

John S. Hogan
Bergen County Clerk

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



INSTRUMENT# 2026006169

V 5712 805

RECORDED DATE: 01/29/2026

Document Type: NOTICE/SETTLEMENT

Transaction #: 2138255

Document Page Count: 4

Operator Id: AL

RETURN TO:

SUBMITTED BY:

NORTH BERGEN TITLE AGENCY INC

174 GRAND AVENUE

3RD FLOOR

ENGLEWOOD ,NJ 07631

PRIMARY NAME

SECONDARY NAME

NSI MANAGEMENT LLC

KATA PHYSICAL THERAPY PC

ADDITIONAL PRIMARY NAMES

ADDITIONAL SECONDARY NAMES

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE:

INSTRUMENT#: 2026006169

MUNICIPALITY: RIDGEFIELD
LOT: 21
BLOCK: 1103

Recorded Date: 01/29/2026

FEES/ TAXES:

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



John S. Hogan
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Bergen County Clerk

RECORDING FEE \$10.00

STATE RECORDING FEE \$5.00

COUNTY RECORDING FEE \$5.00

NPNR \$0.00

Basic County \$0.00

Basic State \$0.00

PHPF \$0.00

Extra-Aide \$0.00

Gen-Purpose \$0.00

Mansion-Tax \$0.00

Total: \$20.00

Recording Fees: \$20.00
Realty Transfer Tax Fees: \$0.00
Consideration: \$

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

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.

V12.24.21

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Bergen County Recording Data Page
Honorable John S. Hogan
Bergen County Clerk



Official Use Only – Barcode

Official Use Only – Realty Transfer Fee

Date of Document:
1/9/2026

Type of Document:
Notice of Settlement

First Party Name:
NSI Management LLC

Second Party Name:
KATA Physical Therapy PC

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

Lot:

Municipality:

Consideration:

Mailing Address of Grantee:

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGE INFORMATION FOR ASSIGNMENTS,
RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY**

Original Book:

Original Page:

BERGEN COUNTY RECORDING DATA PAGE

Please do not detach this page from the original document as it
contains important recording information and is part of the permanent record.

25-1716

NOTICE OF SETTLEMENT

File #: 25-1716

Owner(s) Name(s) and Address(es):

NSI Management LLC
725 Grand Ave, Unit 205
Ridgefield, NJ 07657

Buyer(s) Name(s) and Address(es):

J KATA Physical Therapy PC
1275 15TH ST, APT 3B
FORT LEE, NJ 07024

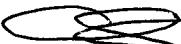
about to reside at:

725 Grand Ave, Unit 205, Ridgefield, NJ 07657

NOTICE is hereby given of a contract, agreement of sale between the parties hereto.

THE land to be affected is commonly known as **725 Grand Ave, Unit 205, Tax Block 1103, Tax Lot 21 Qualifier C0205** in the **Borough of Ridgefield, Bergen County, New Jersey**

SAID land is more particularly described in SCHEDULE "C" attached hereto and made a part hereof.


Sun Hee Choi - Title Officer
North Bergen Title Agency, Inc.
174 Grand Avenue 3rd Floor
Englewood, NJ 07631

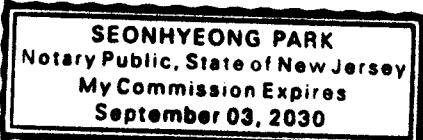
ACKNOWLEDGEMENT

State of NJ, County of Bergen

Be it remembered that on **January 9, 2026**, before me, the subscriber, personally appeared Sun Hee Choi, who I am satisfied, is or are the person(s) named in and who executed the within instrument, and thereupon he, she, or they signed, sealed, and delivered the same as such office aforesaid on behalf of the corporation and that the within instrument is the voluntary act and deed of such corporation.

Sworn to and subscribed before me, the date aforesaid.


Seonhyeong Park
Notary Public of the State of New Jersey



* This form must be executed by a party or legal representative. If the notice is executed by anyone other than an Attorney at Law of New Jersey, it must be executed and acknowledged or proven in the same manner as a deed.

NOTICE OF SETTLEMENT

SCHEDULE C Legal Description

File #: 25-1716

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

BEING known and designated as Unit No. 205, situated in JMJ Condominium, a condominium, together with 8.12% undivided interest in the Common Elements of said Condominium in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the Master Deed, which was dated 04/02/2007 and recorded 04/09/2007 in the Office of the Clerk of Bergen County in Deed Book 9286, Page 202, as amended in Deed Book V1079, Page 1414 and Deed Book V5111, Page 689, as the same may now or hereafter be lawfully amended.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 21, Qualifier C0205, in Tax Block 1103, on the Official Tax Map of the Borough of Ridgefield.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 725 Grand Avenue #205, Ridgefield, New Jersey 07657.