



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 541 UNION AVE PATERSON NJ 07522

Seller: UME REALTY LLC

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.

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.

OCCUPANCY

Yes No Unknown

[] [X] []

- 1. Age of House, if known 50's
2. Does the Seller currently occupy this Property?
If not, how long has it been since Seller occupied the Property? ONLY BUSINESS PURPOSES
3. What year did the Seller buy the Property? 2020
3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the Property? If "yes," please attach a copy of it to this form. DEED ATTACHED

ROOF

Yes No Unknown

[X] [] []

- 4. Age of roof 2 YEARS
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, BASEMENTS AND CRAWL SPACES (Complete only if applicable)

Yes No Unknown

[] [X] []
[] [X] []
[] [X] []
[] [X] []
[] [X] []
[] [X] []

- 8. Does the Property have one or more sump pumps?
8a. Are there any problems with the operation of any sump pump?
9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl 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 or 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 in the basement or crawl space? If "yes," describe the location, nature and date of the repairs:
11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location:



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N/A

- 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?
- 13. Is the attic or house ventilated by: ___ a whole house fan? ___ an attic fan?
- 13a. Are you aware of any problems with the operation of such a fan?
- 14. In what manner is access to the attic space provided?
___ staircase ___ pull down stairs ___ crawl space with aid of ladder or other device
___ other
- 15. Explain any "yes" answers that you give in this section: _____

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Yes No Unknown
[] []
[] []
[] []
[] []
[] []

N/A

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

STRUCTURAL ITEMS

Yes No Unknown
[] []
[] []
[] []
[] []

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

ADDITIONS/REMODELS

Yes No Unknown
[] []
[] []

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

ELECTRICAL
PLUMBING
BUILDING / CONSTRUCTION
FIRE

PLUMBING, WATER AND SEWAGE

Yes No Unknown
[] []

N/A

- 30. What is the source of your drinking water?
___ Public ___ Community System ___ Well on Property ___ Other (explain) _____
- 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____
Attach a copy of or describe the results: _____

- 111 [] [] 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any location other than the sewer, septic, or other system that services the rest of the Property?
- 112 [] []
- 113 N/A [] 33. When was well installed? _____
- 114 Location of well? _____
- 115 [] 34. Do you have a softener, filter, or other water purification system? Leased Owned
- 116 [] 35. What is the type of sewage system?
- 117 Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
- 118 [] [] N/A 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true septic system and not a cesspool?
- 119 [] [] N/A 37. If Septic System, when was it installed? _____
- 120 Location? _____
- 121 N/A [] 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
- 122 N/A [] 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 [] [] N/A
- 125 [] []
- 126 [] 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems? If "yes," explain: _____
- 127 []
- 128 []
- 129 []
- 130 [] 41. Are you aware of the presence of any lead piping, including but not limited to any service line, piping materials, fixtures, and solder. If "yes," explain: _____
- 131 []
- 132 []
- 133 [] 42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
- 134 [] [] 43. Is either the private water or sewage system shared? If "yes," explain: _____
- 135 [] []
- 136 [] []
- 137 Water Heater: Electric Fuel Oil Gas
- 138 Age of Water Heater 2 YEARS
- 139 [] [] 44a. Are you aware of any problems with the water heater?
- 140 45. Explain any "yes" answers that you give in this section: _____
- 141 _____
- 142 _____
- 143 _____

HEATING AND AIR CONDITIONING

Yes No Unknown

- 144 46. Type of Air Conditioning:
- 145 Central one zone Central multiple zone Wall/Window Unit None
- 146 47. List any areas of the house that are not air conditioned: NO
- 147 [] 48. What is the age of Air Conditioning System? 2 YEARS
- 148 49. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 149 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) FORCED AIR
- 150 51. If it is a centralized heating system, is it one zone or multiple zones? SEPARATE ONE ZONE IN BUSINESS AND APARTMENT
- 151 52. Age of furnace 2 YEARS Date of last service: SEP 2024
- 152 53. List any areas of the house that are not heated: NO
- 153 [] [] 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
- 154 [] [] N/A 55. If tank is not in use, do you have a closure certificate?
- 155 [] [] [] 56. Are you aware of any problems with any items in this section? If "yes," explain: _____
- 156 _____
- 157 _____
- 158 _____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- 165 57. Do you have wood burning stove? fireplace? insert? other
- 166 [] [] 57a. Is it presently usable?
- 167 [] []
- 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 [] []

171 [] [] *NA* [] 59. Have you obtained any required permits for any such item?
 172 [] [] 60. Are you aware of any problems with any of these items? If "yes," please explain: _____
 173 _____
 174 **ELECTRICAL SYSTEM**
 175 Yes No Unknown
 176 _____
 177 _____ 61. What type of wiring is in this structure? Copper Aluminum Other Unknown *ROMEX*
 178 [] [] [] 62. What amp service does the Property have? 60 100 150 200 Other Unknown
 179 [] [] [] 63. Does it have 240 volt service? Which are present 1 Circuit Breakers, Fuses or Both?
 180 _____ 64. Are you aware of any additions to the original service?
 181 If "yes," were the additions done by a licensed electrician? Name and address: THOMAS ELECTRICAL
 182 12 HERON DRIVE HACKETTSTOWN NJ 07840
 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 that 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?
 192 [] [] _____ 69. Are you aware of any past or present mining operations in the area in which the Property is
 193 _____ located?
 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
 198 _____ other easements affecting the Property?
 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
 201 _____ presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain: _____
 202 _____
 203 _____
 204 [] [] _____ 76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls,
 205 _____ bulkheads, etc.) or maintenance agreements regarding the Property?
 206 _____ 77. Explain any "yes" answers to the preceding questions in this section: _____
 207 _____
 208 _____
 209 [] [] _____ 78. Do you have a survey of the Property? YES - SURVEY ATTACHED
 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
 214 _____ that the Property is adversely affected, or may be adversely affected, by a condition that exists on a
 215 _____ property in the vicinity of this Property? If "yes," attach a copy of any such notice currently in your
 216 _____ possession.
 217 [] [] _____ 79a. Are you aware of any condition that exists on any property in the vicinity which adversely affects,
 218 _____ or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water,
 219 _____ and/or physical structures present on this Property? If "yes," explain: _____
 220 _____
 221 [] [] _____ 80. Are you aware of any underground storage tanks (UST) or toxic substances now or previously
 222 _____ present on this Property or adjacent property (structure or soil), such as polychlorinated biphenyl
 223 _____ (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium,
 224 _____ thorium, lead or other hazardous substances in the soil? If "yes," explain: _____
 225 _____
 226 [] [] _____ 81. Are you aware if any underground storage tank has been tested?
 227 _____ (Attach a copy of each test report or closure certificate if available.) UNDERGROUND OIL
 228 [] [] [] _____ 82. Are you aware if the Property has been tested for the presence of any other toxic substances, such TANK SEARCH
 229 _____ as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others? ATTACHED
 230 _____ (Attach copy of each test report if available.)

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83. If "yes" to any of the above, explain: UNDERGROUND OIL TANK
SEARCH CONDUCTED ON MAY 6TH 2020
NEGATIVE

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

84. Is the Property in a designated Airport Safety Zone?

DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS

Yes No Unknown

85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it 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?

[] [x]

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

[] [x]

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

[] [x]

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

[] [x]

87b. If so, are there any dues or assessments involved?
If "yes," how much?

[] [x] []

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

[] [x]

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

[] [] []

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

[] [x] []

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

MISCELLANEOUS

Yes No Unknown

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

[] [x]

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

[] [x]

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.

[] [x]

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?

[] [x]

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

[] [x] []

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

[] [x]

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

[] [x]

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

[] [x]

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

291 RADON GAS Instructions to Owners

292 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
293 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 time
294 a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that
295 owners may waive, in writing, this right of confidentiality. As the owner(s) of this Property, do you wish to waive this right?

296 Yes No
297 [] [x] MF
298 (Initials) (Initials)

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

302 Yes No Unknown
303 [] [] 100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if
304 available.)
305 [] [] N/A 101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas?
306 (If "yes," attach a copy of any evidence of such mitigation or treatment.)
307 [] [] 102. Is radon remediation equipment now present in the Property?
308 [] [] 102a. If "yes," is such equipment in good working order?

310 MAJOR APPLIANCES AND OTHER ITEMS

311 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
312 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not
313 applicable.")

314 Yes No Unknown N/A
315 [] [x] [] [] 103. Electric Garage Door Opener
316 [] [x] [] [] 103a. If "yes," are they reversible? Number of Transmitters _____
317 [x] [] [] [] 104. Smoke Detectors
318 [] [] [] [] _____
319 Battery Electric Both How many 2
320 Carbon Monoxide Detectors How many 1
321 Location CO IN BASEMENT
322 [] [x] [] [] 105. With regard to the above items, are you aware that any item is not in working order?
323 105a. If "yes," identify each item that is not in working order or defective and explain the nature
324 of the problem: _____
325
326 [] [] [] [x] 106. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
327 [] [] [] [x] 106a. Were proper permits and approvals obtained?
328 [] [] [] [x] 106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
329 mechanical components of the pool or spa/hot tub?
330 [] [] [] [x] 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
331 107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)

332 NOTE:
333 *CLOVER STATION
334 DBO POS TERMINAL
335 *CLOVER FLEX
336 POS TERMINAL
337 BOTH ARE INCLUDED
338 BUT VENDOR
339 NEEDS WELLS
340 FARGO MERCHANT
341 SERVICES TO UTILIZE THEM. NOT COMPATIBLE WITH OTHER
342 MERCHANT SERVICES

[] Refrigerator
[] Range EVERY BUSINESS ITEM
[] Microwave Oven EXCEPT LIQUOR INVENTORY
[] Dishwasher (2) MIXER / SOUND
[] Trash Compactor (3) IPAD TO CONTROL MUSIC
[] Garbage Disposal (4) MICS
[] In-Ground Sprinkler System
[] Central Vacuum System
[] Security System
[] Washer
[] Dryer
[] Intercom
[x] Other

345 108. Of those that may be included, is each in working order? YES
346 If "no," identify each item not in working order, explain the nature of the problem: _____

351 SOLAR PANEL SYSTEMS

352 By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar
353 panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring,
354 roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be
355 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.
356

- 357 Yes No Unknown
- 358 N/A 109. When was the Solar Panel System Installed? _____
- 359 N/A 109a. What is the name and contact information of the business that installed the Solar Panel System?
360 _____
- 361 109b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please
362 attach copies to this form.
- 363 N/A 110. Are SRECs available from the Solar Panel System?
- 364 N/A 110a. If SRECs are available, when will the SRECs expire? _____
- 365 N/A 111. Is there any storage capacity on the Property for the Solar Panel System?
- 366 N/A 112. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,
367 explain: _____
368 _____

369
370 Choose one of the following three options:

- 371 113a. The Solar Panel System is financed under a power purchase agreement or other type of financing
372 arrangement which requires me/us to make periodic payments to a Solar Panel System provider
373 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A
374 below.
- 375 N/A 113b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.
- 376 113c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

377
378 SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA

- 379 114. What is the current periodic payment amount? \$ _____
- 380 115. What is the frequency of the periodic payments (check one)? Monthly Quarterly
- 381 N/A 116. What is the expiration date of the PPA, which is when you will become the owner of the Solar
382 Panel System? _____ ("PPA Expiration Date")
- 383 117. Is there a balloon payment that will become due on or before the PPA Expiration Date?
- 384 118. If there is a balloon payment, what is the amount? \$ _____

385
386 Choose one of the following three options:

- 387 119a. Buyer will assume my/our obligations under the PPA at Closing.
- 388 119b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar
389 Panel System can be included in the sale free and clear.
- 390 N/A 119c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain
391 cancellation of the PPA as of the Closing.

392
393 SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE

- 394 120. What is the current periodic lease payment amount? \$ _____
- 395 N/A 121. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly
- 396 122. What is the expiration date of the lease? _____

397
398 Choose one of the following two options:

- 399 123a. Buyer will assume our obligations under the lease at Closing.
- 400 N/A 123b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior
401 to Closing.

402
403 SECTION C - THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)

- 404 124. Are Solar Transition Renewable Energy Certificates ("TRECs") available from the Solar Panel
405 System?
- 406 N/A 124a. If TRECs are available, when will the TRECs expire? _____
- 407 125. Are Solar Renewable Energy Certificate IIs ("SREC IIs") available from the Solar Panel System?
- 408 N/A 125a. If SREC IIs are available, when will the SREC IIs expire? _____
- 409
- 410

411 WATER INTRUSION

412 Yes No Unknown

413 [] [x] []

414 126. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other similar
415 natural substance, or repairs or other attempts to control any water or dampness problem on the
416 Property? If yes, please describe the nature of the issue and any attempts to repair or control it:
417

418 If yes, pursuant to New Jersey law, the buyer of the real Property is advised to refer to the 'Mold
419 Guidelines for New Jersey Residents' pamphlet issued by the New Jersey Department of Health
420 (njbreal.to/mold-guidelines) and has the right to request a physical copy of the pamphlet from the
421 real estate broker, broker-salesperson, or salesperson.
422

423 FLOOD RISK

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

431 To learn more about these impacts, including the flood risk to the Property, visit njbreal.to/flood-disclosure. To learn more about how to
432 prepare for a flood emergency, visit njbreal.to/flood-planning.

434 Yes No Unknown

435 [] [x] []

436 127. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area ("100-
437 year floodplain") according to FEMA's current flood insurance rate maps for your area?

438 [] [x] []

439 128. Is any or all of the Property located wholly or partially in a Moderate Risk Flood Hazard Area
440 ("500-year floodplain") according to FEMA's current flood insurance rate maps for your area?

441 [] [x] []

442 129. Is the Property subject to any requirement under federal law to obtain and maintain flood
443 insurance on the Property?

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

451 [] [x] []

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

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

458 [] [x] []

459 131. Is there flood insurance on the Property?

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

462 [] [x] []

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

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

469 [] [x] []

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

472 If the claim was approved, what was the amount received? \$ _____

473 [] [x] []

474 134. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural
475 flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?

476 If so, how many times? _____

477 135. Explain any "yes" answers that you give in this section: _____
478

471 **ACKNOWLEDGMENT OF SELLER**

472 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's
473 knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing
474 or assisting the Seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller
475 alone is the source of all information contained in this statement. *If the Seller relied upon any credible representations of another, the
476 Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.
477

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488
489 Signed by:

490 Marco Flores

10/1/2024

491
492 23021405D71040B...
SELLER

DATE

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496 SELLER

DATE

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500 SELLER

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512 **EXECUTOR, ADMINISTRATOR, TRUSTEE**

513 (If applicable) The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure
514 Statement.
515

516
517 _____

DATE

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DATE

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531 RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

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

542 _____
543 _____

545 PROSPECTIVE BUYER DATE
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549 PROSPECTIVE BUYER DATE
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553 PROSPECTIVE BUYER DATE
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557 PROSPECTIVE BUYER DATE
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559 _____

560 _____
561 _____

561 ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

562 The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement
563 form and that the information contained in the form was provided by the Seller.

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

567 The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement
568 form for the purpose of providing it to the Prospective Buyer.

570 _____
571 SELLER'S REAL ESTATE BROKER/ DATE
572 BROKER-SALESPERSON/SALESPERSON: _____

573 _____
574 _____

576 PROSPECTIVE BUYER'S REAL ESTATE BROKER/ DATE
577 BROKER-SALESPERSON/SALESPERSON: _____

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Passaic County Document Summary Sheet

PASSAIC COUNTY CLERK GRAND STREET ROOM 113 PATERSON NJ 07501	Transaction Identification Number	4932324	4795582
	Return Address <i>(for recorded documents)</i> SUNNYSIDE TITLE 1 KINDERKAMACK RD HACKENSACK NJ 07601		

Official Use Only

DANIELLE IRELAND-IMHOF
 CLERK
 PASSAIC COUNTY
 New Jersey

 INSTRUMENT NUMBER
 2021004871
 RECORDED ON
 Jan 20, 2021
 9:15:05 AM
 BOOK:D3952 PAGE:70
 Total Pages: 7

 COUNTY REALTY TAX \$200.00
 COUNTY REALTY TAX - \$100.00
 PHPEA
 NJ PRESERVATION ACCOUNT \$30.00
 RECORDING FEES - \$50.00
 RECORDER OF DEEDS
 STATE REALTY TAX \$500.00
 STATE REALTY TAX - EAA \$60.00
 NJAHTF \$75.00
 HOMELESSNESS TRUST FUND \$2.00
 - CODE BLUE INITIATIVE
 HOMELESSNESS TRUST FUND \$3.00
 TOTAL PAID \$1,020.00
 INV: 1423221 USER: MD

Submission Date <i>(mm/dd/yyyy)</i>		01/16/2021
No. of Pages <i>(excluding Summary Sheet)</i>		5
Recording Fee <i>(excluding transfer tax)</i>		\$85.00
Realty Transfer Tax		\$935.00
Total Amount		\$1,020.00
Document Type	DEED	
Electronic Recordation Level	L2 - Level 2 (With Images)	
Municipal Codes	PATERSON CITY 08	
		A3ECB0

Additional Information (Official Use Only)

NOT CERTIFIED COPY

* DO NOT REMOVE THIS PAGE.
 COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF PASSAIC COUNTY FILING RECORD.
 RETAIN THIS PAGE FOR FUTURE REFERENCE.



Passaic County Document Summary Sheet

DEED	Type		DEED			
	Consideration		\$200,000.00			
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date		12/30/2020			
	Reference Info					
	Book ID		Book	Beginning Page	Instrument No.	Recorded/File Date
	Name			Address		
	CAROLINA PEREZ-AGRAMONTE AKA CAROLINA PEREZ, ADMINISTRATRIX OF THE ESTATE OF GUILLERMO LOPEZ MANAGING MEMBER OF SSL PROPERTIES LLC			541 UNION AVENUE, PATERSON, NJ 07522		
	Name			Address		
	UME REALTY LLC			541 UNION AVENUE, PATERSON, NJ 07522		
	Parcel Info					
Property Type		Tax Dist.	Block	Lot	Qualifier	Municipality
		08	610	4		08

NOT CERTIFIED COPY

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF PASSAIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

Deed

This Deed is made on 12-30-2020
BETWEEN
CAROLINA PEREZ-AGRAMONTE (AKA CAROLINA PEREZ) ADMINISTRATRIX OF THE ESTATE OF GUILLERMO LOPEZ
MANAGING MEMBER OF SSL PROPERTIES LLC
whose post office address is
541 UNION AVENUE
PATERSON, NEW JERSEY 07522

referred to as the Grantor,
AND UME REALTY a New Jersey Limited Liability Company

whose post office address is
59 RIVER STREET APT B
LODI, NEW JERSEY 07644

referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **\$200,000.00 Two Hundred Thousand Dollars and No Cents**. The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **PATERSON**
Block No. **610** Lot No. **4** Qualifier No. Account No.
 No lot and block or account number is available on the date of this Deed. (Check box if applicable.)

3. Property. The Property consists of the land and all the buildings and structures on the land in the **CITY** of **PATERSON** and State of New Jersey. The legal description is:
County of **Passaic**

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)
TITLE IS VESTED IN CAROLINA PEREZ-AGRAMONTE (AKA CAROLINA PEREZ) ADMINISTRATRIX OF THE ESTATE OF GUILLERMO LOPEZ, MANAGING MEMBER OF SSL PROPERTIES LLC.

SSL PROPERTIES LLC BY DEED FROM RAMON AZCONA, UNMARRIED, DATED 10-8-2015 RECORDED 10-19-2015 IN THE PASSAIC COUNTY REGISTER'S OFFICE IN DEED BOOK 02706, PAGE 146.

GUILLERMO LOPEZ DIED INTTESTATE ON 8-23-2019, A RESIDENT OF PASSAIC COUNTY. DECEDENT'S ESTATE WAS PROBATED IN THE PASSAIC COUNTY SURROGATE'S OFFICE BEARING DOCKET NO.: 221200, WHEREUPON CAROLINA PEREZ-AGRAMONTE (AKA CAROLINA PEREZ) WAS APPOINTED ADMINISTRATRIX OF SAID ESTATE.

LETTERS OF ADMINISTRATION WERE ISSUED TO CAROLINA PEREZ-AGRAMONTE (AKA CAROLINA PEREZ) ON 10-23-2019.

BEING FURTHER SUBJECT TO ANY EASEMENTS OR RESTRICTONS OF RECORD.

DANIELLE IRELAND-IMHOF
CLERK
PASSAIC COUNTY
New Jersey

INSTRUMENT NUMBER
2021004871
RECORDED ON
Jan 20, 2021
9:15:05 AM
BOOK:D3952 PAGE:70
Total Pages: 7

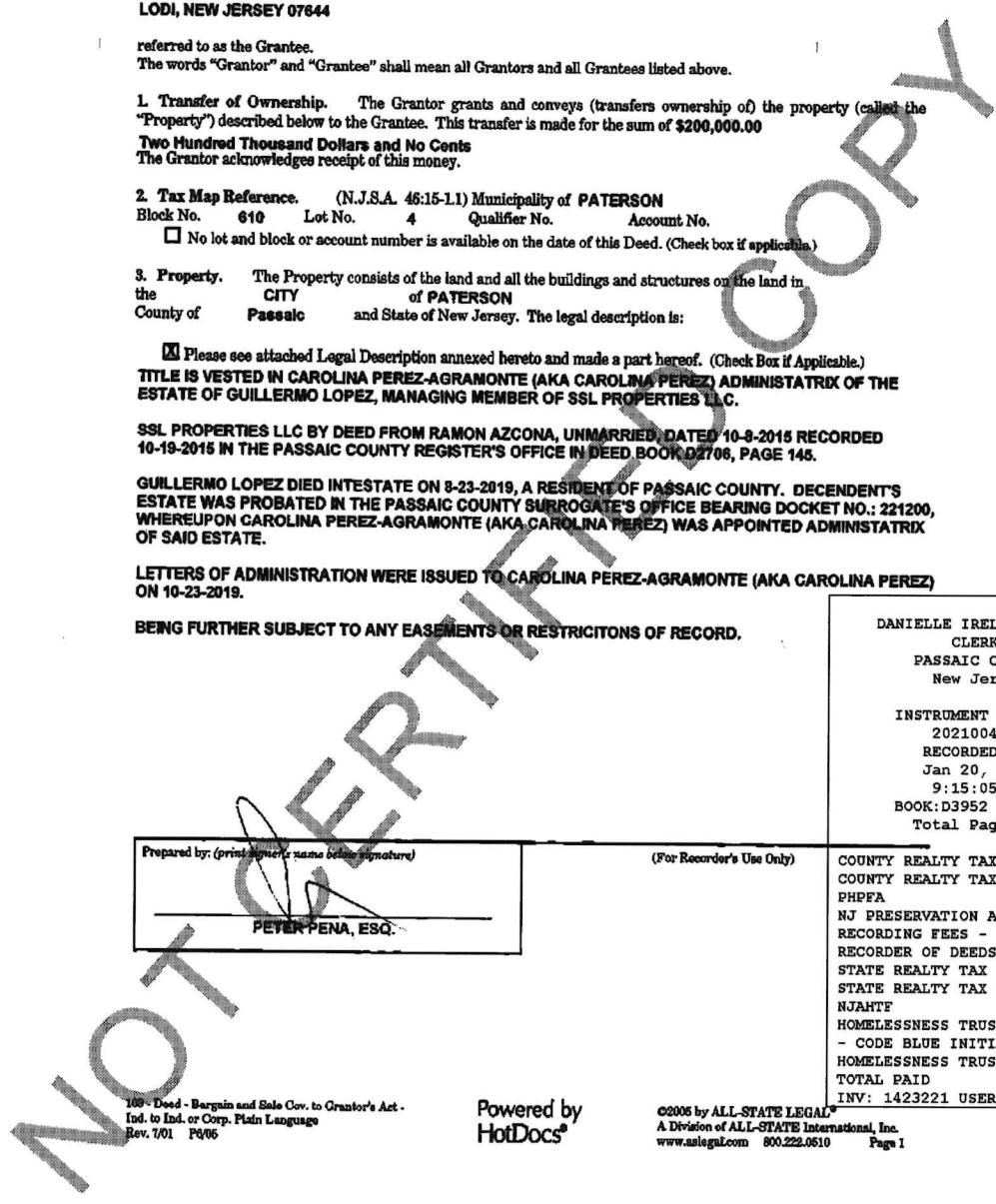
Prepared by: (print name, same below signature)



PETER PENA, ESQ.

(For Recorder's Use Only)

COUNTY REALTY TAX \$200.00
COUNTY REALTY TAX - PHPFA \$100.00
NJ PRESERVATION ACCOUNT \$30.00
RECORDING FEES - RECORDER OF DEEDS \$50.00
STATE REALTY TAX \$500.00
STATE REALTY TAX - EAA \$60.00
NJAHTF \$75.00
HOMELESSNESS TRUST FUND - CODE BLUE INITIATIVE \$2.00
HOMELESSNESS TRUST FUND \$3.00
TOTAL PAID \$1,020.00
INV: 1423221 USER: MD



**SCHEDULE C
LEGAL DESCRIPTION**

Issuing Office File No. 20ST536

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Paterson, in the County of Passaic, State of New Jersey:

Beginning at a point in the intersection of the northwesterly line of Union Avenue (75' wide) with the southwesterly line of West Broadway (60' wide) and from said point proceeding thence;

(1) along the northwesterly line of Union Avenue, South 60 degrees 48 minutes 47 seconds West, a distance of 23.70 feet to a point; thence

(2) Northwesterly along the southwesterly line of the building as it now stands, North 29 degrees 37 minutes 16 seconds West a distance of 58.81 feet to a point in the southeasterly line of lands now or formerly of Hannah M. House; thence

(3) Along said line North 47 degrees 42 minutes 34 seconds East a distance of 19.37 feet to a point in the southwesterly line of West Broadway; thence

(4) Along said southwesterly line, South 33 degrees 57 minutes 43 seconds East, a distance of 63.42 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 4 in Tax Block 610 on the Official Tax Map of the City of Paterson, Passaic County, State of New Jersey.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 541 Union Avenue, Paterson, NJ 07522.

This page is only a part of a 2018 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a Counter-signature by the Company or its issuing agent that may be in electronic form.

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY PASSAIC } SS. County Municipal Code
1608

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

MUNICIPALITY OF PROPERTY LOCATION PATERSON

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) **PARTY OR LEGAL REPRESENTATIVE** (See Instructions #3 and #4 on reverse side)

Deponent, Carolina Perez-Agramonte, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the legal representative in a deed dated 12/30/2020 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 610 Lot number 4 located at
541 Union Avenue Paterson and annexed thereto.
(Street Address, Town)

(2) **CONSIDERATION** \$ 200,000.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

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

(3A) **REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:**
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ 235,500 + 75.25% = \$ 308,853

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

(4) **FULL EXEMPTION FROM FEE** (See instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) **PARTIAL EXEMPTION FROM FEE** (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975; C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. **SENIOR CITIZEN** Grantor(s) 62 years of age or over (Instruction #9 on reverse side for A or B)
- B. **BLIND PERSON** Grantor(s) legally blind or
- DISABLED PERSON** Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** (Instruction #9 on reverse side)

- Affordable according to H.U.D. standards. Reserved for occupancy.
- Meets income requirements of region. Subject to resale controls.

(6) **NEW CONSTRUCTION** (Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement. Not previously occupied.
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) **RELATED LEGAL ENTITIES TO LEGAL ENTITIES** (Instructions #5, #12, #14 on reverse side)

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 30 day of December, 2020

Peter Ruiz
Attorney At Law AT

Carolina Perez
Signature of Deponent
1535 Walton Avenue
Apt 5B
Bronx, NY 10452

SSL Properties, LLC
Grantor Name
1535 Walton Avenue
Apt 5B
Bronx, NY 10452

Deponent Address
XXX-XXX-
Last three digits in Grantor's Social Security Number

Grantor Address at Time of Sale
Sunnyside Title
Name/Company of Settlement Officer

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

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

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s) **CAROLINA PEREZ-AGRAMONTE ADMINISTRIX OF THE ESTATE OF GUILLERMO LOPEZ MANAGING MEMBER OF SSL PROPERTIES, LLC**
Current Street Address **1535 WALTON AVENUE APT 5B**
City, Town, Post Office **BRONX, NY** State **NY** ZIP Code **10452**

Property Information

Block(s) **610** Lot(s) **4** Qualifier
Street Address **541 UNION AVENUE**
City, Town, Post Office **PATERSON, NJ** State **NJ** ZIP Code **07522**

Seller's Percentage of Ownership **100 %** Total Consideration **\$200,000** Owner's Share of Consideration **\$200,000** Closing Date **12-3-2020**

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

- 1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
- 2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
- 3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- 4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- 5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
- 6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
- 8. Seller did not receive non-like kind property.
- 9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
- 10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
- 11. The deed is dated prior to August 1, 2004, and was not previously recorded.
- 12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
- 13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
- 14. The property transferred is a cemetery plot.
- 15. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
- 16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
- 17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.


Date 12-3-2020 Signature (Seller) Carolina Perez Indicate if Power of Attorney or Attorney in Fact
Date _____ Signature (Seller) _____ Indicate if Power of Attorney or Attorney in Fact

The street address of the Property is:
541 UNION AVENUE
PATERSON, NEW JERSEY 07522

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).


5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witness by:



Peter Pena, Esq.

Estate of Guillermo Lopez, Managing Member of
SSL Properties LLC


By: Carolina Perez-Agramonte (a/k/a Carolina Perez
Its: Administratrix of the Estate (Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF PASSAIC

I CERTIFY that on 12-30-2020

SS:

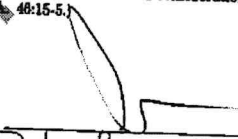
CAROLINA PEREZ-AGRAMONTE (AKA CAROLINA PEREZ) ADMINISTRATRIX OF THE ESTATE OF GUILLERMO LOPEZ, managing

personally came before me and stated to my satisfaction that this person (or if more than one, each person): Member of SSL
(a) was the maker of this Deed; and, Properties LLC

(b) is authorized and executed this Deed as his or her own act; and

(c) made this Deed for \$ 200,000.00 as the full and actual consideration paid or to be paid for the
transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO:
Sunnyside Title Agency LLC
1 Kinderkamack Road
Hackensack, NJ 07601


Peter Pena, Attorney at Law, NJ
Print name and title below signature

NOT CERTIFIED COPY

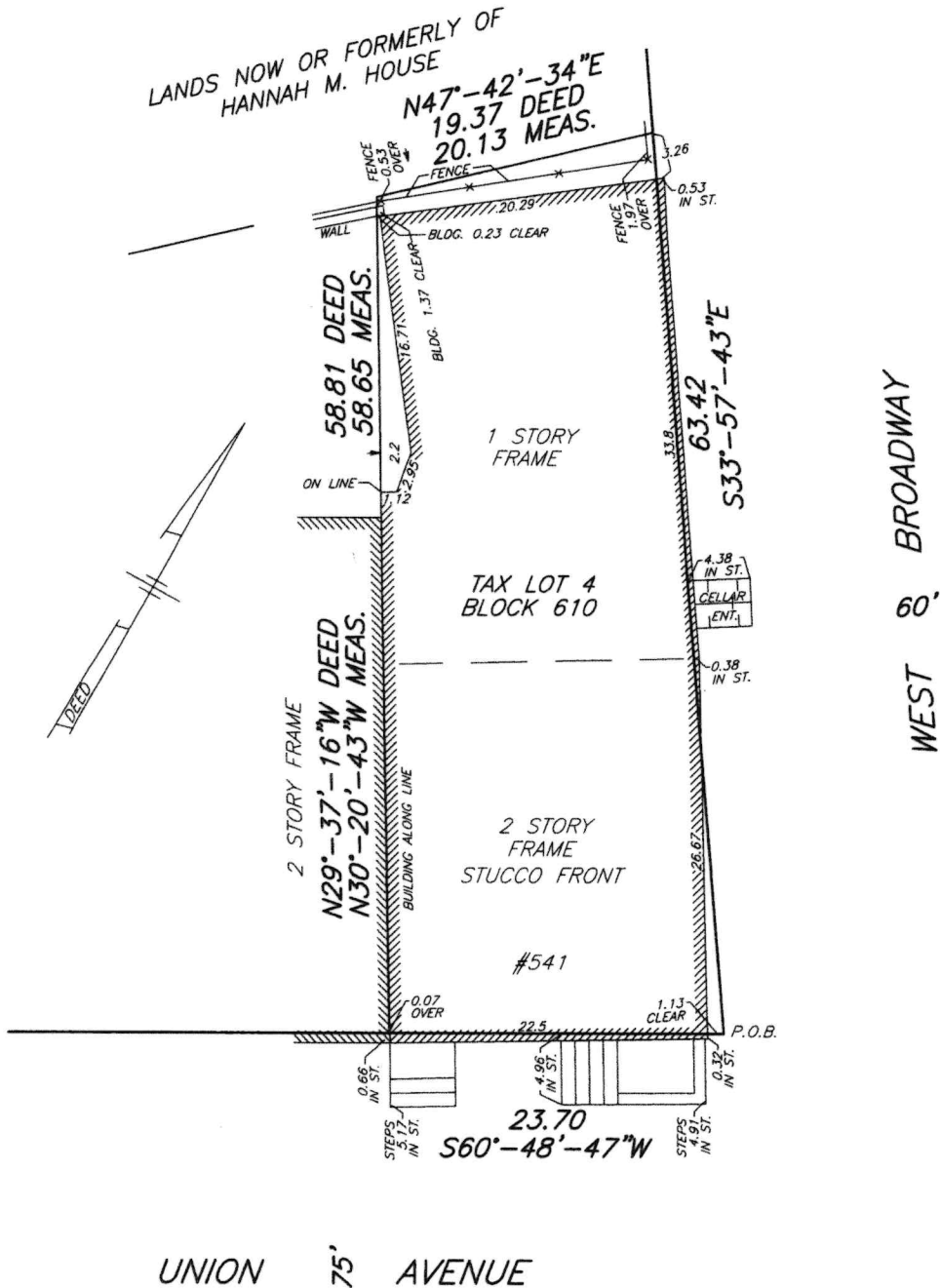
CITY OF PATERSON, PASSAIC COUNTY, N.J.

LOCATION SURVEY OF BUILDING ON TAX LOT 4 IN BLOCK 610 IN THE CITY OF PATERSON, PASSAIC COUNTY, NEW JERSEY

CERTIFIED TO BE AN ACCURATE REPRESENTATION OF PREMISES SURVEYED TO MARCO FLORES;

SCALE 1" = 10 FEET

[Signature] #33522
GLUCKLER & DEN BLEYKER
PROFESSIONAL LAND SURVEYORS
HACKENSACK, N.J.
1 JULY 2021



LOMBARDOENVIRONMENTAL, INC

Environmental Construction, Service Station Maintenance, Tank Installation and Removal

May 8, 2020

Marco Flores
59 River Street Apt B
Lodi, NJ 07644

Markulius99@Yahoo.com

RE: Letter Report – Site Inspection and Magnetometry Survey.
541 Union Ave Paterson NJ

This letter is to provide you with a report concerning the recently completed magnetometry survey conducted at 541 Union Ave Paterson NJ and the results thereof. No Underground oil Tank (UST) related anomalies were detected only in searchable areas, as described below.

Magnetometry Survey Field Work. Lombardo Environmental Inc. (LEI) completed a magnetometry survey at the subject site on May 7, 2020. The field work was conducted by LEI using a Schonstedt Instrument Company Model GA-72Cd Heli-Flux magnetic locator and/or a Whites TM 808 Magnetic Locator system. The primary objective of the magnetometry survey was to scan the subsurface of the survey area for the potential presence of magnetic anomalies consistent with an underground storage tank (UST) and associated underground piping systems. *Keep in mind that bare copper lines, such as those associated with numerous UST systems, are not detectable by magnetometry alone.* The survey area and its surroundings, (exterior of the subject residence), were also carefully visually inspected for the presence of former UST related piping, lines, vents or ports. The technician did not observe oil lines during his visual inspection. The field work described above was completed in or in less than one field day.

May 8, 2020

Magnetometry Survey Results. The magnetometry survey did not detect a magnetic anomaly ("MA") consistent with a UST.

In summary, no underground oil tank was located at 541 Union Ave Paterson NJ

Please feel free to contact me at (201) 796-3390 should you have any questions regarding this report.

Regards,



Jessica Lombardo

NOTICE: The methods used at this site have been used successfully at many sites to locate underground storage tanks and drums. There can be no guarantee, however, that every target will be detected at a particular site. Subsurface conditions may prevent some or all geophysical methods from working properly. An underground oil tank may still be present under decking, reinforced concrete masonry, asphalt structures, metal fences, central A/C units, sheds, decks, stoops and areas of tall overgrowth that cannot be traversed easily by foot. Lombardo Environmental (L.E.I.) will not be responsible and release of all liability should a buried tank be found under the above referenced structures.