

DEC 4 2000



Deed

COUNTY OF MONMOUTH	
CONSIDERATION	4,000,000
RTF	14000 add'l RTF 5775
DATE	12/5/00 BY NJ

4

This Deed is made on NOVEMBER 30, 2000
BETWEEN

(Include Soc. Sec. No.)

JOSEPH RETTAGLIATA and LENA RETTAGLIATA, Husband and Wife
whose post office address is 26 Avondale Lane, Aberdeen, New Jersey

referred to as the Grantor,
AND

(Include Soc. Sec. No.)

JEFFERSON at ABERDEEN URBAN RENEWAL ENTITY, L.P.
whose post office address is c/o JPI APARTMENT DEVELOPMENT, L.P., 600 East Las Colinas Blvd,
Suite 1800, Irving, TX 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 (called the "Property") described below to the Grantee. This transfer is made for the sum of Four Million (\$4,000,000.00) 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. 262 Lot No. 4 & 4.01 Qualifier No. Account No.
 No lot and block or account 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.)

As to Lot 4, Block 262 being the same premises conveyed to the Grantors herein under deed from Anthony Campo and Mary Campo, his wife, dated June 15, 1982 in Deed Book 4358, Page 268.

As to Lot 4.01, Block 262, being the same premises conveyed to the Grantors herein under deed from New Jersey Highway Authority dated February 29, 1984, recorded July 5, 1984 in Deed Book 4490, page 76.

Subject to easements, covenants, restrictions of record and facts which would be disclosed by an accurate survey.

R+P

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

TOTAL	\$19,799.00
FEES - NPNR	
REALTY TRANSFER	\$5,775.00
TRANSFER FEES	
STATE REALTY	\$9,996.00
TRANSFER FEES	
COUNTY REALTY	\$4,004.00
FUND COMMISSION	
DEDICATED TRUST	\$2.00
FEES	
COUNTY RECORDING	\$22.00

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

JOHN SCHUSTER III, ESQUIRE

(For Recorder's Use Only)

INSTRUMENT NUMBER 2000163640
RECORDED ON
DEC 05 2000
9:59:48 AM
BOOK: DB-5996
PAGE: 303
Total Pages: 4

M. CLAIRE FRENCH
COUNTY CLERK
MONMOUTH COUNTY
NEW JERSEY





JPIC00010

November 9, 2000

**DESCRIPTION OF LOT 4 AND LOT 4.01, BLOCK 262, ABERDEEN TOWNSHIP,
MONMOUTH COUNTY, NEW JERSEY**

All that certain land and premises being known as Lot 4 and Lot 4.01 in Block 262 as shown on a map entitled: "JPI, Boundary and Topographic Survey, Block 262, Lots 1, 2, 3, 4, 4.01, 5 and NJHA 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 November 9, 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. South 52 degrees 51 minutes 33 seconds East, along the existing boundary line of the Garden State Parkway, a distance of 180.00 feet to a point; thence
2. South 42 degrees 18 minutes 17 seconds East, continuing along same, a distance of 270.63 feet to a point; thence
3. South 37 degrees 44 minutes 28 seconds East, continuing along same, a distance of 196.49 feet to a point; thence
4. South 37 degrees 44 minutes 25 seconds East, continuing along same, a distance of 50.45 feet to a point; thence
5. South 45 degrees 25 minutes 50 seconds West, along the westerly property boundary line of Lot 1.01, Block 5, a distance of 612.75 feet to a point; thence
6. North 80 degrees 47 minutes 40 seconds West, along the northerly property boundary line of Lot 2, Block 2, a distance of 18.59 feet to a point; thence
7. South 45 degrees 25 minutes 50 seconds West, along the westerly property boundary line of Lot 2, Block 2, a distance of 183.38 feet to a point; thence
8. South 72 degrees 42 minutes 20 seconds West, along the northerly property boundary line of Lot 2, Block 2, a distance of 100.00 feet to a point; thence
9. North 80 degrees 01 minutes 10 seconds West, continuing along same, a distance of 35.11 feet to a point; thence
10. North 73 degrees 10 minutes 30 seconds West, continuing along same, a distance of 80 feet more or less, to a point; thence
11. In a general northerly direction, along the center of Mohingson Creek, a distance of 1,115 more or less, to a point; thence



**DESCRIPTION OF LOT 4 AND LOT 4.01, BLOCK 262, ABERDEEN TOWNSHIP,
MONMOUTH COUNTY, NEW JERSEY**

- 12. South 80 degrees 14 minutes 35 seconds East, along the southerly property boundary line of Lot 3, Block 262; the southerly terminus of Central Avenue; and the southerly property boundary line of Lot 5, Block 262, a distance of 583 feet more or less, to a point; thence
- 13. North 22 degrees 54 minutes 32 seconds East, along the easterly property boundary line of Lot 5, Block 262, a distance of 152.67 feet to a point; thence
- 14. North 67 degrees 05 minutes 12 seconds West, along the northerly property boundary line of Lot 5, Block 262, a distance of 120.00 feet to a point; thence
- 15. North 22 degrees 54 minutes 30 seconds East, along the aforementioned easterly R.O.W. line of Central Avenue, a distance of 75.17 feet to the point or place of BEGINNING.

Containing 570,087 square feet more or less (13.0874 acres more or less).

The above-described parcel is and is intended to be all that land and premises known as Lot 4 and Lot 4.01, Block 262 as shown on the aforementioned map.

DESCRIPTION PREPARED BY:

T & M ASSOCIATES

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

NOT CERTIFIED COPY

NOT CERTIFIED COPY

The street address of the Property is: Central Avenue, Aberdeen, New Jersey

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

Witnessed By:

John Schuster III
JOHN SCHUSTER III, ESQUIRE

Joseph Rettagliata (Seal)
JOSEPH RETTAGLIATA
Lena Rettagliata (Seal)
LENA RETTAGLIATA

(Seal)

STATE OF NEW JERSEY, COUNTY OF MONMOUTH
I CERTIFY that on NOVEMBER 30, 2000

SS:

JOSEPH RETTAGLIATA and LENA RETTAGLIATA

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 \$ 4,000,000.00 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.)

RECORD AND RETURN TO:

Record and Return to: A
Commonwealth Land Title Insurance Co.
P.O. Box 700, Summit NJ 07902-0700
File No: 5990671

John Schuster III
(Print name and title below signature)
JOHN SCHUSTER III
Attorney-at-Law of New Jersey

