

NEW

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER  
(Chapter 49, P.L. 1988, as amended through Chapter 12, P.L. 2005)

To be recorded with deed pursuant to Chapter 49, P.L. 1988, as amended by Chapter 300, P.L. 1991 (N.J.B.A. 46:16-5 et seq.)  
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

} SS.

FOR RECORDER'S USE ONLY	
Consideration	\$ 2,100,000.00
RTF paid by buyer	\$ 22,885.00
Date	9/1/05
By	me

COUNTY OF HUDSON

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

Deponent, JEFFREY D. CURTISS, being duly sworn according to law upon his/her oath,  
(Name)

deposes and says that herein is the Officer/Manager in a deed dated 9/1/05 transferring  
(Donor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

real property identified as Block number 750 Lot number 123, 124 located at

202-204 Ogden Avenue, Jersey City and annexed thereto.  
(Street Address, Municipality, County)

(2) CONSIDERATION \$ 2,100,000.00 (See Instructions #1 and #5 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED BELOW SHOULD BE TAKEN FROM THE OFFICIAL TAX LIST (WHICH IS A PUBLIC RECORD) OF THE MUNICIPALITY WHERE THE PROPERTY IS LOCATED IN THE YEAR THAT THE TRANSFER IS MADE.

(A) When Grantee pays:

- Class 2 - Residential (4 Families or less)
- Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property.
- Class 4C - Residential Cooperative Unit

(B) When Grantee does not have to pay, fill out below:

- Property class. Circle applicable class(es): 1 4A 4B 4C 15
- Exempt Organization Pursuant to Federal Internal Revenue Code of 1986

Property classes: 1-Vacant Land, 4A-Commercial, 4B-Industrial, 4C-Apartment (other than residential cooperative unit), 15-Public Property

(3) FULL EXEMPTION FROM FEE (See Instruction #6 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1988, as amended through Chapter 88, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

4C - apartment building with more than 4 apartments.

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. 1988, as amended through Chapter 19, P.L. 2006.

Subscribed and sworn to before me  
this 24 day of Sept, 2005

Jeffrey D. Curtiss  
Signature of Deponent  
JEFFREY D. CURTISS  
Deponent Name  
47A Hancock Avenue  
Deponent Address  
Jersey City, NJ 07307

OGDEN AVENUE CH LLC  
Grantee Name  
47A Hancock Avenue  
Grantee Address at Time of Sale  
Jersey City, NJ 07307  
Name/Company of Settlement Officer

Christa Barton  
ATTORNEY AT LAW

FOR OFFICIAL USE ONLY	
Instrument Number	County
Deed Number	Book
Deed Date	Date Recorded
<u>9-1-05</u>	<u>10-9-05</u>

BK:07683 PG:00246



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
 (C.55. P.L. 2004)

GIT/REP-3  
 (11-04)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

Name(s)

202-204 OGDEN AVENUE, LLC

Current Resident Address:

Street: 2 CONSTITUTION COURT, #415

City, Town, Post Office

HOBOKEN

State

NJ

Zip Code

07030

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

750

Lot(s)

123 + L124

Qualifier

Street Address:

202-204 OGDEN AVENUE

City, Town, Post Office

Jersey City

State

NJ

Zip Code

07302

Seller's Percentage of Ownership

100%

Consideration

\$2,100,000 -

Closing Date

9-1-05

**SELLER ASSURANCES (Check the Appropriate Box)**

1.  I am a resident taxpayer 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 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.

**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.

9-1-05

Date

EX 07083 PG 00247

*[Signature]*  
 Signature  
 202-204 OGDEN AVE LLC  
 Signature

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