Glass Panels	805	Wood Siding
806	Brick, Solid	806	Concrete & Glass Panels	806	Wood Siding
807	Brick, Solid	807	Concrete & Glass Panels	807	Wood Siding
808	Brick, Solid	808	Concrete & Glass Panels	808	Wood Siding
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824	Brick, Solid	824	Concrete & Glass Panels	824	Wood Siding
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871	Brick, Solid	871	Concrete & Glass Panels	871	Wood Siding
872	Brick, Solid	872	Concrete & Glass Panels	872	Wood Siding

ADDITONS:

Code	Description	Units	Cost	Depr	LM	Base Date
804	Brick, Solid					
805	Brick, Solid					
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870	Brick, Solid					
871	Brick, Solid					
872	Brick, Solid					

LM

Local Manager

accepts Y or N

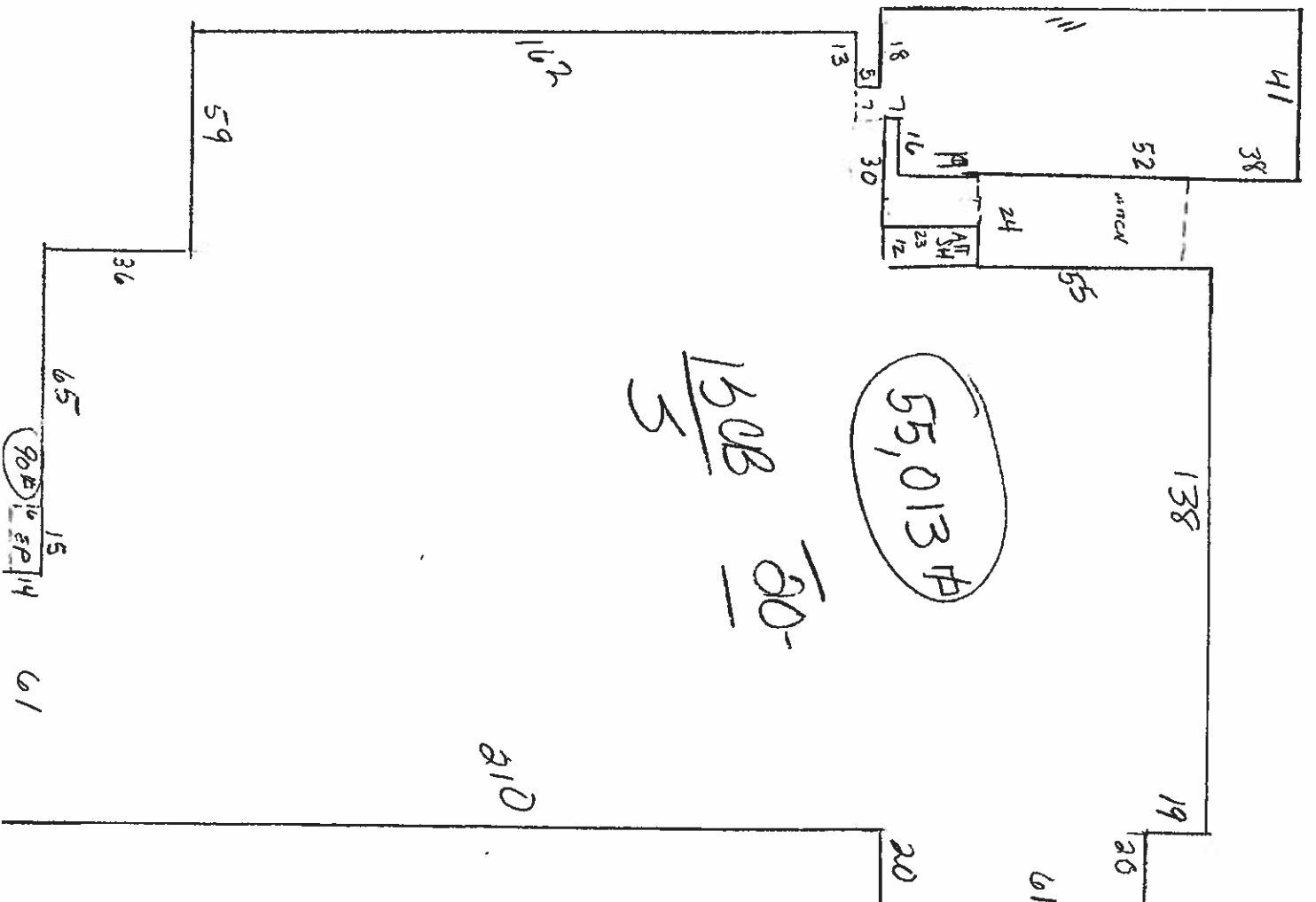
BASE

Base Date

to Bring Cost to Date

See attached

Block 265
Lot 4



OK

RECORDING INFORMATION SHEET

CUMBERLAND COUNTY CLERK'S OFFICE
60 WEST BROAD STREET
BRIDGETON NJ 08302

INSTRUMENT NUMBER:

303971

DOCUMENT TYPE :

DEED

Official Use Only

Return Address (for recorded documents)

MADISON TITLE AGENCY
 1125 OCEAN AVENUE
 LAKEWOOD NJ 08701

GLORIA NOTO, COUNTY CLERK
 CUMBERLAND COUNTY, NJ

INSTRUMENT NUMBER
 303971
 RECORDED ON
 January 23, 2008 02:07 pm
 BOOK:4038 PAGE:4239

RMG

No. Of Pages (excluding Summary Sheet)

5

Recording Fee (excluding Transfer Tax)

\$80.00

Realty Transfer Tax

\$6,775.00

Amount Charged (Check # 134/926)

\$6,865.00

Parcel Information

Block 265

Lot 4

ML

First Party Name

K & L PROPERTY MANAGEMENT LLC

Second Party Name

OAK GLEN PROPERTIES LLC

CONSIDERATION (R) \$750,000.00

MAIL COPY _____

NO COPY _____

ENVELOPE _____

Additional Information (Official Use Only)

ADDITIONAL STAMPINGS _____

RECEIVED

FEB - 4 2008

CITY OF MILLVILLE
 ASSESSING DEPT.

ENTERED

FEB 13 2008

NOTE

MAP

SCAN

TXC

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

DEED

Record and Return to:
MADISON TITLE AGENCY, LLC
COMMERCIAL DEPT.
1125 OCEAN AVE.
LAKEWOOD, NJ 08701
MTAYJ: 237633

Prepared by:


Phillip S. Van Embden, Esq.

This Deed is made on January / 7 , 2008.

BETWEEN K and L Property Management, LLC

whose address is 1308 Goldfinch Lane, Millville, NJ 08332 referred to as the Grantor,

AND Oak Glen Properties, LLC

whose post office address is c/o Universal Recording Supplies, 520 James Street, Lakewood, NJ 08701 referred to as the Grantee.

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

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 \$750,000.00. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Millville Block No. 265 Lot No. 4 Account No.

☐ No property tax identification number is available on the date of this deed. (Check box if applicable)

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

BEGINNING at a PK nail set in the easterly line of Tenth Street (66 feet wide) where the same is intersected by the common line between Lot 1 and Lot 4. Said PK nail being North 6 degrees 33 minutes 00 seconds East 500.00 feet from the intersection of the easterly line of Tenth Street and the northerly line of G Street (66 feet wide); thence

1. Along the easterly line of Tenth Street, North 6 degrees 33 minutes 00 seconds East 282.57 feet to a PK nail found in the common line between Lot 4 and Lot 5; thence

2. Along the common line between Lot 4 and Lot 5, North 86 degrees 12 minutes 00 seconds East 620.05 feet to a concrete monument found on the common corner of Lot 4, Lot 5 and Lot 15; thence

3. Along the common line between Lot 4 and Lot 15, South 11 degrees 27 minutes 00 seconds West 15.55 feet to an iron pin set on the common corner of Lot 4 and 15; thence

4. Along the common line between Lot 4 and Lot 15, North 86 degrees 12 minutes 00 seconds East 170.78 feet to an iron pin set in the westerly line of Glasstown Road (66 feet wide); thence

5. Along the westerly line of Glasstown Road, South 4 degrees 21 minutes 00 seconds East 254.91 feet to an iron pin found in the common line between Lot 3 and Lot 4; thence

6. Along the common line between Lot 3 and Lot 4, South 85 degrees 39 minutes 00 seconds West 839.93 feet along Lot 3 and Lot 1 to the point of BEGINNING.

Being the same land and premises vested upon K&L Management, L.L.C. by Deed from Paul Harris, L.L.C. dated June 3, 2005 and recorded in the Cumberland County Clerk's Office on June 7, 2005 in Deed Book 2839 Page 27 together with a Corrective Deed dated December 21, 2007 and recorded in the Cumberland County Clerk's Office on

GIT/REP-3
(11-07)

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):Name(s) Kevin Reed, MEMBER, K AND L PROPERTY MANAGEMENT LLCCurrent Resident Address 1308 Goldfinch Ln, Millville, NJ 08332City, Town, Post Office Millville State NJ Zip Code 08332**PROPERTY INFORMATION** (Brief Property Description):Block(s) 265 Lot(s) 4 Qualifier _____Street Address 1201 N. 10th StreetCity, Town, Post Office Millville State NJ Zip Code 08332Seller's Percentage of Ownership 50% Consideration \$750,000.00 Closing Date 1/17/08**SELLER'S ASSURANCES** (Check the Appropriate Box) (Boxes 2 through 8 apply to 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. a. 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:5-1-1 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. ☐ 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.

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.

1/17/08 _____
Date Signature

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

Date Signature

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

GIT/REP-3
(11-07)

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):Name(s) Diane ReedCurrent Resident Address 1308 Goldfinch LnCity, Town, Post Office MillvilleState NJZip Code 08332**PROPERTY INFORMATION** (Brief Property Description):Block(s) 265Lot(s) 4

Qualifier _____

Street Address 1201 N. 10th StreetCity, Town, Post Office MillvilleState NJZip Code 08332Seller's Percentage of Ownership 50%Consideration \$750,000.00Closing Date 1/17/08**SELLER'S ASSURANCES** (Check the Appropriate Box) (Boxes 2 through 8 apply to 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:5-1-1 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. ☐ 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.

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.

Date

Signature

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

Date

Signature

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

RTF-1 (Rev. 2/19/07)

MUST SUBMIT IN DUPLICATE

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.

STATE OF NEW JERSEY

COUNTY Bergen } SS. County Municipal Code
Summit 0610

MUNICIPALITY OF PROPERTY LOCATION Millville

FOR RECORDER'S USE ONLY
Consideration \$ 150,000.00
RTF paid by seller \$ 6,775.00
Date 1-17-08 By KMG

*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, Kevin Reed (Name) being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated _____ transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 265 Lot number 4 located at 1201 N. 10th Street, Millville, NJ and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 150,000.00 (See Instructions #1 and #5 on reverse side)

(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:

(See Instructions #5A and #7 on reverse side)

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

\$ _____ + % = \$ _____

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 (See 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 Fee, Supplemental Fee, and General Purpose Fee, 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. * (See 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 THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See 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 (See 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 the top of the first page of the deed.

(7) 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 17th day of January, 2008

Richard B. Gelfond
Notary Public of New Jersey
Commission Expires 11/07/2012

Kevin Reed
Signature of Deponent
1308 Goldfinch Ln, Millville, NJ
Deponent Address
1308 Goldfinch Ln, Millville, NJ
Grantor Address at Time of Sale
XXX-XXX-792
Last 3 digits in Grantor's Social Security Number
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number 303971 County Bergen
Deed Number 1038 Book 4038 Page 4243
Deed Date 1-17-08 Date Recorded 1-23-08

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY - DIVISION OF TAXATION

PO BOX 281

TRENTON, NJ 08646-0281

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/pt/localtax.htm.

December 24, 2007 in Deed Book 4036 Page 9948 wherein the Grantor's name was changed from K&L Management, L.L.C. to K and L Property Management, L.L.C..

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 making a mortgage or allowing a Judgment to be entered against the Grantor).

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

Witnessed by:

K and L Property Management, L.L.C.

P. B. Guff

KRL
By Kevin Reed, Member

Witnessed by:

Stephanie A. Reed

Diane Reed
By Diane Reed, Member

Bergen
STATE OF NEW JERSEY, COUNTY OF CUMBERLAND SS:

I CERTIFY that on January 17, 2008, Kevin Reed personally came before me, and these persons acknowledged under oath, to my satisfaction, that:

- (a) these persons are members of the limited liability company named in this document;
- (b) these persons are the sole members of the limited liability company named in this document;
- (c) this person is the attesting witness to the signing of this document by the proper members who are members of the limited liability company;
- (d) this document was signed and delivered by the limited liability company as its voluntary act duly authorized by a proper resolution of its members;
- (e) this person signed this proof to attest to the truth of these facts.

Richard E. Guff
Notary Public of New Jersey
Commission Expires 11/07/2012

STATE OF NEW JERSEY, COUNTY OF CUMBERLAND SS:

I CERTIFY that on January 15, 2008, Diane Reed personally came before me, and these persons acknowledged under oath, to my satisfaction, that:

- (a) these persons are members of the limited liability company named in this document;
- (b) these persons are the sole members of the limited liability company named in this document;
- (c) this person is the attesting witness to the signing of this document by the proper members who are members of the limited liability company;
- (d) this document was signed and delivered by the limited liability company as its voluntary act duly authorized by a proper resolution of its members;
- (e) this person signed this proof to attest to the truth of these facts.

Stephanie A. Reed
Notary Public of New Jersey
My Commission Expires 11/07/2012

Surveyed By W

JITAL COMPUTER RESOURCES, INC.

BLOCK: 265
LOT: 5
QUALIFIER: #1071

265
4B
PMH INVESTMENTS INC
P.O. BOX 129
MILLVILLE, N J

08332

REMARKS

Surveyed Date 4-10-94

Basement

Occ Num	Occupancy Name	Type	Area	Class	Depth	Rank	Depr

Number of Levels: _____ Fireproofing ☐ Yes ☐ No

Perimeter (linear feet) _____ OR Shape _____

Section _____

Components (HVAC and Sprinklers only)

Code	System	Description	Area	%	Rank	Depr	Other

1 Low
2 Average
3 High
4 Very High

OTHER COMPONENTS

681 Dry Sprinkler
682 Dry Sprinkler
683 Wet Sprinkler
684 Wet Sprinkler
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689 Wet Sprinkler
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Section 1

Occ Num	Occupancy Name	%	Class	Height	Rank
426	STORAGE WAREHOUSE	83	C	20	2
344	OFFICE BLDG	17	C	20	2

Total Floor Area (sq. ft.) 31,815

Number of Stories Section 1 Building 1

Perimeter (linear feet) 710 OR Shape ---

Effective Age (years) 38 Base Date --- Adj. Value ---

Depreciation %: Overall --- OR Physical --- Functional ---

External ---

Components (see back of page 1 for list)

Code	System	Description	Area	%	Rank	Depr	Other
17	WALL	CONCRETE	100	2			
103	WALL	CONCRETE	100	2			

1 Low
2 Average
3 High
4 Very High

OTHER COMPONENTS

681 Dry Sprinkler
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Section 1

Occ Num	Occupancy Name	%	Class	Height	Rank

Total Floor Area (sq. ft.) _____

Number of Stories Section _____ Building _____

Perimeter (linear feet) _____ OR Shape _____

Effective Age (years) _____ Base Date _____ Adj. Value _____

Depreciation %: Overall _____ OR Physical _____ Functional _____

External _____

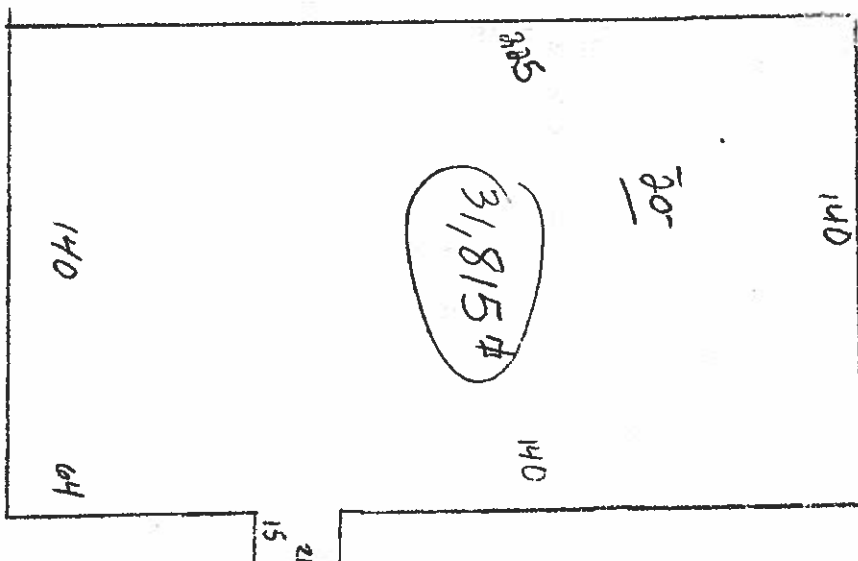
Components (see back of page 1 for list)

Code	System	Description	Area	%	Rank	Depr	Other

1 Low
2 Average
3 High
4 Very High

OTHER COMPONENTS

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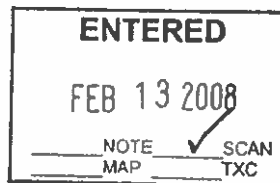
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OK

RECORDING INFORMATION SHEET

CUMBERLAND COUNTY CLERK'S OFFICE
60 WEST BROAD STREET
BRIDGETON NJ 08302

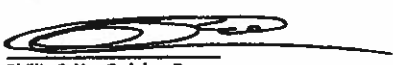
INSTRUMENT NUMBER: 303969		DOCUMENT TYPE : DEED	
Official Use Only		Return Address (for recorded documents) MADISON TITLE AGENCY 1125 OCEAN AVENUE LAKEWOOD NJ 08701	
GLORIA NOTO, COUNTY CLERK CUMBERLAND COUNTY, NJ INSTRUMENT NUMBER 303969 RECORDED ON January 23, 2008 02:05 pm BOOK:4038 PAGE:4223 RMG		No. Of Pages (excluding Summary Sheet)	6
		Recording Fee (excluding Transfer Tax)	\$90.00
		Realty Transfer Tax	\$13,810.00
		Amount Charged (Check # 134/925)	\$13,910.00
		Parcel Information	Block 265 Lot 5 ML
		First Party Name	K & I. PROPERTY MANAGEMENT LLC
		Second Party Name	OAK GLEN PROPERTIES LLC
CONSIDERATION (R) <u>\$1,350,000.00</u> MAIL COPY _____ NO COPY _____ ENVELOPE <u>✓</u> ADDITIONAL STAMPINGS _____		Additional Information (Official Use Only)	
***** DO NOT REMOVE THIS PAGE. ***** COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF CUMBERLAND COUNTY FILING RECORD ***** RETAIN THIS PAGE FOR FUTURE REFERENCE. *****		RECEIVED FEB - 4 2008 CITY OF MILLVILLE ASSESSING DEPT.	



X

DEED

Record and Return to:
MADISON TITLE AGENCY, LLC
COMMERCIAL DEPT
1126 OCEAN AVE
LAKEWOOD, NJ 08701
MTWJ-237683
Prepared by:


Phillip S. Van Embden, Esq.

This Deed is made on January 17, 2008.

BETWEEN K and L Property Management, LLC

whose address is 1308 Goldfinch Lane, Millville, NJ 08332 referred to as the Grantor,

AND Oak Glen Properties, LLC

whose post office address is c/o Universal Recording Supplies, 520 James Street, Lakewood, NJ 08701 referred to as the Grantee.

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

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 \$1,350,000.00. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Millville Block No. 265 Lot No. 5 Account No.

☐ No property tax identification number is available on the date of this deed. (Check box if applicable)

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

BEGINNING at a point for a corner in the easterly line of Tenth Street (66 feet wide) said point being (a) northerly 782.57 feet along the easterly line of Tenth Street from the northerly line of "G" Street (66 feet wide); thence

1. North 6 degrees 33 minutes 00 seconds East, along the easterly line of Tenth Street, 340.00 feet to a concrete monument; thence

2. North 86 degrees 12 minutes 00 seconds East, Along Block 265, Lot 6 of the City of Millville Tax Map, 650.15 feet to a point; thence

3. South 11 degrees 27 minutes 00 seconds West, along Block 265, Lot 15 of the aforesaid map, 346.68 feet to a concrete monument; thence

4. South 86 degrees 12 minutes 00 seconds West, along Block 265, Lot 4 of the aforesaid map, 620.05 feet to the point of BEGINNING.

Being the same land and premises vested upon K&L Management, L.L.C. by Deed from PMH Investments, L.L.C. dated June 3, 2005 and recorded in the Cumberland County Clerk's Office on June 7, 2005 in Deed Book 2839 Page 23 together with a Corrective Deed dated December 21, 2007 and recorded in the Cumberland County Clerk's Office on December 24, 2007 in Deed Book 4036 Page 9954 wherein the Grantor's name was changed from K&L Management, L.L.C. to K and L Property Management, L.L.C..

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 making a mortgage or allowing a Judgment to be entered against the Grantor).

GIT/REP-3
(11-07)

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):Name(s) Kevin Reed, member, K AND L PROPERTY MANAGEMENT LLCCurrent Resident Address 1308 Goldfinch Ln,City, Town, Post Office Millville State NJ Zip Code 08332**PROPERTY INFORMATION** (Brief Property Description):Block(s) 265 Lot(s) 5 Qualifier _____Street Address 1301 N 10th StreetCity, Town, Post Office Millville State NJ Zip Code 08332Seller's Percentage of Ownership 50% Consideration \$1,350,000.00 Closing Date 1-17-08**SELLER'S ASSURANCES** (Check the Appropriate Box) (Boxes 2 through 8 apply to 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:5-1-1 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. ☐ 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.

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.

Date

Signature

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

Date

Signature

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

GIT/REP-3
(11-07)

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):Name(s) Diane ReedCurrent Resident Address 1308 Goldfinch LnCity, Town, Post Office Millville State NJ Zip Code 08332**PROPERTY INFORMATION (Brief Property Description):**Block(s) 265 Lot(s) 5 Qualifier _____Street Address 1301 N 10th StreetCity, Town, Post Office Millville State NJ Zip Code 08332Seller's Percentage of Ownership 50% Consideration \$1,350,000.00 Closing Date 1-17-08**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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:5-1-1 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. ☐ 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.

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.

1/17/08
Date

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

Date

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

RTF-1 (Rev. 2/19/07)

MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 49:15-5 et seq.)

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

STATE OF NEW JERSEY

COUNTY

Bergen

SS. County Municipal Code

0610

MUNICIPALITY OF PROPERTY LOCATION Millville

FOR RECORDER'S USE ONLY

Consideration \$ 1,350,000.00
 RTF paid by seller \$ 13,810.00
 Date 1-13-08 By R. B. G.

*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, Kevin Reed being duly sworn according to law upon his/her oath,

(Name)
 deposes and says that he/she is the Grantor Kevin Reed in a deed dated January 17, 2008 transferring
 (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 265 Lot number 5 located at
1301 N. 10th Street, Millville, NJ and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$ 1,350,000.00 (See Instructions #1 and #5 on reverse side)(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:
(See Instructions #5A and #7 on reverse side)

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

\$ _____ + _____ % = \$ _____

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. 1988, as amended through C. 68, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (See 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 Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 178, P.L. 1975, C. 113, P.L. 2004, and C. 68, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (See 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 THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See 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 (See 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 the top of the first page of the deed.

(7) 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. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
 this 17th day of January, 2008

Richard B. Gellond
 Notary Public of New Jersey
 Commission Expires 11/07/2012

Kevin Reed
 Signature of Deponent Grantor Name
1308 Goldfinch Ln, Millville, NJ
 Deponent Address
1308 Goldfinch Ln, Millville, NJ
 Grantor Address at Time of Sale
XXX-XXX-792
 Last 3 digits in Grantor's Social Security Number
Kevin Reed
 Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
 Instrument Number 303969 County Bergen
 Deed Number 4038 Book 4038 Page 4038
 Deed Date 1-17-08 Date Recorded 1-24-08

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY- DIVISION OF TAXATION

PO BOX 261

TRENTON, NJ 08646-0261

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/tp/localtax.htm.

MUST SUBMIT IN DUPLICATE
NC1648 - Affidavit of Consideration for Use by Buyer
RTF-1EE (Rev. 2/19/07) P&T

STATE OF NEW JERSEY

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A Division of ALL-STATE International, Inc.
www.aallegal.com 800.222.0510 Page 1

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-6 et seq.)

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

STATE OF NEW JERSEY COUNTY OF <u>Bergen</u> } SS. Municipality of Property Location: <u>MILLVILLE</u>	County Municipal Code <u>0810</u>	FOR RECORDER'S USE ONLY Consideration \$ <u>1,350,000.00</u> RTF paid by buyer \$ <u>Elmwood</u> Date <u>1-23-08</u> By <u>RMG</u>
---	--------------------------------------	---

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions 3 and 4 on the reverse side.) XXX-XX-X 4 6 5
(Last 3 digits in Grantor's Social Security No.)

Deponent, ZEV SPIRA, 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 _____
(State whether Grantee, Legal Representative, Corporate Officer, Officer of This Co., Lending Institution, etc.)
transferring real property identified as Block No. 265, Lot No. 5
located at 1301 NORTH 10TH STREET, MILLVILLE, CUMBERLAND COUNTY and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1,350,000.00 (See Instructions 1, 5 and 11 on the reverse side.)

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

PROPERTY CLASSIFICATION CHECKED BELOW SHOULD BE TAKEN FROM THE OFFICIAL TAX LIST (A 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 4A - Commercial Properties
(If checked, calculation on (c) required below)
- ☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property. ☐ Class 4C - Residential Cooperative Unit
(4 Families or less)

(B) When Grantee is not required to remit the 1% fee, complete below:

- ☒ Property class. Circle applicable class(es): 1 4B 4C 15
Property classes: 1-Vacant Land, 4B-Industrial Properties, 4C-Apartments (other than cooperative unit), 15-Public Property
- ☐ Exempt Organization pursuant to federal Internal Revenue Code of 1986
- ☐ 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 (C) below required and MUST ATTACH COMPLETED RTF-4.)

(C) REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS (See Instructions 6 and 7 on the reverse side.)

Total Assessed Valuation ÷ Director's Ratio = Equalized Valuation

\$ _____ ÷ _____ % = \$ _____

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.

(8) TOTAL EXEMPTION FROM FEE (See Instruction 8 on the 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 the exemption symbol is insufficient. Explain in detail.

(4) Deponent makes this Affidavit of Consideration for Use by Buyer to induce the 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 17
day of JAN, 2008

X Norman D. Smith
Signature of Deponent

OAK GLEN PROPERTIES, LLC
Grantee Name

520 JAMES STREET
LAKEWOOD, NJ 08701
Deponent Address

520 JAMES STREET
LAKEWOOD, NJ 08701
Grantee Address at Time of Sale

NORMAN D. SMITH, ESQ.

Name/Company of Settlement Officer

Norman D. Smith
Notary Public D. Smith
ATTORNEY AT LAW
This form is prescribed by the Director, Division of Taxation, in the Department of the Treasury, as required by law, and may not be altered or amended without the 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/tf/localtax.htm.

FOR OFFICIAL USE ONLY	
Instrument Number <u>303969</u>	County <u>Cumberland</u>
Deed Number _____	Book <u>4038</u> Page <u>4223</u>
Deed Dated <u>1-17-08</u>	Date Recorded <u>1-23-08</u>

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Buyer recorded with deeds to:
State of New Jersey - Division of Taxation, P.O. Box 261, Trenton, NJ 08646-0261, Attention: Realty Transfer Fee Unit

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

Witnessed by:

K and L Property Management, L.L.C.

Bill B. Gelf

Kevin Reed
By Kevin Reed, Member

Witnessed by:

Stephanie Russo

Diane Reed
By Diane Reed, Member

STATE OF NEW JERSEY, COUNTY OF ^{Bergen} ~~CUMBERLAND~~ SS:

I CERTIFY that on January 17, 2008, Kevin Reed personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) these persons are members of the limited liability company named in this document;
- (b) these persons are the sole members of the limited liability company named in this document;
- (c) this person is the attesting witness to the signing of this document by the proper members who are members of the limited liability company;
- (d) this document was signed and delivered by the limited liability company as its voluntary act duly authorized by a proper resolution of its members;
- (e) this person signed this proof to attest to the truth of these facts.

Richard B. Gelfond
Richard B. Gelfond
Notary Public of New Jersey
Commission Expires 11/07/2012

STATE OF NEW JERSEY, COUNTY OF CUMBERLAND SS:

I CERTIFY that on January 15, 2008, Diane Reed personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) these persons are members of the limited liability company named in this document;
- (b) these persons are the sole members of the limited liability company named in this document;
- (c) this person is the attesting witness to the signing of this document by the proper members who are members of the limited liability company;
- (d) this document was signed and delivered by the limited liability company as its voluntary act duly authorized by a proper resolution of its members;
- (e) this person signed this proof to attest to the truth of these facts.

Stephanie Russo
Stephanie A. Russo
Notary Public
Notary of New Jersey
My Commission Expires March 17, 2008