



Attn: Bob Gullo

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

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

6
7 Additionally, the New Jersey Law of Flood Risk Notification, P.L.2023.c93, requires sellers of all real property located in
8 New Jersey to make certain supplemental disclosures concerning flood risks on the "Flood Risk Addendum" incorporated
9 within the property condition disclosure statement. As a result of these two laws:

- 10
- 11 • All sellers of **residential property** must complete Questions 1-108 on the property condition disclosure statement; and
- 12
- 13 • All sellers of **residential and non-residential (i.e. commercial)**, must complete the Flood Risk Addendum,
- 14 Questions 109-117, on the property condition disclosure statement.
- 15

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

18
19 *The purpose of the Property Condition Disclosure Statement ("Disclosure Statement"), including the Flood Risk Addendum, is to disclose*
20 *the condition of the property, as of the date set forth on the Disclosure Statement or Flood Risk Addendum. The seller is under an*
21 *obligation to disclose any known material defects in the property even if not addressed in this printed form. The seller alone is the source*
22 *of all information contained in this form. All prospective buyers of the property are cautioned to carefully inspect the property and to*
23 *carefully inspect the surrounding area for any off-site conditions that may adversely affect the property. Moreover, this Disclosure*
24 *Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the property.*

25
26 *If a property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or*
27 *features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters, and fireplaces.*

28
29 *Pursuant to P.L. 2024, c.32, completion of questions 1 through 108 is mandatory for all sellers of residential real property in the State.*
30 *Sellers of residential real property must answer these questions before the purchaser becomes obligated under any contract for the*
31 *purchase of the property. Questions 1 through 108 must be answered to the best of the seller's knowledge, unless otherwise stated.*

32
33 *Pursuant to N.J.S.A. 56:8-19.2, completion of the "Flood Risk Addendum" questions 109 through 117 of the Disclosure Statement, is mandatory*
34 *for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions*
35 *before the purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller*
36 *completes questions 1-108 of the Disclosure Statement. Sellers must verify their answers to questions 109 and 110, and may do so using the Flood*
37 *Risk Notification Tool located at flooddisclosure.nj.gov. Questions 111 through 117 must be answered based on the seller's actual knowledge.*

38
39 *A seller must execute a separate acknowledgement for each portion of the Disclosure Statement that the seller completes. If a seller*
40 *does not answer questions 1 through 108, no acknowledgement is required for that portion. However, the mandatory Flood Risk*
41 *Addendum must still be completed and acknowledged in all cases.*

42
43 Lastly, New Jersey REALTORS® Seller's Property Condition Disclosure Statement, Form #140, includes an Addendum
44 Regarding Statutory Disclosures & Other Items, Questions 118-136a, to be answered to the best of seller's knowledge as
45 required by law.



NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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56 Property Address: 901 Ocean Avenue #316
57
58 Ocean City, NJ 08226
59 ("Property").
60 Seller: Pacific Premier ITF Leonard Younberg
61
62
63 ("Seller").

64 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
65 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
66 addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property
67 are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely
68 affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts
69 to inspect the Property.

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

74 OCCUPANCY:

75 Yes No Unknown

76 [X] [] [X]
77 [X] [] []

- 1. Age of House, if known
2. Does the Seller currently occupy this Property?
3. What year did the Seller buy the Property?
3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the Property?

83 ROOF

84 Yes No Unknown

85 [] [X] [X]
86 [] [X]
87 [] [X]

- 4. Age of roof
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:

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

92 Yes No Unknown

93 [] [] [X]
94 [] [] [X]
95 [] [] [X]
96 [] [X]
97 [] [X]
98 [] [X]
99 [] [X]
100 [] [X]
101 [] [X]
102 [] [X]
103 [] [X]
104 [] [X]
105 [] [] [X]
106 [] [] [X]
107 [] [] [X]
108 [] [] [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...
9a. Are you aware of the presence of any mold or similar natural substance...
10. Are you aware of any repairs or other attempts to control any water or dampness problem...
11. Are you aware of any cracks or bulges in the basement floor or foundation walls?
12. Are you aware of any restrictions on how the attic may be used...
13. Is the attic or house ventilated by:
13a. Are you aware of any problems with the operation of such a fan?



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

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

- | Yes | No | Unknown | |
|-----|---|---|---|
| [] | [<input checked="" type="checkbox"/>] | | 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property? |
| [] | [<input checked="" type="checkbox"/>] | | 17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests? |
| [] | [] | [<input checked="" type="checkbox"/>] | 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: _____
_____ |
| [] | [<input checked="" type="checkbox"/>] | | 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 | |
|-----|---|---------|--|
| [] | [<input checked="" type="checkbox"/>] | | 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? |
| [] | [<input checked="" type="checkbox"/>] | | 23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood? |
| [] | [<input checked="" type="checkbox"/>] | | 24. Are you aware of any fire retardant plywood used in the construction? |
| [] | [<input checked="" type="checkbox"/>] | | 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property? |
| [] | [<input checked="" type="checkbox"/>] | | 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 | |
|-----|---|---|---|
| [] | [<input checked="" type="checkbox"/>] | | 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? |
| [] | [] | [<input checked="" type="checkbox"/>] | 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: _____
_____ |

PLUMBING, WATER AND SEWAGE

- | Yes | No | Unknown | |
|-----|-----|---|---|
| | | [<input checked="" type="checkbox"/>] | 30. What is the source of your drinking water?
__ Public __ Community System __ Well on Property __ Other (explain) _____ |
| [] | [] | [<input checked="" type="checkbox"/>] | 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: _____ |
| [] | [] | [<input checked="" type="checkbox"/>] | 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? |
| | | [<input checked="" type="checkbox"/>] | 33. When was well installed? _____
Location of well? _____ |

- 171 [] [] ✓
 172 ✓
 173 ✓
 174 [] [] ✓
 175 ✓
 176 [✓]
 177 [✓]
 178 [] [✓]
 179 [] [] ✓
 180 [] [] ✓
 181 ✓
 182 [] [✓]
 183 ✓
 184 ✓
 185 ✓
 186 [] [✓]
 187 ✓
 188 [] [✓]
 189 [] [] [✓]
 190 [] [] [✓]
 191 [] [] [✓]
 192 [] [] [✓]
 193 [] [] [✓]
 194 [] [] [✓]
 195 [] [] [✓]
 196 [] [] [✓]
 197 [] [] [✓]
 198 [] [] [✓]
 199 [] [] [✓]
34. Do you have a softener, filter, or other water purification system? Leased Owned
 35. What is the type of sewage system?
 Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
 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?
 37. If Septic System, when was it installed? _____
 Location? _____
 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
 39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
 39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____

 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 _____

 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: _____

 42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
 43. Is either the private water or sewage system shared? If "yes," explain: _____

 44. Water Heater: Electric Fuel Oil Gas
 Age of Water Heater _____
 44a. Are you aware of any problems with the water heater?
 45. Explain any "yes" answers that you give in this section: _____

HEATING AND AIR CONDITIONING

- 201 Yes No Unknown
 202 ✓
 203 ✓
 204 ✓
 205 [] [] []
 206 [] [] []
 207 [] [] []
 208 ✓
 209 ✓
 210 ✓
 211 ✓
 212 ✓
 213 ✓
 214 ✓
 215 [] [] [✓]
 216 [] [] [✓]
 217 [] [] [✓]
 218 [] [] [✓]
 219 [] [] [✓]
 220 [] [] [✓]
46. Type of Air Conditioning:
 Central one zone Central multiple zone Wall/Window Unit None
 47. List any areas of the house that are not air conditioned: _____

 48. What is the age of Air Conditioning System? 2 years
 49. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) _____
 51. If it is a centralized heating system, is it one zone or multiple zones? _____

 52. Age of furnace _____ Date of last service: _____
 53. List any areas of the house that are not heated: _____

 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
 55. If tank is not in use, do you have a closure certificate?
 56. Are you aware of any problems with any items in this section? If "yes," explain: _____

WOODBURNING STOVE OR FIREPLACE

- 222 Yes No Unknown
 223 [] [] []
 224 [] [] []
 225 [] [] []
 226 [] [] []
 227 [] [] []
 228 [] [] []
 229 [] [] []
 230 [] [] []
57. Do you have wood burning stove? fireplace? insert? other
 57a. Is it presently usable?
 58. If you have a fireplace, when was the flue last cleaned? _____
 58a. Was the flue cleaned by a professional or non-professional? _____
 59. Have you obtained any required permits for any such item?
 60. Are you aware of any problems with any of these items? If "yes," please explain: _____

231 **ELECTRICAL SYSTEM**

232 Yes No Unknown

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61. What type of wiring is in this structure? Copper Aluminum Other Unknown
62. What amp service does the Property have? 60 100 150 200 Other Unknown
63. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?
64. Are you aware of any additions to the original service?
If "yes," were the additions done by a licensed electrician? Name and address: _____
-
65. If "yes," were proper building permits and approvals obtained?
66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
67. Explain any "yes" answers that you give in this section: _____
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246 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**

247 Yes No Unknown

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68. Are you aware of any fill or expansive soil on the Property?
69. Are you aware of any past or present mining operations in the area in which the Property is located?
70. Is the Property located in a flood hazard zone?
71. Are you aware of any drainage or flood problems affecting the Property?
72. Are there any areas on the Property which are designated as protected wetlands?
73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
74. Are there any water retention basins on the Property or the adjacent properties?
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: _____
-
76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
77. Explain any "yes" answers to the preceding questions in this section: _____
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78. Do you have a survey of the Property?

268 **ENVIRONMENTAL HAZARDS**

269 Yes No Unknown

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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.
- 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: _____
-
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: _____
-
81. Are you aware if any underground storage tank has been tested?
(Attach a copy of each test report or closure certificate if available.)
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.)
83. If "yes" to any of the above, explain: _____
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291 [] [] 83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____
 292 _____
 293 _____
 294 [] [] [] 84. Is the Property in a designated Airport Safety Zone?
 295 _____

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

298 Yes No Unknown
 299 [] []
 300 85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it
 301 may be used due to its being situated within a designated historic district, or a protected area like
 302 the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local
 303 zoning ordinances?
 304 [] [] 86. Is the Property part of a condominium or other common interest ownership plan?
 305 [] [] 86a. If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being
 306 part of a condominium or other form of common interest ownership?
 307 [] [] 87. As the owner of the Property, are you required to belong to a condominium association or
 308 homeowners association, or other similar organization or property owners?
 309 [] [] 87a. If so, what is the Association's name and telephone number? Watson's
 310 Regency 609-398-4300
 311 [] [] [] 87b. If so, are there any dues or assessments involved?
 312 If "yes," how much? _____
 313 [] [] 88. Are you aware of any defect, damage, or problem with any common elements or common areas
 314 that materially affects the Property?
 315 [] [] [] 89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
 316 [] [] [] 90. Since you purchased the Property, have there been any changes to the rules or by-laws of the
 317 Association that impact the Property?
 318 91. Explain any "yes" answers you give in this section: _____
 319 _____
 320 _____

MISCELLANEOUS

322 Yes No Unknown
 323 [] [] 92. Are you aware of any existing or threatened legal action affecting the Property or any condominium
 324 or homeowners association to which you, as an owner, belong?
 325 [] [] 93. Are you aware of any violations of Federal, State or local laws or regulations relating to this
 326 Property?
 327 [] [] 94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming
 328 uses, or set-back violations relating to this Property? If so, please state whether the condition is
 329 pre-existing non-conformance to present day zoning or a violation to zoning and/or land use
 330 laws. _____
 331 _____
 332 [] [] [] 95. Are you aware of any public improvement, condominium or homeowner association assessments
 333 against the Property that remain unpaid? Are you aware of any violations of zoning, housing,
 334 building, safety or fire ordinances that remain uncorrected?
 335 [] [] [] 96. Are there mortgages, encumbrances or liens on this Property?
 336 [] [] 96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying
 337 clear title?
 338 [] [] 97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed
 339 elsewhere on this form? (A defect is "material," if a reasonable person would attach importance
 340 to its existence or non-existence in deciding whether or how to proceed in the transaction.)
 341 If "yes," explain: _____
 342 _____
 343 [] [] [] 98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any
 344 special assessments and any association dues or membership fees, are there any other fees that you
 345 pay on an ongoing basis with respect to this Property, such as garbage collection fees?
 346 99. Explain any other "yes" answers you give in this section: _____
 347 _____
 348 _____
 349 _____
 350 _____

351 **RADON GAS Instructions to Owners**

352 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
 353 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
 354 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
 355 owners may waive, in writing, this right of confidentiality. As the owner(s) of this Property, do you wish to waive this right?

356 Yes No
 357 [] [] WV LY
 358 (Initials) (Initials)

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

362 Yes No Unknown
 363 [] [] [] 100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if
 364 available.)
 365 [] [] 101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas?
 366 (If "yes," attach a copy of any evidence of such mitigation or treatment.)
 367 [] [] [] 102. Is radon remediation equipment now present in the Property?
 368 [] [] [] 102a. If "yes," is such equipment in good working order?

370 **MAJOR APPLIANCES AND OTHER ITEMS**

371 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
 372 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not
 373 applicable.")

374
 375 Yes No Unknown N/A
 376 [] [] [] [] 103. Electric Garage Door Opener
 377 [] [] [] [] 103a. If "yes," are they reversible? Number of Transmitters _____
 378 [] [] [] [] 104. Smoke Detectors
 379 Battery Electric ___ Both How many _____
 380 Carbon Monoxide Detectors How many N/A
 381 Location _____
 382 [] [] [] 105. With regard to the above items, are you aware that any item is not in working order?
 383 [] [] [] 105a. If "yes," identify each item that is not in working order or defective and explain the nature
 384 of the problem: _____
 385
 386 [] [] [] [] 106. ___ In-ground pool ___ Above-ground pool ___ Pool Heater ___ Spa/Hot Tub
 387 [] [] [] [] 106a. Were proper permits and approvals obtained?
 388 [] [] [] [] 106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
 389 mechanical components of the pool or spa/hot tub?
 390 [] [] [] [] 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
 391 107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
 392 [] Refrigerator
 393 [] Range
 394 [] Microwave Oven
 395 [] Dishwasher
 396 [] Trash Compactor
 397 [] Garbage Disposal
 398 [] In-Ground Sprinkler System
 399 [] Central Vacuum System
 400 [] Security System
 401 [] Washer
 402 [] Dryer
 403 [] Intercom
 404 [] Other
 405 108. Of those that may be included, is each in working order?
 406 If "no," identify each item not in working order, explain the nature of the problem: _____
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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.

SELLER	DATE	SELLER	DATE
<u>Pacific Premier ITF Len Y</u>		<u>Pacific Premier ITF Leonard Youngberg</u>	<u>9-2-2</u>
<u>Pacific Premier ITF Leonard Youngberg</u>		<u>Pacific Premier ITF Leonard Youngberg</u>	<u>9-2-2</u>
<u>P-P ITF Leonard Youngberg</u>	<u>9-2-25</u>	<u>PP ITF Leonard Youngberg</u>	<u>9-2-2</u>
SELLER	DATE	SELLER	DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)

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

SIGNED	DATE	SIGNED	DATE
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RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

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

PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

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

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

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

SELLER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON	DATE
<u>[Signature]</u>	<u>9/3/25</u>
PROSPECTIVE BUYER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON	DATE

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE



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

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

473
474 Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the
475 Property. This is the case regardless of whether the Seller completes questions 1-108. Sellers must verify their answers to questions 109-
476 110, and may do so using the Flood Risk Notification Tool located at nireal.to/flood-disclosure. Questions 111-117 must be answered
477 based on the Seller's actual knowledge.

478
479 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding
480 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
481 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.
482 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at
483 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage
484 originated in or after 2020.

485
486 To learn more about these impacts, including the flood risk to your Property, visit nireal.to/flood-disclosure. To learn more about how to
487 prepare for a flood emergency, visit nireal.to/flood-planning.

- 488
489 Yes No Unknown
490 [] [] [x] 109. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area ("100-
491 year floodplain") according to FEMA's current flood insurance rate maps for your area?
492 [] [] [x] 110. Is any or all of the Property located wholly or partially in a Moderate Risk Flood Hazard Area
493 ("500-year floodplain") according to FEMA's current flood insurance rate maps for your area?
494 [] [] [x] 111. Is the Property subject to any requirement under federal law to obtain and maintain flood
495 insurance on the Property?
496 Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate
497 maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance.
498 Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones
499 to purchase flood insurance that covers the structure and the personal property within the structure. Also note that
500 properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level
501 rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate
502 maps.
503 [] [x] [] 112. Have you ever received assistance, or are you aware of any previous owners receiving assistance,
504 from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance
505 for flood damage to the Property?
506 For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down
507 to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for
508 future assistance.
509 [] [] [x] 113. Is there flood insurance on the Property?
510 A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your
511 policy to determine whether you are covered.
512 [] [] [x] 114. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate
513 must be shared with the buyer.
514 An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical
515 information about the flood risk of the Property and is used by flood insurance providers under the National Flood
516 Insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to
517 use the elevation certificate from a previous owner for their flood insurance policy.
518 [] [] [x] 115. Have you ever filed a claim for flood damage to the Property with any insurance provider,
519 including the National Flood Insurance Program?
520 If the claim was approved, what was the amount received? \$ _____



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

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.

Pacific Premier ITF Leonard Younberg 9-2-25
SELLER DATE SELLER DATE
Pacific Premier ITF Leonard Younberg
Pacific Premier ITF Leonard Younberg 9-2-25
SELLER DATE SELLER DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)

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

SIGNED DATE SIGNED DATE

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

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

PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE

PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE

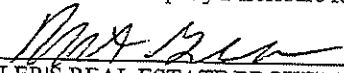
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ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

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

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

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



SELLER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON:

9/3/25

DATE

PROSPECTIVE BUYER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON

DATE

ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE



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

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

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

Yes No
 Is the Property serviced by a Solar Panel System?

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

Yes No Unknown

118. When was the Solar Panel System Installed? _____
 118a. What is the name and contact information of the business that installed the Solar Panel System? _____
 118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please attach copies to this form.
 119. Are SRECs available from the Solar Panel System?
 119a. If SRECs are available, when will the SRECs expire? _____
 120. Is there any storage capacity on the Property for the Solar Panel System?
 121. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____

Choose one of the following three options:

- 122a. The Solar Panel System is financed under a power purchase agreement or other type of financing arrangement which requires me/us to make periodic payments to a Solar Panel System provider in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A below.
 122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.
 122c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

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

123. What is the current periodic payment amount? \$ _____
 124. What is the frequency of the periodic payments (check one)? Monthly Quarterly
 125. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date")
 126. Is there a balloon payment that will become due on or before the PPA Expiration Date?
 127. If there is a balloon payment, what is the amount? \$ _____

Choose one of the following three options:

- 128a. Buyer will assume my/our obligations under the PPA at Closing.
 128b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar Panel System can be included in the sale free and clear.
 128c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain cancellation of the PPA as of the Closing.

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

129. What is the current periodic lease payment amount? \$ _____
 130. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly
 131. What is the expiration date of the lease? _____

Choose one of the following two options:

- 132a. Buyer will assume our obligations under the lease at Closing.
 132b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.



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 Pursuant to N.J.S.A. 56:8-19.1

Yes No Unknown
 [] [] []

135. Are you aware of any water 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 ([nireal.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.

Pacific Premier ITF Leonard Younberg 9-2-25
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EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)

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

SIGNED DATE SIGNED DATE

ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE

761 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

762 The undersigned Prospective Buyer acknowledges receipt of this completed Statutory Disclosures & Other Items Addendum to Disclosure
763 Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Statutory
764 Disclosures & Other Items Addendum is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or
765 herself as to the condition of the Property. Prospective Buyer's acknowledges that the Property may be inspected by qualified professionals,
766 at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is
767 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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769 volume, etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding
770 contract to purchase the Property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the
771 Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed
772 home inspector.

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776 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE
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778 _____
779 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE

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

781 The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this Statutory Disclosures &
782 Other Items Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller.
783

784 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable
785 diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement
786 to the buyer.
787

788 The Prospective Buyer's real estate broker/broker/broker-salesperson also acknowledges receipt of this completed Statutory Disclosures
789 & Other Items Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.
790

791 _____
792 SELLER'S REAL ESTATE BROKER/
793 BROKER-SALESPERSON/SALESPERSON: DATE 9/3/25

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798 PROSPECTIVE BUYER'S REAL ESTATE BROKER/
799 BROKER-SALESPERSON/SALESPERSON DATE