EXHIBIT A-2

DEED OF NJDOT TAKING

BLOCK 252, PART OF LOT 1.06

[redacted]

MIDDLESEX COUNTY CLERK

Return To:

NJ DEPT OF TRANSPORTATION
1035 PARKWAY AVE , P O BOX 600
TRENTON , NJ
08625

Index DEED BOOK

Book 06242 Page 0122

No. Pages 0009-10

Instrument DEED EXEMPT

Date : 3/23/2011

Time : 2:36:29

Control # 201103230330

INST# DE 2011 003144

NEW JERSEY STATE OF ECONOMIC D
EVELOPMENT AUTHORITY

Employee ID PATELD

RECORDING	$	65.00
EXEMPT	$	.00
DARM	$	24.00
NJPRPA	$	16.00
DARM 3.00	$	3.00
NJPRPA	$	2.00
GRANTEE TX	$	.00
- - - - -	$	.00
- - - - -	$	.00
All Other	$	3.00
Total:	$	113.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

ELAINE FLYNN
COUNTY CLERK

201103230330

COUNTY OF MIDDLESEX 1683

DO NOT REMOVE THIS PAGE. TO ACCESS THE IMAGE OF THE DOCUMENT RECORDED HEREUNDER BY BOOK AND PAGE NUMBER, USE THE BOOK AND PAGE NUMBER ABOVE.

Cover sheet is part of Middlesex County filing record

Retain this page for future reference

Not part of the original submitted document

B06242P0122

RECORDED
ELAINE M FLYNN
MIDDLESEX CTY CLERK

2011 MAR 23 PM 2:37

BOOK#
PAGE#
OF PAGES

DEED

Date *This Deed is made on* ~~February 16~~ MARCH 11, 2011 DW *20 11 between*

Parties:

(Seller) Grantor: ***New Jersey Economic Development Authority, an instrumentality of the State of New Jersey***

Address: ***PO Box 990***
Trenton, NJ 08625

Grantor *and*

(Buyer) Grantee: ***The State of New Jersey***
Department of Transportation
1035 Parkway Avenue, PO Box 616
Trenton, New Jersey 08625-0616

Grantee

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

Consideration In return for the payment to the Grantor by the Grantee the sum of Six Hundred dollars and Zero cents ($600.00)

Conveyance **the Grantor** grants and conveys to the Grantee all the land and premises located in the Township of North Brunswick and County of Middlesex and State of New Jersey, specifically described below. The Grantor further grants and conveys to Grantee an easement over and across the remaining property of Grantor as follows:

Description of Land

SEE SCHEDULE "A" ATTACHED

The Grantor retains all other rights to use the remaining property not conveyed in fee simple, which is subject to the easement, for a legal purpose not inconsistent, contrary or in conflict with the terms of this easement as described in Schedule "A". Maintenance of the property, which is subject to the easement, shall remain the obligation of the Grantor except to the extent stated otherwise in Schedule "A".

Being also known as part of Lot 1.06 Block 252 on the Tax Map of the Township of North Brunswick.

Prepared for the State by: Judith Andrejko
Judith Andrejko, DAG

B06242P0123

Schedule A

MJF/JRP
3/5/2007

All that certain land and premises, situate, lying and being in the Township of North Brunswick, in the County of Middlesex and the State of New Jersey and more particularly described as follows:

Parcel 94C as indicated on a map entitled: "NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 1 (1953) SECTION 6, From Route 26 To Raritan River, Showing Existing Right Of Way And Parcels To Be Acquired In The Township Of North Brunswick And City of New Brunswick, County of Middlesex, June 2006" and as shown more particularly on a map attached hereto, made a part hereof, marked "Exhibit B", entitled: "NEW JERSEY DEPARTMENT OF TRANSPORTATION, ROUTE 1 (1953) SECTION 6, FROM ROUTE 26 TO RARITAN RIVER, PARCELS R94A, UE94B & 94C, TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX, JUNE 2006" and also being construction project ROUTE U.S 1 SECTION 6V;

Parcel 94C, including specifically all the land and premises located at about Station 159+00.00 (Route U.S. 1 Baseline Stationing), and more particularly described as follows:

Beginning at a point along the proposed easterly right of way line of Route U.S. 1 (1953), Section 6, as laid down on the aforesaid maps, said point being about 125.93 feet easterly of and perpendicular to station 156+24.22 (Route U.S. 1 Base Line Stationing) and running, thence;

1. Along the proposed easterly right of way line of Route U.S. 1 (1953), Section 6, as laid down on the aforesaid maps, curving to the left with a radius of 172.99 feet (calculated), and an arc length of 58.98 feet (calculated),to a point;

2. Still along the proposed easterly right of way line of Route U.S. 1 (1953), Section 6, as laid down on the aforesaid maps, curving to the left with a radius of 240.00 feet (calculated), and an arc length of 103.58 feet (calculated), to a point;

3. Along the existing easterly right of way line of Route U.S. 1 (1953), Section 6, N70°08'00"E (deed), 89.59 feet (scaled), to a point in the division line between lots 1.06 and 6.01, in Block 252 for the following four courses;

4. Along said division line between lands now or formerly owned by Artken Realty, LLC., S75°18'05"E (deed), 349.83 feet (deed), to a point;

5. Still along said division line, N74°50'58"E (deed), 99.79 feet (deed), to a point;

6. Still along said division line, N44°28'35"E (deed), 180.00 feet (deed), to a point;

7. Still along said division line, N55°02'28"E (deed), 39.10 feet (deed), to a point in the division line between lots 1.02, 1.06 and 6.01, in Block 252;

B06242P0124

8. Along said division line between lands now or formerly owned by Keller Graduate School of Management, S19°55'41"E (deed), 70.32 feet (scaled), to a point;

9. Along the proposed easterly right of way line of Route U.S. 1 (1953), Section 6, as laid down on the aforesaid maps for the following five courses, curving to the left with a radius of 23.25 feet (calculated), and an arc length of 50.45 feet (calculated), to a point;

10. Still along said proposed easterly right of way line, curving to the left with a radius of 275.00 feet (calculated), and an arc length of 17.49 feet (calculated), to a point;

11. Still along said proposed easterly right of way line, S20°17'35.26"W (calculated), 83.12 feet (scaled), to a point;

12. Still along said proposed easterly right of way line, curving to the right having a radius of 160.00 feet (calculated), and an arc length of 268.32 feet (calculated), to a point;

13. Still along said proposed easterly right of way line, N63°16'54.22"W (calculated), 273.68 feet (scaled), to the point and place of beginning;

Containing 0.994 Acres more or less;

Being also known as part of Lot 1.06 in Block 252 on the tax map of the Township of North Brunswick;

TOGETHER WITH, the temporary right to construct and maintain a temporary diversionary road, utility facilities, and appurtenances as far as the line marked "TEMPORARY DIVERSIONARY ROAD LINE", as shown on the aforesaid maps. This right shall begin from the date of notice from the State's Resident Engineer for use during the construction of the bridge and/or roadway improvements and shall terminate at the completion of the work, which shall be for a duration of twelve months. When the bridge and/or roadway improvements are completed and prior to opening to traffic, the land will be graded and seeded. All other items, including trees, shrubs, etc. will not be restored. If the State, within its sole discretion, determines that the temporary easement or right needs to be extended in order to complete the Work; such right may be extended simply by written notice from the Resident Engineer to the owner or its assigns. In such event that this temporary right is extended, payment will be made semi-annually during the extended term of the temporary right, based upon the 'per-monthly' rate set forth in the State's offer letter;

AND ALSO, the location of all permanent easements and improvements constructed therein shall not be changed or modified in any manner without the specific written permission of the Division of ROW, New Jersey Department of Transportation within its sole discretion and upon such terms and conditions as it determines;

B06242P0125

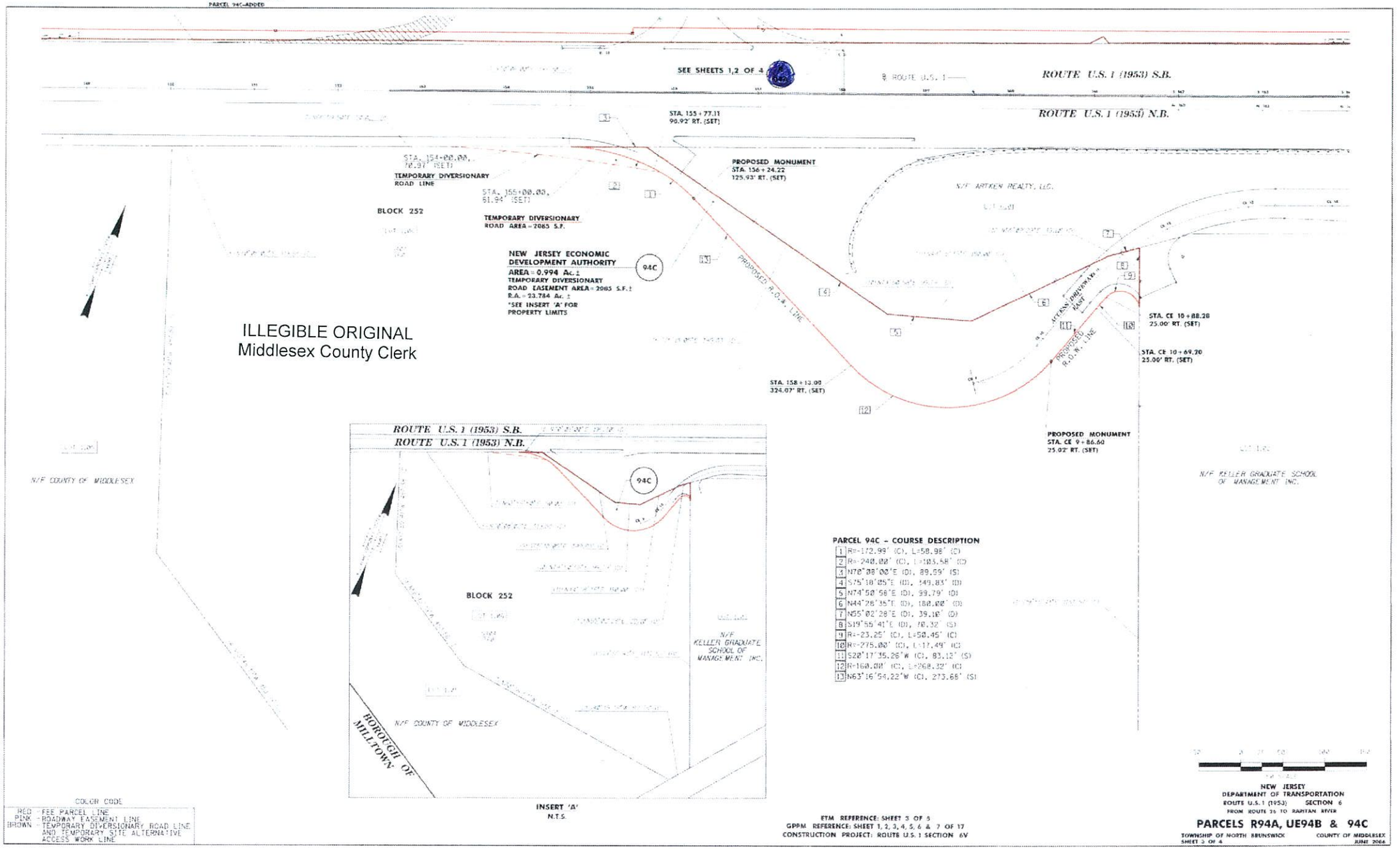
AND ALSO, any ownership, reversionary or associated right, title and interest that the owner may have in the right of way of Route U.S. 1, as shown on the aforesaid maps;

SUBJECT, HOWEVER, to all public utility easements, recorded or unrecorded, affecting the herein described premises;

The above described premises are color-coded on "Exhibit B" in the following manner: Red-Fee Parcel Line, Pink-Roadway Easement Line, Brown-Temporary Diversionary Road Line and Temporary Site Alternative Access Work Line.

DRAWN BY:
VOLLMER ASSOCIATES

REVISIONS AND AMENDMENTS:
3587 - PARCEL R94A ROADWAY EASEMENT ADDED.
TEMP. SITE ALTERNATIVE ACCESS WORK AREA REDUCED
PARCEL UE94B-ELIMINATED
PARCEL 94C-ADDED



ILLEGIBLE ORIGINAL
Middlesex County Clerk

INSERT 'A'
N.T.S.

PARCEL 94C - COURSE DESCRIPTION

1	R=172.99' (C), L=58.98' (C)
2	R=240.00' (C), L=103.58' (C)
3	N78°08'00"E (D), 89.59' (S)
4	S75°18'25"E (D), 149.83' (D)
5	N74°58'58"E (D), 99.79' (D)
6	N44°28'35"E (D), 180.00' (D)
7	N55°02'28"E (D), 39.18' (D)
8	S19°55'41"E (D), 70.32' (S)
9	R=23.25' (C), L=50.45' (C)
10	R=275.00' (C), L=17.49' (C)
11	S20°17'35.28"W (C), 83.12' (S)
12	R=160.00' (C), L=268.32' (C)
13	N63°16'54.22"W (C), 273.68' (S)

COLOR CODE
RED - FEE PARCEL LINE
PINK - ROADWAY EASEMENT LINE
BROWN - TEMPORARY DIVERSIONARY ROAD LINE AND TEMPORARY SITE ALTERNATIVE ACCESS WORK LINE

ETM REFERENCE: SHEET 3 OF 5
GPPM REFERENCE: SHEET 1, 2, 3, 4, 5, 6 & 7 OF 17
CONSTRUCTION PROJECT: ROUTE U.S. 1 SECTION 6V

NEW JERSEY
DEPARTMENT OF TRANSPORTATION
ROUTE U.S. 1 (1953) SECTION 6
FROM ROUTE 35 TO RARITAN RIVER

PARCELS R94A, UE94B & 94C

TOWNSHIP OF NORTH BRUNSWICK COUNTY OF MIDDLESEX
SHEET 3 OF 4 JUNE 2006

4 of 4

B06242P0127

Covenant as to Grantor's Acts

The Grantor covenants that the Grantor has done no act to encumber the property or the easement across the remaining property. (This covenant or promise means that the Grantor has not done anything to affect the rights granted to the State under the terms of this Deed as to either the property conveyed in fee simple or as to the easement across the remaining property).

Receipt of Consideration

The Grantor acknowledges receipt of full payment, due under the terms of the contract, for the property and easement and acknowledges it to be sufficient and proper consideration for the transfer of the ownership and the granting of the easement.

Signature

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.

New Jersey Economic Development Authority

By:_____
Caren S. Franzini, Chief Executive Officer

Attested by:

_____
David Nuse, Director Real Estate Division

STATE OF NEW JERSEY

) *SS.:*

COUNTY OFMERCER

I CERTIFY that on March 11, 2011, ***David E. Nuse,*** Director Real Estate Division, for the New Jersey Economic Development Authority, an instrumentality of the State of New Jersey ;personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Director of the Real Estate Division for the corporation named in this Deed;

(b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is, Caren S. Franzini, the Chief Executive Officer of the Corporation;

(c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;

(d) this person signed this proof to attest to the truth of these facts; and

(e) the full and actual consideration paid or to be paid for the transfer of title is **$600.00** (Such consideration is defined in N.J.S.A. 46:15-6.)

_____
David Nuse, Director Real Estate Division

Sworn to and subscribed before me the date aforesaid 3/11/11

_____

CATHLEEN A. SCHWEPPENHEISER
Notary Public of New Jersey
My Commission Expires on August 1, 2014

B06242P0128

GIT/REP-3
(6-10)

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)

New Jersey Economic Development Authority

Current Resident Address:

Street: PO Box 990

City, Town, Post Office	State	Zip Code
Trenton	NJ	08625

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
252	PART OF 1.06	

Street Address:

US Route 1

City, Town, Post Office	State	Zip Code
North Brunswick	NJ	08903

Seller's Percentage of Ownership	Consideration	Closing Date
100%	$600.00	3-11-11

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 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.

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.

2/16/11
Date

Signature CAREN S. FRANZINI, CEO.
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

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

B06242P0129

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

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

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

STATE OF NEW JERSEY
} SS.
COUNTY MERCER County Municipal Code 1214

FOR RECORDER'S USE ONLY
Consideration $ _____
RTF paid by seller $ _____
Date _____ By _____

MUNICIPALITY OF PROPERTY LOCATION North Brunswick Township

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

(1) PARTY OR LEGAL REPRESENTATIVE *(Instructions #3 and #4 on reverse side)*

Deponent, Doreen Walsh (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the LEGAL REPRESENTATIVE (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) in a deed dated March 11, 2011 transferring real property identified as Block number 252 p/o Lot number 1.06 located at US Route 1, North Brunswick Twp, Middlesex County (Street Address, Town) and annexed thereto.

(2) CONSIDERATION $ 600.00 *(Instructions #1 and #5 on reverse side)* ☐ 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 below is required.

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

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 on reverse side)*
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by **C.** 49, **P.L.** 1968, as amended through **C.** 66, **P.L.** 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
TO THE STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION

(5) PARTIAL EXEMPTION FROM FEE *(Instruction #9 on reverse side)*
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 State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by **C.** 176, **P.L.** 1975, **C.** 113, **P.L.** 2004, and **C.** 66, **P.L.** 2004 for the following reason(s):

A. **SENIOR CITIZEN** Grantor(s) ☐ 62 years of age or over.**(Instruction #9 on reverse side for A or B)*
B. **BLIND PERSON** Grantor(s) ☐ legally blind or; *
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet **all of the following** criteria:
☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** *(Instruction #9 on reverse side)*
☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION *(Instructions #2, #10, #12 on reverse side)*
☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "**NEW CONSTRUCTION**" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES *(Instructions #5, #12, #14 on reverse side)*
☐ 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 county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, **P.L.** 1968, as amended through Chapter 33, **P.L.** 2006.

Subscribed and sworn to before me
this 22nd day of March, 20 11
Sally A. Walker
Sally A. Walker
Notary Public, State of New Jersey
Commission Expires 4/18/2012

Doreen Walsh
(Signature of Deponent)

1035 Parkway Ave, Trenton, NJ
Deponent Address

XXX-XXX- 8 1 7
Last three digits in Grantor's Social Security Number

NJEDA
Grantor Name

PO Box 990, Trenton, NJ 08625
Grantor Address at Time of Sale

Doreen Walsh, NJDOT
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
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 prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at: **www.state.nj.us/treasury/taxation/lpt/localtax.shtml**.

B06242P0130

Route 1 Section 6 Parcel 94C

DEED

New Jersey Economic Development Authority, an instrumentality of the State of New Jersey

TO

The State of New Jersey, Department of Transportation

Dated: MARCH 11, 2011

State Highway Route: 1

County:

Record and Return to:

NEW JERSEY DEPARTMENT OF TRANSPORTATION
TITLE BUREAU
1035 PARKWAY AVENUE
P.O. BOX 616
TRENTON, NEW JERSEY 08625-0616
Jeffrey McDonough

B06242P0130-A

EXHIBIT A-2

DEED OF NJDOT TAKING

BLOCK 252, PART OF LOT 1.03

[redacted]

MIDDLESEX COUNTY CLERK

Return To:

NJ DEPT OF TRANSPORTATION
1035 PARKWAY AVE , P O BOX 600
TRENTON , NJ
08625

Index DEED BOOK

Book 06242 Page 0110

No. Pages 0012 9

Instrument DEED EXEMPT

Date : 3/23/2011

Time : 2:36:29

Control # 201103230324

INST# DE 2011 003143

NEW JERSEY STATE OF ECONOMIC D
EVELOPMENT AUTHORITY

Employee ID PATELD

RECORDING	$	80.00
EXEMPT	$	.00
DARM	$	33.00
NJPRPA	$	22.00
DARM 3.00	$	3.00
NJPRPA	$	2.00
GRANTEE TX	$	.00
- - - - -	$	.00
- - - - -	$	.00
All Other	$	3.00
Total:	$	143.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

ELAINE FLYNN
COUNTY CLERK

201103230324

COUNTY OF MIDDLESEX 1683

Cover sheet is part of Middlesex County filing record

Retain this page for future reference

Not part of the original submitted document

DO NOT REMOVE THIS PAGE. TO ACCESS THE IMAGE OF THE DOCUMENT RECORDED HEREUNDER BY BOOK AND PAGE NUMBER, USE THE BOOK AND PAGE NUMBER ABOVE.

B06242P0110

RECORDED
ELAINE M FLYNN
MIDDLESEX CTY CLERK
2011 MAR 23 PM 2:37
BOOK#
PAGE#
OF PAGES

DEED

Date *This Deed is made on* ~~February 16~~ MARCH 11, 2011 pw *20 11 between*

Parties:

(Seller) Grantor: ***New Jersey Economic Development Authority, an instrumentality of the State of New Jersey***

Address: ***PO Box 990 Trenton, NJ 08625***

Grantor *and*

(Buyer) Grantee: ***The State of New Jersey Department of Transportation 1035 Parkway Avenue, PO Box 616 Trenton, New Jersey 08625-0616***

Grantee

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

Consideration In return for the payment to the Grantor by the Grantee the sum of Nine Thousand Nine Hundred Dollars and Zero cents ($9,900.00)

Conveyance **the Grantor** grants and conveys to the Grantee all the land and premises located in the Township of North Brunswick and County of Middlesex and State of New Jersey, specifically described below. The Grantor further grants and conveys to Grantee an easement over and across the remaining property of Grantor as follows:

Description of Land

SEE SCHEDULE "A" ATTACHED

The Grantor retains all other rights to use the remaining property not conveyed in fee simple, which is subject to the easement, for a legal purpose not inconsistent, contrary or in conflict with the terms of this easement as described in Schedule "A". Maintenance of the property, which is subject to the easement, shall remain the obligation of the Grantor except to the extent stated otherwise in Schedule "A".

Being also known as part of Lot 1.03 Block 252 on the Tax Map of the Township of North Brunswick.

Prepared for the State by: Judith Andrejko

Judith Andrejko, DAG

B06242P0111

MJF/AH
9/11/07

Schedule A

All that certain land and premises, situate, lying and being in the Township of North Brunswick, in the County of Middlesex and the State of New Jersey and more particularly described as follows:

Parcels ER98 and 98B, as indicated on a map entitled: "NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 1 (1953) SECTION 6, From Route 26 To Raritan River, Showing Existing Right Of Way And Parcels To Be Acquired In The Township Of North Brunswick And City of New Brunswick, County of Middlesex, June 2006" and as shown more particularly on a map attached hereto, made a part hereof, marked "Exhibit B", entitled: "NEW JERSEY DEPARTMENT OF TRANSPORTATION, ROUTE 1 (1953) SECTION 6, FROM ROUTE 26 TO RARITAN RIVER, PARCELS ER98 & 98B, TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX, JUNE 2006" and also being construction project: ROUTE U.S 1 SECTION 6V;

Parcel ER98, consisting of the permanent right at about station CE19+00, to construct, reconstruct and maintain an open ditch as far as the line marked DITCH EASEMENT LINE on the aforesaid maps. The ditch improvements shown are for illustration purposes only. The State reserves the right to place all ditch improvements as far as the line marked DITCH EASEMENT LINE as shown on the aforesaid maps;

Being also known as an easement in Lot 1.03 in Block 252 on the tax map of the Township of North Brunswick;

TOGETHER WITH, the temporary right to enter upon the remaining lands of the owner or assigns with personnel, equipment and materials to construct pavement grading and striping for a temporary driveway to be used during construction by the owners of lot 1.02 in Block 252, its employees, patrons, or assigns, as far as the line marked "TEMPORARY CONSTRUCTION EASEMENT LINE", as shown on the aforesaid maps. This temporary right shall begin from the date of notice from the State's Resident Engineer, and shall terminate upon completion of said work, which shall be for a duration of 12 months. If the State, within its sole discretion, determines that the temporary easement or right needs to be extended in order to complete the Work, such right may be extended simply by written notice from the Resident Engineer to the owner or its assigns. In such event that this temporary right is extended, payment will be made semi-annually during the extended term of the temporary right, based upon the 'per-monthly' rate set forth in the State's offer letter. Before termination of this temporary right, the contractor shall remove the temporary driveway and return the disturbed easement area to its original state as approved by the State's Resident Engineer;

AND ALSO, the location of all permanent easements and improvements constructed therein shall not be changed or modified in any manner without the specific written permission of the Division of ROW, New Jersey Department of Transportation within its sole discretion and upon such terms and conditions as it determines;

B06242P0112

MJF/AH
9/11/07

Parcel 98B, including specifically all the land and premises located at about Station CE18+65 (College Farm Road East Base Line Stationing), and more particularly described as follows:

Beginning at a point along the proposed easterly right of way line of Route U.S. 1 (1953), Section 6, as laid down on the aforesaid maps, said point being about 33.25 feet easterly of and perpendicular to station CE 18+79.44 (College Farm Road East Base line Stationing) and running, thence;

1. Along the proposed easterly right of way line of Route U.S. 1 (1953), Section 6, as laid down on the aforesaid maps, curving to the left having a radius of 45.00 feet (calculated), and an arc length of 27.91 feet (calculated), to a point in the division line between lots 1.02 and 1.03 in Block 252;
2. Along said division line between lands now or formerly owned by Keller Graduate School of Management, Inc., N19°55'46"W (deed), 17.80 feet (scaled), to a point in the division line between lots 1.03 and 6.01 in Block 252;
3. Along said division line between lands now or formerly owned by Artken Realty, LLC., N70°04'18"E (deed), 39.48 feet (scaled), to a point;
4. Along the proposed easterly right of way line of Route U.S. 1 (1953), Section 6, as laid down on the aforesaid maps, S56°56'52.40"W (calculated), 16.33 feet (scaled), to the point and place of beginning;

AND ALSO, any ownership, reversionary or associated right, title and interest that the owner may have in the right of way of Route U.S. 1, College Farm Road East and Access Driveway East, as shown on the aforesaid maps;

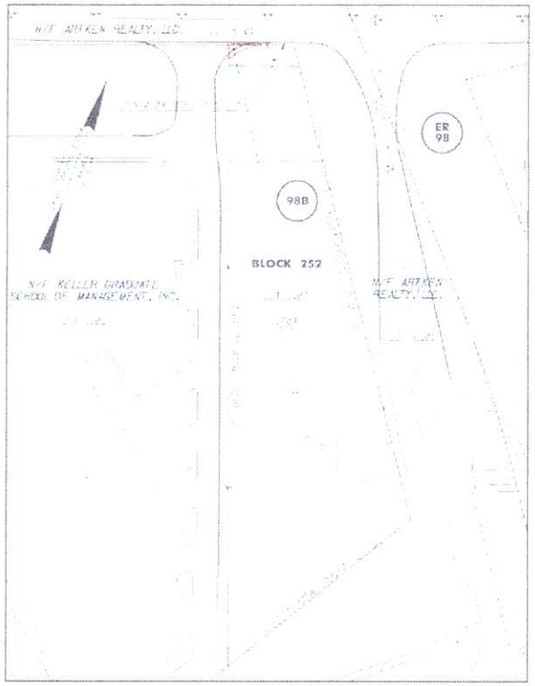
SUBJECT, HOWEVER, to all public utility easements, recorded or unrecorded, affecting the herein described premises;

The above described premises are color-coded on "Exhibit B" in the following manner: Red-Fee Parcel Line, Green-Ditch Easement Line; Brown-Temporary Construction Easement Line.

DRAWN BY:
VOLLMER ASSOCIATES

REVISIONS AND AMENDMENTS:
3/5/97-DITCH EASEMENT ADDED, TEMP. SITE ALTERNATIVE ACCESS WORK AREA REMOVED
4/6/01-PARCEL 98B ADDED

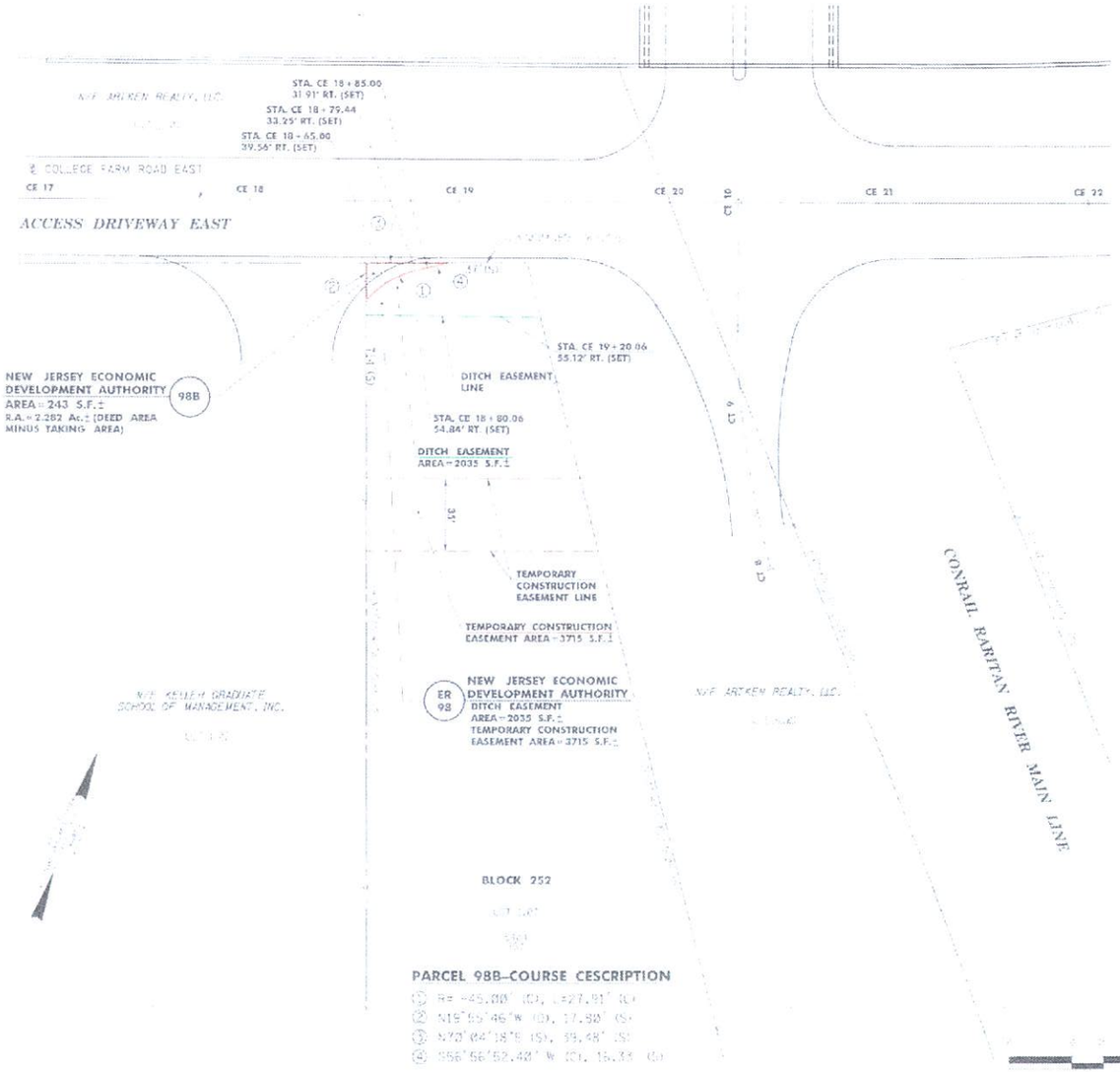
ILLEGIBLE ORIGINAL
Middlesex County Clerk



INSERT 'A'
N.T.S.

REFERENCES:

1. DEED BK 5404 PG 353.
2. MAP ENTITLED TAX MAP FOR THE TOWNSHIP OF NORTH BRUNSWICK, SHEET NO. 7R, DATE 5/25/1972.
3. MAP ENTITLED TAX MAP FOR THE TOWNSHIP OF NORTH BRUNSWICK, SHEET NO. 9R, DATE 5/25/1972.



PARCEL 98B–COURSE DESCRIPTION

① R= 45.00' (D), L=27.91' (D)
② N19°55'46"W (D), 17.80' (D)
③ S73°04'18"E (D), 39.48' (D)
④ S66°56'52.48"W (D), 16.35' (D)

COLOR CODE
RED - TEE PARCEL LINE
GREEN - DITCH EASEMENT LINE
BROWN - TEMPORARY CONSTRUCTION EASEMENT LINE

ETM REFERENCE: SHEET 3 OF 5
GFPM REFERENCE: SHEET 8 OF 17
CONSTRUCTION PROJECT: ROUTE U.S. 1 SECTION 6V

NEW JERSEY
DEPARTMENT OF TRANSPORTATION
ROUTE U.S. 1 (1953) SECTION 6
FROM ROUTE 25 TO RARITAN RIVER

PARCELS ER98 & 98B

TOWNSHIP OF NORTH BRUNSWICK COUNTY OF MIDDLESEX

3 of 3

B0624201114

Grantor's Acts **The Grantor** covenants that the Grantor has done no act to encumber the property or the easement across the remaining property. (This covenant or promise means that the Grantor has not done anything to affect the rights granted to the State under the terms of this Deed as to either the property conveyed in fee simple or as to the easement across the remaining property).

Receipt of Consideration **The Grantor** acknowledges receipt of full payment, due under the terms of the contract, for the property and easement and acknowledges it to be sufficient and proper consideration for the transfer of the ownership and the granting of the easement.

Signature **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.

New Jersey Economic Development Authority

By:_____
Caren S. Franzini, Chief Executive Officer

Attested by:

_____
David Nuse, Director Real Estate Division

STATE OF NEW JERSEY

) SS.:

COUNTY OFMERCER

I CERTIFY that on March 11, 2011, ***David E. Nuse,*** Director Real Estate Division, for the New Jersey Economic Development Authority, an instrumentality of the State of New Jersey ; personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Director of the Real Estate Division for the corporation named in this Deed;

(b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is, Caren S. Franzini, the Chief Executive Officer of the Corporation;

(c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;

(d) this person signed this proof to attest to the truth of these facts; and

(e) the full and actual consideration paid or to be paid for the transfer of title is **$9,900.00** (Such consideration is defined in N.J.S.A. 46:15-6.)

_____
David Nuse, Director Real Estate Division

Sworn to and subscribed before me the date aforesaid 3/11/14

_____

CATHLEEN A. SCHWEPPENHEISER
Notary Public of New Jersey
My Commission Expires on August 1, 2014

GIT/REP-3
(6-10)

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)

New Jersey Economic Development Authority

Current Resident Address:

Street: PO Box 990

City, Town, Post Office	State	Zip Code
Trenton	NJ	08625

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
252	PART OF 1.03	

Street Address:

US Route 1

City, Town, Post Office	State	Zip Code
North Brunswick	NJ	08903

Seller's Percentage of Ownership	Consideration	Closing Date
100%	$9,900.00	3-11-11

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 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.

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.

2/16/11
Date

CEO CAREN S. FRANZINI
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

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

B06242P0116

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

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

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

STATE OF NEW JERSEY
} SS.
COUNTY MERCER County Municipal Code 1214

FOR RECORDER'S USE ONLY
Consideration $ _____
RTF paid by seller $ _____
Date _____ By _____

MUNICIPALITY OF PROPERTY LOCATION North Brunswick Township

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

(1) PARTY OR LEGAL REPRESENTATIVE *(Instructions #3 and #4 on reverse side)*

Deponent, Doreen Walsh (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the LEGAL REPRESENTATIVE (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) in a deed dated March 11, 2011 transferring real property identified as Block number 252 p/o Lot number 1.03 located at US Route 1, North Brunswick Twp, Middlesex County (Street Address, Town) and annexed thereto.

(2) CONSIDERATION $ 9,900.00 *(Instructions #1 and #5 on reverse side)* ☐ 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 below is required.

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

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 on reverse side)*
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by **C.** 49, **P.L.** 1968, as amended through **C.** 66, **P.L.** 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
TO THE STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION

(5) PARTIAL EXEMPTION FROM FEE *(Instruction #9 on reverse side)*
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 State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by **C.** 176, **P.L.** 1975, **C.** 113, **P.L.** 2004, and **C.** 66, **P.L.** 2004 for the following reason(s):

A. **SENIOR CITIZEN** Grantor(s) ☐ 62 years of age or over.**(Instruction #9 on reverse side for A or B)*
B. **BLIND PERSON** Grantor(s) ☐ legally blind or; *
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet **all of the following** criteria:
☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** *(Instruction #9 on reverse side)*
☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION *(Instructions #2, #10, #12 on reverse side)*
☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "**NEW CONSTRUCTION**" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES *(Instructions #5, #12, #14 on reverse side)*
☐ 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 county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, **P.L.** 1968, as amended through Chapter 33, **P.L.** 2006.

Subscribed and sworn to before me
this 27th day of March, 20 11
Sally A. Walker
Sally A. Walker
Notary Public, State of New Jersey
Commission Expires 4/18/2012

Doreen Walsh
Signature of Deponent

1035 Parkway Ave, Trenton, NJ
Deponent Address

XXX-XXX- 8 1 7
Last three digits in Grantor's Social Security Number

NJEDA
Grantor Name

PO Box 990, Trenton, NJ 08625
Grantor Address at Time of Sale

Doreen Walsh, NJDOT
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
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 prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at: **www.state.nj.us/treasury/taxation/lpt/localtax.shtml**.

B06242P0117

Route 1 Section 6 Parcel ER98 , 98B

DEED

New Jersey Economic Development Authority

TO

The State of New Jersey, Department of Transportation

Dated: MARCH 11, 2011

State Highway Route: 1

County: Middlesex

Record and Return to:

NEW JERSEY DEPARTMENT OF TRANSPORTATION
TITLE BUREAU
1035 PARKWAY AVENUE
P.O. BOX 600
TRENTON, NEW JERSEY 08625-0600
Jeffrey McDonough

B06242P0118