

RESOLUTION**RESOLUTION OF THE COUNCIL OF THE TOWNSHIP OF BRIDGEWATER COMMITTING TO ROUND 4 PRESENT AND PROSPECTIVE NEED AFFORDABLE HOUSING OBLIGATIONS AS REQUIRED BY THE MARCH 24, 2024 LAW SIGNED BY GOV. MURPHY (P.L.2024 c.2) HEREINAFTER ABBREVIATED AS “A4”**

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), the Township of Bridgewater (hereinafter “Bridgewater” or the “Township”) filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan (hereinafter “Fair Share Plan”), to be amended as necessary, satisfies its “fair share” of the regional need for low and moderate-income housing pursuant to the “Mount Laurel doctrine,” and

WHEREAS, the Township has a demonstrated history of voluntary compliance as evidenced by its Rounds 1-3 record; and

WHEREAS, that culminated in a Court-approved Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose, which precludes builder’s remedy lawsuits until July 1, 2025; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2 (hereinafter “A4”); and

WHEREAS, the Township is forced to participate in the affordable housing process set forth in A4 or risk losing immunity from the builder’s remedy and exclusionary zoning litigation; and

WHEREAS, A4 was signed into law without consideration of how it would impact individual municipalities or where development should occur; and

WHEREAS, A4 provides a process and calculations that disadvantage municipalities; and

WHEREAS, A4 calculates the size of the regional affordable housing need as follows “projected household change for a 10-year-round in a region shall be estimated by establishing the household change experienced in the region between the most recent federal decennial census, and the second-most recent federal decennial census. This household change, if positive, shall be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region, and to determine the regional prospective need for a 10-year-round of low- and moderate-income housing obligations...”; and

WHEREAS, this means that the regional need equates to 40% of regional household growth; and

WHEREAS, the 1985 version of the Fair Housing Act and A4 both prohibit a result that would compel a municipality to spend its own money on compliance; and

WHEREAS, the theory which permits a municipality to meet its obligations without municipal subsidy is zoning for “inclusionary zoning”; and

WHEREAS, inclusionary zoning most typically requires a 15% or 20% set aside; and

WHEREAS, it is not clear how a regional need predicated upon 40% of anticipated growth can be met with 15-20% set asides and without municipal subsidy; and

WHEREAS, A4 provides that certain other municipalities in the region have an allocation of 0% of the need, irrespective of the growth in that particular municipality; and

WHEREAS, A4 yields a statewide new construction obligation of over 8,400 affordable units per year; and

WHEREAS, this is a substantially higher annual number than was imposed by COAH in the “Prior Round” or any iteration of its Round 3 regulations; and

WHEREAS, A4 determines the size of the regional need but does not calculate allocation of the need to individual municipalities; and

WHEREAS, instead, A4 required the Department of Community Affairs (“DCA”) to produce non-binding estimates of need on or before October 20, 2024, which it did provide on October 18, 2024 (“DCA Report”); and

WHEREAS, the DCA Report calculates the Township’s Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 130 units and a Prospective Need or New Construction Obligation of 474 units; and

WHEREAS, A4 further provides that, irrespective of the DCA’s calculation, municipalities are to determine “present and prospective fair share obligation(s)...by binding resolution no later than January 31, 2025”; and

WHEREAS, the Township has calculated its own Round 4 Present and Prospective Need affordable housing obligations, independently, and commits itself to the following obligations: 130 unit Round 4 Present Need or Rehabilitation Obligation and 417 Prospective Need or New Construction Obligation. The basis for that conclusion is a report prepared by Graham Petto, P.P., AICP of Topology, dated January 24, 2025, and attached hereto as Exhibit A (“Topology Report”); and

WHEREAS, Section 3 of A4 provides that: “the municipality’s determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7” of A4; and

WHEREAS, Township’s calculation of need is entitled to a “presumption of validity” because it complies with Sections 6 and 7 of A4; and

WHEREAS, the Township specifically reserves the right to adjust those numbers based on one or any of the foregoing adjustments: 1) a windshield survey or similar survey which accounts for a higher-resolution estimate of present need; 2) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; 3) a Durational Adjustment (whether predicated upon lack of sewer or lack of water); and/or 4) an adjustment predicated upon regional planning entity formulas, inputs or considerations; and

WHEREAS, in addition to the foregoing, the Township specifically reserves all rights to revoke this resolution and commitment in the event of a successful challenge to A4 in the context of the Montvale case (MER-L-1778-24), any other such action challenging A4, or any legislation adopted and signed into law by the Governor of New Jersey that alters the deadlines and/or requirements of A4; and

WHEREAS, in addition to the foregoing, the Township reserves the right to take a position that its Round 4 Present or Prospective Need Obligations are lower than described herein in the event that a third party challenges the calculations provided for in this Resolution (a reservation of all litigation rights and positions, without prejudice); and

WHEREAS, in light of the above, the Mayor and Council find that it is in the best interest of the Township to declare its obligations in accordance with this resolution.

NOW, THEREFORE, BE IT RESOLVED on this 30th day of January by the Council of the Township of Bridgewater, Somerset County, State of New Jersey, as follows:

1. All of the Whereas Clauses are incorporated into the operative clauses of this resolution.
2. In accordance with the Topology Report, the Mayor and Council hereby commit to the DCA Round 4 Present Need Obligation of 130 units and the Round 4 Prospective Need Obligation of 417 units described in this resolution subject to all reservations of rights, which specifically include:
 - a) The right to adjust the number based on a windshield survey, lack of land, sewer, water, regional planning inputs, or any combination thereof;
 - b) All rights to revoke this resolution in the event of a successful legal challenge, or legislative change, to A4;
 - c) All rights to take any contrary position in the event of a third-party challenge to the obligations.
3. The Township hereby directs its Affordable Housing Counsel to file this Resolution with the “Program” pursuant to the requirements of A4.
4. This resolution shall take effect immediately, according to law.

Introduced	Seconded	Council	Aye	Nay	Abstain	Absent
		Kirsh				✓
	✓	Kurdyla	✓			
		Pedroso				✓
✓		Ring	✓			
		Norgalis	✓			

Adopted: January 30, 2025

I hereby certify this is a true and exact copy of a resolution adopted by the Bridgewater Township Council on January 30, 2025

Grace W. Njuguna
 Grace Njuguna, RMC, Township Clerk



MEMORANDUM

Date: January 30, 2025
 To: Township of Bridgewater
 From: Graham Petto, P.P., AICP, Principal

SUBJECT: FOURTH ROUND AFFORDABLE HOUSING ASSESSMENT OF DCA NUMBER

The purpose of this memorandum is to provide an assessment of the non-binding calculations of the Township of Bridgewater's Prospective Need Obligation for the Fourth Round of Affordable Housing, published by the NJ Department of Community Affairs. The non-binding calculations were published by the DCA on October 20, 2024, with supplemental data releases provided through November 23, 2024, with the publication of the Land Capacity Analysis GIS Composite Layer.

Under the prepared calculations, the DCA has presented a non-binding prospective need obligation for the Township of Bridgewater of 474 units. The following assessment reviews the component data of the DCA calculation methodology with localized data to either confirm or revise the figures presented by DCA.

Based upon the analysis outlined in this memorandum, and with consideration given to the DCA Report, in accordance with N.J.S.A. 52:27D-304.1, -304.2 and -304.3 of P.L. 2024, c.2 and the 2018 Decision, Topology recommends the Township of Bridgewater adopt a binding resolution committing to a Fourth Round Prospective Need Obligation of 417 units before taking into consideration any further credits, bonus credits, and/or adjustments as permitted by law.

I. Land Capacity Factor Assessment

- A. The Land Capacity Factor is calculated pursuant to N.J.S.A. 52:27D-304.3.C.4, and is determined by estimating the area of developable land within the municipality's boundaries, and regional boundaries, which may accommodate development. The DCA conducted the analysis using Land Use / Land Cover data from the NJ DEP, MOD-IV Property Tax Data from the Dept. of Treasury, and construction permit data from the DCA. The DCA calculations of land that may accommodate development exclude lands subject to development limitations, including open space, preserved farmland, category one waterways and wetland buffers, steep slopes, and open waters. DCA preserved all areas that remained that were greater than 2,500 SF in size, under the assumption that an area of twenty-five feet by one hundred feet may be considered developable.
- B. Under the analysis, the DCA estimates that the Township of Bridgewater presently has 267.38 of land that may accommodate development. The DCA has calculated that Region 3, which is comprised of Somerset, Hunterdon, and Middlesex Counties, contains a total of 10,324 acres of developable land. This represents 2.6% of the amount of developable land across the entire Region 3.
- C. To assess the Land Capacity Factor, Topology extracted the resultant Land Capacity Analysis GIS Composite Layer and overlaid the file with the parcels for the Township of Bridgewater. Each area was further reviewed to ascertain whether land use approvals have been rendered, if the sites contain existing development or utility infrastructure or whether the configuration of developable land within these parcels is in fact developable. Based upon this detailed parcel-by-parcel analysis, Topology estimates that 153.65 acres of the 267.38 acres calculated by DCA are not in fact developable. A parcel-by-parcel summary of those undevelopable properties is provided in Appendix A.

D. Given the constraints of these existing properties, Topology estimates that the amount of developable land within the Township of Bridgewater should be revised from 267.38 Acres to 113.73 Acres. This would also reduce the total developable land within Region 3 from 10,324.50 acres to 10,169.85 acres. Thus, the Land Capacity Factor for the Township of Bridgewater would be modified from 2.59% as calculated by DCA to 1.12%.

II. Equalized Nonresidential Valuation Assessment

- A. The Equalized Nonresidential Valuation Factor is calculated pursuant N.J.S.A. 52:27D-304.3.C.2 and is determined by calculated the changes in nonresidential property valuations in the municipality, since the beginning of the gap period in 1999. The change in the municipality's nonresidential valuations is divided by the regional total change in nonresidential valuations to determine the municipality's share of the regional total change, which is the resulting factor. Data to used is from the Division of Local Government Services in the DCA, which aggregates local assessment information from all municipalities.
- B. Under the DCA calculation, the Township of Bridgewater experienced an equalized nonresidential valuation growth of \$1,536,386,390 between 1999 and 2023. This represents 5.6% of all the growth experienced during this period across Region 3.

III. Income Capacity Factor

- A. The Income Capacity Factor is calculated pursuant to N.J.S.A. 52:27D-304.3.C.3 and is determined by averaging the municipal share of the regional sum of differences between medical household income and the same calculation but weighted by number of households within the municipality. To calculate this value, the DCA used the 2018-2022 5-year Estimates published by the Census Bureau's American Community Survey program.
- B. The release of this data by the Census Bureau occurred on Thursday December 12, 2024.
- <https://www.census.gov/programs-surveys/acs/news/data-releases/2023/release-schedule.html>
- C. Based upon our analysis, Topology has determined there is no impact to the income capacity factor because of the new data.

IV. Recalculated Fourth Round Obligation Number

Given the revisions detailed above, Topology recommends the Township of Bridgewater's allocation factors and prospective need obligations may be modified as follows below. As noted, a revision of the Income Capacity Factor will be prepared upon release of the new data:

ALLOCATION FACTOR/PROSPECTIVE NEED	DCA CALCULATION	TOPOLOGY PROPOSED REVISION
Land Capacity Factor	267.38 Bridgewater Acres of 10,324.50 Region 3 Acres (2.59 Factor)	113.73 Bridgewater Acres of 10,169.85 Region 3 Acres (1.12 Factor)
Nonresidential Factor	5.64 Factor (\$1,536,386,390)	5.64 Factor (\$1,536,386,390)
Income Capacity Factor	4.02 Factor	4.02 Factor
Average Allocation Factor	4.08 Factor	3.61 Factor
Prospective Need Obligation	474 Units	417 Units

Appendix A: Table of Undevelopable Parcels, DCA Land Capacity

BLOCK	LOT	OWNER	PROPERTY LOCATION	DCA LAND CAPACITY GIS FILE OBJECTID	ACRES DEVELOPABLE (DCA)	NOTES
807	1	Bridgewater Township,	VOSSELLER AVE	35522	39.032	Camp Cromwell – Deed Restricted. See Appendix B
500	62	Somerset County Bd Of Chosen Freeho	3 VOGT DRIVE	35551	13.731	Site developed with Somerset County's Richard Hall Community Health & Wellness Center
500	60	Somerset County Bd Chosen Freehldrs	FOOTHILL RD	35528	11.588	Owned by Somerset County, adjacent to Richard Hall Community Health & Wellness Center. Assessment record "Property Location" lists location as Foothill Road, however, parcel is located along Vogt Drive, adjacent to Richard Hall.
801	46	Somerset County	THOMPSON AVENUE	35481	10.516	Deed Restricted. See Appendix B
400	6	St. Bernards Church	500 ROUTE 22	35521	7.912	Site developed with House of Worship, developable areas scattered across site and are inaccessible behind the church improvements
579	3	State Of Nj Dot	ROUTE 22	35473	7.033	NJ DOT ROW – Median of US-22
705	28.02	Bridgewater, Township Of	797 NEWMANS LANE	35600	5.152	Deed Restricted Open Space
807	56	Bridgewater Township,	WOODFIELD RD.	35522	4.207	Camp Cromwell – Deed Restricted. See Appendix B
252	2	N J Eastern Star Home For The Aged	FINDERNE AVENUE	35452	3.992	Site developed with the NJ Easter Star Rehabilitation and Nursing Home. Developable area located to rear of existing facility and inaccessible.
582	2	State Of Nj Dot	ROUTE 22	35460	3.677	NJ DOT ROW located in the medians of US-22 and I-287
460	29	Deer Chase Run Inc,C/O Delukey	DEER CHASE RUN	35636	2.906	Inaccessible lots, located adjacent to I-287
656	2	Manors At Runningbrook Home. Assoc.	COMMON AREA	35619	2.056	Common open space area of subdivision in existing residential development. Scattered sites and curvilinear along roadway.
411	8	Church Of Christ, Garretson Rd	570 GARRETSON ROAD	35565	2.031	Site developed with Church of Christ. Developable area is scattered and at rear of site
583	1	State Of Nj Dot	ROUTE 22-FOOTHILL RD	35474	2.024	DOT Property located within roadway jug handle where Foothill Road traverses US-22

BLOCK	LOT	OWNER	PROPERTY LOCATION	DCA LAND CAPACITY GIS FILE OBJECTID	ACRES DEVELOPABLE (DCA)	NOTES
477	53	Jewish Community Center Of Somerset	775 TALAMINI RD	35628	1.78	Site developed with the JCC of Somerset County. Developable areas are inaccessible and at rear of site along perimeter.
112	5.01	Bridgewater, Township Of	ROW OFF IVY LANE	35454	1.731	Deed Restricted Open Space
553.01	1	State Of Nj Dot	ROUTE 22-NO BRIDGE ST	35485	1.71	DOT Property located within roadway jug handle where N Bridge Street traverses US-22
425	13	Bridgewater United Methodist Church	651 COUNTRY CLUB ROAD	35617	1.467	Site developed with Bridgewater United Methodist Church and accessory parking area.
221	1.02	1200 Route 22 Land Investors Llc	1220 ROUTE 22	35459	1.388	Scattered developable areas on constrained site. Located within FEMA Flood Hazard Area
535	1.03	Bridgewater Township	587 NORTH BRIDGE ST	35582	1.374	Deed Restricted Open Space
449	11	Bridgewater, Township Of	ROUTE 202/206	35646	1.355	Inaccessible property located adjacent to I-287, US-202/206
557.01	1	State Of Nj Dot	ROUTE 22	35482	1.315	NJ DOT ROW, Median of US-22
650	2	St. Martins Episcopal Church	1350 WASHINGTON VALLEY RD	35645	1.306	Site developed with existing St. Martin's Episcopal Church and accessory parking area
557	1	Bridgewater, Township Of	1 VOGT DRIVE	35517	1.247	Site developed with the Bridgewater Branch of the Somerset County Public Library. Developable area is inaccessible to the rear of the library and parking area.
168	18	Bridgewater Township,	551 MILLTOWN ROAD	35546	1.193	Developable area of this site is located beneath overhead wire and gas line utility rights of way
551	2	Bridgewater Com Mall %Pacific Retai	COMMONS WAY	35506	1.145	Narrow developable area, unable to accommodate development adjacent to I-287. Partially located within FEMA Flood Hazard Area
408	6.01	Grace Community Church Of Somerset	424 GARRETSON ROAD	35575	1.015	Site developed with the Grace Community Church. Small developable area is inaccessible to the rear of the existing church and accessory parking area.
249	38		15 MOUNT PLEASANT AVE	35449	0.974	Newly Subdivided lot, approved for residential development
653	18	Manors @ Running Brook Homeowners	COMMON AREA	35621	0.953	Common open space area of subdivision in existing residential development. Scattered sites and curvilinear along roadway.

BLOCK	LOT	OWNER	PROPERTY LOCATION	DCA LAND CAPACITY GIS FILE OBJECTID	ACRES DEVELOPABLE (DCA)	NOTES
553	1.04	Bridgewater Com Mall %Pacific Reati	MACS BROOK	35501	0.942	Scattered area surrounding drainage basin
443	18	Wellema, David	MEADOW ROAD	35641	0.936	Inaccessible property with no access for development
713	8	Pbi Construction Co.,Inc.	KENNESAW WAY	35573	0.821	Narrow area remaining from subdivision, unable to accommodate development
714	13	Pbi Construction Co.,Inc.	TULLO FARM ROAD	35569	0.742	Narrow area remaining from subdivision, unable to accommodate development
249	39		17 MOUNT PLEASANT AVE	35449	0.727	Newly Subdivided lot, approved for residential development
447	15	Graven,Robert Et Al	COUNTRY CLUB ROAD	35644	0.643	Poorly configured developable area, constrained by adjacent waterway. Located within FEMA Flood Hazard Area
500	134	Temple Sholom Of Somerville	594/596 NORTH BRIDGE ST	35581	0.626	House of Worship Property
557	6	County Of Somerset	SOMERVILLE ROAD	35496	0.58	Site owned by Somerset County Road & Bridge Divisions, contains salt storage dome
483	8	Hindu Temple & Cultural Society	710 CEDARBROOK ROAD	35643	0.553	House of Worship Property
713	23	Pbi Construction Co.,Inc.	TULLO FARM ROAD	35553	0.552	Narrow area remaining from subdivision, unable to accommodate development
193	43	Bridgewater, Township Of	OPEN SPACE	35499	0.533	Stormwater management facility – retention basin - for existing subdivision development
400	28.0 1	Evangel Chapel,	497 ROUTE 28	35521	0.532	Site developed with Evangel Chapel. Inaccessible developable area, scattered and to the rear of the existing church and accessory parking area.
907	32	Martinsville Community Center,Inc.	1961 WASHINGTON VALLEY RD	35599	0.485	Scattered area at rear of property, inaccessible and insufficiently sized for development
812	49.0 1	Stoudt, Frank E	554 STANGLE ROAD	35516	0.443	Inaccessible property, developable areas scattered and small in size.
367	23	Davis, Sue Ann	ROUTE 22	35464	0.439	Undevelopable due to narrow configuration and no access
418	67	Cerebral Palsy Assoc Middlesex Cty	529 STONY BROOK DRIVE	35595	0.411	Site developed with residential home for Cerebral Palsy Association of Middlesex County
632	1	Etown Wtr Co % American Water	RECTOR ROAD	35637	0.41	Property owned by American Water and is developed with a storage water tank for the utility.


BLOCK	LOT	OWNER	PROPERTY LOCATION	DCA LAND CAPACITY GIS FILE OBJECTID	ACRES DEVELOPABLE (DCA)	NOTES
906	47	Prokopczyk, Angela,& Assante,M-Etal	10 ASSANTE LANE	35614	0.384	Undevelopable, developable area is split and located at rear of property with no access.
907	47.0 1	Longo, Carmen	2017 WASHINGTON VALLEY RD	35598	0.353	Undevelopable, developable area is split and located at rear of property with no access.
183	59	Bridgewater, Township Of	OPEN SPACE	35503	0.318	Deed Restricted Open Space
514	1	United States Postal Svc	495 NORTH BRIDGE ST	35519	0.305	Post Office Facility
303	1	Somerset County,	WATSON STREET	35447	0.304	Site developed with Torpey Complex
718	108	Dobusz, Gregory Trustee	127 MOUNTAINSIDE LANE	35552	0.288	Undevelopable, developable area located at rear of property with no road access.
807	9	Bridgewater, Township Of	2262 BROOKSIDE DRIVE	35555	0.287	Deed Restricted Open Space
516	45	Bridgewater, Township Of	WINCHESTER AVE	35537	0.283	Municipal owned lot, adjacent to Torpey Complex, inaccessible, adjacent to I-287
809	2.01	Bridgewater, Township Of	HILLCREST RD	35491	0.283	Insufficiently sized area, located along an existing road.
907	29	Martinsville Methodist Church	1941 WASHINGTON VALLEY RD	35599	0.27	Site owned by Martinsville Methodist Church and developed with residential dwelling for use by church.
718	36	Wajnberg, Ewa	MOUNTAIN TOP RD.	35572	0.253	Undevelopable due to narrow configuration
803	19	Mandich, Mary L	1031 VOSELLER AVE	35583	0.249	Undevelopable due to narrow configuration
221	1.04	Bridgemark Devel Llc, Ste 208	1210 ROUTE 22	35459	0.246	Undevelopable area at rear of existing developed site – only 35 feet in width.
470	31	Carl F. Brewer, Et AL	COUNTRY CLUB ROAD	35603	0.23	Undevelopable area at rear of site – only 32 feet in width.
516	23	Bridgewater, Township Of	WINCHESTER AVE	35535	0.208	Narrow area, undersized to accommodate development
711	6.03	Chimneyrock Crossing W%Regency Ctrs	CHIMNEY ROCK RD	35468	0.205	Small area, undersized and poorly configured to accommodate development
552	2	Hrd Properties, Inc %Pacific Retail	COMMONS WAY	35504	0.201	Split area, narrow and poorly configured to accommodate development
821	25	One More Time, Llc	TOWNSHIP LINE	35500	0.155	Inaccessible, poorly configured area to accommodate development
441	1.31	County Of Somerset	MEADOW ROAD	35631	0.15	Inaccessible, poorly configured area to accommodate development. Located within FEMA Flood Hazard Area

BLOCK	LOT	OWNER	PROPERTY LOCATION	DCA LAND CAPACITY GIS FILE OBJECTID	ACRES DEVELOPABLE (DCA)	NOTES
425	11	Bridgewater United Methodist Church	667 COUNTRY CLUB ROAD	35617	0.147	Site owned by United Methodist Church and developed with residential dwelling.
516	30	Bridgewater, Township Of	WINCHESTER AVE	35536	0.137	Municipal owned lot, adjacent to Torpey Complex, inaccessible
807	71	Bridgewater Township,	850 VOSSELLER AVE.	35524	0.134	Camp Cromwell – Deed Restricted. See Appendix B
516	40	Bridgewater, Township Of	WINCHESTER AVE	35537	0.13	Municipal owned lot, adjacent to Torpey Complex, inaccessible
802	123	Bridgewater, Township Of	GILBRIDE RD	35548	0.126	Deed Restricted Open Space
722	9.01	Bridgewater, Township Of	TULLO FARM ROAD	35609	0.125	Deed Restricted Open Space
707	3	Church Of Blessed Sacrament	1890 WASHINGTON VALLEY RD	35601	0.123	Site Developed with Church of Blessed Sacrament. Developable area is poorly configured and inaccessible to the rear of the existing church and parking area.
652	84	Manors At Runningbrook Home. Assoc.	OPEN AREA	35629	0.12	Common open space area of subdivision in existing residential development. Scattered sites and curvilinear along roadway.
516	41	Bridgewater, Township Of	WINCHESTER AVE	35537	0.119	Municipal owned lot, adjacent to Torpey Complex, inaccessible
443	17	Petrie, George K Iii & Janet A	MEADOW ROAD	35641	0.112	Inaccessible property, poorly configured for development with no access for development
902	18	Severin, C. & R. C/O Joan Yeager	WASHINGTON VALLEY RD	35652	0.101	Narrow, poorly configured for development and inaccessible along I-287
907	60.1 1	Blaize Properties, Llc	72 BLAZIER ROAD	35596	0.098	Narrow, poorly configured for development
600	9	State Of Nj Dot	WASHINGTON VALLEY RD	35655	0.093	NJ DOT Owned Property adjacent to I-78
516	44	Bridgewater, Township Of	WINCHESTER AVE	35537	0.092	Municipal owned lot, adjacent to Torpey Complex, inaccessible
601	5	Bridgewater, Township Of	ROUTE 202/206	35649	0.083	Deed Restricted Open Space
706	48	Skala, Frank	JAMES ST	35588	0.083	Narrow, poorly configured for development and inaccessible
706	47	Bridgewater Township	JAMES ST	35590	0.074	Narrow, poorly configured for development and inaccessible
811	12.0 1	Bridgewater, Township Of	STANGLE RD	35497	0.073	Narrow, poorly configured for development
812	49	Stoudt, Frank E	STANGLE RD	35513	0.071	Narrow, poorly configured for development and inaccessible

BLOCK	LOT	OWNER	PROPERTY LOCATION	DCA LAND CAPACITY GIS FILE OBJECTID	ACRES DEVELOPABLE (DCA)	NOTES
907	30	Martinsville Methodist Church	1949 WASHINGTON VALLEY RD	35599	0.069	Site Developed with Martinsville Methodist Church. Developable area is inaccessible to the rear of the existing church and parking area.
707	15	White, Daniel M & Janna	QUARRY LANE	35585	0.066	Narrow, poorly configured for development
173	1	713 Company C/O Cronheim Mgmt Svcs	MILLTOWN ROAD	35574	0.058	Narrow, poorly configured for development
718	42	Litwin, Seymour & B Nancy	1872 MOUNTAIN TOP RD.	35556	0.058	Narrow, poorly configured for development
300	19	Rosania, H M & Meyer, E J & M S	WATSON STREET	35448	0.054	Under 2500 SF
300	18	Rosania, H M & Meyer, E J & M S	MEYER STREET	35448	0.047	Under 2500 SF
516	42	Bridgewater, Township Of	WINCHESTER AVE	35537	0.042	Under 2500 SF
516	43	Bridgewater, Township Of	WINCHESTER AVE	35537	0.026	Under 2500 SF
516	22	Bridgewater, Township Of	WINCHESTER AVE	35535	0.018	Under 2500 SF
516	39	Bridgewater, Township Of	WINCHESTER AVE	35537	0.008	Under 2500 SF
572	9	Heath, Constance	BROAD STREET	35495	0.003	Under 2500 SF
573	4	Bridgewater, Township Of	SOMERVILLE ROAD	35493	0	Under 2500 SF
170	3	Champion Real Estate Mgmt Llc	208 ROUTE 28	35584	0	Under 2500 SF
Total Acres Undevelopable					153.647	

Appendix B: Deeds for Camp Cromwell (Block 807 - Lots 1, 56 & 71) and Block 801, Lot 46

174

 **SOMERSET COUNTY**
DOCUMENT COVER SHEET

HON. BRETT A. RADI
 SOMERSET COUNTY CLERK
 PO BOX 3000
 20 GROVE STREET
 SOMERVILLE, NJ 08876

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2017024177

BRETT A. RADI COUNTY CLERK
 SOMERSET COUNTY, NJ
 2017 JUN 20 02:37:52 PM
 BK: 6968 PG: 316-330
 CONS: \$7,500,000.00 EXEMPT: N
 NJ XFER FEE: \$0.00
 INSTRUMENT # 2017024177

(Official Use Only)

DATE OF DOCUMENT: June 13, 2017	TYPE OF DOCUMENT:
FIRST PARTY (Grantor, Mortgagor, Seller or Assignor) Camp Cromwell, Inc.	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee) The Township of Bridgewater
ADDITIONAL PARTIES:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
MUNICIPALITY: Bridgewater Township	MAILING ADDRESS OF GRANTEE: 100 Commons Way Bridgewater, NJ 08807
BLOCK: 807	
LOT: 1, 56 & 71	
CONSIDERATION: \$ 7,500,000.00	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY			
BOOK	PAGE	INSTRUMENT #	DOCUMENT TYPE

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 RETAIN THIS PAGE FOR FUTURE REFERENCE

SAVO SCHALK
Counsellors at Law

77 North Bridge Street
Somerville, New Jersey 08876
Record & Return to:
William T. Cooper, III
P.O. Box 1034
Somerville, NJ 08876

Prepared by Keith E. Marlowe
Keith E. Marlowe

DEED

This Deed is made on June 13, 2017 *delivered June 15, 2017*

BETWEEN **Camp Cromwell, Inc., (formerly known as Northover, Inc., and Christodora House, Inc.)**
A New Jersey Nonprofit Corporation,

whose address is 850 Vosseller Avenue, Martinsville, New Jersey, 08836, referred to as the Grantor.

AND **The Township of Bridgewater**
A Municipal Corporate of the State of New Jersey

whose address is 100 Commons Way, Bridgewater, New Jersey, 08807, referred to as the Grantee. The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Seven Million Five Hundred Thousand and no/100---(\$7,500,000.00)---Dollars. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Bridgewater Township, Block No. 807, Lots No. 1, 56 and 71

Property. This property consists of the land and all the buildings and structures on the land in the **Township of Bridgewater**, County of **Somerset** and State of New Jersey. The legal description is:

See Exhibit A attached hereto and made a part hereof.

Being the same premises conveyed to the Grantor herein by the following Deeds:

A: Block 807, Lot 1:

Northover, Inc., a Charitable Corporation not for profit of the State of New Jersey by Deed from Christodora House, Inc., a Charitable Corporation not for profit of that State of New Jersey dated June 10, 1973 recorded June 27, 1973 in the Somerset County Clerk's Office in Corrective Deed Book 1282 page 649 for the purpose of Name Change.

Original Deed into Christodora House, Inc., a New Jersey Charitable Corporation by Deed from Thomas Kozic and Mary R. Kozic, his wife, and Sophie Kozic, widow, dated March 29, 1966 recorded April 1, 1966 in the Somerset County Clerk's Office in Deed Book 1121 page 156.

AND

Northover, Inc., a Charitable Corporation not for profit of the State of New Jersey by Deed from Christodora House, Inc., a Charitable Corporation not for profit of the State of New Jersey dated June 10, 1973 recorded June 27, 1973 in the Somerset County Clerk's Office in Corrective Deed Book 1282 page 653 for the purpose on Name Change.

Original Deed into Christodora House, Inc., a Charitable Corporation not for pecuniary profit of the State of New Jersey by Deed from Christodora House, a Corporation organized under the Membership Organizations Law of the State of New York (successor by change of name to Young Women's Settlement), dated September 29, 1952 recorded September 30, 1952 in the Somerset County Clerk's Office in Deed Book 789 page 74.

Reversionary Interest as set forth in Deed Book 6676 page 3509.

B: Block 807 Lot 56:

Northover Inc., a corporation of New Jersey by Deed from University Outing Club, a corporation of New Jersey dated September 29, 1975 recorded September 30, 1975 in the Somerset County Clerk's Office in Deed Book 1320 page 468.

C: Block 807 Lot 71 (formerly Block 8501 Lot 4):

Camp Cromwell, Inc., by Deed from Estate of Mary R. Kozic dated March 10, 1993 recorded April 5, 1993 in the Somerset County Clerk's Office in Deed Book 1899 page 885.

(explanatory note: the vesting deeds contained individual metes and bounds descriptions of the lots. Such descriptions have been consolidated into a single description contained herein.)

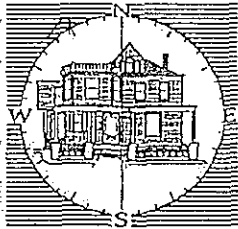
See Exhibit B for limitations on use of Property.

Environmental Provisions. The provisions attached hereto as Exhibit "C," shall be binding on both the Grantee and all future owners of the Property at all times hereafter to the maximum extent permitted by Applicable Law, as defined herein, including, without limitation, as a covenant that runs with the land, namely the Property.

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).

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EXHIBIT A



SINCE 1955

STIRES ASSOCIATES, P.A.

PROFESSIONAL ENGINEERS AND SURVEYORS
ENVIRONMENTAL CONSULTANTS
43 W. HIGH STREET SOMERVILLE, N.J. 08876
Ph. (908) 725-0230 Fax (908) 707-0831
www.stiresassociates.com

Deed Description

Lands of Camp Cromwell

Block 807 Lots 1, 56 & 71

Vosseller Avenue

Bridgewater Township, Somerset County, NJ

Date February 17, 2016

All that certain lot, tract, or parcel of land and premise situate, lying and being in the Township of Bridgewater, County of Somerset, and State of New Jersey being more particularly described as follows:

BEGINNING at a concrete monument set at the intersection of the southerly sideline of Brookside Drive, set 16.50 feet from centerline, with the easterly sideline of Vosseller Avenue, set 16.50 feet from centerline, said point having New Jersey State Plane Coordinates (NAD 1983) of North 640,737.89 East 479,438.40, and from said point running in the bearing system of NJSPCS NAD 1983;

- Thence 1) along the sideline of Brookside Drive, North 62 degrees 52 minutes 30 seconds East a distance of 87.83 feet;
- Thence 2) continuing along the sideline of Brookside Drive, North 78 degrees 31 minutes 11 seconds East a distance of 72.57 feet;
- Thence 3) continuing along the sideline of Brookside Drive, North 85 degrees 50 minutes 37 seconds East a distance of 494.57 feet;
- Thence 4) continuing along the sideline of Brookside Drive, South 75 degrees 22 minutes 37 seconds East a distance of 240.66 feet;
- Thence 5) continuing along the sideline of Brookside Drive, North 89 degrees 59 minutes 28 seconds East a distance of 295.60 feet;
- Thence 6) continuing along the sideline of Brookside Drive, North 74 degrees 22 minutes 00 seconds East a distance of 434.32 feet;
- Thence 7) continuing along the sideline of Brookside Drive, North 69 degrees 37 minutes 42 seconds East a distance of 106.51 feet to the extension of the westerly line of lands belonging now or formerly to Joan M. Newman;

A MEMBER OF THE "STIRES GROUP" OF COMPANIES

1017

STIRES ASSOCIATES, P.A.

- Thence 8) along the lands of Newman passing over a monument found 25.76 feet from centerline and another monument found at the southwesterly corner of the lands of Newman and continuing along the westerly line of lands known as "Gudrun Block 8501 Lot 14 and 17" as platted and recorded in the Somerset County Clerk's Office June 29, 1988 as map 2616, South 06 degrees 21 minutes 56 seconds East a distance of 1154.67 feet;
- Thence 9) along the platted lands known as "Gudrun", South 88 degrees 46 minutes 06 seconds East a distance of 706.07 feet to a concrete monument found at the northwest corner of lands known as "Section Three Wood-Field Homes", as platted and recorded in the Somerset County Clerk's Office July 27, 1965 as map 1061;
- Thence 10) along the westerly line of "Section Three Wood-Field Homes", South 05 degrees 17 minutes 30 seconds East a distance of 492.70 feet to the northerly line of lands known as "Woodfield Estates II" as platted and recorded in the Somerset County Clerk's Office November 24, 1993 as map 2974;
- Thence 11) along the northerly line of "Woodfield Estates II", North 89 degrees 37 minutes 32 seconds West a distance of 695.44 feet to a concrete monument found;
- Thence 12) along the westerly line of "Woodfield Estates II", South 05 degrees 23 minutes 09 seconds East a distance of 479.84 feet to a concrete monument found at the southwesterly corner of "Woodfield Estates II";
- Thence 13) along the southerly line of "Woodfield Estates II", North 61 degrees 23 minutes 34 seconds East a distance of 4.03 feet to the westerly line of lands known and platted as "Map of Subdivision Lots 11 & 12 Block 8501" as recorded in the Somerset County Clerk's Office September 16, 1969 as map 1259;
- Thence 14) along the westerly line of "Map of Subdivision Lots 11 & 12 Block 8501" South 05 degrees 38 minutes 26 seconds East a distance of 285.12 feet to a large white oak tree found;
- Thence 15) continuing along the southerly line of "Map of Subdivision Lots 11 & 12 Block 8501", South 80 degrees 39 minutes 36 seconds West a distance of 131.99 feet to a corner of lands known and platted as "Map of Subdivision Block 8501 Lot 5" as recorded in the Somerset County Clerk's Office May 1, 1969 as map 1231;
- Thence 16) along the southerly line of "Map of Subdivision Block 8501 Lot 5", South 80 degrees 40 minutes 33 seconds West a distance of 647.28 feet to an iron pipe found;

A MEMBER OF THE "STIRES GROUP" OF COMPANIES

STIRES ASSOCIATES, P.A.

- Thence 17) continuing along the line of "Map of Subdivision Block 8501 Lot 5", South 09 degrees 19 minutes 27 seconds East a distance of 25.00 feet to a concrete monument found;
- Thence 18) continuing along the line of "Map of Subdivision Block 8501 Lot 5", South 80 degrees 40 minutes 33 seconds West a distance of 380.00 feet to an iron pin set;
- Thence 19) continuing along the line of "Map of Subdivision Block 8501 Lot 5", North 09 degrees 20 minutes 11 seconds West a distance of 25.00 feet to an iron pin set;
- Thence 20) continuing along the line of "Map of Subdivision Block 8501 Lot 5", North 15 degrees 45 minutes 22 seconds West a distance of 180.00 feet to a concrete monument found;
- Thence 21) continuing along the line of "Map of Subdivision Block 8501 Lot 5", South 80 degrees 40 minutes 33 seconds West a distance of 370.28 feet to the sideline of Vosseller Avenue set 16.50 feet from centerline;
- Thence 22) along the sideline of Vosseller Avenue, North 15 degrees 29 minutes 38 seconds West a distance of 95.45 feet;
- Thence 23) continuing along the sideline of Vosseller Avenue, North 16 degrees 39 minutes 20 seconds West a distance of 154.04 feet to the line of lands belonging now or formerly to Bruce E. Thompson and Elizabeth A. Hixenbaugh;
- Thence 24) along the lands of Thompson and Hixenbaugh, North 84 degrees 48 minutes 29 seconds West a distance of 344.00 feet to an iron pipe found;
- Thence 25) continuing along the lands of Thompson and Hixenbaugh, North 10 degrees 30 minutes 01 seconds West a distance of 127.28 feet to line of lands belonging now or formerly to Thomas L. Bohn;
- Thence 26) along the lands of Bohn, North 84 degrees 48 minutes 29 seconds West a distance of 88.98 feet to an iron pin set;
- Thence 27) continuing along the lands of Bohn, North 08 degrees 26 minutes 30 seconds West a distance of 138.68 feet to an iron pin set;
- Thence 28) continuing along the lands of Bohn, South 81 degrees 48 minutes 32 seconds West a distance of 458.74 feet to the sideline of Vosseller Avenue set 16.50 feet from centerline;

STIRES ASSOCIATES, P.A.

- Thence 29) along the sideline of Vosseller Avenue, North 14 degrees 26 minutes 04 seconds West a distance of 120.71 feet;
- Thence 30) continuing along the sideline of Vosseller Avenue, North 17 degrees 31 minutes 37 seconds West a distance of 182.63 feet to a point of curvature;
- Thence 31) continuing along the sideline of Vosseller Avenue on a curve to the right having a radius of 235.00 feet, a length along the arc of 82.00 feet, a bearing along the chord of North 07 degrees 31 minutes 50 seconds West and a distance along the chord of 81.58 feet to a point of tangency;
- Thence 32) continuing along the sideline of Vosseller Avenue, North 02 degrees 27 minutes 56 seconds East a distance of 38.47 feet to a point of curvature;
- Thence 33) continuing along the sideline of Vosseller Avenue on a curve to the left having a radius of 500.00 feet, a length along the arc of 117.60 feet, a bearing along the chord of North 04 degrees 16 minutes 20 seconds West and a distance along the chord of 117.33 feet to a point of tangency;
- Thence 34) continuing along the sideline of Vosseller Avenue, North 11 degrees 00 minutes 36 seconds West a distance of 102.90 feet to a point of curvature;
- Thence 35) continuing along the sideline of Vosseller Avenue on a curve to the right having a radius of 1683.50 feet, a length along the arc of 117.53 feet, a bearing along the chord of North 09 degrees 00 minutes 36 seconds West and a distance along the chord of 117.31 feet to a point of tangency;
- Thence 36) continuing along the sideline of Vosseller Avenue, North 07 degrees 00 minutes 36 seconds West a distance of 100.04 feet to a point of curvature;
- Thence 37) continuing along the sideline of Vosseller Avenue on a curve to the left having a radius of 1166.50 feet, a length along the arc of 361.68 feet, a bearing along the chord of North 15 degrees 53 minutes 33 seconds West and a distance along the chord of 360.24 feet to a point of reverse curvature;
- Thence 38) continuing along the sideline of Vosseller Avenue on a curve to the right having a radius of 425.00 feet, a length along the arc of 96.67 feet, a bearing along the chord of North 18 degrees 15 minutes 32 seconds West and a distance along the chord of 96.46 feet to a point of tangency;
- Thence 39) continuing along the sideline of Vosseller Avenue, North 11 degrees 44 minutes 33 seconds West a distance of 215.91 feet to a point of curvature;

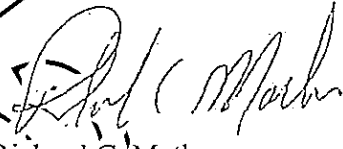
STIRES ASSOCIATES, P.A.

Thence 40) continuing along the sideline of Vosseller Avenue on a curve to the right having a radius of 418.50 feet, a length along the arc of 347.67 feet, a bearing along the chord of North 12 degrees 03 minutes 24 seconds East and a distance along the chord of 337.76 feet to the Point and Place of BEGINNING.

Area of the described premises contains 4,322,750 square feet or 99.237 acres of land

The above description was written pursuant to a survey of the property designated as Block 807, Lots 1, 56 & 71, on the municipal tax map of the Township of Bridgewater, County of Somerset, and State of New Jersey. Said survey was prepared by Stires Associates, P.A., 43 West High Street, Somerville, NJ Dated 02/13/2017 and marked as project number 16391.

Stires Associates, P.A.


Richard C. Mathews
New Jersey Professional Land Surveyor
License No. 29353

W/lgl/10/16/16391
Date 2/17/2017

EXHIBIT B

The Township of Bridgewater (hereinafter "Township") received funding for the acquisition of the Property from the Somerset County Open Space, Recreation, Flood Plain, Protection and Farmland and Historic Preservation Trust Fund and as such carry with it statutory restrictions concerning the use of the property within the terms and conditions of that Statute N.J.S.A. 40:12-15.6 including but not limited to the following:

A. The Property shall be held in trust and used exclusively for the purposes authorized by the Open Space and Farm Land Preservation, Recreation and Conservation and Historic Preservation Act, as may be amended from time to time. (N.J.S.A. 40:12-15.6b)

B. The Township agrees to make and keep the Property accessible to the public, unless the Township determines that public accessibility would be detrimental to the public, unless the Township determines that public accessibility would be detrimental to the lands or waters or any improvements hereon or to any natural resources associates therewith. (N.J.S.A. 40:12-15d[3]).

C. The Township agrees not to lease, sell, exchange or donate the Property except upon approval of the Somerset county Board of Chosen Freeholders and upon such conditions as the Somerset County Board of Freeholders may establish. (N.J.S.A. 40:12-15.6d[4]).

D. The Township acknowledges and agrees that the property shall be open to the general public for recreational purposes.

E. The Township pursuant to N.J.S.A. 40:12-15.6(c) shall have full control of the property and may adopt an ordinance providing for (1) suitable rules and regulations, and bylaws for the use of the property, (2) the enforcement of those rules, regulations and bylaws, and (3) when appropriate, the charging and collection of reasonable fees for use of the lands or for activities conducted thereon. The Township agrees that any fees charged pursuant to the statute shall be uniformly applied to all residents of Somerset County.

COOPY

EXHIBIT C

For purposes of this exhibit "C," the following terms shall have the following meanings:

- (1) "Applicable Law" means all applicable federal, state and local and municipal constitutions, statutes, ordinances, rules, regulations and legally enforceable guidelines and policies.
- (2) "Closing Date" means the date of this Deed.
- (3) "Engineering Controls" shall have the same meaning as used in Applicable Law, including the SRRA.
- (4) "Governmental Authorities" means all federal, state, local and municipal executive, judicial or legislative body, including, without limitation, any agency, commission, department, board, court, tribunal, legislative branch or entity authorized by Applicable Law to act on behalf of any of the foregoing.
- (5) "Hazardous Substances" means any solid, liquid or gas (a) defined as a hazardous substance, hazardous waste, hazardous material, toxic substance, pollution, a pollutant, contamination or a contaminant in any Applicable Law; (b) that consists, in whole or in part, of asbestos, urea formaldehyde or polychlorinated biphenyls; or (c) the presence of which may cause liability under common law.
- (6) "Institutional Controls" shall have the same meaning as used in Applicable Law, including the SRRA.
- (7) "Remedial Action Permits" shall have the same meaning as used in Applicable Law, including the SRRA.
- (8) "SRRA" means the New Jersey Site Remediation Reform Act, N.J.S.A. 58:10C-1 et seq. or and all rules, regulations, legally enforceable guidelines and policies, and executive orders promulgated with respect thereto.

After the issuance of the RAO or NFA (collectively the "AOC RAO.") required to satisfy Grantor's obligations under the Environmental Remediation Agreement made the ____ day of June 2017 by and between, Grantor, Grantee and Brown Moskowitz & Kallen, P.C., solely in its capacity as the Escrow Agent (the "Agreement"), Grantee shall, at Grantee's sole cost, comply with all of the requirements of the (1) AOC RAO, (2) all Engineering Controls used to obtain the AOC RAO; (3) all Institutional Controls used to obtain the AOC RAO; and (4) any Remedial Action Permits used to obtain the AOC RAO. Further, Grantee shall perform any further Remediation required by Applicable Law of any Hazardous Substances, known or unknown, on, at, under or migrating from the Property.

The obligations in this Exhibit C shall run with the land and Grantor and any subsequent grantee shall (i) be responsible for all of the obligations set forth above; and (ii) ensure that any person or entity that takes title to the property at any time hereafter also agrees to be responsible for compliance with all of Grantor's obligations set forth above including, without limitation, the obligation to pay all remediation costs either (i) in excess of Grantor's obligations set forth in the Agreement; or (ii) after the issuance of the AOC RAO.

RTF-1EE (Rev. 12/09)

STATE OF NEW JERSEY

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, 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

FOR RECORDER'S USE ONLY

COUNTY SUMMERSSET } SS. County Municipal Code 1806

Consideration \$ 7,500,000.00
RTF paid by buyer \$ 0
Date 6/20/17 By JA

MUNICIPALITY OF PROPERTY LOCATION BRIDGEWATER TOWNSHIP

22-6001691
XXX-XX-XX

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)
Deponent, Michael V. Cameron being duly sworn according to law upon his/her oath,

deposes and says that he/she is the Legal Representative in a deed dated June 13, 2017 transferring (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 807 Lot number 1, 56 + 71 located at 850 Vosseller Avenue and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 7,500,000.00 (See Instructions #1, #5, and #11 on 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 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
 Class 4A - Commercial properties (if checked, calculation in (E) required below)
 Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 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- Industrial 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 (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
Total Assessed Valuation + Director's Ratio = Equalized Valuation
Property Class 15F \$ 7,241,400 (90.72 % = \$ 17,982,142)
Property Class _____ \$ _____ + _____ % = \$ _____
Property Class _____ \$ _____ + _____ % = \$ _____
Property Class _____ \$ _____ + _____ % = \$ _____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Value
\$ _____ + _____ % = \$ _____

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.

(3) TOTAL EXEMPTION FROM FEE (See 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 Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
The Property was tax exempt and will continue to be tax exempt as title is vested in The Township of Bridgewater, a Municipal Corporation of the State of New Jersey

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce 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 33, P.L. 2006.

Subscribed and sworn to before me this 20th day of June, 2017.
Gavin H. Millard

Michael V. Cameron Signature of Deponent
Michael V. Cameron Grantee Name
77 North Bridge Street 100 Commons Way Deponent Address
Somerville, NJ 08876 Grantee Address at Time of Sale
Bridgewater, NJ 08807 Name/Company of Settlement Officer

GAVIN H. MILLARD
Commission #2402632
A Notary Public of New Jersey
My Commission Expires November 30, 2020

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY
Instrument Number _____ County Somerset
Deed Number _____ Book _____ Page _____
Deed Dated 6/13/17 Date Recorded 6/20/17

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 YORK

} SS. County Municipal Code
1806

COUNTY

MUNICIPALITY OF PROPERTY LOCATION Bridgewater

FOR RECORDER'S USE ONLY	
Consideration	\$ <u>7,500,000.00</u>
RTF paid by seller	\$ <u>0</u>
Date	<u>6/20/17</u> By <u>JH</u>

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

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

Deponent, Stephen Tosh being duly sworn according to law upon his/her oath, deposes and says that he/she is the Executive Director in a deed dated June 2017 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 807 Lot number 1, 56 2 71 located at 850 Vosseller Avenue, Martinsville and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 7,500,000 (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: (See 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 (See 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.

Deed transferred to state instrumentality, agency or subdivision

(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 #10 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 and #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 13th day of JUNE, 2017

Cynthia M. Lawrence
CYNTHIA M LAWRENCE
Notary Public-State of New York
No. 01LA6123403
Qualified in New York County
Commission Expires 03/07/2021

<u>Stephen Tosh</u> Signature of Deponent	<u>Camp Cromwell Inc.</u> Grantor Name
<u>850 Vosseller Avenue</u> (Martinsville, NJ 08836)	<u>850 Vosseller Avenue</u> (Martinsville, NJ 08836)
Deponent Address	Grantor Address at Time of Sale
xxx-xxx- <u>724</u>	
Last three digits in Grantor's Social Security Number	Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY	
Instrument Number	County <u>Somerset</u>
Deed Number	Book
Deed Dated <u>6/13/17</u>	Date Recorded <u>6/20/17</u>

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 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 of Taxation website at: www.state.nj.us/treasury/taxation/pt/localtax.htm



GIT/REP-3
(9-2015)

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s) Camp Cromwell Inc.
 Current Street Address 1850 Vosseller Avenue
 City, Town, Post Office Box Martinsville State NJ Zip Code 08836

PROPERTY INFORMATION

Block(s) 807 Lot(s) 1, 56 and 71 Qualifier
 Street Address 850 Vosseller Avenue
 City, Town, Post Office Box Martinsville State NJ Zip Code 08836
 Seller's Percentage of Ownership 100% Total Consideration 7,500,000 Owner's Share of Consideration 100% Closing Date 6/1/17

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

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 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 so 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 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.

6/13/2017
Date

Camp Cromwell, Inc.
By: Stephen Tosh, Executive Director
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

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.

Witness:

Camp Cromwell, Inc.

Susan Bender
SUSAN BENDER

By *Stephen T*
Stephen Tosh, Executive Director

STATE OF NEW YORK, COUNTY OF NEW YORK SS.:

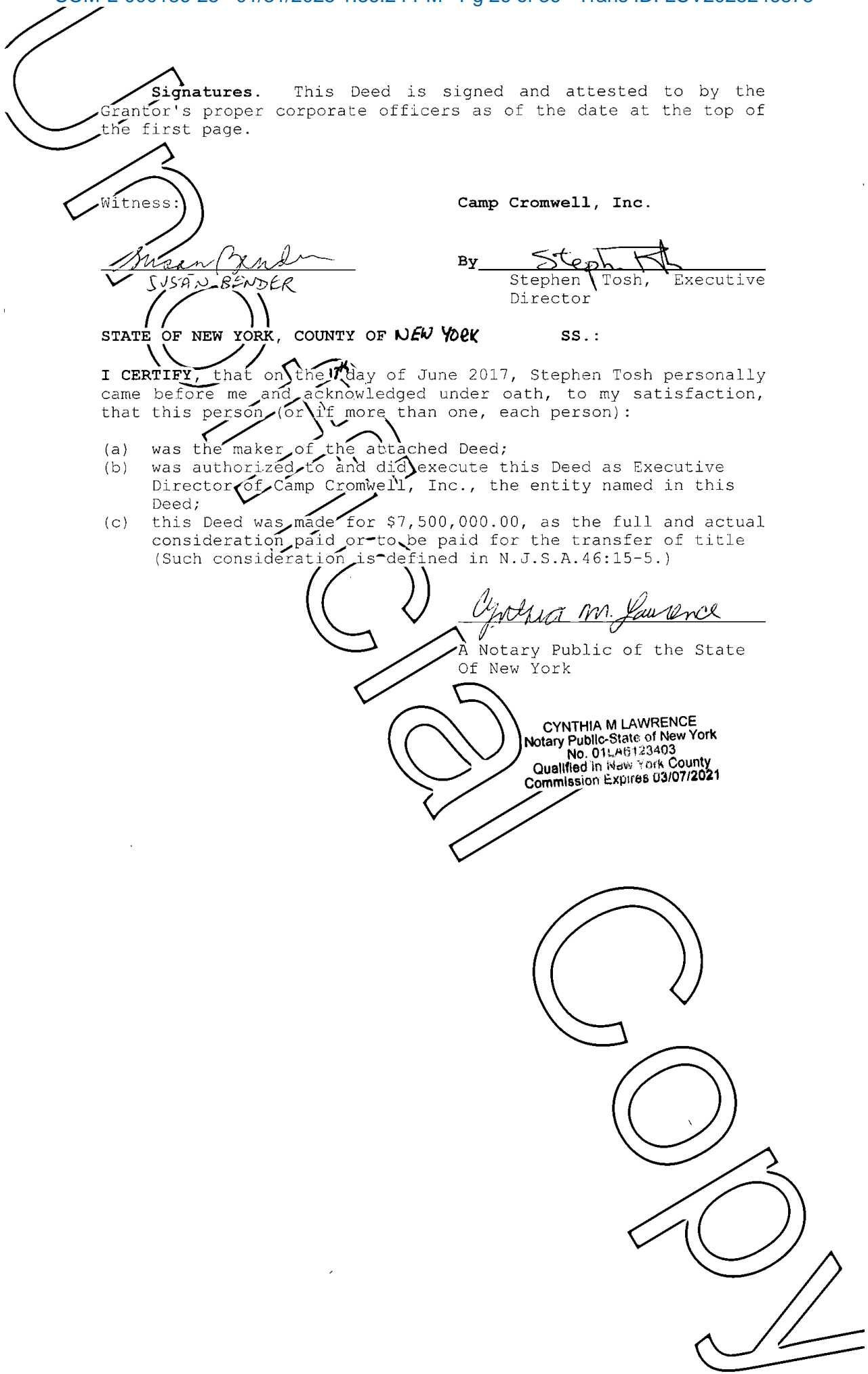
I CERTIFY, that on the 17 day of June 2017, Stephen Tosh personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

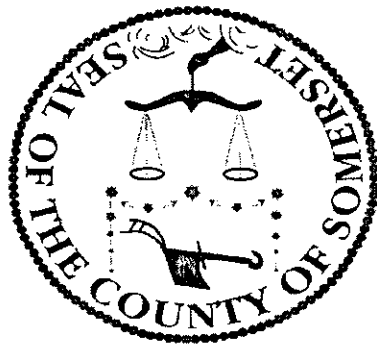
- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as Executive Director of Camp Cromwell, Inc., the entity named in this Deed;
- (c) this Deed was made for \$7,500,000.00, as the full and actual consideration paid or to be paid for the transfer of title (Such consideration is defined in N.J.S.A.46:15-5.)

Cynthia M. Lawrence

A Notary Public of the State Of New York

CYNTHIA M LAWRENCE
Notary Public-State of New York
No. 01LA6123403
Qualified in New York County
Commission Expires 03/07/2021





BRETT A. RADI
SOMERSET COUNTY CLERK
20 GROVE STREET
P.O. BOX 3000
SOMERVILLE, NJ 08876-1262

Recorded: 06/20/2017 02:37:52 PM
Book: OPR 6968 Page: 316-330
Instrument No.: 2017024177
TWP DEED 15 PGS \$11.00
CONSIDERATION: \$7,500,000.00
EXEMPTION: N

Recorder: ARTFITCHJ

DO NOT DISCARD



2017024177

COPIES

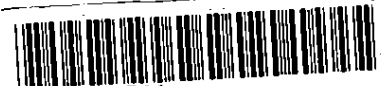
STEVE PETER COUNTY NJ
 SOMERSET COUNTY NJ
 2018 FEB 02 03:26:22 PM
 BK: 7022 PG: 1329-1337
 CONS: \$729,000.00 EXEMPT: N
 NJ XFER FEE: \$0.00
 INSTRUMENT # 2018004561



**SOMERSET COUNTY
 DOCUMENT COVER SHEET**

HON. STEVE PETER
 SOMERSET COUNTY CLERK
 PO BOX 3000
 20 GROVE STREET
 SOMERVILLE, NJ 08876

WWW.CO.SOMERSET.NJ.US



2018004561

(Official Use Only)

DATE OF DOCUMENT: 02/01/2018	TYPE OF DOCUMENT: Deed
FIRST PARTY (Grantor, Mortgagor, Seller or Assignor) John R. Haelig	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee) County of Somerset
ADDITIONAL PARTIES:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
MUNICIPALITY: Bridgewater	MAILING ADDRESS OF GRANTEE: County of Somerset PO Box 3000 Somerville, NJ 08876
BLOCK: 801	
LOT: 46	
CONSIDERATION: \$ 729,000.00	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY			
BOOK	PAGE	INSTRUMENT #	DOCUMENT TYPE

DO NOT REMOVE THIS PAGE
 THIS DOCUMENT COVER SHEET IS PART OF THE SOMERSET COUNTY FILING RECORD
 RETAIN THIS PAGE FOR FUTURE REFERENCE

Deed

This Deed is made on February 1, 2018

BETWEEN JOHN R. HAELIG, widowed, surviving tenant by the entirety,

whose post office address is 737 Hawthorne Avenue, Bound Brook, NJ 08805

referred to as the Grantor,

and COUNTY OF SOMERSET

whose post office address is P.O. Box 3000, Somerville, NJ 08876

referred to as the Grantee.

The word "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 **SEVEN HUNDRED TWENTY NINE THOUSAND \$729,000.00—DOLLARS.**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of the Township of Bridgewater, **Block No. 801 Lot No. 46** Qualifier No.

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Bridgewater, County of Somerset and State of New Jersey. The legal description is as follows:

Please see Legal Description annexed hereto as Schedule A and made a part hereof.

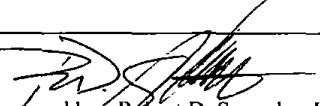
Premises is known and designated as **Block 801, Lot 46** on the Tax Map of the Township of Bridgewater, County of Somerset, in the State of New Jersey.

Being the same premises conveyed by deed to John R. Haelig and Shirley E. Haelig, from William H. Haelig and Mabel LR. Haelig, his wife, dated March 30, 1973 recorded April 6, 1973 in the Somerset County Clerk's Office in Deed Book 1278 page 357.

Shirley E. Haelig died December 6, 2015, Somerset County Surrogate Docket No. 15-01863, leaving John R. Haelig as Surviving Tenant by the Entirety.

The within conveyance is made subject to covenants, easements and restrictions of record, if any, and such state of facts as an accurate survey would disclose.

The portion of lands purchased with Somerset County Open Space Preservation Trust funding are subject to Green Acres restrictions as provided at N.J.S.A. 13:8C-1 et seq. and N.J.S.A. 7:36, as may be amended and supplemented, and the Grantee herein agrees to accept these lands with the Green Acres restrictions, including restrictions against dispose or diversion to a use for other than recreation and consideration purposes.


Prepared by: Robert D. Spengler, Esq.



STIRES ASSOCIATES, P.A.

PROFESSIONAL ENGINEERS AND SURVEYORS
ENVIRONMENTAL CONSULTANTS
43 W. HIGH STREET SOMERVILLE, N.J. 08876
Ph (908) 725-0230 Fax: (908) 707-0831
www.stiresassociates.com

Survey Descriptions
Lot 46 Block 801
Township of Bridgewater
Somerset County
Date: December 28, 2017
Thompson Avenue

All that certain lot, tract or parcel of land and premise situate lying and being in the Township of Bridgewater, County of Somerset, and State of New Jersey, being more particularly described as follows:

Beginning at the intersection of the northeasterly sideline of Thompson Avenue with the centerline of Donahue Road, said point of beginning also having New Jersey Plane Coordinates (NAD 1983) of North 634,839.24 East 477,336.86 and from said point running in the bearing system of NJSPCS NAD 1983;

- Thence 1) along the northeasterly sideline of Thompson Avenue on a curve to the left said curve having a radius of 1935.08 feet a length along the arc of 166.89 feet a bearing along the chord of North 34 degrees 16 minutes 36 seconds West and a distance along the chord of 166.84 feet to a point of tangency, having passed over a monument set at the northwesterly sideline of Donahue Road;
- Thence 2) continuing along the sideline of Thompson Avenue, North 36 degrees 44 minutes 51 seconds West a distance of 352.01 feet to a monument set in line of lands belonging now or formerly to Cira R. Santoro;
- Thence 3) along the lands of Santora, North 59 degrees 50 minutes 35 seconds East a distance of 237.10 feet;
- Thence 4) along the lands of Santoro and lands belonging now or formerly to Ronald H. & Elizabeth Sanderson, North 33 degrees 55 minutes 51 seconds West a distance of 200.00 feet to an iron pin set;
- Thence 5) along lands belonging now or formerly to Juliana G. Lusczek, North 21 degrees 53 minutes 51 seconds West a distance of 150.00 feet;
- Thence 6) continuing along lands of Lusczek, South 49 degrees 39 minutes 09 seconds West a distance of 304.79 feet to a concrete monument set in the sideline of Thompson Avenue.
- Thence 7) along the sideline of Thompson Avenue on a non-tangent curve to the left said curve having a radius of 662.27 feet a length along the arc of 4.90 feet a bearing along the chord of North 52 degrees 11 minutes 08 seconds West and a distance along the chord of 4.90 feet to a point of tangency;

A MEMBER OF THE "STIRES GROUP" OF COMPANIES

STIRES ASSOCIATES, P.A.

- Thence 8) continuing along the sideline of Thompson Avenue, North 51 degrees 23 minutes 51 seconds West a distance of 406.04 feet to a brass cap set in line of lands belonging now or formerly to Landhoe LLC;
- Thence 9) along the lands of Landhoe LLC, North 49 degrees 09 minutes 39 seconds East a distance of 342.04 feet to an iron pipe found;
- Thence 10) continuing along the lands of Landhoe LLC, North 31 degrees 48 minutes 36 seconds West a distance of 208.15 feet to a concrete monument found in the lands belonging now or formerly to Stavola Construction Materials, Inc.;
- Thence 11) along the lands of Stavola Construction Materials, Inc., North 53 degrees 42 minutes 39 seconds East a distance of 221.52 feet to a point near concrete monument found leaning;
- Thence 12) continuing along the lands of Stavola Construction Materials, Inc., North 18 degrees 16 minutes 51 seconds West a distance of 242.29 feet to a stone monument found and corner to lands belonging now or formerly to the County of Somerset;
- Thence 13) along the lands of the County of Somerset, South 75 degrees 36 minutes 55 seconds East a distance of 893.00 feet to a corner to lands belonging now or formerly to New Jersey American Water Company;
- Thence 14) along the lands of New Jersey American Water Company, South 09 degrees 01 minutes 19 seconds West a distance of 300.00 feet to an iron pin set;
- Thence 15) continuing along the lands of New Jersey American Water Company, South 66 degrees 09 minutes 41 seconds East a distance of 500.00 feet to an iron pin set in the westerly line of lands as plotted on a plat entitled "Final Plat of Lot 55 Block 7401" as recorded in the Somerset County Clerk's Office as map 2705;
- Thence 16) along the platted lands, South 03 degrees 22 minutes 26 seconds East a distance of 219.38 feet to an iron pin set and corner of lands belonging now or formerly to Albert Assad;
- Thence 17) along the lands of Assad, North 83 degrees 01 minutes 03 seconds West a distance of 219.11 feet to an iron pipe found and corner of lands belonging now or formerly to George & Janet H. Spetz;
- Thence 18) along the lands of Spetz and lands belonging now or formerly to Daniel A. Levatino & Michelle L. Marigllano, South 61 degrees 32 minutes 57 seconds West a distance of 400.00 feet to an iron pin set;
- Thence 19) along the lands of Levatino & Marigllano, South 23 degrees 52 minutes 03 seconds East a distance of 425.13 feet to the centerline of Donahue Road;
- Thence 20) along the centerline of Donahue Road, South 62 degrees 12 minutes 09 seconds West a distance of 366.29 feet to the Point of Beginning.

Area of described premises contains 1,169,861 square feet or 26.856 acres

A MEMBER OF THE "STIRES GROUP" OF COMPANIES

STIRES ASSOCIATES, P.A.

Excepting from the Green Acres Encumbrance the following 25-foot-wide right-of-way dedication, as measured as a perpendicular distance from the existing centerline for Donahue Road, and being more particularly described as follows;

Beginning at a concrete monument set at the intersection of the northeasterly sideline of Thompson Avenue with the northwesterly sideline of Donahue Road, said point of beginning also having New Jersey Plane Coordinates (NAD 1983) of North 634,860.46 East 477,323.51 and from said point running in the bearing system of NJSPCS NAD 1983:

- Thence 1) along the sideline of Donahue Road, North 62 degrees 12 minutes 09 seconds East a distance of 369.92 feet;
- Thence 2) South 23 degrees 52 minutes 03 seconds East a distance of 25.06 feet to the centerline of Donahue Road;
- Thence 3) along the centerline of Donahue Road, South 62 degrees 12 minutes 09 seconds West a distance of 366.29 feet to the sideline of Thompson Avenue;
- Thence 4) along the sideline of Thompson Avenue along a curve to the left having a radius of 1935.08 feet, a length along the arc of 25.07 feet, a bearing along the chord of North 32 degrees 10 minutes 38 seconds West and a distance along the chord of 25.07 feet to the Point of Beginning.

Area of described premises contains 9202 square feet or 0.211 acres

The Net Green Acres Encumbrance Area is 26.645 acres

The above description as shown on a plan entitled "Map of Survey - County of Somerset, Lands of Haelig, Lot 46 Block 801, Township of Bridgewater, Somerset County New Jersey". Prepared by Stires Associates, P.A., 43 West High Street, Somerville, NJ, Dated December 14, 2017 and marked as file number 17246.

Stires Associates, P.A.

Richard C. Mathews
New Jersey Professional Land Surveyor
License No. 29353

W/ig/10/17/17246
Dated 1/17/2018
Rev.1/22/18

A MEMBER OF THE "STIRES GROUP" OF COMPANIES

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

FOR RECORDER'S USE ONLY
Consideration \$ 729,000.00
RTF paid by seller \$
Date 2-18 By [Signature]

COUNTY Somerset } SS. County Municipal Code 1806

MUNICIPALITY OF PROPERTY LOCATION Bridgewater

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

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

Deponent, John R. Haelig (Name) being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated transferring real property identified as Block number 801 Lot number 46 located at Thompson Avenue, Bridgewater and annexed thereto.

(2) CONSIDERATION \$ 729,000.00 (Instructions #1 and #5 on reverse side) [X] 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: (See 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 (See 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:

(b) By or to the United States of America, this State, or any instrumentality, agency or subdivision

(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.
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 and #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 15 day of February, 2018

[Signature]
Robert D. Spangler
Attorney at Law
New Jersey

[Signature] John R. Haelig
Signature of Deponent Grantor Name
737 Hawthorne Avenue 737 Hawthorne Avenue
Bound Brook, NJ 08805 Bound Brook, NJ 08805
Deponent Address Grantor Address at Time of Sale
XXX-XXX- 316
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number
Deed Number Book Page
Deed Dated 2-18 Date Recorded 2-18
SOMERSET

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 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 of Taxation website at: www.state.nj.us/treasury/taxation/tp/localtax.htm



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 John R. Haelig

Current Street Address
 737 Hawthorne Avenue

City, Town, Post Office Box State Zip Code
 Bound Brook NJ 08805

PROPERTY INFORMATION

Block(s) Lot(s) Qualifier
 801 46

Street Address
 10 Village Green Road

City, Town, Post Office Box State Zip Code
 Bridgewater NJ 08807

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	\$729,000.00	\$729,000.00	

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

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 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 so 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.
8. Seller did not receive non-like kind property.
9. 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.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. 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.
13. 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.
14. The property transferred is a cemetery plot.
15. 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.

2-1-2018
 Date

 Date

John R. Haelig
 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

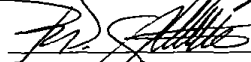
 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

The street address of the Property is: Lot 46 Block 801, Township of Bridgewater, NJ 08807

4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against a Grantor).

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed or Attested by:


ROBERT D. SPENGLER

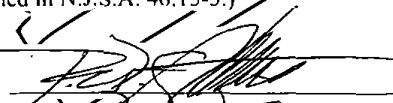

JOHN R. HAELIG

STATE OF NEW JERSEY, COUNTY OF SOMERSET SS.

I CERTIFY that on February 1, 2018,

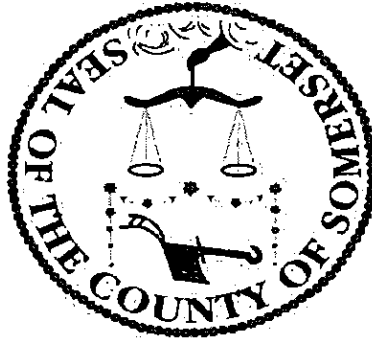
John R. Haelig, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$729,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)


ROBERT D. SPENGLER
A Notary Public ATTORNEY AT LAW

RECORD AND RETURN TO:
William T. Cooper, III, Esq.
25 West High Street
Somerville, NJ 08876

OF
NEW JERSEY



STEVE PETER
SOMERSET COUNTY CLERK
20 GROVE STREET
P.O. BOX 3000
SOMERVILLE, NJ 08876-1262

Recorded: 02/02/2018 03:26:22 PM
Book: OPR 7022 Page: 1329-1337
Instrument No.: 2018004561
DEED 9 PGS \$113.00
CONSIDERATION: \$729,000.00
EXEMPTION: N

Recorder: PREMPEH

DO NOT DISCARD



2018004561

COPIES