



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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1 Property Address: 1 Britton Pl Suite 14 & 15, Voorhees, NJ 08043

("Property")

3 Seller:

Voorhees Orthodontic Assets, LLC

4 Seller

Laurence Articulo
Managing Member
(Further referred to as Seller)

("Seller")

9 The purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date set forth below. The Seller is aware that he or she is under an obligation to disclose any known material defects in the Property even if not addressed in this printed form. 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.

16 If your 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.

19 OCCUPANCY

20 Yes No Unknown

- 21 1. Age of House, if known 49
22 2. Does the Seller currently occupy this property?
23 If not, how long has it been since Seller occupied the property?
24 3. What year did the seller buy the property?
25 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of
26 the property? If "yes," please attach a copy of it to this form.

28 ROOF

29 Yes No Unknown

- 30 4. Age of roof 10
31 5. Has roof been replaced or repaired since seller bought the property?
32 6. Are you aware of any roof leaks?
33 7. Explain any "yes" answers that you give in this section:

36 ATTIC, BASEMENTS AND CRAWL SPACES (Complete only if applicable)

37 Yes No Unknown

- 38 8. Does the property have one or more sump pumps?
39 8a. Are there any problems with the operation of any sump pump?
40 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl
41 spaces or any other areas within any of the structures on the property?
42 9a. Are you aware of the presence of any mold or similar natural substance within the basement or
43 crawl spaces or any other areas within any of the structures on the property?
44 10. Are you aware of any repairs or other attempts to control any water or dampness problem
45 in the basement or crawl space? If "yes," describe the location, nature and date of the repairs:
46
47
48 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location:
49
50 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which
51 the attic or roof was constructed?
52 13. Is the attic or house ventilated by: a whole house fan? an attic fan?
53 13a. Are you aware of any problems with the operation of such a fan?



- 54   14. In what manner is access to the attic space provided?  
55  staircase  pull down stairs  crawl space with aid of ladder or other device  
56  other

15. Explain any "yes" answers that you give in this section:

58  
59  
60

**61 TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS**

62 Yes No Unknown

- 63   16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?  
64   17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry  
66 rot, or pests?  
66   18. If "yes," has work been performed to repair the damage?  
67   19. Is your property under contract by a licensed pest control company? If "yes," state the name and  
68 address of the licensed pest control company:  
69  
70   20. Are you aware of any termite/pest control inspections or treatments performed on the Property  
71 in the past?  
72 21. Explain any "yes" answers that you give in this section:  
73  
74  
75

**76 STRUCTURAL ITEMS**

77 Yes No Unknown

- 78   22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations,  
79 including any restrictions on how any space, other than the attic or roof, may be used as a result  
80 of the manner in which it was constructed?  
81   23. Are you aware if the property or any of the structures on it have ever been damaged by fire,  
82 smoke, wind or flood?  
83   24. Are you aware of any fire retardant plywood used in the construction?  
84   25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or  
85 retaining walls on the property?  
86   26. Are you aware of any present or past efforts made to repair any problems with the items in this  
87 section.  
88 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of  
89 the problem.  
90  
91  
92

**93 ADDITIONS/REMODELS**

94 Yes No Unknown

- 95   28. Are you aware of any additions, structural changes or other alterations to the structures on the  
96 Property made by any present or past owners?  
97    29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give  
98 in this section:  
99

100

101

**102 PLUMBING, WATER AND SEWAGE**

103 Yes No Unknown

- 104 30. What is the source of your drinking water?  
105  Public  Community System  Well on Property  Other (explain)  
106   31. If your drinking water source is not public, have you performed any tests on the water?  
107 If so, when?  
108 Attach a copy of or describe the results.  
109  
110    32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any  
111 location other than the sewer, septic, or other system that services the rest of the property?  
112  33. When was well installed?  
113 Location of well?

- 114   34. Do you have a softener, filter, or other water purification system?  Leased  Owned  
 115  
 116 35. What is the type of sewage system?  
 Public Sewer  Private Sewer  Septic System  Cesspool  Other (explain):  
 117   36. If you answered "septic system," have you ever had the system inspected to confirm that it is a  
 118 true septic system and not a cesspool  
 119  37. If Septic System, when was it installed?  
 120 Location?  
 121  38. When was the Septic System or Cesspool last cleaned and/or serviced?  
 122   39. Are you aware of any abandoned Septic Systems or Cesspools on your property?  
 123    39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):  
 124  
 125   40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and  
 126 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?  
 127 If "yes," explain:  
 128  
 129   41. Are you aware of the presence of any lead piping, including but not limited to any service line,  
 130 piping materials, fixtures, and solder. If "yes," explain:  
 131  
 132   42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage  
 133 tanks, or dry wells on the property?  
 134    43. Is either the private water or sewage system shared? If "yes," explain:  
 135  
 136 44. Water Heater:  Electric  Fuel Oil  Gas  
 137  Age of Water Heater 20  
 138   44a. Are you aware of any problems with the water heater?  
 139 45. Explain any "yes" answers that you give in this section:  
 140  
 141  
 142

143 **HEATING AND AIR CONDITIONING**

- 144 Yes No Unknown  
 145 46. Type of Air Conditioning:  
 146  Central one zone  Central multiple zone  Wall/Window Unit  None  
 147 47. List any areas of the house that are not air conditioned:  
 148  
 149  48. What is the age of Air Conditioning System? 25  
 150 49. Type of heat:  Electric  Fuel Oil  Natural Gas  Propane  Unheated  Other  
 151 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator,  
 152 steam heat) forced air  
 153 51. If it is a centralized heating system, is it one zone or multiple zones?  
 154 multiple zone  
 155  52. Age of furnace 20 Date of last service: 2025  
 156 53. List any areas of the house that are not heated:  
 157  
 158    54. Are you aware of any tanks on the property, either above or underground, used to store fuel or  
 159 other substances?  
 160   55. If tank is not in use, do you have a closure certificate?  
 161   56. Are you aware of any problems with any items in this section? If "yes," explain:  
 162  
 163

164 **WOODBURNING STOVE OR FIREPLACE**

- 165 Yes No Unknown  
 166   57. Do you have  wood burning stove?  fireplace?  insert?  other  
 167   57a. Is it presently usable?  
 168    58. If you have a fireplace, when was the flue last cleaned?  
 169    58a. Was the flue cleaned by a professional or non-professional?  
 170    59. Have you obtained any required permits for any such item?  
 171   60. Are you aware of any problems with any of these items? If "yes," please explain:  
 172  
 173

174 **ELECTRICAL SYSTEM**

175 Yes No Unknown

- 176 61. What type of wiring is in this structure? Copper Aluminum Other Unknown
- 177 62. What amp service does the property have? 60 100 150 200 Other Unknown
- 178   63. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?
- 179   64. Are you aware of any additions to the original service?
- 180 If "yes," were the additions done by a licensed electrician? Name and address:
- 181
- 182
- 183    65. If "yes," were proper building permits and approvals obtained?
- 184   66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
- 185 67. Explain any "yes" answers you give in this section:
- 186
- 187
- 188

189 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**

190 Yes No Unknown

- 191   68. Are you aware of any fill or expansive soil on the property?
- 189   69. Are you aware of any past or present mining operations in the area in which the property is located?
- 193
- 194   70. Is the property located in a flood hazard zone?
- 195   71. Are you aware of any drainage or flood problems affecting the property?
- 196    72. Are there any areas on the property which are designated as protected wetlands?
- 197   73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?
- 198
- 199   74. Are there any water retention basins on the property or the adjacent properties?
- 200   75. Are you aware if any part of the property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
- 201
- 202
- 203
- 204   76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?
- 205
- 206 77. Explain any "yes" answers to the preceding questions in this section:
- 207 Condo Association
- 208
- 209   78. Do you have a survey of the property?
- 210

211 **ENVIRONMENTAL HAZARDS**

212 Yes No Unknown

- 213   79. Have you received any written notification from any public agency or private concern informing you that the property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.
- 214
- 215
- 216
- 217   79a. Are you aware of any condition that exists on any property in the vicinity which adversely affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/or physical structures present on this property? If "yes," explain:
- 218
- 219
- 220
- 221   80. Are you aware of any underground storage tanks (UST) or toxic substances now or previously present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain:
- 222
- 223
- 224
- 225
- 226   81. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available).
- 227
- 228    82. Are you aware if the property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others? (Attach copy of each test report if available).
- 229
- 230
- 231 83. If "yes" to any of the above, explain:
- 232
- 233

234   83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:

235

236

237    84. Is the property in a designated Airport Safety Zone?

238

239 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOC./CONDOS**

240 **AND CO-OPS**

241 Yes No Unknown

242   85. Are you aware if the property is subject to any deed restrictions or other limitations on how it  
243 may be used due to its being situated within a designated historic district, or a protected area like  
244 the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local  
245 zoning ordinances?

246   86. Is the property part of a condominium or other common interest ownership plan?

247   86a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being  
248 part of a condominium or other form of common interest ownership?

249   87. As the owner of the property, are you required to belong to a condominium association or  
250 homeowners' association, or other similar organization or property owners?

251   87a. If so, what is the Association's name and telephone number?

252 Echelon Professional Center Condo Association

253    87b. If so, are there any dues or assessments involved?

254 If "yes," how much? \$650 a month

255   88. Are you aware of any defect, damage, or problem with any common elements or common areas  
256 that materially affects the property?

257   89. Are you aware of any condition or claim which may result in an increase in assessments or fees?

258    90. Since you purchased the property, have there been any changes to the rules or by-laws of the  
259 Association that impact the property?

260 91. Explain any "yes" answers you give in this section:

261

262

263

264 **MISCELLANEOUS**

265 Yes No Unknown

266   92. Are you aware of any existing or threatened legal action affecting the property or any condominium  
267 or homeowners association to which you, as an owner, belong?

268   93. Are you aware of any violations of Federal, State or local laws or regulations relating to this  
269 property?

270   94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming  
271 uses, or set-back violations relating to this property? If so, please state whether the condition is  
272 preexisting non-conformance to present day zoning or a violation to zoning and/or land use laws.

273

274

275   95. Are you aware of any public improvement, condominium or homeowner association assessments  
276 against the property that remain unpaid? Are you aware of any violations of zoning, housing,  
277 building, safety or fire ordinances that remain uncorrected?

278    96. Are there mortgages, encumbrances or liens on this property?

279   96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying  
280 clear title?

281   97. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed  
282 elsewhere on this form? (A defect is "material," if a reasonable person would attach importance  
283 to its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes," explain:

284

285

286   98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any  
287 special assessments and any association dues or membership fees, are there any other fees that you  
288 pay on an ongoing basis with respect to this property, such as garbage collection fees?

289 99. Explain any other "yes" answers you give in this section:

290

291

292

293

294 **RADON GAS Instructions to Owners**

295 By law(N.J.S.A.26:2D-73), a property owner who has had his or her property tested or treated for radon gas may require that information  
296 about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract of sale, at which  
297 time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer. The law also  
298 provides that owners may waive, in writing, this right of confidentiality. As owner(s) of this property, do you wish to waive this right?

299 Yes No

300

2F,

301

302

(Initials)

303 If you responded "yes," answer the following questions. If you responded "no," proceed to the next section.

304

305 Yes No Unknown

306

100. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)

308

101. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)

310

102. Is radon remediation equipment now present in the property?

311

102a. If "yes," is such equipment in good working order?

312

313 **MAJOR APPLANCES AND OTHER ITEMS**

314 The terms of any final contract executed by the seller shall be controlling as to what appliances or other items, if any, shall be included  
315 in the sale of the property. Which of the following items are present in the property? (For items that are not present, indicate "not  
316 applicable.")

317

318 Yes No Unknown N/A

319

103. Electric Garage Door Opener

320

103a. If "yes," are they reversible? Number of Transmitters

321

Smoke Detectors

322

Battery  Electric  Both How many

323

Carbon Monoxide Detectors How many

324

Location

325

105. With regard to the above items, are you aware that any item is not in working order?

326

105a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem:

327

328

329

106.  In-ground pool  Above-ground pool  Pool Heater  Spa/Hot Tub

330

106a. Were proper permits and approvals obtained?

331

105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub?

332

333

106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

334

107. Indicate which of the following may be included in the sale? (Choose Yes or No.)

335

Yes  No Refrigerator

336

Yes  No Range

337

Yes  No Microwave Oven

338

Yes  No Dishwasher

339

Yes  No Trash Compactor

340

Yes  No Garbage Disposal

341

Yes  No In-Ground Sprinkler System

342

Yes  No Central Vacuum System

343

Yes  No Security System

344

Yes  No Washer

345

Yes  No Dryer

346

Yes  No Intercom

347

Yes  No Other

348

108. Of those that may be included, is each in working order?

349

If "no," identify each item not in working order, explain the nature of the problem:

350

351

352

353

354 **ACKNOWLEDGMENT OF SELLER**

355 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's  
356 knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing  
357 or assisting the seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller  
358 alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the  
359 Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

360  
361  
362  
363  
364

365 Signature Seller 1:

*L C Articulo*

366 Seller 1's Name:

Voorhees Orthodontic Assets, LLC  
Laurence Articulo  
Managing Member

367 Date Seller 1 Signed:

02/22/2026

368

369  
370 **EXECUTOR, ADMINISTRATOR OR TRUSTEE**

371 (If applicable) The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure  
372 Statement.

373  
374  
375

\_\_\_\_\_  
DATE

376 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

377 The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to  
378 this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's  
379 responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be  
380 inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer  
381 further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and  
382 amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of  
383 the property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local  
384 conditions before entering into a binding contract to purchase the property. Prospective Buyer acknowledges that he or she understands  
385 that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional  
386 home inspection as performed by a licensed home inspector.

387  
388

\_\_\_\_\_  
PROSPECTIVE BUYER DATE

389  
390

\_\_\_\_\_  
PROSPECTIVE BUYER DATE

391  
392  
393

394 **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

395 The undersigned Seller's real estate brokerage acknowledges receipt of the Property Disclosure Statement form and that the  
396 information contained in the form was provided by the Seller.

397

398 The Seller's real estate brokerage also confirms that the brokerage visually inspected the property with reasonable diligence to  
399 ascertain the accuracy of the information disclosed by the seller, prior to providing a copy of the property disclosure statement to  
400 the buyer.

401

402 The Prospective Buyer's real estate brokerage also acknowledges receipt of the Property Disclosure Statement form for the purpose  
403 of providing it to the Prospective Buyer.

404

405

*Deek P. Cuamberg*

02/22/2026

406 SELLER'S REAL ESTATE BROKER/  
407 BROKER-SALESPERSON OR SALESPERSON:

\_\_\_\_\_  
DATE

408  
409

410 BUYER'S REAL ESTATE BROKER/  
411 BROKER-SALESPERSON OR SALESPERSON:

\_\_\_\_\_  
DATE

412  
413

**SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE**



# SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT ADDENDUM REGARDING FLOOD RISK

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

416  
417 Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the  
418 Property. This is the case regardless of whether the Seller completes questions 1-108. Sellers must verify their answers to questions 109-  
419 110, and may do so using the Flood Risk Notification Tool located at [njreal.to/flood-disclosure](http://njreal.to/flood-disclosure). Questions 111-117 must be answered  
420 based on the Seller's actual knowledge.

421  
422 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding  
423 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  
424 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.  
425 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at  
426 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage  
427 originated in or after 2020.

428  
429 To learn more about these impacts, including the flood risk to your Property, visit [njreal.to/flood-disclosure](http://njreal.to/flood-disclosure). To learn more about how to  
430 prepare for a flood emergency, visit [njreal.to/flood-planning](http://njreal.to/flood-planning).

431  
432 Yes No Unknown

- 433   109. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area (a floodplain) according to FEMA's current flood insurance rate maps for your area?
- 434
- 435   110. Is any or all of the Property located wholly or partially in a Moderate Risk Flood Hazard Area (a 500-year floodplain) according to FEMA's current flood insurance rate maps for your area?
- 436
- 437    111. Is the Property subject to any requirement under federal law to obtain and maintain flood  
438 insurance on the Property?  
439 *Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate  
440 maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance.  
441 Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones  
442 to purchase flood insurance that covers the structure and the personal property within the structure. Also note that  
443 properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level  
444 rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate  
445 maps.*
- 446    112. Have you ever received assistance, or are you aware of any previous owners receiving assistance,  
447 from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance  
448 for flood damage to the Property?  
449 *For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down  
450 to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for  
451 future assistance.*
- 452    113. Is there flood insurance on the Property?  
453 *A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your  
454 policy to determine whether you are covered.*
- 455    114. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate  
456 must be shared with the buyer.  
457 *An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical  
458 information about the flood risk of the Property and is used by flood insurance providers under the National Flood  
459 Insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to  
460 use the elevation certificate from a previous owner for their flood insurance policy.*
- 461    115. Have you ever filed a claim for flood damage to the Property with any insurance provider,  
462 including the National Flood Insurance Program?  
463 If the claim was approved, what was the amount received? \$
- 464  
465  
466



467    116. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural  
468 flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?  
469 If so, how many times?  
470 117. Explain any "yes" answers that you give in this section:

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473  
474  
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**ACKNOWLEDGMENT OF SELLER**

The undersigned Seller affirms that the information set forth in the above Flood Risk Addendum to the Disclosure Statement is accurate and complete to Seller's actual knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing or assisting the Seller to provide this completed Flood Risk Addendum to the Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this statement. \*If the Seller relied upon any credible representation of another, the Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

487 Signature Seller 1:



488

Voorhees Orthodontic Assets, LLC

489 Seller 1's Name:

Laurence Articulo

Managing Member

490 Date Seller 1 Signed:

02/22/2026

491  
492  
493

**EXECUTOR, ADMINISTRATOR OR TRUSTEE (if applicable)**

The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

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495  
496  
497  
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499  
500

\_\_\_\_\_  
DATE

**RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

502 The undersigned Prospective Buyer acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement prior  
503 to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Flood Risk Addendum to  
504 the Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or herself as to the  
505 condition of the Property. Prospective Buyer acknowledges that the Property may be inspected by qualified professionals, at Prospective  
506 Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to  
507 provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form  
508 does not address local conditions which may affect a purchaser's use and enjoyment of the Property such as noise, odors, traffic volume,  
509 etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract  
510 to purchase the Property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the Seller's  
511 real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed home  
512 inspector.

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PROSPECTIVE BUYER DATE

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**SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE**

527 **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

528 The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this completed Flood Risk  
529 Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller.

530  
531 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable  
532 diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement  
533 to the buyer.

534  
535 The Prospective Buyer's real estate broker/broker/broker-salesperson also acknowledges receipt of this completed Flood Disclosure  
536 Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.  
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02/22/2026

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540 SELLER'S REAL ESTATE BROKER/  
541 BROKER-SALESPERSON OR SALESPERSON:

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DATE

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543 BUYER'S REAL ESTATE BROKER/  
544 BROKER-SALESPERSON OR SALESPERSON:

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SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT
ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS

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587 SOLAR PANEL SYSTEMS Pursuant to P.L. 2023, c312

588 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
589 sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other
590 equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes,
591 to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

592

593 Yes No

594 [radio] [radio] Is the Property serviced by a Solar Panel System?

595

596 If you responded "yes," answer the following questions.

597

598 Yes No Unknown

599 [radio] 118. When was the Solar Panel System Installed?

600 [radio] 118a. What is the name and contact information of the business that installed the Solar Panel System?

601

602 [radio] [radio] 118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please
603 attach copies to this form.

604 [radio] [radio] [radio] 119. Are SRECs available from the Solar Panel System?

605 [radio] 119a. If SRECs are available, when will the SRECs expire?

606 [radio] [radio] [radio] 120. Is there any storage capacity on your Property for the Solar Panel System?

607 [radio] [radio] 121. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,
608 explain:

609

610

611 Choose one of the following three options:

612 [radio] 122a. The Solar Panel System is financed under a power purchase agreement or other type of financing
613 arrangement which requires me/us to make periodic payments to a Solar Panel System provider
614 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A
615 below.

616 [radio] 122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.

617 [radio] 122c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

618

619 SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA

620 [radio] 123. What is the current periodic payment amount? \$

621 [radio] 124. What is the frequency of the periodic payments (check one)? [radio] Monthly [radio] Quarterly

622 [radio] 125. What is the expiration date of the PPA, which is when you will become the owner of the Solar
623 Panel System? ("PPA Expiration Date")

624 [radio] [radio] 126. Is there a balloon payment that will become due on or before the PPA Expiration Date?

625 [radio] 127. If there is a balloon payment, what is the amount? \$

626

627 Choose one of the following three options:

628 [radio] 128a. Buyer will assume my/our obligations under the PPA at Closing.

629 [radio] 128b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so the Solar
630 Panel System can be included in the sale free and clear.

631 [radio] 128c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain
632 cancellation of the PPA as of the Closing.

633

634 SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE

635 [radio] 129. What is the current periodic lease payment amount? \$

636 [radio] 130. What is the frequency of the periodic lease payments (check one)? [radio] Monthly [radio] Quarterly

637 [radio] 131. What is the expiration date of the lease?

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**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.
- SECTION C. THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)**
- 133. Are Solar Transition Renewable Energy Certificates (TRECs) available from the Solar Panel System?
  - 133a. If TRECs are available, when will the TRECs expire?
  - 134. Are Solar Renewable Energy Certificate IIs (SREC IIs) available from the Solar Panel System?
  - 134a. If SREC IIs are available, when will the SREC IIs expire?

**WATER INTRUSION**

- Yes No Unknown
- 135. Are you aware of any leakage, accumulation or dampness, the presence of mold or other similar natural substance, or repairs or other attempts to control any water or dampness problem on the property? If yes, please describe the nature of the issue and any attempts to repair or control it:

If yes, pursuant to New Jersey law, the buyer of the real property is advised to refer to the 'Mold Guidelines for New Jersey Residents' pamphlet issued by the New Jersey Department of Health ([njreal.to/mold-guidelines](http://njreal.to/mold-guidelines)) and has the right to request a physical copy of the pamphlet from the real estate broker, broker-salesperson, or salesperson.

**SECONDARY POWER SOURCE Pursuant to P.L.2025, c19**

- Yes No Unknown
- 136. Is there a secondary power source at the Property (i.e. permanently installed combustion generators, solar panels, battery storage systems, or any other supplemental source of electrical energy)?
  - 136a. If "yes," is a label installed within 18 inches of the main electrical panel and electrical meter warning of the dangers associated with the secondary power sources?

**ACKNOWLEDGMENT OF SELLER**

The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing or assisting the Seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this statement. \*If the Seller relied upon any credible representations of another, the Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

Signature Seller 1:

Seller 1's Name:

Voorhees Orthodontic Assets, LLC  
Laurence Articulo  
Managing Member

Date Seller 1 Signed:

02/22/2026

**EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)**

The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

\_\_\_\_\_  
DATE

700 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

701 The undersigned Prospective Buyer acknowledges receipt of this completed Statutory Disclosures & Other Items Addendum to Disclosure  
702 Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Statutory  
703 Disclosures & Other Items Addendum is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or  
704 herself as to the condition of the Property. Prospective Buyer's acknowledges that the Property may be inspected by qualified professionals,  
705 at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is  
706 intended to provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale.  
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709 contract to purchase the Property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the  
710 Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed  
711 home inspector.

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713 \_\_\_\_\_ DATE \_\_\_\_\_  
714 PROSPECTIVE BUYER

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716 \_\_\_\_\_ DATE \_\_\_\_\_  
717 PROSPECTIVE BUYER

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719 **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

720 The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this Statutory Disclosures &  
721 Other Items Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller.

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723 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable  
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725 to the buyer

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729

730  02/22/2026

731 \_\_\_\_\_ DATE \_\_\_\_\_  
732 SELLER'S REAL ESTATE BROKER/  
733 BROKER-SALESPERSON OR SALESPERSON:

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735 \_\_\_\_\_ DATE \_\_\_\_\_  
736 BUYER'S REAL ESTATE BROKER/  
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