



Corporate Status Report
Reference: S15RE01169NJ
Account #: 424281510

TRIDENT LAND TRANSFER
3 EXECUTIVE CAMPUS
SUITE 100
CHERRY HILL, NJ 08002

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

BUSINESS NAME:	WOODBURY HEIGHTS DEVELOPMENT, LLC
Formation Type/Statute:	Domestic Ltd Liability Company - 42-2B-11 et seq
NJ Business ID Number:	0600265399

And finds the following:

STATUS:	ACTIVE: Charter is in Force and Effect
Last Annual Report Filed:	12/16/14 FOR 2015
Date Incorporated/Qualified:	MARCH 29, 2006
Home Jurisdiction:	NJ
Address:	
<u>Registered Agent:</u>	BPG MANAGEMENT COMPANY, L.P., 28 WEST STATE STREET, SUITE 319, TRENTON, NJ 08608
<u>Officers/Directors:</u>	PRES-DANIEL M DIELLA, DIRECTOR AND 770 TOWNSHIP LINE ROAD, YARDLEY, PA 19067 SEC-LORETTA M KELLY, VICE PRESIDENT AND 770 TOWNSHIP LINE ROAD, YARDLEY, PA 19067 TREAS-ROBERT K MALONEY, SENIOR VICE PRESIDENT AND 770 TOWNSHIP LINE ROAD, YARDLEY, PA 19067 VICE PRES-BARRY HOWARD, DIRECTOR, CHAIRMAN OF THE BOARD AND 770 TOWNSHIP LINE ROAD, YARDLEY, PA 19067 VICE PRES-ARTHUR P PASQUARELLA, DIRECTOR AND EXECUTIVE, 770 TOWNSHIP LINE ROAD, YARDLEY, PA 19067
<u>Merger Information:</u>	NONE

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

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

Date: 6/17/2015
Search #: CS-167-1237
Corporate Status Report
Normal/Email-\$30.00
Total: \$30.00



Signature Information Solutions LLC has executed this certificate.

GO



NEW JERSEY TAX & ASSESSMENT SEARCH

For: TRIDENT LAND TRANSFER
Customer ID: 424281510
Reference #: S15RE01169NJ
Order #: 4916819/MT-167-4916819
Completed Date: 06/17/2015

CERTIFICATE OF CURRENT PROPERTY TAX AND ASSESSMENT STATUS FOR:

Block: 80 **Assessed Owner:** WOODBURY HEIGHTS DEVELOPMENT LLC
Lot 1 **Property Location:** 523 CHESTNUT AVE
Also: **Mailing:** 770 TOWNSHIP LINE RD
Information: If sale Sump Pump inspection is Mandatory prior to settlement. YARDLEY, PA 19067

Municipality: WOODBURY HEIGHTS BORO(GLOUCESTER)
 500 Elm Avenue
 WOODBURY HEIGHTS, NJ 08097
 (856) 848-2832

Property Class *: 1 - Vacant Land **Cert of Occup.:** New Construction, Resales & Re
Lot Size: 17.5AC IR **Smoke detector:** Required as per NJAC 5:70-4.19
 Call (856) 848-2832 for inspection
 Inspection Fee \$ 50.00 for inspection

Assessed Values: Land:\$3,300,000 **Improvements:**\$0 **Total:**\$3,300,000
Tax Rate: 3.871 per \$100 of Assessed Value
Tax Deductions: None
2014 Taxes: \$127,743.00 PAID IN FULL
2015 Qtr 1 Due: 02/01/2015 \$31,935.75 PAID
2015 Qtr 2 Due: 05/01/2015 \$31,935.75 PAID
2015 Qtr 3 Due: 08/01/2015 TO BE DETERMINED
2015 Qtr 4 Due: 11/01/2015 TO BE DETERMINED
2016 Qtr 1 Due: 02/01/2016 TO BE DETERMINED
2016 Qtr 2 Due: 05/01/2016 TO BE DETERMINED

Added Assessments: PENDING ADDED/OMITTED ASSESSMENT FROM DATE OF CERTIFICATE OF OCCUPANCY OR ASSESSOR'S INSPECTION OF PROPERTY

Water: Woodbury Heights 500 Elm Ave Woodbury Heights,NJ 08097 856-848-9367
 Acct: 838 0 10/01/2007 - 12/31/2007 \$73.00 PAID
 Inactive account; Charges pending activity; Subject to final reading.

Water: Woodbury Heights 500 Elm Ave Woodbury Heights,NJ 08097 856-848-9367
 Acct: 838 1 10/01/2007 - 12/31/2007 PAID
 Inactive account; Charges pending activity; Subject to final reading; Possible credit balance exists contact Municipality to verify

Sewer: Woodbury Heights 500 Elm Ave Woodbury Heights,NJ 08097 856-848-9367
 No account listed for above owner or property location. If premises is rented/leased; possible charges may be pending under tenant/lessee's name. Please have seller provide evidence of service at closing.

Confirmed Assessments: None
Liens: None



NEW JERSEY TAX & ASSESSMENT SEARCH
For: TRIDENT LAND TRANSFER
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Completed Date: 06/17/2015

Unconfirmed Assessment Certificate

Ordinance #: None

Adopted On: None

Improvement Type: None

'Not to be used to determine "residential use" for the purposes of P.L. 2004, c. 66, section 8.

Signature Information Solutions LLC guarantees that the above information accurately reflects the contents of the public record as of the completed date.



*** UNITED STATES PATRIOT NAME SEARCH ***

424-2815-10

RE: S15RE01169NJ

CERTIFIED TO:

TRIDENT LAND TRANSFER
3 EXECUTIVE CAMPUS
SUITE 100
CHERRY HILL NJ 08002

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

THROUGH

WOODBURY HEIGHTS DEVELOPMENT, LLC (Entity)

06-14-2015

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

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

DATE ISSUED: 06-16-2015

FEES: \$ 2.00
TAX: \$ 0.00
TOTAL: \$ 2.00

CHARLES JONES SEARCH
PROVIDED BY
SIGNATURE INFORMATION SOLUTIONS
P.O. BOX 8488
TRENTON, NJ 08650

PA15-167-05498 167 1050167 10



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

424-2815-10

RE: S15RE01169NJ

CERTIFIED TO:

TRIDENT LAND TRANSFER
3 EXECUTIVE CAMPUS
SUITE 100
CHERRY HILL NJ 08002

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

FROM TO

WOODBURY HEIGHTS DEVELOPMENT, LLC (Entity) 06-12-1995 06-12-2015
*** Name is CLEAR ***

DATED 06-12-2015
TIME 08:45 AM

FEES: \$ 8.00
TAX: \$ 0.00
TOTAL: \$ 8.00

CHARLES JONES SEARCH
PROVIDED BY
SIGNATURE INFORMATION SOLUTIONS
P.O. BOX 8488
TRENTON, NJ 08650

RN15-167-05497 167 1056167 10

RECORD SEARCH

June 22, 2015

RE: 525 Chestnut Avenue
Woodbury Heights, NJ 08097
Search No.: S15RE01169NJ

The Company certifies that an examination of the recorded evidence of title and the appropriate searches of the public records has been made and the premises herein described appear to be subject to the liens, encumbrances and objections to title as hereinafter set forth.

This search does not guarantee title and is not intended to be effective for any purpose. The liability of this Company in its capacity as an abstractor and otherwise hereunder, including liability for negligence, mistakes or omissions, is hereby limited to an amount not exceeding in the aggregate, the sum of fifty (\$50.00) dollars. Increased liability above the sum of fifty (\$50.00) dollars may be obtained after payment and acceptance of an additional fee in accordance with the prevailing rates.

Settlement or removal of objections will not be made on this search; however, this search may be converted into a Commitment for Title Insurance at any time. If the conversion and settlement is made within six (6) months from the date hereof, allowable credit will be given for the fee previously paid.

By: _____
Trident Land Transfer Company (NJ) LLC

TRIDENT LAND TRANSFER COMPANY (NJ) LLC
3 Executive Campus, Suite 100, Cherry Hill, NJ 08002
Agent for

Commitment No.: S15RE01169NJ

SCHEDULE A

1. Commitment Date: June 5, 2015 at 12:00 AM

2. Policy (or Policies) to be issued:

(a) Owner's Policy	Amount
Proposed Insured:	\$0.00

(a) Loan Policy	Amount
Proposed Insured:	\$0.00

, its successors and/or assigns as their respective interests may appear.

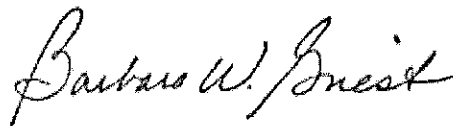
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:

Woodbury Heights Development, LLC, a New Jersey limited liability company

BEING as to an 88.50 % interest the same land and premises which became vested in Woodbury Heights Development, LLC, a New Jersey limited liability company by Deed from The Gilbert Partnership, a Pennsylvania general partnership, dated April 4, 2006 and recorded April 11, 2006 in the Gloucester County Clerk's Office in Deed Book 4196, page 59.

ALSO BEING as to a 11.50% interest, the same land and premises which became vested in Woodbury Heights Development LLC, a New Jersey limited liability company by Deed from Robert J. Swarbrick, an individual, dated April 4, 2006 and recorded April 11, 2006 in the Gloucester County Clerk's Office in Deed Book 4196, page 68.

4. The land referred to in the Commitment is described as follows:



Barbara W. Griest
President
Trident Land Transfer Company

Commitment No.: S15RE01169NJ

SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements that must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:

Mortgage from to , securing the principal amount of \$0.00.

4. Policies to be issued hereunder shall contain the following Endorsements as appropriate:
5. NOTE: County search records reveal no open Mortgages of record with regard to the current owner. If this is not the case, please contact this office immediately.
6. Several judgments appear against the name(s) NOTE: See copy of Upper Court judgment search results vs. the current owners and similar names of sa which appear to be valid in this transaction. Proof is required they are not against our deponent(s), that they have been satisfied, or that they do affect this property. REQUIRED PRIOR TO CLOSING. Please see attached search.
7. NOTE: This report is presented for informational purposes only. Inasmuch as no insurance has been requested, no insurance, express or implied, is intended hereby.
NOTE: In the event that insurance is desired, we advise you to contact us for a conversion of this report to a Commitment for Title Insurance.

Commitment No.: S15RE01169NJ

**SCHEDULE B - SECTION II
EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

1. Subject to Litigation Settlement Agreement as contained in Deed Book 4987, page 243.

Commitment No.: S15RE01169NJ

**SCHEDULE C
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

LAND AND PREMISES situate in the Borough of Woodbury Heights, County of Gloucester and State of New Jersey as follows:

BEGINNING at a point in the Westerly line of Academy Avenue (50 feet wide), said point being in the division line common to lot 1 and 1,01 Block 80 and being located South 03 degrees 15 minutes 00 seconds East, 455.13 feet distant from the intersection of the Westerly line of said Academy Avenue with the Southerly line of Lake Avenue (60 feet wide), and extending from said beginning point; thence

(1) Along the Westerly line of Academy Avenue, South 03 degrees 15 minutes 00 seconds East, a distance of 1749.64 feet to a point formed by the intersection of said Academy Avenue with the Northerly line of Chestnut Avenue; thence

(2) Along said Northerly line of Chestnut Avenue, South 86 degrees 45 minutes 00seconds West, a distance of 38.83 feet to an angle point; thence

(3) Continuing along said Chestnut Avenue (30 fete wide) South 58 degrees 19 minutes 00 seconds West, a distance of 529.30 feet to a point in the Easterly line of West Jersey and Seashore Railroad; thence

(4) | Along same being the Westerly line of West Jersey Avenue (30 feet wide) (now vacated) North 03 degrees 15 minutes 00 seconds West, a distance of 1446.55 feet to a point in same being common corner to Lots 1 and 1.01 Block 80 andd the Easterly line of West Jersey and Seashore Railroad; thence

(5) Along the division line between Lots 1 and 1,.01 Block 80, North 86 degrees 45 minutes 00 seconds East, a distance of 472.76 feet to the point and place of beginning.

TAX NOTE: Being known as Block 80, Lot 1 on the official tax map (For informational purposes only).