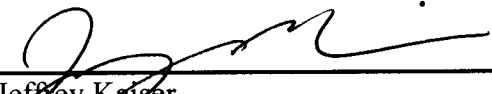


Prepared by:


Jeffrey Kaiser

DEED

THIS DEED is made on April 28, 2016,

BETWEEN TRINETRA REALTY HOLDINGS NJ DE LLC, having an address of 103 Carnegie Center, Suite 345, Princeton, New Jersey 08540 (the "**Grantor**"),

AND TRINETRA REALTY HOLDINGS PA LP, a Delaware limited partnership having an address of 103 Carnegie Center, Suite 345, Princeton, New Jersey 08540 (the "**Grantee**").

TRANSFER OF OWNERSHIP. The Grantor, for One Dollar (\$1.00), grants and conveys the property described below to the Grantee. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1), Township of West Windsor, Block No. 39, Lot No. 27.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above described property to the center lines thereof.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said property, subject to those easements, rights-of-way, conditions, covenants, restrictions, reservations and exceptions of record.

PROPERTY. The property consists of the land and all buildings and structures on the land in the Township of West Windsor, County of Mercer, State of New Jersey. The legal description is attached hereto as **Exhibit A**.

BEING COMMONLY KNOWN as 3710 US Highway 1 a/k/a 264 Washington Road, West Windsor, New Jersey.

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).

Unit: 56206
264 Washington Road
West Windsor, New Jersey 08540
Mercer County

EXHIBIT A

DESCRIPTION OF REAL PROPERTY

The land referred to herein below is situated in THE Township of West Windsor, County of Mercer, AND State of New Jersey, and is described as follows:

WEST WINDSOR

BEGINNING at an iron bar in the southeasterly right-of-way line of New Jersey State Highway, U.S. Route 1 (formerly Brunswick Turnpike, State Highway Route 26) (100.0 foot right-of-way), said BEGINNING point being distant 93.13 feet measured on a bearing of South 52 degrees 31 minutes 06 seconds West from the intersection of the said right-of-way line of U.S. Route 1 extended and the southwesterly sideline of Washington Road (60.0 foot right-of-way) extended; thence running

(1) along lands of New Jersey State Highway Department, South 81 degrees 08 minutes 55 seconds East, 129.21 feet to a point in the existing southwesterly sideline of Washington Road; thence running

(2) South 35 degrees 05 minutes 00 seconds East, along the existing southwesterly sideline of Washington Road, parallel with the centerline thereof and 30.0 feet southwesterly therefrom measured at right angles thereto, a distance of 70.42 feet to a point; thence running

(3) South 74 degrees 48 minutes 54 seconds West, 168.24 feet to a point; thence running

(4) South 52 degrees 30 minutes 54 seconds West, 106.05 feet to a point; thence running

(5) North 34 degrees 59 minutes 30 seconds West, 100.10 feet to a point in the southeasterly right-of-way line of U.S. Route 1; thence running

(6) along the southeasterly right-of-way line of U.S. Route 1, North 52 degrees 31 minutes 06

seconds East, 171.09 feet to the point and place of BEGINNING.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):

Block 69, Lot 27 on the official tax map of the Township of West Windsor, County of Mercer,
State of New Jersey

SIGNATURE. The Grantor signs this Deed as of the date at the top of the first page. The Grantor is a limited liability company.

WITNESS:

**TRINETRA REALTY HOLDINGS
NJ DE LLC**

By: Balkar S. Sain
Name: BALKAR S. SAIN

By: Rathnaker Reddy Patlola
Name: Rathnaker Reddy Patlola
Title: Manager

COMMONWEALTH OF PENNSYLVANIA)
) SS.:
COUNTY OF PHILADELPHIA)

I CERTIFY that on April 18, 2016, Rathnaker Reddy Patlola personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

(a) is named in and personally signed this Deed in his authorized capacity as Manager of the Grantor, Trinetra Realty Holdings NJ DE LLC;

(b) signed, sealed and delivered this Deed as his act and as Manager of the Grantor, Trinetra Realty Holdings NJ DE LLC, and

(c) made this Deed for \$1.00 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.)

Sworn and subscribed to me
on April 18, 2016.

Notary/Public
My commission expires: 11-23-16

RECORD AND RETURN TO:

Jeffrey Kaiser
Spector Gadon & Rosen, P.C.
1635 Market Street, 7th Floor
Philadelphia, Pennsylvania 19103

Chicago Title Company, LLC
2446 Church Road
3rd floor
Toms River, N.J. 08753
2015-80870

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Diana Lutz, Notary Public
Lower Moreland Twp., Montgomery County
My Commission Expires Nov. 23, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

Mr. & Mrs. N. J. DE C
ne her 8e

Zip Code
08510

Lot(s)
27

Qualifier

p - 2 WC

City,

Zip Code

Total Con
\$1.

Closing Date

Tax Act,

property.

- 2.
- 3.
- 4.

Seller is not an individual, estate, or trust and is not re

7.

1031

8.

9.

10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.

11.

12.

13.

14.

p ot.

eller on the

settlement sheet.

4.18.16
Date

Date

Signature

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

[Handwritten signature]

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

COUNTY

Ocean

1113

MUNICIPALITY OF PROPERTY LOCATION WEST WINDSOR

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

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

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

Deponent, Tracey A. Rousseau, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Officer of Title Company in a deed dated April 28, 2016 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 39 Lot number 27 located at 3710 US HWY 1 AKA 264 WASHINGTON ROAD, WEST WINDSOR, NJ and annexed thereto.

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

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

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

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ + % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(a) For consideration of less than \$100;

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

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

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
One or two-family residential premises. Owners as joint tenants must all qualify.

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

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- Affordable according to H.U.D. standards. Reserved for occupancy.
Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

- Entirely new improvement. Not previously occupied.
Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- No prior mortgage assumed or to which property is subject at time of sale.
No contributions to capital by either grantor or grantee legal entity.
No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 11th day of May, 2016

Signature of Deponent

Trinetra Realty Holdings NJ DE LLC
Grantor Name

2446 Church Rd, TR NJ 08753

Deponent Address

103 Carnegie Ctr Ste 345 Princeton
Grantor Address at Time of Sale

xxx-xxx- 5 0 0

Last three digits in Grantor's Social Security Number

Fidelity National Title

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

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

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at:

www.state.nj.us/treasury/taxation/lpt/localtax.shtml.