

DEC 4 2000



Deed

COUNTY OF MONMOUTH	
CONSIDERATION	_____
RTF <u>Exempt</u> + add'l RTF	_____
DATE <u>12/5/00</u>	BY <u>MS</u>

5

This Deed is made on **November 28, 2000**
BETWEEN

New Jersey Highway Authority

whose post office address is
P.O. Box 5050, Woodbridge N.J. 07095-5050

referred to as the Grantor,
AND

Jefferson At Aberdeen Urban Renewal Entity, L.P., A Delaware Limited Partnership
whose post office address is 90 J.P.I. INVESTMENTS
600 E. LAS COLINAS BLVD.
IRVIN, TEXAS 75039

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 described below to the Grantee. This transfer is made for the sum of **\$ 26,000.00 (Twenty Six Thousand and 00/100 Dollars)**

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **Aberdeen**
Block No. _____ Lot No. _____ Qualifier No. _____ Account No. _____
 No property tax identification number is available on the date of this Deed. (Check box if applicable.)


3. Property. The Property consists of the land and all the buildings and structures on the land in the **Township** of **Aberdeen** County of **Monmouth** and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

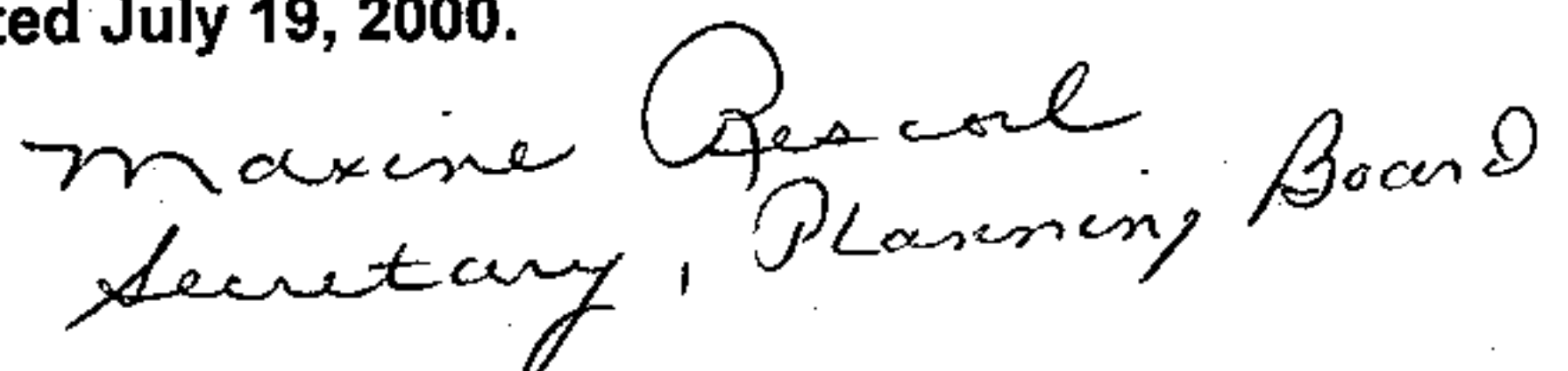
This Sale has been authorized pursuant to New Jersey Highway Authority Resolution 2000-175 entitled Resolution Authorizing sale of Authority Property Aberdeen Township, Monmouth County, N.J.

Being the same parcel designated as parcel "A" as per Parcel Aquisition Plan exhibit A, prepared by Richard A. Moralle, P.E., P.L.S. entitled Jefferson At Aberdeen Lots, 4, 4.01, & 5, Block 262, Aberdeen Township, Monmouth County, New Jersey.

Being the same parcel authorized by Memorialization Resolution of the Township of Aberdeen Planning Board, Monmouth County, N.J.. Applicaiton No. SP99-108, dated July 19, 2000.




Township of Aberdeen, Chairman of Planning Board



Secretary, Planning Board

Sworn to and Subscribed to before me
on November 30, 2000.

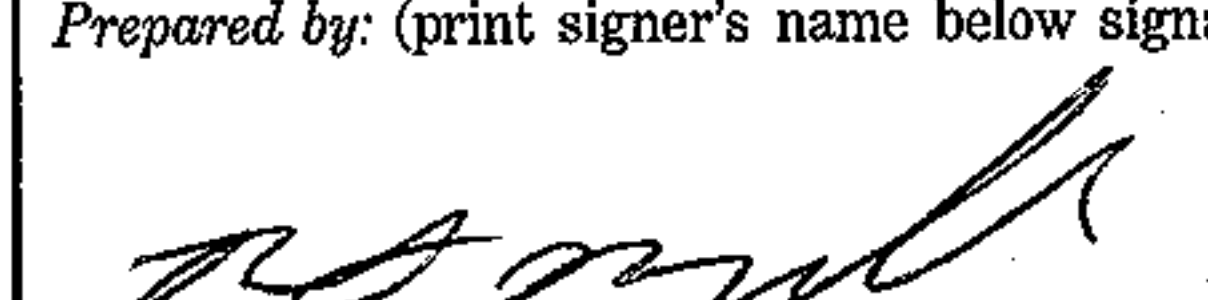


Notary/Stamp
FRANK R. BAILEY, JR.
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 1/13/2005

Said Conveyence is in accordance with N.J.S.A. 27:12-1, et seq.

\$24.00	COUNTY RECORDING FEES
\$2.00	DEDICATED TRUST FUND COMMISSION
\$26.00	TOTAL

Total Pages: 5
PAGE: 267

Prepared by: (print signer's name below signature)


Bart G. Mongelli Esq.

(For Recorder's Use Only)

RECORDED ON
2000163633
INSTRUMENT NUMBER
NO
RECORDED ON
DEC 05, 2000
9:59:41 AM
BOOK: 08-5996
PAGE: 267

M. CLAIRE FRENCH
COUNTY CLERK
MONMOUTH COUNTY
NEW JERSEY



JPIC00010

July 20, 2000

**DESCRIPTION OF PARCEL "A", LANDS OF THE NEW JERSEY HIGHWAY
AUTHORITY (GARDEN STATE PARKWAY) TO BE CONVEYED, ABERDEEN
TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY**

All that certain land and premises being heretofore designated as Parcel "A" as shown on a map entitled: "JPI, Boundary and Topographic Survey, Block 262, Lots 1, 2, 3, 4, 4.01, 5 and N.J.H.A. Parcels and Portion of Central Avenue Right of Way to be Vacated, Aberdeen Township, Monmouth County, New Jersey, ALTA/ACSM 1999 Survey" prepared by Richard A. Moralle, Professional Engineer and Land Surveyor, Dated January 14, 2000, revised to July 20, 2000, bounded and described as follows:

BEGINNING at the point of intersection of the existing northerly R.O.W. line of Central Avenue (40 feet wide R.O.W.) with the existing easterly R.O.W. line of Central Avenue (25 feet wide R.O.W.), and running thence;

1. North 52 degrees 51 minutes 33 seconds West, along the existing northerly R.O.W. line of Central Avenue, a distance of 149.28 feet to a point; thence
2. North 22 degrees 55 minutes 02 seconds East, along a new line being hereby established as the proposed boundary line of the Garden State Parkway (lands of the New Jersey Highway Authority), a distance of 26.73 feet to a point; thence
3. South 50 degrees 29 minutes 24 seconds East, along a new line being hereby established as the proposed boundary line of the Garden State Parkway, a distance of 227.35 feet to a point; thence
4. South 48 degrees 30 minutes 36 seconds East, continuing along same, a distance of 217.69 feet to a point; thence
5. South 47 degrees 19 minutes 39 seconds East, continuing along same, a distance of 140.33 feet to a point; thence
6. South 36 degrees 32 minutes 06 seconds East, continuing along same, a distance of 270.85 feet to a point; thence
7. South 45 degrees 25 minutes 50 seconds West, along a new line being hereby established as the proposed boundary line of the Garden State Parkway, a distance of 24.58 feet to a point; thence
8. North 37 degrees 44 minutes 25 seconds West, along the existing boundary line of the Garden State Parkway, a distance of 50.45 feet to a point; thence
9. North 37 degrees 44 minutes 28 seconds West, continuing along same, a distance of 196.49 feet to a point; thence
10. North 42 degrees 18 minutes 17 seconds West, continuing along same, a distance of 270.63 feet to a point; thence

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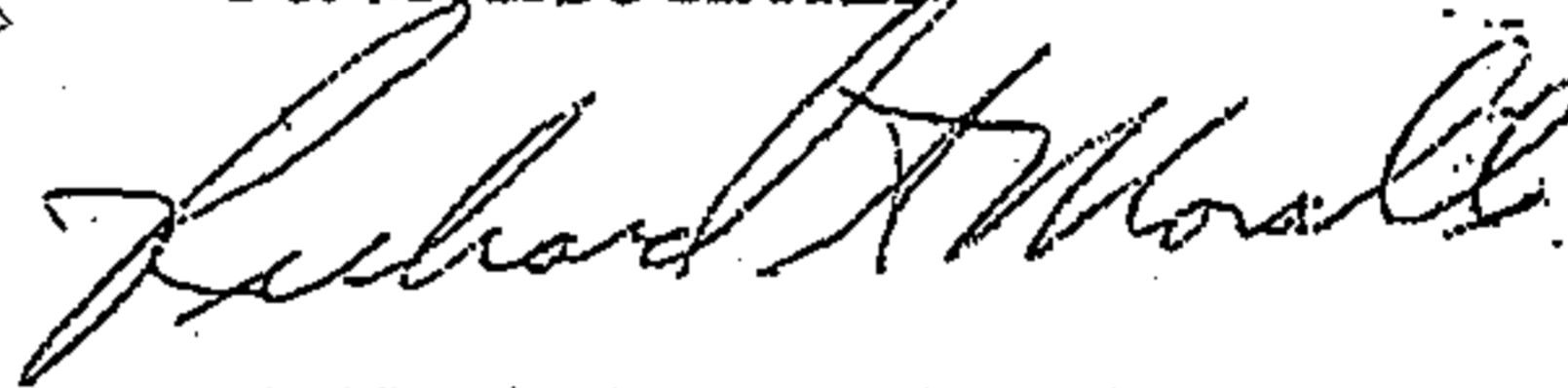
11. North 52 degrees 51 minutes 33 seconds West, continuing along same, a distance of 180.00 feet to the point or place of BEGINNING.

Containing 18,618 square feet more or less (0.4274 acre more or less).

The above-described parcel is and is intended to be all that land and premises designated as Parcel "A" as shown on the aforementioned map, together with all of the grantors interest in and Central Avenue, which abuts the subject premises.

DESCRIPTION PREPARED BY:

T & M ASSOCIATES



RICHARD A. MORALLE, P.E., P.L.S.
NEW JERSEY LICENSE NO. 25863

NOT CERTIFIED COPY

or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To be recorded with Deed pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF **BERGEN**

SS.

FOR RECORDER'S USE ONLY	
Consideration \$	_____
Realty Transfer Fee \$	_____ <i>Ex-emp</i>
Date <i>12/5/00</i>	By <i>NS</i>

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent **Bart G. Mongelli Esq.**, being duly sworn according to law upon his/her oath
(Name)

deposes and says that he/she is the **Legal Representative** in a deed dated **11/28/00**,
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. _____ Parcel/A _____ Lot No. _____

located at **Township of Aberdeen**
(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ _____

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

Transfer from a State Entity (7B)

(4) PARTIAL EXEMPTION FROM FEE

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. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

- A) **SENIOR CITIZEN** (See Instruction #8.)
- | | |
|---|--|
| <input type="checkbox"/> Grantor(s) 62 yrs. of age or over. * | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| <input type="checkbox"/> One- or two-family residential premises. | <input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners. |

- | | |
|--|--|
| B) BLIND (See Instruction #8.) | DISABLED (See Instruction #8.) |
| <input type="checkbox"/> Grantor(s) legally blind. * | <input type="checkbox"/> Grantor(s) permanently and totally disabled.* |
| <input type="checkbox"/> One- or two-family residential premises. | <input type="checkbox"/> One- or two-family residential premises. |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of Sale. | <input type="checkbox"/> Receiving disability payments. |
| <input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners. | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| | <input type="checkbox"/> Not gainfully employed. |
| | No joint owners other than spouse or other qualified exempt owners. |

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

- C) **LOW AND MODERATE INCOME HOUSING** (See Instruction #8.)
- | | |
|---|--|
| <input type="checkbox"/> Affordable According to HUD Standards. | <input type="checkbox"/> Reserved for Occupancy. |
| <input type="checkbox"/> Meets Income Requirements of Region. | <input type="checkbox"/> Subject to Resale Controls. |

- D) **NEW CONSTRUCTION** (See Instruction #9.)
- | | |
|---|---|
| <input type="checkbox"/> Entirely new improvement. | <input type="checkbox"/> Not previously occupied. |
| <input type="checkbox"/> Not previously used for any purpose. | |

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 c. 49, P.L. 1968.

Subscribed and sworn to before me this **Thirtieth** day of **November, 2000**

[Signature]
Name of Deponent (sign above line)
Bart G. Mongelli Esq.
500 FRANK W. BURR BLVD.
TEANECK, NJ 07666
Address of Deponent

NEW JERSEY HIGHWAY AUTHORITY
Name of Grantor (type above line)
P.O. BOX 6050
WOODBIDGE, NJ 07095-5050
Address of Grantor at Time of Sale

ROBERTO S. MIGLIORELLI
AN ATTORNEY AT LAW OF NEW JERSEY

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number _____	County _____		
Deed Number _____	Book _____	Page _____	
Deed Dated _____	Date Recorded _____		

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - White copy to be retained by County.
DUPLICATE - Yellow Copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)
TRIPPLICATE - Pink Copy is your file copy.

The street address of the Property is:

4. **Type of Deed.** This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed. (Print name below each signature).

Witnessed or Attested by:

Lewis B. Thurston III (Seal)

Lewis B. Thurston III, Executive Director

Bart G. Mongelli Esq.

(Seal)

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on

SS.

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ _____ 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.)

(Print name and title below signature)

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX
I CERTIFY that on **November 28, 2000**

SS.

Lewis B. Thurston III

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as **Executive Director** of **New Jersey Highway Authority**

the entity named in this Deed;

(c) made this Deed for \$ **26,000.00** 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.); and
(d) executed this Deed as the act of the entity.

Record and Return to: R+P
Commonwealth Land Title Insurance Co.
P.O. Box 700, Summit NJ 07902-0700
File No: 5990671
(Lend America)

Bart G. Mongelli
(Print name and title below signature)

Bart G. Mongelli
Attorney At Law of New Jersey