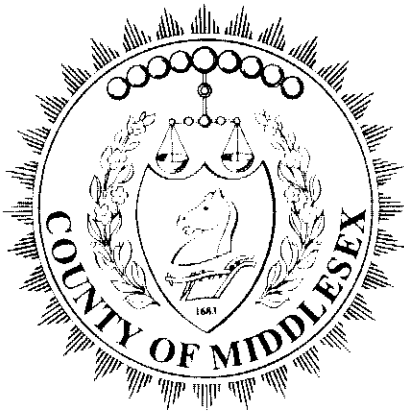


[REDACTED]

MIDDLESEX COUNTY CLERK

Return To:

GOLDSTEIN LEM
744 BROAD ST
NEWARK NJ
07102



St. Lawrence Corp.

Index DEED BOOK
Book 05089 Page 0306
No. Pages 0009
Instrument DEED STANDARD
Date : 9/11/2002
Time : 7:56:59
Control # 200209110012
INST# DE 2002 015872

Employee ID RBOOKER

RECORDING	\$	65.00
- - - - -	\$.00
STANUND	\$	1.75
STANOVER	\$.00
	\$.00
	\$.00
	\$.00
	\$.00
	\$.00
Total:	\$	66.75

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

THIS IS AN OFFICIAL
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OFFICE USED IN RECORDING
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HEREUNDER BY BOOK AND
PAGE NUMBER, USE THE
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ABOVE.

ELAINE FLYNN
COUNTY CLERK



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Retain this page for future reference
Not part of the original submitted document

BK 5089 PG 306

02 SEP 11 AM 8:00

THIS INDENTURE,

Made this 21st day of March

in the year of our Lord Two Thousand-two 2002

Between JOSEPH C. SPICUZZO, Sheriff of the County of MIDDLESEX, in the
STATE OF NEW JERSEY, party of the first part and
301 Meadow Road, LLC

c/o Nancy Isaacson, Esq., Spector & Ehrenworth, P.C.

30 Columbia Turnpike, Florham Park, New Jersey 07932
party of the second part, witnesseth.

WHEREAS, on the 17th day of October in the year
of our Lord Two Thousand 2000

a certain Writ of Execution was issued out of the Superior Court of
New

Jersey, Chancery Division, Middlesex County,

Docket No. F-7991-94

directed and delivered to the Sheriff of the said County of Middlesex
and which said Writ is in the words or to the effect following that is
to say: THE STATE OF NEW JERSEY to the Sheriff of the County of
MIDDLESEX, GREETINGS:

WHEREAS, on the 17th day of October Two Thousand
2000 by a certain judgment made in our Superior Court of New
Jersey, in a certain cause therein pending,

wherein PLAINTIFF is:
Starbare III Partners, L.P. successor-in-interest

to New Jersey National Bank, N.A., formerly known
as The National State Bank, Elizabeth, New Jersey

and the following named parties are the DEFENDANTS
St. Lawrence Corp., a New Jersey corporation, Harry A. Richardson,
Jr., Helen M. Richardson, Mary Richardson, Mary Helen Richardson and
William Richardson;-----

St. Lawrence Corp., a New Jersey corporation, et al

Counterclaim Plaintiffs

vs

Starbare III Partners, L.P., successor-in-interest to New Jersey
National Bank, successor by merger to Constellation Bank, N.A.,
formerly known as The National State Bank, Elizabeth, New Jersey

Counterclaim Defendants

BK5089PG307

IT WAS ORDERED AND ADJUDGED that certain mortgaged premises, with the appurtenances in the Complaint, and Amendment to Complaint if any, in the said cause particularly set forth and described, that is to say: The mortgaged premises are described as set forth upon the RIDER ANNEXED HERETO AND MADE A PART HEREOF.

BEING KNOWN AS Tax Lot 17 in Block 366-A
on the Tax Map of the Municipality of
Tnshp. of Edison

COMMONLY KNOWN AS
301 Meadow Road, Edison, New Jersey

TOGETHER, with all and singular the rights, liberties, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, use, property, claim and demand of the said defendants of, in, to and out of the same, to be sold, to pay and satisfy in the first place unto the plaintiff,
Starbare III Partners, L.P., -----

the sum of \$ 1,052,665.98 being the principal, interest and advances secured by a certain mortgage dated May 19, 1987 and given by defendant, which mortgage in turn was modified by a certain mortgage modification agreement made December 28, 1992 by St. Lawrence Corporation, and which mortgage is now held by Plaintiff, together with lawful interest thereon from the 20th day of March, 2000, -----

until the same be paid and satisfied and also the costs of the aforesaid plaintiff with interest thereon.

AND for that purpose a Writ of Execution should issue, directed to the Sheriff of the County of MIDDLESEX commanding him to make sale as aforesaid; and that surplus money arising from such sale, if any there be, should be brought into our said Court, as by judgement remaining as of record in our Superior Court of New Jersey, at Trenton, doth and more fully appear; and whereas, the costs and Attorney's fees of the said plaintiff have been duly taxed at the following sum: \$ 8,086.50--

THEREFORE, you are hereby commanded that you cause to be made of the premises aforesaid, by selling so much of the same as may be needful and necessary for the purpose, the said sum \$ 1,052,665.98----- and the same you do pay to the said plaintiff together with contract and lawful interest thereon as aforesaid, and the sum aforesaid of costs with interest thereon.

And that you have the surplus money, if any there be, before our said Superior Court of New Jersey, aforesaid at Trenton, within thirty (30) days after pursuant to R. 4:59-1(a), to abide the further Order of the said Court, according to judgement aforesaid, and you are to make return at the time and place aforesaid, by certificate under your hand, of the manner in which you have executed this our Writ, together with this Writ, and if no sale, this Writ shall be returnable within twelve (12) months.

BK5089PG308

SCHEDULE A

Property. The property consists of the land and all the buildings and structures on the land in the Township of Edison County of Middlesex and State of New Jersey. The legal description is:

BEGINNING at the point of intersection of the westerly line of Meadow Road and the northerly line of Midvale Road, and from said beginning point running; thence

- 1) Westerly and along a curve curving to the right with a radius of two hundred eighty-five and four tenths (285.40') feet, an arc distance of five and one one hundredths (5.01') feet to a point; thence
- 2) South $10^{\circ} 22' 30''$ East, a distance of two and forty-seven one hundredths (2.47') feet to a point; thence
- 3) Westerly and along the northerly line of Midvale Road, curving to the right with a radius of two hundred thirty-eight and thirty-nine one hundredths (238.39') feet, an arc distance of one hundred ninety-three and seventy-two one hundredths (193.72') feet to a point of tangent; thence
- 4) North $76^{\circ} 26' 30''$ West and still along the northerly line of Midvale Road, and beyond, a distance of two hundred eighty-one and sixty-eight one hundredths (281.68') feet to a point; thence
- 5) North $14^{\circ} 03' 30''$ East and along a line a distance of three hundred fifty-four and nine tenths (354.90') feet to a point; thence
- 6) North $76^{\circ} 26' 30''$ West and along a line a distance of one hundred seventeen and eight tenths (117.80') feet to a point; thence
- 7) North $68^{\circ} 52' 21''$ West and along a line a distance of fifty-eight and eighty-eight one hundredths (58.88') feet to a point; thence
- 8) North $37^{\circ} 26' 30''$ West, a distance of one hundred two and two one hundredths (102.02') feet to a point; thence
- 9) North $65^{\circ} 35' 30''$ East, a distance of five hundred thirteen and eighty-seven one hundredths (513.87') feet to a point in the westerly line of Meadow Road; thence
- 10) South $24^{\circ} 24' 30''$ East and along the said line of Meadow Road, a distance of forty and no one hundredths (40.00') feet to a point; thence

DELT. MARK DAVIES @ 1988
10 ALBANY STREET FLX4
2 BRIDGEWICK, N.J. 08001
(908) 640-1800

11) South 10° 22' 30" East and still along the said line of Meadow Road, a distance of six hundred ninety-two and seventy-four one hundredths (692.74') feet to a point and the place of BEGINNING.

EXCEPTING FROM THE ABOVE PREMISES THAT WHICH WAS CONVEYED TO MEADOWVIEW ASSOCIATES BY DEED BOOK 3300 PAGE 31, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the westerly line of Meadow Road as the same is established for a width of fifty and no one hundredths (50.00') feet, said point being distant four hundred seventy-two and seventy-four one hundredths (472.74') feet on a course of North 10° 22' 30" West as measured along the line of Meadow Road from the intersection of the westerly line of Meadow Road and the northerly line of Midvale Road, and from said beginning point running; thence

1) South 81° 22' 35" West and along a new line this day established, a distance of four hundred eleven and eight tenths (411.80') feet to an angle point in the line of Tax Map Lot 13-Q; thence

2) North $68^{\circ} 52' 21''$ West and along the line of Lot 13-Q, a distance of fifty-eight and eighty-eight one hundredths (58.88') feet to a point; thence

3) North 37° 26' 30" West and along the line of lands, now or formerly, belonging to Swan Michigan Oil Co., a distance of one hundred two and two one hundredths (102.02') feet to a point; thence

4) North 65° 35' 30" East and along the lands, now or formerly, belonging to Nanrevlis Co., a distance of five hundred thirteen and eighty-seven one hundredths (513.87') feet to a point in the westerly line of Meadow Road; thence

5) South 24° 24' 30" East and along the line of Meadow Road, a distance of forty and no one hundredths (40.00') feet to an angle point; thence

6) South 10° 22' 30" East and still along the line of Meadow Road, a distance of two hundred twenty and no one hundredths (220.00') feet to a point and the place of BEGINNING.

Containing 2.115 acres of land.

Known and designated as Lot 17 in Block 366A on the Tax Map of the Township of Edison.

10141071

WITNESS, the Honorable Anthony J. Parrillo Judge of the
Superior Court at Trenton, aforesaid, the 17th day
of October

in the year of our Lord Two Thousand -2000

Donald F. Phelan, Clerk
Superior Court of New Jersey

Windels Marx Lane &
Mittendorf, LLP
Attorneys for Plaintiff
By:
Gary F. Eisenberg, Esq.

For the Firm

AS by the record of said Writ of Execution in the Office of the
Superior Court of New Jersey, at Trenton, in Book F-00
of Executions, Page 14525 etc, may more fully
appear.

AND WHEREAS I, the said JOSEPH C. SPICUZZO, as such Sheriff as
aforesaid did in due form of law, before making such sale give notice
of the time and place of such sale by public advertisement signed by
myself, and set up in my office in the Sheriff's Department in
Middlesex County, being the County of which said real estate is
situate and also set up at the premises to be sold at least three
weeks next before the time appointed for such sale.

I also caused such notice to be published four times in two newspapers
designated by me and printed and published in Middlesex County, the
County wherein the real estate sold is situate at least once a week
during four consecutive calendar weeks. One of such newspapers is a
newspaper printed and published in the County of Middlesex. The first
publication was at least twenty-one days prior and the last
publication no more that eight days prior to the time appointed for
the sale of such real estate, and by virtue of the said Writ of
Execution, I did offer for sale said land and premises at public
vendue at the Sheriff's Department in New Brunswick on the
10th day of January 2001
two o'clock in the afternoon WHEREUPON I did ajourn said sale from
week to week by public announcement to
September 26, 2001-----

WHEREUPON the said party of the second part bidding therefore for the
same, the sum of \$ 100.00-----
and no other person bidding as much I did then and there openly and
publicly in due form of law between the hours of twelve and five in
the afternoon, strike off and sell tracts or parcels of land and
premises for the sum of \$
100.00-----
to the said party of the second part being then and there the highest
bidder for same. And on the 11th day of March 2002
in the year last aforesaid I did truly report the said sale to the
Superior Court of New Jersey, Chancery Division and no objection to
said sale having been made, and by Assignment of Bid, if any, filed
with the Sheriff of Middlesex County said bidder assigned its bid to:

301 Meadow Road, LLC
c/o Nancy Isaacson, Esq., Spector & Ehrenworth, P.C.
30 Columbia Turnpike, Florham Park, New Jersey 07932

NOW, THEREFORE, This Indenture witnesseth, that I, the said JOSEPH C. SPICUZZO, as such Sheriff as aforesaid under and by the virtue of the said Writ of Execution and in execution of the power and trust in me reposed and also for and in consideration of the said sum of

\$ 100.00-----

do grant, bargain, sell, release, convey and confirm unto the said party of the second part, its heirs, successors and assigns, all and singular the said tract or parcel of lands and premises, with the appurtenances, privileges, and hereditaments thereunto belonging or in any way appertaining; to have and hold the same, unto the said party of the second part, its heirs, successors and assigns to its and their only proper use and benefit forever, in as full, ample and beneficial manner as by virtue of said Writ of Execution I may, can or ought to convey same.

And, I, the said JOSEPH C. SPICUZZO, do hereby, covenant, promise and agree, to and with the said party of the second part, its heirs, successors and assigns, that I have not, as such Sheriff as aforesaid, done or caused, suffered or procured to be done any act, matter or thing whereby the said premises, or any part thereof, with the appurtenances, are or may be charged or encumbered in estate, title or otherwise.

IN WITNESS WHEREOF, I the said JOSEPH C. SPICUZZO, as such Sheriff as aforesaid, have hereunto set my hand and seal the day and year aforesaid.

Signed, sealed and delivered
in the presence of

ERIC M. ARONOWITZ, ESQ.
First Deputy County Counsel

JOSEPH C. SPICUZZO, Sheriff

STATE OF NEW JERSEY } ss.
MIDDLESEX COUNTY }

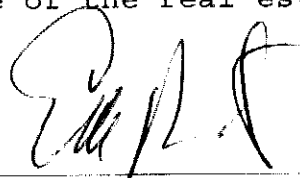
I, JOSEPH C. SPICUZZO, Sheriff, of the County of Middlesex do solemnly swear that the real estate described in this deed made to
301 Meadow Road, LLC.,-----

was by me sold by virtue of a good and subsisting execution (or as the case may be) as in therein recited, that the money ordered to be made has not been to my knowledge or belief paid or satisfied, that the time and place of the same of said real estate were by me duly advertised as required by law, and that the same was cried off and sold to a bonafied purchaser for the best price that could be obtained and the true consideration for this conveyance as set forth in the deed is

\$ 100.00-----

JOSEPH C. SPICUZZO, Sheriff

Sworn before me, Attorney at Law of the State of New Jersey, on this
21st day of March A.D. 2002 , and I having
examined the deed above mentioned do approve the same and order it to
be recorded as a good and sufficient conveyance of the real estate
therein described.



ERIC M. ARONOWITZ, ESQ.
First Deputy County Counsel

STATE OF NEW JERSEY } ss.
MIDDLESEX COUNTY }

On this 21st day of March in the year of the Lord,
Two Thousand two 2002 before me, the subscriber,
as Attorney at Law of said State, personally appeared JOSEPH C.
SPICUZZO, Sheriff of the County of Middlesex aforesaid, who is, I am
satisfied, the grantor in the within Indenture named, and I having
first made known to him the contents thereof he did thereupon
acknowledge that he signed sealed and delivered the same as his
voluntary act and deed, for the uses and purposes therein expressed.



ERIC M. ARONOWITZ, ESQ.
First Deputy County

Counsel

DEED

JOSEPH C. SPICUZZO

Sheriff of Middlesex County
TO
301 Meadow Road, LLC
c/o Nancy Isaacson, Esq.
Spector & Ehrenworth, P.C.
30 Columbia Turnpike
Florham Park, New Jersey 07932

Consideration \$ 100.00

DATED March 21, 2002

Received in the Register's Office of
the County of Middlesex, N.J. on the
-----day of-----A.D.,
19---at-----o'clock---M, and recorded
the same day in-----Liber of Deeds on
page-----.
-----CLERK.

Prepared By: JOSEPH C. SPICUZZO
SHERIFF

BY: Rose Marie Gentile
Rose Marie Gentile

State of New Jersey
AFFIDAVIT OF CONSIDERATION
(STATEMENT OF PRIOR MORTGAGES, LIENS OR ENCUMBRANCES)
FOR
SHERIFF'S DEEDS
(c. 225, P.L. 1979)

To be Recorded with Deed Pursuant to c. 49, P.L. 1968, as amended, and c. 225, P.L. 1979

STATE OF NEW JERSEY

SS.

COUNTY OF MIDDLESEX

FOR RECORDER'S USE ONLY

Consideration \$

Realty Transfer Fee \$

Date

By

IMPORTANT NOTE:

This form is to be attached to all Sheriffs' Deeds not otherwise exempt pursuant to N.J.S.A. 46:15-10, when presented to the County Clerk or Register of Deeds for recording. One of the following blocks **MUST** be checked:

- ☒ NO PRIOR MORTGAGES OR LIENS ARE OUTSTANDING.
☒ PRIOR MORTGAGES OR LIENS OUTSTANDING AND NOT EXTINGUISHED BY THIS SALE
ARE AS LISTED IN SECTION 2 BELOW.

(1) PARTY OR LEGAL REPRESENTATIVE

Starbare III Partners, L.P.

(Plaintiff)

Windels Marx Lane & Mittendorf, LLP

(Legal Representative for Plaintiff)

("Legal representative" is to be interpreted broadly to include any person actively and responsibly participating in the transaction, such as but not limited to: an attorney representing one of the parties; a closing officer of a title company or lending institution participating in the transaction; a holder of power of attorney from plaintiff.)

(2) CONSIDERATION

Deponent states that, with respect to the deed hereto annexed, there follows the name or names of all mortgagees and other holders of encumbrances constituting "consideration" as defined in the act to which this act is a supplement (C. 46:15-5 (c)), to which such sale shall be subject. Such prior mortgages, liens and encumbrances are as follows:

NAME OF SECURED PARTY

CURRENT AMOUNT DUE

N/A

\$ 0

TOTAL \$ 0

NOTE: The amount of consideration on which the Realty Transfer Fee shall be calculated shall include both the total listed above and the amount bid at the sale as set forth in the Sheriff's Deed.

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, as amended, and c. 225, P.L. 1979.

Subscribed and Sworn to before me

this 31st

day of October

2000

Name of Deponent

Gary F. Eisenberg

Windels Marx Lane & Mittendorf, LLP

120 Albany Street Plaza

Address of Deponent New Brunswick, NJ 08901

Douglas A. Stevenson
Attorney-at-Law
State of New Jersey

AMOUNT BID AT
SHERIFF'S SALE

\$

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number

County

Deed Number

Book

Page

Deed Dated

Date Recorded

IMPORTANT — BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ 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 altered or amended without the approval of the Director.

ORIGINAL — White copy to be attached to Sheriff's Deed.

DUPLICATE — Yellow copy to be retained by Sheriff's Office.

TRIPLICATE — Pink copy is your file copy.

BK5089PG314