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July 14, 2020

VIA Hand Delivery

Ojetti Davis, Board Secretary
Planning Board
Township of South Orange Village
76 South Orange Avenue
Suite 302
South Orange, NJ 07079

Re: Vose Ave. & Taylor Place Redevelopment Project
Block 1006, Lots 1, 2, 3, 9, 10, 11, 13 & 14
Application for Preliminary & Final Site Plan Approval

Dear Ms. Davis:

This law firm represents Vose Avenue Apts. Urban Renewal, LLC ("Applicant"), the owner of property located at 57-65 South Orange Avenue, 12-14 Vose Avenue, 52-62 Taylor Place and 11 Scotland Road, South Orange, New Jersey, and identified as Block 1006, Lots 1, 2, 3, 9, 10, 11, 13 & 14 ("Property"). The Property is located in the Vose and Taylor Redevelopment Area and subject to the Vose and Taylor Redevelopment Plan ("Plan"). The Applicant is proposing to construct a mixed-use five-story building plus "basement", containing 111 residential units, retail space, office space and a structure parking facility, including dedicated public parking spaces. The Applicant is seeking relief from the Planning Board to allow for deviations from the Plan, including minimum lot width and maximum impervious coverage

In connection with same, enclosed herewith please find the following:

1. Original and nineteen (19) sets of the Application, which includes:
 - a) Applicant Certification.
 - b) Owner Certification.
 - c) Certificate of Ownership.
 - d) Affidavit as to Ownership of Property/Corporate Ownership.
 - e) Escrow Agreement.
2. Twenty (20) sets of the Application Checklist.
3. Twenty (20) sets of Deed of Ownership.
4. Twenty (20) Color Photo.

Ojetti Davis, Board Secretary
Planning Board
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5. Twenty (20) sets of Project Cost Estimate.
 6. Twenty (20) sets of the Site Plan prepared by Petry Engineering, LLC, dated July 10, 2020.
 7. Twenty (20) sets of the Stormwater Management Report prepared by Petry Engineering, LLC, dated March 26, 2020.
 8. Twenty (20) sets of the Stormwater Management Facility Maintenance Plan Manual, prepared by Petry Engineering, LLC.
 9. Twenty (20) sets of the Traffic Impact Study, prepared by Stonefield Engineering & Design, LLC, dated March 10, 2020.
 10. Twenty (20) sets of the Architecturals prepared by Marchetto Higgins & Stieve, dated July 7, 2020.
 11. Twenty (20) sets of the Landscaping Plans prepared by Arterial Landscape Architect, dated July 7, 2020.
 12. Twenty (20) sets of the Material Look Book prepared by Marchetto Higgins & Stieve, dated July 7, 2020.
 13. Twenty (20) sets of the Signage Plans prepared by Marchetto Higgins & Stieve, dated July 7, 2020.
 14. Twenty (20) sets of the Survey prepared by Pronesti Surveying, Inc., dated May 23, 2014.
 15. Check in the amount of \$6,720.80 payable to the Township of South Orange Village representing the application fee associated with this filing.
 16. Check in the amount of \$34,274.25 payable to the Township of South Orange Village representing the escrow fee associated with this filing.
 17. W-9 form.
 18. 200 foot property owners list.
 19. Tax Certification.
-

Please do not hesitate to contact me if you have any questions or require anything further.
Thank you.

Very truly yours,



Elnardo J. Webster, II

EJW/jml

Encl.

cc: Vose Avenue Apts. Urban Renewal, LLC

TOWNSHIP OF SOUTH ORANGE VILLAGE
VILLAGE HALL
SOUTH ORANGE, NEW JERSEY 07079

PLANNING BOARD and ZONING BOARD APPLICATION FORM

To be completed by Township Staff Only

Date Filed _____ Application No. _____
Planning Board _____
Zoning Board of Adjustment _____ Application Fees _____
Escrow Deposit _____
Scheduled for: Review for Completeness _____ Hearing _____

To be Completed by Applicant

1. APPLICANT:

Name(s) Vose Ave. Apts. Urban Renewal, L.L.C.
Address 447 Northfield Avenue, Suite 200, West Orange, NJ 07052
Telephone Number (973) 731-2791
Applicant is a ☒ Corporation ☐ Partnership ☐ Individual

2. OWNER:

Name(s) Vose Ave. Apts. Urban Renewal, L.L.C.
Address 447 Northfield Avenue, Suite 200, West Orange, NJ 07052
Telephone Number (973) 731-2791

3. CORPORATE DISCLOSURE:

Pursuant to N.J.S.A. 40:55D-48.1 and 40:55D-46.3, set forth on a separate sheet the names, addresses and telephone numbers of all persons who own ten percent (10%) or more of the following: Stock of the Corporate Applicant; interest in the Partnership Applicant; stock of a corporation owning ten percent (10%) or more of a corporate or partnership Applicant; partnership owning ten percent (10%) or more of a partnership Applicant.

See attached Exhibit A - Ownership Disclosure Statement

APPLICANTS OTHER THAN INDIVIDUALS, COMPLETE AND ATTACH "CERTIFICATE OF OWNERSHIP" FORM INCLUDED WITHIN THE APPLICATION PACKET.

4. SUBJECT PROPERTY:

Street Address 57-65 South Orange Ave.; 12-14 Vose Ave.; 52-62 Taylor Place; 11 Scotland Road
Nearest Intersecting Street Property located within South Orange Ave., Vose Ave., Taylor Place and Scotland Road
Tax Map Page _____ Lot 1, 2, 3, 9, 10, 11, 13 & 14 Block 1006
Page _____ Lot _____ Block _____

PROPERTY DIMENSIONS:

Frontage 281.2 Ft.
Depth 240 Ft.

LOT AREA

Acreage 1.44
Square Feet 61,147

ZONE DISTRICT: Vose & Taylor Redevelopment Plan/Central Business District

PRESENT USE:

The project site currently consists of a range of uses from a municipally owned surface parking lot (Lot 3) to commercial institutions. Lots 9 and 10 front South Orange Avenue and are comprised of one- and two-story commercial buildings. Lot 13 is primarily a commercial property, accommodating a daycare center and its associated parking. Lots 1 and 14 provide parking and access to the project site's commercial uses.

5. Any existing or proposed restrictions, covenants, easements or association by-laws affecting the subject property YES X NO. (If yes, attach description of same.)

6. APPLICANT'S ATTORNEY:

Name Elnardo J. Webster, II, Esq.
Firm Inglesino, Webster, Wyciskala & Taylor LLC
Address 600 Parsippany Road, Suite 204, Parsippany, NJ 07054
Telephone Number (973) 947-7111
Fax Number (973) 887-2700

7. APPLICANT'S ENGINEER and/or SURVEYOR:

Name J. Michael Petry, PE
Firm Petry Engineering, LLC
Professional License Professional Engineer - #36662
Telephone Number (973) 227-7004
Fax Number (973) 227-7074

8. TYPE OF APPLICATION: (Check applicable sections)

A. SUBDIVISION

- ☐ Informal Review
☐ Minor Subdivision
☐ Preliminary Major Subdivision
☐ Final Major Subdivision

B. SITE PLAN

- ☐ Informal Review
☐ Minor Site Plan
☒ Preliminary Site Plan
☒ Final Site Plan

C. VARIANCES

- ☐ Appeal decision of Administrative Officer
- ☐ Map or Ordinance Interpretation
- ☐ Relief pursuant to NJSA 40:55D-70(c)
- ☐ Relief pursuant to NJSA 40:55D-70(d)
- ☐ Direct issuance of a permit for a lot not abutting an improvement street
- ☐ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way or flood control basin.

D. CONDITIONAL USE

Describe: _____

9. If a variance is requested, list the section or sections of the ordinance from which relief is sought and a brief statement as to the reason the variance is sought (attach additional pages as needed):

Relief is requested to allow for lot width less than the minimum width permitted and impervious coverage in excess of the maximum lot coverage permitted under the Vose and Taylor Redevelopment Plan. The Applicant believes that multiple purposes of the land use law are advanced by the deviations, and that the variances can be granted without substantial detriment to the public good, and without substantial impairment to the intent and purpose of the zone plan and zoning ordinances. The Applicant will present the testimony of a professional planner at the time of public hearing in support of the requested variance relief.

10. If a waiver from one or more design standards is requested, list the section(s) which are to be waived:

11. List any waivers of submission requirements requested along with the applicable section(s):

12. Have there been any previous or are there any pending applications, appeals or subdivisions involving or affecting the subject property?

☐ YES ☒ NO

If YES, please provide type of application, date and disposition of same:

13. PROJECT DESCRIPTION:

Explain in detail the proposed changes to the property including: proposed use, number of dwelling units, number of employed, etc. (attach additional pages as needed):


The Applicant proposes to construct a five-story mixed-use building with structured parking.

The project will consist of 114 residential units, 10,005 square feet of retail space, 9,910 square feet of office space and 205 off-street parking spaces, 70 of which will be dedicated to public use. In addition, a portion of the retail space will be dedicated to the community. The residential area includes ample amenity space and deck space.

14. APPLICANT CERTIFICATION:

I certify that the foregoing statements and the materials submitted are accurate and true. I further certify that I am the Individual Applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the Application for the Corporation or that I am a General Partner of the partnership Applicant.

I acknowledge that the Application Fee submitted with the Application is non-refundable and that I have been advised further the escrow review fee will be deposited in an escrow account. The Escrow Fee is established to cover the costs of professional services including engineering, planning, legal and other expenses associated with the review of Application. Monies not utilized in the review process shall be returned in accordance with the applicable Ordinances. If additional Application or Escrow Fees are deemed necessary, I agree to furnish such sum(s) to the municipality with fifteen (15) days of written notification.



SIGNATURE OF APPLICANT

6/15/2020

DATE

Sworn to and subscribed
before me this

5th day of JUNE, 2020



Notary Public



15. OWNER CERTIFICATION:

I certify that I am the Owner of the Property which is the subject of this application and if I am not the Applicant in this matter, that I have authorized the Applicant to make this application.

I further understand that the Applicant has deposited Application and Escrow Fees in connection with this Application. I am furthermore aware that if additional fees are required by the municipality pursuant to the applicant's certification (Item 14 above) and said fees are not paid by the Applicant, it is understood that I, as the property owner, shall become responsible for same. It is understood and acknowledged that a lien may be placed on the subject property should said fees not be paid within fifteen (15) days of written notification.


SIGNATURE OF OWNER

6/5/2020
DATE

Sworn to and subscribed
before me this

5TH day of JUNE, 2020


Notary Public



CERTIFICATE OF OWNERSHIP

Listed below are the names and addresses of all owners of ten percent (10%) or more of the stock / interest in the undersigned Applicant Corporation / Partnership:

	NAME	ADDRESS
1.	LEWIS L. LUTSBADE - BENEFICIARY	447 NORTHELD AVENUE WEST ORANGE, NJ 07052
2.	JACOB M. LUTSBADE - BENEFICIARY	"
3.		
4.		
5.		

Where corporations / partnerships own ten percent (10%) or more of the stock / interest in the undersigned or in another corporation / partnership so reported, this requirement shall be followed until the names and addresses of the non-corporate stockholders / individual partners exceeding the ten percent (10%) ownership criterion have been listed.

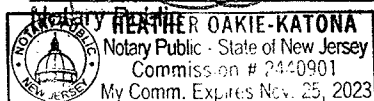
JARED Mc LUSTADER
CORPORATION/PARTNERSHIP OFFICER


SIGNATURE

6/9/2020
DATE

Sworn to and subscribed
before me this

9TH day of JUNE, 20 20



DISCLOSURE OF OWNERSHIP
(for use by Corporations)

I. Principals (list all owners of 10% or more of stock)

Vose Ave. Apts. Urban Renewal, L.L.C.

<u>Name</u>	<u>Home Address</u>	<u>Title</u>	<u>%Owned</u>
Jml Holding LLC	447 Northfield Avenue Suite 200, West Orange, NJ 07052	Member	50%
SLL Gifting Trust	447 Northfield Avenue Suite 200, West Orange, NJ 07052	Member	50%

Jml Holding LLC

<u>Name</u>	<u>Home Address</u>	<u>Title</u>	<u>%Owned</u>
Jared Lustbader	447 Northfield Avenue Suite 200, West Orange, NJ 07052	Member	100%

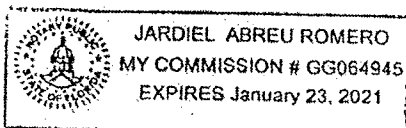
SLL Gifting Trust

<u>Name</u>	<u>Home Address</u>	<u>Title</u>	<u>%Owned</u>
Jared Lustbader		Beneficiary	
Lewis Lustbader		Beneficiary	

Vose Ave. Apts. Urban Renewal, L.L.C.

By: [Signature] 4-16-2020
Signature of Officer Date

Attested by: Jardiel Abreu 4/16/20
Secretary of Corporation Date



(Affix Corporate Seal)

TOWNSHIP OF SOUTH ORANGE VILLAGE
COUNTY OF ESSEX
STATE OF NEW JERSEY

Application No. _____
DATE: _____

AFFIDAVIT AS TO OWNERSHIP OF PROPERTY.

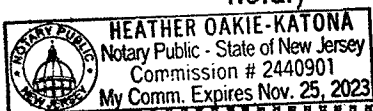
I, Jared Lustbader, of full age, being duly
sworn, upon my oath depose and say:

- 1,2,9,10,11,
13 & 14
1. I am the owner of Lot(s) 13 & 14 in Block(s) 1006 on the tax assessment map
of the Township of South Orange Village, the property affected by my
application herein.
2. I authorize Inglesino, Webster, Wyciskala & Taylor, LLC, as my agent or as my attorney,
to appear on my behalf in connection with my application filed herein.

[Signature]
(Signature)

Subscribed and sworn
before me this 5th day
of JUNE, 2020

[Signature]
Notary



CORPORATE OWNERSHIP

If the applicant is a corporation or partnership, the names and addresses of all
parties owning 10% or more of the property are as follows:

NAME: ADDRESS:

Jml Holding LLC, 447 Northfield Avenue, Suite 200, West Orange, NJ 07052
SSL Gifting Trust, 447 Northfield Avenue, Suite 200, West Orange, NJ 07052

TOWNSHIP OF SOUTH ORANGE VILLAGE
County of Essex
State of New Jersey

Application No. _____
Date: _____

ESCROW AGREEMENT

Complete the Following Information

Applicant Name Vose Ave. Apts. Urban Renewal, L.L.C.

Application Number _____

Block ¹⁰⁰⁶ _____ Lot(s) 1, 2, 3, 9, 10, 11, 13 & 14

I understand that the sum of \$_____ has been deposited in an escrow account. In accordance with the Ordinances of the Township of South Orange Village, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board under the provisions of N.J.S.A. 40:55D-1 et seq. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.



Signature

Jared M. Westgren

Print Name

MANAGER

Title

Name of Application Vose Ave. & Taylor Place Redevelopment Project Application No. _____
 Block(s) 1006 Lot(s) 1, 2, 3, 9, 10, 11, 13 & 14 Date Filed 7/14/2020

Application Submission Checklist

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance				Item Description	Quantities	Applicant				Comments
		Minor	Preliminary	Final	Minor	Preliminary	Final	(a) & (b)	(c)	(d)	Status			Waiver	Status	Waiver		
1	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Completed Checklist (This Document) with written explanations for all requested completeness waivers, signed by the applicant	2	<input checked="" type="checkbox"/>				
2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Application Form - Township: Completed Township of South Orange Village application forms, original and 19 copies to be submitted	20	<input checked="" type="checkbox"/>				
3	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Individual checks made out to the Township of South Orange Village for 1) any application fees, as calculated by the Township and 2) the review escrow fee. Each check shall include the applicant's Federal ID number.	2	<input checked="" type="checkbox"/>				
4	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Tax Collector Certification from the Township of South Orange Village Tax Collector that all taxes and assessments on the property are paid in full.	1	<input checked="" type="checkbox"/>				
5	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Certified list of property owners within 200' of the property as prepared by the Township of South Orange Village Tax Assessor.	1	<input checked="" type="checkbox"/>				
6	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Deed(s) and affidavit title for lands being conveyed for protection covenants, deed restrictions, road widening, sight triangles, open space, recreation, utilities and easements	1	<input checked="" type="checkbox"/>				
7	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Completed escrow agreement signed by owner and applicant (Form Attached)	1	<input checked="" type="checkbox"/>				

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance			Item Description	Quantities	Applicant		Township		Comments
		Minor	Preliminary	Minor	Preliminary	(a) & (b)	(c)	(d)			Status	Waiver	Status	Waiver	
8	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Ownership Disclosure Affidavit (Form Attached)	1	<input checked="" type="checkbox"/>				
9	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Public hearing notification (Form Attached)	1					To be supplied
10	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Letter(s) signed by a responsible officer of the water company, sewer authority, or other utility company which provides water, sewer, gas, telephone, and/or electricity, stating approval for each proposed utility installation design and indicating who will construct the facility.	1		<input checked="" type="checkbox"/>			condition of approval
11	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Application Form - County: Completed County Planning Board application forms (if applicable, i.e. on a County Road or impacting County drainage facility), including copy of a check made payable to Essex County.	1		<input checked="" type="checkbox"/>			condition of approval
12	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Completed Essex County Health Department application., including copy of a check made payable to Essex County.	1		<input checked="" type="checkbox"/>			condition of approval
13	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Hudson-Essex-Passaic Soil Conservation District application and submitted soil erosion and sediment control plan, including copy of a check made payable to "HEPSCD".	1		<input checked="" type="checkbox"/>			condition of approval
14	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	New Jersey state approvals: Copies of any and all Department of Transportation and Department of Environmental Protection approvals.	1		<input checked="" type="checkbox"/>			if necessary
15	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	A digital copy of the Site Plan in a format approved by the Township Engineer. Plan to show lot lines, easements, buffers, existing and proposed structures.	1	<input checked="" type="checkbox"/>				

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance		Item Description	Quantities	Applicant		Township		Comments
		Minor	Preliminary	Major	Minor	Preliminary	Major			Status	Complies	Status	Complies	
16	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<p>A final plat/site plan prepared in accordance with the New Jersey Map Filing Law, including all certifications, signature lines, location and description of all monuments, whether found or to be set</p> <p>Environmental Impact Assessment – should include, at least, the following:</p> <ul style="list-style-type: none"> • Map of the site • Description of proposed development • Inventory of existing conditions, to include: <ul style="list-style-type: none"> ◦ Hydrology ◦ Geology ◦ Soils ◦ Topography & Slope ◦ Drainage ◦ Vegetation ◦ Air quality ◦ Wildlife ◦ Noise • Required permits & approvals • Assessment of Impacts • Impact mitigation steps • Alternatives to development 	1	<input checked="" type="checkbox"/>				
17	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		<p>Photograph(s) of the subject premises that may prove useful in helping the Board make a more informed decision on the application.</p> <p>Traffic & Parking Impact Assessment – should include, at least, the following:</p> <ul style="list-style-type: none"> • Peak traffic generation (AM/PM) • Predicted future conditions (build/no-build) • Level of Service impacts • Mitigation requirements • Parking generation • Onsite & offsite parking capacity • Compliance with ordinance standards 	1	<input checked="" type="checkbox"/>				
18	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		<p>Photograph(s) of the subject premises that may prove useful in helping the Board make a more informed decision on the application.</p> <p>Traffic & Parking Impact Assessment – should include, at least, the following:</p> <ul style="list-style-type: none"> • Peak traffic generation (AM/PM) • Predicted future conditions (build/no-build) • Level of Service impacts • Mitigation requirements • Parking generation • Onsite & offsite parking capacity • Compliance with ordinance standards 	20	<input checked="" type="checkbox"/>				
19	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		<p>Photograph(s) of the subject premises that may prove useful in helping the Board make a more informed decision on the application.</p> <p>Traffic & Parking Impact Assessment – should include, at least, the following:</p> <ul style="list-style-type: none"> • Peak traffic generation (AM/PM) • Predicted future conditions (build/no-build) • Level of Service impacts • Mitigation requirements • Parking generation • Onsite & offsite parking capacity • Compliance with ordinance standards 	1	<input checked="" type="checkbox"/>				

Item Number	Gen. Dev. Plan	Subdivision			Site Plan			Variance			Item Description	Quantities	Applicant		Township		Comments	
		Minor	Preliminary	Final	Minor	Preliminary	Final	(a) & (b)	(c)	(d)			Status	Waiver	Status	Waiver		
20					<input type="radio"/>	<input type="radio"/>				<input type="radio"/>		1						N/A
21				<input type="radio"/>								1	X					
22		<input type="radio"/>		<input type="radio"/>								1						N/A
23				<input type="radio"/>								2						condition of approval
												20		X				
24				<input type="radio"/>								1						

Plans shall show or include the following:

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance				Item Description	Quantities	Applicant Status		Township Status		Comments	
		Minor	Major	Minor	Major	(a) & (b)	(c)	(d)	Complies			Waiver	Complies	Waiver			
25	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>					
26	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>					
27	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>					
28	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>					
29	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>					
30	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>					
31	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>						N/A
32	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>					
33	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>					
34	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>					

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance				Item Description	Quantities	Applicant Status		Township Status		Comments
		Minor	Major	Minor	Major	(a) & (b)	(c)	(d)	Complies			Waiver	Complies	Waiver		
35	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		<input type="radio"/>		Existing critical environmental areas: Location of any of the following features on the property and within 50 feet of the property: a. Critical environmental areas b. Stream corridors c. Flood boundaries d. Wetlands on the property If none exist, supply separate engineer's statement.		<input checked="" type="radio"/>				
36	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		<input type="radio"/>		Existing Trees: The location, species and size of all existing trees having a caliper of 4 inches or greater measured at breast height on site		<input checked="" type="radio"/>				
37	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		<input type="radio"/>		Existing wells and septic system on the property and within 100 feet of the property.						
38	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		<input type="radio"/>		Landscaping plan delineating all proposed exterior plantings, including ground cover, shrubs and trees, including size (planted and mature) and species of all materials, including common names. The plan shall be signed and sealed in accord with applicable laws		<input checked="" type="radio"/>				
39	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		<input type="radio"/>		A developer's agreement with the Village that addresses the affordable housing requirements			<input checked="" type="radio"/>			conditional approval
40	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>				Key map at a scale of not less than 1 inch equals 400 feet showing street names and zone district		<input checked="" type="radio"/>				
41	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>				Signature blocks for Board Chairperson, Secretary and Engineer		<input checked="" type="radio"/>				
42	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>				Approvals Statement - Confirmation that all federal, state, county and local permits or approvals have been obtained and a complete listing of the same		<input checked="" type="radio"/>				

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance				Item Description	Quantities	Applicant Status		Township Status		Comments	
		Minor	Major	Minor	Major	(a) & (b)	(c)	(d)	Complies			Waiver	Complies	Waiver			
43	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>											
<p>Utility systems - showing connections to existing and proposed systems including, but not limited to:</p> <p>a. Plans and profiles of storm drainage facilities (ditches, pipes, detention facilities, etc.) showing</p> <p>b. Materials, sizes, and elevations.</p> <p>c. Drainage area map and drainage calculations</p> <p>d. Plans and profiles of existing and proposed sanitary sewers and appurtenant facilities.</p> <p>e. Existing and proposed water mains, showing sizes and materials.</p> <p>f. Location of any proposed individual sewage disposal system along with percolation test results approved by the Board of Health.</p> <p>g. Existing electric and natural gas lines and proposed connections thereto</p> <p>h. Location of existing and proposed water wells.</p> <p>i. Letter of intent to serve the property from utilities (gas, electric, telephone, etc.)</p> <p>j. A statement containing estimated daily water consumption, volume and nature of sewage, waste and water to be disposed of and descriptions of water supply and sewage treatment facilities.</p>																	

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance		Item Description	Quantities	Applicant		Township		Comments
		Minor	Major	Minor	Major	(a) & (b)	(c) & (d)			Status	Waiver	Status	Waiver	
44	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<p>Structure locations and use: Identify the locations and use of all existing structures within 200 feet of the property. For buildings on site, that are:</p> <p>a. Residential - Include number of proposed apartments or family units</p> <p>b. Office/Commercial/Industrial - Include number of employees, total and in maximum shift</p> <p>c. Require machinery operation or processes performed on site - Include a description of any proposed machinery operation, products, by-products and processes to be contained on the site, including a description of raw materials from which products are to be manufactured.</p>		<input checked="" type="checkbox"/>				
45	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<p>Shortest distance between any existing or proposed buildings and a proposed or existing lot line. Include a minimum of two (2) ties from proposed structures to property lines for site plans.</p>		<input checked="" type="checkbox"/>				
46	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<p>Architectural plans and elevations of all sides for proposed building or structures. Elevations at the corners of all proposed buildings, paved areas and property corners, if new buildings or paved areas are proposed. All such plans shall be signed and sealed in accord with the applicable laws</p>		<input checked="" type="checkbox"/>				
47	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		<p>Solid waste and recyclable material - A statement and/or details identifying provisions for the collection, storage and disposal of such shall be shown on the plan.</p>						to be addressed by site plan
48	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		<p>The entire tract on one sheet at the same scale as the Tax Map sheet it appears on.</p>		<input checked="" type="checkbox"/>				

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance			Item Description	Quantities	Applicant Status		Township Status		Comments	
		Minor	Major	Preliminary	Final	Minor	Major	Preliminary			Final	(a) & (b)	(c)	(d)		Complies
49	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input checked="" type="radio"/>				<input checked="" type="radio"/>					
50	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input checked="" type="radio"/>	<input checked="" type="radio"/>				<input checked="" type="radio"/>					
51	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input checked="" type="radio"/>	<input checked="" type="radio"/>				<input checked="" type="radio"/>					
52	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input checked="" type="radio"/>	<input checked="" type="radio"/>				<input checked="" type="radio"/>					
53	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>		<input checked="" type="radio"/>	<input checked="" type="radio"/>				<input checked="" type="radio"/>					

Item Number	Gen. Dev. Plan	Subdivision		Site Plan		Variance			Item Description	Quantities	Applicant		Township		Comments
		Minor	Major	Minor	Major	(a) & (b)	(c)	(d)			Status	Waiver	Status	Waiver	
54	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>			Parking Calculations: a. Number of required parking spaces b. Number of proposed parking spaces c. Location of the parking area d. Dimensions from parking spaces to the property lines, street and structures		<input checked="" type="checkbox"/>				
55			<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>			Lighting plan clearly delineating all exterior lighting, including a. Proposed isolux patterns b. Mounting height, c. Pole type d. Manufacturer's identification e. Construction details		<input checked="" type="checkbox"/>				
56			<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>			Sign plans showing all exterior signage, both identification and traffic control. The size and type of signs and height shall be delineated.		<input checked="" type="checkbox"/>				
57			<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>			Soil erosion and sediment control plan designed in accord with the Hudson-Essex-Passaic Soil Conservation District, including two (2) copies of the application(s) made thereto	2	<input checked="" type="checkbox"/>				
58	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>					Residential cluster details including amount (SF and acres) and location of common open space to be provided, location and description of the organization to be established for the ownership and maintenance of any common space.						
59			<input type="radio"/>		<input checked="" type="radio"/>				A certification from the applicant's engineer stating that the final plat conforms to the preliminary plat as submitted and approved.		<input checked="" type="checkbox"/>				condition of approval
60			<input type="radio"/>		<input checked="" type="radio"/>				Soil Permeability Logs , a minimum of two (2), with the permeability test results for each proposed lot or use if on-site sewerage disposal system proposed.		<input checked="" type="checkbox"/>				

Application Incomplete pending the Board's determination regarding the following written waiver requests:

By: _____

Date: _____

Application Incomplete with the following information to be submitted or written waiver requests provided:

By: _____

Date: _____

DANA RONE
ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES



Hall of Records
465 Martin Luther King Jr Blvd
Room 130
Newark, NJ 07102
(973) 621-4960

***RETURN DOCUMENT TO:**
RIVERSIDE TITLE AGENCY INC
383 RIDGEDALE AVENUE
EAST HANOVER, NJ 07936

Instrument Number - 2017028184
Recorded On 3/28/2017 At 10:35:12 AM
*Instrument Type - DEED
Invoice Number - 120778 User ID: KS
*Grantor - TAYLOR VOSE ASSOCIATES, L.L.C.
*Grantee - VOSE AVE. APTS. URBAN RENEWAL, L.L.C.
*PARCEL IDENTIFICATION NUMBER
Block: 1006 Lot: 1 - SOUTH ORANGE

*Total Pages - 6

***FEES**
NJ PRESERVATION ACCOUNT \$357.00
REGISTER RECORDING FEE \$45.00
HOMELESSNESS TRUST FUND \$3.00
TOTAL PAID \$83.00

Not Certified Copy

I hereby CERTIFY that this document is
Recorded in the Register of Deeds & Mortgages Office
of Essex County, New Jersey

Dana Rone
Register of Deeds & Mortgages

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2017028184



Deed

This Deed is made on February 6, 2017,
BETWEEN
TAYLOR VOSE ASSOCIATES, L.L.C.
Limited Liability Company
a corporation of the state of New Jersey
having its principal office at
447 Northfield Avenue, Suite 200, West Orange, NJ 07052

referred to as the Grantor,
AND
VOSE AVE. APTS. URBAN RENEWAL, L.L.C. a New Jersey limited liability company

whose post office address is
447 Northfield Avenue, Suite 200, West Orange, NJ
07052
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 less than \$100.00.

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:26A-8) Municipality of South Orange
Block No. 1008 Lot No. 1,2,3,4,12 & 14 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 South Orange County of Essex
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.)

Being the same premises conveyed to the grantor herein by deed from Taylor Vose Associates, a Partnership dated March 22, 2005 recorded April 14, 2005 in the Essex County Registrar's Office in Deed Book 5175 Page 408.

Subject to easements and restrictions of record, if any, zoning ordinances and such facts as would be revealed by a survey and inspection of the premises.

Prepared by:

ANTHONY F. SANNITTI, ESQ.

(For Recorder's Use Only)

104 - Deed - Bargain and Sale Con. as to Grantor's
Act - Corp. to Ind. or Corp. Plain Language
Rev. 8/16 P2/16

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The street address of the Property is:
52 & 60 Taylor Place; 58 & 65 South Orange Avenue & 12 Voss Avenue, South Orange, New Jersey 07076

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. 40:4-6). 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. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. (Print name below each signature.)

Witnessed or Attested by:

~~Not Certified Copy~~ BY: TAYLOR VOSE ASSOCIATES, L.L.C.

VOSE AVE. APTS. URBAN RENEWAL, L.L.C.
its sole member

BY: JARED M. LUSTBADER, Manager

STATE OF NEW JERSEY, COUNTY OF ESSEX
I CERTIFY that on February 6, 2017

SS:

JARED M. LUSTBADER

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 Manager of

VOSE AVE. APTS. URBAN RENEWAL, L.L.C., sole member of TAYLOR VOSE ASSOCIATES, L.L.C., the entity named in this Deed; and

(c) executed this Deed as the act of the entity.

RECORD AND RETURN TO:
Riverside Title Agency, Inc.
353 Ridgedale Avenue
East Hanover, NJ 07938
File No. Abstract 8810


Print name and title below signature

104 - Deed - Bargain and Sale Con. as to Grantor's
Acts - Corp. to Ind. or Corp. Plain Language
Rev. 2/16 P2/16

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GIT/REP-3
(9-15)

State of New Jersey

Seller's Residency Certification/Exemption

(Please Print or Type)

SELLER(S) INFORMATION:

Name(s) TAYLOR VOSE ASSOCIATES, L.L.C., by VOSE AVE. APTS. URBAN RENEWAL, L.L.C.

Current Street Address 447 Northfield Avenue

City, Town, Post Office Box West Orange State NJ Zip Code 07052

PROPERTY INFORMATION:

Block(s) 1096 Lot(s) 1,2,9,10,13 & 14 Qualifier _____

Street Address 52 & 60 Taylor Place, 59 & 65 South Orange Avenue & 12 Vose Avenue

City, Town, Post Office Box South Orange State NJ Zip Code 07079

Seller's Percentage of Ownership 100% Total Consideration less than \$100.00

Owner's Share of Consideration 100% Closing Date 2/6/2017

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Non-residents):

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will 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 a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is 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 is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less to the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
- ☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred 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.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

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 may 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. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

February 6, 2017

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact
JARED M. LUSTBADER

Date

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

1547 - Seller's Residency Certification/Exemption
GIT/REP-3
Rev. 9/15 P7/18

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DESCRIPTION

TOWNSHIP OF SOUTH ORANGE VILLAGE, COUNTY OF ESSEX, STATE OF NEW JERSEY

TRACT I

BEGINNING in the southeasterly line of Vose Avenue, at a point therein distant 104.13 feet, northeasterly from the northeasterly line of South Orange Avenue.

Thence (1) north 38 degrees 15 minutes east, along said line of Vose Avenue 135.32 feet to the southwesterly line of Taylor Place.

Thence (2) south 57 degrees 00 minutes east, along said line of Taylor Place 124.73 feet.

Thence (3) south 33 degrees 00 minutes west 125.00 feet.

Thence (4) South 57 degrees 00 minutes east 16.75 feet.

Thence (5) south 33 degrees 03 minutes 40 seconds west 51.39 feet.

Thence (6) north 59 degrees 57 minutes west 24.47 feet.

Thence (7) south 29 degrees 37 minutes west 102.67 feet to the northeasterly line of South Orange Avenue.

Thence (8) north 60 degrees 04 minutes west, along said line of South Orange Avenue 48.35.

Thence (9) north 29 degrees 49 minutes east 102.80 feet.

Thence (10) north 59 degrees 56 minutes west 86.09 feet to the southeasterly line of Vose Avenue and the point and place of BEGINNING.

FOR INFORMATION ONLY: Known and designated as Lots 1, 2, 10, 13 & 14 in Block 1006 on the Tax Map of South Orange Village.

TRACT II

BEGINNING at a point in the northeasterly side line of South Orange Avenue, said point being distant 149.89 feet southeasterly along said side line from the intersection of same with the southeasterly side line of Vose Avenue, and running

Thence (1) North 30 degrees 36 minutes East, 102.67 feet to a point;

Thence (2) South 58 degrees 56 minutes East, 123.05 feet to a point;

Thence (3) South 30 degrees 02 minutes West, 102.62 feet to a point in the above mentioned northeasterly side line of South Orange Avenue;

Thence (4) along said side line, North 59 degrees 05 minutes West, 25.06 feet to the point and place BEGINNING.

FOR INFORMATION ONLY: Known and designated as Lot 9 in Block 1006 on the Tax Map of South Orange Village.

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1993, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 40:16-5 et seq.)

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

STATE OF NEW JERSEY	SS.	County Municipal Code	Consideration \$
COUNTY MORRIS		0719	100.00
Municipality of Property Location: South Orange			RTF paid by seller \$
			0
			Date 3/28/17 By KS

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions 3 and 4 attached)
Deponent, Anthony F. Sanniti, Esq., being duly sworn according to law upon his/her oath deposes

and says that he/she is the Legal Representative in a deed dated 2/08/17
transferring real property identified as Block No. 100B, Lot No. 1, 2, 9, 10, 13 & 14 located at
82 & 80 Taylor Place, 89 & 89 South Orange Avenue & 12 Voss Avenue, South Orange, Essex County and annexed thereto.

(2) CONSIDERATION: \$less than \$100.00 (Instructions 1 and 5) ☒ no prior mortgage to which property is subject.

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

(3A) REQUIRED CALCULATION OF Equalized Valuation for all Class 4A (Commercial) Property Transactions:
(Instructions 6A and 7)

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: (Instruction 8)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1993, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail. Consideration less than \$100.00.

(6) PARTIAL EXEMPTION FROM FEE: (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 Base, Supplemental and General Purpose Fee, as applicable, imposed by C. 170, P.L. 1976; C. 118, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN (Instruction 9)	
<input type="checkbox"/> Grantor(s) 62 years of age or over	<input type="checkbox"/> Resident of the State of New Jersey
<input type="checkbox"/> Owned and occupied by grantor(s) at time of sale	<input type="checkbox"/> Owners as joint tenants must all qualify
<input type="checkbox"/> One- or two-family residential premises	
B. BLIND PERSON (Instruction 9)	
<input type="checkbox"/> Grantor(s) legally blind	<input type="checkbox"/> Grantor(s) permanently and totally disabled
<input type="checkbox"/> Owned and occupied by grantor(s) at time of sale	<input type="checkbox"/> Grantor(s) receiving disability payments
<input type="checkbox"/> One- or two-family residential premises	<input type="checkbox"/> Grantor(s) not gainfully employed
<input type="checkbox"/> Resident of the State of New Jersey	<input type="checkbox"/> Owned and occupied by grantor(s) at time of sale
<input type="checkbox"/> Owners as joint tenants must all qualify	<input type="checkbox"/> One- or two-family residential premises
<input type="checkbox"/> IN THE CASE OF HUSBAND AND WIFE OR STATUTORY PARTNER ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.	<input type="checkbox"/> Resident of the State of New Jersey
	<input type="checkbox"/> Owners as joint tenants must all qualify
C. LOW AND MODERATE INCOME HOUSING (Instruction 9)	
<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

(8) NEW CONSTRUCTION (Instructions 9, 10 and 12)
☐ Entirely new improvement ☐ Not previously occupied
☐ Not previously used for any purpose ☐ "New Construction" printed clearly at top of the first page of the deed

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions 5, 13 and 14)
☐ No prior mortgage assumed or to which property is subject at time of sale
☐ No contributions to capital by either grantor or grantee legal entity
☐ No stock or money exchanged by or between grantor or grantee legal entities

(8) 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. 1993, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this Sixth day of February, 20 17
Signature of Deponent Anthony F. Sanniti, Esq. Grantor Name Taylor Voss Associates, L.L.C.
4 Andover Lane, East Hanover, NJ 07936 447 Northfield Avenue, West Orange, NJ 07082
Deponent Address Grantor Address at Time of Sale

KIM E. HIGGINS NOTARY PUBLIC STATE OF NEW JERSEY Commission Expires 08/01/2022	XXX-XX-X 7 9 1	Anthony F. Sanniti, Esq.
	Last 4 digits in Grantor's Soc. Sec. No.	Name/Company of Settlement Officer
	Instrument Number <u>2017028184</u>	County <u>Essex</u>
	Deed Number <u>21410</u>	Book <u>Page</u>
	Deed Dated <u>2/14/17</u>	Date Recorded <u>3/28/17</u>

State of New Jersey - Division of Taxation, P.O. Box 251, Trenton, NJ 08646-0251, 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 it 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/tpf/localtax.htm.

RECORDING INFORMATION SHEET

ESSEX COUNTY REGISTER'S OFFICE
HALL OF RECORDS, ROOM 130
465 MARTIN LUTHER KING Jr. Blvd
NEWARK NJ 07102

INSTRUMENT NUMBER:

15061099

DOCUMENT TYPE:

DEED

Official Use Only

DANA RONE
REGISTER
ESSEX COUNTY, NJ
INSTRUMENT NUMBER
15061099
RECORDED ON
August 17, 2015 09:48 am
BOOK:12569 PAGE:1116
MC

Return Address (for recorded documents)

MARK LUSTBADER ESQ
LUSTBADER & LUSTBADER

447 NORTHFIELD AVENUE, STE 200
WEST ORANGE NJ 07052

No. Of Pages (excluding Summary Sheet)

6

Recording Fee (excluding Transfer Tax)

\$93.00

Realty Transfer Tax

\$13,205.00

Amount Charged (Check # 1737)

\$26,298.00

Municipality

SOUTH ORANGE

Parcel Information

Block 1006

Lot 11

First Party Name

57 S ORANGE AVE ASSOCIATES LLC

Second Party Name

VOSE AVE APTS URBAN RENEWAL

CONSIDERATION (R) \$1,300,000.00

MAIL COPY _____

ADDITIONAL STAMPINGS _____

Additional Information (Official Use Only)

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

Inst# 15061099 BK# 12569 PG# 1116

Prepared by:

Jeffrey B. Markovitz, Esq.

DEED

Dated as of July 15, 2015

BETWEEN

67 S ORANGE AVE ASSOCIATES, LLC, a New Jersey limited liability company,
with offices c/o Monroe Markovitz, P.A., 2029 Morris Avenue, Union, New Jersey
07083,

referred to as the "GRANTOR"

AND

VOSE, AVE. APTS. URBAN RENEWAL L.L.C., a New Jersey limited liability
company, with offices at 447 Northfield Avenue, Suite 200, West Orange, NJ
07052,

referred to as the "GRANTEE"

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.)

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 THREE HUNDRED THOUSAND (\$1,300,000.00) DOLLARS. The
Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:28A-3) Municipality SOUTH ORANGE VILLAGE
Block No. 1006, Lot No. 11, Qualifier No. _____ and Account No. _____

() No Lot and Block or account number is available on the date of this Deed.

Property. The Property consists of the land and all the buildings and structures on the land in
the VILLAGE of SOUTH ORANGE, County of ESSEX and State of New Jersey.

The legal description is:

(XX) Please see attached Legal Description annexed hereto and made a part hereof.

BEING KNOWN AND DESIGNATED as Lot 11 in Block 1006, as the same is shown and set forth
on the Official Tax Map of the Village of South Orange, New Jersey.

BEING THE SAME PREMISES conveyed to Grantor herein by Deed from Jaxson Properties,
LLC, dated September 21, 2005 and recorded September 30, 2005 in the Essex County
Register's Office in Deed Book 6241 at Page 145.

CONVEYANCE is made subject to easements and restrictions of record, if any; to the effect of
federal, state, county and municipal laws, regulations, and ordinances; and to such facts as an
accurate survey of the premises may reveal.

Inst# 15061099 BK# 12569 PG# 1117

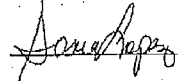
The Street address of the Property is: 57 South Orange Avenue, South Orange, New Jersey
07860

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).

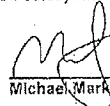
Signatures. The grantor signs this Deed as of the date at the top of the first page.

57 S ORANGE AVE ASSOCIATES, LLC
a New Jersey limited liability company

WITNESS:



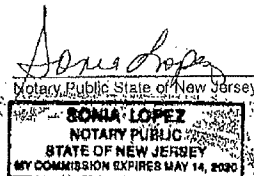
By:


Michael Markovitz, Manager

STATE OF NEW JERSEY :
COUNTY OF UNION : SS.

I CERTIFY that on July 13, 2015,
MICHAEL MARKOVITZ came before me in person and stated to my satisfaction that he:

- a) made this Deed; and
- b) was authorized to and did execute this Deed on behalf of 57 S ORANGE AVE ASSOCIATES, LLC, the GRANTOR named in this Deed;
- c) that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Members of 57 S ORANGE AVE ASSOCIATES, LLC; and
- d) made this Deed for \$1,300,000.00 consideration (as consideration is defined in N.J.S.A. 46:15-5)



RECORD AND RETURN TO:

MARK LUSTBADER, ESQ.
LUSTBADER & LUSTBADER
447 Northfield Avenue
Suite 200
West Orange, NJ 07052

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE A - CONTD

ITEM 4 (DESCRIPTION):

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate lying and being in the Township of South Orange Village, County of Essex, State of New Jersey:

BEGINNING at a point in the northeasterly line of South Orange Avenue, distant therein southeasterly measured along the same, 51.50 feet from the intersection of the northeasterly line of South Orange Avenue and the southeasterly line of Vose Avenue; thence

- (1) North 30 degrees 47 minutes East, 74.50 feet to a point; thence
- (2) North 58 degrees 33 minutes West, 40.34 feet to a point in the southeasterly line of Vose Avenue; thence
- (3) along said line of Vose Avenue, North 39 degrees 46 minutes East, a distance of 28.46 feet; thence
- (4) South 58 degrees 56 minutes East, a distance of 86.18 feet; thence
- (5) South 30 degrees 48 minutes West, a distance of 102.79 feet to the aforesaid line of South Orange Avenue; thence
- (6) along said line of South Orange Avenue, North 59 degrees 06 minutes 15 seconds West, a distance of 50.04 feet to the point and place of BEGINNING.

The above description is drawn in accordance with survey made by Crest Engineering Associates, Inc., last revised to May 9, 2001.

FOR INFORMATION ONLY: BEING known as Lot 11 in Block 1005 as shown on the Tax Map of the Township of South Orange, New Jersey.

SCHEDULE A - PAGE 2 NO. LR-1481

035-0-999-00002

Made in U.S.A.

Inst# 15061099 BK# 12569 PG# 1119

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 83, P.L. 2000) (N.J.S.A. 46:16-4 et seq.)

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

STATE OF NEW JERSEY	SS.	County Municipal Code	FOR RECORDER'S USE ONLY
COUNTY ESSEX		0719	Consideration \$ 1,300,000.00
Municipality of Property Location: South Orange V4.1 Page			RTP paid by seller \$ 13,205.00
(1) PARTY OR LEGAL REPRESENTATIVE (Instructions 3 and 4 attached)			Date 8/17/2015 By N. Gerschlager
Deponent, Michael Markovitz, being duly sworn according to law upon his/her oath deposes and says that he/she is the Manager in a deed dated			7. The symbol "C" is to indicate that fee is exclusively for county use.
(Grantor, Legal Representative, Corporate Officer, Officer of Title Ins. Lending Institution, etc.)			
transferring real property identified as Block No. 1008, Lot No. 11 located at			
57 South Orange Avenue, South Orange, New Jersey, and annexed thereto.			

(2) CONSIDERATION: \$1,300,000.00 (Instructions 1 and 6) ☐ no prior mortgage to which property is subject.

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

(3A) REQUIRED CALCULATION OF Equalized Valuation for all Class 4A (Commercial) Property Transactions: (Instructions 5A and 7)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation
\$1,400,000.00 ÷ 87.4 % = \$ 1,601,830.66

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: (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. 60, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE: (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, Supplemental and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975; C. 113, P.L. 2004 and C. 60, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN (Instruction 9)		
<input type="checkbox"/> Grantor(s) 62 years of age or over*	<input type="checkbox"/> Resident of the State of New Jersey	
<input type="checkbox"/> Owned and occupied by grantor(s) at time of sale	<input type="checkbox"/> Owners as joint tenants must all qualify	
<input type="checkbox"/> One- or two-family residential premises		
B. BLIND PERSON (Instruction 9)		DISABLED PERSON (Instruction 9)
<input type="checkbox"/> Grantor(s) legally blind*	<input type="checkbox"/> Grantor(s) permanently and totally disabled*	
<input type="checkbox"/> Owned and occupied by grantor(s) at time of sale	<input type="checkbox"/> Grantor(s) receiving disability payments*	
<input type="checkbox"/> One- or two-family residential premises	<input type="checkbox"/> Grantor(s) not gainfully employed*	
<input type="checkbox"/> Resident of the State of New Jersey	<input type="checkbox"/> Owned and occupied by grantor(s) at time of sale	
<input type="checkbox"/> Owners as joint tenants must all qualify	<input type="checkbox"/> One- or two-family residential premises	
* IN THE CASE OF HUSBAND AND WIFE OR STATUTORY PARTNER, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.	<input type="checkbox"/> Resident of the State of New Jersey	
	<input type="checkbox"/> Owners as joint tenants must all qualify	
C. LOW AND MODERATE INCOME HOUSING (Instruction 9)		
<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	
(6) NEW CONSTRUCTION (Instructions 9, 10 and 12)		
<input type="checkbox"/> Entirely new improvement	<input type="checkbox"/> Not previously occupied	
<input type="checkbox"/> Not previously used for any purpose	<input type="checkbox"/> "New Construction" printed clearly at top of the first page of the deed	
(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions 5, 12 and 14)		
<input type="checkbox"/> No prior mortgage assumed or to which property is subject at time of sale		
<input type="checkbox"/> No contributions to capital by either grantor or grantee legal entity.		
<input type="checkbox"/> No stock or money exchanged by or between grantor or grantee legal entities.		

(8) 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 83, P.L. 2000.

Subscribed and sworn to before me this 17th day of July, 2015.
Notary Public

Signature of Deponent
2029 Morris Avenue
Union, NJ 07083
Deponent Address

67 S. ORANGE AVE ASSOCIATES, LLC
Grantor Name
2029 Morris Avenue
Union, NJ 07083
Grantor Address at Time of Sale

XXX-XX-X 1 6 5
Last 5 digits in Grantor's Soc. Sec. No.

Mark A. Lustbader, Esq.
Notary/Commissioner of Settlement Officer

FOR OFFICIAL USE ONLY	
Instrument Number 15061099	County Essex
Deed Number	Book 12569 Page 116
Deed Dated 7/15/2015	Date Recorded 8/17/2015

Division of Taxation, P.O. Box 251, Trenton, NJ 08646-0251, Attention: Realty Transfer Fee Unit
MY COMMISSION EXPIRES MAY 14, 2016
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it 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 form, visit taxation.nj.gov/realty.htm.

Inst# 15061099 BK# 12569 PG# 1120

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 83, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

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

STATE OF NEW JERSEY		County Municipal Code	FOR RECORDER'S USE ONLY
COUNTY MORRIS	SS.	0719	Consideration \$ 1,300,000.00
Municipality of Property Location: South Orange Village			RTF paid by buyer \$ 12,000.00
			Date 2/11/2015 By MC

(1) **PARTY OR LEGAL REPRESENTATIVE** (See instructions 3 and 4 on the reverse side) XXX-XX-X 0 5 7
(1-15 digit to designate State County No.)
Deponent, Anthony F. Sennitti, Esq., being duly sworn according to law upon his/her oath, deposes and says that he/she is the Legal Representative in a deed dated 07/15/16 transferring real property identified as Block No. 1006, Lot No. 11 located at 57 South Orange Avenue, South Orange Village, Essex County and annexed thereto.

(2) **CONSIDERATION \$ 1,300,000.00** (See instructions 1, 5 and 11 on the reverse side)
Entire consideration is in excess of \$1,000,000.
PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. Refer to N.J.A.C. 18:12-2.2 et seq.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.
☐ Class 2 - Residential ☒ Class 4A - Commercial Properties (if checked, calculation on (B) required below)
☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property ☐ Cooperative Unit (four families or less) (See C. 46:15-3.1) Cooperative Units are Class 4C.

(B) Grantee is not required to remit the 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below:

☐ Property class. Circle applicable class or classes: 1 3B 4B 4C 15
Property classes: 1 - Vacant Land; 3B - Farm Property (Qualified); 4B - Institutional Properties; 4C - Apartments; 15 - Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.

☐ Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When Grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

☐ Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) **EQUALIZED VALUE CALCULATION** for all properties conveyed, whether the 1% fee applies or does not apply

Property Class	Total Assessed Valuation	Director's Ratio	=	Equalized Valuation
Property Class	\$	+	% =	\$
Property Class	\$	+	% =	\$
Property Class	\$	+	% =	\$
Property Class	\$	+	% =	\$

(E) **REQUIRED EQUALIZED VALUE CALCULATION** for all Class 4A (commercial) property transactions:
(See instructions 6 and 7 on the reverse side)

Total Assessed Valuation	Director's Ratio	=	Equalized Value
\$1,400,000.00	87.4	% =	\$1,501,830.68

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation 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 Chapter 83, P.L. 2006, 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 include 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 83, P.L. 2006.

Subscribed and sworn to before me this Fifteenth day of July, 2015

Signature of Deponent: [Signature] Voso Ave. Apts. Urban Renewal L.L.C.
Grantor Name
c/o Riverside Title Agency, Inc., 447 Northfield Avenue, Suite 200, West
383 Ridgedale Avenue, East Orange, NJ 07082
Depositor Address
Hanover, NJ 07936
Grantee Address at Time of Sale
Mark A. Luetbador, Esq.
Name/Company of Settlement Officer

DONNA R COHEN County Recording Officers forward one copy of each Affidavit of Consideration for Use by Buyer to:
A Notary Public of New Jersey State of NJ - Division of Taxation
My Commission Expires January 4, 2017 P.O. Box 261 Trenton, NJ 08646-0261
Attention: Realty Transfer Fee Unit

FOR OFFICIAL USE ONLY
Instrument Number 15061099 County Essex
Deed Number 12564 Page 116
Deed Dated 7/15/2015 Date Recorded 2/17/2015

The Director, Division of Taxation, in the Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further info: Inst# 15061099 BK# 12569 PG# 1121

GIT/REP-3
(5-12)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)

57 S ORANGE AVE ASSOCIATES, LLC

Current Resident Address:

Street: 2029 Morris Avenue

City, Town, Post Office
UNION

NJ

State

07083

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s) 1006

Lot(s) 11

Qualifier

Street Address:

57 South Orange Avenue

City, Town, Post Office
South Orange

State NJ

Zip Code 07079

Seller's Percentage of Ownership 100% Consideration \$1,300,000.00

Closing Date July 15, 2015

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and 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: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).
- ☒ No non-like kind property received.
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.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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. By checking this box I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

57 S ORANGE AVE ASSOCIATES, LLC

By:

MICHAEL MARKOVITZ, MANAGER

Signature

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

Inst# 15061099 BK# 12569 PG# 1122

Date

Signature



Marchetto Higgins Stieve

Architecture
Planning
Urban Design

1225 Willow Avenue
Hoboken, NJ 07030

35 Journal Square, #700
Jersey City, NJ 07306
201.795.1505

Dean Marchetto, FAIA
Founding Principal

Michael Higgins, AIA
Principal

Bruce Stieve, AIA
Principal

Michael Buldo, AIA
Principal

Vose Avenue Apts. Urban Renewal, LLC
447 Northfield Avenue
Suite #200
West Orange, New Jersey 07052

April 15, 2020

Re: Vose Avenue Apts. Urban Renewal, LLC
Block: 1006
Lots: 1, 2, 3, 9, 10, 11, 13, and 14
Township of South Orange Village, New Jersey

Summary of Project Costs

Marchetto Higgins & Stieve is the architectural firm responsible for producing the Architectural Construction Documents for the Property described above. Michael Buldo is duly licensed as an Architect and in good standing under the laws of the State of New Jersey.

I hereby certify that to the best of my professional knowledge, information, and belief that Exhibit 11 Total Project Cost and Exhibit 12 Project Cost per Unit, in the attached application, for the Improvements to the Property are accurate and consistent with standard Project Costs for projects of a similar size and scope.

Sincerely,

Michael Buldo, AIA

Marchetto Higgins & Stieve

Michael Buldo, AIA
Principal

NJ RA License No. 21AI01786800

My license is valid through July 31, 2021.

Attachment

Digitally signed by Michael Buldo, AIA
DN: C=US, E=mbuldo@mhsarchitects.com,
O=MHS Architects, CN="Michael Buldo,
AIA"
Date: 2020.04.15 13:23:38-04'00'



Project Cost Summary		
Gross SF Project	258,370	
Gross SF- Residential	139,800	
Gross SF- Retail	10,005	
Gross SF Office	9,910	
Gross SF Amenities	12,075	
Gross SF- Parking/Mechanical	86,580	
Number of Residential Units Proposed	110	
		PROPOSED
	per SF	BUDGET
Land		
Developer Owned		3,900,000
Township Owned		1,300,000
Community Benefit Agreement		700,000
Total Land	22.84	5,900,000
Pre-Development Costs		
Architect/Eng- Site Plan	0.70	180,859
Architect/Eng- Construction Drawings	3.50	904,295
Consultants	0.25	64,593
Environmental Remediation incl Asbestos Abatement	1.94	500,000
Geotech	0.20	51,674
Legal Fee- Title Related	0.05	12,919
Surveying	0.20	51,674
Legal Fee- Site Plan Approval/Redevelopment Agreement	0.50	129,185
Title Reports/Insurance	0.29	75,000
Pre-Construction Services incl existing condition surveys of adjacent properties	0.35	90,430
Passaic Valley Sewerage Connection Fee	0.39	100,000
Tax Abatement Application Fee	0.15	38,756

Consultant/Legal Fee- Tax abatement application	0.50	129,185
Blueprints	0.25	64,593
Application Fees/ related items	0.15	38,756
Construction Permit	1.00	258,370
Township Escrow Fees	0.80	206,696
Buyout Existing Tenants	0.77	200,000
Contingency-10%	1.20	309,698
Total Pre-Development Costs	13.19	3,406,680
Hard Costs		
Demolition	2.71	700,000
Construction- Parking & Mechanical	40.00	3,463,200
Construction- Retail, Office & Residential (excluding foundation)	125.00	21,473,750
Site Work incl Excavation, piles, shoring, underpinning and dewatering, paving, sidewalks	12.00	3,100,440
Liability Insurance-1%	1.11	287,374
Builder's Risk Insurance	0.11	28,037
Performance Bonds	0.20	51,674
General Conditions	8.00	2,066,960
Construction Management Fee- 3.5%	4.17	1,078,152
Contingency- 10% of Construction Costs	12.48	3,224,959
Total Hard Costs	137.30	35,474,546
Financing Costs- \$ Million Loan		
Bank Fee	0.77	198,199
Third Party Reports	0.09	23,253
Legal	0.25	64,593
Interest- 5.5% -24 month period	7.34	1,897,500
Bank Inspection Fees	0.10	27,000
Contingency-10%	0.50	221,054
Total Financing Costs	9.41	2,431,599

Other Costs		
Real Estate Taxes During Construction	1.16	300,000
Affordable Housing Buyout Fee (10%)	3.19	825,000
Accounting	0.10	25,837
Cost Segregation Report	0.05	12,919
Interior Designer/Furniture	1.00	258,370
Marketing of Residential Units incl Broker Fees	1.50	387,555
Development Fee- 5% of Construction Costs	6.87	1,773,727
Operating Reserve	14.13	3,650,000
Contingency-10%	2.80	723,341
Total Other Costs	30.80	7,956,749
TOTAL DEVELOPMENT COST	213.53	55,169,574
	Loan	34,500,000
	Equity Req	20,669,574

Vose Ave Apts Urban Renewal LLC
447 Northfield Avenue
West Orange, NJ 07052

The Provident Bank
159 So. Orange Avenue
South Orange, NJ 07079

55-7230/2212

PAY TO THE ORDER OF
Township Of South Orange
Six Thousand Seven Hundred Twenty and 80/100 *****

Township Of South Orange
76 South Orange Ave, Suite 302
South Orange, NJ 07079

Security features. Details on back.

MultiCHAX® # 28476DNS-08

CHECK NO. 1103

06/09/2020

**6,720.80

AUTHORIZED SIGNATURE

MEMO: Site Plan Application Fees

⑈001103⑈ ⑆221272303⑆ 6080⑈0835⑈3⑈

Vose Ave Apts Urban Renewal LLC
447 Northfield Avenue
West Orange, NJ 07052

The Provident Bank
159 So. Orange Avenue
South Orange, NJ 07079

MultiCHAX@ # 28476DNS-08

CHECK NO. 1105

55-7230/2212

PAY TO THE ORDER OF Township Of South Orange


06/18/2020

Thirty-Four Thousand Two Hundred Seventy-Four and 25/100*****

**34,274.25

Township Of South Orange
76 South Orange Ave, Suite 302
South Orange, NJ 07079

MEMO: Site Plan App Escrow Fees


AUTHORIZED SIGNATURE

⑈001105⑈ ⑆221272303⑆ 6080⑈0835⑈3⑈

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. VOSE AVE APTS URBAN RENEWAL LLC	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► P Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
5 Address (number, street, and apt. or suite no.) See instructions. 441 NORTHELD AVENUE	Requester's name and address (optional)
6 City, state, and ZIP code WEST ORANGE, NJ 07052	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
<div></div>	<div></div>
or	
Employer identification number	
<div></div>	<div></div>

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ►

7/14/2020

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
1005 2	57 TAYLOR PLACE	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079
1005 3	65 SCOTLAND ROAD	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079
1005 4	55 SCOTLAND ROAD	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079
1005 5	52 VOSE AVENUE	4A	YOUSEF, GEORGE & JANET 11 CHAPEL HILL ROAD SHORT HILLS, N.J. 07078
1005 6	58 VOSE AVENUE	4A	P. & R. COMPANY 58 VOSE AVENUE SOUTH ORANGE, N.J. 07079
1005 7	60 VOSE AVENUE	4A	THE RAJIYAH FAMILY. LTD. PTNRSP. 21 EDGEWOOD ROAD SUMMIT, N.J. 07901
1006 1	52 TAYLOR PLACE	4A	VOSE AVE. APTS. URBAN RENEWAL, LLC 447 NORTHFIELD AVE #200 SOUTH ORANGE, NJ 07052
1006 2	60 TAYLOR PLACE	4A	VOSE AVE APTS UNBAN RENEWAL, LLC 447 NORTHFIELD AVE #200 WEST ORANGE, NJ 07052
1006 3	62 TAYLOR PLACE	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079
1006 4	13 SCOTLAND ROAD	4A	13 REALTY MANAGEMENT, LLC 26 SOUTH VALLEY RD WEST ORANGE, NJ 07052
1006 5	9-11 SCOTLAND ROAD	4A	VILLAGE SQUARE I LLC 806 MORRIS TPKE SHORT HILLS, NJ 07078
1006 6	75 SOUTH ORANGE AVENUE	4A	VILLAGE SQUARE I LLC 806 MORRIS TPKE SHORT HILLS, NJ 07078
1006 7	71 SOUTH ORANGE AVENUE	4A	VILLAGE SQUARE I LLC 806 MORRIS TPKE SHORT HILLS, NJ 07078
1006 8	67-69 SOUTH ORANGE AVENUE	4A	VILLAGE SQUARE I LLC 806 MORRIS TPKE SHORT HILLS, NJ 07078
1006 9	65 SOUTH ORANGE AVENUE	4A	VOSE AVE APTS URBAN RENEWAL, LLC 447 NORTHFIELD AVE #200 WEST ORANGE, NJ 07052
1006 10	59 SOUTH ORANGE AVENUE	4A	VOSE AVE APTS URBAN RENEWAL, LLC 447 NORTHFIELD AVE #200 WEST ORANGE, NJ 07052
1006 11	57 SOUTH ORANGE AVENUE	4A	VOSE AVE APTS URBAN RENEWAL LLC 447 NORTHFIELD AVE #200 WEST ORANGE, NJ 07052
1006 12	53 SOUTH ORANGE AVENUE	4A	YNJ REALTY INC 8 RUTGERS COURT ROSELAND, N.J. 07068

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
1006 13	12 VOSE AVENUE	4A	VOSE AVE APTS URBAN RENEWAL, LLC 447 NORTHFIELD AVE #200 WEST ORANGE, N.J. 07052
1007 24	109-113 SO. ORANGE AVENUE	4A	111 REALTY MANAGEMENT, LLC 26 SOUTH VALLEY ROAD WEST ORANGE, N.J. 07052
1007 25	101 SOUTH ORANGE AVENUE	4A	101 SO ORANGE AVE URBAN RENEWAL, LLC 675 GARFIELD AVE #1 JERSEY CITY, NJ 07035
1007 26	20 SCOTLAND ROAD	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079
1007 27	28 SCOTLAND ROAD	15D	JESPY HOUSE INC. 102 PROSPECT STREET SOUTH ORANGE, N.J. 07079
1908 1	12 SLOAN STREET	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079
1908 4	2-4 SO ORANGE AVENUE	4A	KEDAAR LLC. 257 SOUTH AVE. FANWOOD, NJ 07023
1908 5	6-8 S ORANGE AVE	4A	6 SOUTH ORANGE LLC 91 HARRISON AVENUE MONTCLAIR, NJ 07042
1908 6	12 SOUTH ORANGE AVENUE	4A	BOLE ORO L.L.C. 3652 S. OCEAN BLVD HIGHLAND BEACH, FL 33487
1908 7	14 SOUTH ORANGE AVENUE	4A	14 REALTY MANAGEMENT, LLC 26 SOUTH VALLEY ROAD WEST ORANGE, NJ 07052
1908 8	18 S ORANGE AVE	4A	WLPM, INC 45 SPEIR DRIVE SOUTH ORANGE, NJ 07079
1908 9	24 SOUTH ORANGE AVENUE	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079
1908 10	9 VILLAGE PLAZA	4A	BOOKSTORE S.O., LLC/ R' CHERNELA 236 JACOBS CREEK ROAD TITUSVILLE, N.J. 08560
1909 1	1-7 SOUTH ORANGE AVENUE 2,3	1	SO OR AVE PROP URBAN RENEWAL/KATZ 1-7 SOUTH ORANGE AVENUE SOUTH ORANGE, N.J. 07079
1909 4	11 SOUTH ORANGE AVENUE	4A	WACHOVIA / THOMSON REUTERS POB 2609 CARLSBAD, CA 92018
1909 5	15 SOUTH ORANGE AVENUE	4A	15 S.O. AVE., LLC 15 SOUTH ORANGE AVENUE SOUTH ORANGE, N.J. 07079
1909 6	19 SOUTH ORANGE AVENUE	4A	SOUTH ORANGE ASSOC C/O AFFL MNGT 301 SO LIVINGSTON AVE 201 LIVINGSTON, N.J. 07039
1909 8	9-25 VOSE AVE	1	EAGLE URBAN RENEWAL LLC/MALLOUK RLT 12 SO ORANGE AVE 3RR SOUTH ORANGE, NJ 07079

ADJACENT PROPERTY LISTING APPLICANT: Lustbader
TAXING DISTRICT 19 SOUTH ORANGE TWP COUNTY 07 ESSEX

PAGE 3

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
1909 10	31 VOSE AVENUE	15C	UNITED STATES POST OFFICE 31 VOSE AVENUE SOUTH ORANGE, N.J. 07079
1910 1	10 VILLAGE PLAZA	4A	VILLAGE PLAZA PROP/D MULDBERG 85 LAWRENCE DRIVE SHORT HILLS, N.J. 07078
1910 2	50 SOUTH ORANGE AVENUE	4A	VILLAGE PLAZA PROP/D MULDBERG 85 LAWRENCE DRIVE SHORT HILLS, N.J. 07078
1910 3	VILLAGE PLAZA	15C	TOWNSHIP OF SO ORANGE VILLAGE 76 SO ORANGE AVE #302 SO ORANGE, NJ 07079
2007 4	76 SOUTH ORANGE AVENUE	4A	SOUTH ORANGE PROPERTY, LLC 76 SO ORANGE AVE #LL03 SOUTH ORANGE, N.J. 07079
2007 5	66 SOUTH ORANGE AVENUE	15C	TOWNSHIP OF SOUTH ORANGE VILLAGE VILLAGE HALL SOUTH ORANGE, N.J. 07079

UTILITIES

1. New Jersey American Water
167 John F Kennedy Pkwy – Bldg A
Short Hills New Jersey 07078
 2. Public Service Electric & Gas Co.
Manager – Corporate Properties
80 Park Place, T6B
Newark, New Jersey 07102
 3. Verizon
540 Broad Street
Newark, New Jersey 07101
 4. CABLEVISION
186 West Mark Street
Newark, New Jersey 07103
-

I, Ellen Foye Malgieri, Village Tax Assessor, do hereby certify that this is an accurate and complete list of property owners and addresses. Said list has been prepared from the most recent tax rolls.

Ellen Foye Malgieri

Ellen Foye Malgieri
Tax Assessor

TOWNSHIP OF SOUTH ORANGE VILLAGE

CERTIFICATE OF PAID TAXES

ARTICLE VI (n) Certificate from Tax Collector that all taxes are paid to date.

Owner: Vose Ave. Apts. Urban Renewal, LLC Phone No. (973) 731-2791

Address: 447 Northfield Avenue, Suite 200

City/State: West Orange, NJ Zip Code: 07052

TITLE and LOCATION OF PROPERTY: 57-65 South Orange Ave.; 12-14 Vose Ave.; 52-62 Taylor Place;

11 Scotland Road - Block 1006, Lots 1, 2, ~~X~~ 9, 10, 11, 13 & ~~DK~~

Block No. 1006 Lot No. 1,2,3,9,10,11, 13&14 Zone No. Vose & Taylor Redevelopment Plan No. of Lots 8

Tax Sheet No. _____

TAXES AS RECORDED FOR 2020

First Quarter PAID

Second Quarter PAID

Third Quarter _____

Fourth Quarter _____

The TAX COLLECTOR of the Township of South Orange Village

Ademoke Zaccheus, dated July 7th, 2020
(Name)

certifies that the above taxes are paid to date.