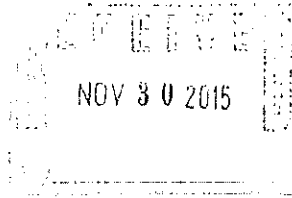




New Jersey
Natural Gas



November 23, 2015

Mr. Ronald Aulenbach
Director of Engineering
M & M Realty Partners, LLC
1260 Stelton Road
Piscataway, NJ 08854

**Re: Investors Savings Bank
626 River Road
Fair Haven, NJ
Block 31; Lot 1**

Dear Mr. Aulenbach:

Thank you for your recent inquiry regarding the availability of natural gas for the above referenced property.

Natural gas service is available to the location, subject to the terms and conditions of our approved Board of Public Utilities tariff, plus any necessary easements and permitting requirements. Our existing facility locations have not been provided. We can discuss any required information regarding our facilities once your application for gas service is submitted.

Important note: New Jersey Natural Gas does not allow natural gas meters to be located inside buildings, including parking garages. Please share this information with the property owner, architect, and building design team.

Please contact me with regards to any specific questions on this project.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert Gallo".

Robert Gallo
Director
Core Business Development

RG/bls



Construction Department

M & M Realty Partners at Fair Haven, LLC
1260 Stelton Road
Piscataway, New Jersey 08854
Attn: Ronald Aulenbach

Your ref
Our ref
Name Greg Fiasconaro
Phone 732-933-5910
Fax 732-842-0866
E-Mail Gregory.fiasconaro@anjw
ater.com

October 7, 2015

RE: Water Availability: 626 River Road (Block: 31, Lot: 1) – Fair Haven

Please be advised that New Jersey American Water Company has an existing 18" water main on River Road fronting your property. Because we do not know what the demands for any new services will be, we cannot verify that the main will support any new services you may require. However, allowing for the proper design and installation of appropriate facilities, water service can be provided. If off site construction is needed to provide the service, it will be payable by the requestor.

Please note that some water main extensions required for water service may be subject to approval by the New Jersey Department of Environment Protection (NJDEP) and other applicable regulatory agencies. The Developer is fully responsible for investigating the need for a permit, funding, submitting and obtaining all required applications and permits. New Jersey American Water Company makes no representation that permits or approvals are required or will be granted by the regulatory agencies and makes no representation about the duration of the permit application review period by said agencies.

If you have any questions, call me at (732) 933-5910.

Sincerely,

Greg Fiasconaro
Operations Representative 2

Jersey Central Power & Light

A FirstEnergy Company

331 Newman Springs Road, Bldg. 3
Suite 325
Red Bank, NJ 07701

December 29, 2015

M & M Realty Partners At Fair Haven, LLC
Attn: Ronald Aulenbach
1260 Stelton Rd
Piscataway, NJ 08854

Re: Investors Savings Bank, Fair Haven NJ

Dear Applicant/Customer:

In response to your recent request for service on the subject property, the following information is provided regarding the process for obtaining electric service from Jersey Central Power & Light Company, ("JCP&L").

It has been determined that the subject property is within JCP&L's service territory. Electric service will be provided in accordance with JCP&L's Tariff for Service which is on file with and approved by the New Jersey Board of Public Utilities. Completion of your request for service is contingent upon your obtaining all required approvals from appropriate authorities and agencies, including, but not limited to, permits for construction. It will be your responsibility to provide JCP&L with complete electric load information and site plans for review, approvals, and engineering, etc. well in advance of construction of the proposed facility.

JCP&L will begin construction approximately ninety (90) days after receipt of the following items. Please bear in mind, however, that weather or terrain conditions can affect the anticipated work schedule.

- Signed agreement (Right-of-Way/Easement, URD Agreement, Fixed Bill, or Pay-Now/Pay-Later Contract) as applicable
- Payment of non-refundable contribution and/or refundable deposit, as applicable
- Site plan that has been approved by the municipality for the proposed development project, showing specific locations of all streets, curb lines, property lines, sidewalks, street lights, and building location, where applicable.

The Applicant/Customer is responsible for compliance with all Federal, State and Local Codes. This includes, but is not limited to the National Electric Code and the National Electric Safety Code. JCP&L reserves the right to refuse connection to customer premises that are not in compliance with applicable Codes.

The exact method of service to the point of delivery will be determined subject to the above-requested information and approval by our Regional Engineering Process. This may require the Applicant/Customer to provide a mutually agreeable location for a substation and/or pay for a prorated portion of the cost to upgrade system facilities or add other necessary equipment to the electrical infrastructure in order to meet your requirements.

Thank you for your inquiry. If you wish to proceed with this project, you'll need to apply for service by calling 1-800-662-3115. We look forward to working with you.

Respectfully,


Harvey Lockley

Jersey Central Power & Light Company
Central Region Engineering Services

Two Rivers Water Reclamation Authority

One Highland Avenue • Monmouth Beach, New Jersey 07750

(732) 229-8578 • Fax (732) 870-1442

<http://www.trwra.org>

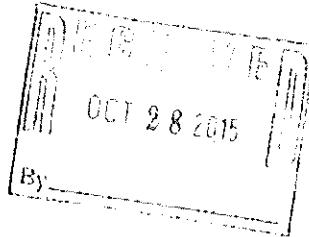
Fair Haven
Little Silver
Monmouth Beach

Oceanport
Shrewsbury
West Long Branch

October 23, 2015

To Whom It May Concern

Re: 626 River Road
Block 31 Lot 1
Borough of Fair Haven



The Authority provides sewer service to the referenced property.

The Applicant shall apply to the Authority for Site Plan approval after receiving a minimum of preliminary approval from the Borough.

The existing lateral connection is in Cedar Avenue. At the time of demolition of the existing structures, application shall be made to disconnect (cut and cap) the sanitary sewer lateral in accordance with the Authority Rules and Regulations. Re-use of the lateral is permitted.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,

Dennis J. Galvin, P.E.
Engineering Manager

s:\towns-engineering\fair haven\b 31 | 1 626 river\will serve 10-23-15.docx



"Setting The Standard In Water Reclamation"

Customer Towns: Eatontown • Fort Monmouth • Red Bank • Rumson • Sea Bright • Shrewsbury Township • Tinton Falls