

Transaction Identification Data for reference only:

Issuing Agent: **BRENNAN TITLE ABSTRACT, LLC**
Issuing Office: **457 Haddonfield Rd, Suite 305, Cherry Hill, NJ 08002**
Issuing Office's ALTA® Registry
ID:
Loan ID Number:
Commitment Number:
Issuing Office File Number: **CA8067A**
Property Address: **43-51 West State Street, Trenton, NJ 08625**
Revision Number:

SCHEDULE A

File No. **CA8067A**

1. Commitment Date: **June 30, 2021** Termination Date: 180 days after effective date

2. Policy to be issued:

(a) _____

Proposed Insured:

Proposed Policy Amount: \$

(b) _____

Proposed Insured:

Proposed Policy Amount: \$

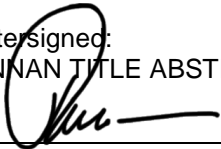
THIS REPORT IS ISSUED FOR INFORMATION ONLY AND IS NOT TO BE USED FOR INSURANCE WITHOUT PRIOR CONSENT OF THIS COMPANY. LIABILITY ASSUMED HEREBY DOES NOT EXCEED \$1,000.00.

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. The Title is, at the Commitment Date, vested in:

Robert & Richard Associates, a Limited Partnership by deed from Front & Willow, Inc., dated April 26, 1972, recorded June 6, 1972, in the Clerk's Office of the County of Mercer, New Jersey, in Deed Book 1911, page 69.

Counter signed:
BRENNAN TITLE ABSTRACT, LLC

By:  _____
Authorized Signatory

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SCHEDULE A

(continued)

File No. **CA8067A**

5. The Land is described as follows:

**For information purposes only: 43-51 West State Street, City of Trenton
Mercer County, New Jersey
Block 1902 Lot 1 Tax Map**

SEE CONTINUATION OF SCHEDULE A FOR LEGAL DESCRIPTION

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SCHEDULE A

(continued)

File No. **CA8067A**

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the City of Trenton, County of Mercer, State of New Jersey, and being more particularly described as follows:

BEGINNING at the intersection of the Southerly line of West State Street with the Easterly line of South Willow Street, and running thence

- (1) South 14 degrees 46 minutes West, along the Easterly line of South Willow Street, 194.74 feet to a point in the Northerly line of West Front Street; thence
- (2) South 69 degrees 45 minutes East, along the said line of West Front Street, 107.98 feet to a point; thence
- (3) North 20 degrees 15 minutes West, 96.54 feet to a point in the Westerly terminus of Closson Alley; thence
- (4) North 17 degrees 58 minutes East, along said terminus of said alley, 9.66 feet to a point; thence
- (5) North 11 degrees 01 minutes East, 3.85 feet to a point; thence
- (6) North 15 degrees 16 minutes East, 5.85 feet to a point; thence
- (7) North 77 degrees 01 minutes West, 0.42 feet to a point; thence
- (8) North 11 degrees 01 minutes East, 98.27 feet to a point in the Southerly line of West State Street; thence
- (9) North 79 degrees 36 minutes West, along the said line of West State Street, 110.52 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 1 in Block 1902 on the City of Trenton Tax Map.

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SCHEDULE B, PART I**Requirements**File No. **CA8067A**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
6. In the event that the proceeds of the loan to be secured by the mortgage to be insured are not to be fully disbursed at Closing, the Company must be notified and this Commitment will then be modified accordingly.
7. Payment of all taxes, water, sewer rents and assessments, if any.
8. Proof of the record owner's marital or civil union status is required and, if married or if there is a civil union partner, and the premises to be insured is or has ever been occupied as the principal marital or principal civil union residence of the record owner, then his or her spouse or civil union partner must join in the deed or mortgage and affidavit of title.
9. This Company requires a Notice of Settlement to be filed pursuant to N.J.S.A. 46:26A-11 et seq. prior to Closing. The notice should be filed as nearly as possible to, but not more than 60 days prior to the anticipated closing date. Should the anticipated closing not take place within 60 days of the filing of the Notice of Settlement, another notice must be filed. If both a Deed and Mortgage are involved, two Notices of Settlement must be filed, one for the Deed and one for the Mortgage. If the closing is postponed, another Notice of Settlement may be recorded prior to the expiration of the first recorded Notice of Settlement. A filed copy of the Notice(s) of Settlement must be provided to the Company as part of the post closing package. NOTE: Subject to any recording delay in Mercer County.
10. This Company must be contacted by the Closing Attorney to request a rundown at least twenty-four (24) hours prior to the scheduled closing. In the event such rundown is not requested, any mortgages, liens or judgments shall remain as an exception to the policy unless same have been satisfied.
11. Form 1099-S must be completed at closing and filed by the Closing Attorney in accordance with the Tax Reform Act of 1986 in Code Section 6045 (e). NOTE: Pertains to purchase transactions only.
12. If the proposed transaction is based upon a power of attorney, the power of attorney, deed (if applicable), and affidavit of the attorney in fact must be furnished for review and must be recorded. The Company must be furnished acceptable proof that the power is in effect and is exercised while the principal is alive, that the power remains in effect and that the power of attorney has not been revoked at the time of

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SCHEDULE B, PART I

(continued)

File No. **CA8067A**

execution, delivery and recording of the mortgage and/or deed. At that time, the Company may make additional requirements or exceptions.

13. If Grantor is a corporation, this company requires completion of a Corporate Affidavit of Title and a Corporate Resolution with respect to the proposed conveyance.
14. If Grantor is a partnership, this company requires proof that the Partnership Agreement is in full force and effect, and the terms of such have not been modified or altered in any way. All general partner(s) must execute the Deed of conveyance.
15. Taxes, Assessments, Sewer and Water charges are as follows:
Tax Search: See Copies Attached
Assessment Search: See Copies Attached
Sewer Search: See Copies Attached
Water Search: See Copies Attached
16. Superior Court of New Jersey and United States District Court Search: See Copies Attached.
17. Furnish satisfactory proof of the marital status: N/A.
18. There are no open mortgages of record.
19. Subject to review of Partnership Agreement for Robert & Richard Associates, a Limited Partnership.
20. New Jersey Superior Court, US District Court & US Bankruptcy Court Judgments vs. Robert & Richard Associates show(s) clear. (See attached).
21. US Patriot Search vs. Robert & Richard Associates shows clear.
NOTE: Judgments, if any, to be satisfied of record or affidavit submitted that same are not against persons in chain of title and/or purchasers, but against other with the same or similar names.
22. Subject to facts as would be disclosed by sellers, purchasers, and/or borrowers affidavit of title, to be submitted.

NOTE: Although compliance or non-compliance with environmental matters is beyond the scope of coverage afforded by the title policy, we wish to call your attention (for informational purposes only) to the fact that the proposed transaction may involve lands subject to the Industrial Site Recovery Act (I.S.R.A.), N.J.S.A. 13:K-6, et seq. Please note that this Company is not legally authorized to insure that the proposed transaction comports with the provisions of any environmental laws, including I.S.R.A., N.J.S.A. 13:1K-6 et seq.

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SCHEDULE B, PART I

(continued)

File No. **CA8067A**

NOTICE

N.J.S.A 47:1A-1.1 et. seq. and related Statutes permits certain law enforcement officials, including but not limited to Judges and retired Judges, from having their Primary and Secondary residences disclosed to the public.

The subject matter of this Commitment involves real estate and some of the documents that are signed will be sent to the County Clerk or Register to be recorded in the normal course of business. These documents, primarily deeds and mortgages, will include the address and legal description of the property. After the documents are recorded, they are available for examination by the general public.

If you feel you are entitled to the protection of N.J.S.A 47:1A-1.1, which would prohibit the disclosure of the address of the property, you must notify the office that issued this Commitment, in writing, at least 72 hours before closing. Your Notice must be delivered via email or fax. If the non-disclosure request is made steps will have to be taken to assure the confidentiality of the property information. If no such notification is delivered your real property documents will be recorded in the public land records in the normal course of business with all references to the property including the address.

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SCHEDULE B, PART II

Exceptions

File No. **CA8067A**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Notwithstanding any provision of the policy to the contrary, the following matters are expressly excluded from the coverage of the policy, and the Company will not pay loss or damage, costs, attorney's fees or expenses that arise by reason of any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
2. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
3. Right or claims of parties in possession of the land not shown by the public records.
4. Any liens on your title, arising now or later, for labor and material, not shown by the public records.
5. Subject to possible additional taxes assessed or levied under N.J.S.A. 54:4-63.1 et seq.
6. Subsurface conditions and/or encroachments not disclosed by an instrument of record. (Fee Policy only.)
7. TAXES, CHARGES AND ASSESSMENTS: The payment of all taxes, assessments, water and sewer charges, up through and including the current installments.

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WEST

STATE

STREET

71'(S)

60'

61'(S)

51

200'(S)

1902

ST FRONT STREET

54'(S)

70'

39

109'(S)

BARRACK

TRENTON MASONIC TEMPLE
(EXEMPT)

1

1903

7'

ICE MOST
IN SOCIETY
(IPT)

0

7'

160'(S)

71'(S)

160'

169'(S)

2

100'

100'

28.7'

118.75'

17'
14'
20.6'
86'
16'
16'
86'
20.6'
86'
16'
16'
86'
13'

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4.03

4.06

4.05

3

48

41

39

37

35

33

31

27

66'(S)

110.78'

115.19'

112.75'

110.04'

98.27'

99.63'

94.11'

97.24'

99.63'

110.52'

61'(S)

60'

71'(S)

60'

71'(S)

60'

71'(S)

60'

71'(S)

60'

This Deed, made the 26th day of April 1972

Between FRONT & WILLOW, INC.,

a corporation existing under and by virtue of the laws of the State of New Jersey having its principal office at 201 Nassau Street in the Borough of Princeton in the County of Mercer and State of New Jersey herein designated as the Grantor.

And ROBERT & RICHARD ASSOCIATES, a Limited Partnership, existing under and by virtue of the laws of the State of New Jersey, having its principal office

Grantees address: 201 Nassau Street Princeton, New Jersey 08540

which is located at 201 Nassau Street in the Borough of Princeton in the County of Mercer and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantor, for and in consideration of One (\$1.00) Dollar ---

lawful money of the United States of America, to it in hand well and truly paid by the Grantees, at or before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the Grantees forever,

All that part or parcel of land and premises, situate, lying and being in the County of Mercer and State of New Jersey, more particularly described as follows:

BEGINNING at the intersection of the southerly line of West State Street with the easterly line of South Willow Street, and running thence (1) South 14 degrees 46 minutes West, along the easterly line of South Willow Street, 147.74 feet to a point in the northerly line of West Front Street; thence (2) South 69 degrees 45 minutes East, along the said line of West Front Street, 107.98 feet to a point; thence (3) North 20 degrees 15 minutes East, 96.54 feet to a point in the westerly terminus of Gibson Alley; thence (4) North 17 degrees 58 minutes East, along said terminus of said alley, 9.66 feet to a point; thence (5) North 11 degrees 01 minutes East, 3.85 feet to a point; thence (6) North 15 degrees 16 minutes East, 3.85 feet to a point; thence (7) North 9 degrees 01 minutes West, 0.42 feet to a point; thence (8) North 11 degrees 01 minutes East, 98.27 feet to a point in the southerly line of West State Street; thence (9) North 79 degrees 36 minutes West, along the said line of West State Street, 110.52 feet to the point and place of Beginning.

Being the same premises conveyed by the party of the second part to the party of the first part by deed dated April 25th, 1972 and recorded April 25th, 1972 in deed book 1907 page 573.

COUNTY OF MERCER CONSIDERATION REALTY TRANSFER FEE \$2.00 DATE 6/6/72 BY 183

This is a

DO NOT

COPIES

COPIES

This is not a

47115

Deed

7569
FRONT & WILSON, INC.

A corporation of
New Jersey

TO

ROBERT & RICHARD ASSOCIATES
& Limited Partnership

Dated April 24 1972

RECEIVED & RECORDED
MERCER COUNTY
CLERK'S OFFICE
APR 5 3 39 PM '72
TRENTON, N.J.
WILLIAM H. FALCETTI, CLERK

RECORDED BY
MERCER COUNTY
V. FRONT STREET
TRENTON 10, N.J.

47115
front

700



NEW JERSEY TAX & ASSESSMENT SEARCH

For: BRENNAN TITLE ABSTRACT LLC
Customer ID: 240195385
Reference #: CA8067A
Order #: 8023458/MT-180-8023458
Completed Date: 06/29/2021

Report Fee: \$35.50

CERTIFICATE OF CURRENT PROPERTY TAX AND ASSESSMENT STATUS FOR:

Municipality: TRENTON CITY(MERCER) 319 East State Street
(609) 989-3070 TRENTON, NJ 08602

\$25.00 plotting fee required, contact City Engineers Office.

Block: 1902 **Owner:** ROBERT & RICHARD ASSOC C/O TREASURY
Lot: 1 **Property Location:** 43-51 W STATE ST
Also: Addl: A/K/A 50 **Mailing:** 33 W STATE ST PO BOX 034 TRENTON NJ 08625
BARRACKS ST

Lot Size: 110X194 **Tax Rate:** 5.535 per \$100 of Assessed Value **Assessed Values:**
Prop. Code: 4A-Commercial **Land:** \$400,300
Improvement: \$23,776,700
Total: \$24,177,000

**Not to be used to determine the "residential use" for the purposes of P.L. 2004, c. 66 section 8.*

Deduction: None
Cert. Of Occup.: New Construction, Resales & Tr
Smoke detector: Call (609) 989-3560 for inspection

Inspection Fee:

2020 Taxes:	\$1,338,196.95	PAID IN FULL
2021 Qtr 1 Due: 02/01/2021	\$340,050.08	PAID; ESTIMATED TAX BILL
2021 Qtr 2 Due: 05/01/2021	\$274,187.28	PAID
2021 Qtr 3 Due: 08/01/2021		TO BE DETERMINED
2021 Qtr 4 Due: 11/01/2021		TO BE DETERMINED
2022 Qtr 1 Due: 02/01/2022		TO BE DETERMINED
2022 Qtr 2 Due: 05/01/2022		TO BE DETERMINED

Added Assessments: None

Water: Trenton Water Works 333 Courtland Str Trenton,NJ 08638 609-989-3055
Acct: 6155918300 To: 06/10/2021 \$2,532.82 OPEN AND DUE
07/26/2021
Subject to final reading. Additional accounts may exist; Please have seller provide evidence of all service at closing.

Sewer: Included in Water Account(s)

Confirmed Assessments: None

Liens: None

General Remark: SUBJECT TO ADD'L 6% PENALTY FOR BALANCES OVER \$10,000.00
Special Improvement District: 2020 \$60,449.17 PAID IN FULL
Special Improvement District: 2021 1ST QTR \$14,812.64 PAID
Special Improvement District: 2021 2ND QTR \$14,812.64 PAID



NEW JERSEY TAX & ASSESSMENT SEARCH

For: BRENNAN TITLE ABSTRACT LLC

Customer ID: 240195385

Reference #: CA8067A

Order #: 8023458/MT-180-8023458

Completed Date: 06/29/2021

Report Fee: \$35.50

UNCONFIRMED ASSESSMENTS:

Ordinance #: None

Adopted On: None

Improvement Type: None

Charles Jones LLC guarantees that the above information accurately reflects the contents of the public record as of the completed date.



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

240-1953-85

RE: CA8067A

CERTIFIED TO:

BRENNAN TITLE ABSTRACT LLC
457 HADDONFIELD RD STE 305
CHERRY HILL NJ 08002

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

		FROM	TO
ROBERT & RICHARD ASSOCIATES	(Entity)	06-25-2001	06-25-2021
*** Name is CLEAR ***			

DATED 06-25-2021
TIME 08:45 AM

FEES: \$ 12.50
TAX: \$ 0.00
TOTAL:\$ 12.50

RN21-188-02459 188 0651188 25

CHARLES JONES LLC
P.O. BOX 8488
TRENTON, NJ 08650



*** UNITED STATES PATRIOT NAME SEARCH ***

240-1953-85
CERTIFIED TO:

RE: CA8067A

BRENNAN TITLE ABSTRACT LLC
457 HADDONFIELD RD STE 305
CHERRY HILL NJ 08002

CHARLES JONES LLC HEREBY CERTIFIES THAT IT HAS SEARCHED THE LIST OF "SPECIALLY DESIGNATED NATIONALS AND BLOCKED PERSONS" MAINTAINED BY THE OFFICE OF FOREIGN ASSETS CONTROL, U.S. DEPARTMENT OF THE TREASURY, PURSUANT TO EXECUTIVE ORDER 13224 AS AMENDED BY EXECUTIVE ORDER 13268, AS WELL AS "THE CONSOLIDATED SANCTIONS LIST" THAT INCLUDES THE LIST OF "FOREIGN SANCTIONS EVADERS" PURSUANT TO EXECUTIVE ORDER 13608 AND MAINTAINED BY THE OFFICE OF FOREIGN ASSETS CONTROL, U.S. DEPARTMENT OF THE TREASURY AND REPORTS THE FOLLOWING FINDINGS WITH RESPECT TO THE NAME(S) LISTED BELOW:

THROUGH

ROBERT & RICHARD ASSOCIATES (Entity)

07-05-2021

***** CLEAR PATRIOT NAME SEARCH *****

NOTE: According to the U.S. Department of Treasury, no U.S. person may deal with any Libyan or Iraqi government official whether their name appears on the list or not.

DATE ISSUED: 07-07-2021

FEES: \$ 2.00
TAX: \$ 0.00
TOTAL:\$ 2.00

PA21-188-02460 188 0644188 25

CHARLES JONES LLC
P.O. BOX 8488
TRENTON, NJ 08650