

Borough Of Montvale

12 Mercedes Drive
Montvale, NJ 07645
(201) 391-5700

Planning Board Site Plan Review & Variance Application

Date: January 3, 2022

Please note: 17 sets of the completed application form must be submitted to the Board Secretary
Also note: Unfolded plans will not be accepted

Please indicate the purpose of this application:

- ☐ Presubmission Conference or Informal Site Plan Review
(Complete Parts 1, 3, 4, 5, 6, 7 & 8)
- ☒ Application for Formal Site Development Plan Review
(Complete all Parts)
- ☐ Informal Review of an Amendment or change to previously Approved Site Development Plan
(Complete Parts 1, 3, 4, 5, 6, 7 & 8)
- ☐ Formal Review of an Amendment or change to previously Approved Site Development Plan
(Complete all Parts)

Part 1

1a. Name of Applicant: Gray Capital, LLC

1b. Street: 1608 Rt 88, Suite 200

1c. Town /State/Zipcode: Brick New Jersey 08724

1d. Phone: 732-903-1954

1e. Email: dnapolitano@thcgco.com

2. Is the above listed applicant:

- ☐ an individual
- ☐ a partnership
- ☐ a corporation
- ☒ or other LLC

3. If partnership or corporation, state the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class, or at least 10% of the interest in the partnership, as the case may be:

Uri Kahanow, 75 Shady Lane Drive, Lakewood, NJ 08701
Yitzchok Rokowsky, 274 Ridge Ave., Lakewoods, NJ 08701
Sean Kohn, 6710 N. Richmond Ave., Chicago, IL 60645-4221
Norman Rookeach, 44 Lisa Court, Lakewood, NJ 08701

4. If applicant is represented by a NJ Attorney:

4a. Name of Attorney: Jerome A. Vogel, Esq.

4b. Firm: Jeffer, Hopkinson & Vogel

4c. Street: 1500 Route 208 No.

4d. Town /State/Zipcode: Hawthorne

New Jersey 07507 -

4e. Phone: 973-423-0100

4f. Email: jvogel@jhvlaw.com

5. To whom should correspondence and notices be sent?

5a. Name: Jerome A. Vogel, Esq. (Same as above)

5b. Street:

5c. Town /State/Zipcode:

New Jersey

5d. Phone:

5e. Email:

6. Montvale Tax Assessment Map description of land involved:

6a. Block: 1102

6b. Lot: 3

6c. P.O. Street Address: 100 Summit Avenue

6d. Nearest Cross Streets: Spring Valley Road

6e. Zone District: OR-3

7. If applicant is not the record owner of the land described in number 6 above, state applicant's legal interest:

☐ Contract purchaser

☒ Contract tenant

☐ Attorney for record owner

☐ Other: Describe:

8. Purpose of application: (Give a detailed description of the use of the property, present and proposed, including the number of new building lots to be created):

Preliminary and final site plan approval to convert an existing structure to be utilized as a healthcare center/nursing.

9. Has there been any previous proceedings before the Montvale Planning Board or the Zoning Board of Adjustment regarding the lands described above?

☒ Yes

☐ No

If yes, give the dates, details and disposition of the previous proceedings:

Not applicable in prior approval for existing office building.

10. Has an application been submitted to the Bergen County Planning Board?

☒ Yes

☐ No

If yes, give the dates, details and status of the application:

If no, state the reason why an application has not been submitted to the Bergen County Planning Board:

11. Are the following documents attached and made a part of this application:

☒ Yes

☐ No

Certification of Applicant

☒ Yes

☐ No

Affidavit of Consent of Record Owner

☒ Yes

☐ No

Certification of Payment of Taxes

(attach copy of certification of tax collector as to status of real property taxes related to subject property)

Application will be deemed incomplete if taxes aren't paid up-to-date.

☒ Yes

☐ No

Completed Site Plan Checklist

☒ Yes

☐ No

Proof of Ownership or Property Interest

(set forth and attach copy of deed or other instrument by which sufficient interest in property is claimed to justify application and hearing)

☒ Yes

☐ No

W-9 Form-Request for Taxpayer ID #

If any of the above items are checked no, state why:

Part 2

1. Is the following document attached and made a part of this application:

☐ Yes ☒ No

Proof of Notification to Property Owners
(attach copy of notice and proof that at least 10 days prior to date set for hearing,
property owners within 200' of the subject property have been notified in accordance
with the Municipal Land Use Act)

If checked no, state why:

**To be provided upon determination of completeness and scheduling
of public hearing.**

2. Provide below the names and addresses of the property owners notified:

Property owners to be notified will be as per the attached list.

Part 3 - Application for Zoning Variance Relief

In connection with your application for subdivision zoning variance relief from the terms of the comprehensive Revised Montvale Zoning Ordinance, as amended and supplemented, please set forth:

A. The Section(s) of the applicable Ordinance(s) of the Borough of Montvale from which deviation relief is requested:

See limiting schedule attached as Exhibit A.

B. The nature of the Zoning Variance relief requested:

Same as above.

LIMITING SCHEDULE			
BOROUGH OF MONTVALE			
OFFICE AND RESEARCH ZONING DISTRICT (OR-3)			
	AS PER ZONING	EXISTING	PROPOSED
MIN. LOT AREA	3.0 ACRES 130,879 SQ FT	14.663 AC 638,756 SQ FT	NO CHANGE NO CHANGE
MIN. LOT WIDTH	300 FT.	398.29 FT.	NO CHANGE
MIN. FRONT YARD	160 FT.	207.3 FT.	160.05 FT.
MIN. SIDE YARD—ONE	88.67 (3)	83.7 FT.	NO CHANGE
MIN. SIDE YARD—BOTH	151.67 FT. (4)	173.6 FT. (5)	172.2 FT. (6)
MIN. REAR YARD	75 FT.	1,018 FT.	NO CHANGE
MAX. LOT COVERAGE	50%	40.5%	39.6%
MAX. FAR	0.35	0.186 (119,114 SF)	0.291 (185,964 SF) (7)
MAX. BUILDING HEIGHT	45 FT. & 3 STORIES	40.06 FT. & 2 STORIES	42.67 FT. & 3 STORIES (8)
MIN. PARKING	620 SPACES (2)	411 SPACES	330 SPACES (2)

NOTES;

- 1 - VARIANCE REQUIRED - DISTURBANCE OF SLOPES GREATER THAN 15% (6,000 SF) (§ 400-47)
 2 - VARIANCE REQUIRED - REQUIRED NUMBER OF PARKING SPACES:

- EXISTING: (§ 400-58A.)

$$\begin{array}{c}
 \text{MINIMUM OF } 1/300 \text{ SF OF BUILDING FLOOR AREA} \\
 \text{MAXIMUM OF } 1/200 \text{ SF OF BUILDING FLOOR AREA} \\
 \frac{119,114}{300} = 398 < 411 < 596 = \frac{119,114}{200} \\
 \text{MIN.} \quad \uparrow \quad \quad \uparrow \quad \quad \uparrow \quad \quad \text{MAX.} \\
 \quad \quad \quad \text{EXISTING}
 \end{array}$$

- PROPOSED: (§ 400-58A.)

$$\begin{array}{c}
 \text{MINIMUM OF } 1/300 \text{ SF OF BUILDING FLOOR AREA} \\
 \text{MAXIMUM OF } 1/200 \text{ SF OF BUILDING FLOOR AREA} \\
 \frac{185,964}{300} = 620 > 330 < 930 = \frac{185,964}{200} \\
 \text{MIN.} \quad \uparrow \quad \quad \uparrow \quad \quad \uparrow \quad \quad \text{MAX.} \\
 \quad \quad \quad \text{PROPOSED}
 \end{array}$$

- 3 - WHEN SIDE YARD ADJOINS RESIDENTIAL DISTRICT (AH6) SETBACK SHALL BE INCREASED BY 1/3
 (65+21.67=86.67 FT)(§ 400 ATTACHMENT 1, NOTE 2)
 4 - 86.67 FT (AH6) + 65 FT = 151.67 FT (§ 400 ATTACHMENT 1, NOTE 2)
 5 - 83.7 FT + 89.9 FT = 173.6 FT
 6 - 83.7 FT + 88.5 FT = 172.2 FT
 7 - 76,107 SQ FT (EXISTING BLDG. TO REMAIN) + 109,857 SQ FT (PROPOSED BLDG. ADDITION) = 185,964 SQ FT TOTAL PROPOSED
 8 - 401.17 FT - 358.5 FT (AVERAGE GRADE ELEVATION AROUND EXIST BUILDING (§ 400-8B.-BUILDING HEIGHT)) = 42.67 FT

EXHIBIT A

- C. In what manner, in this particular case, the strict application of the foregoing Zoning Regulations will result in practical difficulties or undue hardship upon the applicant inconsistent with the general purpose and intent of said regulations:

This inherently beneficial use is permitted in the Borough Zoning Ordinances, the variance accommodates the physical characteristics of the existing structure, the topography of the property while maintaining the required setbacks. The required number of parking spaces for this zone exceed the rational requirements for this use.

- D. In what manner in this particular case, there exists exceptional circumstances or conditions applicable to the premises which are the subject of this application, which do not apply generally to other premises located in the same zone district or neighborhood:

Please see "C" above.

- E. In what manner, in this particular case, the purpose of Zoning would be advanced by a deviation from the Zoning Ordinance requirements and the benefits of the deviation would substantially outweigh any detriment:

The deviations allow for the accommodation of the permitted use consistent with the site conditions. The required number of parking spaces for this zone exceed the rational requirements for this use.

- F. In what manner, in this particular case, the granting of the variance relief requested will not be substantially detrimental to the public welfare or injurious to the premises in the area in which the premises which are a subject of this application are located:

None of the variance relief affects the public welfare or are injurious to the premises. Indeed, they accommodate the sites characteristics. The required number of parking spaces for this zone exceed the rational requirements for this use.

Part 4 - Application for Modification or Waiver of Site Plan Details

In connection with your application for modification or waiver of site plan details, please set forth:

A. List the Section(s) of the Site Plan Ordinance requiring Site Plan Details which are purposely omitted from your Site Plan:

None.

B. Set forth the peculiar conditions applicable to the premises which are the subject of this application or applicable to the proposed construction thereon, which render the omitted details unnecessary to properly evaluate the Plan or Plat:

N/A

Application prepared by: Jerome A. vogel, Esq.

Name

1600 Rt. 208 No., Hawthorne, NJ 07507

Address

Signature: 

Date: December 14, 2021

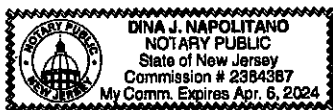
Part 5 - Certification of Applicant

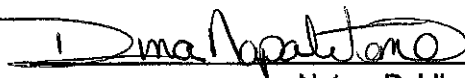
I, (We,) the undersigned applicant(s), being duly sworn, upon my (our) oath(s) depose and say that the statement contained herein are true to the best of my (our) knowledge, information and belief.

Signature of Applicant X 
Yitzchok Rokowsky

Signature of Applicant _____

Subscribed and sworn to before me this 14 day of December 2021




Notary Public

Part 6 - Affidavit of Consent of Record Owner

State of New Jersey

County of Ocean

SS:

Yitzchok Rotawsky, of full age,

having duly sworn, according to law on his oath, deposes and says that

he resides at 274 Ridge Ave.

in the town of Lakewood

in the County of Ocean

in the State of New Jersey

that he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Borough of Montvale aforesaid, and known and designated as

Block(s) 1102, Lot(s) 3, and that he hereby consents and authorizes the applicant to make the within application.

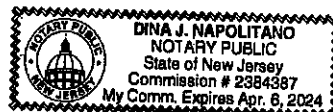
X [Signature]

Signature of Record Owner

Subscribed and sworn to before me this 14 day of December 2021

[Signature]

Notary Public



Part 8 - Checklist for Informal Site Plan Review

Date Submitted: _____ (30 days before) for

Meeting on: December 7, 2021

Latest acceptance date: _____ (within 45 days from submission)

Fees

Section 128:8-6

SEE ATTACHED FEE SCHEDULE

Escrow Deposit-Must fill out and submit Attached W-9 Form

Section 128:8-6

SEE ATTACHED FEE SCHEDULE

Application Procedure

Section 128:8-7

- ☒ Fully completed application in duplicate
- ☒ Attach all required certifications, affidavits, notices and proofs in duplicate
- ☒ Attach 17 copies of sketch plat

Sketch Plat Details

- ☒ Block(s) and lot(s) numbers
- ☒ The location, names and existing widths of the adjacent streets, right of ways, and curb lines
- ☒ The location and owners of record of adjoining lands

Part 9 - Checklist for Formal Site Plan

Date of Presubmission Conference: December 7, 2021

(10 days must past before formal application is filed)

Date of submission: January 3, 2022 (21 days before) for

Meeting on: February 1, 2021

Latest acceptance date: _____ (within 45 days from submission)

Plans prepared by:

Professional Engineer: Steven Napolitano, P.E. SNS Architects & Engineers

NJ License #: 41969

Land Surveyor: _____

NJ License #: _____

Architect: Barry Brommer Brommer Architects LLC

NJ License #: 08121

Fees

SEE ATTACHED FEE SCHEDULE

Escrow Deposit-Must fill out and submit Attached W-9 Form

Section 128:8-6.2

SEE ATTACHED FEE SCHEDULE

Application Procedure

Section 128:8-7

- ☒ Fully completed application in duplicate
- ☒ Attach all required certifications, affidavits, notices, and proofs in duplicate
- ☒ Attach 17 "seal stamped" copies of the site plan
- ☒ Attach 17 copies of 11"x17" copies of the plan

Scale and Dimensions

- ☒ At least 16" x 26", but not more than 24" x 36"-17 COPIES
- ☒ Scale 1"=10', 1"=20', 1"=30', 1"=40', 1"=50'
- ☒ Reduce size 11 x 17 of plans

Description Data

- ☒ Block and lot designation of the property
- ☒ Name and address of the record owner of the property
- ☒ Name and address of the person, firm or organization preparing the map, and for whom the map has been prepared
- ☒ Date, north point and written graphic scale
- ☒ Sufficient description or information to define precisely the boundaries of the property on bearings, which begin to the nearest 10 seconds or closer, the error closure shall not exceed on in 10 thousand
- ☒ The location, names, and existing widths or adjacent streets, right of way and curb lines
- ☒ The owners of record of all adjoining lands
- ☒ Location, width and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to the public use within or adjoining the property
- ☒ A complete outline of existing deed restrictions or covenants applying to the property
- ☒ Existing zoning of the property and all adjacent lands

Natural Features

- ☒ Contours at 6" intervals for land with less than a 2% slope, 1' intervals between 2% and 5%, and 5' intervals for lands with grades of 5% contours shall be related to a datum acceptable to the Borough Engineer
- ☒ The location of any existing water courses, marshes, wooded areas, and isolated trees with a diameter of 6" or more when measured 4' above the ground
- ☒ Approximate boundaries of any areas subject to flooding or storm water overflow
- ☒ Size of the site in square feet

Existing Structures and Utilities

- ☒ Location of all uses and outlines of the structures drawn to scale on and within 100' of the property
- ☒ Paved streets, sidewalks, and vehicular access between the site and public streets
- ☒ Location, dimension, grades, and flow direction of existing streets, culverts, water lines, as well as other underground above ground utilities within and adjacent to the property
- ☒ Other existing development including fences and existing landscaping

Proposed Development

- ☒ The applicant shall set forth in detail the exact use to be made of the property and the building and structures thereon
- ☒ The location of the proposed buildings or structure improvements
- ☒ The location of all uses not requiring structures
- ☐ The location and plans for any outdoor signs
- ☒ The location, direction, power and time of use for any proposed outdoor lighting
- ☒ The location and arrangement of proposed sidewalks, driveways, loading areas, off street parking areas, or other paved areas
- ☒ Any proposed grading, screening and other landscaping including types and locations of proposed structures
- ☒ All electric and phone lines must be underground
- ☐ An outline of any proposed deed restrictions
- ☐ Any contemplated public improvements on or adjoining the property as indicated by the Borough Engineer
- n/a ☐ If the site development plan indicates only a first stage, a supplementary plan shall indicate ultimate development
- ☒ Preliminary plans illustrating the aesthetics of the building and further illustrating the floor plan layout and all elevation views

Application deemed complete by : _____
Municipal Engineer

Date: _____

ESCROW AGREEMENT

THIS AGREEMENT made this _____ day of _____, 20____, between _____
Gray Capital, LLC hereinafter referred to as
"Applicant", and the Planning Board of the Borough of Montvale, hereinafter referred to as "Board", and
the Council of the Borough of Montvale, hereinafter referred to as "Borough".

WHEREAS, the Applicant is proceeding under the Zoning Ordinance/Land Development
Ordinance for approval of a healthcare/nursing facility; and

WHEREAS, the Ordinance requires the Applicant to establish an escrow whereby work
required to be performed by professionals employed by the Board will be paid for by the Applicant as
required under the provisions of the Ordinance cited above; and

WHEREAS, both parties feel that it is appropriate to reduce this understanding to written form.

WITNESSETH: IT IS mutually agreed between the parties that:

Section 1. Purposes

The Board authorizes its professional staff to review, inspect, report and study all plans, documents,
statements, improvements, and provisions made by the Applicant in conforming to the requirements of
the Ordinance cited and referred to above. The Board directs its professional staff to make all oral and/
or written reports to the Board of its conclusions and findings derived from the review, study, and
investigation and like or similar duties performed as elsewhere authorized. The Applicant agrees to pay
all reasonable professional fees incurred by the Board for the performance of the duties outlined above.

Section 2. Escrow Established

Applicant, Borough, in accordance with the provisions of this agreement, hereby create an
escrow to be established with the Treasurer of the Borough of Montvale and to be maintained in a
banking institution or savings and loan association in this State insured by an agency of the federal
government, or in any other fund or depository approved for such deposits by the State, in an account
bearing interest at the minimum rate currently paid by the institution or depository on time or savings
deposits.

Section 3. Escrow Funded

Applicant by execution of this agreement shall pay to the Borough, to be deposited in the
depository referred to in Section 2, such sums as are required by the Zoning Ordinance/Land
Development Ordinance. The applicant shall be notified by the Borough in writing of the name and
address of the institution or depository in which the deposit is made and the amount of the deposit.
Execution of this agreement by the Borough acknowledges receipt of the sums referred to under this
paragraph.

Section 4. Increase in Escrow Fund

If during the existence of this agreement the funds held by the Borough shall be insufficient to cover any voucher or bills submitted by the professional staff and reviewed and approved by the Board, Applicant shall within fourteen (14) days from the date of receipt of written notice deposit additional sums with the Borough to cover the amount of the deficit referred to above. During this period the professional staff shall cease all review activities. The written notice shall be sent by the Treasurer setting forth the amount of the deficit and the member or members of the professional staff to whom the additional sums are due. Unless otherwise shown, receipt shall be presumed to have occurred within three (3) days after mailing.

Section 5. Submission of Vouchers by Professional Staff

The professionals referred to in this agreement, upon the completion of their services or periodically during the performance of their services, shall submit vouchers conforming to the requirements established by the Borough for vouchers of the type and kind referred to under this paragraph. Said vouchers shall include the total of all fees and costs incurred as a result of the services set forth under Section 1 of this agreement and shall contain a brief description of the services including the Block and Lot, and name of application, which have been rendered by the professional concerning the applicant's application.

Section 6. Board Review

The Treasurer shall review all vouchers to determine whether they have been submitted in the appropriate form. If the Treasurer determines that the vouchers are in the appropriate form then the vouchers shall be submitted to the Land Use Administrator for review to determine whether the services have been performed in the manner and to a degree required by this agreement. The Treasurer shall process said vouchers in the same manner and under the same terms as are normally employed for vouchers submitted for work performed on behalf of the Borough. Following the determination by the board that services have been performed properly, the Treasurer shall mail a copy of each approved voucher to the Applicant. At the conclusion of this processing the amounts specified in said vouchers shall be deducted by the Borough from the escrow established pursuant to the agreement.

Section 7. Applicant's Objection

It is expressly agreed to by the Applicant that the right to object to the payment of any voucher is hereby expressly waived unless written notice is received by the Land Use Administrator by certified mail no later than three (3) days prior to the next regularly scheduled Board meeting following the meeting in which the contested voucher of vouchers had been approved. The writing notice shall have accompanying it a copy of each voucher being objected to. The standard of review to be utilized by the Land Use Administrator and Planning Board Chairman in determining whether the payment of any voucher is proper is whether the fees incurred are reasonable and whether the work has been performed properly. It is furthermore understood that the Applicant shall have the right to make periodic inspections of the records maintained by the Borough during normal office hours to determine the status of the escrow account.

Section 8. *Interest Allocations*

Except as otherwise set forth hereinafter all interest earned on money deposited pursuant to this agreement which shall be held in escrow shall become the property of the Borough as compensation for administrative services rendered in connection with this agreement. An Applicant shall be entitled to payment of interest whenever the Applicant shall have deposited an amount of money in excess of \$5,000.00 and the amount of interest paid on that money shall exceed \$100.00 for the year. If the amount of interest exceeds \$100.00, that entire amount shall belong to the Applicant and shall be refunded by the Borough annually or at the time the deposit is repaid or applied to the purposes for which it was deposited, as the case may be, i.e., for professional services rendered to review applications for development, for municipal inspection fees pursuant to N.J.S.A. 40:55D-53 or to satisfy the guarantee requirements of 40:55D-53.a., however at that time the Borough shall deduct 33 1/3% of the interest for administrative and custodial expenses incurred by the Borough in fulfilling its obligations pursuant to this agreement.

Section 9. *Refund*

In the event that the escrow sums posted are more than those required, or in the event that the Applicant shall abandon the application, excess funds shall be returned to the Applicant within ONE HUNDRED AND TWENTY (120) days of the issuance of the final certificate of occupancy for the project which is the subject of the application or receipt of written notice of the abandonment of the application. Prior to the issuance of the final certificate of occupancy for any project for which Board approval has been received or upon receipt of written notice of abandonment of an application, the Treasurer shall determine from the professional staff whether there are any additional sums required to be paid from the escrow fund. In the event that there are, monies will be held by the Treasurer until notice is received by the professionals, Environmental Commission, Land Use Administrator and Construction Code Official that work has been completed.

Section 10. *Failure to Maintain Escrow Fund*

In the event that notice has been sent to the Applicant and the Applicant has failed to pay the increased amount into the escrow fund within the time period set forth in Section 4 then the Board shall cease further consideration of the application or of any other then pending application of the Applicant until the additional sum is given to the Treasurer for deposit into the escrow fund. The Applicant hereby expressly consents to a continuance of the statutorily mandated period for completion of Board review pursuant to the Municipal Land Use Law for a period of forty-five (45) days from the date of the notice from the Land Use Administrator and hereby expressly consents to an automatic rejection of Applicant's application without prejudice and without any further action by the Board if within said period the additional sum has not been given to the Treasurer.

Furthermore, in the event that notice has been sent to the Applicant and the Applicant has failed to pay the increased amount into the escrow fund within the time period set forth in Section 4 and Board review of the application has been completed, the Applicant is hereby placed on notice that the Borough

will not cause certificates of occupancy to be issued and may take such further action including, but not limited to, refusing to perform any and all further inspection, issuance of stop work orders and other relief as may be necessary, including a lien on the subject property.

Section 11. Performance Escrow – Inspections

The provisions of this agreement shall apply to the performance escrow for inspection to be paid to the Borough. The performance escrow shall be posted prior to construction of an onsite, offsite, on-tract or off-tract improvement. The amount of the escrow shall be 10% of the cost of improvements as calculated by the Board's Engineer.

The Applicant hereby agrees that the Board Engineer will be notified in writing forty-eight (48) hours prior to the start of any construction. Failure of the Applicant to provide such notice may result in additional inspection costs.

Section 12. Addresses to which Notices are to be Sent

All notices required by this agreement in writing shall be sent to the following addresses:

Borough of Montvale
Treasurer and Land Use
Administrator
12 Mercedes Drive
Montvale, NJ 07645
201-391-5700

Address of Applicant:

Gray Capital, LLC c/o Jérôme A. Vogel, Esq.

NAME

c/o Jeffer, Hopkinson & Vogel, 1600 Rt. 208 No.

ADDRESS

Hawthorne, NJ 07507

MUNICIPALITY

STATE

ZIP CODE

973-423-0100

TELEPHONE NUMBER

above.

Part 7 - Certification of Payment of Taxes

Date: Nov 10, 2021

I, Fran Scordo Tax Collector of the Borough of

Montvale, hereby certify that the property taxes on the property known as

Block(s) 1102, Lot(s) 3, as shown on the Borough Tax

Assessment Maps, have been paid through the 4th quarter and that the

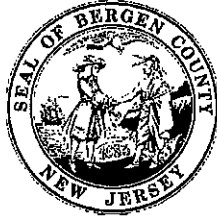
taxes on the aforementioned property are not past due nor are there any

penalties, assessments, or interest due or outstanding as of this date.

Fran Scordo
Signature of Tax Collector

John S. Hogan
Bergen County Clerk

Bergen County Clerk
One Bergen County Plaza
Hackensack, NJ 07601
(201) 336-7000
www.bergencountyclerk.org/



INSTRUMENT# 2020122517

V 3829 1322

RECORDED DATE: 11/20/2020

Document Type: DEED AND REALTY TAX FEES

Transaction #: 1588582

Document Page Count: 12

Operator Id: ERECORD

RETURN TO:

SUBMITTED BY:

SIMPLIFILE

4844 North 300 West, Suite 202

PROVO, UT 84604

PRIMARY NAME

SECONDARY NAME

WESTERN UNION FINANCIAL SERVICES INC

SUMMIT PROPERTY 1 LLC

ADDITIONAL PRIMARY NAMES

ADDITIONAL SECONDARY NAMES

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE: 10/13/2020

MUNICIPALITY: MONTVALE

LOT: 3

BLOCK: 1102

FEES/ TAXES:

RECORDING FEE	\$20.00
STATE RECORDING FEE	\$55.00
COUNTY RECORDING FEE	\$55.00
TAX ABSTRACT-STATE	\$5.00
TAX ABSTRACT-COUNTY	\$5.00
HOMELESSNESS TRUST FUND	\$3.00
HOMELESS CODE BLUE	
NPNR	\$8,025.00
Basic County	\$5,500.00
Basic State	\$13,750.00
PHPF	\$2,750.00
Extra-Alde	\$12,250.00
Gen-Purpose	\$21,750.00
Mansion-Tax	\$55,000.00

Total: \$119,170.00

INSTRUMENT#: 2020122517

Recorded Date: 11/20/2020

I hereby CERTIFY that this document is recorded
in the Clerk's Office in Bergen County, New
Jersey.



John S. Hogan
John S. Hogan
Bergen County Clerk

Recording Fees: \$145.00

Realty Transfer Tax Fees: \$119,025.00

Consideration: \$ 5500000.00

OFFICIAL RECORDING COVER PAGE

Page 1 of 12

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Prepared by: Laurie Meyers
Wilentz, Goldman & Spitzer, P.A.
90 Woodbridge Center Drive, Suite 900
Woodbridge, New Jersey 07095
Attn: Laurie Meyers

(For
Recorder's
Use Only)

RECORD AND RETURN TO:

Madison Title Agency
1175 Ocean Ave
Lakewood NJ 08701

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

THIS DEED, is made the 13 day of October, 2020, between:
WESTERN UNION FINANCIAL SERVICES, INC., a Colorado corporation (erroneously referenced as a Delaware corporation in Book 9105, Page 120), whose post office address is 7001 E. Belleview, Denver, Colorado 80237 (hereinafter referred to as "**Grantor**");

AND

SUMMIT PROPERTY 1 LLC, a New Jersey limited liability company, whose post office address is 1608 Route 88, Suite 200, Brick, New Jersey 08724 (hereinafter referred to as "**Grantee**").

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below (hereinafter called the "**Property**") to the Grantee. This transfer is made of the sum of \$5,500,000. The Grantor acknowledges receipt of this consideration.

2. Tax Map Reference. (N.J.S.A. 46:26A-3(a)(5)(b)) Borough of Montvale, in the County of Bergen, New Jersey:

Block No. 1102, Lot No. 3

3. Property. The Property consists of the land and all the buildings and structures on the land in the Borough of Montvale, County of Bergen, and State of New Jersey having the legal description annexed hereto as **Exhibit A** and made a part hereof, subject to the exceptions listed on **Exhibit B** annexed hereto and made a part hereof (the "**Permitted Encumbrances**").

BEING more commonly known as 100 Summit Avenue, Montvale, New Jersey

BEING the same premises conveyed to the Grantor(s) by deed from Linpro Montvale Offices I Limited, a limited partnership of the State of New Jersey dated February 6, 2006, recorded on June 21, 2006, in the Office of the County Clerk of Bergen County, New Jersey, in Book 09105, Page 120.

4. 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). Notwithstanding the foregoing, this conveyance is subject to all easements, covenants and restrictions of record, all other matters of record, all leases disclosed to Grantee, all matters which would be revealed by an accurate survey, and all governmental assessments not yet due and payable, none of which shall constitute a breach of the foregoing promise by Grantor.

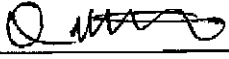
5. Who is Bound. The promises made in this Deed are legally binding upon the Grantor and all who lawfully succeed to the Grantor's rights and responsibilities.

6. Signatures. This Deed is signed by the Grantor's authorized representatives as of the date at the top of the first page.

[remainder of page intentionally blank]

GRANTOR:

WESTERN UNION FINANCIAL SERVICES,
INC., a Colorado corporation

By: 

Name: David Hurtado

Title: Authorized Signatory

ENTITY ACKNOWLEDGMENT

State of COLORADO

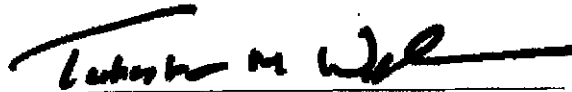
SS:

County of ALABAMA

I CERTIFY that on October 7, 2020 David Hurtado, personally came before me and stated to my satisfaction that such person:

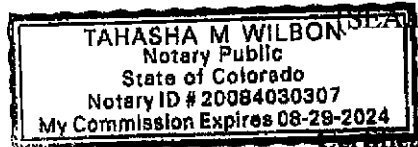
- (a) Made the attached instrument;
- (b) Was authorized to and did execute this instrument as an Authorized Signatory of Western Union Financial Services, Inc., the entity named in this instrument;
- (c) Executed this instrument as the act of the entity named in this instrument; and
- (d) Made this Deed for \$5,500,000.00 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.)

In witness whereof, I hereunto set my hand and official seals.



TAHASHA M WILBON, Notary Public

Print Name



Certificate of Address

The Tax Billing Address and Owner mailing address of the Grantee is:
1608 Route 88, Suite 200, Brick, NJ 08724

EXHIBIT A

PROPERTY

ALL THAT CERTAIN TRACT, PARCEL AND LOT OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALSO KNOWN AS PROPOSED LOT 10 IN BLOCK 65-B ON A MINOR SUBDIVISION ENTITLED "SUBDIVISION PLAT - LINPRO MONTVALE OFFICES 1, LTD. IN THE BOROUGH OF MONTVALE, BERGEN COUNTY, NEW JERSEY" REVISED TO JULY 28, 1982 AND APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF MONTVALE, BERGEN COUNTY, NEW JERSEY.

BEING ALSO KNOWN AS PROPOSED LOT 10 IN BLOCK 65-B AS SHOWN ON A MAP ENTITLED "SUBDIVISION PLAT LINPRO MONTVALE OFFICES 1, LTD. IN THE BOROUGH OF MONTVALE, BERGEN COUNTY, NEW JERSEY" AND FILED IN THE BERGEN COUNTY CLERK'S OFFICE DECEMBER 17, 1982 AS MAP NO. 8088 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF SUMMIT AVENUE, 49.50 FEET IN THE WIDTH AT THIS POINT, WHERE THE SAME IS INTERSECTED BY THE EASTERLY LINE OF LANDS OF DUNN AND NOW OR FORMERLY OF BUTLER INTERNATIONAL, INC. SAID POINT BEING DISTANT 33.00 FEET AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SUMMIT AVENUE, SAID POINT BEING ALSO DISTANT THE FOLLOWING COURSES AND DISTANCES AS MEASURED FROM THE INTERSECTION PRODUCED BY THE SAID CENTERLINE OF SUMMIT AVENUE AND THE CENTERLINE OF SPRING VALLEY ROAD (FORMERLY MAIN STREET) THENCE FROM SAID POINT RUNNING:

A) NORTH 86 DEGREES 50 MINUTES 59 SECONDS WEST, ALONG THE SAID CENTERLINE OF SUMMIT AVENUE, A DISTANCE OF 918.78 FEET TO A POINT IN THE SAME, THENCE,

B) SOUTH 04 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT IN THE AFORESAID PRESENT SOUTHERLY LINE OF SUMMIT AVENUE AND THE POINT OR PLACE OF BEGINNING OF THE PREMISES ABOUT TO BE HEREIN DESCRIBED, THENCE FROM SAID POINT OF BEGINNING RUNNING;

1) SOUTH 86 DEGREES 50 MINUTES 59 SECONDS EAST, ALONG THE SAID PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF SUMMIT AVENUE, A DISTANCE OF 756.94 FEET TO A POINT IN THE SAME AND THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF MONTVALE HEIGHTS, INC. THENCE;

2) SOUTH 01 DEGREE 11 MINUTES 50 SECONDS WEST, ALONG THE SAID WESTERLY LINE OF LANDS NOW OR FORMERLY OF MONTVALE HEIGHTS, INC., A DISTANCE OF 68.98 FEET TO A POINT AND CORNER IN SAID LANDS, THENCE;

3) SOUTH 86 DEGREES 50 MINUTES 59 SECONDS EAST, ALONG THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF MONTVALE HEIGHTS, INC. PARALLEL WITH THE SAID SOUTHERLY LINE OF SUMMIT AVENUE, A DISTANCE OF 129.48 FEET TO A POINT IN THE PRESENT WESTERLY LINE OF SPRING VALLEY ROAD (FORMERLY MAIN STREET) THENCE;

4) SOUTH 01 DEGREE 11 MINUTES 50 SECONDS WEST, ALONG THE SAME, A DISTANCE OF 398.29 FEET TO A POINT IN THE SAME AND THE LOT DIVIDING LINE BETWEEN LOTS 9.01 AND 10 IN BLOCK 65-B ON THE TAX ASSESSMENT MAP OF THE BOROUGH OF MONTVALE BERGEN COUNTY, NEW JERSEY, THENCE;

5) NORTH 86 DEGREES 50 MINUTES 59 SECONDS WEST, ALONG THE SAME, 466.26 FEET TO A POINT AND CORNER, THENCE;

- 6) SOUTH 01 DEGREE 11 MINUTES 50 SECONDS WEST, ALONG THE SAME, 42.87 FEET TO A POINT AND BEND IN THE SAME, THENCE;
- 7) SOUTH 02 DEGREES 08 MINUTES 59 SECONDS WEST, ALONG THE SAME, 346.52 FEET TO A POINT AND BEND IN THE SAME, THENCE;
- 8) SOUTH 01 DEGREE 49 MINUTES 56 SECONDS WEST, ALONG THE SAME, 538.52 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 9 IN THE AFORESAID BLOCK 65-B, SAID POINT BEING DISTANCE 24.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES ACROSS SAID LOT 9 FROM THE NORTHERLY LINE OF LANDS FORMERLY OF CORTRIGHT AND NOW OR FORMERLY OF WIRTH, THENCE;
- 9) SOUTH 76 DEGREES 13 MINUTES 41 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 9, PARALLEL WITH THE SAID NORTHERLY LINE OF LANDS FORMERLY OF CORTRIGHT AND NOW OR FORMERLY OF WIRTH AND LYING 24/00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES THEREFROM, A DISTANCE OF 187.04 FEET TO A POINT AND BEND IN THE SAME, THENCE;
- 10) SOUTH 79 DEGREES 53 MINUTES 42 SECONDS WEST, CONTINUING ALONG THE SAID NORTHERLY LINE OF LOT 9, A DISTANCE OF 32.65 FEET TO A POINT IN THE EASTERLY LINE OF LANDS FORMERLY OF DUNN, SAID POINT BEING DISTANCE 28.00 FEET NORTHERLY, AS MEASURED ALONG THE SAID EASTERLY LINE OF LANDS FORMERLY OF DUNN FROM THE NORTHWESTERLY CORNER OF LANDS FORMERLY OF CORTRIGHT AND NOW OR FORMERLY OF WIRTH, THENCE THE FOLLOWING NINE COURSES AND DISTANCES ALONG THE EASTERLY LINE OF LANDS FORMERLY OF DUNN AND NOW OR FORMERLY OF BUTLER INTERNATIONAL, INC.,
- 11) NORTH 07 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 368.13 FEET TO A POINT AND CORNER, THENCE
- 12) NORTH 60 DEGREES 18 MINUTES 48 SECONDS WEST, A DISTANCE OF 42.90 FEET TO A POINT AND CORNER, THENCE
- 13) NORTH 22 DEGREES 03 MINUTES 28 SECONDS EAST, A DISTANCE OF 122.02 FEET TO A POINT AND CORNER, THENCE
- 14) NORTH 74 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 145.32 FEET TO A POINT AND CORNER, THENCE
- 15) NORTH 05 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 355.97 FEET TO A POINT AND CORNER, THENCE
- 16) NORTH 88 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 69.24 FEET TO A POINT AND CORNER, THENCE
- 17) NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST, A DISTANCE OF 258.39 FEET TO A POINT AND CORNER, THENCE
- 18) NORTH 84 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 74.51 FEET TO A POINT AND CORNER, THENCE
- 19) NORTH 04 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 309.34 FEET TO A POINT IN THE AFORESAID SOUTHERLY LINE OF SUMMIT AVENUE AND THE POINT OR PLACE OF BEGINNING.

THE ABOVE PREMISES BEING ALSO DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY SCHWANEWEDE/HALS ENGINEERING, PROFESSIONAL ENGINEERS & LAND SURVEYORS, DATED SEPTEMBER 21, 1999, LAST REVISED SEPTEMBER 24, 1999, DESIGNATED AS JOB NO. 1860-858, AS FOLLOWS:

BEING LOT 3 IN BLOCK 1102 ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF MONTVALE, BERGEN COUNTY, NEW JERSEY.

BEING ALSO KNOWN AS PROPOSED LOT 10 IN BLOCK 65-B ON A MINOR SUBDIVISION ENTITLED "SUBDIVISION PLAT LINPRO MONTVALE OFFICES 1, LTD., IN THE BOROUGH OF MONTVALE, BERGEN COUNTY, NEW JERSEY" REVISED TO JULY 28, 1982, AND APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF MONTVALE, BERGEN COUNTY, NEW JERSEY.

BEING ALSO KNOWN AS PROPOSED LOT 10 IN BLOCK 65-B AS SHOWN ON A MAP ENTITLED "SUBDIVISION PLAT LINPRO-MONTVALE OFFICES 1, LTD., IN THE BOROUGH OF MONTVALE, BERGEN COUNTY, NEW JERSEY" AND FILED IN THE BERGEN COUNTY CLERK'S OFFICE DECEMBER 17, 1982, AS MAP NO. 8088 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF SUMMIT AVENUE, 49.50 FEET IN WIDTH AT THIS POINT, WHERE THE SAME IS INTERSECTED BY THE EASTERLY LINE OF LANDS OF DUNN AND NOW OR FORMERLY OF BUTLER INTERNATIONAL, INC. SAID POINT BEING DISTANT 33.00 FEET AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SUMMIT AVENUE, SAID POINT BEING ALSO DISTANT THE FOLLOWING COURSES AND DISTANCES AS MEASURED FROM THE INTERSECTION PRODUCED BY THE SAID CENTERLINE OF SUMMIT AVENUE AND THE CENTERLINE OF SPRING VALLEY ROAD (FORMERLY MAIN STREET) THENCE FROM SAID POINT RUNNING:

A) NORTH 86 DEGREES 50 MINUTES 59 SECONDS WEST, ALONG THE SAID CENTERLINE OF SUMMIT AVENUE, A DISTANCE OF 918.78 FEET TO A POINT IN THE SAME, THENCE;

B) SOUTH 4 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT IN THE AFORESAID PRESENT SOUTHERLY LINE OF SUMMIT AVENUE AND THE POINT OR PLACE OF BEGINNING OF THE PREMISES ABOUT TO BE HEREIN DESCRIBED, THENCE FROM SAID POINT OF BEGINNING RUNNING;

1) SOUTH 86 DEGREES 50 MINUTES 59 SECONDS EAST, ALONG THE SAID PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF SUMMIT AVENUE, A DISTANCE OF 756.94 FEET TO A POINT IN THE SAME AND THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF MONTVALE HEIGHTS, INC., THENCE;

2) SOUTH 1 DEGREE 11 MINUTES 50 SECONDS WEST, ALONG THE SAID WESTERLY LINE OF LANDS NOW OR FORMERLY OF MONTVALE HEIGHTS, INC., A DISTANCE OF 68.98 FEET TO A POINT AND CORNER IN SAID LANDS, THENCE;

3) SOUTH 86 DEGREES 50 MINUTES 59 SECONDS EAST, ALONG THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF MONTVALE HEIGHTS, INC., PARALLEL WITH THE SAID SOUTHERLY LINE OF SUMMIT AVENUE, A DISTANCE 129.48 FEET TO A POINT IN THE PRESENT WESTERLY LINE OF SPRING VALLEY ROAD (FORMERLY MAIN STREET) THENCE;

4) SOUTH 1 DEGREE 11 MINUTES 50 SECONDS WEST, ALONG THE SAME, A DISTANCE OF 398.29 FEET TO A POINT IN THE SAME AND THE LOT DIVIDING LINE BETWEEN LOTS 3 AND 5 IN BLOCK 1102 ON THE TAX ASSESSMENT MAP OF THE BOROUGH OF MONTVALE, BERGEN COUNTY, NEW JERSEY, THENCE;

5) NORTH 86 DEGREES 50 MINUTES 59 SECONDS WEST, ALONG THE SAME, 466.26 FEET TO A POINT AND CORNER, THENCE;

6) SOUTH 1 DEGREE 11 MINUTES 50 SECONDS WEST, ALONG THE SAME, 42.87 FEET TO A POINT AND BEND IN THE SAME, THENCE;

7) SOUTH 2 DEGREES 08 MINUTES 59 SECONDS WEST, ALONG THE SAME, 346.52 FEET TO A POINT AND BEND IN THE SAME, THENCE;

8) SOUTH 1 DEGREE 49 MINUTES 56 SECONDS WEST, ALONG THE SAME, 538.52 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 2 IN THE AFORESAID BLOCK 1102, SAID POINT BEING DISTANT 24.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES ACROSS SAID LOT 2, FROM THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF CORTRIGHT AND NOW OR FORMERLY OF WIRTH, THENCE;

9) SOUTH 76 DEGREES 13 MINUTES 41 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 2, PARALLEL WITH THE SAID NORTHERLY LINE OF LANDS FORMERLY OF CORTRIGHT AND NOW OR FORMERLY OF WIRTH AND LYING 24.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES THEREFROM, A DISTANCE OF 187.04 FEET TO A POINT AND BEND IN THE SAME, THENCE;

10) SOUTH 79 DEGREES 53 MINUTES 42 SECONDS WEST, CONTINUING ALONG THE SAID NORTHERLY LINE OF LOT 2, A DISTANCE OF 32.65 FEET TO A POINT IN THE EASTERLY LINE OF LANDS FORMERLY OF DUNN, SAID POINT BEING DISTANT 28.00 FEET NORTHERLY, AS MEASURED ALONG THE SAID EASTERLY LINE OF LANDS FORMERLY OF DUNN FROM THE NORTHWESTERLY CORNER OF LAND FORMERLY OF CORTRIGHT AND NOW OR FORMERLY OF WIRTH, THENCE THE FOLLOWING NINE COURSES AND DISTANCES ALONG THE EASTERLY LINE OF LANDS FORMERLY OF DUNN AND NOW OR FORMERLY OF BUTLER INTERNATIONAL, INC.,;

11) NORTH 7 DEGREES 52 MINUTES 03 SECONDS EAST, A DISTANCE OF 368.13 FEET TO A POINT AND CORNER, THENCE;

12) NORTH 60 DEGREES 18 MINUTES 48 SECONDS WEST, A DISTANCE OF 42.90 FEET TO A POINT AND CORNER, THENCE;

13) NORTH 22 DEGREES 03 MINUTES 28 SECONDS EAST, A DISTANCE OF 122.02 FEET TO A POINT AND CORNER, THENCE;

14) NORTH 74 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 145.32 FEET TO A POINT AND CORNER, THENCE;

15) NORTH 5 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 355.97 FEET TO A POINT AND CORNER, THENCE;

16) NORTH 88 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 69.24 FEET TO A POINT AND CORNER, THENCE;

17) NORTH 0 DEGREES 35 MINUTES 00 SECONDS EAST, A DISTANCE OF 258.39 FEET TO A POINT AND CORNER, THENCE;

18) NORTH 84 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 74.51 FEET TO A POINT AND CORNER, THENCE;

19) NORTH 4 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 309.34 FEET TO A POINT IN THE AFORESAID SOUTHERLY LINE OF SUMMIT AVENUE AND THE POINT OR PLACE OF BEGINNING.

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

LOT 3, BLOCK 1102, ON THE OFFICIAL TAX MAP OF MONTVALE TOWNSHIP

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Easement granted to Tennessee Gas Transmission Company recorded on May 11, 1955 in Book 45 Page 667.
2. Grant of Right of Way granted to Rockland Electric Company recorded on July 11, 1958 in Book 3956 Page 268.
3. Grant of Right of Way granted to New Jersey Bell Telephone Company recorded on October 21, 1983 in Book 6791 Page 37.
4. Grant of Right of Way granted to Rockland Electric Company recorded on October 28, 1983 in Book 6792 Page 612.
5. Deed of Drainage Easement granted to the Borough of Montvale recorded on December 27, 1985 in Book 6978 Page 994.
6. Deed of Easement for Detention Basins granted to the Borough of Montvale recorded on December 27, 1985 in Book 6978 Page 997.
7. Deed of Drainage Easement granted to the Borough of Montvale recorded on April 11, 1986 in Book 7000 Page 925.
8. Deed of Acceleration/ Deceleration Lane Easement recorded on April 8, 1994 in Book 7687 Page 508.
9. Deed of Road Widening Easement granted the County of Bergen recorded on April 8, 1994 in Book 7687 Page 512.
10. Deed of Easement granted to the County of Bergen recorded on September 3, 1985 in Book 6949 Page 314.
11. Deed of Easement granted to the County of Bergen recorded on September 3, 1985 in Book 6949 Page 311.
12. Deed of Easement granted to the County of Bergen recorded on December 27, 1985 in Book 6979 Page 1.
13. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat No. 8088.
14. Easements as shown on Tax Map.
15. Deed of Easement granted to the County of Bergen recorded on December 27, 1985 in Book 6978 Page 992.

GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Western Union Financial Services, Inc.

Current Street Address

7001 E. Belleview

City, Town, Post Office

Denver

State

CO

ZIP Code

80237

Property Information

Block(s)

1102

Lot(s)

3

Qualifier

Street Address

100 Summit Avenue

City, Town, Post Office

Montvale

State

NJ

ZIP Code

07645

Seller's Percentage of Ownership

100

Total Consideration

5,500,000.00

Owner's Share of Consideration

100 5,500,000

Closing Date

10/13/2020

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.

Western Union Financial Services, Inc., a Colorado corporation

10/17/2020

Date

David Hurtado,

Authorized Signatory

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1988, 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

BergerSS. County Municipal Code
02316

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)

XXX-XX-X 7 5 4Deponent, Yitzchok Rokowsky being duly sworn according to law upon his/her oath.deposes and says that he/she is the Managing Director in a deed dated Oct 13, 2020 transferring
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number 1102 Lot number 3 located at100 Summit Avenue, Montvale and annexed thereto.
(Street Address, Town)(2) CONSIDERATION \$ 5,500,000.00 (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 4A - Commercial properties
☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property (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.

- ☐ Properly 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.

(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

\$ 12,500,000 + 85.93 % = \$ 14,546,724.08

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. 1988, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere 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. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 14 day of October, 2020

Signature of Deponent

Grantee Name

Deponent Address

Grantee Address at Time of Sale

ZISSI BASCH

NOTARY PUBLIC OF NEW JERSEY

Commission # 50128832

Commission Expires 7/21/2025

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 _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date 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/taxall/njrtf/localtax.shtml

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1988, 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 Colorado

SS. County Municipal Code

COUNTY Arapahoe Bergen

0720

MUNICIPALITY OF PROPERTY LOCATION Montvale

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

Deponent, Western Union Financial Services Inc, being duly sworn according to law upon his/her oath,
(Name)

deposes and says that he/she is the Seller In a deed dated October 13, 2020 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 1102 Lot number 3 located at
100 Summit Avenue, Montvale and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$ 5,500,000.00 (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

\$ 12,500,000.00 + 85.93% = \$ 14,546,724.08

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 #9 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 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)

- ☐ 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)

- ☐ 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. 1988, as amended through Chapter 33, P.L. 2006. Western Union Financial Services, Inc.

Subscribed and sworn to before me
this 3rd day of October, 2020

Signature of Deponent
7001 E. Bellevue
Denver, CO 80237

Grantor Name
7001 E. Bellevue
Denver, CO 80237

Deponent Address

Grantor Address at Time of Sale

XXX-XXX-574

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

Notary
(seal) TAHASHA M. WILSON
Notary Public
State of Colorado
Notary ID # 20084030307
My Commission Expires 08-29-2024

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 08646-0251

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/pit/foeatx.htm

LAND USE APPLICATION & ESCROW FEE SCHEDULE 2014

6/27/2014

Form	Subdivision			Site Plan			Use Permit	Major Soil Movement	ZBA not Involving a variance	ZBA Residential w/One Variance	ZBA Class D Use Variance	Informal Review
	Minor 1	Prelim 2	Final 3	Minor 4	Prelim 5	Major 6						
Application Fee- Footnote 1 & 2	\$1,000	\$1,500	\$1,000	\$800	\$1,100	\$800	All Zones 7	All Zones 8	\$275	10 \$325	All Zones 11 \$1,000	12 \$100
Plus Additional Fee	\$300 per lot	\$300 per lot	\$300 per lot	.02 per sq. ft. of total site*NOT TO EXCEED \$2000	.04 per sq.ft. of total site *NOT TO EXCEED \$2000	.02 per sq.ft. of total site*NOT TO EXCEED \$1000		.10 per cubic yard		\$300 per additional variance	See Footnote # 3	
Escrow Deposit	\$2000 per lot	\$2000 per lot	\$2000 per lot	.03 per sq.ft. of total site	\$3000 Escrow Dep. For the first 40,000 sq. ft. of land or part thereof included within the site development.** \$150 per 1,000 sq. ft. of land or part thereof in excess of 1 acre. **\$60 per 100 sq. ft. of the first 30,000 sq. ft. of bldg. floor area or part thereof included within the site development plan. ** \$30 per 100 sq. ft. for each sq. ft. of building floor area in excess of 30,000 sq. ft.	\$3000 Escrow Dep. For the first 40,000 sq. ft. of land or part thereof included within the site development.** \$150 per 1,000 sq. ft. of land or part thereof in excess of 1 acre **\$60 per 100 sq. ft. of the first 30,000 sq. ft. of bldg. floor area or part thereof included within the site development plan. ** \$30 per 100 sq. ft. for each sq. ft. of building floor area in excess of 30,000 sq. ft.		\$2,000	\$600	\$800	\$4,000	\$500
Plus Additional Escrow	\$1500 per new variance	\$1000 per new variance	\$1000 per variance	\$1000 per new variance	\$2000 per new variance	\$1000 per new variance					See Footnote #3	
Signing of Plat, Mylar or Deed	\$100 per lot		\$100 per lot	.01 per sq.ft. of total site		.01 per sq.ft. of total site					See Footnote #3	
Environmental Impact Statement Submission Fee		\$250			\$250						See Footnote #3	
Property Owners List		The greater of \$10 per Block or .25 per name			The greater of \$10 per Block or .25 per name					The greater of \$10 per Block or .25 per name	The greater of \$10 per Block or .25 per name	
Taxmap Changes- Footnote 5	\$250 per new lot		\$250 per new lot			.01 per sq. ft. of total site					See Footnote #3	

Footnote 1 For combined Preliminary and Final Major Site Plan Approval, applicant must submit total fees and escrows posted above in columns # 5 & # 6

Footnote 2 For combined Preliminary and Final Major Subdivision Approval, applicant must submit total fees and escrows posted above in columns # 2 & # 3

Footnote 3 For combined Class D variance application and Subdivision or Site Plan applications, the fees in all applicable columns will apply.

Footnote 4 All informal review fees will be credited to the application fee when a formal application is submitted.

Footnote 5 The fee for tax map changes for an approved final site plan shall apply only to condo and townhouses

Footnote 6 The fees for application and escrows are to be determined by applicants attorney, engineer or architect. A written break down is subject to confirmation by the Borough Land use Administrator and Borough Engineer.

* \$1000 escrow payable after approval when board requires memorialization of a resolution.

Request for Taxpayer Identification Number and Certification

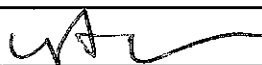
Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Gray Capital LLC	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
	5 Address (number, street, and apt. or suite no.) See instructions. 1608 Route 88 Suite 301	Requester's name and address (optional) Borough of Montvale
6 City, state, and ZIP code Brick NJ 08724		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN) Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later. Note: If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.	<table border="1"><tr><td colspan="9">Social security number</td></tr><tr><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td>-</td><td></td></tr><tr><td colspan="9">or</td></tr><tr><td colspan="9">Employer identification number</td></tr><tr><td>8</td><td>4</td><td>-</td><td>2</td><td>1</td><td>5</td><td>9</td><td>3</td><td>13</td></tr></table>	Social security number												-				-		or									Employer identification number									8	4	-	2	1	5	9	3	13
Social security number																																														
			-				-																																							
or																																														
Employer identification number																																														
8	4	-	2	1	5	9	3	13																																						

Part II Certification Under penalties of perjury, I certify that: 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and 2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and 3. I am a U.S. citizen or other U.S. person (defined below); and 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► 	Date ► December 14, 2021
------------------	--	---------------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



Borough of Montvale

12 Mercedes Drive, 2nd Floor
Montvale NJ 07645

www.montvale.org

Ph: 201-391-5700

Fx: 201-391-9317

November 3, 2021

Jerome A. Vogel, Esq.
P.O. Box 507
1600 Route 208 North
Hawthorne, New Jersey 07507

Reference: 200' Certified Property Owners List
Block 1102, Lot 3
Borough of Montvale, Bergen County, New Jersey

Dear Mr. Vogel:

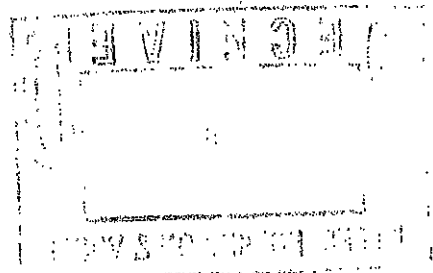
As per your request, enclosed please find an updated certified list of the property owners within 200' of the above referenced property. Also enclosed is a list of Utilities which needs to be noticed as well. Both lists need to be notified by return receipt certified mail for any public hearing. Notice must be given to the newspaper and the list at least 10 days prior to any public hearing.

If you have any questions, please do not hesitate to contact me.

Sincerely,

R. Lorraine Hutter
Land Use Administrator

/rlh
Enclosure



BOROUGH OF MONTVALE

CERTIFIED 200' PROPERTY OWNERS LIST FOR BLOCK 1102 LOT 3 Also known as 100 Summit Avenue

BLOCK_1	LOT_1	OWNER_NAME	OWNER_ADDR	OWNER_CITY_ST	OWNER_ZIP
403	5	C/O LUKOIL NORTH AMERICA, LLC	505 FIFTH AVE. 9TH FLOOR	NEW YORK, NY	10017
403	4	DEEPRAKUN REALTY NJ	72 SUMMIT AVE	MONTVALE, NJ	07645
1102	8	DE POL, MICHAEL & CHRISTINE	70 SPRING VALLEY ROAD	MONTVALE, NJ	07645
403	3	NIG REALTY CORP.	30 PARK AVE	MANHASSET NY	11030
302	11	LUKMANN, LAURA H	144 DEMAREST LANE	MONTVALE, NJ	07645
302	11	HAHN, SEONG TAEK & SUE JUNG	90 PINECREST DRIVE	WOODCLIFF LAKE, NJ	07677
302	11	FOMINYKH, OLEG & OKSANA	25 PARTRIDGE RUN	MONTVALE, NJ	07645
302	11	FEILER, HOWARD D & MARGARET	106 DEMAREST LANE	MONTVALE, NJ	07645
302	11	MICHAELS, JEFFREY A & LESLIE	108 DEMAREST LN	MONTVALE, NJ	07645
302	11	WANG, SHENG	138 DEMAREST LN	MONTVALE, NJ	07645
302	11	WRIGHT, TRACY JOANNE	140 DEMAREST LANE	MONTVALE, NJ	07645
302	11	WELLS FARGO BANK NATL ASSOC TRSTE	9062 OLD ANNAPOLIS ROAD	COLUMBIA, MD	21045
302	11	MEDITERRANEO, SUSAN ETAL	110 DEMAREST LN	MONTVALE, NJ	07645
302	11	KIM, BYEOUNG SEON & EUNICE JUNG Y.K	116 DEMAREST LN	MONTVALE, NJ	07645
302	11	LOMANOV, LILIA	134 DEMAREST LANE	MONTVALE, NJ	07645
302	11	GRUBLER, GARY & RUTH	120 DEMAREST LANE	MONTVALE, NJ	07645
302	11	TIAN, BIN & MIN GAO	13 WYANDEMERE DRIVE	WOODCLIFF LAKE, NJ	07677
302	11	KILKENNY, TIMOTHY & CINDY	114 DEMAREST LANE	MONTVALE, NJ	07645
302	11	DJAMALOVA, NATALIA	118 DEMAREST LN	MONTVALE, NJ	07645
302	11	ACAR, EMRAH & SIIR	117 LAKOTA PASS	AUSTIN, TX	78738
302	11	KIM, TAEHONG & CHOI, KANG YOUNG	100 CROWN CT UNIT 452	EDGEWATER, NJ	07020
302	11	KUNG, EASTER (ETAL)	124 DEMAREST LANE	MONTVALE, NJ	07645
302	11	CHO, MICHEL & BAM	128 DEMAREST LANE	MONTVALE NJ	07645
302	11	HOLLANDER, MICHAEL & INES OROZCO	130 DEMAREST AVE	MONTVALE, NJ	07645
302	11	HADADAN, ROMEN & TALAR	53 OVERLOOK DR	WOODCLIFF LAKE, NJ	07675
302	11	KELLY, JOHN & MERYL	136 DEMAREST LANE #10	MONTVALE, NJ	07645
302	16.05	PATEL, KALPESH & MITAL	14 OLDE WOODS LANE	MONTVALE, NJ	07645
302	16.02	CASEY, MICHAEL J & MARY KATHRYN	4 OLDE WOODS LANE	MONTVALE, NJ	07645
302	16.031	ITALIA, DONNAMARIE	6 OLDE WOODS LN	MONTVALE, NJ	07645
302	16.14	ATAALLA, AYMAN & ROSETTE	7 OLDE WOODS LN	MONTVALE, NJ	07645
302	10	DE ROSA, ROBERT F & MELINDA L	128 SPRING VALLEY RD	MONTVALE, NJ	07645

302	16.16	GOLUB, STEPHEN R & CHERYL A	3 OLDE WOODS LN	MONTVALE, NJ	07645
302	16.032	HE, SHULIN & CHUANYUE WANG	8 OLDE WOODS LN	MONTVALE, NJ	07645
302	16.04	MOOLJI, AKBAR & LAILA	12 OLDE WOODS LANE	MONTVALE, NJ	07645
302	16.033	SOOD, BHUPINDER S & SAPNA	10 OLDE WOODS LN	MONTVALE, NJ	07645
302	16.01	AMIR, AMGAD & SHERRY K.	2 OLDE WOODS LN	MONTVALE, NJ	07645
302	16.15	PRODA, ANDREW J & REGINA A	5 OLDE WOODS LANE	MONTVALE, NJ	07645
302	13.02	LEE, KYUNGMOUK STEVE & PARK, SHARON	102 OLDE WOODS LANE	MONTVALE, NJ	07645
402	2	ZONIS, CLEOPATRA	123 SPRING VALLEY ROAD	MONTVALE, NJ	07645
402	3	DENIESE (ETALS), CHRISTOPHER	2 STRAWBERRY CT	MONTVALE, NJ	07645
402	8	KHAN, GULAM & FATAMA	1 STRAWBERRY HILL COURT	MONTVALE, NJ	07645
402	20	JOSEPH-CAYENNE, CAROL ETAL	246 BROWN STREET	VALLEY STREAM, NY	11580
403	5	C/O LUKOIL NORTH AMERICA, LLC	505 FIFTH AVE. 9TH FLOOR	NEW YORK, NY	10017
403	4	DEEPRAKUN REALTY NJ	72 SUMMIT AVE	MONTVALE, NJ	07645
1102	5.113	SCHWARTZ, CHARLES & ESTHER	113 LAUREL BROOK RD	MONTVALE, NJ	07645
1102	5.213	KIEL, CAROLYN L & HAHNEMANN, M.R.	213 LAUREL BROOK RD	MONTVALE, NJ	07645
1102	5.414	BEAR BAN CONDOS LLC	1080 RAMAPO VALLEY ROAD	MAHWAH, NJ	07430
1102	5.621	MYERS, STEPHEN E. JR.	621 LINDERMAN LANE	MONTVALE, NJ	07645
1102	5.313	LIM, JUNG ON & HONG, ANNA	313 LAUREL BROOK RD #5.09	MONTVALE, NJ	07645
1102	5.111	RYPKEMA, GLORIA	111 LAUREL BROOK RD	MONTVALE, NJ	07645
1102	5.112	FRANCO, CHRIS	112 LAUREL BROOK RD	MONTVALE, NJ	07645
1102	5.211	ISAACS-PINDUS, TRACY JOANNE	140 DEMAREST LANE	MONTVALE, NJ	07645
1102	5.212	NICHOLS, SAM & PHYLLIS	212 LAUREL BROOK RD	MONTVALE, NJ	07645
1102	5.311	RUTH E TOSI FAMILY INVESTMENT LP	311 LAUREL BROOK RD	MONTVALE, NJ	07645
1102	5.312	THE AST 2011 SPENDTHRIFT TRUST	30 HOPPER TERRACE	RAMSEY, NJ	07446
1102	5.411	PALAZZOLO, CAROLE A	411 LAUREL BROOK ROAD	MONTVALE, NJ	07645
1102	5.421	GLENBROOK CUSTOM HOMES INC	28 W. GRAND AVE.	MONTVALE, NJ	07645
1102	5.412	BARRETT, HENRY & MARY	412 LAUREL BROOK ROAD	MONTVALE, NJ	07645
1102	5.422	BANNON, MOIRA	422 LAUREL BROOK RD	MONTVALE, NJ	07645
1102	5.415	BEAR BAN CONDOS LLC	1080 RAMAPO VALLEY ROAD	MAHWAH, NJ	07430
1102	5.423	KUMAR, RAAJ & VIBHA	484 BLACK BEAR PATH	LAKE HOPATCONG	07849
1102	5.424	BARRETT, NEIL & HELEN WHOLEY	2 CHEROKEE TRAIL	MONTVALE, NJ	07645
1102	5.413	MULLER, PETER	1080 RAMAPO VALLEY ROAD	MAHWAH, NJ	07430
1102	5.425	KUNAL VERMA TRUST	72 SUMMIT AVE	MONTVALE, NJ	07645
1102	5.615	BEAR BAN CONDOS LLC	1080 RAMAPO VALLEY ROAD	MAHWAH, NJ	07430

1102	5.602	HUDSON PARK JUHH LLC	58-15 202 STREET	BAYSIDE, NY	11364
1102	5.613	JAYARAMAN, SHANKAR ETAL	622 LINDERMAN LANE	MONTVALE, NJ	07645
1102	5.601	ALBERTA, LAUREN A	613 LINDERMAN LN	MONTVALE, NJ	07645
1102	5.603	BEAR BAN CONDOS LLC	1080 RAMAPO VALLEY ROAD	MAHWAH, NJ	07430
1102	5.614	J&R REALTY MANAGEMENT, LLC	128 CORTLAND DRIVE	SADDLE RIVER, NJ	07458
1102	5.612	MCGOVERN, RYAN C&LORESTANI, GABRIELLE	12340 ALAMEDA TRACE CIRCL	AUSTIN, TX	78727
1102	5.611	LUONGO, JOHN R. & KATHLEEN P.	611 LINDERMAN LANE	MONTVALE, NJ	07645
1102	5.616	MULLER, PETER	1080 RAMAPO VALLEY ROAD	MAHWAH, NJ	07430
1102	2.04	BOROUGH OF MONTVALE	12 MERCEDES DRIVE	MONTVALE, NJ	07645
403	2	99 LLC	2050 CENTER AVENUE #410	FORT LEE, NJ	07024
403	2	99 LLC	2050 CENTER AVENUE #410	FORT LEE, NJ	07024
403	2	99 LLC	2050 CENTER AVENUE #410	FORT LEE, NJ	07024
403	2	ABRAMSON, STEWART G & KATHERINE A	99 SPRING VALLEY ROAD#103	MONTVALE, NJ	07645
403	2	99 LLC	2050 CENTER AVENUE	FORT LEE, NJ	07024
403	2	99 LLC	2050 CENTER AVENUE	FORT LEE, NJ	07024
403	2	99 LLC	2050 CENTER AVENUE	FORT LEE, NJ	07024
403	2	99 LLC	2050 CENTER AVENUE #410	FORT LEE, NJ	07024
403	2	99 LLC	2050 CENTER AVENUE #410	FORT LEE, NJ	07024
403	2	99 LLC	2050 CENTER AVENUE #410	FORT LEE, NJ	07024

This is a true certified property owners list for the above referenced property. Also included is a Utilities List. Both Lists need to be sent certified return receipt requested at least 10 days prior to any public hearing.

R. Lorraine Hutter Date: November 3, 2021
R. Lorraine Hutter, Land Use Administrator



www.montvale.org

Borough of Montvale

12 Mercedes Drive, 2nd Floor
Montvale NJ 07645

Ph: 201-391-5700

Fx: 201-391-9317

Revised -June 2020

ZONING BOARD/PLANNING BOARD UTILITIES

ATTN: Corporate Secretary
Verizon
P.O. Box 4835
Trenton, NJ 08650-4835

Dominic L. DiSalvo PE, BCEE
Director of Engineering
Bergen County Utilities Authority
Foot of Merhof Road
P.O. Box Nine
Little Ferry, NJ 07643

ATTN: Mgr. Corporate Properties
Public Service Electric & Gas
80 Park Place
Newark, NJ 07101

Tenneco, Inc.
Tennessee Gas Pipeline Division
P.O. Box 4372
Houston, TX 77210

ATTN: General Manager
Cablevision
235 West Nyack Road
West Nyack, NY 10994

NJ Transit Corp. Headquarters
One Penn Plaza
Newark, NJ 07105

ATTN: Corporate Secretary
Suez-North America
461 From Road # 400
Paramus, NJ 07652

Orange & Rockland Utilities, Inc.
390 West Route 59
Spring Valley, NY 10977-5300
Attn: E. M. McDonough
Senior R.E. Representative

Planning Board
County of Bergen
One Bergen Plaza
Hackensack, NJ 07601

New Jersey Highway Authority
Garden State Parkway
GSP Division
PO Box 5042
Woodbridge, NJ 07095-5042

ATTN: Clerk's Office
Borough of Montvale
12 Mercedes Drive 2nd flr
Montvale, NJ 07645-1816

NJ Dept of Transportation
1035 Parkway Avenue
Trenton, NJ 08625