

172 ROUTE 15

LAFAYETTE, NEW JERSEY

INVESTOR OFFERING MEMORANDUM

±17.286 Gross Deed Acres Combined | TWO DEEDED PARCELS
HC Highway Commercial + R-5.0 Residential
Route 15 & Statesville Quarry Road

OFFERED AT \$1,500,000

Prepared by Kyle R. Kerwin • RE/MAX Select | MorrisAgent Team

Property and zoning information is provided for investment evaluation only. Buyers should independently verify all acreage, zoning, utilities, environmental conditions, access, development yield and governmental approvals.

Investment Overview

172 Route 15 presents a rare two-parcel, mixed-zoning land opportunity along Lafayette Township's Route 15 corridor. The offering includes two separately deeded parcels totaling approximately ±17.286 gross deed acres before stated road right-of-way exceptions. The principal parcel contains approximately ±15.610 gross acres, with tax/zoning mapping depicting approximately ±5.0 acres in the HC Highway Commercial District and ±10.6 acres in the R-5.0 Residential District. A second deeded parcel adds approximately ±1.676 gross acres.

TWO DEEDED PARCELS OFFERED TOGETHER: The offering includes the principal parcel, Block 18, Lot 14.02 (historic deed reference Lot 14.B), and the additional parcel, Block 19, Lot 18. Both parcels are included in the offering, creating a distinctive commercial/residential land investment opportunity with dual-road exposure.

Parcels / Total Acreage	TWO deeded parcels: principal ±15.610 acres gross plus second ±1.676 acres gross (±17.286 gross deed acres combined before stated ROW exceptions)
Offering Price	\$1,500,000
Principal Parcel	Block 18, Lot 14.02 (historic deed reference: Lot 14.B)
Gross Area	±15.610 acres per deed / tax-zoning map
Deed Area After ROW Exceptions	±14.435 acres stated for principal parcel
Zoning Split	±5.0 acres HC Highway Commercial / ±10.6 acres R-5.0 Residential (map notation)
Statesville Quarry Rd Frontage	±958 feet per deed
Route 15 Frontage	Approximately 690 feet per marketing materials; buyer to verify
Income-Producing Billboard	Established Lamar Advertising billboard lease with annual increases; lease details available during due diligence.
Utilities Reported	JCP&L electric; Elizabethtown Gas shown by property-data source. Water/sewer not shown; verify service at site.

Investment Thesis

- **Two deeded parcels:** both Block 18, Lot 14.02 and Block 19, Lot 18 are included in the offering, providing a broader land position and multiple long-term investment paths, subject to all required approvals.
- **Commercial frontage:** the HC portion fronts the Route 15 highway corridor and permits a broad mix of retail, service, restaurant and other commercial uses.
- **Residential backland:** the R-5.0 portion permits conventional single-family detached development subject to five-acre minimum lot area and other dimensional/environmental requirements.
- **Dual-road exposure:** the parcel has frontage on Route 15 and approximately 958 feet along Statesville Quarry Road.
- **Income-producing billboard:** an established Lamar Advertising lease with annual increases provides ongoing carrying income while a buyer evaluates planning, entitlement or long-term hold strategies.
- **Scarcity:** two deeded parcels combining highway-commercial frontage, residential acreage, dual-road exposure and billboard income create a differentiated investment offering.

Zoning Summary: HC Highway Commercial

Lafayette Township Code §13-12 governs the HC Highway Commercial District. The summary below is based on the current eCode reviewed for this memorandum. It is not a zoning determination.

Minimum Lot Area	3 acres
Minimum Frontage / Width	200 ft
Maximum FAR	0.20
Minimum Front Yard	75 ft; no parking in required front yard
Minimum Side Yard	18 ft each; driveways/parking at least 7 ft from side line
Minimum Rear Yard	50 ft minimum; 100 ft if rear parking/loading is provided
Maximum Building Height	35 ft
Maximum Building Size	20,000 sq ft
Maximum Lot Coverage	50% of unconstrained lands
Residential Buffer	10-ft densely planted evergreen area where side/rear property line adjoins residential zone or existing residential use

HC Principal Uses Identified by Code

- Uses permitted in the VC Village Commercial Zone, including retail/service establishments, offices and financial institutions, detached single-family dwellings, qualifying duplexes, certain apartments within permitted-use buildings, public facilities/open space, agricultural uses, antique shops and restaurants.
- Retail sales, neighborhood retail, convenience retail and retail service establishments, subject to ordinance limitations.
- Restaurants and fast-food restaurants.
- Mortuary/funeral homes.
- Theaters, auditoriums and other places of public assemblage.
- Sports and health centers.
- Public open space.
- Motor vehicle service station, subject to applicable code provisions.

Important: Self-storage is listed by Lafayette as a permitted principal use in the LI Light Industry District, not in the HC list reviewed for this memorandum. It should not be marketed as an as-of-right HC use without a zoning determination.

HC Parking / Loading Snapshot

Retail / Retail Service	1 space / 200 sq ft GFA
Sports / Health Center	1 / 200 sq ft GFA
Business Office	1 / 250 sq ft GFA
Medical Office	1 / 150 sq ft GFA
Restaurant	1 / 3 seats
Fast Food Restaurant	1 / 100 sq ft GFA
Theater	1 / 3 seats
Loading	1 accessible 10' × 35' loading space per 5,000 sq ft GFA or fraction thereof

Zoning Summary: R-5.0 Residential

The R-5.0 district permits single-family detached dwellings and qualifying agricultural uses as principal uses. Conventional residential development requires sufficient unconstrained land and is subject to the dimensional standards below.

Conventional Minimum Lot Area	5.0 acres
Minimum Lot Width	250 ft
Minimum Lot Frontage	300 ft
Minimum Lot Depth	300 ft
Minimum Front Yard	75 ft, subject to limited existing-street averaging provision
Minimum Side Yard	60 ft
Minimum Rear Yard	125 ft
Maximum Lot Coverage	10%
Maximum Building Height	35 ft
Maximum Disturbed Land Area	35,000 sq ft per lot
Unconstrained Land Requirement	At least 0.75 acre contiguous unconstrained land capable of accommodating structures, domestic well and septic

R-5.0 Development Takeaway

With approximately 10.6 acres depicted in the R-5.0 portion, the zoning arithmetic suggests a potential conventional yield of roughly two five-acre residential lots before accounting for parcel geometry, frontage, wetlands/environmental constraints, road rights-of-way, well/septic suitability, subdivision design and other approvals. This is an investment screening observation only, not a represented subdivision yield.

Lot averaging is not available to a stand-alone ± 10.6 -acre residential tract because the ordinance requires at least 50 acres for that technique. Cluster subdivision requires at least 100 acres.

Property / Title Notes

- TWO DEEDED PARCELS: The 2015 deed identifies the principal property as Block 18, Lot 14.B (current materials identify Lot 14.02) and the additional property as Block 19, Lot 18. Both are included in the offering.
- Schedule A describes the first parcel as 15.610 acres, less approximately 1.175 acres within Route 15 and Statesville Quarry Road rights-of-way, leaving 14.435 acres more or less to be conveyed.
- The deed expressly states approximately 958 feet of frontage along the westerly right-of-way line of Statesville Quarry Road.
- The second deeded parcel, Block 19, Lot 18, is described in Schedule A as approximately ± 1.676 acres gross, less approximately ± 0.56 acre within road rights-of-way.

Utilities & Infrastructure

Electric	Jersey Central Power & Light reported by property-data source
Natural Gas	Elizabethtown Gas reported by property-data source
Public Water	Not shown in supplied property-data source
Public Sewer	Not shown in supplied property-data source

Likely Development Issue	Lafayette zoning repeatedly references potable-water and septic carrying capacity; buyer must verify site-specific well/septic feasibility and utility extensions.
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Utility-provider identification does not establish that a service main is located at the property line or that adequate capacity is available. Written provider confirmation is recommended.

Investor Due-Diligence Checklist

- Confirm exact parcels included in sale and reconcile historic/current block-and-lot designations.
- Obtain current title commitment and confirm easements, billboard rights and road-right-of-way exceptions.
- Obtain current survey and boundary/topographic survey suitable for concept planning.
- Wetlands delineation and NJDEP verification, including buffers and any transition areas.
- NJDOT highway access / driveway feasibility for Route 15 and access analysis for Statesville Quarry Road.
- Written utility availability/capacity confirmations from electric and gas providers.
- Soil logs, perc testing and septic feasibility for both commercial and residential concepts.
- Well feasibility / potable-water demand analysis.
- Concept plan testing HC building envelope against setbacks, FAR, coverage, parking and loading.
- Concept subdivision plan for the R-5.0 portion testing two-lot feasibility.
- Confirm farmland assessment and estimated rollback-tax exposure.
- Review complete Lamar billboard lease, including assignment provisions, termination rights, annual increase provisions and current payment history.

Important Disclosures

This memorandum is a marketing document and is not a survey, engineering report, environmental report, title report, legal opinion, zoning determination or representation of development yield. Acreage, frontage, zoning boundaries, permitted uses, utility availability, wetlands, access, septic/well suitability, taxes and development potential must be independently verified by the purchaser and the purchaser's professionals and governmental agencies. Any conceptual development discussion is illustrative only and subject to all required approvals.

Source Notes

Property-specific information: seller marketing plan; supplied Lafayette tax/zoning map; 2015 recorded deed and Schedule A; supplied property-data screenshots. Zoning research: Lafayette Township Code Chapter 13, including §§13-8, 13-11 and 13-12, reviewed through eCode360 in August 2026.

Official zoning reference: <https://ecode360.com/35475550>

PROPERTY EXHIBITS

172 Route 15 / Statesville Quarry Road
Lafayette, New Jersey

The following exhibits are included for reference and due diligence. Buyers should independently verify all property, title, zoning and boundary information.

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E 43

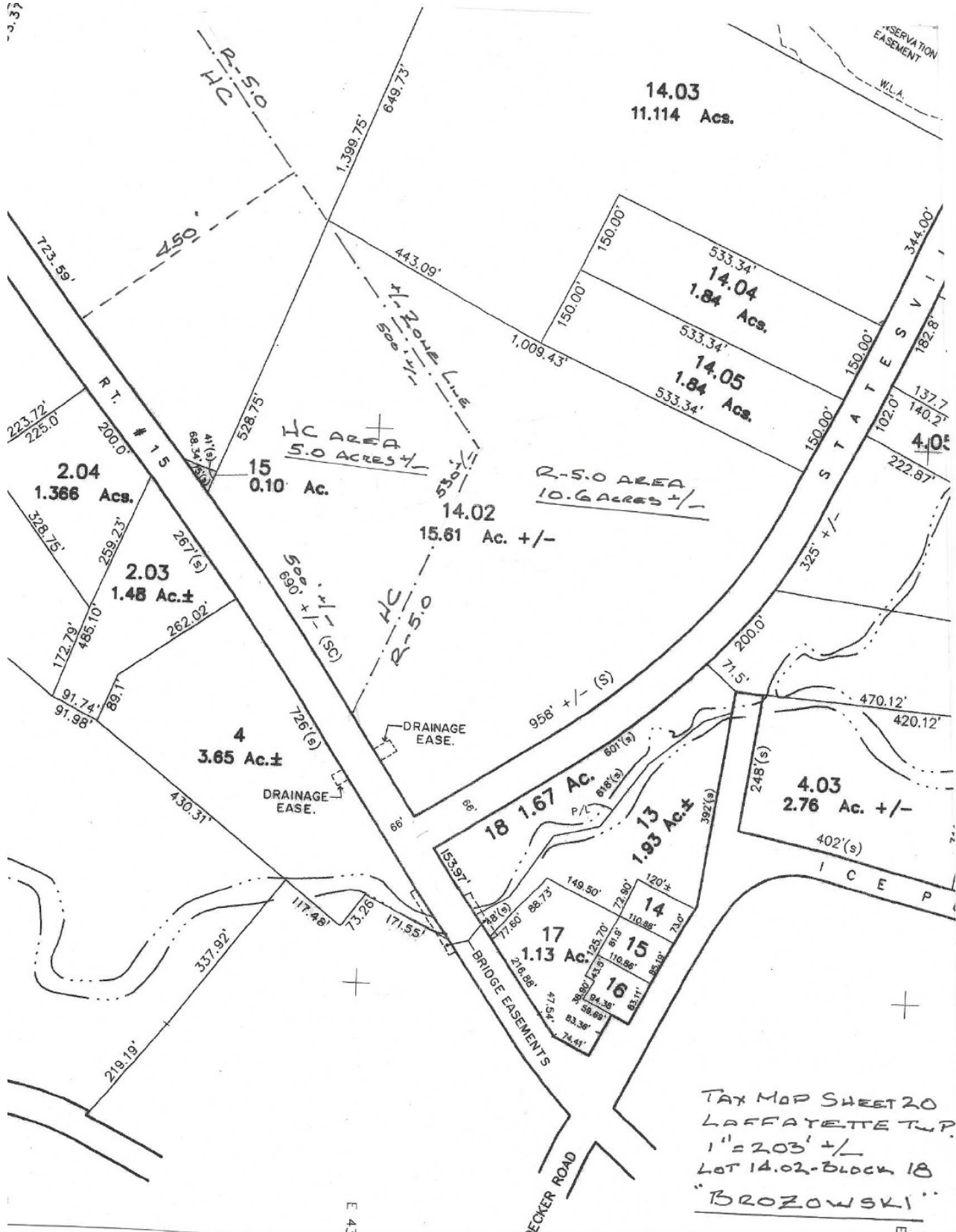


EXHIBIT B - RECORDED DEED

Recorded deed supplied for the offering, including Schedule A legal descriptions confirming both deeded parcels included in the sale.

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100

DEED - BARGAIN AND SALE
(Covenants as to Grantor's Acts)

PLEASE RECORD AND RETURN TO:

Mary Ann Brozowski
617 Camino de Celeste
Thousand Oaks, CA 91360

Prepared by:

Mary Ann Brozowski
Mary Ann Brozowski



20150126010013440 1/7
01/26/2015 02:06:10 PM DEED
Bk: 3353 Pg: 796
Jeffrey M. Parrott, County Clerk
Sussex County, NJ

DEED

This Deed is made on January 16, 2015

BETWEEN

MARY ANN BROZOWSKI, a single woman

whose address is: 617 Camino de Celeste, Thousand Oaks, CA 91360 referred to as
the Grantor.

AND

MARY ANN BROZOWSKI, Trustee of THE MARY ANN BROZOWSKI TRUST

whose address is: 617 Camino de Celeste, Thousand Oaks, CA 91360 referred to as the
Grantee.

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

Transfer of Ownership. The grantor does hereby grant and convey the property described
below to the Grantee.

Consideration. This transfer of ownership is made for the sum and consideration of
No Dollars (\$0)----- The Grantor acknowledges receipt of this money.

Tax Map Reference. The property from the current official tax map of the Municipality of
Lafayette Township, is
Block No. 18, Lot 14.B and Block 19, Lot 18, Account No. Commonly known as .

Property Description. The property consists of all the land, buildings, structures and improvements
contained on the property, and is located in the Township of Lafayette, County of Sussex
and State of New Jersey, and is described as follows:

☒ See Schedule 'A' attached and made a part thereof.

Promises by Grantor. The Grantor promises and warrants that Grantor, by acts of the Grantor, has
not encumbered the property. This promise means that the Grantor has not allowed anyone else to
obtain any legal right which would affect the property being transferred (such as a mortgage or entering
a judgment against the Grantor).

Signatures. The Grantor signs this Deed as of date first above written.

20150126010013440
01/26/2015 2:06:00 PM
Consideration: 0
Exempt Code: Exempt
County: 0 State: 0
JAHTE: 0 PHAF: 0
JAH: 0 General: 0
Juer's Fee: 0
Total RTF: 0

Mary Ann Brozowski
Mary Ann Brozowski

EXHIBIT B - RECORDED DEED (PAGE 2 OF 7)

Schedule A

Legal Description of Block No. 18, Lot 14.B and Block 19, Lot 18, in the Township of Lafayette, County of Sussex, State of New Jersey.

FIRST PARCEL

BEGINNING at a nail set at the centerline intersection of Statesville Quarry Road and the centerline of State Route #15; thence (1) along the centerline of the said Route #15 North 23 degrees 36 minutes 10 seconds West a distance of 419.36 feet to a spike set in said road centerline; thence (2) continuing along said road centerline of Route #15 North 25 degrees 48 minutes 30 seconds West a distance of 285.74 feet to a nail set in said road centerline; thence (3) through the right of way of the said Route 15 North 34 degrees 21 minutes 20 seconds East a distance of 36.54 feet to an iron pipe set at an angle point of a barb wire fence that is also at the intersection of the northerly right of way line of the said Route 15 and second course of the whole 81.49 acre tract of which the herein described is a part: thence (4) along the second course of the said whole tract and along an old stone and wire fence North 33 degrees 09 minutes 04 seconds East a distance of 528.75 feet to an iron pipe set in said stone and wire fence and in the second line of the said whole tract; thence (5) through the said whole tract and along the lands to be retained by George Gass and Alice Gass, his wife, South 54 degrees 24 minutes 24 seconds East a distance of 1009.43 feet to a spike set in centerline of the Statesville Quarry Road at approximate station 183+78.95 as shown on the plans of the Statesville Quarry Road Section 4, dated 1960 as prepared by the Sussex County Engineer; thence (6) along the said road centerline as measured on the arc of a curve to the right having a radius of 1,146.28 feet to a distance of 648.21 feet to a spike set in said road centerline; thence (7) continuing along the said road centerline South 68 degrees 14 minutes 06 seconds West a distance of 359.64 feet to the point and place of beginning.

CONTAINING 15.610 acres of land more or less.

EXCEPTING 1.175 acres of land more or less lying within the right of way lines of the Statesville Quarry Road and State Route 15 there remaining 14.435 acres more or less to be conveyed.

There being 958 feet frontage more or less as measured along the westerly right of way line of the Statesville Quarry Road.

SECOND PARCEL

BEGINNING at a nail set at the intersection of the centerline of Statesville Quarry Road and the centerline of State Route 15; thence (1) along the centerline of the Statesville Quarry Road North 67 degrees 38 minutes and 20 seconds East at a distance of 359.64 feet to a spike set in said road centerline at approximate station 190+27.6' as shown on the plans of the Statesville Quarry Road Section #4 dated 1960 as prepared by the Sussex County Engineer; thence (2) continuing along said road centerline as measured on the arc of a curve to the left having a radius of 1,146.28 feet a distance of 234.96 feet to a spike set in said road centerline; thence (3) leaving said centerline and through the whole 5.26 acre tract of which this conveyance is a part and along the lands retained by George Gass and Alice Gass and passing over an axle set in the ground distant 21.37 feet from the third corner of the herein described lot South 35 degrees 48 minutes 10 seconds East a total distance of 92.15 feet to an iron pipe found at the fifty corner of the said whole 5.26 acre tract of which this lot is a part; thence (4) in a reverse direction along the fourth course of the said 5.26 acre tract South 56 degrees 13 minutes 20 seconds West a distance of 162.27 feet to a point at the fourth corner of the said whole tract; thence (5) in a reverse direction along the third course of the said 5.26 acre tract South 71 degrees 14 minutes 10 seconds West a distance of 186.65 feet to a point at the third corner of the said 5.26 acre tract; thence (6) in a reverse direction along the second course of the said 5.26 acre tract South 40 degrees 13 minutes 00 seconds West a distance of 105.55 feet to an iron pipe set at the second corner of the said 5.26 acre tract; thence (7) in a reverse direction along the first course of the said 5.26 acre tract South 53 degrees 51 minutes 20 seconds West a distance of 173.15 feet to a point in the centerline of State Route 15 at approximately station 67+43.10 as shown on the New Jersey State Highway

EXHIBIT B - RECORDED DEED (PAGE 3 OF 7)



GIT/REP-3
(5-12)

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s)

Mary Ann Brozowski

Current Resident Address:

Street: 617 Camino de Celeste

City, Town, Post Office

Thousand Oaks

State

CA

Zip Code

91360

PROPERTY INFORMATION (Brief Property Description)

Block(s)

18, Lot 14.B

Lot(s)

Block 19, Lot 18

Qualifier

Street Address:

No street address -- corner of Statesville Quarry Road and State Route 15

City, Town, Post Office

Lafayette

State

NJ

Zip Code

Seller's Percentage of Ownership

100%

Consideration

No Dollars (\$0)

Closing Date

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☒ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
☐ No non-like kind property received.
8. ☐ Transfer 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 property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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 could 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 the 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.

JAN. 16, 2015

Date

Mary Ann Brozowski

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

EXHIBIT B - RECORDED DEED (PAGE 4 OF 7)

RTF-1 (Rev. 7/14/10)

MUST SUBMIT IN DUPLICATE

STATE 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 *CALIFORNIA*

SS. County Municipal Code

COUNTY VENTURA

MUNICIPALITY OF PROPERTY LOCATION Lafayette

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date *1-16-15* By *[Signature]*

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

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

Deponent, Mary Ann Brozowski, being duly sworn according to law upon his/her oath,

(Name)

deposes and says that he/she is the Grantor in a deed dated January 16, 2015 transferring

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

real property identified as Block number 18, Lot 14.B Lot number Block 19, Lot 18 located at

Rt. 15 and Statesville Quarry Road, Lafayette, New Jersey and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$ 0.00 (Instructions #1 and #5 on reverse side) ☐ No prior mortgage to which property is subject.

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

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:

(See Instructions #5A and #7 on reverse side)

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

\$ + % = \$

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

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

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

For consideration of less than \$100.

(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. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

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

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

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

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

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

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

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

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

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

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

Subscribed and sworn to before me
this 16 day of January, 2015

Mary Ann Brozowski
/Signature of Deponent

Mary Ann Brozowski
Grantor Name

617 Camino de Celeste
Thousand Oaks, CA 91360

617 Camino de Celeste
Thousand Oaks, CA 91360

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 371

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number County
Deed Number Book Page
Deed Dated 1-16-15 Date Recorded 1-26-15

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

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and 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 of Taxation website at:

www.state.nj.us/treasury/taxation/lpt/localtax.htm

EXHIBIT B - RECORDED DEED (PAGE 5 OF 7)

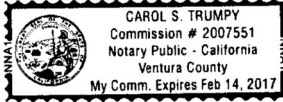
CALIFORNIA JURAT (CALIFORNIA GOVERNMENT CODE § 8202)	
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.	
STATE OF CALIFORNIA) COUNTY OF <u>Ventura</u>)	
Subscribed and sworn to (or affirmed) before me on this <u>16th</u> day of <u>JAN</u> , 20 <u>15</u> by <u>Mary Ann Brozowski</u> , proved to me on the basis of (Name of Signer(s)) satisfactory evidence to be the person(s) who appeared before me.	
<u>Carol S. Trumby</u> Signature of Notary Public	 (Notary Seal)
ADDITIONAL OPTIONAL INFORMATION	
Description of Attached Document	
Title or Type of Document: <u>Refund of Contribution</u>	Document Date: <u>1-16-15</u>
Number of Pages: <u>1</u>	Signer(s) Other Than Named Above: <u>NONE</u>
Additional Information: _____	

EXHIBIT B - RECORDED DEED (PAGE 6 OF 7)

Department Construction Plans of former Route 6A; thence (8) along the said centerline of State Route 15 North 25 degrees 04 minutes 40 seconds West a distance of 22.08 feet to a point; thence (9) continuing along said centerline North 24 degrees 39 minutes 00 seconds West a distance of 153.97 feet to the point and place of the beginning.

CONTAINING 1.676 acres of land more or less.

EXCEPTING 0.56 acres of land more or less lying within the right of way lines of State Route 15 and The Statesville Quarry Road.

BEING the same premises conveyed to MARY ANN BROZOWSKI, a single woman, by deed from THOMAS BRZOZOWSKI and MARY ANN BRZOZOWSKI, his wife, aka THOMAS BROZOWSKI and MARY ANN BROZOWSKI, dated August 30, 1993 in Deed Book 1962 on pages 258 to 263 at the Sussex County Clerk's Office at Newton, NJ.

*See attached
Lafayette Acknowledge*

EXHIBIT B - RECORDED DEED (PAGE 7 OF 7)

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Ventura)

On 1-16-15 before me Carol S. Trumpy, Notary Public
(Date) (Here Insert Name and Title of the Officer)

personally appeared Mary Ann Brozowski
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Carol S. Trumpy
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Deed Document Date: 1-16-15

Number of Pages: 3 Signer(s) Other Than Named Above: None

Additional Information: _____

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01/26/2015 02:06:10 PM
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NUMBER OF PAGES : 7
LPHIPPS
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revision date 01/01/2015