AGREEMENT TO ISSUE POLICY

We agree to issue policy to you according to the terms of the Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within 180 days after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-L.

The Exceptions in Schedule B-II.

The Conditions on Page 2.

This Commitment is not valid without SCHEDULE A and Sections I and II of SCHEDULE B.

COUNTERSIGNED

AUTHORIZED SIGNATURE

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: Juny Hilpur PR

BY: mirtle / Meny

SECRETARY

SCHEDULE A File Number: PT-6950

Transaction Identification Data for reference only:

Issuing Agent: PrimeTime Title Agency, LLC

Issuing Office: 720 Monroe Street, Suite E-214, Hoboken, New Jersey 07030

Issuing Office's ALTA® Registry ID:

Property Address: 12 Industrial Road, Peguannock, New Jersey 07440

Issuing Office File Number: PT-6950

1. Effective Date: 04/03/2020

2. Policy or Policies to be issued:

Policy Amount

A. ALTA Owner Policy (08-01-2016)

\$400,000.00

Proposed Insured: DMR&D, LLC

NOTE: Loan Policy to be issued will insure above mortgage is a valid first lien.

3. A fee simple title to the estate or interest in said land is at the effective date vested in:

Oxbow Enterprises, LLC

Title to the subject premises became vested as follows:

Oxbow Enterprises, LLC, under Deed from John DeHart, dated 04/06/2004, recorded in the Morris County Clerk's Office on 04/13/2004 in Deed Book 6049, Page 256.

4. The land referred to in this Commitment is further described in the legal description Schedule contained herein and is described as follows:

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 9, in Tax Block 4402, on the Official Tax Map of the Township of Pequannock.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 12 Industrial Road, Pequannock, New Jersey 07440.

SCHEDULE B, PART II Exceptions File Number: PT-6950

Any Policy to be issued will be made subject to the following exceptions, unless resolved to the satisfaction of this Company:

- 1. Notwithstanding any provision of the policy to the contrary, any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- 2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires for value of record, the estate or interest or mortgage thereon covered by this Commitment.
- 3. The rights or claims of parties in possession not shown by the public records.
- 4. Easements or claims of easements, not shown by the public record.
- 5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 6. Taxes, Assessments, Sewer and/or Water searches and the data shown thereon.
- 7. Subject to the imposition of municipal liens with respect to unpaid utility charges, if any.
- 8. Added and omitted assessments, pursuant to N.J.S.A. 54:4-63.1 et seq.
- 9. The title to any lands lying in the bed of any street, road or avenue, abutting, adjoining, passing through or crossing subject property is not hereby insured.
- Sub-surface conditions and/or encroachments which are not disclosed by an instrument of record. (As to Fee Policy only)
- 11. Content of acreage of subject property is not hereby insured.
- 12. Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the recording office of Morris County, including, but not limited to:
 - (i) an inability to search the Public Records after 04/03/2020, or
 - (ii) any delay in recordation of any and all documents between parties in the Public Records.

SCHEDULE B, PART II Exceptions File Number: PT-6950

- 13. Any invalidity, unenforceability, lack of priority, defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the recording office of Morris, including, but not limited to:
 - (i) an inability to search the Public Records after 04/03/2020
 - (ii) any delay in recordation of any and all documents between parties in the Public Records.creating the lien of the Insured Mortgage in the Public Records, or
 - (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely.
- 14. Subject to production of current tax bill along with proof of payment of real estate taxes through the current quarter. Subject to the execution by affidavit or otherwise that added assessments have not been assessed against the subject premises, along with disclosure of any exemption and/or abatement presently existing on the subject premises.
 - NOTE: This Company reserves the right to raise further requirements that the facts disclosed may justify.
- 15. Any and all rights of the New York Susquehanna & Western Railway Corporation in and to the railroad right of way adjoining, bounding or crossing the subject property, together with all appurtenances thereto.
- 16. Slope and drainage rights in and to that portion of the subject premises which abuts said railroad.
- 17. Ingress and egress in and to the subject premises over and across railroad is not hereby guaranteed.
- 18. Subject to the terms and conditions as set forth in Deed Book 1861, Page 693.
- 19. Subject to restrictions, reservations or conditions of record, if any.
- 20. Rights or claims of parties in possession under any unrecorded lease.
- 21. Rights of tenants in possession under N.J.S.A. 2A:18-61.1 et seq.

SCHEDULE C Legal Description File Number: PT-6950

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

BEGINNING at a point in the westerly side line of Industrial Road, said point being distant 866.17 feet along the same on a course of South 22 degrees 16 minutes 30 seconds West along said line of Industrial Road from its intersection with the southerly line of the Newark Pompton Turnpike, if the same be 50 foot in width and from said beginning point running;

- 1. North 67 degrees 43 minutes 30 seconds West, 270.31 feet; thence
- 2. South 28 degrees 22 minutes 50 seconds West, 51.05 feet to a point in the northeasterly right of way line of the Erie R.R.; thence
- 3. South 4 degrees 35 minutes 30 seconds East, 33.11 feet along said right of way line; thence
- 4. South 67 degrees 43 minutes 30 seconds East, 260.78 feet to westerly side line of Industrial Road; and thence
- 5. North 22 degrees 16 minutes 30 seconds East, 80.30 feet along said side line of Industrial Road to the point or place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 9, in Tax Block 4402, on the Official Tax Map of the Township of Pequannock.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 12 Industrial Road, Pequannock, New Jersey 07440.

FIRST AMERICAN TITLE INSURANCE COMPANY



THE FIRST AMERICAN CORPORATION

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



IMPORTANT NOTICE AND DISCLOSURE

- 1. By law First American Title Insurance Company is required to advise you that the Title Insurance Commitment issued by us may contain conditions, exceptions, exclusions, limitations and requirements governing our liability and the coverage you may receive. REAL ESTATE TITLE TRANSACTIONS ARE COMPLEX. THE COMPANY DOES NOT REPRESENT YOU AND CANNOT GIVE YOU LEGAL ADVICE. YOU ARE ENTITLED TO REVIEW THE TITLE INSURANCE COMMITMENT WITH AN ATTORNEY AT LAW OF YOUR OWN CHOOSING, AT YOUR EXPENSE, PRIOR TO THE TRANSFER OF TITLE. WE STRONGLY ADVISE THAT YOU DO SO.
- 2. THE ATTORNEY RETAINED BY YOU, OR BY YOUR LENDER, CLOSING OR SETTLING THIS TITLE IS NOT AN AGENT FOR AND DOES NOT ACT ON BEHALF OF FIRST AMERICAN TITLE INSURANCE COMPANY. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS, COST, OR EXPENSE INCURRED BY YOU BECAUSE YOUR ATTORNEY OR YOUR LENDER'S ATTORNEY HAS MADE A MISTAKE OR MISAPPLIED YOUR FUNDS. Because the attorney is not our agent, we assume no responsibility for any information, advice, or title insurance promises the attorney may give or make. Our only liability to you is under the terms of the Commitment, Policy and Closing Service Letter if you choose to obtain one.
- 3. If you desire to obtain protection from this company regarding the application of your funds or compliance with requirements relating to the issuance of the proposed policy, the company will, on request and the payment of the fees filed with, and approved by, the Department of Insurance, provide for a settlement service.
- 4. By law we are also required to advise you that we have been asked to issue a mortgage policy to the lender in the amount shown on Schedule A of the enclosed Title Insurance Commitment. If you have not already requested it, you have the right and opportunity to obtain title insurance in your own favor for an additional premium which we will quote on request.



TAX SEARCH

788 Shrewsbury Avenue, Suite 2131, Tinton Falls, New Jersev 07724 Phone: (732) 741-5080 - Fax: (732) 741-5068

ACTION TITLE RESEARCH

Title #: PT-6950~35591

BLOCK:

4402 LOT: 9

OWNER:

OXBOW ENTERPRISES LLC

MAIL:

12 INDUSTRIAL RD PEQUANNOCK, NJ 07440

LOCATION: 12 INDUSTRIAL RD

TOWNSHIP OF PEQUANNOCK, MORRIS COUNTY (973) 835-5700 530 NEWARK-POMPTON TPKE., POMPTON PLAINS, NJ 07444

2019 TAX RATE: 2.385; 2020 AVERAGE RATIO: 83.26; CERTIFICATE OF OCCUPANCY FOR SALE OF A 1 OR 2 FAMILY HOME; NOT REQUIRED; SMOKE DETECTOR CERTIFICATE REQUIRED; \$35 (10 DAYS) \$70 (4-10), \$125(LESS THAN 4) MUNICIPAL CODE: 1431

APPROX. LOT SIZE:

80X270

LAND VALUE:

\$299,400

BUILDING DESCRIPTION: 1S CB B

IMPROVEMENT VALUE:

\$95,500

ASSESSOR'S CODE:

4B-INDUSTRIAL

TOTAL ASSESSMENT:

\$394,900

EXEMPTIONS:

NONE

ABATEMENT OF:

NONE

As of March 2020 the funding for 2017 New Jersey Homestead Benefit Rebates has been frozen. As a result, any credits intended to be applied to the May 1st property tax bills, including checks or direct deposit to homeowners who previously sold their home, or owners of continuing care and co-op facilities, can no longer be supported by the State at this time. Municipalities are in the process of sending out new bills for May 1 payments without the Homestead Benefit credit if applicable. Visit https://www.state.nj.us/treasury/taxation/homestead/geninf.shtml for more information.

2019 TAXES:

\$9,418.37 PAID IN FULL

2020 OTR 1 (1/1-3/31) DUE 2/1: \$2,354.60 PAID 02/04/2020

OTR 2 (4/1 - 6/30) DUE 5/1:

\$2,354.59 OPEN & DUE 05/01/2020

QTR 3 (7/1 - 9/30) DUE 8/1:

TAXES REMAIN TO BE DETERMINED

OTR 4 (10/1 - 12/31) DUE 11/1: TAXES REMAIN TO BE DETERMINED

2021 OTR 1 (1/1-3/31) DUE 2/1: TAXES REMAIN TO BE DETERMINED

OTR 2 (4/1 - 6/30) DUE 5/1:

TAXES REMAIN TO BE DETERMINED

ADDED ASSESSMENT:

NO BILL AS OF 04/13/2020; OMITTED/ADDED BILLED ANNUALLY - VERIFY

WITH OWNER THAT NO TAXABLE IMPROVEMENTS HAVE BEEN MADE

SINCE 10/01/2019

LIENS:

NONE

REDEMPTION REQUIRED TO REDEEM LIEN

CONFIRMED ORDINANCE: NONE

SPECIAL ORDINANCE:

NONE

Personal Service. Dependable Results.

Avenue Suite 2131 Tinton Falls. New Jersey 07724

788 Shrewsbury Avenue, Suite 2131, Tinton Falls, New Jersey 07724 Phone: (732) 741-5080 - Fax: (732) 741-5068

ACTION TITLE RESEARCH

Title #: PT-6950~35591

WATER ACCOUNT #

8516 11/28/19-03/03/20 \$26.78 PAID

SUBJECT TO FINAL READING; CONTACT: (973) 835-5700

SEWER ACCOUNT#

8516 11/28/19-03/03/20 \$247.00 PAID

BILLED QUARTERLY; CONTACT: (973) 835-5700

TRASH ACCOUNT #

PRIVATE



MISC. DOCUMENTS

LIMITED LIABILITY COMPANY STATUS REPORT

OXBOW ENTERPRISES, LLC

THE STATE CAPITAL TITLE & ABSTRACT CO., having caused the duly indexed records of the New Jersey Department of Treasury, Clerk of the Superior Court, Clerk of the U.S. District Court for the District of New Jersey, and the Director of the Division of Taxation, Department of Treasury to be examined insofar as they relate to the above named limited liability company CERTIFIES TO:

ACTION TITLE RESEARCH, LLC*

That the original Certificate of Formation was filed under the laws of the State of New Jersey

That the original Certificate of Formation was filed with the Division of Revenue on Friday, October 03, 2003 Last annual report filed: 2019.

That said limited liability company was formed under and pursuant to NJSA 42:2B

That said limited liability company is in force and effect.

That the name and address of its last designated Registered Agent is:

RICHARD DEHART **5 VAN DUYNE CT TOWACO, NJ 07082**

IT FURTHER CERTIFIES:

That the indices (exclusive of those relating to proceedings in bankruptcy) in the Office of the Clerk of the Superior Court in Trenton, N.J. and in the Office of the Clerk of the U.S. District Court for the District of New Jersey do not reveal the appointment of a Receiver for said limited liability company to date

In Witness Whereof, The State Capital Title & Abstract Co. has caused these presents to be executed on the date hereinafter subscribed.

Dated: April 17, 2020

NA

Attest:

5456985

Secretary

Diane N. Eles

President

OPRA 2020-135; RReq & RResp (Schepis -recvd April 22)

Carol Marsh < CMarsh@Peqtwp.org>

Mon 4/27/2020 4:05 PM

To: lawscs@hotmail.com <lawscs@hotmail.com>

Cc: Michele DiRenza-Luberto <MicheleL@Peqtwp.org>; Linda Zacharenko <LZacharenko@Peqtwp.org>

1 attachments (801 KB)

OPRA 2020-135; RReq & RResp (Schepis -recvd April 22).pdf;

Good Afternoon,

Attached please find records responsive to your request, a copy of which is included. Please feel free to contact us should you need further information. Regards,

Carol

Carol J. Marsh
Township Clerk
Township of Pequannock
530 Newark-Pompton Turnpike
Pompton Plains, NJ 07444-1799
cmarsh@peqtwp.org
(973) 835-5700 x.121
(973) 835-1152 (fax)

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the Township of Pequannock to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The GRC can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.

THE LAW OFFICE OF STEVEN C. SCHEPIS, L.L.C.

339 CHANGEBRIDGE ROAD PINE BROOK, NEW JERSEY 07058

Steven C. Schepis, Esq. Member NJ & NY Bars

TELEPHONE 973-882-8400

FACSIMILE 973-882-8424 e-mail: lawscs@hotmail.com

1635 Crosby Avenue Bronx, NY 10461 Phone: 718-792-1888

Please reply to NJ Office

NJ Attorney ID# 011261989

April 22, 2020

Via Email (townshipclerk@peqtwp.org) and US Mail

Township of Pequannock Carol Marsh, Township Clerk 530 Newark Pompton Turnpike Pompton Plains, NJ 07444-1799

Re:

OPRA Request for 12 Industrial Road, Pequannock, NJ

Block 4402, Lot 9

Dear Ms. Marsh,

I am writing to you on behalf of my firm's client, Camp Auto & Truck Parts, Inc. in furtherance of their application to the Township of Pequannock. Please find the attached Public Records Request Form requesting any and all Planning Board or Zoning Board of Adjustment resolutions relative to property noted above. Once the information is available, kindly email to me at your earliest convenience.

Thank you for your kind attention in this matter. If you require anything further, please advise.

Very truly yours,

Steven C. Schepis, Esq.

twen C. Svepus

SCS:cp Enclosure

Cc:

Linda Zacharenko (Via Email w/encl.)

Camp Auto & Truck Parts, Inc. (Via Email w/encl.)



Requestor Information - Please Print

Township of Pequannock

530 NEWARK POMPTON TURNPIKE POMPTON PLAINS, NJ 07444-1799 (973) 835-5700 Fax: (973) 835-1152

PUBLIC RECORDS REQUEST

SUBMIT TO: Carol Marsh, Township Clerk CUSTODIAN OF RECORDS

E-mail: TownshipClerk@peqtwp.org

Notice: The attachment to this form contains important information concerning your rights to access government records under the N.J. Open Public Records Act (OPRA). A deposit may be required prior to reproducing documents sought by an anonymous requestor if the cost is anticipated to exceed \$5. Where a special service charge is warranted under OPRA, that amount will be communicated to you as required under the statute and you have the opportunity to review and object to the charge prior to it being incurred. If you approve the special service charge you may be required to pay a deposit or pay in full prior to the reproduction of documents.

NAME	Steven C. Schepis, Esq.				
ADDRESS	339 Changebridge Road, Suite 3				
CITY, STATE, ZIF	Pine Brook, NJ 07058				
TELEPHONE	973-882-8400 FAX 973-882-8424		Payment Information Maximum Authorization Cost \$		
If you are reques 2C:28-3, I certify t Jersey, any other SIGNATURE I am also recadditional info	SELECT PAYMENT METHOD Cash Check Money Order Fees: 1-19 Pages: No Fee No. 19 pages: \$0.05/page Legal size: \$0.07/page Legal size:				
OFFICE	USEONLY				
Est. Document Cost Est. Delivery Cost Est. Extras Cost Total Est. Cost Deposit Amount Estimated Balance Deposit Date	Referral Notes:	Custodian Signat	Final Cost Total Deposit Balance Paid		
1		Custodian Signat	nie Date		

December 4, 1962

Mr. Gerald Heulitt, Architect 49 Colfax Avenue Pompton Lakes, New Jersey

EDWARD R. GRICH, INC. -Building Application Industrial Road Bik. 366, Lot 10

Dear Mr. Heulitt:

At the Regular Special Meeting of the Pequannock Township Planning Board held December 3, 1962, the following action was taken on the above:

MOTION... that we recommend to Council approval of this application with two additional parking spaces.

Very truly yours,

James Currey Secretary

mh cc: Manager Building Inspector Kanouse Currey

DEPARTMENT OF BUILDINGS

PEQUANNOCK TOWNSHIP

Application To Alter, Repair And Make Additions
Or To Erect New Buildings

, –		Date November 29 1962
	Арр	lication for Permit No
8 8	state shall	R. Grich, Inc hereby make application for a permit according to the following detailed ement of the specifications and plans herewith submitted. All provisions of the Building Ordinance l be complied with whether specified herein or not. Hereby make application for a permit according to the following detailed ement of the specifications and plans herewith submitted. All provisions of the Building Ordinance later with the specification for a permit according to the following detailed ement of the specifications and plans herewith submitted. All provisions of the Building Ordinance later with the specification for a permit according to the following detailed ement of the specifications and plans herewith submitted. All provisions of the Building Ordinance later with the specification for a permit according to the following detailed ement of the specifications and plans herewith submitted. All provisions of the Building Ordinance later with the specification of the specification for a permit according to the following detailed ement of the specification of the specification for a permit according to the following detailed ement of the specification for a permit according to the following detailed ement of the specification for a permit according to the following detailed ement of the specification for a permit according to the following detailed ement of the specification for a permit according to the following detailed ement of the specification for a permit according to the specification for a permit according to the following detailed ement of the specification for a permit according to the following detailed ement of the specification for a permit according to the specification for a permit according t
í		Owner Agent New buildingYes
	1.	
	2.	Location (Street) Industrial Road North Half Size of lot
	3. 4.	Frame BrickX Concrete Steel Block
	5.	Size of building20! x 75! No. of storiesOne Height of Building20! -0"
	6.	Size of addition No. of stories Height of Building
	7.	Material used for footings Concrete Give width and depth 2'0" x 10"
	8.	Thickness of walls, basement12 1st story
	9.	Give size and spacing of floor beams, 1st floor centers 2nd floor
		centers 3rd floor centers.
1	10.	Size of girders (wood) (iron) Size of Cols. (wood) (iron)
1	11.	Size and spacing of rafters 2" x 12" centers 16" o/c
1	12.	How to be occupied? Laboratory No. of families None
1	13.	Does building set back of street lines?
,	14.	Estimated cost of all work
1	15.	If Garage, number of cars City Water: YesX No
		in above application.)
		NOV - 1982
		MAA 120X
		THEOCK TOV
		DESTRICT BOY 10

TO: Fred Lobman, Building Inspector

FROM: Township Manager

SUBJ: EDWARD R. GRICH, INC.

Building Application - Laboratory

Industrial Road Blk. 366, Lot 10

Dear Fred:

At an informal meeting with Planning Board and Council on Monday, April 29th, it was unanimously agreed to approve the change in plan for Mr. Grich's laboratory building on Industrial Road.

I am enclosing the plan.

Regards,

John H. Heintz

mh encl.

Lino Giancaterino & AssUliates

Professional Engineers - Land Surveyors - Planners N.J. 11133 • 31557 • 1605 • J8447

> 288 Brook Valley Road Towaco, N.J. 07082 Tel.: (201) 492-9117

TO WHOM IT MAY CONCERN:

This is to certify that on June 14, 1996, I inspected a grading site located on Industrial Road in Pequannock Township, designated as Lot 10, Block 366, Tax Map.

I noted the following:

The rear part of the property, for about 100 feet, seemed freshly graded and stones placed on it. Also, I examined a survey map made by Coursen & Edwards, dated July 17, 1963, which shows rough grading in the area.

I checked the same site on June 30, 1996, and noted that the freshly ground stone placed on the property had been removed.

Very truly yours,

Nino Giancaterino

P.E., P.L.S., N.J. LIC. 11133

P.P., N.J. LIC. 1605

Date: 'July 2, 1996

Mary Company

Memorandum

Kevin F. Pole, Township Manager
Amag Bowman, P.P. Planning Director
July 12, 1996 To:

Date:

Zoning Issues at 12 Industrial Road Re:

. .

On July 12, 1996, I inspected the parking area at 12 Industrial Road and verified that the condition of the site is as it has been described by John DeHart in his July 8th letter to me. (This letter is attached.) It appears that fill placed at this location earlier has been removed. Similarly, the size of the parking area has not been increased which would trigger the need for site plan approval.

Please let me know if there are any other issues here. is my assessment that the issues raised earlier have been addressed.

40 Tilley Ave.
Pompton Plains, NJ 07444
July 8, 1996

Ms. Anne Bowman, P.P.
Planning Director
Township of Pequannock
530 Newark-Pompton Turnpike
Pompton Plains, NJ 07444

Re: Block 366 Lot 10

Dear Ms. Bowman:

As you requested, I have enclosed a certification from Nino Giancaterino, P.E. dated July 2, 1996 relative to my property located at 12 Industrial Rd., Pequannock.

You previously indicated that I should apply to the Planning Board for a site plan approval if I increase the parking accommodations beyond 4 spaces.

This is to advise I am not increasing the parking beyond 4 spaces and, therefore, assume that a site plan approval is not necessary.

Please confirm that pursuant to the above representation, a site plan approval is not necessary.

Thank you.

Respectfully yours,

John DeHart

Enclosure

1-12 /-12

ML -9 1998

The Zoning Code, Chapter 189, allows that "fully enclosed stores for the retail sale of consumer services and merchandise" is a permitted use in the C-3 Zone. The sale and service of lawn and garden equipment and related supplies is therefore permitted if sales are made to the end user and no materials or equipment is stored out of doors.



DEED

Hoph



This Deed is made on

April 6, 2004

BETWEEN

JOHN DEHART

whose post office address is 40 Tilley Avenue, Pompton Plains, New Jersey 07444

referred to as the Grantor, AND OXBOW ENTERPRISES, LLC

whose post office address is

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

- The Grantor grants and conveys (transfers ownership of) the property (called the 1. Transfer of Ownership. "Property") described below to the Grantee. This transfer is made for the sum of THREE HUNDRED SEVENTY NINE THOUSAND DOLLARS AND 00/100....(\$379,000.00)..... The Grantor acknowledges receipt of this money.
- Pequannock 2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Block No. 366 Lot No. 10 Qualifier No. Account No. ☐ No lot and block or account number is available on the date of this Deed. (Check Box if Applicable.)
- The Property consists of the land and all the buildings and structures on the land in 3. Property. Township of Pequannock County of Morris and State of New Jersey. The legal description is:
 - X Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD, STATE AND MUNICIPAL REGULATIONS AND ORDINANCES AND SUCH STATE OF FACTS AS AN ACCURATE SURVEY MAY DISCLOSE.

BEING the same premises conveyed to the Grantor herein by Deed from Edward R. Grich, Inc., a corporation of New Jersey, dated May 21, 1996, recorded May 24, 1996 in the Clerk's Office of Morris County, New Jersey in Book 4378, Page 170.

Prepared by: (print signer's name below signature)

Robert E. Minogue Esq. (For Recorder's Use Only)

JOAN BRAMHALL - MORRIS COUNTY CLERK

JOAN BRANGHAL - MORRIS COUNTY CLERK DATE 04 12 2004 THE 12 51 FM PAGES 3 CONSIDERATION 379,000.00 40.00 COFF COUNTY FEES 20.00 STPG STATE PAGE FEE 568.50 CTST REALTY TAX COUNTY - STAND 1,419.20 STST REALTY TAX STATE - STAND 343.50 HBST REALTY TAX STATE - STAND 60.00 TOTAL RECORDING FEES

60.00 TOTAL RECORDING FEES
2,331.20 TOTAL TRANSFER TAX FEES
PD CK#5984 6 5983/ BK



The street address of the Property is: 12 Industrial Road, Pequannock, NJ

The Grantor promises that the Grantor has done no act to encumber the Property. This 4. Promises by Grantor. 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).

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

Witnessed by Robert E (Seal)

STATE OF NEW JERSEY, COUNTY OF MORRIS

SS:

I CERTIFY that on April 6, 2004

John DeHart

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of this Deed; and,

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

(c) made this Deed for \$ 379,000.00 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:

John A. Paparazzo, Esq. 85 Newark Pompton Turnpike Box 90 Riverdale, New Jersey 07457

Robert E. Minogus of New Jersey Print name and title below signature

103 - Deed - Bargain and Sale Cov. to Grantor's Act - Ind. to Ind. or Corp. Plain Language Rev. 7/01 P2/04

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An Attorney at Law



TITLE INSURANCE COMMITMENT

SCHEDULE A (continued)

Title Number: COM64174

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Pequannock, County of Morris, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point in the westerly side line of Industrial Road, said point being distant 866.17 feet along the same on a course of South 22 degrees 16 minutes 30 seconds West along said line of Industrial Road from its intersection with the southerly line of the Newark Pompton Turnpike, if the same be 50 foot in width and from said beginning point running.

- (1) North 67 degrees 43 minutes 30 seconds West, 270.31 feet; thence
- (2) South 28 degrees 22 minutes 50 seconds West, 51.05 feet to a point in the northeasterly right of way line of the Erie R.R.; thence
- (3) South 4 degrees 35 minutes 30 seconds East, 33.11 feet along said right of way line; thence
- (4) South 67 degrees 43 minutes 30 seconds East, 260.78 feet to westerly side line of Industrial Road; and thence
- (5) North 22 degrees 16 minutes 30 seconds East, 80.30 feet along said side line of Industrial Road to the point or place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 10 in Block 366 on the Township of Pequannock Tax Map.



MAPS



