LIMITED LIABILITY COMPANY AFFIDAVIT OF TITLE

Commitment No.

STATE OF NEW JERSEY) COUNTY OF)

) SS:

Name:

each being sworn according to law, say under oath that:

- 1. REPRESENTATIONS. The Limited Liability Company will sometimes be referred to as "LLC", "it" or "its". If only one person signs this affidavit the words "we" "us" and "our" shall mean "I" "me" and "my". The statements contained in this affidavit are true to the best of our knowledge, information and belief.
- 2. MANAGERS/MEMBERS. We are Managers and/or Members of

, a Limited Liability Company of the State of New Jersey, having a mailing address of

- 3. NAME, AGE AND RESIDENCE. We are citizens of the United States of America and at least 18 years old. We are fully familiar with the business of said Limited Liability Company. We live at
- 4. POWERS AND PRIVILEGES. This action, and the making of this Affidavit of Title, have been duly authorized by a proper resolution of the LLC. A copy of this resolution is **attached** and made a part of this Affidavit. The LLC is legally authorized to transact business in the State of New Jersey. It has paid all state taxes presently due. Its charter, franchise and powers have never been suspended or revoked. It is not restrained from doing business nor has any legal action been taken for that purpose. It has never changed its name or used any other name.
- 5. OWNERSHIP AND POSSESSION. The LLC is the only owner of property located at

,NEW JERSEY called "this property". This property is to be SOLD / MORTGAGED by said LLC to

The LLC has owned this property since

and no one has questioned its right to possession or ownership. It has not given anyone else any rights concerning the purchase of this property. It has never owned any property which is next to this property.

* (continued) *

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6. APPROVAL. (Check only one)

() Manager(s)/Member(s) approval is not required as stated in the Operating Agreement.

() Manager(s)/Member(s) approval is required and a copy of the authorization and/or approval is attached hereto.

() This is a sale of all or substantially all of the assets of the LLC. The sale is not made in the regular course of the business of the LLC. A copy of our authorization and approval is attached hereto.

7. TENANCIES. The property is subject to the following tenancies:

- 8. IMPROVEMENTS. No additions, alterations or improvements are now in progress or have been made to this property since October 1, 20____. It has always obtained all necessary permits and Certificates of Occupancy. All charges for municipal improvements such as sewers, sidewalks, curbs or similar improvements benefiting this property have been paid in full. The LLC is not aware that anyone has filed or intends to file a Mechanics' Lien, Notice of Unpaid Balance and Right to File a Lien Claim, Construction Lien or Building Contract relating to this property. No one has notified it that money is due and owing for construction, alteration or repair work on this property.
- 9. LIENS OR ENCUMBRANCES. It has not allowed any interest (legal rights) to be created which affect its ownership or use of this property. No other persons have legal rights in this property, except the rights of utility companies to use this property along the road or for the purpose of serving this property. The LLC does not have any pending lawsuits or judgments against it or other legal obligations which may be enforced against this property. It does not owe any disability, unemployment, social security, municipal or alcoholic beverage tax payments. No bankruptcy or insolvency proceedings have been started by or against it, nor has it ever been declared bankrupt. No one has any security interest in any personal property or fixtures on this property.

The LLC's attention has been called to the liens/judgments listed in the attached search dated through

The liens/judgments are for debts or obligations of others with names similar to or the same as it. We have **initialed** each page of the search to show that these liens do not affect it.

(Check one of the following)

() The LLC HAS NOT classified itself as a corporation for federal income tax purposes and is NOT subject to the lien of Franchise Taxes.

() The LLC HAS classified itself as a corporation for federal income tax purposes and a clear Franchise Tax report has been obtained from the State of New Jersey.

* (continued) *

* (continued) *

- 10. EXCEPTIONS AND ADDITIONS. The following is a complete list of exceptions and additions to any of the above statements. This includes all liens or mortgages which are not being paid as a result of this transaction.
- 11. RELIANCE. The Limited Liability Company makes this Affidavit in order to induce the Buyer(s) or the Lender(s) to accept this Deed or Mortgage. It is aware that the Buyer(s), the Lender(s) and the Title Insurance Company will rely on the statements made in this Affidavit and on its truthfulness.

Sign: _____

Print/Type Name:

Sign: _____

Print/Type Name:

Sworn and signed before me on

Sign:

Print/Type Name:

Title:

Comm. Expir. Date: