

Simplicity Title, LLC
70 Grove Street
Somerville, NJ 08876
Phone: (877) 848-5320 Fax: (908) 462-8008 simplicitytitle.com

Summary of Charges and Fees

Date:	November 17, 2021	File Number:	ST-21748
Parties:		Rate Info:	Search Only
	(S):Mazzella Enterprises Company LLC	Owner Ins.	
		Mtg. 1 Ins:	
Property:	859 Willow Grove Street, Hackettstown, NJ	Mtg. 2 Ins:	
	County: Warren	Transaction:	Search Only

Charges and Fees	Total	Borrower	Seller	Other
Ordering/Processing/Examination	\$200.00	\$200.00		
County Search Cost	\$120.00	\$120.00		
Tax and Assessment Searches	\$36.00	\$36.00		
Upper Court Searches/Patriot Name Search	\$24.00	\$24.00		
Corporate Status Report	\$30.00	\$30.00		
Transaction Management Fee (No Insurance)	\$5.00	\$5.00		
Totals:	\$415.00	\$415.00	\$0.00	\$0.00

Notes: Please contact our office 48 hours prior to closing to request a continuation search and final statement of charges.	Total Recording Fees:	\$0.00
	Total Transfer Taxes:	\$0.00
	Total Title Charges:	\$415.00
	Total Charges and Fees:	\$415.00
	Total Paid:	
	Balance Due:	\$415.00



November 17, 2021

Michael S. Selvaggi, Esq.
Laverly Selvaggi Albromitis & Cohen PC
1001 County Route 517
Hackettstown, NJ 07840

Re: File Number: **ST-21748**
Premises: **859 Willow Grove Street, Town of Hackettstown**
County: **Warren, NJ**
Owner(s): **Mazzella Enterprises Company LLC**

REPORT OF TITLE

DEED OF RECORD:

Record Owner information is based upon the county records indexed through October 25, 2021.

Record Owner: Mazzella Enterprises Company LLC by Deed from 859 Willow Grove Associates, LLC, a New Jersey limited liability company, dated July 1, 2020, recorded July 15, 2020 in Deed Book 3073, Page 58.

Address:	859 Willow Grove Street Hackettstown, NJ 07840		
Tax Lot/Block:	Tax Lot: 3 Tax Block: 44		
Municipality:	Town of Hackettstown	County:	Warren

LIENS/MORTGAGES:

1. **MORTGAGE:** Mortgage made by Mazzella Enterprises Company LLC to Bank of America, N.A., dated July 9, 2020, recorded July 15, 2020, in the Office of the Warren County Clerk/Register in Mortgage/Official Record Book 6895, Page 121 to secure the principal amount of \$3,200,000.00.

2. **UCC FINANCING STATEMENT:** UCC-1 Financing Statement filed in the Office of the Warren County Clerk/Register on July 15, 2021 in Book 481, page 337, naming Mazzella Enterprises Company LLC as the Debtor, and Bank of America, N.A. as Secured Party.

3. **PRESENT OWNER LLC STATUS:** LLC Status Report of Mazzella Enterprises Company LLC, dated

November 11, 2021, shows that the Certificate of Formation of the LLC has been filed in the Office of the State of New Jersey Department of Treasury, Division of Revenue, pursuant to the New Jersey Limited Liability Company Act, N.J.S.A. 42:2B 1 et seq. on March 6, 2020 and that the same is still in full force and effect.

INFORMATIONAL NOTE: Ordinance No. 2017-04 adopted on February 23, 2017 for Vacant and Abandoned Property Registration.

Although beyond the scope of coverage afforded by a title policy, **should this Company be requested to insure a transaction related to the subject premises**, your attention is called (for informational purposes only) to the adoption of municipal regulations concerning vacant and abandoned properties, which may, inter alia, impose registration fees or fines (or both) with respect to the same. Note that the Company would not insure that the property described herein is or is not affected by such regulations; or that a transaction to be insured comports with the provisions thereof; or that such fees or fines (if any) have been paid or satisfied or do or do not affect the property described herein; whether by way of affirmative insurance or otherwise.

RESTRICTIONS, GRANTS, EASEMENTS, ETC.:

1. Subject to rights of tenants and/or parties in possession.

COUNTY JUDGMENTS:

Warren County Judgment Search, including County UCC Search, shows only the UCC set forth above. No additional County Judgments were disclosed.

N.J. SUPERIOR, U.S. DISTRICT AND BANKRUPTCY COURT SEARCH

See search November 4, 2021: See Copies Attached.

MISCELLANEOUS SEARCHES:

See **Tax and Assessment Search** attached.

REMARKS: Title searched from April 22, 1959 to October 25, 2021.

Liability hereunder is assumed by the Company solely in its capacity as an Abstractor. The Company's for this report is limited to the cost of said searches. No liability is assumed for items not indexed or misindexed, or for matters which would be disclosed by an accurate survey or inspection of the premises. This report and legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom.

This report does not represent an Agreement to Issue Policy, or an opinion as to the marketability of title to the subject premises.

Very Truly Yours,

SIMPLICITY TITLE, LLC

A handwritten signature in cursive script, appearing to read "beth brokaw", written in dark ink.

BETH BROKAW

Title Manager



Priority Search Services LLC

Personal Service. Dependable Results.

788 Shrewsbury Avenue, Suite 2131, Tinton Falls, New Jersey 07724

Phone: (732) 741-5080 - Fax: (732) 741-5068

SIMPLICITY TITLE AGENCY, LLC.

Title #: **ST-21748**

BLOCK: **44** LOT: **3**

OWNER: **MAZZELLA ENTERPRISES COMPANY LLC**

MAIL: **115 8TH ST NORTH BRIGANTINE, NJ 08023**

LOCATION: **859 WILLOW GROVE ST**

TOWN OF HACKETTSTOWN, WARREN COUNTY (908) 852-3130

215 W STIGER ST., HACKETTSTOWN, NJ 07840

*2021 TAX RATE: 3.196; 2021 AVERAGE RATIO: 97.87; CERTIFICATE OF OCCUPANCY REQUIRED ON NEW CONSTRUCTION; ORD# 2017-04
VACANT/ABANDONED PROPERTY REGISTRATION REQUIRED- INITIAL FEE \$500, ESCALATING ANNUAL RENEWAL FEES; SMOKE DETECTOR
CERTIFICATE REQUIRED; MUNICIPAL CODE: 2108*

APPROX. LOT SIZE: **12.49 AC** LAND VALUE: **\$1,405,100**

BUILDING DESCRIPTION: **1SCB--B** IMPROVEMENT VALUE: **\$956,200**

ASSESSOR'S CODE: **4B-INDUSTRIAL** TOTAL ASSESSMENT: **\$2,361,300**

EXEMPTIONS: **NONE**

ABATEMENT OF: **NONE**

2017 Homestead Benefit payments will be paid to eligible taxpayers beginning in May 2021.

Visit <https://www.state.nj.us/treasury/taxation/homestead/geninf.shtml> for more information.

2020 TAXES: **\$73,885.08 PAID IN FULL**

2021 QTR 1 (1/1-3/31) DUE 2/1: **\$18,471.27 PAID**

QTR 2 (4/1 - 6/30) DUE 5/1: **\$18,471.27 PAID**

QTR 3 (7/1 - 9/30) DUE 8/1: **\$19,262.31 PAID**

QTR 4 (10/1 - 12/31) DUE 11/1: **\$19,262.30 PAID 10/18/2021**

2022 QTR 1 (1/1-3/31) DUE 2/1: **\$18,866.79 OPEN & DUE 02/01/2022**

QTR 2 (4/1 - 6/30) DUE 5/1: **\$18,866.79 OPEN & DUE 05/01/2022**

ADDED ASSESSMENT: **NO BILL AS OF 11/04/2021; OMITTED/ADDED BILLED ANNUALLY - VERIFY
WITH OWNER THAT NO TAXABLE IMPROVEMENTS HAVE BEEN MADE
SINCE 10/01/2020**

LIENS: **NONE**

*REDEMPTION REQUIRED
TO REDEEM LIEN*

CONFIRMED ORDINANCE: **NONE**

SPECIAL ORDINANCE: **NONE**

VPR: **ORD #: 2017-04 ADOPTED ON: 02/23/2017**

TYPE: VACANT/ABANDONED PROPERTY REGISTRATION REQUIRED;

INITIAL FEE \$500; ESCALATING ANNUAL RENEWAL;

CONTACT: ZONING @ (908) 852-3702 FOR OPEN/DUE FEES



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788 Shrewsbury Avenue, Suite 2131, Tinton Falls, New Jersey 07724

Phone: (732) 741-5080 - Fax: (732) 741-5068

SIMPLICITY TITLE AGENCY , LLC.

Title #: **ST-21748**

**WATER ACCOUNT # 9271-3 05/12/21-08/13/21 \$69.11 PAID
 9271-4 05/12/21-08/13/21 \$25.87 PAID
 SUBJECT TO FINAL READING; CONTACT: (908) 852-3622**

**SEWER ACCOUNT # 9271-3 05/12/21-08/13/21 \$143.06 PAID
 9271-4 05/12/21-08/13/21 \$143.06 PAID
 BILLED QUARTERLY; CONTACT: (908) 852-3622**

**HYDRANT ACCOUNT # 4261-1 TO: 07/08/20 NO BILL/NO BALANCE
 REFLECTS INACTIVE ACCOUNT;
 CHARGES PENDING UPON REACTIVATION**



Corporate Status Report

Reference: 21748
Account #: 647122290

SIMPLICITY TITLE AGENCY LLC
70 GROVE ST
SOMERVILLE, NJ 08876

Charles Jones LLC has searched the indexed records of the New Jersey
Department of Treasury, Division of Revenue/Commercial Recording with reference to:

BUSINESS NAME:	MAZZELLA ENTERPRISES COMPANY LLC
Formation Type/Statute:	Domestic Ltd Liability Company - 42-2B-11 et seq
NJ Business ID Number:	0450472622

And finds the following:

STATUS:	ACTIVE: Charter is in Force and Effect
Last Annual Report Filed:	01/11/21 FOR 2021
Date Incorporated/Qualified:	MARCH 6, 2020
Home Jurisdiction:	NJ
Address:	
<u>Registered Agent:</u> JAMES MAZZELLA, 115 8 TH STREET NORTH, BRIGANTINE, NJ 08023	
<u>Officers/Directors:</u> OTHER-JAMES MAZZELLA, 115 8 TH STREET NORTH, BRIGANTINE, NJ 08023	
<u>Merger Information:</u> NONE	

Additional Names on file associated with the above-referenced Business Name:

<u>Name</u>	<u>Type</u>	<u>Date</u>

Date: 11/11/2021
Search #: CS-315-1105
Corporate Status Report
Normal/Mail - \$30.00
Total: \$30.00



Charles Jones LLC
has executed
this certificate.

GO



NEW JERSEY SUPERIOR COURT,
UNITED STATES DISTRICT COURT AND
UNITED STATES BANKRUPTCY COURT

647-1222-90

RE: 21748

CERTIFIED TO:

SIMPLICITY TITLE AGENCY LLC
70 GROVE ST

SOMERVILLE NJ 08876

CHARLES JONES LLC HEREBY CERTIFIES THAT IT HAS SEARCHED THE INDEX OF THE CIVIL JUDGMENT AND ORDER DOCKET OF THE SUPERIOR COURT OF NEW JERSEY, THE INDEX OF THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF NEW JERSEY, AND THE INDEX OF THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF NEW JERSEY AND DOES NOT FIND REMAINING UNSATISFIED OF RECORD IN ANY OF THESE COURTS A JUDGMENT OR OTHER DOCKETED RECORD REFERRED TO BY THE RESPECTIVE INDICES WHICH CONSTITUTES A GENERAL LIEN ON REAL PROPERTY IN NEW JERSEY, NOR ANY CERCLA LIEN ON SPECIFIC REAL PROPERTY WITHIN NEW JERSEY NOR ANY PETITION COMMENCING PROCEEDINGS IN BANKRUPTCY EXCEPT AS BELOW SET FORTH AGAINST:

FROM TO

MAZZELLA ENTERPRISES COMPANY LLC (Entity)
11-04-2001 11-04-2021
*** Name is CLEAR ***

DATED 11-04-2021
TIME 08:45 AM

RN21-315-03123 315 0750315 40

CHARLES JONES LLC
P.O. BOX 8488
TRENTON, NJ 08650



*** UNITED STATES PATRIOT NAME SEARCH ***

647-1222-90
CERTIFIED TO:

RE: 21748

SIMPLICITY TITLE AGENCY LLC
70 GROVE ST

SOMERVILLE NJ 08876

CHARLES JONES LLC HEREBY CERTIFIES THAT IT HAS SEARCHED THE LIST OF "SPECIALLY DESIGNATED NATIONALS AND BLOCKED PERSONS" MAINTAINED BY THE OFFICE OF FOREIGN ASSETS CONTROL, U.S. DEPARTMENT OF THE TREASURY, PURSUANT TO EXECUTIVE ORDER 13224 AS AMENDED BY EXECUTIVE ORDER 13268, AS WELL AS "THE CONSOLIDATED SANCTIONS LIST" THAT INCLUDES THE LIST OF "FOREIGN SANCTIONS EVADERS" PURSUANT TO EXECUTIVE ORDER 13608 AND MAINTAINED BY THE OFFICE OF FOREIGN ASSETS CONTROL, U.S. DEPARTMENT OF THE TREASURY AND REPORTS THE FOLLOWING FINDINGS WITH RESPECT TO THE NAME(S) LISTED BELOW:

THROUGH

MAZZELLA ENTERPRISES COMPANY LLC (Entity)

11-09-2021

***** CLEAR PATRIOT NAME SEARCH *****

NOTE: According to the U.S. Department of Treasury, no U.S. person may deal with any Libyan or Iraqi government official whether their name appears on the list or not.

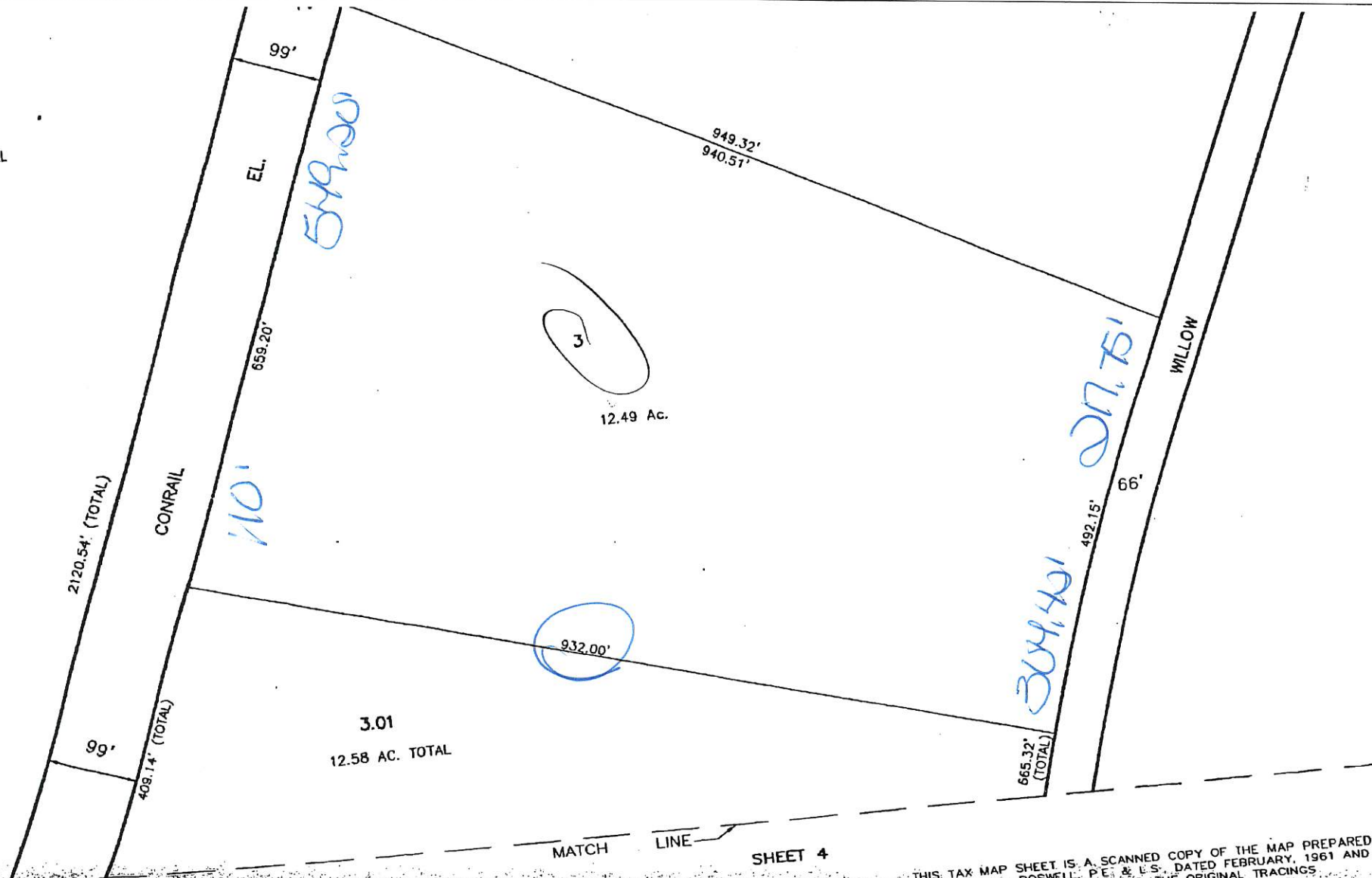
DATE ISSUED: 11-11-2021

CHARLES JONES LLC
P.O. BOX 8488
TRENTON, NJ 08650

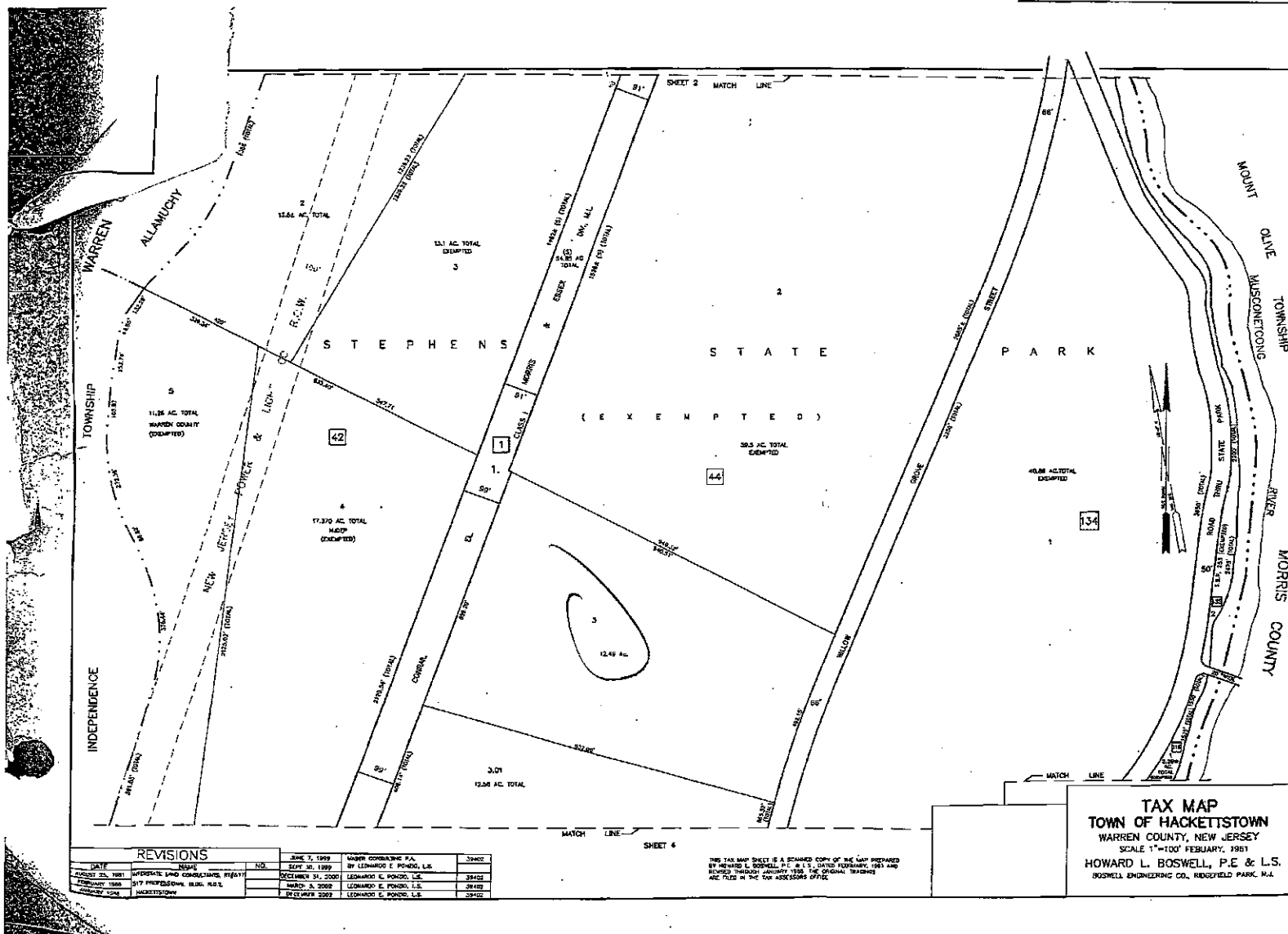
PA21-315-03124 315 0746315 40



4

AC. TOTAL
(JDEP
EMPTED)



THIS TAX MAP SHEET IS A SCANNED COPY OF THE MAP PREPARED
BY L. BOSWELL, P.E. & L.S., DATED FEBRUARY, 1961 AND
BASED ON THE ORIGINAL TRACINGS.



 <p>HOLLY MACKEY Warren County Clerk Recording Data Cover Page Pursuant to N.J.S.A 46:26A-5</p>	<i>Official Use Only: Recording Label</i>
	 <p>Bk: 3073 Pg: 58 Instr #: 2020-531941 7 Pages 07/15/2020 03:16:37 PM</p> <p>DEED RECORDED</p> <p>Holly Mackey Warren Co Clerk</p>

<i>Official Use Only</i>	Consideration \$4250000.00 County \$4250.00 Public \$2125.00 State \$10625.00 Extra \$9375.00	Exempt Code: General \$16375.00 N.J.A.H.T.F. \$6150.00 Total \$48900.00 07/15/2020
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Date of Document 2020-07-01	Type of Document DEED
First Party Name "859 Willow Grove Associates LLC"	Second Party Name "Mazzella Enterprises Company LLC"
Additional Parties	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 44	Lot: 3
Municipality Hackettstown	Consideration: 4250000.00
Mailing Address of Grantee 115 8th Street North Brigantine, NJ 08023	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

<p align="center">WARREN COUNTY, NEW JERSEY RECORDING DATA PAGE</p> <p align="center">This cover page is for use in Warren County, New Jersey only</p> <p align="center">Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.</p> <p align="center">Forms available at www.co.warren.nj.us/countyclerk</p>
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RECORDED	Bk: 3073 Pg: 58
Holly Mackey Warren Co Clerk	07/15/2020 03:16:37 PM
BELVIDERE, NJ	Pages 7
DEED	

Prepared by: Michael J. Greenberg, Esq.

DEED

THIS DEED made on this 1st day of July, 2020

BETWEEN: **859 WILLOW GROVE ASSOCIATES, LLC**, a New Jersey Limited Liability Company, whose address is 859 Willow Grove Road, Hackettstown, New Jersey 07840 (hereinafter referred to as "Grantor");

AND: **MAZZELLA ENTERPRISES COMPANY LLC**, a New Jersey Limited Liability Company, whose address is 115 8th Street North, Brigantine, New Jersey 08023 (hereinafter referred to as the "Grantee").

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

Transfer of Title. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of \$4,250,000.00. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1). Block 44, Lot 3 on the official tax map of Town of Hackettstown, County of Warren, State of New Jersey.

Property. The property consists of the land and all the buildings and structures on the land in the Town of Hackettstown, County of Warren, and State of New Jersey. The legal description is:

—SEE ATTACHED LEGAL DESCRIPTION

BEING the same premises conveyed to the Grantor herein by Deed from Dak-Burd, L.L.C., dated May 10, 1999, recorded May 12, 1999 in the Warren County Clerk's/Register's Office in Deed Book 1622, Page 299.

BEING commonly known as BEING known as 859 Willow Grove Street, Town of Hackettstown, County of Warren, State of New Jersey, Block 44, Lot 3 on the tax map of the Town of Hackettstown.

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 effect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor.)

Signatures. The parties sign this Deed as of the date at the top of the first page.

WITNESS:


Lisa M. Felicetti

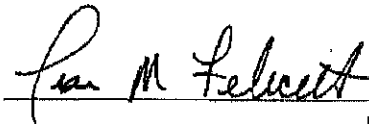
859 WILLOW GROVE ASSOCIATES, LLC,
a New Jersey Limited Liability Company

By: 
Carl Lizza, Managing Member

STATE OF NEW JERSEY :
 :
COUNTY OF BERGEN *Warren* : SS.

I CERTIFY that on June 25, 2020, Carl Lizza, personally came before me and these persons acknowledged under oath, to my satisfaction, that:

- (a) this person signed, sealed and delivered the attached document as the Managing Member of 859 WILLOW GROVE ASSOCIATES, LLC, the New Jersey limited liability company named in this document;
- (b) this document was signed and made by the limited liability company as its voluntary act and deed by virtue of authority from its members; and
- (c) the limited liability company made this deed for \$4,250,000.00 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).



LISA M. FELICETTI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/1/2020

RECORD AND RETURN TO:

HARVEY H. GILBERT, ESQ., P.C.
122 Washington Street, 1st Floor
Morristown, NJ 07960-6814

EXHIBIT A

LEGAL DESCRIPTION

All that certain tract or parcel of land, situated, lying and being in Hackettstown Town, County of Warren, and State of New Jersey, more particularly described as follows:

BEGINNING at a cross cut on a railroad rail marking the common corner of Lot 2, Block 44 presently the property of Stephens State Park and the property herein described, said point being the intended second corner as recited in Deed Book 358 page 403 from Ella Bilby Dauch et als to Howard H. Samuel, Inc., the property herein described being a portion thereof. From said point of beginning running thence:

- (1) Along the dividing line between Lot 2 Block 44 and the property herein described, South 53 degrees 00 minutes 04 seconds East, 930.46 feet to a point in the westerly sideline of Willow Grove Street (County Route 604), 66 feet wide per Sussex County Book A page 11 Road Description Dedicated in 1761; thence
- (2) Along the westerly sideline of Willow Grove Street, South 32 degrees 52 minutes 00 seconds West, 217.75 feet to a point of curvature; thence
- (3) Still along the westerly sideline of Willow Grove Street, on a curve to the left with a radius of 1,942.83 feet, an arc length of 304.42 feet to a common corner with Lot 3.01 Block 44 and the property herein described; thence
- (4) By a new line dividing Lot 3.01 Block 44 and the property herein described, North 61 degrees 29 minutes 34 seconds West, 932.00 feet to a point in the easterly right of way line of Delaware, Lackawanna and Westerly Railroad right of way being Lot 1 Block 1, said point also being a common corner between Lot 3.01 Block 44 and the property herein described, said point also being intended to be a point in the third course in the before mentioned Deed book 358 page 403; thence
- (5) Along the said right of way line, North 30 degrees 52 minutes 12 seconds East, 110.00 feet to a cross cut on the railroad rail intended to mark the third course of said Deed; thence
- (6) Along the intended second course of said deed being the easterly right of way line, North 30 degrees 54 minutes 52 seconds East, 549.20 feet to the point and place of BEGINNING.

NOTE FOR INFORMATION:

BEING known as 859 Willow Grove Street, Hackettstown Town, Warren County, State of New Jersey, Block 44, Lot 3 on the tax map of Hackettstown Town.

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

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

859 Willow Grove Associates, LLC

Current Street Address

859 Willow Grove Street

City, Town, Post Office

Hackettstown

State

NJ

ZIP Code

07840

Property Information

Block(s)

44

Lot(s)

3

Qualifier

Street Address

859 Willow Grove Street

City, Town, Post Office

Hackettstown

State

New Jersey

ZIP Code

07840

Seller's Percentage of Ownership

100 %

Total Consideration

\$4,250,000.00

Owner's Share of Consideration

\$4,250,000.00

Closing Date

7/9/2020

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.
☐ Seller did not receive non-like kind property.
8. ☐ 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.
9. ☐ 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.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ 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.
12. ☐ 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.
13. ☐ The property transferred is a cemetery plot.
14. ☐ 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.
15. ☐ 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.
16. ☐ 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

7/13/2020

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Carl Lizza, Managing Member

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATESTATE OF NEW JERSEY
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

Warren

2108

MUNICIPALITY OF PROPERTY LOCATION Hackettstown

FOR RECORDER'S USE ONLY
Consideration \$ 4250000.00
RTF paid by seller \$ 48900.00
Date 07/15/2020 By SD

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

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

Deponent, Carl Lizza, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the MANAGING MEMB OF GRANTOR in a deed dated July 1, 2020
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number 44 Lot number 3 located at
859 Willow Grove Street, Town of Hackettstown, County of Warren, State of New Jersey
(Street Address, Town) and annexed thereto.(2) CONSIDERATION \$ 4,250,000.00 (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:
(Instructions #5A and #7 on reverse side)

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

\$ + % = \$

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 (Instruction #9 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, #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 25 day of June, 2020

Signature of Deponent

859 WILLOW GROVE ASSOCIATES, LLC
Grantor Name859 Willow Grove Rd Hackettstown, NJ
Deponent Address859 Willow Grove Rd Hackettstown
Grantor Address at Time of Sale

XXX-XXX-520

Last three digits in Grantor's Social Security Number

Foundation Title LLC

Name/Company of Settlement Officer

LISA M. FELICETTI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/1/2020FOR OFFICIAL USE ONLY
Instr # 2020-531941 County Warren
Book 3073 Page 58
Deed Dated 07/01/2020 Date Recorded 07/15/2020 03:16 PM

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 231
TRENTON, NJ 08646-0231
ATTENTION: REALTY TRANSFER FEE UNITThe Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at: www.state.nj.us/treasury/taxation/ftplocaltax.shtml

RTF-1EE (Rev. 12/09)

STATE OF NEW JERSEY

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

COUNTY MIDDLESEXSS. County Municipal Code
2108MUNICIPALITY OF PROPERTY LOCATION HACKETTSTOWN

FOR RECORDER'S USE ONLY

Consideration	\$4,250,000.00
RTF paid by buyer	\$0
Date 7/15/2020	By SD

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

XXX-XX-X 2 5 3

Deponent, Cathy Jo Mahony, being duly sworn according to law upon his/her oath,deposes and says that he/she is the Officer of Title Company in a deed dated JULY 1, 2020 transferring

(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 44 Lot number 3 located at859 WILLOW GROVE STREET, HACKETTSTOWN

and annexed thereto,

(Street Address, Town)

(2) CONSIDERATION \$4,250,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- | | |
|---|--|
| <input type="checkbox"/> Class 2 - Residential | <input type="checkbox"/> Class 4A - Commercial properties |
| <input type="checkbox"/> Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property | (If checked, calculation in (E) required below) |
| | <input type="checkbox"/> Cooperative unit (four families or less) (See C 46:8D-3.) |
| | Cooperative units are Class 4C |

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- ☒ Property class. Circle applicable class or classes: 1 3B 4B 4C 15
- Property classes: 1-Vacant Land; 3B-Farm property (Qualified); 4B-Industrial properties; 4C-Apartments; 15-Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
- ☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- ☐ Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- ☐ Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class 4B \$2,361,300.00 + 99.92 % = \$2,363,190.55

Property Class _____ \$ _____ + _____ % = \$ _____

Property Class _____ \$ _____ + _____ % = \$ _____

Property Class _____ \$ _____ + _____ % = \$ _____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value

\$ _____ + _____ % = \$ _____

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

(3) TOTAL 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 Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 9TH day of JULY, 2020.

Signature of Deponent

214 Highway 10, 3rd Floor

East Brunswick, NJ 08816

Deponent Address

Mazzella Enterprises Company LLC

Grantee Name

115 8th Street North

Brigantine, NJ 08023

Grantee Address at Time of Sale

FOUNDATION TITLE, LLC

Name/Company of Settlement Officer

Kasia Walch
Attorney at Law
State of New Jersey

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08646-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY

Instr # 2020-531941 County Warren
Book 3073 Page 58
Deed Dated 07/01/2020 Date Recorded 07/15/2020 03:16 PM

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit: www.state.nj.us/treasury/taxation/rtf/rtflocaltax.shtml



Bk: 6895 Pg: 121
Instr #: 2020-531942
15 Pages
07/15/2020 03:16:37 PM

MORTGAGE
RECORDED

Holly Mackey Warren Co Clerk

Space above this line for Recorder's Use

PREPARED BY AND UPON
RECORDATION RETURN TO:

Thomas J. Cangialosi, Jr., Esq.
WINNE BANTA BASRALIAN & KAHN, P.C.
Court Plaza South – East Wing
21 Main Street – Suite 101
P.O. Box 647
Hackensack, New Jersey 07601-0647

RECORDED	Bk: 6895 Pg: 121
Holly Mackey Warren Co Clerk	07/15/2020 03:16:37 PM
BELVIDERE, NJ	Pages 16
MORTGAGE	

Lot: 3
Block: 44
Map: Hackettstown Tax Map
Address: 859 Willow Grove Street, Hackettstown, New Jersey

**MORTGAGE, ASSIGNMENT OF RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

This Mortgage, dated as of July 9, 2020, is given by **MAZZELLA ENTERPRISES COMPANY LLC**, as mortgagor ("Mortgagor"), to Bank of America, N.A., a national banking association, as mortgagee ("Mortgagee") with an address at NL1-001-05-13, One Independence Center, 101 North Tryon Street, Charlotte, NC 28255-0001.

1. GRANT.

1.1 The Property. For the purpose of securing payment and performance of the Secured Obligations defined in Section 2 below, Mortgagor hereby irrevocably and unconditionally grants, conveys, transfers and assigns to Mortgagee, upon the statutory mortgage condition for breach of which this Mortgage is subject to foreclosure as provided by law, with mortgage covenants and right of entry and possession, all estate, right, title and interest which Mortgagor now has or may later acquire in the following property (all or any part of such property, or any interest in all or any part of it, together with the Personalty (as hereinafter defined) being hereinafter collectively referred to as the "Property"):

(a) The real property located in the County of Warren, State of New Jersey, as described in Exhibit A hereto (the "Land");

(b) All buildings, structures, improvements, fixtures and appurtenances now or hereafter placed on the Land, and all apparatus and equipment now or hereafter attached in any manner to the Land or any building on the Land, including all pumping plants, engines, pipes, ditches and flumes, and also all gas, electric, cooking, heating, cooling, air conditioning, lighting, refrigeration and plumbing fixtures and equipment (collectively, the "Improvements");

(c) All easements and rights of way appurtenant to the Land; all crops growing or to be grown on the Land (including all such crops following severance from the Land); all standing timber upon the Land (including all such timber following severance from the Land); all development rights or credits and air rights; all water and water rights (whether riparian, appropriative, or otherwise, and whether or not appurtenant to the Land) and shares of stock

pertaining to such water or water rights, ownership of which affect the Land; all minerals, oil, gas, and other hydrocarbon substances and rights thereto in, on, under, or upon the Land;

(d) All existing and future leases, subleases, subtenancies, licenses, occupancy agreements and concessions relating to the use and enjoyment of all or any part of the Land or the Improvements, and any and all guaranties and other agreements relating to or made in connection with any of the foregoing;

(e) All proceeds, including all claims to and demands for them, of the voluntary or involuntary conversion of any of the Land, Improvements, or the other property described above into cash or liquidated claims, including proceeds of all present and future fire, hazard or casualty insurance policies, whether or not such policies are required by Mortgagee, and all condemnation awards or payments now or later to be made by any public body or decree by any court of competent jurisdiction for any taking or in connection with any condemnation or eminent domain proceeding, and all causes of action and their proceeds for any breach of warranty, misrepresentation, damage or injury to, or defect in, the Land, Improvements, or the other property described above or any part of them; and

(f) All proceeds of, additions and accretions to, substitutions and replacements for, and changes in any of the property described above.

1.2 Fixture Filing. This Mortgage constitutes a financing statement filed as a fixture filing under the New Jersey Uniform Commercial Code, as amended or recodified from time to time, covering any Property which now is or later may become a fixture attached to the Land or any building located thereon.

2. THE SECURED OBLIGATIONS.

2.1 Purpose of Securing. Mortgagor makes the grant, conveyance, transfer and assignment set forth in Section 1, makes the irrevocable and absolute assignment set forth in Section 3, and grants the security interest set forth in Section 4, all for the purpose of securing the following obligations (the "Secured Obligations") in any order of priority that Mortgagee may choose:

(a) Payment of all obligations of Mortgagor to Mortgagee arising under the following instrument(s) or agreement(s) (collectively, the "Debt Instrument"):

A certain Loan Agreement dated as of July 9, 2020, between Mortgagor and Mortgagee which provides for extensions of credit in a principal amount not exceeding THREE MILLION TWO HUNDRED THOUSAND AND 00/100 (\$3,200,000.00) DOLLARS.

This Mortgage also secures payment of all obligations of Mortgagor under the Debt Instrument which arise after the Debt Instrument is extended, renewed, modified or amended pursuant to any written agreement between Mortgagor and Mortgagee, and all obligations of Mortgagor under any successor agreement or instrument which restates and supersedes the Debt Instrument in its entirety;

(b) Payment and performance of all obligations of Mortgagor under this Mortgage;

(c) Payment and performance of all obligations of Mortgagor under any Swap Contract with respect to which there is a writing evidencing the parties' agreement that said Swap Contract shall be secured by this Mortgage. "Swap Contract" means any document, instrument or agreement with Mortgagee, now existing or entered into in the future, relating to an interest rate swap transaction, forward rate transaction, interest rate cap, floor or collar transaction, any similar transaction, any option to enter into any of the foregoing, and any combination of the foregoing, which agreement may be oral or in writing, including, without limitation, any master agreement relating to or governing any or all of the foregoing and any related schedule or confirmation, each

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage as of the date first above written.

MORTGAGOR:

MAZZELLA ENTERPRISES COMPANY LLC

By: 

James Mazzella, Sole Member, Managing Member

State of New Jersey

}

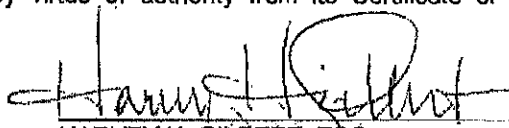
} ss:

County of Morris

}

I certify that on July 9, 2020, JAMES MAZZELLA personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed and delivered the attached document as the Sole Member and Managing Member of MAZZELLA ENTERPRISES COMPANY LLC, the Mortgagor named in this document; and
- (b) this document was signed and made on behalf of the limited liability company as its voluntary act and deed by virtue of authority from its Certificate of Formation and Operating Agreement.



HARVEY H. GILBERT, ESQ.
Attorney at Law of New Jersey

EXHIBIT A TO MORTGAGE

Exhibit A to MORTGAGE dated as of July 9, 2020, given by MAZZELLA ENTERPRISES COMPANY LLC, as "Mortgagor" to BANK OF AMERICA, N.A., a national banking association, as "Mortgagee."

Description of Property attached

Street Address of Property: 859 Willow Grove Street, Hackettstown, New Jersey 07840

Block 44, Lot 3

EXHIBIT A

LEGAL DESCRIPTION

All that certain tract or parcel of land, situated, lying and being in Hackettstown Town, County of Warren, and State of New Jersey, more particularly described as follows:

BEGINNING at a cross cut on a railroad rail marking the common corner of Lot 2, Block 44 presently the property of Stephens State Park and the property herein described, said point being the intended second corner as recited in Deed Book 358 page 403 from Ella Bilby Dauch et als to Howard H. Samuel, Inc., the property herein described being a portion thereof. From said point of beginning running thence:

- (1) Along the dividing line between Lot 2 Block 44 and the property herein described, South 53 degrees 00 minutes 04 seconds East, 930.46 feet to a point in the westerly sideline of Willow Grove Street (County Route 604), 66 feet wide per Sussex County Book A page 11 Road Description Dedicated in 1761; thence
- (2) Along the westerly sideline of Willow Grove Street, South 32 degrees 52 minutes 00 seconds West, 217.75 feet to a point of curvature; thence
- (3) Still along the westerly sideline of Willow Grove Street, on a curve to the left with a radius of 1,942.83 feet, an arc length of 304.42 feet to a common corner with Lot 3.01 Block 44 and the property herein described; thence
- (4) By a new line dividing Lot 3.01 Block 44 and the property herein described, North 61 degrees 29 minutes 34 seconds West, 932.00 feet to a point in the easterly right of way line of Delaware, Lackawanna and Westerly Railroad right of way being Lot 1 Block 1, said point also being a common corner between Lot 3.01 Block 44 and the property herein described, said point also being intended to be a point in the third course in the before mentioned Deed book 358 page 403; thence
- (5) Along the said right of way line, North 30 degrees 52 minutes 12 seconds East, 110.00 feet to a cross cut on the railroad rail intended to mark the third course of said Deed; thence
- (6) Along the intended second course of said deed being the easterly right of way line, North 30 degrees 54 minutes 52 seconds East, 549.20 feet to the point and place of BEGINNING.

NOTE FOR INFORMATION:

BEING known as 859 Willow Grove Street, Hackettstown Town, Warren County, State of New Jersey, Block 44, Lot 3 on the tax map of Hackettstown Town.

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY



Bk: 481 Pg: 337
 Instr #: 2020-531943
 3 Pages
 07/15/2020 03:16:37 PM

UCC
 RECEIVED

Holly Mackey Warren Co Clerk

A. NAME & TEL. OF CONTACT AT FILER (optional)	
Thomas J. Cangialosi, Esq.	(201) 487-3800
B. SEND ACKNOWLEDGMENT TO: (Name and Address)	
Winne Banta Basralian & Kahn, P.C. P O Box 647 Hackensack, NJ 07601	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - Insert only one debtor name (1a. OR 1b.) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME				
MAZZELLA ENTERPRISES COMPANY LLC				
OR				
1b. INDIVIDUAL'S LAST NAME				
1c. MAILING ADDRESS		FIRST NAME	MIDDLE NAME	SUFFIX
859 Willow Grove Street		CITY Hackettstown	STATE NJ	POSTAL CODE 07840
			COUNTRY USA	
1d. TAX I.D.#, SSN OR EIN	ADD. INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION LLC	1f. JURISDICTION OF ORGANIZATION New Jersey	
			1g. ORGANIZATIONAL I.D.#, if any	

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - Insert only one debtor name (2a. OR 2b.) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME				
OR				
2b. INDIVIDUAL'S LAST NAME				
2c. MAILING ADDRESS		FIRST NAME	MIDDLE NAME	SUFFIX
		CITY	STATE	POSTAL CODE
			COUNTRY	
2d. TAX I.D.#, SSN OR EIN	ADD. INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	
			2g. ORGANIZATIONAL I.D.#, if any	
			<input type="checkbox"/> NONE	

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - Insert only one secured party name (3a. OR 3b.)

3a. ORGANIZATION'S NAME				
Bank of America, N.A., Doc Retention Center, NC1-001-05-13				
OR				
3b. INDIVIDUAL'S LAST NAME				
3c. MAILING ADDRESS		FIRST NAME	MIDDLE NAME	SUFFIX
One Independence Center, 101 North Tryon St		CITY Charlotte	STATE NC	POSTAL CODE 28255-0001
			COUNTRY U.S.A.	

4. This FINANCING STATEMENT covers the following collateral: **DEBTOR hereby grants to Secured Party a blanket security interest in the following collateral. This collateral is within the scope of the New Jersey Uniform Commercial Code, pursuant to Section 12A:9-102 and Section 12A:9-1-0.**

- (1) The buildings, structures, and improvements now and hereafter constructed on the land described below, and the fixtures and equipment now and hereafter installed therein and necessary for or adopted to the appropriate use, operation and enjoyment thereof, all of which shall be deemed real property; and
- (2) In addition, all of Debtor's title and interest in and to all tangible goods, chattels, fixtures, furniture, machinery, equipment and property of Debtor used in and necessary to the operation of the building(s) and structure(s), including, without limitation, all carpets, furniture, furnishings, screens, curtains, awnings, window shades, all lighting, heating, ventilating, air conditioning, sprinkling, plumbing, base, water, power, incinerating and laundry systems and fixtures, all engines, machinery, boilers, ranges, furnaces, elevators and meters, mirrors, refrigerators, refrigeration plants, cabinets, shades, storm and screen windows, doors and appliances, which are now, or which may hereafter be, placed or located in, on or upon the premises herein defined, together with all additions and accessories thereto, substitutions therefor, and replacements thereof and all cash and non-cash proceeds thereof; and

5. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> LESSEE/LESSOR <input type="checkbox"/> CONSIGNEE/CONSIGNOR <input type="checkbox"/> BAILEE/BAILOR <input type="checkbox"/> SELLER/BUYER <input type="checkbox"/> AG. LIEN <input type="checkbox"/> NON-UCC FILING				
6. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable)		7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (ADDITIONAL FEE) [optional] <input type="checkbox"/> All Debtors <input type="checkbox"/> Debtor 1 <input type="checkbox"/> Debtor 2		
8. OPTIONAL FILER REFERENCE DATA				

WBB&K #502-211 (County of Warren)

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME

OR

MAZZELLA ENTERPRISES COMPANY LLC

9b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

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Bk: 481 Pg: 337

Holly Mackey Warren Co Clerk

07/15/2020

BELVIDERE, NJ

Pages 3

UCC

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - Insert only one debtor name (11a. OR 11b.) -- do not abbreviate or combine names

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11d. TAX ID.#: SSN OR EIN

ADD. INFO RE
ORGANIZATION
DEBTOR:

STREET ADDRESS

11f. JURISDICTION OF ORGANIZATION

11g. ORGANIZATIONAL I.D.#, if any

☐ NONE**12. ☐ ADDITIONAL SECURED PARTY'S or ☐ ASSIGNOR S/P'S NAME -- Insert only one secured party name (12a. OR 12b.)**

12a. ORGANIZATION'S NAME

OR

12b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

12c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☒ fixture filing.

14. Description of Real Estate

859 Willow Grove Street, Town of Hackettstown, County of Warren,
State of New Jersey, Block 44, Lot 3, as more particularly set forth
in Exhibit A annexed hereto and made a part hereof.

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor
does not have a record interest):

16. Additional Collateral Description:

(3) All proceeds of insurance policies and condemnation
awards; and

(4) All proceeds of all leases now or hereinafter in effect.

17. Check only if applicable and check only one box. Debtor is a ☐ Trust; or ☐ Trustee acting
with respect to property held in trust; or ☐ Decedent's Estate

18. Check only if applicable and check only one box.

☐ Debtor is a TRANSMITTING UTILITY

☐ Filed in connection with a Manufactured-Home Transaction -- effective 30 years

☐ Filed in connection with a Public-Finance Transaction -- effective 30 years

EXHIBIT A

LEGAL DESCRIPTION

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- (3) Still along the westerly sideline of Willow Grove Street, on a curve to the left with a radius of 1,942.83 feet, an arc length of 304.42 feet to a common corner with Lot 3.01 Block 44 and the property herein described; thence
- (4) By a new line dividing Lot 3.01 Block 44 and the property herein described, North 61 degrees 29 minutes 34 seconds West, 932.00 feet to a point in the easterly right of way line of Delaware, Lackawanna and Westerly Railroad right of way being Lot 1 Block 1, said point also being a common corner between Lot 3.01 Block 44 and the property herein described, said point also being intended to be a point in the third course in the before mentioned Deed book 358 page 403; thence
- (5) Along the said right of way line, North 30 degrees 52 minutes 12 seconds East, 110.00 feet to a cross cut on the railroad rail intended to mark the third course of said Deed; thence
- (6) Along the intended second course of said deed being the easterly right of way line, North 30 degrees 54 minutes 52 seconds East, 549.20 feet to the point and place of BEGINNING.

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