

**Transaction Identification Data for reference only:**

Issuing Agent:	Surety Title Company, LLC
Issuing Office:	Marlton, New Jersey
Issuing Office's ALTA Registry ID:	1051477
Issuing Office File #:	144535ST-01
Property Address:	503 Station Avenue, Haddon Heights, NJ 08035
Revision Date:	06/20/2023

**WFG National Title Insurance Company**

**COMMITMENT FOR TITLE INSURANCE**

*Aug 21, 2023* SCHEDULE A

1. **Commitment Date:** ~~March 23, 2023~~ (Expires in 180 days)
2. **Policy (or Policies) to be issued:**
  - (a) **2006 ALTA Owner's Policy** (Adopted 6-17-06 Revised 9-10-2007)  
Proposed Insured: **Station Ave Lofts LLC**  
Proposed Policy Amount: **\$245,000.00**

The proffered coverage described represents a **Standard Coverage Policy**. An increased coverage policy is available for an additional cost. If you wish to receive the Enhanced Coverage Policy please contact our office at 856-988-8900.

- (b) **2006 ALTA Loan Policy** (Adopted 6-17-06 Revised 7-1-2018)  
Proposed Insured:

Proposed Policy Amount:

3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.
4. Title is, at the Commitment Date, vested in:  
**Victor A. Turkot and Cynthia A. Romanelli, by deed from Victor A. Turkot, dated 4/19/2007, recorded 5/1/2007, in the Camden County Clerk/Register's Office in Deed Book 8541, Page 300, Instrument No. 2007045425.**

**NOTE: Victor A. Turkot, by deed from Yiu L. Fung, dated 6/5/2006, recorded 6/28/2006, in the Camden County Clerk/Register's Office in Deed Book 8245, Page 1818, Instrument No. 2006074559.**

5. The land is described as follows:  
**SEE ATTACHED EXHIBIT "A"**

Surety Title Company, LLC

By:

*Tiffany Lachall*

Authorized Signature

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Commitment for Title Insurance  
Adopted 08-01-2016 Technical Corrections 04-02-2018

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**File No: 144535ST-01**

**ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Haddon Heights Borough, Camden County, and State of New Jersey being more particularly described as follows:**

**BEGINNING in the Northwesterly line of Station Avenue (75 feet wide) 63.66 feet Southwestwardly from the intersection of the said line of Station Avenue with the Southwesterly line of White Horse Pike (70 feet wide) said beginning point being also in the Northeasterly face of wall of building of the premises herein described; thence**

**1) Northwestwardly at right angles to Station Avenue and along the face of said wall and its extensions thereof 100 feet to a point; thence**

**2) Southwestwardly parallel with Station Avenue 23.61 feet to the extended middle line of the party wall between premises 503 1/2 and 505 Station Avenue; thence**

**3) Southeastwardly along the extended line and the middle line of the said party wall forming an interior angle of 90 degrees 06 minutes 50 seconds with the last course 100 feet to the Northwesterly line of Station Avenue; thence**

**4) Northeastwardly along the Northwesterly line of Station Avenue 23.81 feet to the point and place of beginning.**

**FOR INFORMATIONAL PURPOSES ONLY:  
BEING premises No. 503 Station Avenue.**

**BEING Tax Block: 25, Tax Lot: 17.01**

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Commitment for Title Insurance  
Adopted 08-01-2016 Technical Corrections 04-02-2018

NEW JERSEY LAND TITLE  
INSURANCE RATING BUREAU

NJRB 3-09  
Last Revised: 9/1/19

# WFG National Title Insurance Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION I REQUIREMENTS

File No: 144535ST-01

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company, in writing, of the name of any party not referred to in this Commitment who will obtain an interest in and/or make a mortgage on the Land. The Company may then make such additional Requirements and/or Exceptions as it deems appropriate.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

**Production and record of a Deed from Victor A. Turkot and Cynthia A. Romanelli, husband and wife to Station Ave Lofts LLC.**

**NOTE: The State of New Jersey requires certain nonresident sellers (individuals, estates and trusts) to make an estimated gross income tax payment pursuant to Chapter 55 P.L. 2004 as a condition to the recording of the deed of conveyance.**

**Production and record of a Mortgage from Station Ave Lofts LLC to Cash Deal.**

5. Proof of identity, legal age, competency and marital or civil union status of all parties to this transaction.
6. Payment of all taxes, charges and assessments levied against the subject premises, which are due and payable.
7. Possible liability for municipal improvements such as curbing, paving, sidewalks, sewers, etc., constructed or being constructed, but not yet assessed.
8. Affidavit of Title in standard form must be properly executed by the present owners and/or mortgagors.
9. The company requires that a Notice of Settlement in connection with the transaction to be insured be recorded, pursuant to N.J.S.A. 46:26A-11 et. seq., as nearly as possible to, but not more than, sixty (60) days prior to the anticipated date of recording of the closing documents. If the closing is postponed, another Notice of Settlement may be recorded prior to the expiration of the first recorded Notice of Settlement.
10. In the event that the proceeds of the loan to be secured by the mortgage to be insured are not to be fully disbursed at closing, the Company must be notified and this Commitment will then be modified accordingly.

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Commitment for Title Insurance  
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WFG National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION I  
REQUIREMENTS

File No: 144535ST-01

11. Cancellation or other satisfactory disposition of mortgage from Victor A. Turkot to Roebing Bank, dated 6/5/2006, and recorded on 6/28/2006, in the Camden County Clerk's Office, in Mortgage Book 8245, Page 1822, and/or Instrument # 2006074560, to secure the sum of \$225,000.00.

ASSIGNMENT OF RENTS AND LEASES by and between Victor A. Turkot, Mortgagor and Roebing Bank, a federally chartered banking association, Mortgagee, dated 6/5/2006, recorded 6/28/2006, in Book 8245, page 1830 and/or Instrument # 2006074561.

12. Cancellation or other satisfactory disposition of mortgage from Victor A. Turkot and Cynthia A. Romanelli to Branch Banking and Trust Company, dated 4/8/2017, and recorded on 5/9/2017, in the Camden County Clerk's Office, in Mortgage Book 10626, Page 1225, and/or Instrument # 2017034418, to secure the sum of \$145,000.00.

ASSIGNMENT OF RENTS AND LEASES by and between Victor A. Turkot and Cynthia A. Romanelli, Mortgagor and Branch Banking and Trust Company, Mortgagee, dated 4/8/2017, recorded 5/9/2017, in Book 10626, page 1237 and/or Instrument # 2017034419.

13. INTENTIONALLY OMITTED

14. INTENTIONALLY OMITTED

15. INTENTIONALLY OMITTED

16. INTENTIONALLY OMITTED

17. INTENTIONALLY OMITTED

18. NJ Superior Court, US District & US Bankruptcy Court Judgments vs. Victor A. Turkot and Cynthia A. Romanelli show CLEAR.

19. NOTE: US Patriot Search vs. Victor A. Turkot and Cynthia A. Romanelli shows CLEAR.

20. NOTE: US Patriot Search vs. Broken Ground Properties LLC shows CLEAR.

21. The Identity of the proposed Insured or Insureds must be disclosed to the Company prior to closing. The Company reserves the right to undertake such additional searches as it may deem appropriate in light thereof, and to amend this Commitment to add such additional requirements and exceptions in connection therewith as it may, in its sole discretion, deem necessary or advisable.

22. Proof is required that the Certificate of Formation for Station Ave Lofts LLC, LLC, together with all amendments thereto have been filed with the Secretary of State of New Jersey, in accordance with N.J.S.A. 42:2C-1, et. seq.

23. NOTE: US Patriot Search vs. Station Ave Lofts LLC shows CLEAR.

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NEW JERSEY LAND TITLE  
INSURANCE RATING BUREAU

NJRB 3-09  
Last Revised: 9/1/19

**WFG National Title Insurance Company**

**COMMITMENT FOR TITLE INSURANCE**

**SCHEDULE B - SECTION I  
REQUIREMENTS**

**File No: 144535ST-01**

**NOTE:** Company does not assume any liability for or make any representation regarding compliance with N.J.S.A. 54:50-38, the New Jersey Bulk Sales Statute, effective 8/1/2007.

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INSURANCE RATING BUREAU

NJRB 3-09  
Last Revised: 9/1/19

WFG National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II  
EXCEPTIONS

File No: 144535ST-01

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easement, not shown by the public records.
4. Notwithstanding any provision of the policy to the contrary, the Company will not pay loss or damage, costs, attorney's fees or expenses that arise by reason of any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. *remove for lender only*
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. Taxes, assessments and government utility liens as follows:

Taxes paid thru: 12/31/23 Sewer paid thru: incl in taxes 9/30/23  
 Water paid thru: provide NJAWC MUA paid thru: 9/30/23  
 Dues paid thru: \_\_\_\_\_ OTHER: \_\_\_\_\_

NOTE: NJ Real Estate Tax Schedule: 1<sup>st</sup> Quarter Covers 01/01 - 03/31 Due 02/01  
 2<sup>nd</sup> Quarter Covers 04/01 - 06/30 Due 05/01  
 3<sup>rd</sup> Quarter Covers 07/01 - 09/30 Due 08/01  
 4<sup>th</sup> Quarter Covers 10/01 - 12/31 Due 11/01

NOTE: Company will not insure against any loss arising from any homestead tax credit against an eligible homeowner's real estate taxes; nor from any adjustment made (or not made) at the time of closing with respect to same.

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Commitment for Title Insurance  
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WFG National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II  
EXCEPTIONS

File No: 144535ST-01

7. Subject to any and all outstanding water/sewer bills due and payable to any and all municipalities and authorities.

**NOTE:** In some areas, access will be required to the property to secure final water/sewer readings. Title Company makes no representations as to any pending water/sewer charges that may become due and payable.

8. Liability for additional assessment for taxes in connection with new construction pursuant to N.J.S.A. 54:4-63.1 et seq.

9. Subject to subsurface conditions and/or encroachments not disclosed by an instrument of record. (Owners Policy only)

10. Acreage and/or square footage is neither guaranteed, nor insured hereunder. Policy will insure only the metes and bounds description as set forth in Schedule A hereof.

11. Rights of tenants under unrecorded leases, as tenants only.

12. Rights of adjoining owners, tenants and occupiers in party walls.

13. Restrictions as contained in Deed Book 301, page 538.

**NOTE:** Upon compliance with the requirements of this commitment, the loan policy will insure the Mortgagee as a first mortgage lien, subject to the terms and conditions of the policy.

**NOTE:** The following endorsements will be issued based on closing instructions submitted by the Mortgagee at the time of settlement and attached to the final policy when applicable:

- Condominium Endorsement - ALTA 4.1-06
- Planned Unit Development Endorsement - ALTA 5.1-06
- Variable Rate Mortgage Endorsement - ALTA 6-06, 6.1, 6.2-06
- Environmental Protection Lien Endorsement - ALTA 8.1-06
- Restrictions, Encroachments, Minerals Endorsement - ALTA 9.10-06
- Street Assessment Endorsement-ALTA 1-06
- Survey Endorsement  Survey Endorsement (NO SURVEY)
- Survey Endorsement (NO SURVEY) For Residential Condominiums and Cooperatives only
- Other Endorsement(s) \_\_\_\_\_

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# WFG National Title Insurance Company

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B - SECTION II EXCEPTIONS

File No: 144535ST-01

#### NOTE: Commitment "GAP" Coverage

Loan policy will insure against loss arising from liens or encumbrances first appearing of record subsequent to the date of this commitment, but prior to the effective date of the policy; provided that:

- 1) A Notice of Settlement has been filed in a timely fashion and the instrument(s) to be insured have been recorded prior to the expiration of the Notice of Settlement;
- 2) A title continuation search is ordered and received; and
- 3) The insured lender's written instructions to the closing attorney or agent require disposition of all intervening matters.

This coverage shall not extend to those matters which have been disclosed to the insured prior to closing, or of which the insured has actual knowledge prior to closing, unless the same are specifically addressed pursuant to No. (3) above. The effective date of the policy shall be the date of recording of the instrument(s) creating the estate or interest insured.

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Commitment for Title Insurance  
Adopted 08-01-2016 Technical Corrections 04-02-2018



# Deed

CERTIFIED TRUE COPY  
BY \_\_\_\_\_

This Deed is made on

**BETWEEN Victor A. Turkot and Cynthia A. Romanelli, husband and wife**

whose post office address is

**205 Lawnside Avenue, Haddon Township, NJ 08108**

referred to as the Grantor,

**AND Station Ave Lofts LLC**

whose post office address is

referred to as the Grantee.

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

**1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **Two Hundred Forty-Five Thousand Dollars and zero cents (\$245,000.00)**.

The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Borough of Haddon Heights  
Block No. **25** Lot No. **17.01** Qualifier No. Account No.

No lot and block or account number is available on the date of this Deed. (Check Box if Applicable)

**3. Property.** The Property consists of the land and all the buildings and structures on the land in the Borough of Haddon Heights, County of Camden and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable)

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Haddon

Heights Borough, Camden County, and State of New Jersey being more particularly described as follows:

BEGINNING in the Northwesterly line of Station Avenue (75 feet wide) 63.66 feet Southwestwardly from the intersection of the said line of Station Avenue with the Southwesterly line of White Horse Pike (70 feet wide) said beginning point being also in the Northeasterly face of wall of building of the premises herein described; thence

1) Northwestwardly at right angles to Station Avenue and along the face of said wall and its extensions thereof 100 feet to a point; thence

2) Southwestwardly parallel with Station Avenue 23.61 feet to the extended middle line of the party wall between premises 503 1/2 and 505 Station Avenue; thence

Prepared by:  
**M. Michael Maley, Esquire**  
**Maley Givens, P.C.**

*Preparer signature no longer required*  
*See N.J.S.A. 46:26A-3*

(For Recorder's Use Only)

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**File No: 144535ST-01**

**ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Haddon Heights Borough, Camden County, and State of New Jersey being more particularly described as follows:**

**BEGINNING in the Northwesterly line of Station Avenue (75 feet wide) 63.66 feet Southwestwardly from the intersection of the said line of Station Avenue with the Southwesterly line of White Horse Pike (70 feet wide) said beginning point being also in the Northeasterly face of wall of building of the premises herein described; thence**

- 1) Northwestwardly at right angles to Station Avenue and along the face of said wall and its extensions thereof 100 feet to a point; thence**
- 2) Southwestwardly parallel with Station Avenue 23.61 feet to the extended middle line of the party wall between premises 503 1/2 and 505 Station Avenue; thence**
- 3) Southeastwardly along the extended line and the middle line of the said party wall forming an interior angle of 90 degrees 06 minutes 50 seconds with the last course 100 feet to the Northwesterly line of Station Avenue; thence**
- 4) Northeastwardly along the Northwesterly line of Station Avenue 23.81 feet to the point and place of beginning.**

**FOR INFORMATIONAL PURPOSES ONLY:  
BEING premises No. 503 Station Avenue.**

**BEING Tax Block: 25, Tax Lot: 17.01**

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**Commitment for Title Insurance  
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- 3) Southeastwardly along the extended line and the middle line of the said party wall forming an interior angle of 90 degrees 06 minutes 50 seconds with the last course 100 feet to the Northwesterly line of Station Avenue; thence
- 4) Northeastwardly along the Northwesterly line of Station Avenue 23.81 feet to the point and place of beginning.

FOR INFORMATIONAL PURPOSES ONLY:

BEING premises No. 503 Station Avenue.

BEING Tax Block: 25, Tax Lot: 17.01.

BEING the same premises conveyed to Victor A. Turkot and Cynthia A. Romanelli, by deed from Victor A. Turkot, dated 4/19/2007, recorded 5/1/2007, in the Camden County Clerk/Register's Office in Deed Book 8541, Page 300, Instrument No. 2007045425.

NOTE: Victor A. Turkot, by deed from Yiu L. Fung, dated 6/5/2006, recorded 6/28/2006, in the Camden County Clerk/Register's Office in Deed Book 8245, Page 1818, Instrument No. 2006074559.

The street address of the Property is:

**503 Station Avenue, Haddon Heights, NJ 08035**

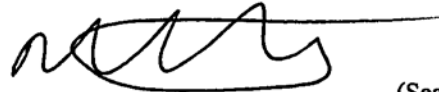
**4. Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor(s)).

**5. Rights and Restrictions.** This Deed is subject to all rights of way, easements, and other encumbrances of record.

**6. Signatures.** The Grantor signs this Deed as of the date at the top 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.

Witnessed By:

\_\_\_\_\_



\_\_\_\_\_  
Victor A. Turkot (Seal)

\_\_\_\_\_



\_\_\_\_\_  
Cynthia A. Romanelli (Seal)

STATE OF NJ :  
COUNTY OF Camden : ss.


I CERTIFY that on Aug. 21, 2023  
Victor A. Turkot Cynthia A. Romanelli

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

- (a) is named in and personally signed this Deed; and,

- (b) signed, sealed and delivered this Deed as their act and deed; and,
- (c) made this Deed for \$245,000.00 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.)

RECORD AND RETURN TO:  
SURETY TITLE COMPANY, LLC  
11 EVES DRIVE, SUITE 150  
MARLTON, NJ 08053



Notary Public  
*Print name and title below signature*

**SANDI MERRYFIELD**  
Notary Public of New Jersey  
Commission Expires May 16, 2024