



ProTitleUSA.com

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 Phone: (888) 878-8081  
 Fax: (888) 878-8081

Processed Information			
Owner's Name	R & R HOLDINGS LLC	Completed Date	09/15/08
Address	50 GROVE ST, BRIDGETON NJ 08302	Index Date	09/16/08
County	Cumberland	Report Type	Full Owner Search
2nd Owner Name	-	3rd Owner Name	-

Ownership Information			
Tax Sale Certificate: Edison Tax Services, LLC to R&R Holdings LLC, dated 4/25/2008 Recorded 5/13/08 Book: 4043 Page 4735 for \$5,791.84			
1 <sup>st</sup> Owner Deed Information			
Grantee(s)/Deed Owner	R&R Holdings LLC	Instrument   Book/Page#	2799/101
Property Address	50 GROVE ST, BRIDGETON NJ 08302	County	Cumberland
Deed Date	12/27/04	Assessed	\$150,000.00
Recorded Date	01/03/05	Type	Deed
Legal Description	Short: Block: 132 Lot: 1.02	APN# / Parcel #	01-00132-0000-00001-0002
Grantor	CITY OF BRIDGETON, a Municipice Corporation of the State of New Jersey	Consideration Amount	\$15,000
2 <sup>nd</sup> Owner Deed Information			
Transfer of Title from 4 Star Products, INC to CITY OF BRIDGETON per document 123260.			

Mortgage Information			
Borrower	4 Star Products, INC	Date Signed	10/1/1985
Lender	New Jersey Economic Development Authority	Date Recorded	10/17/1985
Trustee	-	Book/Page or Inst #	78-270
Mortgage Type		Consideration Amount	\$1,200,000
Mortgagee Assigned to	First Jersey National Bank	Mortgage Assign Date	10/01/1985
Mortgage Release Date	-	Mortgage Assign Book/Pa	78-271
Borrower	4 Star Products, INC	Date Signed	11/4/1985
Lender	New Jersey Economic Development Authority	Date Recorded	11/07/1985
Trustee	-	Book/Page or Inst #	1092-91
Mortgage Type	-	Consideration Amount	\$900,000
Mortgagee Assigned to	-	Mortgage Assign Date	-
Mortgage Release Date	-	Mortgage Assign Book/Pa	-
Borrower	4 Star Products, INC	Date Signed	11/29/1994
Lender	National Westminster Bank, NJ	Date Recorded	12/07/1994
Trustee	-	Book/Page or Inst #	2087-227
Mortgage Type	Open Ended \$2,970,000	Consideration Amount	\$2,300,000
Mortgagee Assigned to	Unconditional Assignment OF RENTS and LEASES (see attached)	Mortgage Assign Date	-
Mortgage Release Date	-	Mortgage Assign Book/Pa	-

Judgments and Liens Against Owner			
Doc #	Type	Date Recorded	Amount
123260	Lis Pendis (attached) : CITY OF BRIDGETON vs. 4 Star		(see attached)

This title search report was performed in accordance with generally accepted standards. The report is provided for information of addressee only and liability hereunder is limited to the cost of the search. This report may **not** contain information affecting above real estate property that can not be indexed due to different spelling of owner's name or incorrectly recorded parcel number or recorder clerk error. This report is subject to terms and conditions of ProTitleUSA.com.



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	Products, INC		

Year	Property Tax Status	Amount	Date
3 <sup>rd</sup> Qtr	Open (Not posted)	-	-
2 <sup>nd</sup> Qtr	Paid	\$1,728.79	-
<b>Patriot Search Run Against Owner(s)</b>			
	Clear		
<b>Bankruptcy Court</b>			
<b>Defendant Information</b>	<b>Case #</b>		
	None found		
<b>Additional Information</b>			

Note: Please check the following documents attached:  
 [1] Easement: P/B 1819-43 Recorded 11-29-1989 between 4 Star Products INC and Atlantic City Electric Company and NJ Bell Telephone Company.

This title search report was performed in accordance with generally accepted standards. The report is provided for information of addressee only and liability hereunder is limited to the cost of the search. This report may **not** contain information affecting above real estate property that can not be indexed due to different spelling of owner's name or incorrectly recorded parcel number or recorder clerk error. This report is subject to terms and conditions of ProTitleUSA.com.



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## Legal Description

**ALL** that certain tract or parcel of land situate in the City of Bridgeton, County of Cumberland and State of New Jersey, more particularly described in accordance with a plan entitled "Proposed Minor Subdivision for Bridgeton Municipal Port Authority, situated in the City of Bridgeton, County of Cumberland, New Jersey by John G. Reulter Associates, dated June 14, 1986."

**BEGINNING** at a point said point the Northwest intersection of Grove Street (50 feet wide) and Henry Street (50 feet wide) and extending; thence

- (1) South 79 degrees 23 minutes 38 seconds West along the Northerly line of said Henry Street, a distance of 202.78 feet to a set P.K. painted white; thence
- (2) North 08 degrees 00 minutes 42 seconds West, a distance of 106.47 feet to a set P.K. in orange paint; thence
- (3) South 73 degrees 00 minutes 46 seconds West, a distance of 70.08 feet to a set P.K. in orange paint; thence
- (4) North 10 degrees 50 minutes 34 seconds West, a distance of 112.38 feet to a set P.K. in orange paint; thence
- (5) North 56 degrees 51 minutes 26 seconds East, a distance of 104.38 feet to a set P.K. in orange paint; thence
- (6) North 08 degrees 15 minutes 02 seconds East, a distance of 20.54 feet to a set P.K. painted white; thence
- (7) North 08 degrees 45 minutes 68 seconds East, a distance of 64.24 feet to a set P.K. painted white; thence
- (8) North 02 degrees 03 minutes 01 seconds West, a distance of 135.26 feet to a set P.K. painted white; thence
- (9) North 16 degrees 24 minutes 22 seconds West, a distance of 15.91 feet to a set P.K. in orange paint; thence
- (10) North 88 degrees 28 minutes 31 seconds East, a distance of 83.38 feet to a rebar with cap set in the Westerly line of Grove Street; thence
- (11) South 14 degrees 36 minutes 22 seconds East, along said Grove Street, a distance of 489.56 feet to the point and place of Beginning.

**FOR INFORMATIONAL PURPOSES ONLY:**

**BEING** Lot 1.02, Block 132, as shown on the City of Bridgeton Tax Map.

**COMMONLY** known as Grove Street.

This title search report was performed in accordance with generally accepted standards. The report is provided for information of addressee only and liability hereunder is limited to the cost of the search. This report may **not** contain information affecting above real estate property that can not be indexed due to different spelling of owner's name or incorrectly recorded parcel number or recorder clerk error. This report is subject to terms and conditions of ProTitleUSA.com.



Instr# 180418 DEED Gloria Note  
 Recorded/Filed PMR Cumberland County Clerk  
 01/03/2005 11:28 Bk 2799 Pg 101 BRID

Consideration: 15000.00 E  
 County: 0.00  
 State: 0.00  
 N.P.R.F.: 0.00  
 Realty Tax: 0.00  
 Fees: 80.00

Prepared by:  
  
 JAMES J. SEELEY, ESQUIRE

**DEED**  
 (Quit-Claim)

5780 A7FO

THIS DEED is made on DECEMBER 27<sup>th</sup>, 2004,

**BETWEEN** CITY OF BRIDGETON, a Municipal Corporation of the State of New Jersey,  
 whose address is 181 E. Commerce Street, Bridgeton, New Jersey 08302,  
 hereinafter referred to as the Grantor(s),

**AND** R & R HOLDINGS, L.L.C., a Limited Liability Company of the State of New Jersey  
 whose address is 924 Mercer Drive, Haddonfield, New Jersey 08033  
 hereinafter referred to as the Grantee(s).

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

**TRANSFER OF OWNERSHIP.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **FIFTEEN THOUSAND (\$15,000.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION.** The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** (N.J.S.A. 46:15-2.1) **CITY OF BRIDGETON**, County of Cumberland and State of New Jersey being.

**BLOCK** 132 **LOT NO.(S)** 1.02

**PROPERTY.** The property consists of the land and all the buildings and structures on the land of the City of Bridgeton, County of Cumberland and State of New Jersey. The legal description is: **See attached Schedule "A".**

**SEE ATTACHED SCHEDULE "A"**

**BEING** Block 132, Lot 1.02, as show on the Tax Maps of the City of Bridgeton, County of Cumberland and State of New Jersey.

**TYPE OF DEED.** This Deed is called a Quit-Claim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee(s).

**BEING** part of the same land and premises which became vested in the City of Bridgeton, a Municipal Corporation of the State of New Jersey by virtue of a Final Judgment in the Superior Court of New Jersey, Chancery Division, Cumberland County Docket No. F-10119-03, City of Bridgeton, Plaintiff vs. Block 132, Lot 1.02, assessed to Four Star Products, Inc., Defendant filed December 15, 2003 in the Cumberland County Clerk's Office in Deed Book 2701, Page 301 &c.

**RESTRICTIVE COVENANT.** The premises shall not be utilized for the storage, treatment or processing of any hazardous waste or solid waste material as defined by the Laws and Regulations of the State of New Jersey and of the United States, nor any kind of solid industrial waste. This covenant shall touch and concern and run with the land.

**SIGNATURES.** The Grantor signs this Deed as of the date at the time of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

ATTESTED  
  
 Darlene J. Richmond, RMC, City Clerk

CITY OF BRIDGETON  
 BY:   
 MICHAEL A. PIROLI, MAYOR



File No.: B11128

**COMMITMENT FOR TITLE INSURANCE  
Schedule C  
Legal Description**

ALL that certain tract or parcel of land situate in the City of Bridgeton, County of Cumberland and State of New Jersey, more particularly described in accordance with a plan entitled "Proposed Minor Subdivision for Bridgeton Municipal Port Authority, situated in the City of Bridgeton, County of Cumberland, New Jersey by John G. Reutter Associates, dated June 14, 1986."

**BEGINNING** at a point said point the Northwest intersection of Grove Street (50 feet wide) and Henry Street (50 feet wide) and extending; thence

- (1) South 75 degrees 23 minutes 38 seconds West along the Northerly line of said Henry Street, a distance of 202.78 feet to a set P.K. painted white; thence
- (2) North 08 degrees 00 minutes 42 seconds West, a distance of 106.47 feet to a set P.K. in orange paint; thence
- (3) South 73 degrees 00 minutes 46 seconds West, a distance of 70.08 feet to a set P.K. in orange paint; thence
- (4) North 10 degrees 50 minutes 34 seconds West, a distance of 112.36 feet to a set P.K. in orange paint; thence
- (5) North 58 degrees 51 minutes 28 seconds East, a distance of 104.36 feet to a set P.K. in orange paint; thence
- (6) North 08 degrees 15 minutes 02 seconds East, a distance of 20.54 feet to a set P.K. painted white; thence
- (7) North 08 degrees 45 minutes 58 seconds East, a distance of 64.24 feet to a set P.K. painted white; thence
- (8) North 02 degrees 03 minutes 01 seconds West, a distance of 135.26 feet to a set P.K. painted white; thence
- (9) North 16 degrees 24 minutes 22 seconds West, a distance of 15.91 feet to a set P.K. in orange paint; thence
- (10) North 88 degrees 28 minutes 31 seconds East, a distance of 83.38 feet to a rebar with cap set in the Westerly line of Grove Street; thence
- (11) South 14 degrees 38 minutes 22 seconds East, along said Grove Street, a distance of 488.56 feet to the point and place of Beginning.

**FOR INFORMATIONAL PURPOSES ONLY:**

**BEING** Lot 1.02, Block 132, as shown on the City of Bridgeton Tax Map.

**COMMONLY** known as Grove Street.

**SCHEDULE "A"**

GIT/REP-3  
(11-04)

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)**

Name(s)

City of Bridgeton, A Municipal Corporation of the State of New Jersey

Current Resident Address:

Street: 181 East Commerce Street

City, Town, Post Office

State

Zip Code

Bridgeton

NJ

08302

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

132

1.02

Street Address:

100 Grove Street

City, Town, Post Office

State

Zip Code

Bridgeton

NJ

08302

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$15,000.00

12/28/2004

**SELLER ASSURANCES (Check the Appropriate Box)**

1.  I am a resident taxpayer 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 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:5-1-1 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.

**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.

12-27-04

Date

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

RTF-1 (Rev. 2/1/2000)

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 as amended by c. 308, P.L. 1991 (N.J.S.A. 46:15-3 et seq.)

STATE OF NEW JERSEY

COUNTY OF CUMBERLAND

} SS.

FOR RECORDER'S USE ONLY
Consideration \$ 15,000.00
Realty Transfer Fee \$ Exempt
Date 1-3-05 By AMR

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions # 3, 4, and 5 on reverse side)

Deponent, James J. Sealey, Esquire, being duly sworn according to law upon his/her oath deposes and says that

(Name)

he/she is the Solicitor for the City of Bridgeton, in a deed dated December 28, 2004

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution etc.)

transferring real property identified as Block No. 132 Lot No. 102

located at 100 Grove Street, in the City of Bridgeton, County of Cumberland and State of New Jersey

(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$15,000.00.

(3) FULL EXEMPTION FROM FEE

Deponent states that this deed transaction is fully exempt from the realty transfer fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail (See Instruction # 7.) Mere reference to exemption symbol is not sufficient.

(b) By or to the United States of America, this State, or any instrumentality, agency or subdivision

(4) PARTIAL EXEMPTION FROM FEE

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. (See Instructions 8 and 9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

A. SENIOR CITIZEN (See Instruction # 8)

- Grantor(s) 62 years of age or over.
Owned and occupied by grantor(s) at time of sale.
One or two-family residential premises.
Owners as joint tenants must all qualify except, in the case of a spouse.

B. BLIND (See instruction # 8)

- Grantor(a) legally blind.
One or two-family residential premises.
Owned and occupied by the Grantor at the time of sale.
Receiving disability payments.
Not gainfully employed.
No owners as joint tenants other than spouse or other qualified exempt owners.
No owners as joint tenants other than spouse or other qualified exempt owner.

\*In the case of husband and wife only one grantor need qualify.

C. LOW AND MODERATE INCOME HOUSING (See Instructions # 8)

- Affordable According to H.U. D. Standards.
Reserved for Occupancy.
Meets Income Requirements of Region.
Subject to Resale Controls.

D. NEW CONSTRUCTION (See Instruction #9)

- Entirely new improvement.
Not previously occupied.
Not previously used for any purpose.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me this 28 day of December 2004.

Judith Black (Signature)

JUDITH BLACK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 10, 2007

James J. Sealey (Signature) City of Bridgeton
Name of Deponent Name of Grantor
James J. Sealey, Esquire A Municipal Corporation of the
SEALEY LAW OFFICE, LLC State of New Jersey
183 W. Commerce Street 181 E. Commerce Street
Bridgeton, NJ 08302 Bridgeton, NJ 08302
Address of Deponent Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY
Instrument Number 180416 County Cumberland
Deed Number Book 2282 Page 107
Deed Dated 12-27-04 Date Recorded 1-3-05

STATE OF NEW JERSEY, COUNTY OF CUMBERLAND ss.

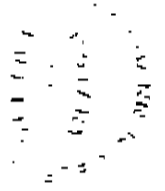
BE IT REMEMBERED that on December 27, 2004, DARLENE J. RICHMOND, personally came before me and this person acknowledged under oath, to my satisfaction, that: (a) this person is the Clerk of the City of Bridgeton, the corporation named in this Deed; (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is MICHAEL A. PIROLI, the Mayor of the corporation; (c) this Deed was signed and delivered by the corporation as to its voluntary act duly authorized by a proper resolution of its Board of Directors; (d) this person knows the proper seal of the corporation which was affixed to this Deed; (e) this person signed this proof to attest to the truth of these facts; and (f) the full and actual consideration paid or to be paid for the transfer of title is \$15,000.00 (Such consideration is defined in N.J.S.A. 45:15-5).

*Darlene J. Richmond*  
DARLENE J. RICHMOND, RMC, CITY CLERK

Signed and Sworn to before me this 27 day of December, 2004.

*Mary L. Kimble*

MARY L. KIMBLE  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES APRIL 28, 2007



**D E E D**  
(Quit-Claim)  
**CITY OF BRIDGETON, a Municipal Corporation of the State of New Jersey**  
Grantor(s)  
TO:  
**R & R HOLDING, L.L.C., a Limited Liability Company of the State of New Jersey**  
Grantee(s)

Dated: DECEMBER 27, 2004

Record and Return to:  
~~James J. Seeley, Esquire  
SEELEY LAW OFFICE  
A Limited Liability Company  
163 W. Commerce Street  
Bridgeton, NJ 08302  
(856) 451-8030~~

81128  
RECORD AND RETURN TO:  
CONTINENTAL LAND TITLE SERVICE, INC.  
40 FAYETTE STREET  
BRIDGETON, NJ 08302



0

E

123260

*Chg Mail - SASK*  
 SEELEY LAW OFFICE, L.L.C.  
 163 West Commerce Street  
 Bridgeton, New Jersey 08302  
 (856) 451-8050  
 Attorney for Plaintiff

**FILED**  
 SUPERIOR COURT OF NJ  
 DEC 03 2003

CITY OF BRIDGETON, in the County of  
 Cumberland, a Municipal Corporation of the  
 State of New Jersey  
 Plaintiff,  
 Vs.  
 Block 132, Lot 1.02, assessed to Four Star  
 Products, Inc.  
 Defendant.

*DEF*  
 SUPERIOR COURT OF NEW JERSEY  
 CHANCERY DIVISION  
 CUMBERLAND COUNTY  
 DOCKET NO. F-10119-03  
 CIVIL ACTION  
 FINAL JUDGMENT

This cause being opened to the Court by James J. Seeley, Esquire, Attorney for Plaintiff,  
 and it appearing that Plaintiff filed its Complaint pursuant to the provisions of R.S. 54:5-104.29  
 et seq. as amended and the rules of the Court governing such practice and procedure to foreclose,  
 In Rem, one certain tax sale certificate as follows:



1948-234

Instr# 142788  
 Recorded/Filed RMG  
 12/15/2003 11:30  
 FJ  
 Cumberland County Clerk  
 Bk 2710 Pg 301 FLOU

1/18

0

1

Schedule Number	Mort. Book & Page No. in Cumberland County Clerk's Office		Description of Land as it appears on Tax Duplicate & Tax Sale Certificate		Name of Owner as it appears on last Tax Duplicate
	Book	Page	Block	Lot	
1	1948	234	132	1.02	Four Star Products, Inc.

That notice of this foreclosure suit in the form prescribed by said statute and the rules of this Court was published once in the Bridgeton News, a newspaper circulating in the City of Bridgeton, the municipality wherein the lands to be affected are located, and it further appearing that no answer has been filed in this cause by any person having or claiming to have a right, title, or interest in or to, or lien upon any parcel of land described in the Complaint filed herein within the time fixed by said statute, and it appearing that the Plaintiff has filed a copy of the Complaint in the Office of the Tax Collector of the City of Bridgeton, and in the Office of the Clerk of the County of Cumberland, and in the office of the Attorney General of the State of New Jersey, and the Court having read and considered the verified Complaint filed herein, together with the proofs of publication, mailing and posting of said Notice of Foreclosure, and the Affidavit showing that there has been no redemption of the aforesaid tax sale certificates; and the Court being satisfied and having determined that there has been a compliance with the said statute:

IT IS THEREUPON, on this 3rd day of DECEMBER, 2003,  
ORDERED AND ADJUDGED that all persons having a vested or contingent title or interest in or lien or claim upon or against said lands, including the State of New Jersey, and any agency and political subdivision thereof, and their heirs, devisee and personal representatives, and their or any of their heirs, devisee, executors, administrators, grantees, assigns, or successors, in right, title, or interest, notwithstanding any infancy or incompetency of such person or persons, all other persons, their heirs, devisee, and personal representatives and their or any of their heirs, devisee, executors, administrators, grantees, assigns, or successors in right, title, or interest, be barred of the right of redemption and be foreclosed of all prior or subsequent alienations and

descents of said lands and encumbrances thereon, and that an absolute and indefeasible estate of inheritance in fee simple in said lands be vested in Plaintiff, the City of Bridgeton.

Respectfully recommended:  
R-1:34-6 OFFICE OF FORECLOSURE

, J.S.C.

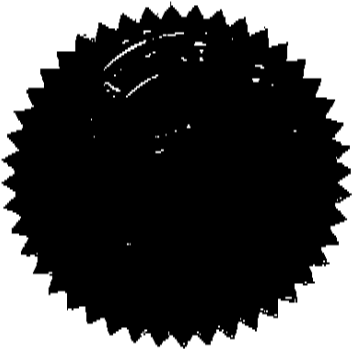
Neil H. ... P.J. Ch.

Schedule Number	Transferor or Purchaser of Title	Date	Date Recorded	Book	Page
1	4 Star Products, Inc. a New Jersey Corporation	08/30/85	09/10/85	1570	111

I, Donald F. Phelan, Clerk of the Superior Court of New Jersey, the same being a Court of Record, do hereby certify that the foregoing is a true copy of the *Final Judgment* now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court at Trenton, this *3rd* day of *October*, Two Thousand-*THREE*

*Donald F. Phelan*  
 Donald F. Phelan  
 Clerk of the Superior Court



103-DEED - BARGAIN AND SALE (Consistent with Grantor's Act)  
192 TO 202. On CDPS - Plain Language  
BOOK 1570 PAGE 111  
Copyright © 1981 by ALL-STATE LEGAL SUPPLY CO.  
One Commercial Drive, Cranford, N.J. 07016

**DEED**

PREPARED BY:  
*John A. Casarow, Jr.*  
JOHN A. CASAROW, JR.

This Deed is made on August 30, 19 85

BETWEEN BRIDGETON MUNICIPAL PORT AUTHORITY, a body politic and port authority created under the laws of the State of New Jersey, pursuant to N.J.S.A. 40:68A-29 et seq., having its principal place of business at P. O. Box 702, Bridgeton, N. J.

whose address is \_\_\_\_\_ referred to as the Grantor.

AND 4 STAR PRODUCTS, INC., a New Jersey Corporation, having its principal place of business at 132 S. Main Road, Vineland, New Jersey,

COUNTY OF CUMBERLAND  
REGISTRATION 175,000.00  
PROPERTY TRANSFER FEE 25.00  
DATE 9-10-85 BY [Signature]

whose post office address is \_\_\_\_\_ referred to as the Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE HUNDRED SEVENTY-FIVE THOUSAND (\$175,000.00) DOLLARS

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Bridgeton  
Block No. 132 Part of Lot No.1 and 3 Account No.  
 No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the City of \_\_\_\_\_ of Bridgeton County of Cumberland and State of New Jersey. The legal description is:

ALL THAT CERTAIN tract or parcel of land situate in the City of Bridgeton, County of Cumberland, State of New Jersey, more particularly described in accordance with a plan entitled, "Proposed Minor Subdivision for Bridgeton Municipal Port Authority, situated in the City of Bridgeton, County of Cumberland, New Jersey, by John G. Reutter Associates, dated June 14, 1985."

BEGINNING at a point, said point being the northwest intersection of Grove Street (50 feet wide) and Henry Street (50 feet wide), and extending; thence (1) S75°23'38"W, along the northerly line of said Henry Street, a distance of 202.78 feet to a set P.K. painted white; thence (2) N08°06'42"W, a distance of 106.47 feet to a set P.K. in orange paint; thence (3) S73°00'46"W, a distance of 70.08 feet to a set P.K. in orange paint; thence (4) N10°50'34"W, a distance of 112.36 feet to a set P.K. in orange paint; thence (5) N58°51'26"E, a distance of 104.36 feet to a set P.K. in orange paint; thence (6) N08°15'02"E, a distance of 20.54 feet to a set P.K. painted white; thence (7) N08°45'58"E, a distance of 84.24 feet to a set P.K. painted white; thence (8) N02°03'01"W, a distance of 135.26 feet to a set P.K. painted white; thence (9) N15°24'22"W, a distance of 15.91 feet to a set P.K. in orange paint; thence (10) N68°28'31"E, a distance of 83.36 feet to a rebar with cap set in the westerly line of Grove Street; thence (11) S14°36'22"E, along said Grove Street a distance of 498.96 feet to the point and place of beginning.

Containing 1.89 acres more or less.

Being known as Part of Lots 1 and 3, Block 132, of the Tax Map of the City of Bridgeton.

BEING a part of the same land and premises which Hunt-Wesson Foods, Inc., a Delaware Corporation, conveyed to the Bridgeton Municipal Port Authority by deed dated November 29, 1983, which deed is recorded in the Cumberland County Clerk's Office on December 14, 1983 in Book 1480 of Deeds page 347 &c.

TOGETHER with and subject to the terms of an easement agreement dated August 30, 1985 by and between Bridgeton Municipal Port

BOOK 1570 PAGE 112

Authority and 4 Star Products, Inc., which easement agreement is intended to be recorded in the Cumberland County Clerk's Office at or about the same time as the recording of this deed.

SUBJECT to easements, restrictions, conditions and covenants of record.

RECORDED  
INDEXED  
CUMBERLAND COUNTY CLERK'S OFFICE

1026 107

BOOK 1570 PAGE 113

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

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:  
ATTESTED BY:

BRIDGETON MUNICIPAL PORT AUTHORITY

*Pauline Boykin*  
PAULINE BOYKIN, Secretary

BY: *Donald H. Rainear* (Seal)  
DONALD RAINEAR, Chairman



STATE OF NEW JERSEY, COUNTY OF

SS.:

I CERTIFY that on . 19

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

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$ 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.)

Prepared by:

.....  
(Print name and title before signature)

N.J.S.A. 46:15-13 (Print signer's name before signature)



NC 1646 AFFIDAVIT OF CONSIDERATION  
REV-1 (Rev. 1/1/81)

BOOK 1570 PAGE 114

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(c. 49, P.L. 1968)

ALL-STATE LEGAL SUPPLY  
One Commerce Drive, Clarksburg, N.J. 07002  
RV T-1

PARTIAL EXEMPTION  
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY  
COUNTY OF CUMBERLAND

FOR RECORDER'S USE ONLY  
Consideration \$ 175,000.00  
Realty Transfer Fee \$ empt  
Date 9-10-85 By gls

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, JOHN A. CASAROW, JR., being duly sworn according to law upon his/her oath deposes and says that he/she is the legal representative of grantor

in a deed dated of even date transferring real property identified as Block No. 132 part of Lot 1 and of No. 3 located at Bridgeton Municipal Port Authority site  
Grove Street, Bridgeton, N. J. and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 175,000.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

by or to the U.S.A., this state or any instrumentality, agency or subdivision thereof

(4) PARTIAL EXEMPTION FROM FEE 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. (See Instruction #8)

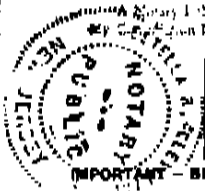
Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

- a) SENIOR CITIZEN (See Instruction #8)
  - Grantor(s) 62 yrs. of age or over.\*
  - One or two-family residential premises.
  - Owned and occupied by grantor(s) at time of sale.
  - No joint owners other than spouse or other qualified exempt owners.
- b) BLIND (See Instruction #8)
  - Grantor(s) legally blind.\*
  - One or two-family residential premises.
  - Owned and occupied by grantor(s) at time of sale.
  - No joint owners other than spouse or other qualified exempt owners.
- c) DISABLED (See Instruction #8)
  - Grantor(s) permanently and totally disabled.\*
  - One or two-family residential premises.
  - Receiving disability payments.
  - Owned and occupied by grantor(s) at time of sale.
  - Not gainfully employed.
  - No joint owners other than spouse or other qualified exempt owners.
- \*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.
- d) NEW CONSTRUCTION (See Instruction #8)
  - Entirely new improvement.
  - Not previously used for any purpose.
  - Not previously occupied.

Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me  
this 30th  
day of August, 19 85  
Estrella R. Cleveland  
ESTRELLA R. CLEVELAND  
A Notary Public in and for the State of New Jersey  
My Commission Expires on Dec 28, 1988

John A. Casarow, Jr.  
JOHN A. CASAROW, JR.  
32 N. Pearl Street  
Bridgeton, N. J. 08302



FOR OFFICIAL USE ONLY. This space for use of County Clerk or Register of Deeds.  
Instrument Number 180085 County Cumberland  
Deed Number \_\_\_\_\_ Book 1570 Page 114  
Deed Dated 8-30-85 Date Recorded 9-10-85

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.  
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be stored or amended without the approval of the Director.  
ORIGINAL - White copy to be retained by County.  
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation, pursuant to N.J.A.C. 18:18-8.12.  
TRIPPLICATE - Pink copy is your file copy.

ORIGINAL YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

NO. 1570 PAGE 115

Minor subdivision of the above described land and premises was approved on AUGUST 29, 1985.

CITY OF BRIDGETON PLANNING BOARD

BY: James Roberts Chairman

BY: Wallace E. Butcher Secretary

JOHN G. WARDELLI  
COUNTY CLERK  
CUMB. COUNTY, N.J.

'85 SEP 10 AM 11 14

SENT TO RECORD

RECEIVED IN THE CLERK'S OFFICE  
OF CUMBERLAND COUNTY, N.J. THIS  
10th DAY OF September  
A. D. 1985 AT 11:14 O'CLOCK IN THE  
FORE NOON AND RECORDED IN BOOK  
1570 OF Deeds  
PAGE 111 & C

John Wardelli CLERK

~~JOHN G. WARDELLI~~  
~~COUNTY CLERK~~  
~~CUMBERLAND COUNTY, N.J.~~

In compliance with the statute I have presented an abstract of the within deed to the Assessor of the taxing district therein mentioned, JOHN G. WARDELLI, County Clerk

DEED

BRIDGETON MUNICIPAL PORT AUTHORITY, a body politic and port authority created under the laws of the State of N. J.,

Grantor.

TO  
4 STAR PRODUCTS, INC., a N. J. Corporation,

Grantee.

Record and return to:

CASAROW, CASAROW & KIENZLE  
32 N. Pearl Street  
Bridgeton, N. J. 08302  
609-455-0566

RECORD & RETURN  
BOX 23 TIME SERVICES  
AGENCY, INC  
P.O. BOX 368  
VINELAND, NJ 08360  
BT 1085

1407  
200  
15.00  
12

180005

STATE OF NEW JERSEY, COUNTY OF CUMBERLAND SS:

I CERTIFY that on August 30, 1985, PAULINE BOYKIN, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of BRIDGETON MUNICIPAL PORT AUTHORITY, the body politic named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is DONALD RAINEAR, the Chairman of the body politic;
- (c) this Deed was signed and delivered by the body politic as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the body politic which was affixed to this Deed.
- (e) this person signed this proof to attest to the truth of these facts; and (f) the full and actual consideration paid ~~and to be paid~~ for the transfer of title is \$175,000.00

Signed and sworn to before me:  
on August 30, 1985  
John G. Wardelli  
County Clerk

Pauline Boykin  
PAULINE BOYKIN, Secretary

180005 BT-1085  
H5058 T 81128

BOOK 1088 PAGE 144

**MORTGAGE AND SECURITY AGREEMENT**

from

**4 STAR PRODUCTS, INC.**

to the

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY**

Dated as of October 1, 1985

Record and Return to:

Henry G. Ferraloli, Esq.  
SHANLEY & FISHER, P.C.  
131 Madison Avenue  
Morristown, New Jersey 07960

Prepared By:

*Henry G. Ferraloli*  
Henry G. Ferraloli, Esq.

For Assignment of this Mortgage, see book  
78 of Release & Assignment of  
Mortgages, Page 1010 dated Oct 17, 1985  
*John A. Cardelli* County Clerk

1088-144

BOOK 1088 PAGE 145

**MORTGAGE AND SECURITY AGREEMENT**

**MORTGAGE AND SECURITY AGREEMENT** (the "Mortgage"), dated as of October 1, 1985, between 4 Star Products, Inc., a corporation organized and existing under the laws of the State of New Jersey having an address at 10 Grove Street, Bridgeton Port Authority, Bridgeton, New Jersey 08302, (the "Mortgagor"), and the New Jersey Economic Development Authority (the "Mortgagee"), a public body corporate and politic constituting an instrumentality of the State of New Jersey, having offices at Capital Place One - CN 990, 200 South Warren Street, Trenton, New Jersey 08625.

**WITNESSETH:****PRELIMINARY STATEMENT**

Concurrently with the delivery of this Mortgage, the Mortgagor is borrowing from the Mortgagee the original principal sum of \$1,200,000 pursuant to a Loan Agreement dated as of October 1, 1985 between the Mortgagor and the Mortgagee and those instruments and documents delivered pursuant thereto (the "Loan Agreement"). The Mortgagee is, in turn, selling its Economic Development Bond (4 Star Products, Inc. Project - 1985 Series) (the "Bond") to First Jersey National Bank/South (the "Purchaser"), which is purchasing the Bond for the face amount of the promissory note evidencing the Mortgagor's obligation to repay the loan (the "Note"). To secure the payment of all amounts payable under the Loan Agreement, the Note, and this Mortgage, the Mortgagor has granted this Mortgage to the Mortgagee.

**CERTAIN DEFINITIONS**

The Mortgagor and Mortgagee agree that, unless the context otherwise specifies or requires, all words and terms defined in the Loan Agreement shall have the respective meanings and be construed herein as therein and, in addition, the following terms shall have the meanings herein specified:

"Improvements" means all structures or buildings now or hereafter located upon the Premises or on any part thereof, including all fixtures of every kind and nature whatsoever forming part of said structures or buildings and all personal property affixed to or used in connection with the operation of said structures or buildings.

"Legal Requirements" means all laws, statutes, codes, ordinances, orders, judgments, decrees, rules, regulations, permits, licenses, authorizations and requirements of, and agreements with, all governments, departments, boards, agencies, officials and officers, foreseen and unforeseen, ordinary or extraordinary, which now or at any time hereafter may be applicable to the Mortgaged Property or any portion thereof or the development thereof.

"Mortgaged Property" means the property described in the Granting Clause.

"Premises" means the land described in Schedule A hereto, including all of the easements, rights, privileges and appurtenances thereunto belonging or in anywise

BOOK 1088 PAGE 158

**SECTION 3.5. Counterparts.** This Mortgage may be executed in any number of counterparts and each of such counterparts shall for any purposes be deemed to be an original; and all such counterparts shall together constitute but one and the same mortgage.

IN WITNESS WHEREOF, this Mortgage has been duly executed by the Mortgagor as of the date first above written, and the Mortgagor hereby acknowledges receipt of a true copy of this Mortgage.



*[Handwritten signature]*

4 STAR PRODUCTS, INC.

By: *[Handwritten signature]*

Lot 8301  
BOOK 1088 PAGE 160

DATE: 9/10/85

NUMBER: C-4401-33922

Appl #: BT-1085 Revised

DESCRIPTION OF PREMISES

ALL that certain tract or parcel of land and premises, situate in the City of Bridgeton, in the County of Cumberland and State of New Jersey, more particularly described in accordance with a plan entitled, "Proposed Minor Subdivision for Bridgeton Municipal Port Authority, situate in the City of Bridgeton, in the County of Cumberland, New Jersey, by John G. Rautter Associates, dated June 14, 1985."

BEGINNING at a point, said point being the Northwest intersection of Grove Street (50 feet wide) and Henry Street (50 feet wide) and extending; thence (1) S75°23'38"W along the northerly line of said Henry Street, a distance of 202.78 feet to a set P.K. painted white; thence (2) N08°06'42"W; a distance of 106.47 feet to a set P.K. in orange paint; thence (3) S73°00'46"W, a distance of 70.08 feet to a set P.K. in orange paint; thence (4) N10°50'34"W a distance of 112.36 feet to a set P.K. in orange paint; thence (5) N58°51'26"E, a distance of 104.36 feet to a set P.K. in Orange paint; thence (6) N08°15'02"E a distance of 20.54 feet to a set P.K. painted white; thence (7) N 08°45'58"E, a distance of 84.24 feet to a set P.K. painted white; thence (8) N02°03'01"W a distance of 135.26 feet to a set P.K. painted white; thence (9) N15°24'22"W, a distance of 15.91 feet to a set P.K. in orange paint; thence (10) N4 68°28'31"E, a distance of 83.36 feet to a rebar with cap set in the westerly line of Grove Street; thence (11) S14°36'22"E, along said Grove Street a distance of 498.96 feet to the point and place of Beginning.

Together with that certain Easement contained in Easement Agreement between Bridgeton Municipal Port Authority and 4 Star Products, Inc., dated August 30, 1985 and recorded September 10, 1985 in Deed Book 570, Page I...

BEING part of Lot 1 and part of Lot 3, Block 132 on the Tax Map of the City of Bridgeton, in accordance with provisions of Chapter 157, Laws of 1977.

BEING the same lands and premises which became vested in 4 Star Products, Inc., a New Jersey Corporation, by Deed from the Bridgeton Municipal Port Authority, dated August 30, 1985 and recorded September 10, 1985 in Deed Book 570, Page III .

015151

Schedule A  
~~Exhibit A~~

BOOK 1088 PAGE 161

RECEIVED IN THE CLERK'S OFFICE  
 OF CUMBERLAND COUNTY, N.J. THE  
 17<sup>th</sup> DAY OF OCTOBER  
 A.D. 1984 AT 3:34 O'CLOCK IN THE  
 afternoon AND RECORDED IN BOOK  
 1088 OF Mortgages

*John G. Wardell*  
 COUNTY CLERK

ADMITTED TO RECORD  
 05 OCT 17 PM 3 54  
 JOHN G. WARDELL  
 COUNTY CLERK  
 CUMBERLAND COUNTY, N.J.

Mail  
 Record + Return to:  
 REACON TITLE SERVICES AGENCY, INC  
 P.O. BOX 368  
 VINELAND, NJ 08360  
 BT 1085PEN

From Steve Prohaska Sr  
 to  
 M of Economic Dev Auth  
 Stamp paid 10/17/84

27 10  
 131210

NOTICE BY THE COUNTY CLERK OF CUMBERLAND COUNTY, N.J. THAT THE MORTGAGE HAS BEEN RECORDED IN BOOK 1088 PAGE 161.

For a description of the mortgage, see book  
 of Discharged Mortgages, page 161 & c  
 Dated 10/17/84  
 County Clerk

RECORDED IN BOOK 1088 PAGE 161  
 COUNTY CLERK  
 CUMBERLAND COUNTY, N.J.

BOOK 78 PAGE 270

CORPORATION  
 THE STATE OF NEW JERSEY  
 COUNTY OF SALEM  
 TOWNSHIP OF HAMILTON  
 DEPARTMENT OF TREASURY  
 OFFICE OF THE CLERK OF COURTS  
 COUNTY OF SALEM  
 100 SOUTH MAIN STREET  
 SALEM, NEW JERSEY 07834

ASSIGNMENT  
 The undersigned, Clerk of Courts, County of Salem, State of New Jersey, do hereby certify that the following is a true and correct copy of the original as recorded in the Office of the Clerk of Courts, County of Salem, State of New Jersey, on the 1st day of October, 1985.

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY**

to

FIRST JERSEY NATIONAL BANK/SOUTH

Dated as of October 1, 1985

Record and Return to:

Henry G. Ferraloli, Esq.  
 SHANLEY & FISHER, P.C.  
 131 Madison Avenue  
 Morristown, New Jersey 07960

Prepared by:

  
 Henry G. Ferraloli, Esq.



... 05966/10796

BOOK 78 PAGE 271  
STS 8F

ASSIGNMENT, dated as of October 1, 1985, from the New Jersey Economic Development Authority, a public body corporate and politic constituting an instrumentality of the State of New Jersey (the "Authority"), having an office at Capital Place One-CN 990, 200 South Warren Street, Trenton, New Jersey 08625, as assignor, to First Jersey National Bank South, having an office at South Carolina and Atlantic Avenues, Atlantic City, New Jersey 08401, as assignee (the "Assignee");

**WITNESSETH:**

WHEREAS, the Authority has, in furtherance of the purposes of the New Jersey Economic Development Authority Act as by resolution adopted July 9, 1984 accepted the application of 4 Star Products, Inc. (the "Borrower") for financing part of the cost of the acquisition of land and an existing building, renovation of the building and purchase of machinery and equipment for use as a food processing facility (the "Project") and

WHEREAS, by further resolution adopted on September 4, 1985, the Authority has agreed to issue its Economic Development Bond (4 Star Products, Inc. Project - 1985 Series) in the principal amount of \$1,200,000 (the "Bond"), for the purpose of providing funds for the making of a loan (the "Loan") to the Borrower to finance part of the cost of the Project; and

WHEREAS, the Loan is being made pursuant to a Loan Agreement dated as of October 1, 1985 (the "Loan Agreement"), between the Borrower and the Authority; and

WHEREAS, the Loan of the Borrower shall be evidenced by a promissory note of the Borrower (the "Note") in principal amount equal to the principal amount of the Bond; and

WHEREAS, the obligations of the Borrower under the Loan Agreement and the Note shall be secured by a first mortgage lien on the real property described in Exhibit A hereto (the "Project Facility") granted pursuant to a mortgage, dated as of October 1, 1985 (the "Mortgage") and a first priority security interest in the Project Equipment (as defined in the Loan Agreement); and

WHEREAS, Michael Lepore, Ernest Leonelli and Timothy J. Gardner (the "Guarantors") have guaranteed, jointly and severally, the payment of certain amounts payable by the Borrower and the performance of all of its obligations under the Loan Agreement by a guarantee, dated as of October 1, 1985 (the "Guarantee and Indemnification Agreement"); and

WHEREAS, the obligations of the Guarantors under the Guarantee and Indemnification Agreement shall be secured by second mortgage liens on their respective residences located on the real property described in Exhibits B-1, B-2 and B-3 hereto granted pursuant to mortgages dated as of October 1, 1985 (the "Residence Mortgages"); and

WHEREAS, the Assignee has entered into an agreement to purchase the Bond, dated as of October 1, 1985 (the "Bond Purchase Agreement");

NOW, THEREFORE, to secure payment of the Bond and all other payments due to the Assignee under the Bond, the Bond Purchase Agreement, this Assignment or any Lending Document, to provide a source of payment for the Bond and to induce the Assignee to purchase the Bond, the Authority hereby assigns, transfers and sets over to

DATE: 9/10/85

NUMBER: 4401-33922  
Appl #: ET-1085 Revised

DESCRIPTION OF PREMISES

ALL that certain tract or parcel of Land and premises, situate in the City of Bridgeton, in the County of Cumberland and State of New Jersey, more particularly described in accordance with a plan entitled, "Proposed Minor Subdivision for Bridgeton Municipal Port Authority, situate in the City of Bridgeton, in the County of Cumberland, New Jersey, by John G. Reutter Associates, dated June 14, 1985, and recorded in Deed Book 1570, Page 111, and the United States and State of New Jersey, BEING at a point, said point being the Northwest intersection of Grove Street (50 feet wide) and Henry Street (50 feet wide) and extending thence (1) 675°23'38"W along the northerly line of said Henry Street, a distance of 202.78 feet to a set P.K. painted white; thence (2) N08°06'42"W, a distance of 106.47 feet to a set P.K. in orange paint; thence (3) S73°00'46"W, a distance of 70.08 feet to a set P.K. in orange paint; thence (4) N10°50'34"W a distance of 112.36 feet to a set P.K. in orange paint; thence (5) N58°51'26"E, a distance of 104.36 feet to a set P.K. in Orange paint; thence (6) N08°15'02"E a distance of 20.54 feet to a set P.K. painted white; thence (7) N 08°45'58"E, a distance of 84.24 feet to a set P.K. painted white; thence (8) N02°03'01"W a distance of 135.26 feet to a set P.K. painted white; thence (9) N15°24'22"W, a distance of 15.91 feet to a set P.K. in orange paint; thence (10) N46°28'31"E, a distance of 83.36 feet to a rebar with cap set in the westerly line of Grove Street; thence (11) S14°36'22"E, along said Grove Street a distance of 498.96 feet to the point and place of Beginning.

Together with that certain Easement contained in Easement Agreement between Bridgeton Municipal Port Authority and 4 Star Products, Inc., dated August 30, 1985 and recorded September 10, 1985 in Deed Book 1570, Page 111.

BEING part of Lot 1 and part of Lot 3, Block 132 on the Tax Map of the City of Bridgeton, in accordance with provisions of Chapter 157, Laws of 1977.

BEING the same lands and premises which became vested in 4 Star Products, Inc., a New Jersey Corporation, by Deed from the Bridgeton Municipal Port Authority, dated August 30, 1985 and recorded September 10, 1985 in Deed Book 1570, Page 111.

Exhibit A

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Vice President

BOOK 78 PAGE 280

DATE: October 9, 1985

NUMBER: pr-1154-s

DESCRIPTION OF PREMISES

ALL that certain tract or parcel of land and premises situate, lying and being in the City of Vineland in the County of Cumberland, and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the center line of Wynnewood Drive (50 feet wide ) 175 feet North 08 degrees East o the intersection of the centerline of Wynnewood Drive and Dante Avenue, (said point being the northwest corner of lot No. 1) thence (1) North 08 degrees East along the center line of Wynnewood Drive, 100 feet to a point in the Southwest corner of Lot No. 4; thence (2) South 82 degrees East along the Southerly line of Lot No. 4, 225 feet to a popint in the Westerly line of Land of James Geri; thence (3) along the same South 08 degrees West 100 feet to a point; thence (4) North 82 degrees West along the North line of Lot No. 1 and lot No. 2, 225 feet to a point in the center line of Wynnewood Drive and place of beginning.

BEING the same Land and premises conveyed to the grantors hereof by Deed from John P. Taylor and Adeline R. Taylor, his wife, dated February 22, 1972 and recorded in Cumberland County Clerk's Office on February 25, 1972 in Deed Book 1190, page 929.

Exhibit B-1

BOOK 78 PAGE 281

385 87 1892

DATE: October 9, 1985

NUMBER: ST-1155-S

DESCRIPTION OF PREMISES  
COUNTY OF MERCER

ALL that certain tract or parcel of land and premises situate lying in the  
City of Vineland, in the County of Cumberland, and in the State of New Jersey  
more particularly described as follows:  
Beginning at a concrete stone at the intersection of east property  
line of Spring Road (50 feet wide) with north property line of Magnolia  
Road (50 feet wide); thence (1) North 8 degrees East along east property

line of Spring Road, 110 feet to southwest corner of Lot No. 8; thence  
(2) South 82 degrees East, along south line of Lot No. 8, 185 feet  
to west line of Lot No. 1, Block 832A, Franklin Heights, Section;  
thence (3) South 8 degrees West, along west line of said Lot No. 1,  
110 feet to north property line of Magnolia Road; 185 feet to east  
property line of Spring Road and place of Beginning.

CONTAINING 20,350 square feet of land.

BEING all of Lot No. 9- Subdivision of Property of Spring Road.

Exhibit B-2

BOOK 78 PAGE 284

STATE OF NEW JERSEY

CLERK OF SUPERIOR COURT

COUNTY OF MERCER

*[Faded and mostly illegible text, possibly a return receipt or administrative note]*

*[Handwritten signature or initials]*

ADMITTED TO RECORD  
85 OCT 17 PM 3 34  
COUNTY CLERK  
CUMBERLAND COUNTY, N.J.  
JOHN C. HARDELLI

RECEIVED IN THE CLERK'S OFFICE  
OF CUMBERLAND COUNTY, N.J. THE  
DAY OF October  
A.D. 1985 AT 3:34 O'CLOCK IN THE  
AFTERNOON AND RECORDED IN BOOK  
78 OF Release 853181.  
PAGE 270 & 1  
*[Signature]*  
CLERK

*Mail  
Record & Return*

BLAKON TITLE SERVICES AGENCY, INC  
P.O. Box 368  
VINELAND, NJ 08360

BT 185 Rev

*68550 30 00  
All right  
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to 1088-144(3)  
1088-162  
1088-187*

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MORTGAGE AND SECURITY AGREEMENT

between

4 STAR PRODUCTS, INC.

and the

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

PREPARED BY:

*Herbert J. Spolove*

Herbert J. Spolove, Esq.  
CN 990  
Trenton, New Jersey 08625

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BOOK 1092 PAGE 92  
MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE, made this 4th day of November, 1985, between 4 STAR PRODUCTS, INC. located at 10 Grove Street, Bridgeton Port Authority, Bridgeton, New Jersey

herein designated as the Mortgagor, AND

THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY a public body corporate and politic constituting an instrumentality of the State of New Jersey, as designated representative for the Commissioner of Commerce and Economic Development, having its principal office located at Capital Place One, Suite 800, 200 South Warren Street, CN 990, Trenton, New Jersey, herein designated as the Mortgagee;

WITNESSETH, that to secure payment in lawful money of the United States of America, of the principal and interest of the promissory note made and given by the Mortgagor, of the tenor and purport as follows:

A note, of even date herewith, in the amount of \$ 900,000 together with interest at the rate provided, principal and interest thereon to be payable in accordance with the terms of said note (the "Note"), and a LDFF Loan Agreement between Mortgagee and Borrower (the "Agreement").

The Mortgagor hereby mortgages to the Mortgagee all that tract or parcel of land and premises situate, lying and being in the City of Bridgeton, in the County of Cumberland, State of New Jersey, more particularly described in Schedule A attached hereto and made a part hereof.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; AND ALSO all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Mortgagor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. TO HAVE AND TO HOLD the same unto the Mortgagee and to the Mortgagee's proper use and benefit forever.

PROVIDED ALWAYS, and these presents are upon the express condition that if the Mortgagor shall well and truly pay to the Mortgagee, the sum of money mentioned in the said Note and the interest thereon, at the time or times and in the manner mentioned therein, according to the true intent and meaning thereof, then these presents shall cease and be void, anything herein contained to the contrary notwithstanding.

COVENANTS:

1. SEIZIN AND WARRANTY. (R.S. 46:9-2). The Mortgagor warrants the title to the premises.
2. INDEBTEDNESS. The Mortgagor covenants that the Mortgagor will well and truly pay or cause to be paid to the Mortgagee, the said sum of money and interest according to the tenor and purport of the Note and the Agreement.
3. TAXES. The Mortgagor covenants and agrees to pay in full, all taxes, assessments or other governmental charges levied upon the lands and improvements embraced in this Mortgage, and will claim no deduction from the taxable value of the mortgaged property by reason of this Mortgage.

BOOK 1092 PAGE 93

## SCHEDULE A

ALL that certain tract or parcel of land and premises, situate in the City of Bridgeton, in the County of Cumberland and State of New Jersey, more particularly described in accordance with a plan entitled, "Proposed Minor Subdivision for Bridgeton Municipal Port Authority, situate in the City of Bridgeton, in the County of Cumberland, New Jersey, by John G. Reutter Associates, dated June 14, 1985."

BEGINNING at a point, said point being the Northwest intersection of Grove Street (50 feet wide) and Henry Street (50 feet wide) and extending; thence (1) S75°23'38"W along the northerly line of said Henry Street, a distance of 202.78 feet to a set P.K. painted white; thence (2) N08°06'42"W, a distance of 106.47 feet to a set P.K. in orange paint; thence (3) S73°00'46"W, a distance of 70.08 feet to a set P.K. in orange paint; thence (4) N10°50'34"W a distance of 112.36 feet to a set P.K. in orange paint; thence (5) N58°51'26"E, a distance of 104.36 feet to a set P.K. in Orange paint; thence (6) N08°15'02"E a distance of 20.54 feet to a set P.K. painted white; thence (7) N 08°45'58"E, a distance of 84.24 feet to a set P.K. painted white; thence (8) N02°03'01"W a distance of 135.26 feet to a set P.K. painted white; thence (9) N15°24'22"W, a distance of 15.91 feet to a set P.K. in orange paint; thence (10) N 68°28'31"E, a distance of 83.36 feet to a rebar with cap set in the westerly line of Grove Street; thence (11) S14°36'22"E, along said Grove Street a distance of 498.96 feet to the point and place of Beginning.

Together with that certain Easement contained in Easement Agreement between Bridgeton Municipal Port Authority and 4 Star Products, Inc., dated August 30, 1985 and recorded September 10, 1985 in Deed Book 1570, Page 116.

BEING part of Lot 1 and part of Lot 3, Block 132 on the Tax Map of the City of Bridgeton, in accordance with provisions of Chapter 157, Laws of 1977.



1092 95

Wherever used herein, the words, "Mortgagor" or "Mortgagee" shall be deemed to include succeeding owners of the mortgaged property or holders of this Mortgage, respectively, regardless of the means of acquisition thereof and the word "Note" shall include all notes secured hereunder.

Wherever in this Mortgage any part shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every designation. All the terms, covenants and conditions herein contained shall be for and shall inure to the benefit of and shall bind the respective parties hereto, and their heirs, executors, administrators, personal or legal representatives, successors and assigns.

This Mortgage is the Mortgage referred to in the Direct Loan Agreement between the parties hereto and is subject to the terms and conditions of the Direct Loan Agreement.

This Mortgage is subject and subordinate to a mortgage given to secure the payment of \$ 1,200,000 dollars and interest to New Jersey Economic Development Authority as mortgagee. \* and assigned to First Jersey National Bank/South

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

THE MORTGAGOR HEREBY DECLARES AND ACKNOWLEDGES THAT THE MORTGAGOR HAS RECEIVED, WITHOUT CHARGE, A TRUE COPY OF THIS MORTGAGE.

IN WITNESS WHEREOF, the Mortgagor has signed this Mortgage the day and year first above written.

[SEAL]

Attest:

4 STAR PRODUCTS, INC.

*[Signature]*  
Dorothy J. Gardner,  
Secretary

By: *[Signature]*  
Michael S. Lepore,  
President

STATE OF NEW JERSEY  
COUNTY OF MERCER

BE IT REMEMBERED, that on this 4th day of November, 1985, before me, the subscriber a(n) Notary Public personally appeared MICHAEL S. LEPORE who, being duly sworn on his/her oath, did depose and make proof to my satisfaction, that he/she is the President of 4 STAR PRODUCTS, INC. the Corporation named in and which executed the within instrument; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the board of directors of said Corporation; that deponent well knows the corporate seal of said Corporation; and the seal affixed to said instrument is such corporate seal and was thereto affixed and said instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation.

and also this mortgage is subject and subordinate to a mortgage given to secure the payment of \$100,000 dollars and interest to Bridgeton Municipal Port Authority as mortgagee.

-3-

A. THERESA DUNN  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires August 14, 1990

STATE OF NEW JERSEY  
COUNTY OF

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the subscriber, a(n) \_\_\_\_\_ personally appeared \_\_\_\_\_ who, I am satisfied, is/are the person/persons named in and who executed the within instrument, and thereupon he/she/they acknowledged that he/she/they signed, sealed and delivered the same as his/her/their voluntary act and deed, for the uses and purposes therein expressed.

131610

MORTGAGE

4 STAR PRODUCTS, INC.

to

NEW JERSEY ECONOMIC  
DEVELOPMENT AUTHORITY,  
an instrumentality of the  
State of New Jersey

DATED: November 4, 1985

Prepared by: Sherric L. Gibble, Esq.

~~Sherric L. Gibble, Esq.~~  
Sherric L. Gibble, Esq.  
CN 990  
Trenton, New Jersey 08625

*Handwritten:*  
Record Title  
Services Authority  
P.O. Box 220  
Meadow, NJ 0885

RECORDED IN THE CLERK'S OFFICE  
OF CUMBERLAND COUNTY, N.J. THE  
7th DAY OF November  
A.D. 1985 AT 9:11 O'CLOCK IN THE  
FORE NOON AND RECORDED IN BOOK  
1092 OF Mortgages 91 & c

*Signature of John G. Montgomery, III*  
JOHN G. MONTGOMERY, III  
COUNTY CLERK  
CUMBERLAND COUNTY, N.J.

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RECORDED TO RECORD

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BK1814PG268

Prepared by:  
JUBANYIK, VARBALOW, TEDESCO,  
SHAW & SHAFFER

By: Barry N. Shaw  
Barry N. Shaw

**MORTGAGE AND SECURITY AGREEMENT**  
**[ADVANCE MONEY]**

THIS MORTGAGE AND SECURITY AGREEMENT made this 29<sup>th</sup> day of November, 1994, between 4 Star Products, Inc., a New Jersey corporation, (hereinafter called "Mortgagor") having an address at 10 South Grove Street, Bridgeton, New Jersey 08302 and National Westminster Bank NJ, a national banking association organized and existing under the laws of the United States of America (hereinafter called "Mortgagee"), having an address at Ten Exchange Place, Jersey City, New Jersey 07302.

**WITNESSETH THAT:**

Mortgagor holds fee title to the land known as part of Lots 1 and 3, Block 132 on the official Tax Map of the City of Bridgeton, County of Cumberland, State of New Jersey and more fully described on Exhibit "A" attached hereto and made a part hereof (the "Premises").

Mortgagor has executed and delivered to Mortgagee its promissory notes ("Notes") bearing even date herewith, which Notes mature on the dates set forth in said Notes unless the indebtedness evidenced thereby is declared due and payable in full prior thereto in accordance with the terms of the Notes and this Mortgage and Security Agreement (Advance Money) ("Mortgage"), wherein Mortgagor promises to pay to Mortgagee up to the principal sum of Two Million Nine Hundred Seventy Thousand Dollars (\$2,970,000.00) lawful money of the United States of America, with interest thereon at the rate and times, in the manner and according to the terms and conditions specified in the Notes, all of which are incorporated herein by reference.

Mortgagor and Mortgagee have entered into a loan and security agreement ("Loan Agreement"), dated as of even date herewith providing for loans from Mortgagee to Mortgagor in an amount of up to Two Million Three Hundred Thousand Dollars (\$2,300,000.00) to be advanced pursuant to the terms and conditions of the Loan Agreement.

BK 1814 PG 269

EXHIBIT "A"

## FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment No. ST 16099

ALL THAT CERTAIN land and premises situate in the City of Bridgeton, County of Cumberland and State of New Jersey, more particularly described in accordance with a Plan antititled "Proposed Minor Subdivision for Bridgeton Municipal Port Authority, situated in the City of Bridgeton, County of Cumberland, New Jersey, by John C. Reutter Associates, dated 6/14/85."

BEGINNING at a point, said point being the Northwest intersection of Grove Street (50 feet wide) and Henry Street (30 feet wide) and extending) thence

(1) South 75 degrees 23 minutes 38 seconds West along the Northerly line of said Henry Street, a distance of 202.78 Feet to a set P.K. painted white; thence

(2) North 08 degrees 06 minutes 42 seconds West a distance of 106.47 feet to a set P.K. in orange paint; thence

(3) South 73 degrees 00 minutes 46 seconds West a distance of 76.08 feet to a set P.K. in orange paint; thence

(4) North 10 degrees 50 minutes 34 seconds West a distance of 113.36 feet to a set P.K. in orange paint; thence

(5) North 58 degrees 51 minutes 26 seconds East a distance of 104.36 feet to a set P.K. in orange paint; thence

(6) North 08 degrees 15 minutes 02 seconds East a distance of 20.54 feet to a set P.K. painted white; thence

(7) North 08 degrees 45 minutes 58 seconds East a distance of 84.24 feet to a set P.K. painted white; thence

(8) North 02 degrees 03 minutes 01 second West a distance of 135.26 feet to a set P.K. painted white; thence

(9) North 15 degrees 24 minutes 21 seconds West a distance of 15.91 feet to a set P.K. in orange paint; thence

(10) North 68 degrees 28 minutes 31 seconds East a distance of 83.36 feet to a rebar with cap set in the Westerly line of Grove Street; thence

(11) South 14 degrees 36 minutes 22 seconds East along said Grove Street a distance of 498.96 feet to the point and place of beginning.

CONTAINING 1.89 Acres more or less.

BEING KNOWN AS Part of Lots 1 and 3, Block 132, Tax Map of the City of Bridgeton.

SUBJECT TO easements, restrictions, conditions and covenants of record.

BK 1814 PG 271

In addition, on October 15, 1985, but as of October 1, 1985, the Mortgagor borrowed the principal sum of One Million Two Hundred Thousand Dollars (\$1,200,000.00) from the New Jersey Economic Development Authority (the "NJEDA") to finance the purchase of the Premises (the "Purchase Money Loan"). As of October 1, 1985, the NJEDA assigned the Purchase Money Loan to the Mortgagee. As of the date hereof, there is due to the Mortgagee by the Mortgagor on the Purchase Money Loan the principal sum of Six Hundred Seventy Thousand Dollars (\$670,000.00). The loans made or to be made by the Bank pursuant to the Loan Agreement and the Purchase Money Loan are sometimes hereafter collectively called the "Loans".

NOW, THEREFORE, in consideration of the Loans and other good and valuable consideration, receipt of which is hereby acknowledged, Mortgagor has granted, conveyed, bargained, sold, aliened, encumbered, released, confirmed and mortgaged, and by these presents does hereby grant, convey, bargain, sell, alien, encumber, release, confirm and mortgage unto Mortgagee the following (all of this is sometimes hereafter collectively referred to as the "Property"):

All of Mortgagor's right, title and interest in and to the Premises;

TOGETHER WITH, all rents, issues, profits, royalties, income, reversions and remainders, and other benefits derived from the Premises (collectively the "Rents"), subject to the right, power and authority hereinafter given to Mortgagor to collect and apply such rents; and

TOGETHER WITH, all leasehold estate, right, title and interest of Mortgagor in and to all leases or subleases covering the Premises or any portion thereof now or hereafter existing or entered into, and all right, title and interest of Mortgagor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature; and

TOGETHER WITH, all interest, estate or other claims, both in law and in equity, which Mortgagor now has or may hereafter acquire in the Premises; and

TOGETHER WITH, any and all tenements, hereditaments and appurtenances belonging to the Premises or any part thereof hereby mortgaged or intended so to be, or in any way appertaining thereto, and all streets, alleys, passages, ways, water courses, water rights, and shares of stock evidencing such water rights, and all leasehold estates, easements and covenants now existing or hereafter created for the benefit of Mortgagor or any subsequent owner or tenant of the mortgaged Premises over ground adjoining the mortgaged Premises and all right to enforce the maintenance thereof, and all other rights, liberties and privileges of whatsoever kind or character, and all the estate, right, title, interest, property, possession, claim and

BK1814PG304

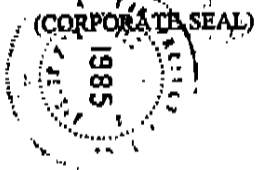
IN WITNESS WHEREOF, Mortgagor has caused this Mortgage to be executed the day and year first above written and acknowledges receipt of a true copy of this Mortgage.

Attest:

4 Star Products, Inc.  
a New Jersey corporation

*Frederick P. Morris*  
\_\_\_\_\_  
Frederick P. Morris, Secretary  
N.J.

By: *Michael S. Export*  
\_\_\_\_\_  
Michael S. Export, President



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DRAFTED: 11/01/94:ESM  
REVISED: 11/18/94:RM

FOUR COPY

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RECORD AND RETURN  
TO

*mail,*

JUBANYK, VARBALOW, TEDESCO,  
SHAW & SHAFFER

1701 ROUTE 70 EAST, POST OFFICE BOX 2570  
CHERRY HILL, NEW JERSEY 08034

ATTN: BARRY N. SHAW, Esquire

39

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ADMITTED TO RECORD  
CUMBERLAND COUNTY, N.J.

94 DEC -7 AM 10:56

*Shaw & Shaffer*  
COUNTY CLERK

NOTICE BY L&L HIGH CLASSIC

POOR COPY

109967

BK2087PG227

Prepared by:  
Jubanyik, Varbalow, Tedesco,  
Shaw & Shaffer

By:   
Barry N. Shaw

### UNCONDITIONAL ASSIGNMENT OF LEASES

For a good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, 4 Star Products, Inc., a New Jersey corporation (hereinafter "Assignor") hereby unconditionally grants, assigns, transfers and sets over unto National Westminster Bank NJ, a national banking association (hereinafter "Assignee"), all right, title and interest of the undersigned (now existing or hereafter created) in and to any and all leases or agreements to lease (collectively the "leases") covering the following described property and/or now or hereafter affecting any personal property of the undersigned located thereon, to wit: Real Property with buildings and improvements thereon situate located at 10 South Grove Street, of Bridgeton, County of Cumberland, New Jersey, also known as part of Lots 1 and 3, Block 132, as shown on the official tax maps of the City of Bridgeton, as more fully described on the legal description attached hereto, made a part hereof and marked as Exhibit "A" (the "Real Property").

And the Assignor does hereby further grant, assign, transfer and set over unto said Assignee all rents, royalties, issues and profits provided under the terms of said leases and all security for the performance of said leases, together with all moneys provided to be paid under the terms of any option to purchase said property, whether contained in said leases or set out in a separate agreement, hereby granting unto said Assignee full power, but not obligating it, to enforce any of the conditions, covenants or agreements contained in said leases, to collect any and all of the rents, royalties, issues and profits thereunder and/or contained in any said option, and to give good and valid receipts therefor, and hereby granting unto said Assignee full power to do anything that the Assignor could have done had these presents not been made, the lessees, the successors, assigns, or legal representatives of said lessees, being by this instrument expressly authorized to pay to said Assignee any and all of the rents, royalties, issues and profits now due or to become due under the terms of said leases and/or any said option. Said Assignee shall not be responsible for diligence in collecting any moneys as contemplated herein, but shall be accountable only for sums actually received. The Assignor agrees to give such further assignments of leases hereafter existing and all rents, issues and profits provided for under the terms of such leases, as Assignee may require.

The Assignor does hereby covenant to and with said Assignee that the Assignor has not transferred in any manner any of said leases nor the rents, royalties, issues and profits provided for herein and that the undersigned is the owner thereof and has full right to collect and is entitled to the rents, royalties, issues and profits



BK2087PG228

## EXHIBIT "A"

FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment No. AT 18899

ALL THAT CERTAIN land and premises situate in the City of Bridgeton, County of Cumberland and State of New Jersey, more particularly described in accordance with a Plan entitled "Proposed Minor Subdivision for Bridgeton Municipal Port Authority, situated in the City of Bridgeton, County of Cumberland, New Jersey, by John G. Reutter Associates, dated 6/14/83."

BEGINNING at a point, said point being the Northwest intersection of Grove Street (50 feet wide) and Henry Street (50 feet wide) and extending; thence

(1) South 75 degrees 23 minutes 38 seconds West along the northerly line of said Henry Street, a distance of 202.78 feet to a set P.K. painted white; thence

(2) North 08 degrees 06 minutes 42 seconds West a distance of 106.47 feet to a set P.K. in orange paint; thence

(3) South 73 degrees 00 minutes 46 seconds West a distance of 70.08 feet to a set P.K. in orange paint; thence

(4) North 10 degrees 50 minutes 34 seconds West a distance of 112.36 feet to a set P.K. in orange paint; thence

(5) North 58 degrees 51 minutes 26 seconds East a distance of 104.36 feet to a set P.K. in orange paint; thence

(6) North 08 degrees 15 minutes 02 seconds East a distance of 20.54 feet to a set P.K. painted white; thence

(7) North 08 degrees 45 minutes 58 seconds East a distance of 64.24 feet to a set P.K. painted white; thence

(8) North 02 degrees 03 minutes 01 second West a distance of 135.26 feet to a set P.K. painted white; thence

(9) North 15 degrees 24 minutes 22 seconds West a distance of 15.91 feet to a set P.K. in orange paint; thence

(10) North 68 degrees 28 minutes 31 seconds East a distance of 83.36 feet to a rebar with cap set in the westerly line of Grove Street; thence

(11) South 14 degrees 36 minutes 22 seconds East along said Grove Street a distance of 498.96 feet to the point and place of beginning.

CONTAINING 1.89 Acres more or less.

BEING KNOWN AS Part of Lots 1 and 3, Block 132, Tax Map of the City of Bridgeton.

SUBJECT TO easements, restrictions, conditions and covenants of record.

POOR COPY

BK2087PG229

provided for in said leases and/or said options. The Assignor does hereby further covenant to and with said Assignee not to pledge or deliver or assign any of the rents, royalties, issues and profits provided for in said leases and/or said options during the existence of the indebtedness and obligations hereinafter referred to, and any renewals or extensions thereof. The Assignor does hereby covenant not to consent to or enter into any alteration, amendment, cancellation, renewal or extension of said leases and/or option agreements, and agrees that the undersigned shall not have the power to do so without first having obtained written consent of said Assignee.

The Real Property above described is covered by a mortgage dated of even date herewith executed by Assignor in favor of said Assignee (the "Mortgage"). This Assignment is immediately effective notwithstanding anything to the contrary contained in said Mortgage. At such date as Assignee satisfies the said Mortgage of even date, this Assignment shall be terminated and null and void with the same force and effect as though Assignee had discharged this Assignment of record.

All moneys, or any part thereof, received by said Assignee under this Assignment may be applied upon, or, at the option of said Assignee, retained as security for the obligations secured by said Mortgage, or applied from time to time, pro tanto in payment of taxes, assessments and/or other liens affecting the property described in said Mortgage (whether or not delinquent, if payable) and/or to the indebtedness secured thereby, regardless of whether any payments on the indebtedness are due or not due, such application to be in such order, at such time or times, in such amount or amounts, and to such extent as said Assignee in its sole discretion may determine, or any part and/or all of said moneys may be released by the Assignee at its sole option. The receipt, application, retention, or release by said Assignee of any rents, royalties, issues or profits, or other moneys under this Assignment after default under said Mortgage shall be applied upon any deficiency in the same manner and for the same purposes as the proceeds of the sale made under such trustee's or foreclosure proceedings or pledge sale.

Assignor hereby consents in advance that upon the occurrence of an event of default and in addition to any other remedies the Assignee may have, Assignee shall have the right to the appointment of a receiver for the rents without the necessity of establishing (a) that the value of the Real Property is insufficient to satisfy the indebtedness to the Assignee; and (b) that the Assignor or any other party liable under the Note had insufficient solvency to pay any deficiency.

It is understood and agreed that neither anything contained herein nor the acceptance hereof shall constitute a waiver by said Assignee of any past, present or future default or delinquencies under said Mortgage or the obligations secured thereby, nor does it constitute an extension of the due date of any such obligations.

BK2087PG230

It is further understood and agreed that said Assignee does not, by the execution of this Assignment or by its acceptance thereof, assume any liability or become liable in any manner whatsoever for the performance of any of the terms and conditions in said leases and/or said option, unless and until the Assignee shall expressly assume any such obligations in writing.

Anything contained herein in this Assignment to the contrary notwithstanding, the Assignor is hereby granted a license by Assignee to collect all rents, issues and profits from the leases assigned hereby so long as Assignor shall not be in default under the terms of the accompanying Installment Note (the "Note"), the accompanying Loan Agreement and Security Agreement, or the Mortgage. In the event of default, the license granted hereby by Assignee shall without notice be immediately revoked and Assignee shall give to Assignor and to the lessees under the leases such written notice of said default as may be required by the Note after which the lessees are expressly authorized by Assignor to make all payments due on the leases assigned hereby directly to Assignee.

This Assignment applies to, inures to the benefit of, and binds all parties hereto, their heirs, administrators, executors, successors and assigns.

IN WITNESS WHEREOF, Assignor has duly executed this Assignment this 17th day of November, 1994.

4 Star Products, Inc.,  
a New Jersey corporation

Attest:

Richard P. Morica  
Richard P. Morica Secretary  
1994

By: Michael S. Lepore  
Michael S. Lepore, President

(Corporate Seal)



POOR COPY

BK2087PG232

mail

RECORD AND RETURN  
TO

JUBANYIK, VARBALOW, TEDESCO,  
SHAW & SHAFFER

COMMERCE ATRIUM  
1701 ROUTE 70 EAST, P.O. BOX 2570  
CHERRY HILL, NEW JERSEY 08034  
(609) 751-8500

ATTN: BARRY N. SHAW

6

ADMITTED TO RECORD  
# 15131

ADMITTED TO RECORD  
CUMBERLAND COUNTY, N.J.  
94 DEC -7 AM 10:56

*Shaw & Shaffer*  
COUNTY CLERK

NO B-337 PG 232-c

POOR COPY

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# RECORDING INFORMATION SHEET

CUMBERLAND COUNTY CLERK'S OFFICE  
60 WEST BROAD STREET  
BRIDGETON NJ 08302

INSTRUMENT NUMBER: <b>313439</b>	DOCUMENT TYPE: <b>TAX SALE</b>
-------------------------------------	-----------------------------------

Official Use Only

Return Address (for recorded documents)

EDISON TAX SERVICES LLC  
1350 LIBERTY AVE  
HILLSIDE NJ 07205

GLORIA NOTO, COUNTY CLERK  
CUMBERLAND COUNTY, NJ

INSTRUMENT NUMBER  
313439  
RECORDED ON  
May 13, 2008 09:11 am  
BOOK:4043 PAGE:4735

RMG

No. Of Pages (excluding Summary Sheet)	2
Recording Fee (excluding Transfer Tax)	\$40.00
Realty Transfer Tax	\$0.00
Amount Charged (Check # 866)	\$40.00

Parcel Information	Block
	Lot

First Party Name	R&R HOLDINGS LLC BY COLLR
------------------	---------------------------

Second Party Name	EDISON TAX SERVICES LLC
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Additional Information (Official Use Only)

MAIL COPY \_\_\_\_\_

NO COPY \_\_\_\_\_

ENVELOPE Handy

ADDITIONAL STAMPINGS \_\_\_\_\_

\*\*\*\*\* DO NOT REMOVE THIS PAGE. \*\*\*\*\*  
 COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF CUMBERLAND COUNTY FILING RECORD  
 \*\*\*\*\* RETAIN THIS PAGE FOR FUTURE REFERENCE. \*\*\*\*\*

# CERTIFICATE OF SALE

## FOR UNPAID MUNICIPAL LIENS

No. 07-00031

I, **MARY PIERCE, CTC**, COLLECTOR OF TAXES of the taxing district of the  
*City of Bridgeton* of **CUMBERLAND** in  
 the COUNTY of **CUMBERLAND** and State of New Jersey, do hereby certify that on  
 the **25th** day of **April**, **2008** at a public sale of lands for  
 delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements  
 thereto I sold to **EDISON TAX SERVICES LLC**

whose address is **1350 LIBERTY AVENUE, HILLSIDE, NJ 07205**

for **Five Thousand Seven Hundred Ninety One** dollars and **Eighty Four** cents, the land  
 in said taxing district described as Block No. **132** Lot No. **1. 02**  
 and known as **50 GROVE ST**, on the tax  
 duplicate thereof and assessed thereon to **R&R HOLDINGS, L.L.C.**

### THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

			TOTAL
<b>Taxes For:</b>	<b>2006</b>	<b>2007</b>	
	<b>5,052.62</b>	<b>639.22</b>	<b>5,691.84</b>
<b>Assessments For Improvements</b>			
<b>Total Cost of Sale</b>	<b>100.00</b>		<b>100.00</b>
<b>Total</b>			<b>5,791.84</b>
<b>Premium (if any) Paid</b>	<b>0.00</b>		

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of  
**18.00** per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by  
 statute. The sale is subject to municipal charges accruing after **June 30, 2007** ;  
 municipal authority charges accruing after **June 30, 2007** and assessment  
 installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **2nd** day of **May**, **2008**

STATE OF NEW JERSEY  
COUNTY OF: **CUMBERLAND**

*Mary Pierce*  
 MARY PIERCE, CTC, COLLECTOR OF TAXES

BE IT REMEMBERED, that on this **2nd** day of **May**, **2008** before me a  
 Notary Public of New Jersey, personally appeared **MARY PIERCE, CTC**  
 the Collector of Taxes of the taxing district of **CUMBERLAND**  
 who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the  
 contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and  
 purposes therein expressed.

Prepared By: *Mary Pierce* MARY PIERCE, CTC, PREPARER  
*Shannon Wiltshire* SHANNON WILTSHIRE, NOTARY PUBLIC  
 NJ exp 8/14/11

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

**AUTHORIZATION FOR CANCELLATION OF RECORD BY MUNICIPALITY**

The within certificate has been duly paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. \_\_\_\_\_  
Name of Municipality

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
Mayor Municipal Clerk

(NJSA 46:18-6 & 54: 5-55)

Seal of Municipality to be affixed

No. \_\_\_\_\_

**Tax Sale Certificate**

Collector of Taxes

Municipality of \_\_\_\_\_ County, New Jersey

To \_\_\_\_\_

Entered \_\_\_\_\_ Compared \_\_\_\_\_ Checked \_\_\_\_\_

Received in the Register Office of the County of \_\_\_\_\_ New Jersey

on the \_\_\_\_\_ day of \_\_\_\_\_

A.D. 20 \_\_\_\_\_ at \_\_\_\_\_ o'clock in the \_\_\_\_\_

Recorded in Book \_\_\_\_\_ noon and \_\_\_\_\_

County on Pages \_\_\_\_\_ for said \_\_\_\_\_

**AUTHORIZATION FOR CANCELLATION OF RECORD BY A PRIVATE CORPORATION**

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. \_\_\_\_\_  
Name of Corporation

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
President Secretary

Corporate Seal to be affixed

**AUTHORIZATION FOR CANCELLATION OF RECORD BY AN INDIVIDUAL**

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

The above signature is certified to us genuine.

\_\_\_\_\_  
A Notary Public of New Jersey

\_\_\_\_\_  
Signature of Holder of Certificate

EX 1819PG043

3371

Prepared By T.V. Sullivan

*T.V. Sullivan*

THIS INDENTURE, made this 18<sup>th</sup> day of OCTOBER, 1989,  
by and between 4 STAR PRODUCTS INC. NY.

A corporation of the State of NEW JERSEY, hereinafter referred to as "GRANTOR" and ATLANTIC CITY ELECTRIC COMPANY and NEW JERSEY BELL TELEPHONE COMPANY, corporations of the State of New Jersey, hereinafter referred to as "GRANTEES".

W I T N E S S E T H

THAT for and in consideration of the sum of ONE (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, the Grantor being the owner of that certain tract of land or development known as TAX Block 132 TAX LOT 1.02

situate in the CITY of BRIDGETON, County of Cumberland and State of New Jersey, bounded as follows:

- On the North by the lands of: BRIDGETON MUNICIPAL PORT AUTHORITY
- On the East by the lands of: Grove STREET
- On the South by the lands of: HENRY STREET
- On the West by the lands of: BRIDGETON MUNICIPAL PORT AUTHORITY

hereby grants and conveys unto the Grantees, their successors and assigns, the right and easement to construct, extend, inspect, operate, replace, repair, renew, maintain and remove an underground system for the distribution and transmission of electricity, together with telephone communication line or lines, and provision of cable television services, consisting of conduits, duct banks, cables, wires, transformers, transformer pads, service pedestals, manholes, handholes, and all appurtenances and associated fixtures thereto, through, under, upon and across the aforementioned lands of the Grantor. Said underground system to be located within those

*[Faint, illegible text]*



DK18196044

RETURNED TO SENDER

specified areas provided by Grantor and in accordance with and as shown on Atlantic City Electric Company Drawing No. R-27693 dated 10/10/89 entitled PROPOSED DISTRIBUTION TO SERVIC Four STAR PRODUCTS attached hereto and made a part hereof.

The rights herein granted shall also include the right to install, extend, operate, maintain, replace and remove conduits, cables and wires including underground service entrance cables from the said underground system to any service location approved by the Grantor that may be necessary to furnish electrical energy and telephone service and cable television service required for any building structure, residence or street lighting standard or to interconnect with other underground facilities of Grantees.

The GRANTOR does also hereby further grant and convey unto the Grantees, their successors and assigns, the right and easement to construct, erect, extend, inspect, operate, replace, repair, renew, maintain and remove all those certain overhead facilities consisting of poles, standards, brackets, wires, cables, guy wires and anchors and necessary appurtenances thereto as required in conjunction with or supplemental to said underground system through, over, across and upon the said mentioned lands of the Grantor and along the public highway or streets on which said lands adjoin or abut, in accordance with and as shown on the aforesaid Atlantic City Electric Company Drawing No. R-27693.

GRANTOR hereby warrants that it is the owner in fee simple, of the lands and premises herein, as of the date of this easement grant, and have complete right and power to execute this grant, and as such will indemnify, hold harmless, and defend Grantee, or its successors or assigns, from any and all loss,

BK1819PG045

costs, damages, claims, actions or liability on account of any and all defects in or lack of title, and disputes arising from or growing out of the grant made herein.

IT IS FURTHER UNDERSTOOD AND AGREED by the Grantor that in the event permanent structures or improvements are constructed or erected, on, over, upon or within the areas designated for said underground system, Grantor will provide Grantees with a suitable and adequate means of access including ingress and egress to said underground system at any and all times for the purpose and exercise of the rights herein granted. Grantees shall have the right and privilege to remove any and all said structures or improvements or any part thereof so placed within the designated easement area as to constitute an obstruction or deny Grantees a means of access including ingress and egress to said underground system. Together with and including the right to fell, cut or trim and remove any trees, brush, shrubs or other obstructions on, over, upon or within the areas designated for said underground system wherever the same may be necessary in order to construct, extend, operate, replace, repair and maintain said underground system free and clear from any and all obstructions. It is further understood that Grantees shall at all times use reasonable care in the removal and/or replacement of shrubs, lawns and improvements in connection with the rights herein granted, however, Grantees shall not be held liable for any damages to shrubs, lawns, and improvements provided that reasonable care has been exercised in the replacement thereof. Also together with and including the right of ingress and egress by any means over and upon the said mentioned lands of the Grantor or any part thereof for any and all of the purposes hereinabove provided.

EX 18196046

The rights and easements herein contained whether expressed or implied shall be construed to be a covenant running with the land and shall be binding upon and inure to the benefit of any successor or assign of the parties hereto.

IN WITNESS WHEREOF, Grantor has signed and sealed this indenture the day and year first above written.

WITNESS:

*Michael S. Lepore*

(SEAL)

(SEAL)

(SEAL)

(SEAL)

ATTEST:

*Timothy J. Gardner*  
Secretary

4 STAR PRODUCTS INC.

BY *Michael S. Lepore*  
President

TIMOTHY J. GARDNER

Michael S. Lepore



NR1819rs047

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

BE IT REMEMBERED, that on this \_\_\_\_\_ of \_\_\_\_\_  
19\_\_\_\_, before me, a \_\_\_\_\_  
personally appeared \_\_\_\_\_

who I am satisfied is or are the Grantor or Grantors mentioned in  
the above deed or conveyance, and I having first made known to  
him, her or the, the contents thereof, he, she, or they  
acknowledged that he, she, or they signed, sealed and delivered  
the same as his, her or their voluntary act and deed. All of  
which is hereby certified.

STATE OF New Jersey )  
COUNTY OF Cumberland )

BE IT REMEMBERED, that on this 18<sup>th</sup> day of OCTOBER  
1977, before me, the subscriber, a Notary Public of New Jersey  
personally appeared Michael S. Lepore President of  
of 4 STAR PRODUCTS INC.

who I am satisfied is the person who signed the within  
instrument, and he acknowledged that he signed, sealed with the  
corporate seal and delivered the same as such officer aforesaid,  
and that the within instrument is the voluntary act and deed of  
such corporation, made by virtue of a Resolution of its Board of  
Directors.

*Michael S. Lepore*

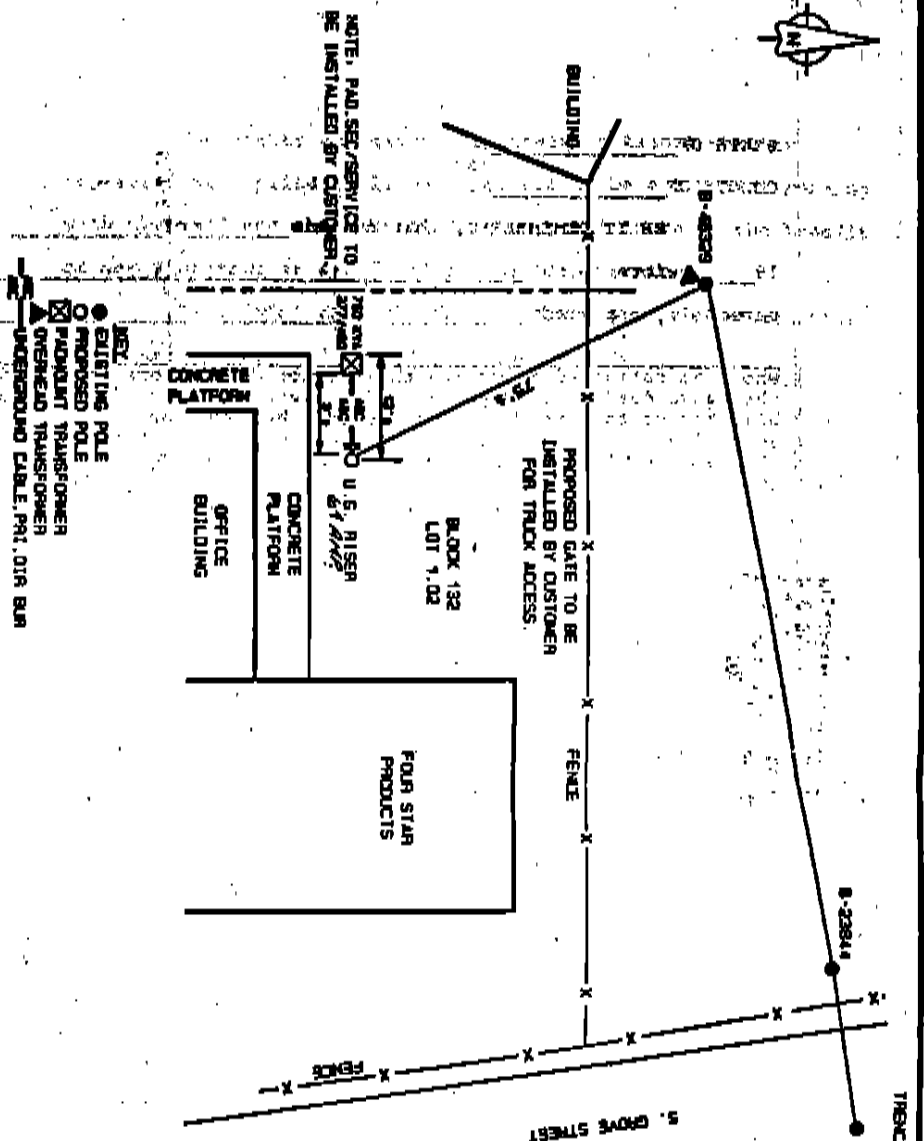
NOTE: Prothonotary or Clerk's Certificate not necessary when  
acknowledgments are taken by other than N.J. officers,  
provided the seal of the Notary is affixed to the  
acknowledgment. Acknowledgements by Magistrates,  
Alderman, Justices of the Peace, etc., not acceptable in  
New Jersey.

NICHOLAS K. SALVATORE  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Nov. 21, 1983



18190048

CITY OF BRIDGE TON  
COUNTY OF CUMBERLAND  
STATE OF NEW JERSEY  
MAP SECTION 139-24-1



- EXISTING POLE
- PROPOSED POLE
- ⊠ PADMOUNT TRANSFORMER
- ▲ OVERHEAD TRANSFORMER
- UNDERGROUND CABLE, P&I, OIR BUR

NOTE: PAD. SER./SERVICE TO BE INSTALLED BY CUSTOMER.

PROPOSED GATE TO BE INSTALLED BY CUSTOMER FOR TRUCK ACCESS.

BLOCK 132  
LOT 1.02

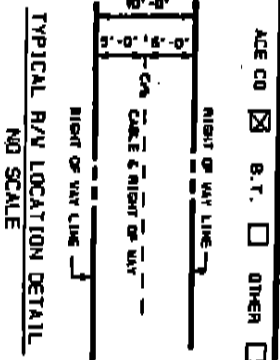
FOUR STAR PRODUCTS

CONCRETE PLATFORM  
OFFICE BUILDING  
CONCRETE PLATFORM

S. GROVE STREET

TO ROAD STREET

TRENCH SPONSOR



NOTE: CUSTOMER TO PROVIDE CLEARED PATH FOR CABLE TRENCH AND REMOVE ALL UNDERGROUND OBSTRUCTIONS.  
REF. OPEN AID - RF-0671-2

R/W & CONSTRUCTION PLAN  
PROPOSED DISTRIBUTION TO SERVE FOUR STAR PRODUCTS  
DATE 10-10-88 DRAWN J.B.H. SCALE NONE  
ATLANTIC CITY ELECTRIC COMPANY

ORDERED 2/24/1988 APPROVED 8/1/88  
NO. R-27693

18190049

ATLANTIC CITY ELECTRIC CO. ...

THE STATE OF NEW JERSEY ...

... and no other ...

7

7

007632

89 7803  
ADMITTED TO RECORD  
CUMBERLAND COUNTY, N.J.

89 NOV 29 AM 10:04

*John W. ...*  
COUNTY CLERK

REC # 1819 PAGE 43

A Star Products Inc.  
City of Bridgeton  
County of Cumberland  
Western-B  
CA 20901 W/O 120/90010

*Chenye*

RETURN TO:  
ATLANTIC CITY ELECTRIC CO.  
T & O BRIGHT OF WAY DEPT.  
P. O. BOX 1500-NJC  
PLEASANTVILLE, NJ 08222

18190049

0

E

097221

*No Copy:*  
*Chg + Mail #3.00*  
 SEELY LAW OFFICE, L.L.C.  
 163 West Commerce Street  
 Bridgeton, New Jersey 08302  
 (856) 451-8050  
 Attorney for Plaintiff

REC'D & FILED  
 SUPERIOR COURT  
 OF NEW JERSEY

MAY 27 2003

*Donald F. Phelan*  
 CLERK

CITY OF BRIDGETON, in the County of  
 Cumberland, a Municipal Corporation of the  
 State of New Jersey  
 Plaintiff,  
 Vs.  
 Block 132, Lot 1.02, assessed to Four Star  
 Products, Inc.  
 Defendant.

SUPERIOR COURT OF NEW JERSEY  
 CHANCERY DIVISION  
 CUMBERLAND COUNTY  
 DOCKET NO. F-

CIVIL ACTION

COMPLAINT IN REM

F-10119-03

Plaintiff, City of Bridgeton, in the County of Cumberland, a Municipal Corporation of the State of New Jersey, in the County of Cumberland, says that:

1. By Resolution adopted by the City Council of the City of Bridgeton, the governing body of Plaintiff, the City of Bridgeton, on April 7, 2003, pursuant to R.S. 54:5-104.29 to R.S. 54:5-104.71 as amended, and the rules of this Court governing such practice and procedure, Plaintiff determined to foreclose, In Rem, the tax sale certificates particularly mentioned and described in the Tax Foreclosure List annexed to said Resolution, a copy of which Tax Foreclosure List is attached hereto and made a part hereof.

2. More than two years, (six months, if tax certificate issued in accordance with C. 91, P.L. 1974) have expired from the date of the sale out of which each of the above mentioned certificates arose.

3. All or any portion of the general land taxes levied and assessed against the land

Instr# 123260  
 Recorded/Filed BDF  
 08/17/2003 11:08  
 FJR  
 Cumberland County Clerk  
 Pg 0 FOUR  
 Gloria Note



1948-294

covered by each of the above mentioned certificates for the 48 months next preceding the commencement of the action, and for 21 months for tax certificates issued after September 6, 1974, other than those subject to payment by installment authorized by resolution adopted pursuant to R.S. 54:5-64, remains unpaid.

4. Each tax sale certificate and the land therein described which are the subject matter of this foreclosure are listed in the Tax Foreclosure List annexed hereto and made a part hereof and is there designated as Schedule No.1.

5. The name of the person or persons who, by the public record appear to be the owner of the land to be affected by this Tax Foreclosure proceeding more particularly set forth in the attached Tax Foreclosure List, and the book and page or date and instrument number of the instrument by which such persons acquired title is set forth hereunder, opposite the respective schedule number, the identifying serial number of the certificate of the tax sale, the date of recording the same in the office of the Cumberland County Clerk and the instrument number or book and page number where same is recorded and each certificate set forth herein shall be deemed a separate cause of action.

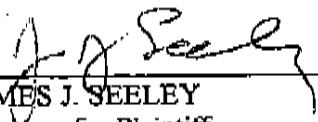


<u>SCHEDULE NUMBER</u>	<u>TAX SALE CERT. NO.</u>	<u>DATE RECORDED</u>	<u>INSTRUMENT NO. OR BOOK &amp; PAGE</u>	<u>TRANSFeree OR PURCHASER OF TITLE</u>	<u>DATED</u>	<u>DATE RECORDED</u>	<u>BOOK &amp; PAGE</u>
1	132102	05/16/98	1948 234	4 Star Products, Inc., a New Jersey Corporation	08/30/85	09/10/85	1570 111



WHEREFORE, the Plaintiff demands Judgment:

1. That any person desiring to protect a right, title, or interest in the above described lands or any parcel thereof, by redemption, or to contest Plaintiff's right to foreclosure, must do so by paying the amount required to redeem, plus interest to the date of redemption, and such costs, as the Court may allow prior to the entry of a judgment herein, or by filing and serving an Answer to this Complaint setting forth Defendants' defense within 45 days after the date of publication.
2. That in the event of failure to redeem or answer by any person having the right to redeem or answer, such person shall be forever barred and foreclosed of all his right, title, and interest and equity of redemption in the lands and premises hereinabove described.
3. That a judgment may be rendered by this Court giving full and complete relief in accordance with the purposes and provisions of the aforesaid act and in accordance with any other statutory authority and with the practice of the Court, to bar the right of redemption and to foreclose all prior or subsequent alienations and descents of the lands aforesaid and encumbrances thereon, and to order and adjudge an absolute and indefeasible estate of inheritance in fee simple in the lands hereinabove described, to be vested in the Plaintiff; and that upon the entry of such judgment that possession of the subject premises be granted to the plaintiff.

  
\_\_\_\_\_  
JAMES J. SEELEY  
Attorney for Plaintiff  
CITY OF BRIDGETON

TO THE CITY COUNCIL  
OF THE CITY OF BRIDGETON:

I hereby certify that the attached Tax Foreclosure List contains the description of lands and the Tax Sale Certificates held by the City of Bridgeton affecting said lands, together with the amounts due on said Tax Sale Certificates and for subsequent liens, including the amount required to redeem, and the ownership of said lands as appears on the records of the tax collector's office; and on the last Tax Duplicate of the City of Bridgeton, which said lands and certificates are subject to foreclosure In Rem pursuant to R.S. 54:5-104.29 to R.S. 54:5-104.71, this Tax Foreclosure List being prepared and certified in accordance with the provisions of said statute.



MARY E. PIERCE

Tax Collector of the City of Bridgeton

DATED: *May 16 2003*  
City of Bridgeton, New Jersey



RESOLUTION NO. 238-02

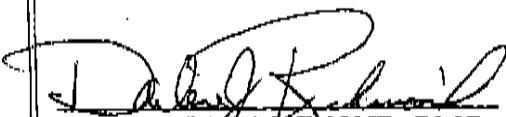
RESOLUTION OF THE CITY COUNCIL

CITY OF BRIDGETON, CUMBERLAND COUNTY

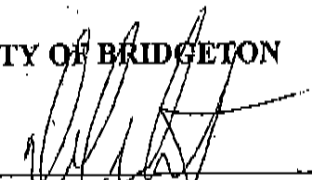
BE IT RESOLVED, by the City Council of the City of Bridgeton, County of Cumberland, and State of New Jersey, that it is hereby determined that the City of Bridgeton foreclose, by summary proceedings In Rem, as provided in the In Rem Tax Foreclosure Act, (1948), the Tax Sale Certificate held by it, as listed on the attached Tax Foreclosure List.

Adopted: APRIL 7, 2003

ATTEST:

  
DARLENE RICHMOND, RMC  
CITY CLERK

CITY OF BRIDGETON

  
DOUGLAS L. VAN SANT  
CITY COUNCIL PRESIDENT

APPROVED:

  
HON. MICHAEL A. PIROLI, MAYOR