

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-12-2020-025

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
ACCEPTING DEEDS OF DEDICATION FOR
BLOCK 6 LOT 5.21 AND BLOCK 6 LOT 5.03 LOCATED ON MOUNT ROAD
FOR OPEN SPACE AND RECREATION AND OTHER MUNICIPAL PURPOSES

WHEREAS, TOLL NJ II, LP is the owner of the property located on Mount Road known as Block 6, Lot 5.21 and Block 6 Lot 5.03 (the "Property") on the official tax map of the Township of Monroe ("Monroe") and is conveying the Property to Monroe for use as open space and recreation and other municipal purposes; and

WHEREAS, the Township Attorney has reviewed the attached Deeds transferring title to the Property for use as open space and other municipal purposes and found it to be legally sufficient; and

WHEREAS, the Township Council has determined that accepting the aforesaid Deeds is in the public interest; and

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey, as follows:

SECTION 1. The Mayor, Township Clerk and Township Attorney are hereby authorized and directed to take all steps and execute any documents which are reasonably necessary to accept the Deeds transferring title to the Property located at Block 6 and Lot 5.21 and Block 6 Lot 5.03 for use as open space and recreation and other municipal purposes.

SECTION 2. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged, and the remainder of the Ordinance shall be deemed valid and effective.

SECTION 4. This Ordinance shall take effect upon final passage and publication as provided by law.

SO ORDAINED as aforesaid.


MIRIAM COHEN, Council President

RECORDED VOTE – INTRODUCTION – December 7, 2020						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin			X			
Councilman Dalina	X		X			
Councilman Dipierro		X	X			
Council V. President Schneider			X			
Council President Cohen			X			

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at a meeting of the Monroe Township Council held on December 7, 2020. Said Ordinance will again be read and considered for final passage at the next scheduled meeting of the Monroe Township Council to be held on December 28, 2020 at 6:30 p.m. virtually via zoom. At said time and place all persons having an interest in the foregoing Ordinance will be granted an opportunity to be heard concerning the same prior to consideration for final passage by the Council.


 CHRISTINE ROBBINS, Township Clerk

RECORDED VOTE – SECOND READING & FINAL ADOPTION– December 28, 2020						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin		X	X			
Councilman Dalina	X		X			
Councilman Dipierro				X		
Council V. President Schneider			X			
Council President Cohen			X			

ORDINANCE NO.: O-12-2020-025

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
 ACCEPTING DEEDS OF DEDICATION FOR
 BLOCK 6 LOT 5.21 AND BLOCK 6 LOT 5.03 LOCATED ON MOUNT ROAD
 FOR OPEN SPACE AND RECREATION AND OTHER MUNICIPAL PURPOSES**

MAYORAL APPROVAL

By virtue of the Optional Municipal Charter Law of 1950 and Chapter 3, Section 19 of the Code of the Township of Monroe, my approval of this Ordinance is effected by the affixing of my signature hereto.



GERALD W. TAMBURRO, Mayor

Date signed: 12/29/2020



Township of Monroe
County of Middlesex

MARK J. RASIMOWICZ, PE, PP, CME, CPWM
Township Engineer

DEPARTMENT OF ENGINEERING
c/o Center State Engineering
481 Spotswood-Englishtown Road
Monroe Township, NJ 08831
Phone 732.605.9440
Fax: 732.605.9444

October 21, 2020

Monroe Township
Township Clerk's Office
1 Municipal Plaza
Monroe Township, NJ 08831

Attn: Patricia Reid, RMC, CMR, Township Clerk

Re: **Colts Run at Monroe**
PB-1095-11
Block 6, Lot 5.03
Block 6, Lot 5.21
Dedication for Municipal Use

Dear Ms. Reid:

I have reviewed the metes and bounds descriptions to be recorded for the dedication of Lot 5.03 and Lot 5.21 in Block 6 to the Township of Monroe and I have found them to correspond to the "Final Plat – Major Subdivision Colts Run at Monroe Section 1" prepared by Amertech Engineering, Inc. and last revised September 12, 2013. We recommend the Council accept the proposed dedication of these lots for municipal use.

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

Sincerely,
Center State Engineering Associates


Mark J. Rasimowicz, PE, PP, CME
Township Engineer

MJR/sb
cc: Alan Weinberg, Business Administrator
Laura Zalewski, Planning and Zoning Department
Louis Rainone, Esq., Township Attorney
Jerome Convery, Esq., Planning Board Attorney
Walter Toto, Esq., Owner's Attorney



**Middlesex County
Document Summary Sheet**

MIDDLESEX COUNTY CLERK NJ
PO BOX 1110
NEW BRUNSWICK NJ 08903

INSTR # 2024067427
O BK 19599 PG 1208
RECORDED 11/20/2024 10:45:28 AM
NANCY J. PINKIN, COUNTY CLERK
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES \$85.00

Official Use Only

Transaction Identification Number		7414792	9074723
Submission Date (mm/dd/yyyy)		11/19/2024	Return Address (for recorded documents) WALTER TOTO, ESQ. 317 FORSGATE DR MONROE TOWNSHIP, NJ 08831
No. of Pages (excluding Summary Sheet)		5	
Recording Fee (excluding transfer tax)		\$85.00	
Realty Transfer Tax		\$0.00	
Total Amount		\$85.00	
Document Type	DEED - NO CONSIDERATION		
Municipal Codes		MONROE	MNR
Batch Type	L2 - LEVEL 2 (WITH IMAGES)		
		818384	

Additional Information (Official Use Only)

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RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Middlesex County
Document Summary Sheet**

DEED - NO CONSIDERATION	Type	DEED - NO CONSIDERATION				
	Consideration	\$1.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	11/11/2024				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		TOLL NJ II LP			1140 VIRGINIA DRIVE, FORT WASHINGTON, PA 19034	
	GRANTEE	Name			Address	
		MONROE TOWNSHIP			ONE MUNICIPAL PLAZA, MONROE TOWNSHIP, NJ 08831	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		MN	6	5.03		MNR
	MN	6	5.03		MNR	

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DEED

Prepared by:


WALTER TOTO, ESQ.

This Deed is made on November 11, 2024,

BETWEEN

TOLL NJ II, LP, a New Jersey Limited Partnership,

whose address is 1140 Virginia Drive, Fort Washington, PA 19034,

referred to as the Grantor,

AND

MONROE TOWNSHIP, a Municipal Corporation of the State of New Jersey,

whose principal office is One Municipal Plaza, Monroe Township, New Jersey 08831,

referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of One Dollars (\$1.00).

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of the Township of
Monroe
Block No. 6 Lot No. 5.03 Qualifier No. Account No.

No property tax identification number is available on the date of this deed. (Check box if applicable.)

3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of Monroe, County of Middlesex, and State of New Jersey.

The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

BEING also known and designated as Lot 5.03 in Block 6 on the official Tax Map of the Township of Monroe.

The land hereby conveyed shall be used exclusively for Conservation and Recreation or such other purposes as are authorized and permitted by the Statute and Regulations governing Monroe Township's Open Space Recreation and Farmland and Historic Preservation Trust Fund.

BEING the same premises conveyed to the Grantor herein by deed from Applegarth Developers, LLC, dated October 1, 2013 and recorded October 15, 2013 in the Middlesex County Clerk's Office in Deed Book 06508 at Page 0370.

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
N.J. Cert. of Authorization No: 24GA27989800

August 24, 2020
Revised: October 20, 2020

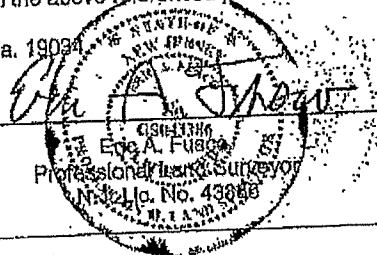
DESCRIPTION OF PROPERTY BLOCK 6, LOT 5.03 DEDICATED TO THE MONROE TOWNSHIP COLTS RUN AT MONROE

All that certain tract or parcel of land situated in the Township of Monroe, County of Middlesex, State of New Jersey, shown on a plan entitled, "Final Plat, Major Subdivision, Lot 1, Block 16 and Lot 1, Block 17, Tax Map Lots 5.03 and 5.21, Block 6, Colts Run at Monroe, Final Plat, Section 1", sheets 1 and 2 of 2, dated November 8, 2010, last revised September 12, 2013, prepared by Ameritech Engineering, Inc, North Brunswick, New Jersey, filed in the Middlesex County Clerk's Office on January 16, 2014, Map No. 6668, File No. 989, more particularly described as follows:

Beginning at a corner of Block 6, Lot 5.03 and a point on line of Lot 4.04, on the southwesterly side of Northwind Court (50' R.O.W.), said point being located a tangent distance of 1058.07 feet from the intersection of the prolonged southerly side of Old Church Road with the prolonged westerly side of Northwind Court (50' R.O.W.) and running:

1. Along said southwesterly side, the following four (4) courses and distance, passing along an arc of a circle curving to the left, having a radius of 550.00 feet, an arc distance of 431.97 feet, a chord bearing of South 24 degrees 50 minutes 19 seconds East, a chord distance of 420.95 feet to a point of tangency; thence
2. South 47 degrees 20 minutes 19 seconds East, a distance of 325.81 feet to a point of curve; thence
3. Passing along an arc of a circle curving to the right, having a radius of 80.00 feet, an arc distance of 67.01 feet, a chord bearing of South 23 degrees 20 minutes 29 seconds East, a chord distance of 65.07 feet to a point of tangency; thence
4. South 00 degrees 39 minutes 22 seconds West, a distance of 15.63 feet to a corner of Block 6, lot 5.20; thence
5. Along Block 6, Lot 5.20, the following four (4) courses and distances, North 80 degrees 12 minutes 51 seconds West, a distance of 168.28 feet; thence
6. South 01 degrees 04 minutes 14 seconds East, a distance of 139.09 feet; thence
7. North 74 degrees 15 minutes 54 seconds West, a distance of 112.08 feet; thence
8. South 86 degrees 10 minutes 46 seconds West, a distance of 139.87 feet to a point on line of Block 6, Lot 4.02; thence
9. Along Block 6, Lot 4.04, North 02 degrees 20 minutes 19 seconds West, a distance of 768.20 feet to the first mentioned point and place of beginning.

Containing 130,682 square feet or 3.00 acres of land.
Subject to Freshwater Wetlands/Water Boundary Line as shown on the above referenced plan.
Subject to easements and restrictions of record, if any
Description prepared by ESE Consultants, Inc. Fort Washington, Pa. 19034



ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
(215) 914-2050

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

Seller's Information

Name(s)
TOLL NJ II, LP, a New Jersey Partnership

Current Street Address
1140 Virginia Drive

City, Town, Post Office
Fort Washington

State
PA

ZIP Code
19034

Property Information

Block(s)
6

Lot(s)
5.03

Qualifier

Street Address
Mount Road

City, Town, Post Office
Monroe Township

State
NJ

ZIP Code
08831

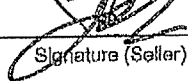
Seller's Percentage of Ownership 100	Total Consideration \$1.00	Owner's Share of Consideration \$1.00	Closing Date 11/11/2024
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Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7a. 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 CODE 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. See instructions.
- 7b. Seller only received 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.

<u>November 11, 2024</u> Date	 Signature (Seller)	JOHN E. PECK, Authorized Representative Indicate if Power of Attorney or Attorney in Fact
_____ Date	_____ Signature (Seller)	_____ Indicate if Power of Attorney or Attorney in Fact

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

COUNTY Middlesex } SS. County Municipal Code 1212

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

MUNICIPALITY OF PROPERTY LOCATION Monroe Township
*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, John E. Peck (Name) being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Authorized Representative in a deed dated November 11, 2024 transferring
real property identified as Block number 6 Lot number 6.03 located at
Mount Road, Monroe Township, NJ 08831 and annexed thereto.
(Street Address, Town)

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

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

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

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

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1988, as amended through C. 66, P.L. 2004, for the following reason(s). Merely reference to exemption symbol is insufficient. Explain in detail.
Conveyance is to an agency or authority of the State of New Jersey.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1976, 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.
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.
Owned as joint tenants in full equality.

*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 registrar 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.

Subscribed and sworn to before me
this 11 day of November, 2024.
Sherry Ann Cooper

Signature of Deponent
Deponent Address
Toll NJ II, LP
Grantor Name
1140 Virginia Drive
Perth Washington, PA 19034
Grantor Address at Time of Sale
Name/Company of Settlement Officer

Sherry Ann Cooper
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2452671
MY COMMISSION EXPIRES May 20, 2025

FOR OFFICIAL USE ONLY
Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

County recording offices shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 281
TRENTON, NJ 08695-0281
ATTENTION: REALTY TRANSFER FEE UNIT
The Director of the Division of Taxation, in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:
https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml



**Middlesex County
Document Summary Sheet**

MIDDLESEX COUNTY CLERK NJ
PO BOX 1110
NEW BRUNSWICK NJ 08903

INSTR # 2024067428
O BK 19599 PG 1215
RECORDED 11/20/2024 10:45:28 AM
NANCY J. PINKIN, COUNTY CLERK
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES \$95.00

Official Use Only

Transaction Identification Number		7414792	9074724
Submission Date (mm/dd/yyyy)		11/19/2024	Return Address (for recorded documents) WALTER TOTO, ESQ. 317 FORSGATE DR MONROE TOWNSHIP, NJ 08831
No. of Pages (excluding Summary Sheet)		6	
Recording Fee (excluding transfer tax)		\$95.00	
Realty Transfer Tax		\$0.00	
Total Amount		\$95.00	
Document Type	DEED - NO CONSIDERATION		
Municipal Codes		MONROE	MNR
Batch Type	L2 - LEVEL 2 (WITH IMAGES)		
818385			

Additional Information (Official Use Only)

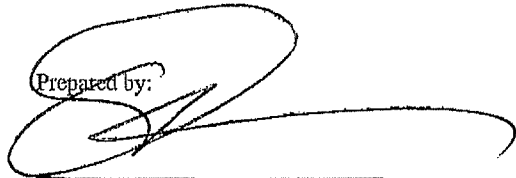
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**Middlesex County
Document Summary Sheet**

DEED - NO CONSIDERATION	Type	DEED - NO CONSIDERATION				
	Consideration	\$1.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	11/11/2024				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		TOLL NJ II LP			1140 VIRGINIA DRIVE, FORT WASHINGTON, PA 19034	
	GRANTEE	Name			Address	
		MONROE TOWNSHIP			ONE MUNICIPAL PLAZA, MONROE TOWNSHIP, NJ 08831	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		MN	6	5.21		MNR
<p>* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</p>						

DEED

Prepared by:

WALTER TOTO, ESQ.

This Deed is made on November 11, 2024,

BETWEEN

TOLL NJ II, LP, a New Jersey Limited Partnership,
whose address is 1140 Virginia Drive, Fort Washington, PA 19034,

referred to as the Grantor,

AND

MONROE TOWNSHIP, a Municipal Corporation of the State of New Jersey,
whose principal office is One Municipal Plaza, Monroe Township, New Jersey 08831,

referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of One Dollars (\$1.00).

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of the Township of Monroe
Block No. 6 Lot No. 5.21 Qualifier No. Account No.

No property tax identification number is available on the date of this deed. (Check box if applicable.)

3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of Monroe, County of Middlesex, and State of New Jersey.

The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

BEING also known and designated as Lot 5.21 in Block 6 on the official Tax Map of the Township of Monroe.

The land hereby conveyed shall be used exclusively for Conservation and Recreation or such other purposes as are authorized and permitted by the Statute and Regulations governing Monroe Township's Open Space Recreation and Farmland and Historic Preservation Trust Fund.

BEING the same premises conveyed to the Grantor herein by deed from Applegarth Developers, LLC, dated October 1, 2013 and recorded October 15, 2013 in the Middlesex County Clerk's Office in Deed Book 06508 at Page 0370.

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

N.J. Cert. of Authorization No. 240A27899800

November 13, 2019

Revised: October 20, 2020

DESCRIPTION OF PROPERTY BLOCK 6, LOT 5.21 DEDICATED TO THE MONROE TOWNSHIP COLTS RUN AT MONROE

All that certain tract or parcel of land situated in the Township of Monroe, County of Middlesex, State of New Jersey, shown on a plan entitled, "Final Plat, Major Subdivision, Lot 1, Block 6, Lots 5.03 and 5.21, Block 6, Colts Run at Monroe, Final Plat, Section 1", sheets 1 and 2 of 2, dated November 8, 2010, last revised September 12, 2013, prepared by Ameritech Engineering, Inc, North Brunswick, New Jersey, filed in the Middlesex County Clerk's Office on January 16, 2014, Map No. 8668, File No. 989, more particularly described as follows:

Beginning at a corner of Block 6, Lot 5.21, on the southerly side of Mount Road (50' R.O.W.), said point being located a tangent distance of 25.00 feet from the intersection of the prolonged southerly side of Mount Road with the prolonged westerly side of England Road (33' R.O.W.) and running;

1. Along said southerly side, passing along an arc of a circle curving to the right, having a radius of 25.00 feet, an arc distance of 39.37 feet, a chord bearing of South 47 degrees 03 minutes 40 seconds East, a chord distance of 35.43 feet to a point of tangency on the westerly side England Road; thence
2. Along said westerly side the following three (3) courses and distances, South 01 degrees 56 minutes 42 seconds East, a distance of 221.02 feet; thence
3. South 01 degrees 46 minutes 19 seconds East, a distance of 396.74 feet to a point of curve; thence
4. Passing along an arc of a circle curving to the left, having a radius of 165.00 feet, an arc distance 106.73 feet, a chord bearing of South 20 degrees 18 minutes 10 seconds East, a chord distance of 104.88 feet to a corner of Block 6, Lot 5.21; thence
5. Along Block 6, Lot 5.21, South 02 degrees 20 minutes 19 seconds East, a distance of 717.87 feet to a corner of Block 6, Lot 5.05; thence
6. Along Lot 5.05, the following nine (9) courses and distances, North 30 degrees 24 minutes 30 seconds West, a distance of 265.74 feet; thence
7. South 59 degrees 35 minutes 30 seconds West, a distance of 284.82 feet; thence
8. South 30 degrees 24 minutes 30 seconds East, a distance of 256.92 feet; thence
9. South 08 degrees 14 minutes 55 seconds West, a distance of 140.44 feet; thence
10. North 35 degrees 06 minutes 48 seconds West, a distance of 212.82 feet; thence
11. North 60 degrees 24 minutes 43 seconds West, a distance of 368.68 feet; thence
12. South 76 degrees 44 minutes 29 seconds West, a distance of 115.87 feet; thence
13. South 00 degrees 37 minutes 50 seconds East, a distance of 402.60 feet; thence
14. South 64 degrees 19 minutes 29 seconds West, a distance of 55.80 feet; thence
15. Continuing along Lot 5.05 and along Lot 5.04, North 76 degrees 26 minutes 34 seconds West, a distance of 313.45 feet to a corner of Lot 5.04; thence
16. Along Lot 5.04, the following four (4) courses and distances, North 37 degrees 15 minutes 31 seconds West, a distance of 81.85 feet; thence
17. North 88 degrees 32 minutes 52 seconds West, a distance of 147.24 feet; thence
18. South 03 degrees 36 minutes 39 seconds East, a distance of 258.87 feet; thence

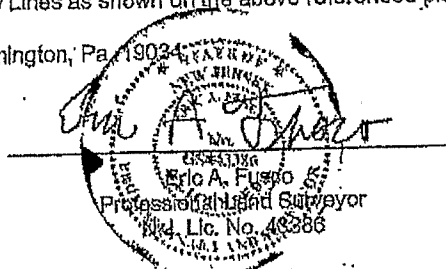
ESE Consultants, Inc.

1140 Virginia Drive • Fort Washington, PA 19034
(215) 914-2050

Description of Property
Block 6, Lot 5.21
Dedicated to the Monroe Township
Golts Run at Monroe
November 13, 2019
Revised: October 20, 2020

19. North 84 degrees 57 minutes 37 seconds West, a distance of 87.01 feet to a point on the easterly side of Northwind Court (50' R.O.W.); thence
20. Along said easterly side, the following two (2) courses and distances, North 00 degrees 39 minutes 22 seconds East, a distance of 152.72 feet to a point of curve; thence
21. Passing along an arc of a circle curving to the left, having a radius of 130.00 feet, an arc distance of 108.90 feet, a chord bearing of North 23 degrees 20 minutes 29 seconds West, a chord distance of 105.74 feet to a point of tangency on the northerly side of Northwind Court; thence
22. Along said northerly side, the following three (3) courses and distances, North 47 degrees 20 minutes 19 seconds West, a distance of 325.81 feet to a point of curve; thence
23. Passing along an arc of a circle curving to the right, having a radius of 500.00 feet, an arc distance of 382.70 feet, a chord bearing of North 24 degrees 50 minutes 19 seconds West, a chord distance of 382.68 feet to a point of tangency on the easterly side of Northwind Court; thence
24. Along said easterly side, the following two (2) courses and distances, North 02 degrees 20 minutes 19 seconds West, a distance of 1051.31 feet; thence
25. North 01 degrees 47 minutes 19 seconds West, a distance of 21.04 feet to a point on the southerly side of Mount Road; thence
26. Along said southerly side, the following three (3) courses and distances, passing along an arc of a circle curving to the right, having a radius of 410.00 feet, an arc distance of 98.11 feet, a chord bearing of North 82 degrees 16 minutes 23 seconds East, a chord distance of 97.88 feet to a point of tangency; thence
27. North 89 degrees 07 minutes 43 seconds East, a distance of 1225.41 feet; thence
28. North 87 degrees 49 minutes 23 seconds East, a distance of 489.12 feet to the first mentioned point and place of beginning.

Containing 2,847,952 square feet or 65.38 acres of land.
Subject to Five (5) Freshwater Wetlands/Water Boundary Lines as shown on the above referenced plan.
Subject to easements and restrictions of record, if any
Description prepared by ESE Consultants, Inc. Fort Washington, Pa. 19024



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

COUNTY Middlesex } SS. County Municipal Code 1212

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

MUNICIPALITY OF PROPERTY LOCATION Monroe Township *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, John E. Peck (Name) being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Authorized Representative in a deed dated November 11, 2024 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 6 Lot number 6.21 located at
Mount Road, Monroe Township, NJ 08831 and annexed thereto.
(Street Address, Town)

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

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

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$ + % = \$
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee Imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
Conveyance is to an agency or authority of the State of New Jersey.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 86, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over.
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 rental 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 asserted 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 NJ ID number (Required)

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record this 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.

Subscribed and sworn to before me this 11 day of November, 2024
Sherry Ann Cooper

Signature of Deponent
John E. Peck
1140 Virginia Drive
Port Washington, PA 19034
Deponent Address
XXX-XX-X 302
Last three digits in Grantor's Social Security Number

Toll NJ II, LP
Grantor Name
1140 Virginia Drive
Port Washington, PA 19034
Grantor Address at Time of Sale
Name/Company of Settlement Officer

Sherry Ann Cooper
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2452671
MY COMMISSION EXPIRES May 20, 2026

FOR OFFICIAL USE ONLY
Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

County recording charges shall be paid in full with each RTP-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:
https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml



Township of Monroe

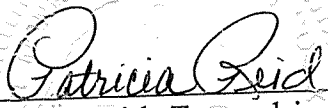
County of Middlesex

PATRICIA REID
Township Clerk

Municipal Complex
1 Municipal Plaza
Monroe Township, NJ
08831-1900
Phone (732) 656-4573
Fax (732) 521-3190

Affidavit of Publication

I, Patricia Reid, Township Clerk, of the Township of Monroe, County of Middlesex, State of New Jersey, do hereby certify that the attached legal notice is a true copy of such notice, which was published in the Home News Tribune, the official newspapers of Monroe Township and newspaper of general circulation in the County of Middlesex on December 14, 2020.



Patricia Reid, Township Clerk

Ad Number: 0004504491

Run Dates: 12/14/2020

MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE

ORDINANCE NO.: O-12-2020-025

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE OF THE MONROE TOWNSHIP COUNCIL ACCEPTING DEEDS OF DEDICATION FOR BLOCK 6 LOT 5.21 AND BLOCK 6 LOT 5.03 LOCATED ON MOUNT ROAD FOR OPEN SPACE AND RECREATION AND OTHER MUNICIPAL PURPOSES", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held electronically on December 7, 2020 and will be further considered for final passage after a Public Hearing during the council meeting to be held on December 28, 2020 at 6:30 p.m. via Zoom at the following website <https://us04web.zoom.us/j/106827708>. At said time and place, all persons will be granted the opportunity to be heard concerning this Ordinance prior to its consideration for adoption by Council.

The purpose of this Ordinance is for the Township of Monroe to authorize Block 6, Lot 5.03 located on Mount Road, owned by TOLL NJ II, LP to be dedicated to Monroe Township to be used as open space and recreation and other municipal purposes.

The proposed Ordinance in its entirety can be viewed on the Township website, www.monroetwp.com and is on file in the Municipal Clerk's Office. Copies may be obtained without charge between the hours of 8:30am and 4:30pm. Monday through Friday.

Patricia Reid, Municipal Clerk
(\$25.80)

0004504491-01



Township of Monroe


County of Middlesex

PATRICIA REID
Township Clerk

Municipal Complex
1 Municipal Plaza
Monroe Township, NJ
08831-1900
Phone (732) 656-4573
Fax (732) 521-3190

Affidavit of Publication

I, Patricia Reid, Township Clerk, of the Township of Monroe, County of Middlesex, State of New Jersey, do hereby certify that the attached legal notice is a true copy of such notice, which was published in the Home News Tribune, the official newspapers of Monroe Township and newspaper of general circulation in the County of Middlesex on January 4, 2021.



Patricia Reid, Township Clerk

Ad Number: 0004530604

Run Dates: 01/04/2021

MONROE TOWNSHIP,
MIDDLESEX COUNTY
NOTICE OF FINAL ADOPTION

Notice is hereby given that the following entitled Ordinance was introduced and passed on First Reading at the regular meeting of the Monroe Township Council held on December 7, 2020. Furthermore, this Ordinance was adopted after a Public Hearing was held at the December 28, 2020 meeting of the Monroe Township Council which was held via Zoom at the following website <https://us04web.zoom.us/j/106827708>, and was thereafter approved and signed by the Mayor on December 29, 2020.

MONROE TOWNSHIP
ORDINANCE NO.: O-12-2020-025
"ORDINANCE OF THE MONROE TOWNSHIP COUNCIL ACCEPTING DEEDS OF DEDICATION FOR BLOCK 6 LOT 5.21 AND BLOCK 6 LOT 5.03 LOCATED ON MOUNT ROAD FOR OPEN SPACE AND RECREATION AND OTHER MUNICIPAL PURPOSES"

PATRICIA REID, R.M.C
Monroe Township Municipal
Clerk
(\$15.91)

0004530604-01