

GIT/REP-3  
(11-23)  
(Print or Type)

**State of New Jersey  
Seller's Residency Certification/Exemption**

**Seller's Information**

Name(s)  
Borough of Montvale

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Current Street Address  
12 DePiero Drive

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City, Town, Post Office Montvale	State NJ	ZIP Code 07645
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**Property Information**

Block(s) 1002	Lot(s) 7	Qualifier
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Street Address  
127 Summit Avenue

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City, Town, Post Office Montvale	State NJ	ZIP Code 07645
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Seller's Percentage of Ownership 100%	Total Consideration \$4,725,000.00	Owner's Share of Consideration \$4,725,000.00	Closing Date 3/15/24
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**Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.
16.  The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17.  The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

**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.

3/13/24 Date Michael N. Ghassali Signature (Seller) Borough of Montvale Indicate if Power of Attorney or Attorney in Fact  
By: Michael N. Ghassali

\_\_\_\_\_  
Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 3/2/22)  
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

COUNTY Bergen } SS. County Municipal Code 0236

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

MUNICIPALITY OF PROPERTY LOCATION Montvale

\*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, Michael N. Ghassali, being duly sworn according to law upon his/her oath, (Name) deposes and says that he/she is the Borough Administrator in a deed dated March 13, 2024 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 1002 Lot number 7 located at 127 Summit Avenue, Montvale and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 4,725,000.00 (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: (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.

8b - Seller is a municipal corporation of the State of New Jersey.

(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) IF APPLIES ALL BOXES MUST BE CHECKED.

- 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- Intercompany transfer between combined group members as part of the unitary business
- Combined group NU ID number (Required) \_\_\_\_\_

(9) 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 13 day of March, 2024

David S. Lafferty  
DAVID S. LAFFERTY  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

[Signature]  
Signature of Deponent  
12 DePiero Drive  
Montvale, New Jersey 07645  
Deponent Address

Borough of Montvale  
Borough of Montvale  
Grantor Name  
12 DePiero Drive  
Montvale, New Jersey 07645  
Grantor Address at Time of Sale

XXX-XX-X 101  
Last three digits in Grantor's Social Security Number

First Jersey Title Services, Inc.  
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 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 <https://www.state.nj.us/treasury/taxation/lp/localtax.shtml>

RTF-1EE (Rev. 3/2/22)

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

COUNTY BERGEN

ss. county municipal code 0236

MUNICIPALITY OF PROPERTY LOCATION

Montvale

FOR RECORDER'S USE ONLY

Consideration \$ RTF paid by buyer \$ Date By

(1) PARTY OR LEGAL REPRESENTATIVE

(See Instructions #3 and #4 on reverse side)

X X X - X X - X 0 3 0 Last three digits in grantee's Social Security Number

Deponent, Valerie Shirhall, 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 March 13, 2024 transferring real property (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 1002 Lot number 7 located at 127 Summit Avenue, Montvale, NJ 07645 and annexed thereto.

(2) CONSIDERATION \$ 4,725,000.00 (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, Class 4A - Commercial properties, Cooperative unit, etc.

(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. Exempt organization, incidental to corporate merger, etc.

(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 and (D).

Property class. Circle applicable class or classes: 1, 2, 3B, 4B, 4C, 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Table with columns: Property Class, Total Assessed Valuation, Director's Ratio, Equalized Valuation. Row 1: 15C, \$1,065,200.00, 81.21%, \$1,311,661.13

(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.

8B Seller is 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 15th day of March, 2024

CATHERINE RAMOS NOTARY PUBLIC STATE OF NEW JERSEY MY COMMISSION EXPIRES OCT. 16, 2024

Valerie Shirhall Signature of Deponent 25-00 Broadway, Fair Lawn, NJ 07410 Deponent Address

Veolia Water Grantee Name 200 Lake Shore Drive, Haworth, NJ 07641 Grantee Address at Time of Sale

First Jersey Title Services, Inc. Name/Company of Settlement Officer

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 Deed Number Book Page Deed Dated Date

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit:

**Exhibit F**

Identification	Property	Approvals	Contractor	Summary	Action	Closure
Control No: 13741						
<b>WorkSite Identification</b> Block Lot Dual   1504   6   Zone   Address   57   N KINDERKAMACK City   MONTVALE			<b>Agent Information</b> Name   DADAK LLC Contact   DRAGAN DINIC Address   3 HIGHLAND AVE City   EMERSON State   NJ   Zip   07630 Home Phone   201-310-7968   Fax   - - Cell Phone   - - SSN   - -   Fed. I.D.   - State LicNo.     Home Imp. No.   13VH09543700 Email			
<b>Owner Information</b> Name   NAKOPOLOS, GUS & XANTHIPPI Address   5   GARDEN LANE City   MONTVALE State   NJ   Zipcode   07645 Areacode     Phone   - Email			<input type="button" value="Tax Search Engine"/> <input type="button" value="Owner as agent"/> <input type="button" value="Contractor File"/> <input type="button" value="Clear Contractor"/>			
<b>Related Permits Still Open</b> 20240388 550 UST REMOVAL <input type="button" value="Related Permits"/>			<b>Tenant Information</b> Name   Address   City   State     Zipcode   Areacode     Phone   -			
<input type="button" value="Property Catalog"/>						

Identification	Property	Approvals	Contractor	Summary	Action	Closure
<b>Application Type</b> Permit Number: <input type="text" value="Permit No. 20240360"/> Control Number: <input type="text" value="13741"/> Application Date: <input type="text" value="07/02/2024"/> <input checked="" type="radio"/> Permit <input type="checkbox"/> Based on CCD <input type="radio"/> Update <input type="text" value="Master Permit#"/> <input type="radio"/> Partial <input type="text"/> <input type="radio"/> Prototype <input type="radio"/> CCD		<b>Work Types</b> <input type="text" value="New Construction"/>  <b>Use Group(s)</b> <input type="text" value="R-5"/>		<b>Notes</b>  <small>(double click to view full note.)</small>		
<b>Description</b> <input type="text" value="NEW HOUSE"/>		<b>Census Information</b> Single Family <input type="text" value="101"/> <b>Census Codes</b> <input type="radio"/> Public <input checked="" type="radio"/> Private Number of Buildings: <input type="text" value="1"/> Housing Units: <input type="text" value="1"/> Rooms: <input type="text" value="0"/> <b>Units</b> <b>Sold</b> Gained: <input type="text" value="1"/> Lost: <input type="text"/> <b>Rented</b> Gained: <input type="text" value="0"/> Lost: <input type="text"/>		<b>Subcodes</b> <input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> FireProtection <input checked="" type="checkbox"/> Plumbing <input type="checkbox"/> Elevator <input type="checkbox"/> Mechanical		
<input type="button" value="Inspections I"/>		<b>Plan Review</b> <input type="checkbox"/> Required		<b>Certificate</b> Number of <input type="text" value="0"/> Type <input type="checkbox"/> C of A <input type="checkbox"/> C of C <input checked="" type="checkbox"/> C of D		
<b>Control Panel</b> <input type="button" value="Top"/> <input type="button" value="Prev"/> <input type="button" value="Next"/> <input type="button" value="Home"/> <input type="button" value="Find"/> <input type="button" value="Add"/> <input type="button" value="Edit"/> <input type="button" value="Exit"/>						

EXHIBIT 2

New York State

Borough of Upper Saddle River













Township of River Vale

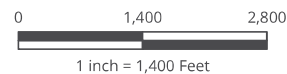
Borough of Park Ridge

Borough of Woodcliff Lake

ENVIRONMENTAL CONSTRAINTS  
BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY

Legend

-  Municipal Boundary
-  Parcels
-  Water Bodies
-  Category 1 (C1) Streams
-  300-ft C1 Stream Buffer
-  150-ft Riparian Buffer
-  Wetlands
-  50-ft Wetlands Buffer
-  150-ft Wetlands Buffer
-  FEMA Special Flood Hazard Area
-  Areas with slopes 15% or greater
-  Utility Easement



Engineering & Design