

Resolution No. 2026-067
Resolution Authorizing Execution Of Easement Agreement By And
Between HJR Group, LLC; Roxbury Township And Morris County
Municipal Utilities Authority And Authorizing Acceptance Of Bill Of
Sale For Conveyance Of Water Meter Chamber

WHEREAS, HJR Group, LLC, a New Jersey limited liability company, having an office address of 100 Stierli Court, Mt. Arlington, New Jersey 07856 (“HJR Group”) is the owner of real property, the boundaries of which extend into both the Township of Roxbury and the Borough of Mount Arlington and known as Lot 2, Block 12301, on the Tax Assessment Map of the Township of Roxbury and Lot 1.01, Block 68 on the Tax Assessment Map of the Borough of Mount Arlington (collectively the “Property”); and

WHEREAS, HJR Group desired to have its Property connected to the water main owned and operated by the Morris County Municipal Utilities Authority (“MCMUA”) located within Howard Bouelvard, Borough of Mount Arlington; and

WHEREAS, the original proposal was for a new water main to be installed on the Property situated in Roxbury Township and connected to a new water meter chamber that was to be constructed entirely within the right-of-way of the Borough of Mount Arlington, which would then connect to the water main located in Howard Bouelvard; and

WHEREAS, during the course of construction it became necessary to relocate the construction of the water meter chamber partially within the Property situated in the Borough of Mount Arlington owned by HJR Gorup; and

WHEREAS, HJR Group has completed the construction of the water meter chamber and the water main; and

WHEREAS, the water meter chamber has been inspected to the satisfaction of Suburban Consulting Engineers; and

WHEREAS, HJR Group desires to convey the fully constructed water meter chamber to the MCMUA and provide the MCMUA with a 1125 square foot easement on the portion of Property situated in the Borough of Mount Arlington for its operation, repair, and maintenance of the water meter chamber in the amount not to exceed \$1.00; and

WHEREAS, the easement agreement also provides the Township of Roxbury with a 630 square foot easement on the portion of Property situated in the Township of Roxbury for the Township of Roxbury to operate, repair and maintain the newly constructed water main; and

WHEREAS, a separate bill of sale has been prepared for conveyance of the water main situated on the Property within the Township of Roxbury to the Township of Roxbury; and

WHEREAS, the Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq., provides that the MCMUA may acquire an interest in real property, including an easement, and acquire capital improvements by way of resolution pursuant to N.J.S.A. 40A:12-5.

NOW, THEREFORE, BE IT RESOLVED by Morris County Municipal Utilities Authority as follows:

1. The Executive Director is authorized to execute the easement agreement by and between HJR Group, the Township of Roxbury and the MCMUA in substantially the form attached hereto.
2. The Bill of Sale for the conveyance of the water meter chamber from HJR Group to the MCMUA is accepted.
3. The Executive Director, staff and consultants are authorized to take all other actions necessary or desirable to effectuate the terms and conditions of this Resolution.
4. This Resolution shall take effect immediately.

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Morris County Municipal Utilities Authority at the Regular Meeting held on July 14, 2026.

MORRIS COUNTY MUNICIPAL
UTILITIES AUTHORITY

By: _____
Christopher Dour, Chair

ATTEST:

Marilyn Regner, Secretary

Prepared by:

Gregory D. Meese, Esq.

EASEMENT AGREEMENT

THIS INDENTURE, made this ____ day of _____, 2026, between HJR Group LLC, a New Jersey limited liability company, having an office address of 100 Stierli Court, Mt. Arlington, New Jersey 07856 (hereinafter referred to as “Grantor”) and Township of Roxbury, having an office address of 1715 Route 46, Ledgewood, New Jersey 07852 (hereinafter referred to as “Roxbury”), and Morris County Municipal Utilities Authority, having an office address of 370 Richard Mine Road, Wharton, New Jersey 07885 (hereinafter referred to as “MCMUA”). Roxbury and MCMUA are collectively referred to herein as “Grantees.”

WHEREAS, Grantor is the owner of a certain parcel of land, the boundaries of which extend into both the Township of Roxbury, New Jersey and the Borough of Mount Arlington, New Jersey that is known as Lot 2, Block 12301, on the Tax Assessment Maps of the Township of Roxbury and as Lot 1.01, Block 68, on the Tax Assessment Maps of the Borough of Mount Arlington and commonly known as 100 Stierli Court, Mt. Arlington, New Jersey (hereinafter referred to as “Grantor’s Property”); and

WHEREAS, Grantor requested permission to connect a water main extension to serve the Grantor’s Property to the existing water main owned and operated by the MCMUA located in Howard Boulevard, Mount Arlington, New Jersey; and

WHEREAS, Roxbury granted permission to Grantor to install the water main connection together with a meter chamber and related appurtenances (hereinafter the “Water Main Improvements”) as is evidenced by Resolution Number 2024-054; and

WHEREAS, the MCMUA requested certain modification to the construction plans for the Water Main Improvements to allow for future connections to the water main and Grantor constructed the Water Main Improvements in accordance with the approved plan entitled “Stierli Court Water Main Extension, Township of Roxbury, Morris County, New Jersey” dated July 28, 2023, last revised October 12, 2023, as prepared by Anderson & Denzler Associates, Inc. with the modifications requested by the MCMUA; and

WHEREAS, the Water Main Improvements will be accepted as public improvements with (i) the MCMUA owning the meter chamber and section of the water main located in the Borough of

Mount Arlington and (ii) Roxbury owning the section of the water main after the meter chamber in Stierli Court located in the Township of Roxbury which will become part of the Township's water system; and

WHEREAS, Grantor and Roxbury have entered into a certain Agreement for the Transfer of Title of Water Main on February 13, 2024 ("Agreement") whereby Grantor agreed to transfer title of the water main to Roxbury in accordance with the terms and conditions set forth in the Agreement; and

WHEREAS, in conjunction with the Agreement and approvals for the project, Grantees have requested an easement from Grantor across 's Grantor's Property for the Water Main Improvements; and

WHEREAS, Grantor has agreed to grant an easement to Grantees for the Water Main Improvements in accordance with the conditions set forth in this easement instrument.

NOW, THEREFORE, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to Roxbury and MCMUA, an easement across a portion of the Grantor's Property, upon the terms and conditions set forth herein.

THE EASEMENT is granted to the MCMUA is for the sole purpose of allowing MCMUA to operate, repair and maintain its water meter chamber and associated appurtenances and for no other purpose. The Easement granted to Roxbury is for the sole purpose of allowing Roxbury to operate, repair and maintain its underground water main and associated appurtenances and for no other purpose. These easements are nonexclusive and Grantor may use and enjoy the easement area defined below, so long as the same is not inconsistent with the rights granted herein. Grantor may construct surface structures, such as paved parking areas, driveways, sidewalks, curbing, fences and similar structures, and may install landscaping, and other underground utility lines and pipes, provided no such structure, landscape material or utility line shall be permitted to interfere with or damage the Water Main Improvements.

THE EASEMENT granted to the MCMUA consists of 1,125 square feet ("MCMUA Easement Area") and the easement granted to Roxbury consists of 630 square feet ("Roxbury Easement Area"). Both the MCMUA Easement Area and the Roxbury Easement Area are shown on a certain plan prepared by Robert L. Cigol, N.J.P.L.S., DMC Associates, Inc. Professional Land Surveyors entitled Proposed Utility Easement last revised October 6, 2025, attached hereto as

Exhibit A. The MCMUA Easement Area is more particularly described in the metes and bounds description entitled Proposed Utility Easement, Block 68, Lot 1.01, Borough of Mount Arlington, County of Morris, State of New Jersey, DMC No.: 2406036, prepared by Robert L. Cigol, P.L.S., DMC Associates, Inc. Land Surveyors dated October 2, 2025 and last revised October 6, 2025. The Roxbury Easement Area is more particularly described in the metes and bounds description entitled Proposed Utility Easement, Block 12301, Lot 2, Township of Roxbury, County of Morris, State of New Jersey, DMC No.: 2406036 prepared by Robert L. Cigol, P.L.S., DMC Associates, Inc. Land Surveyors dated October 2, 2025 and last revised June 30, 2026, both of which metes and bounds descriptions are collectively attached hereto as Exhibit B. The easements are subject to all easements, rights-of-way, agreements of record and such statement of facts that a complete and accurate property inspection, survey and title search may disclose.

THE GRANTOR does not waive by virtue of this conveyance any rights it may have under N.J.S.A. 40:55D-42 or Section 13-4.605 of the Township Code for contribution from the owner/developer of any new properties benefited from the improvements located within this Easement, and the Grantees agree not to contest the Grantor's rights under the Statute or Ordinance. Notwithstanding the foregoing or any language to the contrary, said contribution will (1) be separate and apart from any connection fees that may be due and owing Grantees and (2) all existing MCMUA connections and/or customers and any future installation of utility infrastructure or upgrades utilizing the improvements within easement area of the Grantor for the benefit of MCMUA or for any existing MCMUA connections and/or customers, such as, and without limiting the foregoing, the Roxbury Commons Complex consisting of a variety of stores, the Cracker Barrel and the Holiday Inn Express hotel, shall not be subject to a contribution to the Grantor.

THE GRANTEES shall be responsible for the operation, repair and maintenance of the Water Main Improvements attributable to them as set forth below and Grantor shall have no obligation to maintain or repair the Easement Area or Water Main Improvements unless damage to the same is caused by Grantor. MCMUA's operation, repair and maintenance obligation is limited to the meter chamber within the MCMUA Easement Area. Roxbury's operation, repair and maintenance obligation is limited to the water main extension in its right-of-way within the Roxbury Easement Area. All work performed by the Grantees in their respective Easement Area shall be performed in a safe and workmanlike manner and shall create a minimum of disturbance within their respective Easement Area. The work shall not unreasonably interfere with the use or operations

conducted on the Grantor's Property of which the MCMUA Easement Area and Roxbury Easement Area is a part, or the enjoyment of the same by Grantor, Grantor's tenants, or their invitees. Prior to performing any work in the MCMUA Easement Area by the MCMUA or the Roxbury Easement Area by Roxbury, MCMUA or Roxbury, as the case may be, shall provide Grantor a minimum of five (5) business days' advance written notice if and when possible, as follows:

If to Grantor:

HJR Group LLC
c/o MedPro Systems, LLC
100 Stierli Court
Mount Arlington, NJ 07856
Attn: CFO

HJR Group LLC
c/o MedPro Systems, LLC
100 Stierli Court
Mount Arlington, NJ 07856
Attn: Facilities Maintenance Technician

If to Roxbury:

Township of Roxbury
1715 Route 46
Ledgewood, NJ 07852

To MCMUA:

MCMUA
370 Richard Mine Road
Wharton, NJ 07805

All notices and other communications under this Agreement shall be in writing, and shall be deemed to be effective (a) when delivered or delivery is refused as indicated on the delivery confirmation report or return receipt if (i) personally delivered, (ii) sent by Federal Express or other recognized overnight courier for which receipt is given.

After any work is performed in the Easement Areas granted herein by either Grantee, the Easement Area shall be restored by the MCMUA within the MCMUA Easement Area and Roxbury within the Roxbury Easement Area to its former, or better, condition and appearance as far as reasonably practical. MCMUA agrees to defend, indemnify, and hold harmless Grantor from and

against any and all costs, claims of loss (including reasonable attorneys' fees) or injury arising out of the installation, operation or maintenance of the meter chamber within the MCMUA Easement Area and any work performed in the MCMUA Easement Area, unless such claim of loss results from Grantor's negligence. Roxbury agrees to defend, indemnify, and hold harmless Grantor from and against any and all costs, claims of loss (including reasonable attorneys' fees) or injury arising out of the installation, operation or maintenance of the water main located within the Roxbury Easement Area and any work performed in the Roxbury Easement Area, unless such claim of loss results from Grantor's negligence.

TO HAVE AND TO HOLD all and the singular by the Grantees, their successors and assigns in perpetuity for their proper use and enjoyment for the purposes express herein. By issuance and acceptance of this easement, the Grantor, its successors and assigns, and the Grantees, their successors and assigns, agree to be bound by the terms hereof. All rights hereunder shall be enforced at law in an action for damages, or in equity in an action for injunctive relief. Failure of any party to enforce or to seek to enforce any provision of this Indenture of Easement shall not constitute a waiver or forfeiture of the right to enforce such provision in the future.

IN WITNESS WHEREOF, the Grantor and Grantees have set their hands the day and year above first written.

Witness:

GRANTOR: HJR Group LLC

ANDREA D. LEVENE
Authorized Representative

Witness:

GRANTEE: Roxbury Township

, Township Clerk

, Mayor

Witness:

GRANTEE: Morris County Municipal Utilities Authority

, Chairman

HJR Group LLC

State of New Jersey, County of _____ SS:

I certify that on _____, 2026, Andrea D. Levene personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Authorized Representative of HJR Group LLC, the limited liability company named in this instrument;
- (b) this instrument was signed and delivered by the limited liability company as its voluntary act duly authorized by a proper resolution of its members in accordance with its operating agreement;
- (c) the true and actual consideration paid or to be paid for the transfer of this interest is \$1.00 as such consideration is defined in N.J.S.A. 46:15-5.

(Notary Public)

Roxbury Township

State of New Jersey, County of _____ SS:

I certify that on _____, 2026, _____ personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Township Clerk of Roxbury Township, the municipal corporation named in this instrument;
- (b) this person is the attesting witness to the signing of this instrument by the proper corporate official of the Township, who is _____, the Mayor of the Township of Roxbury;
- (c) this instrument was signed and delivered by the municipal corporation as its voluntary act duly authorized by a proper resolution of its Township Council in accordance with its charter;
- (c) this person knows the proper seal of the municipal corporation which was affixed to this instrument;
this person signed this proof to attest to the truth of these facts; and
- (d) the true and actual consideration paid or to be paid for the transfer of this interest is \$1.00 as such consideration is defined in N.J.S.A. 46:15-5.

Signed and sworn to before me on _____, 2026

_____, Township Clerk

MCMUA

State of New Jersey, County of _____ SS:

I certify that on _____, 2026, _____ personally came before me and this person acknowledged under oath, to my satisfaction, that:

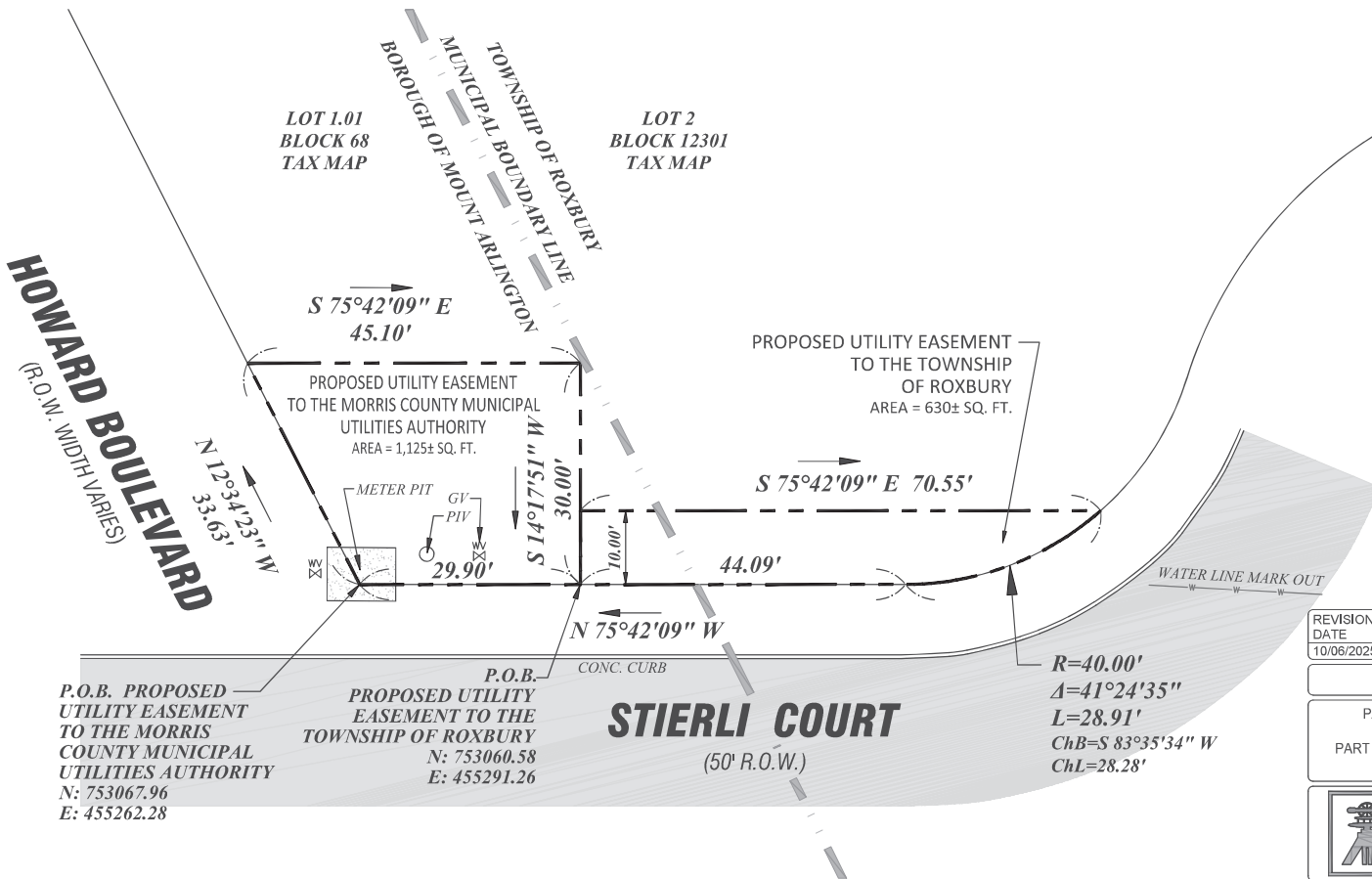
- (a) this person is the Chairman of the Morris County Municipal Utilities Authority, the governmental authority named in this instrument;
- (b) this instrument was signed and delivered by the authority as its voluntary act duly authorized by a proper resolution of its members in accordance with its charter;
- (c) this person signed this proof to attest to the truth of these facts; and
- (d) the true and actual consideration paid or to be paid for the transfer of this interest is \$1.00 as such consideration is defined in N.J.S.A. 46:15-5..

Signed and sworn to before me on
_____, 2026

_____,

EXHIBIT A

Plan of Easement Area



REF. N.J.S.P.C.S. (NAD83)

REVISION DATE	DESCRIPTION	BY
10/06/2025	REVISED PER ATTORNEY COMMENTS	BP

PROPOSED UTILITY EASEMENT

PART OF TAX LOT 2, BLOCK 12301, TOWNSHIP OF ROXBURY
AND
PART OF TAX LOT 1.01, BLOCK 68, BOROUGH OF MOUNT ARLINGTON,
MORRIS COUNTY, NEW JERSEY



DMC ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6 CAREY AVENUE, BUTLER, NJ 07405
TEL.: (973) 838-9187 FAX: (973) 838-4389 INFO@DMCSURVEYING.COM

ROBERT L. CIGOL, N.J.P.L.S. No. 24GS04026100
CERTIFICATE OF AUTHORIZATION No. 24GA27919000

DRAWN BY: ZM	SCALE: NOT TO SCALE	DATE: 10/02/2025	SHEET No.: 1 OF 1	DMC No.: 2406036
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EXHIBIT B

Metes and Bounds description of Easement Area



DMC Associates, Inc. Land Surveyors

6 Carey Avenue, Butler, NJ 07405

Tel (973) 838-9187

Email info@dmcsurveying.com

www.dmcsurveying.com

October 2, 2025

Revised October 3, 2025

Revised October 6, 2025

RE: Proposed Utility Easement

Block 68, Lot 1.01

Borough of Mount Arlington, County of Morris, State of New Jersey

DMC No.: 2406036

The purpose of this description is to grant a utility easement over the lands of Tax Lot 1.01, Block 68 A.K.A. 100 Stierli Court to the Morris County Municipal Utilities Authority.

Beginning at a point forming the point of intersection of the Easterly R.O.W. line of Howard Boulevard with the Northerly R.O.W. line of Stierli Court, said point having a New Jersey State Plane Coordinate of North 753067.96 East 455262.28 and running thence;

- (1) Along the Easterly R.O.W. line of Howard Boulevard, North 12 degrees 34 minutes 23 seconds West for a distance of 33.63 feet to a point, thence;
 - (2) On a line parallel to Stierli Court, South 75 degrees 42 minutes 09 seconds East for a distance of 45.10 feet to a point, thence;
 - (3) On a line at right angles, South 14 degrees 17 minutes 51 seconds West for a distance of 30.00 feet to a point on the Northerly R.O.W. line of Stierli Court, thence;
 - (4) Along the Northerly R.O.W. line of Stierli Court, North 75 degrees 42 minutes 09 seconds West for a distance of 29.90 feet to the point and place of beginning as herein described.
- Containing 1,125 +/- square feet.

Robert L. Cigol, P.L.S.

N.J. License No. 24GS04026100

Certificate of Authorization No. 24GA27919000



DMC Associates, Inc. Land Surveyors

6 Carey Avenue, Butler, NJ 07405

Tel (973) 838-9187

Email info@dmcsurveying.com

www.dmcsurveying.com

October 2, 2025

Revised June 30, 2026

RE: Proposed Utility Easement

Block 12301, Lot 2

Township of Roxbury, County of Morris, State of New Jersey

DMC No.: 2406036

The purpose of this description is to grant a utility easement over the lands of Tax Lot 2, Block 12310 A.K.A. 100 Stierli Court to the Township of Roxbury, Morris County, New Jersey.

Beginning at a point on the Northerly R.O.W. line of Stierli Court, said beginning point being located South 75 degrees 42 minutes 09 seconds East 29.90 feet from the Easterly R.O.W. line of Howard Boulevard, said point having a New Jersey State Plane Coordinate of North 753060.5756 East 455291.2553 and running thence;

- (1) On a line at right angles to Stierli Court, North 14 degrees 17 minutes 51 seconds East for a distance of 10.00 feet to a point, thence;
 - (2) On a line parallel to Stierli Court, South 75 degrees 42 minutes 09 seconds East for a distance of 70.55 feet to a point on the Northerly R.O.W. line of Stierli Court, thence;
 - (3) On a curve to the right, having a radius of 40.00 feet, having a central angle of 41 degrees 24 minutes 35 seconds, having a chord bearing and distance of South 83 degrees 35 minutes 34 seconds West 28.28 feet, for a total arc length of 28.91 feet to a point of tangency, thence;
 - (4) Continuing along the Northerly R.O.W. line of Stierli Court, North 75 degrees 42 minutes 09 seconds West for a distance of 44.09 feet to the point and place of beginning as herein described.
- Containing 630 +/- square feet.

Robert L. Cigol, P.L.S.

N.J. License No. 24GS04026100

Certificate of Authorization No. 24GA27919000

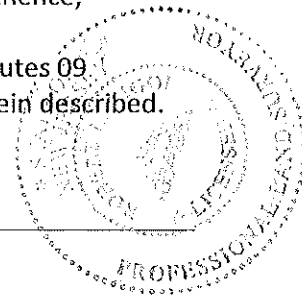


EXHIBIT C

Cost Summary of Water Main Improvements

HJR Group LLC
Account QuickReport
All Dates

	Date	Transaction Type	Num	Name	Memo/Description	Amount
1400.3 Engineer						
	11/10/2023	Journal Entry	1029	Anderson & Denzler Associates, Inc	Adjustment: Inv 1484 Consulting engineers for Water Connection for July 2023	7,215.60
	11/10/2023	Journal Entry	1029	Anderson & Denzler Associates, Inc	Adjustment: Inv 1543 Consulting engineers for Water Connection for August 2023	2,752.40
	11/10/2023	Bill	1648	Anderson & Denzler Associates, Inc	Consulting Engineers for Water Connection Oct 2023	863.40
					Consulting Engineers for Water Connection-Field measure As-Built	
					3 hours at \$200/hr Prin Engineer	
					5.75 hours at \$140.90/hr Senior Designer	
	05/03/2024	Bill	2005	Anderson & Denzler Associates, Inc	40 miles at \$.60/mile	1,434.17
					Consulting Engineers for Water Connection	
					Water Connection \$100	
					DMC Associates Survey Order 2406036.001\$1,050	
	07/03/2024	Bill	2121	Anderson & Denzler Associates, Inc	.50 hours at \$200/hr Prin Engineer Utility Easement Planning	1,150.00
Total for 1400.3 Engineer						<u>\$ 13,415.57</u>
1400.4 Legal						
	08/09/2024	Bill	324106	Price, Meese, Shulman & D'Arminio PC	Water Main Easement	3,525.00
	Accrual	Bill		Price, Meese, Shulman & D'Arminio PC	Water Main Easement	3,975.00
Total for 1400.4 Legal						<u>\$ 7,500.00</u>
1400.7 Contractor						
					Watermain Extension Road Opening (Mt. Arlington)	
	12/06/2023	Bill	002A	Kulpeksa Land Improvement Corp	Total: \$12,880 Final 34%	4,380.00
	12/06/2023	Bill	002B	Kulpeksa Land Improvement Corp	Watermain Extension with Meter Pit Chamber (Roxbury Twp) \$45,180 Deposit 33%	14,909.00
	12/06/2023	Bill	002B	Kulpeksa Land Improvement Corp	Watermain Extension with Meter Pit Chamber (Roxbury Twp) \$45,180 Interim 33%	14,909.00
					Watermain Extension Road Opening (Mt. Arlington)	
	12/06/2023	Bill	002A	Kulpeksa Land Improvement Corp	Total: \$12,880 Interim 33%	4,250.00
					Watermain Extension Road Opening (Mt. Arlington)	
	12/06/2023	Bill	002A	Kulpeksa Land Improvement Corp	Total: \$12,880 Deposit of 33%	4,250.00
	12/06/2023	Bill	002B	Kulpeksa Land Improvement Corp	Watermain Extension with Meter Pit Chamber (Roxbury Twp) \$45,180 Final 34%	15,362.00
	12/06/2023	Bill	2	Kulpeksa Land Improvement Corp	Watermain Extension with Meter Pit Chamber (Morris County MCA - Total \$56,000 Deposit of 33%	18,480.00
	12/06/2023	Bill	2	Kulpeksa Land Improvement Corp	Watermain Extension with Meter Pit Chamber (Morris County MCA - Total \$56,000 Interim of 33%	18,480.00
	12/06/2023	Bill	2	Kulpeksa Land Improvement Corp	Watermain Extension with Meter Pit Chamber (Morris County MCA - Total \$56,000 Final of 34%	19,040.00
					SERVICE CALL 04/08/2024: Due to existing conduit in parking lot appearing to be damaged due to excavation for new water line.Repaired existing 1" conduit for site lighting at (3) locations Provided installation of new wire where needed to complete	
	04/19/2024	Bill	10489	RG HOFFMAN ELECTRICAL CONTRACTORS LLC	circuit; terminated and tested	2,350.00
	05/01/2024	Bill	extra wo #1	Kulpeksa Land Improvement Corp	12" x 8" Adapter w/hardware to connect to existing main	488.00
	05/01/2024	Bill	extra wo #1	Kulpeksa Land Improvement Corp	Adjustments in meter pit to fit meter	1,500.00
	05/01/2024	Bill	extra wo #1	Kulpeksa Land Improvement Corp	8 each 8" Field-Lok restraining gaskets as required by Twsp. Of Roxbury at cost \$68.00ea	544.00
	05/01/2024	Bill	extra wo #1	Kulpeksa Land Improvement Corp	Additional 6 tons of asphalt used due to poor condition of road and driveway at material cost of \$78.00 ton	468.00
Total for 1400.7 Contractor						<u>\$ 119,410.00</u>
TOTAL						<u>\$ 140,325.57</u>

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **HJR GROUP, LLC** (the "Transferor") having an address of 100 Stierli Court, Mt. Arlington, NJ 07856, for good and valuable consideration from the **MORRIS COUNTY MUNICIPAL UTILITIES AUTHORITY** (the "Transferee"), having an address of 370 Richard Mine Road, Wharton, NJ 07885, the receipt of which is hereby acknowledged, has bargained and transferred, and by these presents does grant and convey to the Transferee, its successors and assigns, the water meter chamber and appurtenances as depicted on the plan prepared by William D. Ryden, P.E., Anderson & Denzler Assoc., Inc. Consulting Engineers, dated July 28, 2023 and located on the plan prepared by DMC Associates, Inc., last revised October 6, 2025, both plans are attached as Exhibit A (the "Water Meter Chamber").

TO HAVE AND TO HOLD the same unto the Transferee, its successors and assigns forever and Transferor does covenant to and with the Transferee it is the owner of and has the right, after obtaining all necessary releases, to transfer the said Water Main Meter Chamber free and clear of all liens, security interests, encumbrances, leases and restrictions of any kind and nature, and will defend the same against any person or persons whomsoever claiming the same.

Except for the foregoing warranty of title, the Water Main Meter Chamber is conveyed AS IS, WHERE IS, WITH ALL FAULTS, and Transferor makes no representations or warranties, express or implied, by operation of law or otherwise, with respect to the quality, physical condition or value thereof. Without limiting the foregoing, it is understood and agreed that Transferor makes no warranty of habitability, suitability, merchantability or fitness of any such asset for a particular purpose.

The undersigned has executed this Bill of Sale by its duly authorized representative the _____ day of _____, 2026.

HJR GROUP, LLC

By: _____
ANDREA D. LEVENE
Authorized Representative

STATE OF NEW JERSEY, COUNTY OF BERGEN SS:

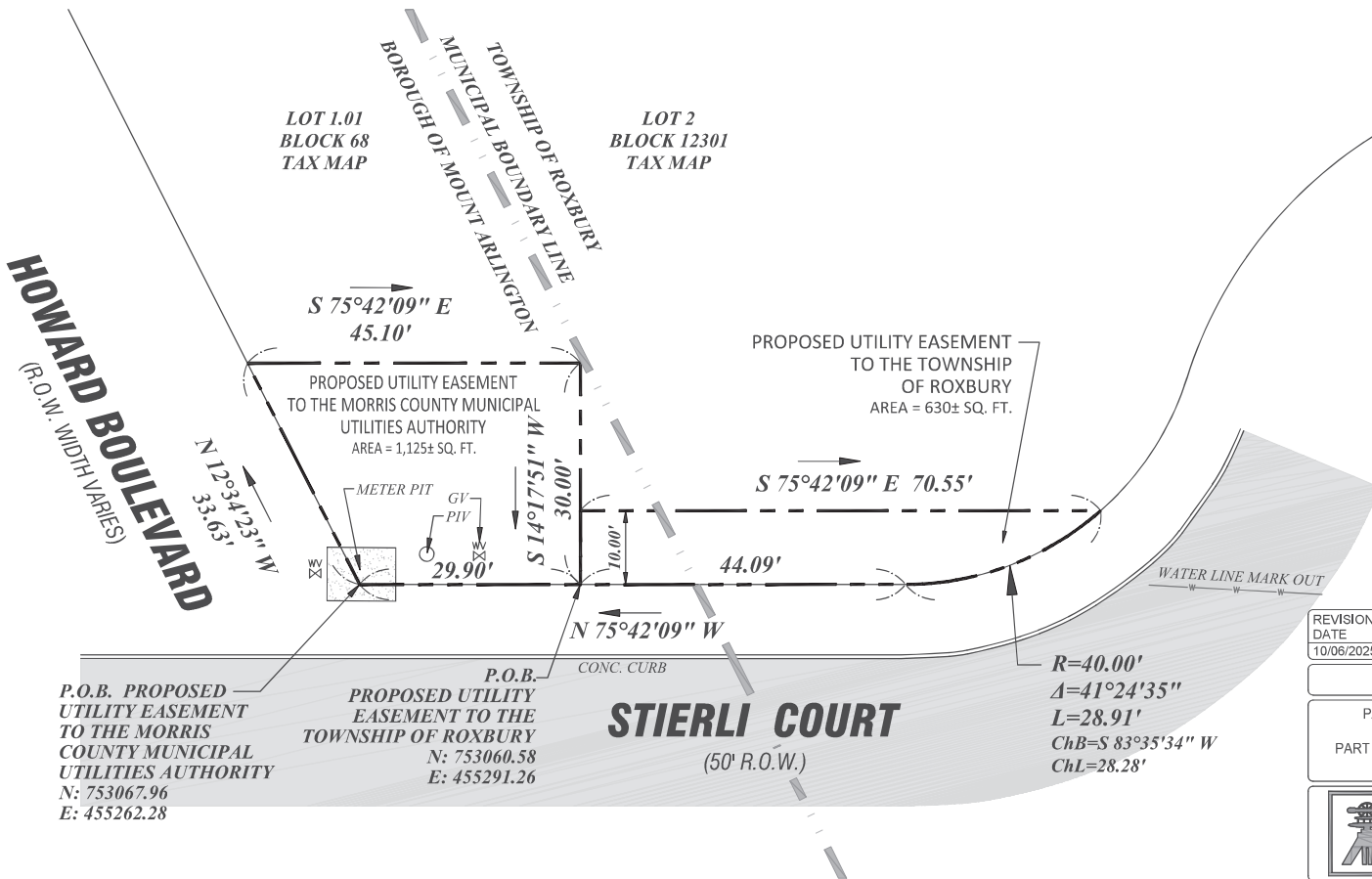
I CERTIFY that on _____, 2026, ANDREA D. LEVENE personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Authorized Representative of HJR GROUP, LLC, the entity named in this instrument; and,
- (c) executed this instrument as the act of the entity named in this instrument.

(Notary Public)

EXHIBIT A

(Water Main Meter Chamber, Materials and Equipment Details)



REF. N.J.S.P.C.S. (NAD83)

REVISION DATE	DESCRIPTION	BY
10/06/2025	REVISED PER ATTORNEY COMMENTS	BP

PROPOSED UTILITY EASEMENT

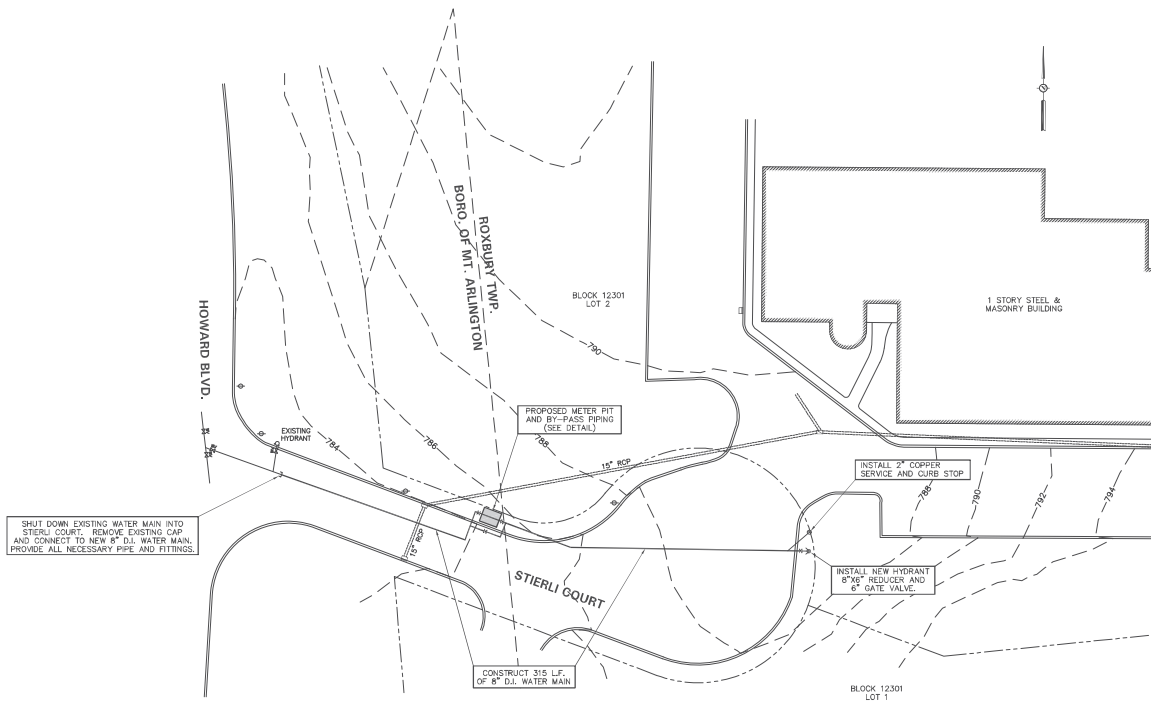
PART OF TAX LOT 2, BLOCK 12301, TOWNSHIP OF ROXBURY
AND
PART OF TAX LOT 1.01, BLOCK 68, BOROUGH OF MOUNT ARLINGTON,
MORRIS COUNTY, NEW JERSEY



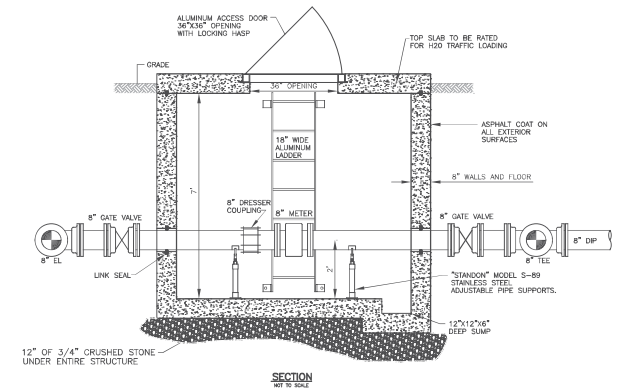
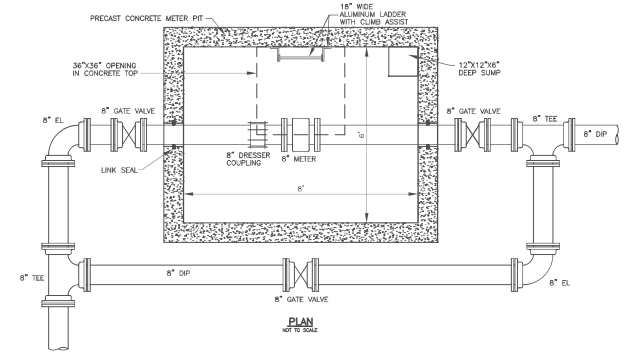
DMC ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6 CAREY AVENUE, BUTLER, NJ 07405
TEL.: (973) 838-9187 FAX: (973) 838-4389 INFO@DMCSURVEYING.COM

ROBERT L. CIGOL, N.J.P.L.S. No. 24GS04026100
CERTIFICATE OF AUTHORIZATION No. 24GA27919000

DRAWN BY: ZM	SCALE: NOT TO SCALE	DATE: 10/02/2025	SHEET No.: 1 OF 1	DMC No.: 2406036
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PLAN
SCALE: 1" = 30'



METER PIT DETAIL
SCALE: 1/2" = 1'-0"



STIERLI COURT WATER MAIN EXTENSION Township of Roxbury, Morris County, New Jersey

PLAN AND METER PIT NOT TO SCALE			
ANDERSON & DENZLER ASSOC., INC. CONSULTING ENGINEERS 383 RIDGEDALE AVE. EAST HANOVER, N.J. 07936 CERTIFICATE OF AUTHORIZATION No. 246827917400			
WILLIAM D. RYDEN PROFESSIONAL ENGINEER N.J. LIC. NO. 24334 <i>William D. Ryden</i>	TJR 07-28-23 DATE 07-28-23	WR 2023.11 1 of 3	