



**Middlesex County
Document Summary Sheet**

MIDDLESEX COUNTY CLERK

PO BOX 871

JOHN F. KENNEDY SQUARE

NEW BRUNSWICK NJ 08901

INSTR # 2018035714

O BK 17157 PG 814

RECORDED 04/18/2018 01:46:39 PM

ELAINE M. FLYNN, COUNTY CLERK

MIDDLESEX COUNTY, NEW JERSEY

Official Use Only

Transaction Identification Number

3361474

2834350

Submission Date(mm/dd/yyyy)

04/17/2018

No. of Pages (excluding Summary Sheet)

8

Recording Fee (excluding transfer tax)

\$105.00

(Convenience Charge of \$2.00 included)

Realty Transfer Tax

\$0.00

Total Amount

\$105.00

Document Type

MISCELLANEOUS DEED

Municipal Codes

NEW BRUNSWICK

N B

Batch Type L2 - LEVEL 2 (WITH IMAGES)

Bar Code(s)



23 64 07

Return Address (for recorded documents)

FIRST AMERICAN TITLE NY - NATIONAL
ACCOUNT

666 THIRD AVE

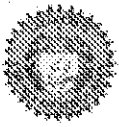
5TH FLOOR

NEW YORK, NY 10017

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Middlesex County
Document Summary Sheet**

MISCELLANEOUS DEED	Type	MISCELLANEOUS DEED				
	Consideration					
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	03/14/2018				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		78 EASTON AVE URBAN RENEWAL LLC				
	GRANTEE	Name			Address	
		78 EASTON AVE URBAN RENEWAL LLC				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality

*** DO NOT REMOVE THIS PAGE.**

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PREPARED BY:


THOMAS F. KELSO, ESQ.

LOT CONSOLIDATION DEED

This Deed is made on March 14, 2018

BETWEEN **78 EASTON AVE URBAN RENEWAL, LLC**, a New Jersey limited liability company, whose address is c/o Kayne Anderson Real Estate Advisors, LLC, One Town Center Road, Suite 300, Boca Raton, Florida 33486, referred to as the **Grantor**

AND **78 EASTON AVE URBAN RENEWAL, LLC**, a New Jersey limited liability company, whose address is c/o Kayne Anderson Real Estate Advisors, LLC, One Town Center Road, Suite 300, Boca Raton, Florida 33486, referred to as the **Grantee**

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

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **ONE DOLLAR (\$1.00) AND NO CENTS**. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) City of New Brunswick
Block No. 56, Lot Nos. 1.01, 1.03 and 14 (TO BE KNOWN AS BLOCK 56, LOT 1.04)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the **City of New Brunswick, County of Middlesex** and State of New Jersey. The legal description is: **See Legal Description attached hereto as Schedule A.**

The above described land and premises consist of a consolidation of existing **Lots 1.01, 1.03 & 14** in **Block 56** containing 38,865 square feet or 0.892 acres more or less, said consolidated parcel to be shown and designated on the City of New Brunswick Tax Map Mid assessor's rolls hereafter as **Block 56, Lot 1.04**.

Subject to State, County mid Municipal Ordinances, regulations, easements and restrictions of record, if any, and such state of facts as an accurate survey would disclose.

The street address of the Property to be known as: **88 EASTON AVENUE, NEW BRUNSWICK, NEW JERSEY, 08901**

BEING a portion of the same premises conveyed to the Grantor herein by deed from Easton Avenue Associates, L.L.C., dated of even date herewith and recorded in the Middlesex County Clerk's Office (as to 78 Easton Avenue, Block 56, Lot 1.01).

ALSO BEING a portion of the same premises conveyed to the Grantor herein by deed from 92 Easton Ave L.L.C., dated of even date herewith and recorded in the Middlesex County Clerk's Office (as to 92 Easton Avenue, Block 56, Lot 1.03).

ALSO BEING a portion of the same premises conveyed to the Grantor herein by deed from Michael Holzer and Jill Holzer, dated of even date herewith and recorded in the Middlesex County Clerk's Office (as to 94 Easton Avenue, Block 5, Lot 14).

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (Such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Lot Consolidation. The purpose of the within Deed is to consolidate existing **Lots 1.01, 1.03 and 14 in Block 56** in order to make one (1) lot which in its entirety shall now be known as **Lot 1.04, Block 56** as more specifically described on the **Lot Consolidation Plan** prepared by David R. Avery, P.L.S. of Langan dated March 13, 2018, attached hereto as **Schedule B**. Such lot consolidation was approved June 26, 2017 by the New Brunswick Zoning Board of Adjustment and memorialized pursuant to that certain Order and Resolution for Site Plan, Subdivision and Variance Application Approval Application No. Z-2017-04 adopted on July 24, 2017.

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

[SIGNATURE PAGE FOLLOWS]

Witnessed:

78 EASTON AVE URBAN RENEWAL, LLC,
a New Jersey limited liability company

Todd P. [Signature]

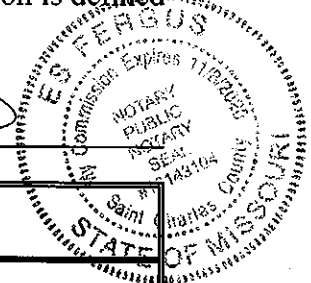
By: [Signature] (Seal)

Brandt Stiles, Vice President

STATE OF Missouri, **COUNTY OF** St. Louis, **SS.:**

I CERTIFY that on March 13, 2018, **BRANDT STILES**, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person): (a) is the Vice President of **78 EASTON AVE URBAN RENEWAL, LLC**, the limited liability company named in this deed; (b) this document was signed and delivered by the company as its voluntary act duly authorized by a proper resolution of its members; (c) signed this proof to attest to the truth of these facts and (d) made this Deed for **ONE (\$1.00) DOLLARS** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

[Signature]



LOT CONSOLIDATION DEED	DATED:
78 EASTON AVE URBAN RENEWAL, LLC, a New Jersey limited liability company GRANTOR to 78 EASTON AVE URBAN RENEWAL, LLC, a New Jersey limited liability company GRANTEE	RECORD & RETURN TO: THOMAS F. KELSO, ESQ. KELSO AND BURGESS, ESQS. P.O. Box 1208 New Brunswick, New Jersey 08903

SCHEDULE A

LEGAL DESCRIPTION

[See attached]

5 January 2018.
Rev. 13 March 2018
130101601

**WRITTEN DESCRIPTION
BLOCK 56, LOT 1.04
IN THE CITY OF NEW BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY**

BEGINNING at an iron pin and cap set at intersection of the southerly line of Easton Avenue (66 feet wide) with the westerly line of Hamilton Street (66 feet wide), running thence:

1. South 68 degrees 06 minutes 17 seconds West, along said westerly line of Hamilton Street, a distance of 264.84 feet to the intersection of said westerly line of Hamilton Street with the northerly line of Guilden Street (60 feet wide), thence;
2. North 62 degrees 51 minutes 19 seconds West, along said northerly line of Guilden Street, a distance of 105.27 feet to the intersection of said northerly line of Guilden Street with the common lot line between Block 56, Lot 1.01, lands now or formerly of Easton Avenue Associates, LLC set forth in Deed Book 4441 page 843, and Block 56 Lot 6 lands now or formerly of 1 Guilden, LLC., set forth in Deed Book 5194, page 416, thence;
3. North 27 degrees 08 minutes 41 seconds East, along said common lot line between Block 56, Lots 1.01 and 6, a distance of 100.00 feet to a point in the southerly lot line of Block 56, Lot 14, lands now or formerly of Michael and Jill Holzer, set forth in Deed Book 5332, page 258, thence;
4. North 62 degrees 51 minutes 19 seconds West, along the common line between Block 56 Lots 6 and 14, a distance of 4.50 feet to a point, thence;
5. North 27 degrees 08 minutes 41 seconds East, along the common lot line between Block 56 Lot 14 and Block 56 Lot 14.02, lands now or formerly of Manima Investments, LLC, set forth in Deed Book 6172, Page 202, a distance of 100.00 feet to a point in the southerly line of Easton Avenue, thence;
6. South 62 degrees 51 minute 19 seconds East, along the southerly line of Easton Avenue a distance of 283.38 feet to the Point and Place of Beginning,

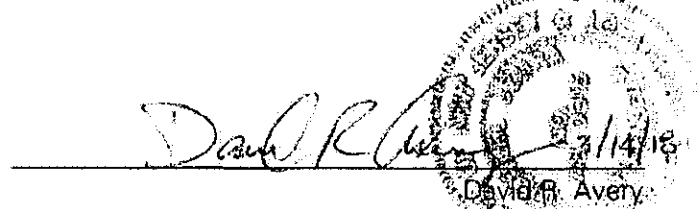
Encompassing an area of 38,865 square feet or 0.892 acre of land more or less.

This description is prepared in accordance with a plan entitled "Lot Consolidation Plan, 78, 92 & 94 Easton Avenue, Block No. 56, Lot Nos. 1.01, 1.03 & 14 (Proposed Lot 1.04), City of New Brunswick, Middlesex County, New Jersey" prepared by Langan

Easton Avenue
New Brunswick, New Jersey
Written Description, Lot 1.04
Langan Project No. 130101601

5 January 2018
Rev 13 March 2018
Page 2 of 2

Engineering and Environmental Services, Inc., Lawrenceville, New Jersey, Project No. 130101601, dated November 28, 2017, last revised March 13, 2018, Drawing No. CB101.


David R. Avery
Professional Land Surveyor
New Jersey License No. 24GS03964600

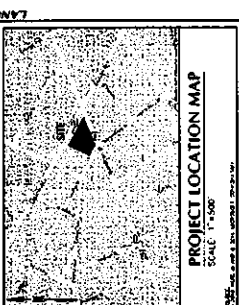
NJ Certificate of Authorization No. 24GA27996400
\\wngen.com\data\LA\Wdata6\130101601\Survey Data - 130101601\Office Data\Descriptions\Consolidated Lots.docx

LANGAN

SCHEDULE B

LOT CONSOLIDATION PLAN

[See attached]



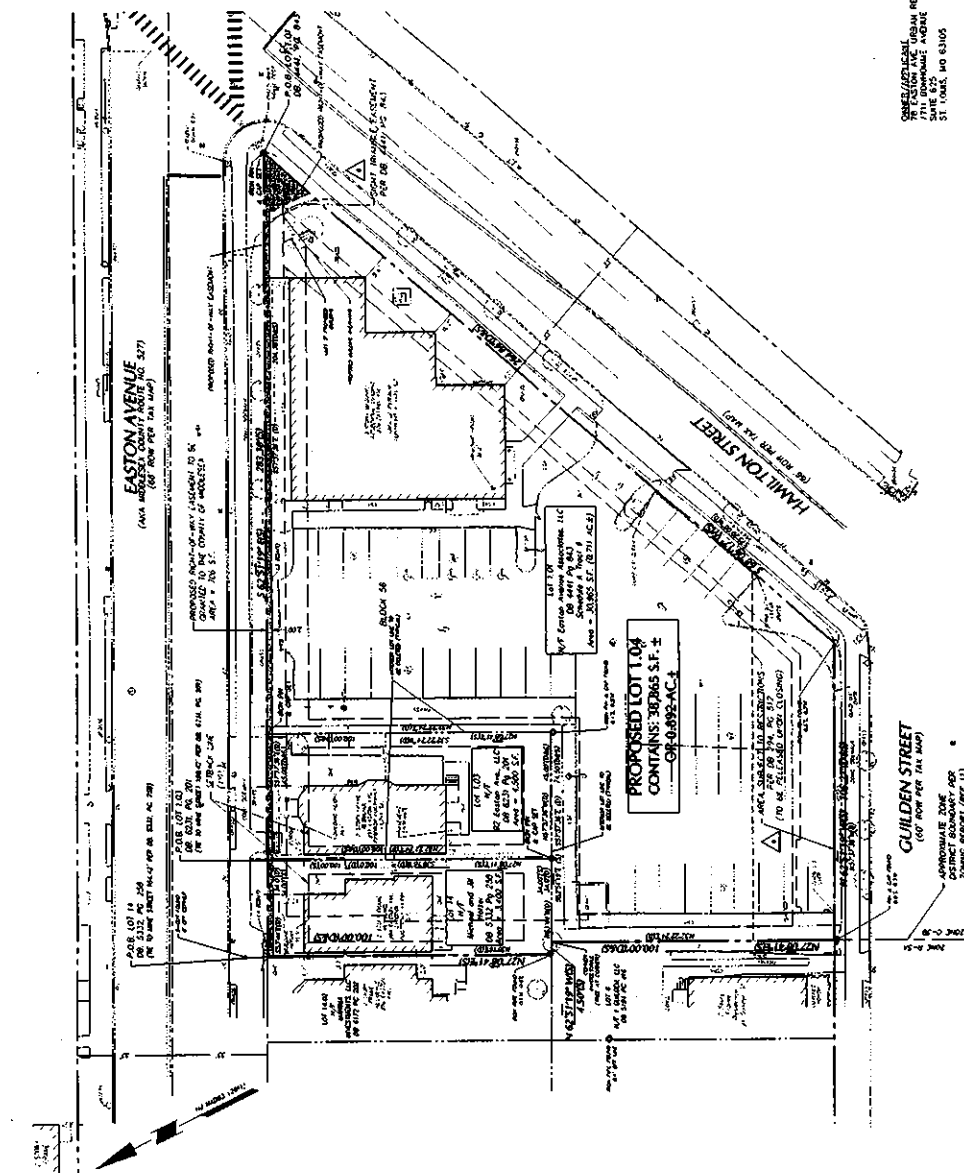
REVISION	DATE	BY	CHKD
1. PREPARED FOR THE CITY OF NEW BRUNSWICK	11/15/2017	DAVID R. SCHWARTZ	DAVID R. SCHWARTZ
2. PREPARED FOR THE CITY OF NEW BRUNSWICK	11/15/2017	DAVID R. SCHWARTZ	DAVID R. SCHWARTZ
3. PREPARED FOR THE CITY OF NEW BRUNSWICK	11/15/2017	DAVID R. SCHWARTZ	DAVID R. SCHWARTZ

NO.	REVISIONS	DATE
1	PREPARED FOR THE CITY OF NEW BRUNSWICK	11/15/2017
2	PREPARED FOR THE CITY OF NEW BRUNSWICK	11/15/2017
3	PREPARED FOR THE CITY OF NEW BRUNSWICK	11/15/2017
4	PREPARED FOR THE CITY OF NEW BRUNSWICK	11/15/2017
5	PREPARED FOR THE CITY OF NEW BRUNSWICK	11/15/2017

LANGAN
 ENGINEERS, INC.
 78, 92 & 94
 EASTON AVENUE,
 LOY HALL, LTR. 10 & 14
 PROPOSED LOT L4
 CITY OF NEW BRUNSWICK, NEW JERSEY
 PROJECT NO. 17000000
 DATE: NOVEMBER 20, 2017
 SCALE: AS SHOWN
 SHEET: 1 OF 1

LOT CONSOLIDATION PLAN

CB101
 PROJECT NO. 17000000
 DATE: NOVEMBER 20, 2017
 SCALE: AS SHOWN
 SHEET: 1 OF 1



ZONING SUMMARY			
COMMUNITY COMMERCIAL OFFICE (C-3B Zone)			
Item	Proposed	Permitted	Notes
1. Maximum Lot Area	10,000 sq. ft.	10,000 sq. ft.	
2. Maximum Building Area	10,000 sq. ft.	10,000 sq. ft.	
3. Maximum Building Height	35 feet	35 feet	
4. Maximum Floor Area Ratio	1.0	1.0	
5. Maximum Lot Coverage	75%	75%	
6. Maximum Building Coverage	75%	75%	
7. Maximum Building Setback	10 feet	10 feet	
8. Maximum Building Easement	10 feet	10 feet	
9. Maximum Building Easement	10 feet	10 feet	
10. Maximum Building Easement	10 feet	10 feet	

NOTES:
 1. All dimensions are in feet.
 2. All dimensions are to the centerline of the street.
 3. All dimensions are to the corner of the lot.
 4. All dimensions are to the centerline of the street.
 5. All dimensions are to the corner of the lot.
 6. All dimensions are to the centerline of the street.
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 8. All dimensions are to the centerline of the street.
 9. All dimensions are to the corner of the lot.
 10. All dimensions are to the centerline of the street.

1. THE CITY OF NEW BRUNSWICK HAS REVIEWED THE PROPOSED LOT L4 AND HAS DETERMINED THAT THE PROPOSED LOT L4 IS IN COMPLIANCE WITH THE ZONING ORDINANCE.
2. THE CITY OF NEW BRUNSWICK HAS REVIEWED THE PROPOSED LOT L4 AND HAS DETERMINED THAT THE PROPOSED LOT L4 IS IN COMPLIANCE WITH THE ZONING ORDINANCE.
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10. THE CITY OF NEW BRUNSWICK HAS REVIEWED THE PROPOSED LOT L4 AND HAS DETERMINED THAT THE PROPOSED LOT L4 IS IN COMPLIANCE WITH THE ZONING ORDINANCE.

SYMBOL	DESCRIPTION
(Symbol)	Proposed Lot L4
(Symbol)	Proposed Lot L4
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