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#### **INSTRUCTIONS -NEW JERSEY REALTORS®** SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Effective August 1, 2024, the New Jersey Real Estate Consumer Protection Enhancement Act, P.L.2024,c32, requires sellers of residential property located in New Jersey to complete and sign a property condition disclosure statement as promulgated by the New Jersey Division of Consumer Affairs pursuant to N.J.A.C. 13:45A-29.1. This requires all sellers of residential real estate to provide the property condition disclosure statement to a prospective buyer before the prospective buyer becomes obligated under any contract for the purchase of the property.

Additionally, the New Jersey Law of Flood Risk Notification, P.L.2023,c93, requires sellers of all real property located in New Jersey to make certain supplemental disclosures concerning flood risks on the "Flood Risk Addendum" incorporated within the property condition disclosure statement. As a result of these two laws:

- All sellers of **residential property** must complete Questions 1-108 on the property condition disclosure statement; and
- All sellers of residential and non-residential (i.e. commercial), must complete the Flood Risk Addendum, Questions 109-117, on the property condition disclosure statement.

Moreover, regarding the property condition disclosure statement, the New Jersey Division of Consumer Affairs has provided the following instructions:

The purpose of the Property Condition Disclosure Statement ("Disclosure Statement"), including the Flood Risk Addendum, is to disclose the condition of the property, as of the date set forth on the Disclosure Statement or Flood Risk Addendum. The seller is under an obligation to disclose any known material defects in the property even if not addressed in this printed form. The seller alone is the source of all information contained in this form. All prospective buyers of the property are cautioned to carefully inspect the property and to carefully inspect the surrounding area for any off-site conditions that may adversely affect the property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the property.

If a property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters, and fireplaces.

Pursuant to P.L. 2024, c.32, completion of questions 1 through 108 is mandatory for all sellers of residential real property in the State. Sellers of residential real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property. Questions 1 through 108 must be answered to the best of the seller's knowledge, unless otherwise stated.

Pursuant to N.J.S.A. 56:8-19.2, completion of the "Flood Risk Addendum" questions 109 through 117 of the Disclosure Statement, is mandatory for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller completes questions 1-108 of the Disclosure Statement. Sellers must verify their answers to questions 109 and 110, and may do so using the Flood Risk Notification Tool located at flooddisclosure.ni.gov. Questions 111 through 117 must be answered based on the seller's actual knowledge.

A seller must execute a separate acknowledgement for each portion of the Disclosure Statement that the seller completes. If a seller does not answer questions 1 through 108, no acknowledgement is required for that portion. However, the mandatory Flood Risk Addendum must still be completed and acknowledged in all cases.

Lastly, New Jersey REALTORS® Seller's Property Condition Disclosure Statement, Form #140, includes an Addendum Regarding Statutory Disclosures & Other Items, Questions 118-136a, to be answered to the best of seller's knowledge as required by law.

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### NEW JERSEY REALTORS® SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Union	City, NJ	07087		("Propert
Seller:	510 43rd	Street Corp		
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TEI.	C i	1 : D: 1	G	
forth be	elow. The sed in this	Seller is awar printed form.	e that l Seller a	ent is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the dathe or she is under an obligation to disclose any known material defects in the Property even alone is the source of all information contained in this form. All prospective buyers of the Property of the P
affect t		ty. Moreover, tl		Property and to carefully inspect the surrounding area for any off-site conditions that may advectore Statement is not intended to be a substitute for prospective buyer's hiring of qualified expective.
T.C	D .		1.7 1	
				units, systems and/or features, please provide complete answers on all such units, systems a in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.
OCCU	PANCY			
Yes	No	Unknown		00 voors
×		[X]	1.	Age of House, if known 90 years
	[ ]		2.	Does the Seller currently occupy this Property?  If not, how long has it been since Seller occupied the Property?
			3.	What year did the Seller buy the Property? 2002
[ ]	×			Do you have in your possession the original or a copy of the deed evidencing your owners!
LJ			34.	the Property? If "yes," please attach a copy of it to this form.
ROOF				
Yes	No	Unknown		
168	NO	× ×	4.	Age of roof
×	r 1	U	5.	Has roof been replaced or repaired since Seller bought the Property?
[ ]	×		6.	Are you aware of any roof leaks?
. ,			7.	Explain any "yes" answers that you give in this section:
ATTIC Yes		IENTS AND ( Unknown	CRAW	L SPACES (Complete only if applicable)
res	No ×	Ulikilowii	0	Does the Property have one or more sump pumps?
L J	×			Are there any problems with the operation of any sump pump?
×	[ <u> </u>		9.	Are you aware of any water leakage, accumulation or dampness within the basement or
<u></u>	LJ		7.	spaces or any other areas within any of the structures on the Property?
×	[ ]		9a.	Are you aware of the presence of any mold or similar natural substance within the basement of the presence of any mold or similar natural substance within the basement of the presence of the
_	r J			crawl spaces or any other areas within any of the structures on the Property?
×	[ ]		10.	Are you aware of any repairs or other attempts to control any water or dampness problem
-	-			basement or crawl space? If "yes," describe the location, nature and date of the repairs:  Basement mold remediation was completed in 2020.
[ ]	×		11.	Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," sp
[ ]	[×]		12.	Are you aware of any restrictions on how the attic may be used as a result of the manner in
	.Ţ		1.0	the attic or roof was constructed?
г э			1.3	Is the attic or house ventilated by: a whole house tan' an attic tan'
[ ]	×			Is the attic or house ventilated by: a whole house fan? an attic fan?  Are you aware of any problems with the operation of such a fan?





111				14.	In what manner is access to the attic space provided?
112					staircase pull down stairs crawl space with aid of ladder or other device
113					otherExplain any "yes" answers that you give in this section:
114				15.	Explain any "yes" answers that you give in this section:
115					
116					
117 118	TEDM	ITES/XX	OOD DESTRO	VINC	SINSECTS, DRY ROT, PESTS
119	Yes	No	Unknown	TING	INSECTS, DRI ROT, FESTS
120	[ ]	×	Chkhown	16.	Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?
121	i i	×			Are you aware of any damage to the Property caused by termites/wood destroying insects, dry
122					rot, or pests?
123	[ ]			18.	If "yes," has work been performed to repair the damage?
124	[ ]	×		19.	Is your Property under contract by a licensed pest control company? If "yes," state the name and
125					address of the licensed pest control company:
126					
127	[ ]	×		20.	Are you aware of any termite/pest control inspections or treatments performed on the Property
128 129				21	in the past?
130				21.	Explain any "yes" answers that you give in this section:
131					
132					
133	STRU	CTURAL	ITEMS		
134	Yes	No	Unknown		
135	[ ]	×		22.	Are you aware of any movement, shifting, or other problems with walls, floors, or foundations,
136					including any restrictions on how any space, other than the attic or roof, may be used as a result
137					of the manner in which it was constructed?
138	[ ]	[×		23.	Are you aware if the Property or any of the structures on it have ever been damaged by fire,
139		시		24	smoke, wind or flood?
140 141		×			Are you aware of any fire retardant plywood used in the construction? Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or
142	LJ			23.	retaining walls on the Property?
143	[ ]	×		26.	Are you aware of any present or past efforts made to repair any problems with the items in this
144	L J	<u></u>		-0.	section?
145				27.	Explain any "yes" answers that you give in this section. Please describe the location and nature of
146					the problem:
147					
148					
149					
150			EMODELS		
151 152	Yes	No [X	Unknown	20	Are you aware of any additions, structural changes or other alterations to the structures on the
153	[ ]	يكا		20.	Property made by any present or past owners?
154	[ ]	[ ]		29	Were the proper building permits and approvals obtained? Explain any "yes" answers you give
155	LJ	ГЛ		2).	in this section:
156					
157					
158					
159	PLUM		ATER AND S	EWA	GE
160	Yes	No	Unknown		
161				30.	What is the source of your drinking water?
162		r 3		2.1	Public Community System Well on Property Other (explain)
163 164	[ ]	[ ]		31.	If your drinking water source is not public, have you performed any tests on the water? If so, when?
165					Attach a copy of or describe the results:
166					Timen a copy of of describe the festilis.
167	[ ]	×	[ ]	32.	Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
168	' '	ı—-	L J	٥2.	location other than the sewer, septic, or other system that services the rest of the Property?
169			[ ]	33.	When was well installed?
170					Location of well?

171 172	[ ]	[X]			Do you have a softener, filter, or other water purification system? Leased Owned What is the type of sewage system?
173					Public Sewer Private Sewer Septic System Cesspool Other (explain):
174	[ ]	[ ]		36.	If you answered "septic system," have you ever had the system inspected to confirm that it is a
175					true septic system and not a cesspool?
176			[ ]	37.	If Septic System, when was it installed?
177					Location?
178			[ ]	38.	When was the Septic System or Cesspool last cleaned and/or serviced?
179	[ ]	[ ]			Are you aware of any abandoned Septic Systems or Cesspools on your Property?
180	[ ]	[ ]		39a.	If "yes," is the closure in accordance with the municipality's ordinance? Explain:
181		42		40	
182	[ ]	×		40.	Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
183					fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
184 185					If "yes," explain
186	[ ]	×		41	Are you aware of the presence of any lead piping, including but not limited to any service line,
187				41.	piping materials, fixtures, and solder. If "yes," explain:
188					piping materials, fixtures, and solder. If yes, explain.
189	[ ]	×		42	Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
190	[ ]	لتخاا		12.	tanks, or dry wells on the Property?
191	[ ]	×	[ ]	43.	Is either the private water or sewage system shared? If "yes," explain:
192	' '		LJ		
193				44.	Water Heater: Electric Fuel Oil X Gas
194			×		Age of Water Heater
195	[ ]	×		44a.	Are you aware of any problems with the water heater?
196	' '				Explain any "yes" answers that you give in this section:
197					
198					
199					
200	HEAT	ING AND	AIR CONDI	TIONI	NG
201	Yes	No	Unknown		
202				46.	Type of Air Conditioning:
203					Central one zone Central multiple zone Wall/Window Unit None
204				47.	List any areas of the house that are not air conditioned:
205			-		
206			×	48.	What is the age of Air Conditioning System?
207				49.	Type of heat: Electric Fuel Oil X Natural Gas Propane Unheated Other
208				50.	What is the type of heating system? (for example, forced air, hot water or base board, radiator,
209					steam heat) forced hot air
210				51.	If it is a centralized heating system, is it one zone or multiple zones?
211					multiple 20 years 2024
212				52.	Age of furnace approximately 20 years Date of last service: 2024
213				53.	List any areas of the house that are not heated:
214 215	_ ,	×	r 7	<i>5</i> 4	A
	[ ]		[ ]	54.	Are you aware of any tanks on the Property, either above or underground, used to store fuel or
216		r 1			other substances?
217	×				If tank is not in use, do you have a closure certificate?
218 219		[ ]		56.	Are you aware of any problems with any items in this section? If "yes," explain:  1st floor air coditioning not working
220					
221	WOOI	DDIIDNIN	NG STOVE OI	D EIDI	EDI ACE
222	Yes	No_	Unknown	KTIKI	LILACE
223		i×	Clikilowii	57	Do you have a wood hurning stove? firenlace? insert? other
224		[ <u>]</u> [ ]			Do you have wood burning stove? fireplace? insert? other Is it presently usable?
225		L J	Гј		70 1 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
226	L J   [ ]	L J	L J		Was the flue cleaned by a professional or non-professional?
227		L J	L J [ ]		Have you obtained any required permits for any such item?
228		L J	LJ		Are you aware of any problems with any of these items? If "yes," please explain:
229		L J		50.	The year and of any proofeins with any of those feeins. If you, produce explains
230					
	1				

231	ELEC	TRICAL	SYSTEM		
232	Yes	No	Unknown		
233				61.	What type of wiring is in this structure? Copper Aluminum Other X Unknown
234				62.	What amp service does the Property have? 60 100 150 200 Other Unknown
235	[ ]	[ ]	[ ]		Does it have 240 volt service? Which are present X Circuit Breakers, Fuses or Both?
236	į	×			Are you aware of any additions to the original service?
237					If "yes," were the additions done by a licensed electrician? Name and address:
238					
239					
240	[ ]	[ ]	[ ]	65.	If "yes," were proper building permits and approvals obtained?
241	×	[ ]			Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
242		LJ			Explain any "yes" answers that you give in this section:
243					several rooms overhead lights do not work from switches on wall
244					
245					
246	LAND	(SOILS.	DRAINAGE A	ND B	OUNDARIES)
247	Yes	No No	Unknown		
248	[ ]	×		68	Are you aware of any fill or expansive soil on the Property?
249	[ ]	×			Are you aware of any past or present mining operations in the area in which the Property is
250	LJ				located?
251	Г 1	(X		70.	Is the Property located in a flood hazard zone?
252	[ ]	×			Are you aware of any drainage or flood problems affecting the Property?
253	[ ]	×	[ ]		Are there any areas on the Property which are designated as protected wetlands?
254	į į	×	L J		Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or
255	LJ			,	other easements affecting the Property?
256	[ ]	(X		74.	Are there any water retention basins on the Property or the adjacent properties?
257	[ ]	×			Are you aware if any part of the Property is being claimed by the State of New Jersey as land
258					presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
259					
260					
261	[ ]	[×		76.	Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls,
262	LJ	<u></u>			bulkheads, etc.) or maintenance agreements regarding the Property?
263				77.	Explain any "yes" answers to the preceding questions in this section:
264					
265					
266	[ ]	[×		78.	Do you have a survey of the Property?
267	LJ	<u></u>			
268	ENVII	RONMEN	TAL HAZAR	DS	
269	Yes	No	Unknown		
270	[ ]	[×		79.	Have you received any written notification from any public agency or private concern informing you
271	LJ	<u></u>			that the Property is adversely affected, or may be adversely affected, by a condition that exists on a
272					property in the vicinity of this Property? If "yes," attach a copy of any such notice currently in your
273					possession.
274	[ ]	[×]		79a	Are you aware of any condition that exists on any property in the vicinity which adversely affects,
275	LJ	يسا		774.	or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water,
276					and/or physical structures present on this Property? If "yes," explain:
277					and of physical structures present on this freperty. If yes, explain.
278	[ ]	[×		80	Are you aware of any underground storage tanks (UST) or toxic substances now or previously
279	ГЛ	[]		00.	present on this Property or adjacent property (structure or soil), such as polychlorinated biphenyl
280					(PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium,
281					thorium, lead or other hazardous substances in the soil? If "yes," explain:
282					ulorium, lead of other hazardous substances in the son: if yes, explain.
283	гэ	[×		01	Are you aware if any underground storage tank has been tested?
284	[ ]	لننا		01.	(Attach a copy of each test report or closure certificate if available.)
285	X	гэ	г 1	92	
286	لنتا	[ ]	[ ]	04.	Are you aware if the Property has been tested for the presence of any other toxic substances, such
287					as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others? (Attach copy of each test report if available.)
288				92	If "yes" to any of the above, explain:  Asbestos found on multiple tiles in the basement. Remediation
289				03.	completed in 2020.
299					
49U					

291 292	[X]	[ ]		83a.	If "yes" to any of the above, were any actions taken to correct the problem? Explain:  Remediation comleted in 2020
293 294 295	[ ]	×	[ ]	84.	Is the Property in a designated Airport Safety Zone?
296			CTIONS, SPE	CIAL	DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS
297 298		CO-OPS	I Independent		
299	Yes [ ]	No [×	Unknown	85	Are you aware if the Property is subject to any deed restrictions or other limitations on how it
300 301 302	l J			65.	may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances?
303	[ ]	×		86.	Is the Property part of a condominium or other common interest ownership plan?
304	[ ]	×		86a.	If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being
305					part of a condominium or other form of common interest ownership?
306	[ ]	×		87.	As the owner of the Property, are you required to belong to a condominium association or
307					homeowners association, or other similar organization or property owners?
308	[ ]	[ ]		87a.	If so, what is the Association's name and telephone number?
309	r 1			0.71	TC 4 1 10
310 311	[ ]	×	[ ]		If so, are there any dues or assessments involved? If "yes," how much?
312	[ ]	×		88	Are you aware of any defect, damage, or problem with any common elements or common areas
313	L J	لنتا		00.	that materially affects the Property?
314		×	Г 1	89.	Are you aware of any condition or claim which may result in an increase in assessments or fees?
315	[ ]	[ ]	[ ]		Since you purchased the Property, have there been any changes to the rules or by-laws of the
316					Association that impact the Property?
317				91.	Explain any "yes" answers you give in this section:
318					
319					
320					
321	MISCI	ELLANE	OUS		
322	Yes	No	Unknown		
323	[ ]	×		92.	Are you aware of any existing or threatened legal action affecting the Property or any condominium
324		- Table			or homeowners association to which you, as an owner, belong?
325	[ ]			93.	Are you aware of any violations of Federal, State or local laws or regulations relating to this
326					Property?
327 328 329 330	[ ]	×		94.	Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this Property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws.
331					
332 333 334	[]	×		95.	Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid? Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?
335	×		[ ]	96.	Are there mortgages, encumbrances or liens on this Property?
336	[ ]	×		96a.	Are you aware of any reason, including a defect in title, that would prevent you from conveying
337		_			clear title?
338	[ ]	×		97.	Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed
339					elsewhere on this form? (A defect is "material," if a reasonable person would attach importance
340					to its existence or non-existence in deciding whether or how to proceed in the transaction.)
341					If "yes," explain:
342					
343	[ ]	×		98.	Other than water and sewer charges, utility and cable tv fees, your local property taxes, any
344					special assessments and any association dues or membership fees, are there any other fees that you
345					pay on an ongoing basis with respect to this Property, such as garbage collection fees?
346				99.	Explain any other "yes" answers you give in this section:
347					
348					
349					
350					

351			structions to		
352	By law	(N.J.S.A.	26:2D-73), a	a Propert	y owner who has had his or her Property tested or treated for radon gas may require that information
353	about s	such testin	g and treatme	ent be ke	pt confidential until the time that the owner and a buyer enter into a contract of sale, at which time
354					of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that
355	owners	s may waiv			at of confidentiality. As the owner(s) of this Property, do you wish to waive this right?
356	Yes	No	1/	R	
357	[ ]	[X	(///	R	·
358			(Ini	itials)	(Initials)
359					
360	If you 1	responded	"yes," answe	er the foll	lowing questions. If you responded "no," proceed to the next section.
361	,	1	,		
362	Yes	No	Unknown		
363	[ ]		Omenown	100	. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if
364	L J	[ ]		100	
	г 1	г 1		101	available.)
365	[ ]	[ ]		101	Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas?
366					(If "yes," attach a copy of any evidence of such mitigation or treatment.)
367	[ ]	[ ]			. Is radon remediation equipment now present in the Property?
368	[ ]	[ ]		102	a. If "yes," is such equipment in good working order?
369					
370	MAJO	R APPLI	ANCES AN	D OTHI	ER ITEMS
371	The ter	rms of any	final contra	ct execu	ted by the Seller shall be controlling as to what appliances or other items, if any, shall be included
372					f the following items are present in the Property? (For items that are not present, indicate "not
373	applica		1 3		
374		,			
375	Yes	No	Unknown	N/A	
376	[ ]	[ ]	Cinthown	×	103. Electric Garage Door Opener
377	L J			[ <u></u>	
	×	[ ]	г 1	LJ	103a. If "yes," are they reversible? Number of Transmitters
378		[ ]	[ ]	[ ]	104. Smoke Detectors
379					Battery Electric Both How many
380					Carbon Monoxide Detectors How many
381					Location
382	[ ]	×		[ ]	105. With regard to the above items, are you aware that any item is not in working order?
383					105a. If "yes," identify each item that is not in working order or defective and explain the nature
384					of the problem:
385					
386	[ ]	[ ]		×	106. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
387	į	įį	[ ]	[ ]	106a. Were proper permits and approvals obtained?
388	[ ]	[ ]		[ ]	106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
389	LJ	LJ		LJ	mechanical components of the pool or spa/hot tub?
390	[ ]	[ ]		×	106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
391	LJ	LJ		لننا	107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
392					
					[ ] Refrigerator
393					[ ] Range
394					[ ] Microwave Oven
395					[ ] Dishwasher
396					[ ] Trash Compactor
397					[ ] Garbage Disposal
398					[ ] In-Ground Sprinkler System
399					[ ] Central Vacuum System
400					Security System
401					[ ] Washer
402					Dryer
403					[ ] Intercom
404					[ ] Other
405					108. Of those that may be included, is each in working order?
406					
- 1					If "no," identify each item not in working order, explain the nature of the problem:
407					
408					
409					
410					

411	ACKNOWLEDGMENT OF SELLER			
412	The undersigned Seller affirms that the in			
413	knowledge, but is not a warranty as to th			
414	or assisting the Seller to provide this Disc			
415	alone is the source of all information con			
416	Seller should state the name(s) of the person	on(s) who made the repr	resentation(s) and describe the information	n that was relied upon.
417				
418				
419				
420	Authentisign*	10/27/2025		
421	Nicholas Rosania			<u> </u>
422	SELLER	DATE	SELLER	DATE
423	510 43rd Street Corp			
424				
425	SELLER	DATE	SELLER	DATE
426				
427	EXECUTOR, ADMINISTRATOR, TR	HCTEE (if applicable)		
428	The undersigned has never occupied the P		manual limassila dan managami ta animulata i	this Disalogues Statement
429	The undersigned has never occupied the P	roperty and facks the pe	rsonal knowledge necessary to complete	mis Disclosure Statement.
430	CICNED	DATE	GIGNED	DATE
431	SIGNED	DATE	SIGNED	DATE
432				
433	RECEIPT AND ACKNOWLEDGMEN	T BY PROSPECTIVE	E BUYER	
434	The undersigned Prospective Buyer ackn			a Contract of Sale pertaining to
435	this Property. Prospective Buyer acknowl			
436	responsibility to satisfy himself or hersel			
437	inspected by qualified professionals, at Pr			
438				
439	further acknowledges that this form is int			
440	amenities, if any, included in the sale. The			
	the Property such as noise, odors, traffic			
441	conditions before entering into a binding			
442	that the visual inspection performed by		broker/broker-salesperson/salesperson do	es not constitute a professional
443	home inspection as performed by a license	ed home inspector.		
444				
445			_	<u> </u>
446	PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
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449	PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
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151	A CHANGINI ED CIMENTE OE DE AL ECI	TATE DROLLED/DRO	LED GALEGREDGOMGALEGREDGO	N.T.
451	ACKNOWLEDGMENT OF REAL ES			
452	The undersigned Seller's real estate broken			Property Disclosure Statement
453	form and that the information contained in	the form was provided	by the Seller.	
454				
455	The Seller's real estate broker/broker-sale			
456	diligence to ascertain the accuracy of the	information disclosed by	the Seller, prior to providing a copy of t	he property disclosure statement
457	to the buyer.			
458	•			
459	The Prospective Buyer's real estate broke	r/broker-salesperson/sal	esperson also acknowledges receipt of th	e Property Disclosure Statement
460	form for the purpose of providing it to the	•		1 3
461		Trospective Buyer.		
462	Ingrid Hart & Courtenay Batcha		10/27/25	
463	SELLER'S REAL ESTATE BROKER/		DATE	
464	BROKER-SALESPERSON/SALESPERS	ON	DATE	
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467	PROSPECTIVE BUYER'S REAL ESTAT		DATE	
468	BROKER-SALESPERSON/SALESPERS	SON		
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470	SELLER'S PROPERTY	CONDITION DISCLO	OSURE STATEMENT CONTINUES O	N NEXT PAGE

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE



## NEW JERSEY REALTORS® SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT ADDENDUM REGARDING FLOOD RISK

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Pursuant to N.J.S.A. 56:8-19.2, all Sellers of real property (including both residential and non-residential property) must complete questions 109-117 below.

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Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the Property. This is the case regardless of whether the Seller completes questions 1-108. Sellers must verify their answers to questions 109-110, and may do so using the Flood Risk Notification Tool located at <a href="majeral.to/flood-disclosure">njreal.to/flood-disclosure</a>. Questions 111-117 must be answered based on the Seller's actual knowledge.

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Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding. In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage originated in or after 2020.

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To learn more about these impacts, including the flood risk to your Property, visit <u>njreal.to/flood-disclosure</u>. To learn more about how to prepare for a flood emergency, visit <u>njreal.to/flood-planning</u>.

489	Yes	No	Unknown	
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491				yea
492	[ ]	[X]		110. Is
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- 109. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area ("100-year floodplain") according to FEMA's current flood insurance rate maps for your area?10. Is any or all of the Property located wholly or partially in a Moderate Risk Flood Hazard Area ("500-year floodplain") according to FEMA's current flood insurance rate maps for your area?
- 11. Is the Property subject to any requirement under federal law to obtain and maintain flood insurance on the Property?

Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance. Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure and the personal property within the structure. Also note that properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate maps

maps.
112. Have you ever received assistance, or are you aware of any previous owners receiving assistance, from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the Property?

For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for future assistance.

13. Is there flood insurance on the Property?

A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your policy to determine whether you are covered.

14. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate must be shared with the buyer.

In elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical information about the flood risk of the Property and is used by flood insurance providers under the National Flood insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to use the elevation certificate from a previous owner for their flood insurance policy.

15. Have you ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program?

f the claim was approved, what was the amount received? \$



		nt following heavy rains. Pipe from roof clogge n 1st floor and pooled water in basement. As a	
and complete to Seller's actual known estate brokerage firm representing of to all prospective buyers of the Prop	he information set forth in to wledge, but is not a warrant or assisting the Seller to pro- perty, and to other real estate any credible representation of	the above Flood Risk Addendum to the Dicty as to the condition of the Property. Servide this completed Flood Risk Addendur to agents. Seller alone is the source of all of another, the Seller should state the name upon.	ller hereby authorizes t n to the Disclosure Sta information contained
— Authentissov Nicholas Rosahia	10/27/2025	i	
SELLER 510 43rd Street Corp	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE
	acknowledges receipt of th	EBUYER  is completed Flood Risk Addendum to to ctive Buyer acknowledges that this comple	
	rranty by Seller and that it is	s Prospective Buyer's responsibility to satisfactors the Property may be inspected by qualifie	sfy himself or herself as d professionals, at Pros
the Disclosure Statement is not a war condition of the Property. Prospective Buyer's expense, to determine the ac provide information relating to the co- does not address local conditions whete. Prospective Buyer acknowledges to purchase the Property. Prospective real estate broker/broker-salesperson	tual condition of the Proper ondition of the land, structur- ich may affect a purchaser's that they may independently Buyer acknowledges that h	res, major systems and amenities, if any, i use and enjoyment of the Property such a y investigate such local conditions before e ne or she understands that the visual inspec- titute a professional home inspection as p	ncluded in the sale. The same noise, odors, traffic ventering into a binding cotion performed by the
the Disclosure Statement is not a war condition of the Property. Prospective Buyer's expense, to determine the ac provide information relating to the co- does not address local conditions whete. Prospective Buyer acknowledges to purchase the Property. Prospective	tual condition of the Proper ondition of the land, structur- ich may affect a purchaser's that they may independently Buyer acknowledges that h	res, major systems and amenities, if any, is use and enjoyment of the Property such as y investigate such local conditions before each or she understands that the visual inspection	ncluded in the sale. The is noise, odors, traffic ventering into a binding continuous performed by the

The Seller's real estate broker/broker calegnerson/salegnerson als	to confirms that he or she visually inspected the Property with reason
	y the Seller, prior to providing a copy of the property disclosure state
to the buyer.	y the serier, prior to providing a copy of the property disclosure state
to the outper.	
The Prospective Buyer's real estate broker/broker/broker-sales	person also acknowledges receipt of this completed Flood Discl
Addendum to the Property Disclosure for the purpose of providin	g it to the Prospective Buyer.
Ingrid Hart & Courtenay Batcha	10/27/25
SELLER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON:	DATE
BROKER-SALESFERSON/SALESFERSON.	
	_
PROSPECTIVE BUYER'S REAL ESTATE BROKER/	DATE
BROKER-SALESPERSON/SALESPERSON	

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ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE



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# NEW JERSEY REALTORS® SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS

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#### **SOLAR PANEL SYSTEMS** *Pursuant to P.L. 2023, c312*

This section is applicable if the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes, to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

Yes	No ×		Is the Property serviced by a Solar Panel System?
If you 1	responded	"yes," answer	the following questions.
Yes	No	Unknown [ ] [ ]	118. When was the Solar Panel System Installed?
[ ]	[ ]		118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please
[ ]	[ ]	[ ]	attach copies to this form.  119. Are SRECs available from the Solar Panel System?  119a. If SRECs are available, when will the SRECs expire?
[ ]	[ ]	[ ] [ ]	120. Is there any storage capacity on the Property for the Solar Panel System?
[ ]	[ ]	[ ]	121. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain:
			Choose one of the following three options:
[ ]			122a. The Solar Panel System is financed under a power purchase agreement or other type of financing arrangement which requires me/us to make periodic payments to a Solar Panel System provider in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A below.
[ ]			122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.
[ ]			122c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.
			SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA
		[ ]	123. What is the current periodic payment amount? \$
		[ ]	124. What is the frequency of the periodic payments (check one)? [ ] Monthly [ ] Quarterly
		[ ]	125. What is the expiration date of the PPA, which is when you will become the owner of the Solar
гі	[ ]		Panel System? ("PPA Expiration Date")  126. Is there a balloon payment that will become due on or before the PPA Expiration Date?
[ ]	L J	[ ]	127. If there is a balloon payment, what is the amount? \$
		L J	Choose one of the following three options:
[ ]			128a. Buyer will assume my/our obligations under the PPA at Closing.
[ ]			128b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar
			Panel System can be included in the sale free and clear.
[ ]			128c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain cancellation of the PPA as of the Closing.
			SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE
		[ ]	129. What is the current periodic lease payment amount? \$
		i i	130. What is the frequency of the periodic lease payments (check one)? [ ] Monthly[ ] Quarterly
		[ ]	131. What is the expiration date of the lease?
		-	Choose one of the following two options:
[ ]			132a. Buyer will assume our obligations under the lease at Closing.
[ ]			132b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior
			to Closing.





[ ] [ ]  [ ] [ ]  WATER INTRU  Yes No [ ] [ ]	[ ] 1 [ ] 1 [ ] 1	System? 33a. If TRECs are available, wh	wable Energy Certificates ("TRECs")	available from the Solar Pane
<b>WATER INTRU</b> Yes No	[ ] 1 [ ] 1	33a. If TRECs are available, wh	nen will the TRECs evnire?	
<b>WATER INTRU</b> Yes No	[ ] 1 [ ] 1		nen will the TRH('c evnire')	
<b>WATER INTRU</b> Yes No	[ ] 1		• —	
Yes No			y Certificate IIs ("SREC IIs") available	
es No	SION Pursuant to	54a. II SKEC IIS are available,	when will the SREC IIs expire?	
Yes No		N.J.S.A. 56:8-19.1		
	Unknown			
		35. Are you aware of any wat	er leakage, accumulation or dampness,	the presence of mold or othe
		similar natural substance, or	repairs or other attempts to control any describe the nature of the issue and any	water or dampness problem or
		If yes, pursuant to New Jer	sey law, the <b>buyer</b> of the real Property	is advised to refer to the 'Molo
		Guidelines for New Jersey	Residents' pamphlet issued by the New and has the right to request a physical	w Jersey Department of Health
ECOND A DV D	OWED COUDCE	D 1 2025 10		
		Pursuant to P.L.2025, c19		
Yes No	Unknown	26 In those 1	rion governo at the Deer to C	nonomily in-t-11-1 1 1 1
	1.	• •	wer source at the Property (i.e. perrattery storage systems, or any other su	•
		energy)?	attery storage systems, or any other su	ppiemental source of electrical
] []	1		led within 18 inches of the main electr	rical nanel and electrical meter
J L J	1		ociated with the secondary power source	
		warming of the dangers asso	sciated with the secondary power source	
alone is the sourc			rospective buyers of the Property, and to	athan maal aatata aaamta Calla
Seller should state			*If the Seller relied upon any credible sentation(s) and describe the information	representations of another, the
Seller should state				
- Authentision'	the name(s) of the	e person(s) who made the repres		representations of another, the
Authentision Nicholas Rosahi	the name(s) of the	e person(s) who made the repres		representations of another, the that was relied upon.
Authentision Jicholas Rosahi SELLER	e the name(s) of the	e person(s) who made the repres		representations of another, the
— Authentison Jicholas Rosahi BELLER	e the name(s) of the	e person(s) who made the repres	sentation(s) and describe the information	representations of another, the that was relied upon.
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Authentision  Nicholas Rosanii SELLER 510 43rd Street C SELLER  EXECUTOR, AI	the name(s) of the	person(s) who made the representation and the separate person and the separate	sentation(s) and describe the information	DATE
Authentision  Nicholas Rosani SELLER 510 43rd Street C SELLER  EXECUTOR, AI	the name(s) of the	person(s) who made the representation and the separate person and the separate	SELLER  SELLER	DATE

ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE

761 762 763 764 765 766 767 768	The undersigned Prospective Buyer acknowledge Statement prior to signing a Contract of Sale per Disclosures & Other Items Addendum is not a herself as to the condition of the Property. Prospe at Prospective Buyer's expense, to determine the intended to provide information relating to the c	NOWLEDGMENT BY PROSPECTIVE BUYER sective Buyer acknowledges receipt of this completed Statutory Disclosures & Other Items Addendum to Disclosure ing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Statutory ems Addendum is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or on of the Property. Prospective Buyer's acknowledges that the Property may be inspected by qualified professionals, expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is ormation relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. The responsibility to satisfy himself or the property such as noise, odors, traffic			
769	volume, etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding				
770	contract to purchase the Property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the				
771	Seller's real estate broker/broker-salesperson/sal				
772	home inspector.	1	1	1 3	
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780	ACKNOWLEDGMENT OF REAL ESTATE	RRAKER/RRA	KED_SAI ESPERSON/SAI ESPERSON		
781					
782	The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this Statutory Disclosures & Other Items Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller.				
783	Other fields Addendam to the Disclosure Stateme	and that the h	normation contained in this form was prov	ided by the Selier.	
784	The Sallaria real estate broken/broken salasparses	/galagnargan ala	a confirma that he or she visually inspects	d the Property with reasonable	
785	The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement				
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789	The Prospective Buyer's real estate broker/brok				
790	& Other Items Addendum to the Property Disclos	sure for the purpo	ose of providing it to the Prospective Buyer	•	
790	Ingrid Hart & Courtenay Batcha		10/27/25		
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