

FOR INFORMATION ONLY

TITLE INSURANCE COMMITMENT

File No.: **HR31679**

SCHEDULE A

1. Effective Date: **December 15, 2014**

2. Policy (or Policies) to be issued:

a. Owner's Policy:

Policy Amount:

Proposed Insured:

N/A

b. Loan Policy:

Policy Amount:

Proposed Insured:

N/A

c. Loan Policy:

Policy Amount:

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is:

Fee Simple

4. Title to the estate or interest in the land is at the Effective Date vested in:

7903 RIVER ROAD, LLC by deed from TOWNSHIP OF NORTH BERGEN, dated 1-5-07 and recorded 9-25-07 in Deed Book 8335 Page 75.

5. The Land referred to in this Commitment is described as follows:

See Schedule C attached hereto.

Note for information:

Premises: 7909-8121 RIVER ROAD, Township of North Bergen, Block: 437 Lot: 2.01 in the County of Hudson, New Jersey

**Issued by:
Hudson Realty Abstract Co.
659 Newark Avenue
Jersey City, NJ 07306
201-792-2711 Fax: 201-792-2811**

**SCHEDULE B – SECTION I
REQUIREMENTS**

File No.: **HR31679**

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:

N/A

- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- e. In the event that the proceeds of the loan to be secured by the mortgage to be insured are not to be fully disbursed at Closing, the Company must be notified and this Commitment will then be modified accordingly.
- f. Affidavits of Title by all sellers and all mortgagors must be submitted to this Commitment and is subject to such additional exceptions, if any, we then deem appropriate.
- g. Sellers/Mortgagors Affidavit of Title must contain the following statement: Sellers/Mortgagors represents that no order for the payment of child support has been entered against him/her and further represents that there is no separation agreement which provides for the payment of the child support through any county probation department.
- h. The following language must appear in the Grantor(s) and/or Mortgagor(s) Affidavit of Title:

Grantors'/Mortgagors' have been advised that the recognizances and/or abstracts of recognizances of bail are not being indexed among the records of the County Clerk/Register and that the Title Company is unable to search the land records for these items. Knowing that the Title Company, purchaser and/or mortgagee will rely on the truthfulness of this statement, the undersigned hereby certifies that there are no recognizances filed against the undersigned as either principal or surety on the property which is the subject to this transaction.

Otherwise Title Policy will contain the following:

"Subject to Recognizances, if any."

See Attached Sheet that can be added to Affidavit of Title.

- i. See attached Notice and Supplemental Affidavit dealing with lag time in the county recording office which we require to be executed and returned with closing papers.
- j. Marital status of grantors, grantees and mortgagors to be disclosed.
- k. Marital history of all parties must be received by this company prior to closing.
- l. The Company requires that a NOTICE OF SETTLEMENT in connection with the transaction to be insured be recorded, pursuant to N.J.S.A. 46:26A-11 et seq., as nearly as possible to, but not more than sixty (60) days prior to the anticipated date of recording of the closing documents. If the closing is postponed, another Notice of Settlement must be recorded prior to the expiration of the first recorded Notice of Settlement.

- m. A continuation search (rundown) of the title must be ordered not less than 24 hours prior to closing of title.
- n. If any mortgage listed in Schedule B is intended to be paid off at closing and secures a revolving line of credit, owner is required to obtain a statement from such lender (a) setting forth the exact amount of the payoff; (b) acknowledging that the lender has been notified of the pending settlement wherein its loan will be paid in full; and (c) acknowledging that it will make no further advances under the loan.
- o. When paying off a Line-of-Credit or Home Equity Loan you must send a letter signed by the borrower(s) to the lender directing them that the Line of Credit or Home Equity Line must be closed and a discharge forwarded to your office or the recording office.
- p. Proof of the record owner's marital, civil union or same-sex partnership status is required and, if married or if there is a civil union partner, and the premises to be insured is or has ever been occupied as the principal marital, civil union or same-sex partnership residence of the record owner, then his or her spouse, civil union or same-sex partner must join in the deed or mortgage and affidavit of title.

In addition, if a divorce has occurred, this company must be notified prior to closing of title, and the Affidavit of Title must state the date and place of divorce and contain a copy of the Final Judgment or Decree attached thereto.

- q. The following additional requirements must be met:

- 1. LLC Status Report on record owner 7903 RIVER ROAD, LLC attached.
- 2. 7903 RIVER ROAD, LLC, a New Jersey Limited Liability Company, is to be the proposed insured, this company will require proof of the following: a.) That there have been no changes to the Certificate of Formation of said Limited Liability Company, since the filing of same with the Secretary of State, if there have been any changes, this company will require proof of the filing of the Amendment(s) to said certificate with the Secretary of State. b.) Proof that there have been no changes to the Operating Agreement of said Limited Liability Company since its inception and if there have been any changes to said Operating Agreement, this company will require a copy of said amendment(s) and said company reserves the right to make additional exceptions and requirements upon receipt and review of same. c.) Proof will be required that said members and managers have the proper authorization to execute and deliver documents for the acquisition of the land and premises as described herein, this company will require written consent by the managers and members naming the person or persons to execute and deliver said documents and there powers to act on behalf of said Limited Liability Company in this transaction.
- 3. Note for Information Only: Tideland Search attached shows clear.
- 4. THE RECORD DISCLOSES NO OPEN MORTGAGES OF RECORD. Grantor's and/or Mortgagor's Affidavit of Title must so state "NO OPEN MORTGAGE".

Informational Note: Pursuant to the provisions of P.L. 2009, c. 123 (the "County Homelessness Trust Fund Act"), N.J.S.A. 22A:4-17 is amended to permit counties to impose a recording surcharge of \$3.00 per document for any instrument submitted for recording (except assignments of mortgages). As the establishment of the fund is discretionary under the statute, please check with the applicable County Clerk/Register as to whether such fund has been established and, if so, the effective date for imposition of the surcharge.

End Schedule B – Section I

**SCHEDULE B – SECTION II
EXCEPTIONS**

File No.: **HR31679**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Notwithstanding any provision of the policy to the contrary, the following matters are expressly excepted from coverage of the policy, and the Company will not pay loss or damage, costs, attorney's fees or expenses that arise by reason of any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
3. Rights or Claims or interest of parties in possession of the land not shown by the public record.
4. Easements, or claims of easements, not shown by the public record.
5. Any liens or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes, assessments, and utility lines as follows:

Tax and Assessment search: ATTACHED

Water and Sewer Searches: ATTACHED

7. Judgments, encumbrances, liens defects and other obligations to title:

Superior Court of New Jersey and United States District Court Search.

☒ Ordered, Copies Attached ☐ Ordered, not yet received

Affidavit of Title must make specific reference to attached judgments or if said judgments are against the deponent, same must be satisfied.

8. Subject to added or omitted assessments pursuant to N.J.S.A. 54:4-63.1 et seq.
9. Subsurface conditions and/or encroachments not disclosed by an instrument of record. (Fee Policy only).
10. Amount of acreage or quantity of land is not insured.
11. This Commitment, and Policy when issued, does not insure against any claim resulting from the payment of, receipt of, or adjustment of sales price of the Land by reason of Homestead Tax Credits which are due or to become due. (Affects Owners' Policy ONLY).

End Schedule B – Section II

**SCHEDULE C
LEGAL DESCRIPTION**

File No.: **HR31679**

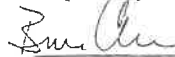
ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of North Bergen, in the County of Hudson, State of New Jersey:

FOR INFORMATION PURPOSES ONLY: BEING known as 7909-8121 RIVER ROAD, Tax Lot 2.01, Tax Block 437 on the Official Tax Map of Township of North Bergen, NJ.

NOTE: Lot and Block shown for informational purposes only.

Issued by:
Hudson Realty Abstract Co.
659 Newark Avenue
Jersey City, NJ 07306
201-792-2711 Fax: 201-792-2811

Prepared By:


Brian M. Chewcaskie, Esq.

Record & Return:

Alonso & Navarette, LLC
6121 Kennedy Boulevard
North Bergen, NJ 07047

2
A COPY OF THIS DEED
WAS SENT TO ASSIGNEE'S OFFICE
DEED

THIS DEED is made on September 5, 2007

000012827
RECEIVED
AND
RECORDED
DEE

09/25/2007 11:01A
WILLIE L. FLOOD
HUDSON COUNTY
REGISTER OF DEEDS
Receipt No. 409513

BETWEEN: **TOWNSHIP OF NORTH BERGEN**, A Municipal Corporation of the State of New Jersey, located at 4233 Kennedy Boulevard, North Bergen, NJ 07047, referred to as the *Grantor*,

AND **7903 RIVER ROAD, LLC**, having an address of 224 61st Street, West New York, New Jersey 07093, referred to as the *Grantee*.

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

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **One Million Sixty Thousand Dollars (\$1,060,000.00)**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of North Bergen
Block No. 437 (f/k/a 437A) Lot No. 2.01 (f/k/a 2.A) Qualifier No. _____
Account No. _____
3. **Property.** The property consists of the land and all the buildings and structures on the land in the Township of North Bergen, County of Hudson and State of New Jersey. The legal description is annexed hereto and made a part hereof.

The street address of the Property is 7909-8121 River Road, North Bergen, NJ 07047

BEING premises conveyed to the grantor by Final Judgment dated May 17, 1922 recorded September 25, 1937 in the Register's Office of the County of Hudson, New Jersey, in Deed Book 1909, page 383.

This conveyance is made in accordance with the provisions of the Local Lands & Buildings Law, N.J.S.A. 40A:12-1 et seq., and was authorized by Ordinance No. 1094-07 of the Township of North Bergen adopted on June 16, 2007 in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.

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).

Consideration : \$1060000.0 Exempt Code: E

County	State	N.P.N.R.F	Total
0.00	0.00	0.00	0.00
General	Public	Extra	1% Tax
0.00	0.00	0.00	0.00
fees		Date: 09/25/2007	

BK:08335 PG:00075

REC 849

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the page. (Print name below each signature).

Witness:

Carol Ann Fontana
Carol Ann Fontana, Township Clerk

TOWNSHIP OF NORTH BERGEN

By: Nicholas Sacco
Nicholas Sacco, Mayor

STATE OF NEW JERSEY)

ss

COUNTY OF HUDSON)

BE IT REMEMBERED, that on this 11 day of August, 2007, before me, the subscriber, personally appeared **Carol Ann Fontana**, who being by me duly sworn on her oath, deposed and made proof to my satisfaction that she is the Clerk of the Township of North Bergen, a municipal corporation, the corporation named in the within Instrument, that **Nicholas Sacco** is the Mayor of said municipality; that the execution, as well as the making of this instrument has been duly authorized by a proper resolution of the Governing Body of the said municipality; that deponent well and truly knows the corporate seal of said municipality and the seal affixed to said instrument is such seal and was thereto affixed, and said instrument signed and delivered by said Mayor as and for his voluntary act and deed and as and for the voluntary act and deed of said municipality, made this Deed for One Million Sixty Thousand Dollars (\$1,060,000.00) as the full and actual consideration paid or to be paid for the transfer of title (as such consideration is defined in N.J.S.A. 46:15-5.) in the presence of deponent, who thereupon subscribed her name thereto as witness.

Carol Ann Fontana
Carol Ann Fontana, Township Clerk

Sworn to and subscribed
before me this 11 day
of August, 2007

Geraldine Baker

GERALDINE BAKER
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 3, 2012

DIAZ LAND SURVEYING, L.L.C.

615 Wyckoff Avenue - Wyckoff - New Jersey - 07481

Phone: (201) 560-1253 - Fax: (201) 560-1254

E-mail: diaz@diazlandsurveying.com

Certificate of Authorization No. 24GA28097800

Deed Description

***Tax Map Lot 2A, Block 437A
River Road, Township of North Bergen
Hudson County, New Jersey***

Project 07054

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

Beginning at the intersection formed by the northwesterly sideline of River Road with division line between lot 2A and lot 2B in block 437A as shown on the municipal tax map of the Township of North Bergen, Hudson County and running; thence,

- 1. Along said division line North 58 degrees 37 minutes 03 seconds West 40.03 feet; thence,*
- 2. Along the division line between plot 1 and lot 2A in block 437A North 26 degrees 24 minutes 33 seconds East 666.28 feet to the northeasterly line of plot 1 and lot 2A in block 437A; thence,*
- 3. Along the same South 59 degrees 08 minutes 07 seconds East 40.00 feet to said northwesterly sideline of River Road; thence,*
- 4. Along the same South 26 degrees 24 minutes 33 seconds West 666.64 feet to the Point or Place of Beginning.*

Containing 26,578 square feet (0.610 acres)



John Diaz, P.L.S.

New Jersey Professional Land Surveyors License Number 41638

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 OF BERGEN } SS. County Municipal Code 0908

Municipality of Property Location: North Bergen

FOR RECORDER'S USE ONLY

Consideration \$ 1,060,000
RTF paid by seller \$ 1,060,000
Date 9-14-07 By VS

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

(1) **PARTY OR LEGAL REPRESENTATIVE** (See Instructions 3 and 4 attached)

Deponent, Brian M. Chewcaskie, being duly sworn according to law upon his/her oath deposes

and says that he/she is the legal representative in a deed dated Sept. 5, 2007

(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 437 (f/k/a 437.A) Lot No. 2.01 (fka 2.A) located at
7909-8121 River Road, North Bergen, NJ and annexed thereto.

(Street Address, Town)

(2) **CONSIDERATION:** \$ 1,060,000 (See Instructions 1 and 5)

(3) Property transferred is Class 4A 4B 4C (circle one). If Class 4A, calculation in Section 3A is required.

(3A) **REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:** (see Instructions 5A and 7)

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

\$ 1,060,000 ÷ 1.0000 % = \$ 1,060,000

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.

(4) **FULL EXEMPTION FROM FEE:** (see Instruction 8)

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. Grantor is municipal corporation of the State of New Jersey

(5) **PARTIAL EXEMPTION FROM FEE:** (see Instruction 9) 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 the State's portion 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** (see Instruction 9)

- ☐ Grantor(s) 62 years of age or over.*
☐ One- or two-family residential premises.
☐ Resident of the State of New Jersey.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ Owners as joint tenants must all qualify.

B. **BLIND** (see Instruction 9)

- ☐ Grantor(s) legally blind.*
☐ One- or two-family residential premises.
☐ Owned and occupied by grantor(s) at time of sale.
☐ Owners as joint tenants must all qualify.
☐ Resident of the State of New Jersey.

DISABLED (see Instruction 9)

- ☐ Grantor(s) permanently and totally disabled.*
☐ Receiving disability payments.*
☐ Not gainfully employed.*
☐ One- or two-family residential premises.
☐ Owned and occupied by grantor(s) at time of sale.
☐ Owners as joint tenants must all qualify.
☐ Resident of the State of New Jersey.

* IN THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** (see Instruction 9)

- ☐ Affordable according to HUD standards.
☐ Meets income requirements of region.
☐ Reserved for occupancy.
☐ Subject to resale controls.

(6) **NEW CONSTRUCTION** (see Instructions 2, 10 and 12)

- ☐ Entirely new improvement.
☐ Not previously used for any purpose.

BK: 08335 PG: 00078

- ☐ Not previously occupied.
☐ "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 5th

day of September, 2007

Carol L. Gury
CAROL L. GURY, Notary Public of New Jersey

My Commission Expires Nov. 19, 2008

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 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/tpl/localtax.htm.

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, P.O. Box 251, Trenton, NJ 08646-0251, Attention: Realty Transfer Fee Unit

XXX-XX-X

Last 3 digits in Grantor's Social Security No.

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number _____ County Hudson
Deed Number _____ Book _____ Page _____
Deed Dated 6-9-05-07 Date Recorded _____

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

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

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

STATE OF NEW JERSEY

COUNTY OF HUDSON

Municipality of Property Location: NORTH BERGEN

County Municipal Code

0908

FOR RECORDER'S USE ONLY

Consideration \$ 1,060,000.00
RTF paid by buyer \$ 1,060,000.00
Date 9-14-07 By RS

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions 3 and 4 on the reverse side.) XXX-XX-X 5 9 6
(Last 3 digits in Grantee's Social Security No.)

Deponent, ROLANDO CRIBEIRO, being duly sworn according to law upon his/her oath, deposes and says

that he/she is the MANAGER AGENT FOR 7903 RIVER ROAD, LLC in a deed dated _____

transferring real property identified as Block No. 437 (F/K/A) 437.A, Lot No. 2.01 (F/K/A 2.A)

located at 7909-8121 RIVER ROAD, NORTH BERGEN, N.J. and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1,060,000.00 (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.

(3) 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. THE GRANTOR ON THE DEED IS A MUNICIPAL CORPORATION (TOWNSHIP OF NORTH BERGEN)

(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 5
day of September 2007

J. ALVARO ALONSO, ESQ.
Notary Public
ATTORNEY AT LAW

Signature of Deponent

224 61ST STREET, WEST NEW YORK, N.J. 07093

Deponent Address

ROLANDO CRIBEIRO

Grantee Name

MANAGER AGENT FOR 7903 RIVER ROAD, LLC.

Grantee Address at Time of Sale

J. ALVARO ALONSO, ESQ.

Name/Company of Settlement Officer

This form is prescribed by the State of New Jersey, 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/lpe/localtax.htm.

FOR OFFICIAL USE ONLY

Instrument Number _____ County Hudson
Deed Number _____ Book _____ Page _____
Deed Dated 09-05-07 Date Recorded _____

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) Township of North Bergen

Current Resident Address 4233 Kennedy Boulevard

City, Town, Post Office North Bergen State NJ Zip Code 07047

PROPERTY INFORMATION (Brief Property Description):

Block(s) 437 (f/k/a 437.A) Lot(s) 2.01 (f/k/a 2.A) Qualifier

Street Address 7909-8121 River Road

City, Town, Post Office North Bergen State NJ Zip Code 07047

Seller's Percentage of Ownership 100% Consideration \$1,060,000.00 Closing Date Sept. 5, 2007

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.
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.

8/22/07
Date

Nicholas Sacco, Mayor
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

BK=08335 PG=00080

Charles Jones
Provided by Signature
Information Solutions

HEREBY ISSUED TO:

TIDELAND SEARCH CERTIFICATE

ACCOUNT: 653083920

REFERENCE: HR31679

HUDSON REALTY ABSTRACT COMPANY
P O BOX 8188

JERSEY CITY, NJ 07306-

SIGNATURE INFORMATION SOLUTIONS LLC CERTIFIES THAT NO PORTION OF THE PROPERTY HEREINAFTER DESIGNATED IS PRESENTLY CLAIMED BY THE STATE OF NEW JERSEY AS AREA NOW OR FORMERLY BELOW MEAN HIGH WATER AS SHOWN ON THE APPLICABLE TIDELANDS MAP PREPARED BY THE OFFICE OF ENVIRONMENTAL ANALYSIS AND APPROVED BY THE TIDELANDS RESOURCE COUNCIL, SUBJECT TO THE RESERVATIONS WHICH APPEAR ON THE ADOPTED MAP AND OVERLAY.

APPLICABLE TIDELANDS MAP

TIDELANDS MAP NUMBER: 714-2184

TIDELANDS MAP DATE: 27-MAY-1982

DESIGNATED PROPERTY

COUNTY: HUDSON

STATE: NEW JERSEY

MUNICIPALITY: TOWNSHIP OF NORTH BERGEN

BLOCK: 437

LOT: 2.01

STREET NUMBER & NAME: 7909 RIVER RD

AS SHOWN ON TAX MAP DATED OR LAST REVISED ON: 01-JAN-2009

SEARCH RESULTS:

FINDINGS: UNCLAIMED

DATED: 08-JAN-2015

FEE: \$35.00

TAX: \$.00

TOTAL: \$35.00

Signature Information Solutions LLC
has executed this certificate.

TD15-008-1144

LIMITED LIABILITY COMPANY

ID#:

0600290111

of
7903 RIVER ROAD, LLC

THE STATE CAPITAL TITLE & ABSTRACT CO., having caused the duly indexed records of the New Jersey Department of Treasury, Clerk of the Superior Court, Clerk of the U.S. District Court for the District of New Jersey, and the Director of the Division of Taxation, Department of Treasury to be examined insofar as they relate to the above named limited liability company, CERTIFIES TO:

HUDSON REALTY ABSTRACT CO.

That the original Certificate of Formation was filed under the laws of the State of New Jersey

That the original Certificate of Formation was filed with the Division of Revenue on Wednesday, January 24, 2007

Last annual report filed: 2015.

That said limited liability company was formed under and pursuant to NJSA 42:2B

That said limited liability company is in force and effect.

That the name and address of its last designated Registered Agent is:

BERNABE CABRERA
534 Hilltop Terrace
Cliffside Park, NJ 07010

IT FURTHER CERTIFIES:

That the indices (exclusive of those relating to proceedings in bankruptcy) in the Office of the Clerk of the Superior Court in Trenton, N.J. and in the Office of the Clerk of the U.S. District Court for the District of New Jersey do not reveal the appointment of a Receiver for said limited liability company to date

In Witness Whereof, The State Capital Title & Abstract Co.
has caused these presents to be executed on the date
hereinafter subscribed.

Dated: January 08, 2015 AC

Attest:



2354692

Secretary

President

Fee : \$30.00



Title #: HR 31,679 Order #: MT-008-4707479

NEW JERSEY TAX & ASSESSMENT SEARCH

For: HUDSON REALTY ABSTRACT COMPANY

BLOCK : 437
LOT : 2.01
QUAL :
XLOT :
ASSESSED OWNER : 7903 RIVER RD LLC % B CABRERA
BILLING ADDRESS : 534 HILLTOP TERR CLIFFSIDE PARK, NJ 07010
LOT ADDRESS : 7909 RIVER RD
HUDSON : NORTH BERGEN TWP (201) 392-2019
(MUNI CODE: 0908) 4233 KENNEDY BLVD. NORTH BERGEN NJ 07047

INFORMATION : C.O. REQUIRED ON NEW CONSTRUC, RESALES, RENTALS
(FOR RESALE) SMOKE DETECTOR INSPECTION REQUIRED AS PER NJAC 5:70-4.19
CALL (201) 392-2162 FOR INSPECTION
INSPECTION FEE 20

ASSESSOR'S CODE : 1 - VACANT LAND (NOT TO BE USED FOR DETERMINING NJ MANSION TAX)

APX. LOT SIZE : 667X 40

ASSESSED VALUES : LAND : \$346,900 IMP. : \$0 TOT. : \$346,900

TAX RATE : \$5.240 PER \$100 OF ASSESSED VALUE

TAX EXEMPTIONS : NONE

2014 TAXES : \$18,177.56 PAID IN FULL; TAXES ADJUSTED BY \$5,439.12 PER COUNTY
BOARD APPEAL

-2015 - DUE DATE :

QTR1 - 02/01 : \$5,904.17 OPEN

QTR2 - 05/01 : \$5,904.17 OPEN

QTR3 - 08/01 : TO BE DETERMINED

QTR4 - 11/01 : TO BE DETERMINED

-2016 - DUE DATE :

QTR1 - 02/01 : TO BE DETERMINED

QTR2 - 05/01 : TO BE DETERMINED

ADDED ASSESSMENTS : PENDING ADDED/OMITTED ASSESSMENT FROM DATE OF CERTIFICATE OF
OCCUPANCY OR ASSESSOR'S INSPECTION OF PROPERTY

WATER ACCOUNT # : UNIMPROVED. IF PREMISES IS IMPROVED UTILITY CHARGES ARE A LIEN.

SEWER ACCOUNT # : UNIMPROVED. IF PREMISES IS IMPROVED UTILITY CHARGES ARE A LIEN.

CONFIRMED ASSESSMENTS : NONE

LIENS : NONE

Certificate as to current status of pending (unconfirmed) assessments:

ORDINANCE #: NONE

TYPE OF IMPROVEMENT:

Signature Information Solutions LLC guarantees that the above information accurately reflects
the contents of the public record as of 01/08/2015

REPORT FEE: \$30.00



NEW JERSEY SUPERIOR COURT,
UNITED STATES DISTRICT COURT AND
UNITED STATES BANKRUPTCY COURT

653-0839-20

RE: HR 31,679

CERTIFIED TO:

HUDSON REALTY ABSTRACT COMPANY
P O BOX 8188
JERSEY CITY NJ 07306-

SIGNATURE INFORMATION SOLUTIONS LLC HEREBY CERTIFIES THAT IT HAS SEARCHED THE INDEX OF THE CIVIL JUDGMENT AND ORDER DOCKET OF THE SUPERIOR COURT OF NEW JERSEY, THE INDEX OF THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF NEW JERSEY, AND THE INDEX OF THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF NEW JERSEY AND DOES NOT FIND REMAINING UNSATISFIED OF RECORD IN ANY OF THESE COURTS A JUDGMENT OR OTHER DOCKETED RECORD REFERRED TO BY THE RESPECTIVE INDICES WHICH CONSTITUTES A GENERAL LIEN ON REAL PROPERTY IN NEW JERSEY, NOR ANY CERCLA LIEN ON SPECIFIC REAL PROPERTY WITHIN NEW JERSEY NOR ANY PETITION COMMENCING PROCEEDINGS IN BANKRUPTCY EXCEPT AS BELOW SET FORTH AGAINST:

FROM TO

7903 RIVER ROAD, LLC (Entity)
*** Name is CLEAR *** :

01-06-1995 01-06-2015

DATED 01-06-2015
TIME 08:45 AM

FEES: \$ 10.00
TAX: \$ 0.00
TOTAL:\$ 10.00

RN15-008-03108 008 0743008 02

CHARLES JONES SEARCH
PROVIDED BY
SIGNATURE INFORMATION SOLUTIONS
P.O. BOX 8488
TRENTON, NJ 08650



PA15-008-03109 008 0741008 02