

N. J. Realty Title
730 Broad.

103—DEED - BARGAIN AND SALE COVENANT AGAINST GRANTOR
 IND. TO IND. OR CORP.

R V S T COPYRIGHTED 1965 BY ALL-STATE LEGAL SUPPLY CO.
 269 SHEFFIELD STREET, MOUNTAINSIDE, N.J. 07092

This Deed, made the 18th day of December 1980

Between

Frank A. Orechio and Edith Orechio, his wife

residing at 777 Bloomfield Avenue
 in the Town of Nutley in the County of
 Essex and State of New Jersey herein designated as the Grantors,
 And

**Hoffmann-La Roche Inc., a corporation of the
 State of New Jersey.**

residing or located at 340 Kingsland Street
 in the Town of Nutley in the County of
 Essex and State of New Jersey herein designated as the Grantees;

**Witnesseth, that the Grantors, for and in consideration of the sum of
 One Million Ninety Thousand (\$1,090,000) Dollars**

**lawful money of the United States of America, to the Grantors in hand well and truly paid by the
 Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
 edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
 convey unto the Grantees forever,**

**All those tracts or parcels of land and premises, situate, lying and being in the
 Town of Nutley in the
 County of Essex and State of New Jersey, more particularly described as follows:**

**BEING KNOWN AND DESIGNATED as Units A1, A2, A3 and B in "Nicols Park, a
 Condominium," subject to the provisions of the New Jersey Condominium Act
 (R.S. 46: 2B-1 et seq.), its amendments and supplements, and to the provisions
 of that certain Master Deed of "Nicols Park, a Condominium" dated May 21, 1975,
 and recorded in the Essex County Register's Office on June 13, 1975 in Deed Book
 4506 page 910, et seq., as the same may now or hereafter be lawfully amended,
 together with all appurtenances to said Condominium, which units and
 appurtenances have been more specifically defined in the aforesaid Master Deed
 and each unit contains the fee in 16.66% (as defined in the aforesaid Master Deed)
 undivided interest in the General Common Elements of the said Condominium.**

**BEING KNOWN AND DESIGNATED as a portion of Lots 6 and 10 in Block 283 on the
 Tax Map of the Town of Nutley.**

**BEING THE SAME PREMISES conveyed to Grantors by Unit Deeds from Frank A.
 Orechio and Edith Orechio, his wife, and Carl Orechio and Elizabeth Orechio,
 his wife, dated May 21, 1975, and recorded June 13, 1975 in the Essex County
 Register's Office in Deed Book 4503 page 923; Deed Book 4506 page 998; Deed
 Book 4503 page 1003; and Deed Book 4503 page 1003; and Corrective Unit Deed
 dated June 11, 1976 and recorded in the Essex County Register's Office on
 August 10, 1976 in Deed Book 4542 page 849.**

COUNTY OF ESSEX
 CONFIRMATION 3168.75
 REALTY TRANSFER TIE 3168.75
 DATE

RECEIVED & RECORDED
 REGISTER'S OFFICE
 ESSEX COUNTY, N.J.

JUN 29 3 23 PM '81

[Signature]
 NEW JERSEY

BOOK 4707 PAGE

1

MAP
 49
 BLOCK
 283
 283
 283
 6-4-1 + 10
 6-4-2 + 10
 6-4-3 + 10
 6-13 + 10

4619416

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(G. 49, P.L. 1968)
PARTIAL EXEMPTION
(G. 176, P.L. 1975)

ALL-STATE LEGAL SUPPLY CO.
207-209 Main St., Bloomfield, N.J. 07003
COUNTY OF ESSEX

CONSIDERATION
REALTY TRANSFER FEE
BY

To Be Recorded With Deed Pursuant to G. 49, P.L. 1968 (N.J.S.A. 17:27 et seq.)

STATE OF NEW JERSEY

COUNTY OF Essex

FOR RECORDER'S USE ONLY

Consideration \$ 3,168.75
Realty Transfer Fee \$ 3,168.75
Date _____ By _____

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instruction #3)

Frank A. Orechio

according to law upon his oath deposes and say that he is the _____ being duly sworn

Grantor, together with his wife, Edith Orechio

(State whether Grantor, Grantee or Legal Representative, if Legal Representative, specify in what capacity)

in the deed between

Frank A. Orechio and Edith Orechio, his wife, 777 Bloomfield Avenue, Nutley, NJ

(Name and Address of Grantor)

Hoffmann-La Roche Inc., 340 Kingsland Street, Nutley, NJ

(Name and Address of Grantee)

dated December 18, 1980 and annexed hereto.

(2) OFFICER OF CORPORATE GRANTOR OR CORPORATE GRANTEE (See Instruction #4)

Deponent states that he is the _____ (Title of Corporate Officer)

of _____, and that he is fully acquainted with the business of said corporation and knows the actual and full consideration paid or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(3) OFFICER OF TITLE COMPANY OR LENDING INSTITUTION (See Instruction #5)

Deponent states that he is the _____ of _____

(Name of Title Company or Lending Institution)

participating in

the deed transaction herein described and that he knows the actual and full consideration paid or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(4) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$1,000,000 in total of which \$272,500 is applicable to Unit A3 of "Nicols

(5) LOCATION OF PROPERTY Park, a Condominium

Deponent states that the real property transferred by the deed annexed hereto is located in

the Town of Nutley

(Taxing Jurisdiction)

and County of Essex

(County)

(6) EXEMPTION FROM FEE (Complete only if exemption from fee or any part thereof is claimed.)

CHECK APPROPRIATE BLOCK BELOW.

Deponent claims that this deed transaction was exempt from the realty transfer fee imposed by G. 49, P.L. 1968 (See instruction #7) or is exempt from the increased fee imposed by G. 176, P.L. 1975 ☒ (See instruction #8) for the following reason(s):

Grantors are over the age of 62, i. e., senior citizens and Unit A3 of "Nicols Park, a Condominium," valued by the contract of sale at \$272,500, is their residence (one-family).

Consideration is as follows: Unit A-1 Cash, \$272,500.00 - \$88.75 = \$272,411.25; Unit A-2 Cash, \$272,500.00 - \$88.75 = \$272,411.25; Unit B-1 Cash, \$272,500.00 - \$88.75 = \$272,411.25; Unit A-3 Cash, \$272,500.00 - \$88.75 = \$272,411.25.

Deponent makes affidavit to induce the County Clerk or Register of Deeds to receive the deed and accept the fee submitted herewith in accordance with the provisions of G. 49, P.L. 1968.

Subscribed and Sworn to before me
this _____ day of December 19 80

Name of Deponent

Frank A. Orechio

Address of Deponent

777 Bloomfield Avenue, Nutley, NJ



GLADYS JONES
NOTARY PUBLIC
STATE OF NEW JERSEY
Commission Expires Jan 29, 1983

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

IN COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL - White copy to be retained by County.

DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation, pursuant to N.J.A.C. 18:18-8.12.

TRIPLICATE - Pink copy is your file copy.



Essex County Register Document Summary Sheet

ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES HALL OF RECORDS - ROOM 130 465 DR. MARTIN LUTHER KING BLVD NEWARK NJ 07102	Transaction Identification Number		6963506	8500663
	Recorded Document to be Returned by Submitter to: TOWN TITLE AGENCY 40 EAST MIDLAND AVE PARAMUS, NJ 07652			
Official Use Only JUAN M. RIVERA, JR REG. OF DEEDS & MORTGAGES ESSEX COUNTY New Jersey DOCUMENT TYPE 1 INSTRUMENT NUMBER 2023076853 RECORDED ON Dec 27, 2023 9:28:31 AM Total Pages: 11 COUNTY REALTY TAX \$1,700.00 COUNTY REALTY TAX - \$850.00 PHPFA NJ PRESERVATION ACCOUNT \$55.00 REGISTER RECORDING FEE \$65.00 STATE REALTY TAX \$4,250.00 STATE REALTY TAX - \$3,510.00 EAA STATE REALTY TAX - \$5,410.00 GENERAL PURPOSE STATE REALTY TAX - \$17,000.00 GRANTEE NJAHTF \$2,325.00 HOMELESSNESS TRUST FUND \$3.00 CODE BLUE EMERGENCY \$2.00 SHELTER SERVICES TOTAL PAID \$35,170.00 INV: 605615 USER: FRM	Submission Date (mm/dd/yyyy)		12/22/2023	
	No. of Pages (excluding Summary Sheet)		9	
	Recording Fee (excluding transfer tax)		\$135.00	
	Realty Transfer Tax		\$18,045.00	
	Total Amount		\$18,180.00	
	Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
	Electronic Recordation Level		L2 - Level 2 (With Images)	
	Municipal Codes NUTLEY		16	
		763056		

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



Essex County Register Document Summary Sheet

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$1,700,000.00				
Submitted By	TOWN TITLE AGENCY (CSC/INGEO SYSTEMS INC)				
Document Date	12/18/2023				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	HOFFMANN-LA ROCHE INC				
GRANTEE	Name			Address	
	777 NUTLEY LLC				
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	16	2304	18, C0001-C0003 AND C0203		16

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

Prepared By:
Nicole Taplin, Esq.

DEED

This Deed is made as of December 18th, 2023

BETWEEN

HOFFMANN-LA ROCHE INC., a New Jersey corporation, whose address is 150 Clove Road, Little Falls, New Jersey 07424, referred to as the Grantor,

AND

777 NUTLEY LLC, a New Jersey limited liability company having an office at P.O. Box 295, Florham Park, New Jersey 07932, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

"Transfer of Ownership". The Grantor grants and conveys (transfers ownership of) the property described below ("Property") to the Grantee. This transfer is made for the sum of One Million Seven Hundred Thousand and 00/100 DOLLARS (\$1,700,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:26A-3) Block 2304, Lot 18, C0001-C0003 and C0203 in the Township of Nutley, State of New Jersey (the "Property").

Property. The Property consists of the land and all the buildings and structures on the land in the Township of Nutley, County of Essex, State of New Jersey described on Exhibit A attached hereto.

This conveyance is made subject to any and all covenants, easements and restrictions of record affecting the Property, any and all subsurface conditions, all governmental laws, ordinances and regulations regarding the use of the Property, and any state of facts which an accurate survey of the Property might show.

Being all or a portion of the premises conveyed to Grantor by deed from Frank A. Orechio & Edith Orechio, husband and wife, dated December 18, 1980 and recorded January 29, 1981 in the Essex County Register's Office in Deed Book 4707, Page 1.

3072689.2 036835-73891

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property other than matters of record. 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).

Environmental Covenant. This conveyance is subject to all of the terms and provisions of that certain Amended Declaration of Environmental Easements and Restrictions recorded in the office of the Essex County Register of Deeds and Mortgages just prior to this Deed (“**Environmental Declaration**”). This conveyance is also subject to the restriction that in no event shall Grantee, directly or indirectly or by any means whatsoever, consent or agree to the termination or amendment of the Environmental Declaration, or enter into any agreement providing for the termination or amendment of the Environmental Declaration, by termination or amendment of the Master Deed, subdivision or otherwise (“**Environmental Covenant**”). This Environmental Covenant runs with the Property and is binding upon Grantee, its successors and assigns and any person or party acquiring any interest in the Property or any portion thereof, including but not limited to any tenant or tenants acquiring a leasehold interest in the Property or any portion thereof.

{Remainder of page intentionally left blank – Signatures on the following page}

Not Certified Copy

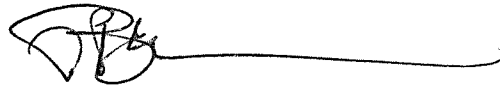
3072689.2 036835-73891

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

WITNESS:

HOFFMANN-LA ROCHE INC.,
a New Jersey corporation


Print Name: MARC SOTSKY

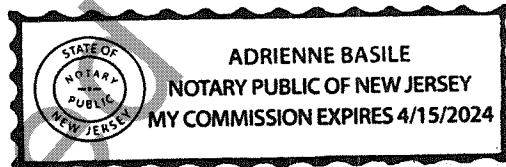
By: 
Name: Gerald Bohm
Title: Vice President & Secretary

STATE OF NEW JERSEY)
COUNTY OF BESIC) ss.:

BE IT REMEMBERED that on this 12 day of December, 2023, before me, personally appeared Gerald Bohm, the Vice President & Secretary of HOFFMANN-LA ROCHE INC., a New Jersey corporation, who, I am satisfied, is the person who has signed the within instrument, and I having first made known to him/her the contents thereof s/he thereupon acknowledged that s/he signed and delivered the said instrument in his/her capacity as Vice President & Secretary, and that the within instrument is the voluntary act and deed of said corporation, made by virtue of authority from its board of directors.


Notary Public

RECORD & RETURN TO:



Town Title Agency, LLC
East 40 Midland Avenue
Paramus, NJ 07652
Ph 201-996-1099 Fax 201-996-1095

3072689.2 036835-73891

Deed – Nicols Park

EXHIBIT A

See Attached

Not Certified Copy

3072689.2 036835-73891



SCHEDULE C REVISED LEGAL DESCRIPTION

Issuing Office File No. TT-36183A

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Nutley, County of Essex, and State of New Jersey and is bounded and described as follows:

BEING known and designated as Unit No. A1, A2, A3 and B, situated in Nicols Park Condominium, a condominium, together with (each unit) 16.66% undivided interest in the Common Elements of said Condominium in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the Master Deed, which was dated 05/21/1975 and recorded 06/13/1975 in the Office of the Clerk of Essex County in Deed Book 4506, Page 910, as the same may now or hereafter be lawfully amended.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 18, Qualifier C0001, C0002, C0003, and C0203, in Tax Block 2304, on the Official Tax Map Tract 2 of the Township of Nutley.

FOR INFORMATION PURPOSES ONLY: BEING known as 777 Bloomfield Avenue, Township of Nutley, New Jersey 07110.

Not Certified Copy

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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 Passaic SS. County Municipal Code 0716

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

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

MUNICIPALITY OF PROPERTY LOCATION Nutley

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

Deponent, Gerald Bohm (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the Vice President & Secretary in a deed dated December 18, 2023 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 2304 Lot number _____ located at 777 Bloomfield Avenue, Nutley and annexed thereto.
(Street Address, Town)

(2) **CONSIDERATION** \$ 1,700,000.00 (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

\$ See attached Schedule A ÷ _____ % = \$ _____

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.

(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 12 day of December, 2023

Adrienne Basile
Notary Public

[Signature]
Signature of Deponent

150 Clove Road, Little Falls, NJ 07424

Deponent Address

XXX-XX-X

Last three digits in Grantor's Social Security Number

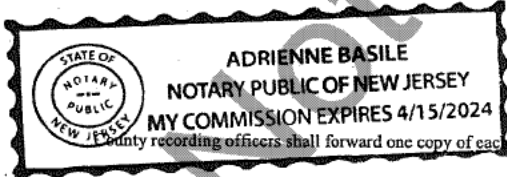
Hoffmann-La Roche Inc.
Grantor Name

150 Clove Road, Little Falls, NJ 07424

Grantor Address at Time of Sale

Town Title Agency, LLC

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:

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

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1966, 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 ESSEX

SS. County Municipal Code
0716

MUNICIPALITY OF PROPERTY LOCATION

NUTLEY

FOR RECORDER'S USE ONLY

Consideration
RTF paid by
Date

\$

\$

Day

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

Deponent, Robert Grogan being duly sworn according to law upon oath,

deposes and says that he/she is the corporate officer in a deed dated 12/18/2023 transferring real property

real property identified as Block number 2304 Lot number 18 located at

777 Bloomfield Avenue, Nutley, Essex County, New Jersey 07110 and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$1,700,000.00 (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.

☐ Intercompany transfer between combined group members as part of the unitary business (See instruction #13 on reverse side)
List the Combined group NU ID number (Required)

(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 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	\$	+	% = \$
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. 1966, as amended through Chapter 33, P.L. 2006, for the following reason(s). Merely reference to exemption symbol is insufficient. Explain in detail.

(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. 1966, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 18 day of Dec, 2023

Thomas S. Di Biasi, Esq.
Attorney at Law
State of New Jersey

Signature of Deponent

Robert Grogan
Deponent's Address

777 Nutley LLC

Grantee Name

8 County High Ave
Grantee Address at Time of Sale

Town Title Agency LLC

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 08646-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY

Instrument Number
Deed Number
Deed Dated
Recorded

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:
www.state.nj.us/treasury/taxation/p/localtax.shtml

Schedule A to Affidavit of Consideration for Use by Seller

Equalized Valuation Calculations

(Block 2304, Lot 18 – 4A Units – Nicols Park)

C0001 – $\$679,100 \div 106.28\% = \$638,972.53$

C0002 - $\$636,600 \div 106.28\% = \$598,983.82$

C0003 - $\$599,000 \div 106.28\% = \$563,605.57$

C0203 - $\$1,157,600 \div 106.28\% = \$1,089,198.34$

Not Certified Copy

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Hoffmann-La Roche Inc.

Current Street Address

150 Clove Road

City, Town, Post Office

State

ZIPCode

Little Falls

NJ

07424

Property Information

Block(s)

2304

Lot(s)

18

Qualifier

C0001-C0003 and C0203

Street Address

777 Bloomfield Avenue

City, Town, Post Office

State

ZIPCode

Nutley

NJ

07110

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$1,700,000.00

Owner's
100%

Closing Date
December 18, 2023

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.
☐ 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.
15. ☐ 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.
16. ☐ 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.

December 12, 2023

Date _____


Signature (Seller)

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date _____

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact