

**STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
LAND USE REGULATION PROGRAM
BUREAU OF TIDELANDS MANAGEMENT**

ASSIGNMENT OF RIPARIAN LICENSE

(Please print or type and complete 3 copies of this form. Each copy must have original signatures.)

WHEREAS, the State of New Jersey owns the tidelands hereinafter described; and

WHEREAS, the Bureau of Tidelands Management in the Department of Environmental Protection having succeeded to the powers of the Division of Navigation in the Department of Conservation; and

WHEREAS, the State of New Jersey, acting by and through the Tidelands Resource Council in said Department, issued a 7 year license for use of certain tidelands in outshore of Lots 2 and 7, Block 11 (currently Block 305) situated in the Township of Logan, County of Gloucester, New Jersey, to Alan E. Huntbach and Malgorzata Huntbach, by license dated May 29, 2003 for the period May 13, 2003 to May 13, 2010. Said license is recorded in file number 80-0440 in the office of the Bureau of Tidelands Management; and

WHEREAS, said license stipulates or requires that it may not be assigned or otherwise transferred to any other person or persons except upon the written consent of said Division or its successors in office; and

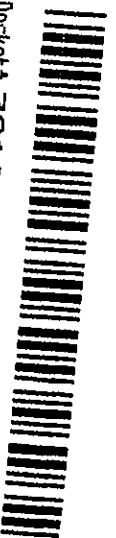
WHEREAS, said licensee(s) desire(s) to assign said license to BRIDGEPORT BOATYARD HOLDINGS, LLC, the present record title holder of the adjoining lands shoreward of the license, as evidenced by deed dated November 6, 2007 from Alan E. Huntbach and Malgorzata Huntbach to Bridgeport Boatyard Holdings, LLC, and recorded in the office of the clerk (or recorder of deeds) of the County of Gloucester in deed book 4472 at pages 235 etc. (A copy of which is attached.)

NOW THEREFORE, the undersigned, being said licensee(s) in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration do(es) hereby sell, assign, transfer and set over said license unto to have and to hold same unto BRIDGEPORT BOATYARD HOLDINGS, LLC for the balance of the period specified in said license.

This assignment is made with the understanding that the assignee(s) will assume the diligent payment of the rental, which is \$500.00 per year and will diligently keep and perform all of the other terms, covenants, conditions and limitations specified in said license. The assignee(s) by the acceptance of this assignment agree(s) thereto.

Docket # 32103
James N. Hogan, Gloucester County Clerk
Receipt #: 28439 01:18:44 P.M. 06/25/2008
Recording Fee: \$120.00 DB 4551 67
Type: LEA Pages: 10

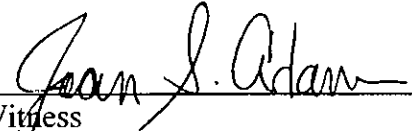
DTB 3606 p.156

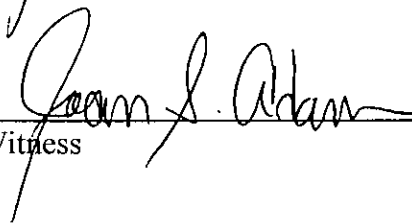


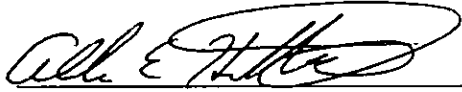
This assignment is made specifically subject to the assignee(s) obtaining written consent to this assignment from said Department or its successors in office.

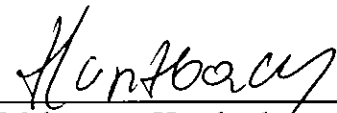
IN WITNESS WHEREOF, the undersigned has/have hereunto set his/her/their hand(s) and seal(s) or caused these presents to be executed by its proper corporate officers and its proper corporate seal to be hereunto affixed this _____ day of _____ 2007.

Signed, sealed and delivered
in the presence of


Witness


Witness

 (L.S.)
Alan E. Huntbach
Licensee—Assignor

 (L.S.)
Malgorzata Huntbach
Licensee—Assignor

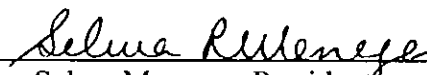
The foregoing assignment is hereby accepted.

IN WITNESS WHEREOF, the undersigned has/have hereunto set his/her/their hand(s) and seal(s) or caused these presents to be executed by its proper corporate officers and its proper corporate seal to be hereunto affixed this 28th day of JANUARY, 2008.

Signed, sealed and delivered
in the presence of


Witness

Bridgeport Boatyard Holdings, LLC

 (L.S.)
By: Selma Menezes, President
Assignee

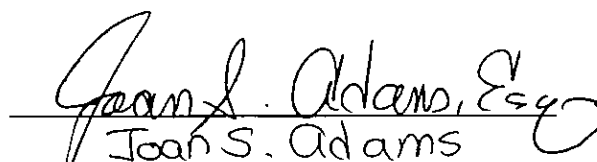
NOTE: Add acknowledgments or corporate proofs by both assignor(s) and assignee(s).

Acknowledgement
Individual

STATE OF NEW JERSEY, COUNTY OF Gloucester SS.

I CERTIFY that on Nov. 6 2007, Alan Huntbach and
Malgorzetta Huntbach personally came before me and stated to my satisfaction that
this person (or if more than one, each person):

- (a) was the maker of the attached instrument; and
- (b) executed this instrument as his or her own act.

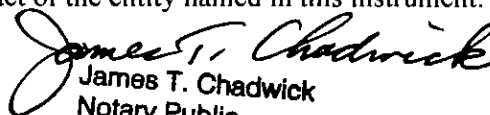

Joan S. Adams
Attorney at Law
State of NJ.

Acknowledgement
Corporation or Other Entity

STATE OF NEW JERSEY, COUNTY OF GLoucester SS.

I CERTIFY that on JANUARY 28, 2008, SELMA R. MENEZES
personally came before me and stated to my satisfaction that this person (or if more than one,
each person):

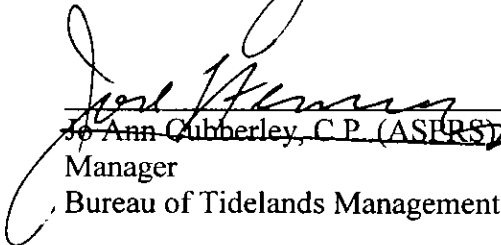
- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as PRESIDENT
of BRIDGEPORT BOATYARD H. LLC the entity named in this instrument; and,
- (c) executed this instrument as the act of the entity named in this instrument.

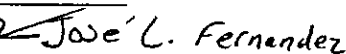

James T. Chadwick
Notary Public
State of New Jersey
My Commission Expires 1/24/2009

The State of New Jersey by the Bureau of Tidelands Management, Land Use Regulation

Program in the Department of Environmental Protection, does hereby consent to the

foregoing assignment this 11th day of June, 2007.


~~Jo Ann Gubherley, C.P. (ASPRS)~~
Manager
Bureau of Tidelands Management

 Jose L. Fernandez

DEED

Prepared by: *Joan J. Adams, Esq.*
(Print signer's name below signature)

JOAN SORBELLO ADAMS, ESQ.

This Deed is made on Nov. 6, 2007.

BETWEEN

Allen E. Huntbach (formerly incorrectly spelled Alan E. Huntbach) and Malgorzata Huntbach, h/w

whose address is 118 Ferry Road, Bridgeport, NJ 08014, referred to as the Grantor,

AND

Bridgeport Boatyard Holdings LLC,

whose address is P.O. Box 714, Bridgeport, NJ 08014, 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 Seven Hundred Thousand Dollars (\$700,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Logan Township.
Block No. 11 Lot No. 2 and 7 Account No. *
No property tax identification number is available on the date of this Deed. (Check if applicable).

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

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Logan Township, County of Gloucester, and State of New Jersey being more particularly described as follows:

Tract #1

~~BEGINNING at a point in the low water mark of Raccoon Creek corner to lands of Catherine Lauro and extending thence (1) along her lands North 45 degrees 37 minutes East 150 feet to a corner to the same; thence (2) along Cadwalader's other lands, North 44 degrees 23 minutes West 150 feet; thence (3) South 45 degrees 37 minutes West, 150 feet more or less to low water mark of said Creek, thence (4) Southeasterly along said low water mark, 150 feet more or less to point and place of beginning.~~

Tract #2

~~BEGINNING at a point at mean low water mark on the Raccoon Creek a corner of other lands of the said John Cadwalader; thence leaving the said mean low water mark and extending along the said land North 45 degrees 45 minutes East 210 feet to a corner; thence extending South 84 degrees 5 minutes East along a certain roadway being ground of the said John Cadwalader and being along the rear of the boathouse lots 100 feet to a point; thence extending South 45 degrees 45 minutes West along other ground of the said John Cadwalader One Hundred Seventy-Six and Eighty-four one hundredths feet to a point in the mean low water mark of the said Raccoon Creek and thence extending along the same various courses and distances thereof in a Northwesterly direction to the first mentioned point and place of beginning.~~

~~Being known as No. 128 Buttonwood Lane.~~

Block: 305, Lot:7 (As to Tract #1) and Block 305, Lot 2 (As to Tract #2)

~~BEING the same land and premises conveyed to Alan E. Huntbach and Malgorzata Huntbach by Deed from Vincent H. Fauls and Virginia M. Fauls dated 7/7/2006.~~

Consideration: \$700,000.00 Exempt Code: B
Cats: \$700.70 St: \$1,749.30
N.P.N.R.F.: \$825.00 P.N.P.F.A.: \$350.00
E.A.A.: \$1,210.00 Gen Prop: \$1,410.00
C)41M: \$4.00 REALTY TOTAL: \$6,245.00

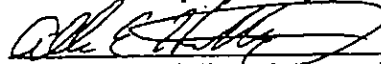
Clerk of Gloucester County on 8/7/2000, in Deed Book 3148, Page No. 192, et seq. as to Tract no. 1.

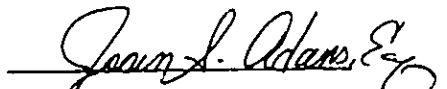
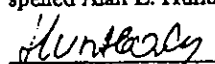
BEING the same land and premises conveyed to Alan E. Huntbach and Malgorzata Huntbach by Deed from Vincent Faulls and Virginia M. Faulls dated 7/7/2000, and recorded in the Office of the Clerk of Gloucester County on 8/7/2000, in Deed Book 3148, Page No. 195, et seq. as to Tract no. 2.

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:

 (Seal)
Allen E. Huntbach (formerly incorrectly spelled Alan E. Huntbach)

  (Seal)
Malgorzata Huntbach

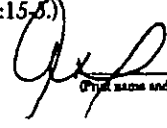
STATE OF NEW JERSEY, COUNTY OF ~~GLoucester~~ SS:

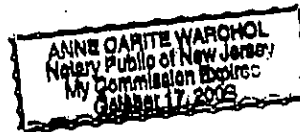
I CERTIFY that on 11-6, 2007,

Allen E. Huntbach (formerly incorrectly spelled Alan E. Huntbach) and Malgorzata Huntbach personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- a) was the maker of the attached Deed;
- b) executed this Deed as his or her own act; and,
- c) made this Deed for \$700,000.00 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. 46:15-6.)


(Print name and title below signature)





GT/REP-3
(9-04)

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

Allen E. Huntbach (formerly incorrectly spelled Alan E. Huntbach)

Current Resident Address:

Street: 118 Ferry Road, Bridgeport, NJ 08014

City, Town, Post Office

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

11

2 and 7

Street Address:

118 Ferry Road, Bridgeport, NJ 08014

City, Town, Post Office

State

Zip Code

100%

\$700,000.00

Seller's Percentage of Ownership

Consideration

Closing Date

11/6/07

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.

11-6-07

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



GIT/REP-3
(8-04)

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

Majorzata Huntbach

Current Resident Address:

Street: 118 Ferry Road, Bridgeport, NJ 08014

City, Town, Post Office

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

11

2 and 7

Street Address:

118 Ferry Road, Bridgeport, NJ 08014

City, Town, Post Office

State

Zip Code

100%

\$700,000.00

Seller's Percentage of Ownership

Consideration

Closing Date

11/6/07

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.

11-6-07
Date

Huntbach
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

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 1535ST-01

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Logan Township, County of Gloucester, and State of New Jersey being more particularly described as follows:

Tract # 1

BEGINNING at a found concrete monument, at a point in the Southerly line of a certain unnamed roadway, at a corner to Lot 8, Block 305, in the line of Lot 1, Block 305 and extending;

1. S 42 degrees 06' 06" W, along the line of Lot 8, Block 305, passing over a found concrete monument, 150.00 feet, more or less, to a point in the mean low water line of Raccoon Creek, as determined by the New Jersey Department of Environmental Protection, in 1977; thence,
2. Northwesterly various courses and distances along said mean low water line, to a corner to Lot 6, Block 305; Thence,
3. N 42 degrees 06' 06" E, along the line of Lot 6, Block 305, 150.00 feet, more or less, to a corner to same, in the line of Lot 1, Block 305; thence,
4. S 47 degrees 53' 54" E, still along the line of Lot 1, Block 305, 150.00 feet to the point of BEGINNING.

Being Tax Lot 7, Block 305. Together with the use and privilege of a certain road over lands of John Cadwalder (Block 305, Lot 1) as established in Deed Book 253, page 57.

Tract # 2

BEGINNING at a point in the Southerly line of a certain unnamed roadway, at a corner to Lot 3, Block 305, in the line of Lot 1, Block 305, located in N 48 degrees 21' 02" W, 544.70 feet from a found concrete monument, at a corner common to Lot 7 and 8, Block 305 and extending;

1. S 42 degrees 23' 50" W, along the line of Lot 3, Block 305, 176.84 feet, more or less, to a point in the mean low water line of Raccoon Creek, as determined by the New Jersey Department of Environmental Protection, in 1977; thence,
2. Northwesterly, various courses and distances along said mean low water line, to a corner to Lot 1, Block 305; thence,
3. N 42 degrees 23' 50" E, along the line of Lot 1, Block 305, 210.00 feet, more or less, to a corner to same;
4. S 37 degrees 26' 10" E, still along the line of Lot 1, Block 305, 100.00 feet to the point of BEGINNING.

Being Tax Lot 2, Block 305. Together with the use and privilege of a certain road over lands of John Cadwalader (Block 305, Lot 1) as established in Deed Book 268, page 171.

BEING premises No. 128 Buttonwood Lane and 118 Ferry Road.

Block: 305, Lot: 7 (As to Tract #1) and Block 305, Lot 2 (As to Tract #2)

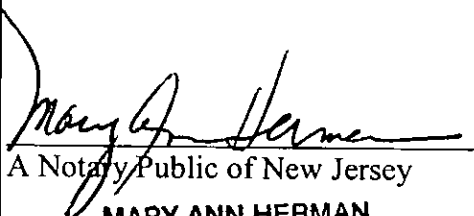
STATE OF NEW JERSEY)

)

COUNTY OF MERCER)

BE IT REMEMBERED that on this 11th day of June, 2008, before me a Notary Public of New Jersey, personally appeared José L. Fernandez, Manager, Bureau of Tidelands Management, Land Use Regulation Program, Department of Environmental Protection who being duly sworn on his oath depose and make proof to my satisfaction, that José L. Fernandez, is the Manager, Bureau of Tidelands Management, Land Use Regulation Program and he has been duly authorized by proper resolution of the Tidelands Resource Council, and he has signed this document as an act pursuant to said resolution.

Sworn to me and Subscribed
before me the date aforesaid


A Notary Public of New Jersey
MARY ANN HERMAN
Notary Public of New Jersey
Commission Expires 2/29/2012

(This instrument has been reviewed
and approved by the Office of the
Attorney General.)