Publication copy

Association Exhibit M (Green Acres acquisition documents, including the August 19, 2026 offer)

Source: Superior Court of New Jersey, eCourts, SLM-C-000017-26, Trans ID CHC2026339507; filed by Defendants Association, Wheaton, Rossi

Published by Ronald W. Yarbrough, plaintiff, as part of the public record of Yarbrough v. Lake Centerton Park Homeowners Association, Inc., et al., Superior Court of New Jersey, Chancery Division, Salem County, Docket No. SLM-C-000017-26.

This copy is the filed or produced document with these changes only: black boxes cover (1) names, addresses, telephone numbers and e-mail addresses of persons who are not parties, (2) personal identifiers and financial account numbers (R. 1:38-7), (3) telephone and e-mail contact details, and (4) plaintiff's personal financial information, marked "Redacted: plaintiff's personal financial information". Withheld pages, if any, are replaced by a notice page. The complete document is available from the Court.

EXHIBIT M

Green Acres Acquisition Documents, Including August 19, 2026 Offer

Gmail Clifford Wheaton [redacted]

Green Acres Application (Centerton Dam & Muddy Run)

1 message

Brody, Allie [DEP] <Allie.Brody@dep.nj.gov> Mon, Nov 17, 2025 at 1:12 PM
To: [redacted]

Hi Cliff,

Glad we had a chance to connect earlier. I've attached the Green Acres application and an overview of our acquisition process here.

Once I receive a complete application, it will be circulated to formally confirm Parks interest and then I'll be in touch to discuss next steps.

Please let me know if you have any questions. My direct line is [redacted]

Thanks!

Allie

Allie Brody

Green Acres Program

NJ Department of Environmental Protection

401 E. State St. | P.O. Box 420

Mail Code 401-07R

Trenton, NJ 08625-3420

[redacted]

[redacted]

GREEN ACRES PROGRAM

NOTE: This E-mail is protected by the Electronic Communications Privacy Act, 18 U.S.C. Sections 2510-2521. This E-Mail and its contents, may be Privileged & Confidential due to the Attorney Client Privilege, Attorney Work Product, and Deliberative Process or under the New Jersey Open

Public Records Act. If you are not the intended recipient of this e mail, please notify the sender, delete it and do not read, act upon, print, disclose, copy, retain or redistribute it.

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2 attachments

Green Acres Application.docx
46K

GREEN ACRES SLA PROCESS FOR PROPERTY OWNERS.pdf
857K

New Jersey Department of Environmental Protection

Green Acres State Land Acquisition Process

Thank you for considering the preservation of your property to add to New Jersey's protected open spaces in concert with the Green Acres Mission. The Green Acres staff is eager to work with you and will guide you through the steps of the acquisition process listed below.

1. **Offer Application:** Property owner submits an *Application for Sale of Real Estate* to Green Acres for review. The application form is available at www.njgreenacres.org under Forms and Regulations > Applications > State Land Acquisition Applications.
2. **Confirmation of Interest**: Green Acres sends a letter to the property owner confirming the State's/DEP's interest in purchasing the property.
3. **Initial Outreach**: Green Acres Negotiator is assigned to the project and contacts property owner to begin the acquisition process.
4. **Appraisal/Title Search/Environmental Hazard Review:** Green Acres Negotiator orders appraisal, title search, and environmental review – all done at DEP's expense.
5. **Initial Inspection**: Green Acres Negotiator and/or Environmental Specialist conducts initial inspection(s) of the property.
6. **Purchase Offer**: Green Acres Negotiator presents the offer to purchase the property, which is based on the appraisal results, the priority of the acquisition, and the availability of funds.
7. **Offer Acceptance:** Property owner accepts purchase offer in writing. At this time, property owner retains a New Jersey-licensed attorney to represent them for the rest of the real estate transaction and assist with the property closing.
8. **Survey:** Upon written offer acceptance from the property owner, the Green Acres Negotiator arranges for a survey of the property – done at DEP's expense.
9. **Contract**: DEP Legal Team prepares the contract and associated forms and sends them to property owner's attorney for review and for property owner's signature. Once the contract is signed by both parties, a copy is returned to the attorney and property owner.
10. **Final Inspection**: Green Acres Negotiator conducts a final inspection of the property to ensure that the owner has completed any required clean-up and has resolved any environmental hazards. Any encroachments identified on the survey need to be resolved before closing.
11. **Property Closing:** DEP Legal Team sends closing document templates to the property owner's attorney who is responsible for preparing the closing documents. Closing occurs by mail. The agreed upon purchase price (less tax withholding, if any) is paid to the property owner at closing.

Green Acres Mission

To achieve, in partnership with others, a system of interconnected open spaces, whose protection will preserve and enhance New Jersey's natural environment and its historic, scenic, and recreational resources for public use and enjoyment.

Lake Centerton Park Homeowners Association, Inc
23 Lake Centerton Drive
Pittsgrove, NJ 08318

November 21, 2025

Allie Brody
NJDEP Green Acres Program
401 East State Street, 7th Floor
Mail Code 401-07B
P.O. Box 420
Trenton, NJ 08625-0420

Dear Ms. Brody:

Thank you for sending the Green Acres Program Application for Sale of Real Estate.

Enclosed is the completed application with some supporting documents.

If you have questions or need additional information in order to process and review the application please let me know and thank you again for your help and consideration with this.

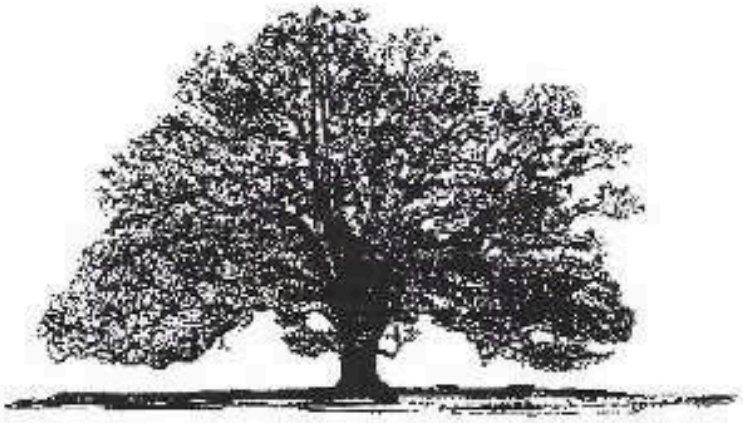
Sincerely,

Clifford C. Wheaton

Clifford C. Wheaton
Secretary/Treasurer
Lake Centerton Park Homeowners Association

Green Acres Program

New Jersey Department of Environmental Protection



Application for Sale of Real Estate

Thank you for your interest in selling your land to the Green Acres Program.

The Green Acres Program works with landowners to preserve environmentally sensitive open space, water resources, and other natural and historic resources. Protected lands become part of the statewide system of parks, forests, wildlife management areas, and preserves.

When you sell your land to Green Acres, you leave a significant legacy—a legacy that will help protect the quality of life enjoyed by your children, your community, and future generations.

NJDEP Green Acres Program
401 East State Street, 7th Floor
Mail Code 401-07B
P.O. Box 420
Trenton, NJ 08625-0420
Tel: [redacted] **Fax:** [redacted]
[redacted]v/dep

Application for Sale of Real Estate

Return to:
NJDEP Green Acres Program
Mail Code 401-07B
401 E. State St. 7th Floor, P.O. Box 420
Trenton, NJ 08625-0420
Contact: [redacted] Fax: [redacted]
Web: www.nj.gov/dep/greenacres

For G.A. Use Only
Date Received:
Offer Number:
Approved:
Denied:

Owner Information

Property Owner's Name: CLIFFORD C WHEATON (Full name) **Daytime Telephone:** 609-579-2798

Co-Owner's Name MICHAEL ROSSI (Full name) **Daytime Telephone:** 609-774-0933

Property Owner's Mailing Address: 23 LAKE CENTERTON DRIVE

City, State & Zip Code PITTSGROVE N.J. 08318

Email Address: CCWHEATON@GMAIL.COM

If applicable, check if the property is owned by a(n): Estate ____ Partnership ____ Corporation ____ X HOME OWNERS ASSOC.

Property Information

Municipality: PITTSGROVE TOWNSHIP **County:** SALEM

Please provide the following information, which is available from your most recent tax bill(s):

Block #	Lot #	Assessed Value	Farmland Assessed?	Annual Property Taxes	Acres per Lot
1503	73	$ 107,100	Yes / (No)	$ 4613.87	87.20
1702	4	$ 4,300	Yes / (No)	$ 188.01	1.63
1501	4	$ 3,600	Yes / (No)	$ 157.71	.07
		$	Yes / No	$	

(Use back of application if more space needed.) **Total Acres:** 88.90

Property Address or Nearest Street: 23 LAKE CENTERTON DR. PITTSGROVE, NJ 08318

Municipal Zoning District: NA (available from municipal zoning officer)

Date you acquired title to the property: SEE ATTACHED DEED DATED 4/11/2000

Are there any structures located on the property? (Use back of application if more space needed.) X Yes ___ No

If yes, please describe & provide photos of all outstanding structures WOODEN SPILLWAY - SEE ATTACHED PICTURE

Current use of property: VACANT LAND - RECREATIONAL USE

Have any commercial activities ever taken place on this property? ___ Yes X No

If yes, please describe: ____

Are there any leases, rental agreements, easements or deed restrictions affecting the property? ___ Yes X No

If yes, please describe: ____

Are there any mortgages or liens on the property? X Yes ___ No

If yes, please describe: SEE ATTACHED LETTER FROM TOWNSHIP OF PITTSGROVE

Have you ever applied here or elsewhere to sell this property for preservation? X Yes ___ No

If yes, please describe: SEE GREEN ACRES FILE #6485

Have you pursued, or are you pursuing, any subdivision or development approvals on the property? ___ Yes X No

If yes, please describe: _____

Dates of Prel. & Final Approvals: _____ **(Provide documentation of approvals)**

Is the property currently listed for sale with a realtor? ___ Yes X No

If yes, please provide name and phone #: _____

Email Address: _____

What is your asking price for this property (required)? COST TO REMOVE SPILLWAY ~ $500,000

*NOTE: While the asking price is a key element in the evaluation of this property, it is non-binding, and is not a [redacted] on the part of the State of New Jersey to pay this amount should this property be selected for acquisition.

Please tell us about your property, including any unique or special environmental features, known historical associations, and any bodies of water on the property or bordering the property. (Use back of application if more space needed.)

SEE ATTACHED FEASIBILITY STUDY REPORT FOR REMOVAL OF CENTERTON LAKE DAM AUGUST 2023

Representative Information

Do you authorize a person to act as your representative in all matters pertaining to this application? ___ Yes X No

What is this person's relationship to you (i.e., family member, realtor, attorney)? _____

Name of Representative: _____

Representative's Street Address: _____

City, State, Zip Code: _____ **Telephone:** _____

Email Address: _____

Signature of Representative: _____

Note: Any Agreement for sale / purchase shall be signed by the Owner.

Attachments

Copies of the following documents are requested though not required for application:

Tax Map:	X Yes	___ No	**Title Insurance Policy:**	___ Yes	X No
Deed of Property:	X Yes	___ No	**Survey:**	___ Yes	X No
Structure Photos:	X Yes	___ No	— FEASIBILITY STUDY FOR REMOVAL OF CENTERTON LAKE DAM		

Owner Certification

I hereby certify that the information included in this application is true, that ~~I am~~ WE ARE the legal owner(s) of the property described above, that ~~I~~ WE have marketable title to the property and that ~~I~~ WE have the legal right to sell the property.

I hereby authorize the staff of the Green Acres Program to conduct such site inspections on the property as are necessary to this application.

Note: All persons having an ownership interest must sign as owners. (Use back of application if more space needed.) Pursuant to P.L. 2005, C.51 and E.O. No. 333, certain political contributions may preclude the State from purchasing the landowner's property. For more information, please consult www.nj.gov/treasury/purchase/execorder333.shtml or contact us.

Signature of Owner (Applicant)	Date	Signature of Owner (Co-Applicant)	Date
Clifford C. Wheaton	11/20/25	Michael M Rossi III	11/20/25
CLIFFORD C. WHEATON	11/20/25	MICHAEL M ROSSI III	11/20/25

Township of Pittsgrove

989 Centerton Road
Pittsgrove, New Jersey 08318

Office of the Tax Collector

[redacted]

January 15, 2025

Dear: **Lake Centerton Pk Homerowners Assoc.**

On **January 15, 2025,** Pittsgrove Township held its annual Tax Sale. At that time a lien was sold on your parcel for unpaid **2024** property taxes, interest, and cost of sale. Below you will find information about the parcel and the Tax Sale Certificate.

Block: 1503 Lot: 73

Property Location: Deerfield Rd.

Lien Holder: TRYSTONE CAPITAL ASSETS, LLC

Certificate Number: 25-00037

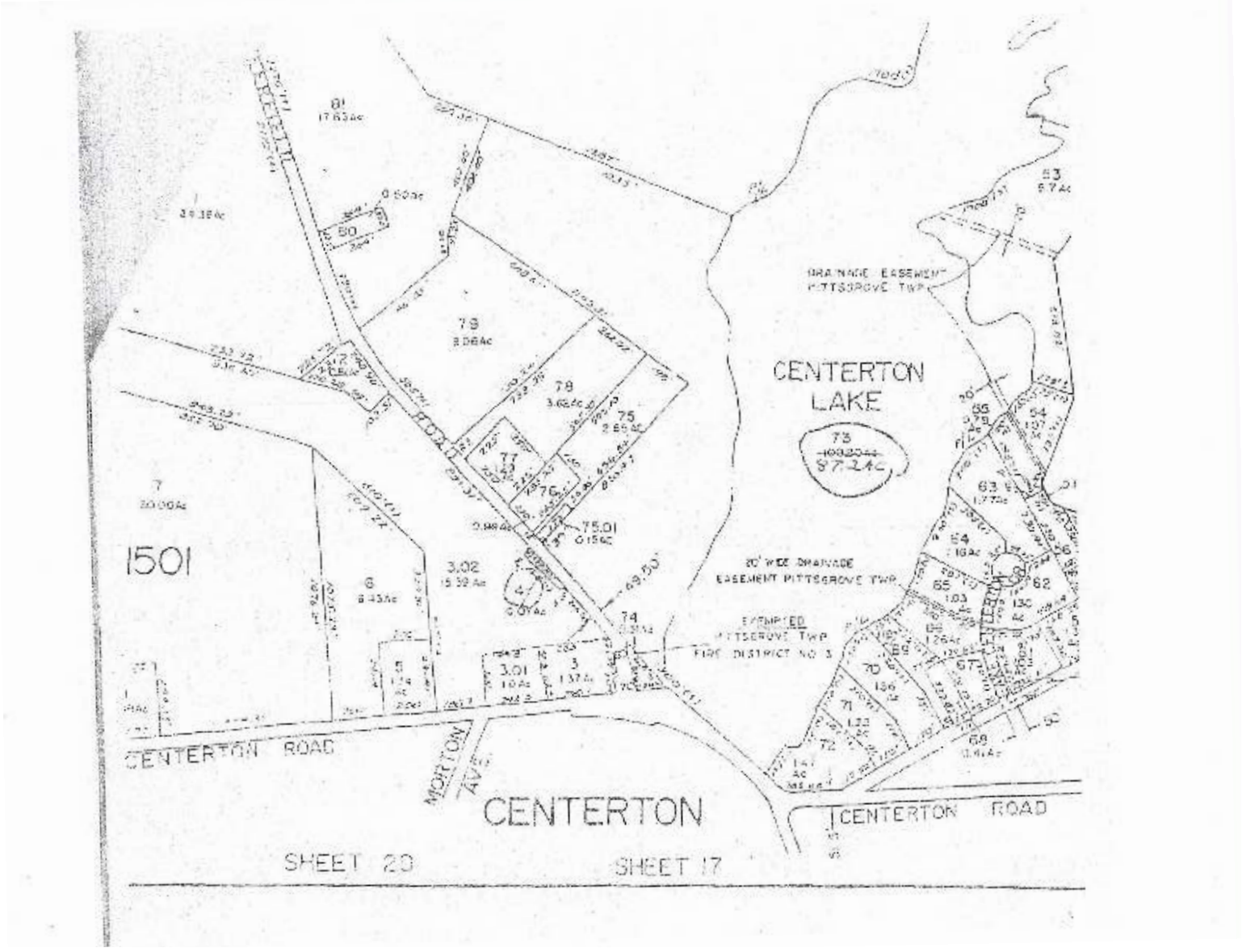
Amount Sold at Sale: $2,326.60
(This is not a redemption figure)

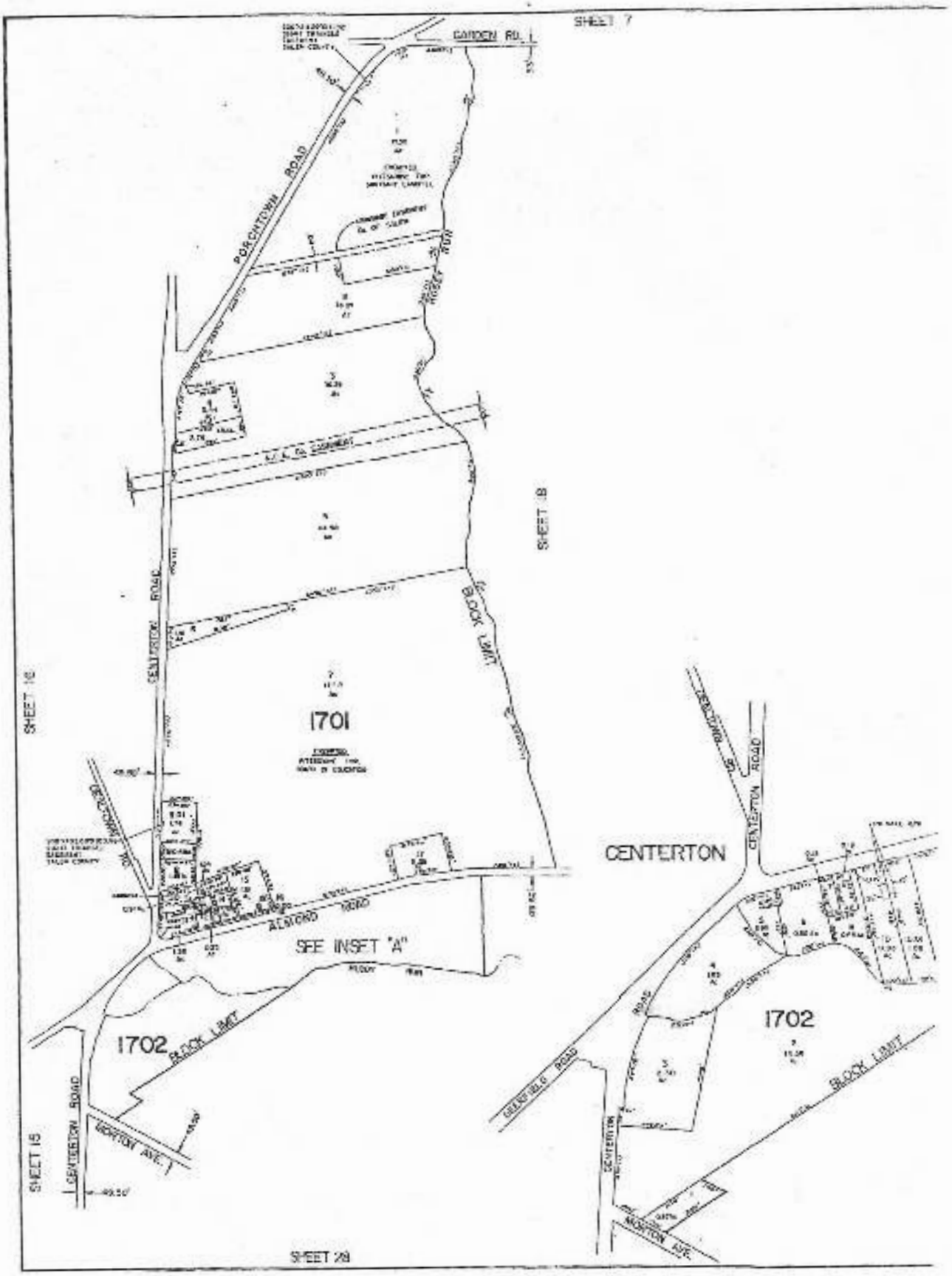
If you have any questions or would like redemption figures calculated to a specific date, please contact me at my office Monday 8:30-6:30, Tuesday through Friday 8:30-4:30. Phone: [redacted] x6016 or 6017.

Respectfully,

Jennafer Hernandez, C.T.C.
Tax Collector

TRYSTONE CAPITAL ACQUIRED A LIEN ON THE PROPERTY FOR UNPAID 2024 TAXES. THE LAKE CENTERTON PARK HOA DECIDED TO WITHHOLD PAYING TAXES IN 2024 ON BLOCK 150 LOT 73 IN AN EFFORT TO GENERATE INTEREST ON THE PART OF PITTSGROVE TOWNSHIP TO ACQUIRE THE PROPERTY FOR RECREATIONAL USE AND PRESERVATION.


CENTERTON LAKE
1501
CENTERTON ROAD
MORTON AVE
CENTERTON
CENTERTON ROAD
SHEET 20
SHEET 17
DRAINAGE EASEMENT PITTSGROVE TWP
20' WIDE DRAINAGE EASEMENT PITTSGROVE TWP
EXEMPTED PITTSGROVE TWP FIRE DISTRICT NO. 3


SHEET 7
GARDEN RD.
PORCHTOWN ROAD
SHEET 18
CENTERTON ROAD
BLOCK LIMIT
1701
SHEET 16
ALMOND ROAD
SEE INSET "A"
1702
BLOCK LIMIT
CENTERTON ROAD
MORTON AVE.
SHEET 15
SHEET 28
CENTERTON
CENTERTON ROAD
1702
GREENFIELD ROAD
BLOCK LIMIT
CENTERTON
MORTON AVE.

1037 274
BOOK PAGE

RECEIVED
SALEM COUNTY CLERK
'00 APR 11 PM 12 34
GILDA T. GILL
CLERK

Prepared by:
Donald L. Master
Donald L. Master
Attorney-at-Law of New Jersey

DEED

COUNTY OF SALEM
CONSIDERATION $1.00
REALTY TRANSFER FEE $1.75
DATE 4/11/00 BY SC

024747

This Deed is made on March 28, 2000,

BETWEEN LAKE CENTERTON PARK, INC.
a Corporation of the State of New Jersey
475 Route 40
P. O. Box 615
Elmer, NJ 08318

referred to as the Grantor,

AND LAKE CENTERTON PARK HOMEOWNERS ASSOCIATION
23 Lake Centerton Drive
Pittsgrove, NJ 08318

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 ($1.00) DOLLAR

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Township of Pittsgrove

Block No. 1503 Lot No. 73 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 Township of Pittsgrove, County of Salem, and State of New Jersey. The legal description is

SEE ATTACHED ADDENDUM

ADDENDUM

All those certain tracts or parcels of land and premises situate in the Township of Pittsgrove, County of Salem, and State of New Jersey, bounded and described as follows:

TRACT NO. 1

BEGINNING at the point of intersection of the center line of the Centerton-Bridgeton Road (49.50 feet wide) with the center line of the Centerton-Husted Station Road (49.50 feet wide), and running:

(1) thence: along the center line of the Centerton-Bridgeton Road North 45 degrees and 06 minutes and 20 seconds East a distance of 143.70 feet to a nail set in the center line of Salem County Bridge #1235, said point being an angle point in said center line,

(2) thence: still along the center line of the Centerton-Bridgeton Road, North 61 degrees and 39 minutes and 15 seconds East a distance of 471.52 feet to an angle point in said center line,

(3) thence: still along said center line of the Centerton-Bridgeton Road, South 82 degrees and 25 minutes and 30 seconds East a distance of 57.11 feet to a point of intersection of said center line with the center line of the Centerton-Elmer Road (49.50 feet wide),

(4) thence: along the center line of the Centerton-Elmer Road, North 23 degrees and 51 minutes and 20 seconds East a distance of 236.30 feet to the point of intersection of said center line with the center line of the Dealtown Road (33 feet wide),

(5) thence: along the center line of Dealtown Road, North 00 degrees and 47 minutes and 00 seconds West a distance of 509.06 feet to a point, corner to lands now or formerly of Andrew Pecsi, et ux.,

(6) thence: along lands of said Pecsi, North 89 degrees and 02 minutes and 00 seconds West a distance of 258.89 feet to a concrete monument set for a corner,

(7) thence: still along same, North 01 degrees and 04 minutes and 00 seconds West a distance of 74.91 feet to a concrete monument set for a corner,

(8) thence: still along same, parallel with the sixth course, South 89 degrees and 02 minutes and 00 seconds East a distance of 258.52 feet to a point in the center line of Dealtown Road,

(9) thence: along the center line of Dealtown Road, North 00 degrees and 47 minutes and 00 seconds West a distance of 397.11 feet to a point, being corner to lands now or formerly Arthur P. and Oakford A. Schalick,

(10) thence: along lands of said Schalick, South 89 degrees and 13 minutes and 00 seconds West a distance of 202.00 feet to a concrete monument set for a corner,

(11) thence: still along same, North 03 degrees and 02 minutes and 00 seconds West a distance of 168.64 feet to a concrete monument set for a corner in the boundary line of "Cedar Ridge Park",

(12) thence: along said boundary line, North 89 degrees and 46 minutes and 55 seconds West a distance of 730.41 feet to a concrete monument set for a corner of said plan and in the high water mark of Centerton Lake,

(13) thence: along the edge of said Centerton Lake at the high water mark, and along lands of said Cedar Ridge Park, and lands now or formerly of Mahlon A. Garrison, and also along lands now or formerly of Warren E. Kanule in a northwestwardly, northeastwardly, southwestwardly, and southeastwardly direction a distance of 7500 feet, more or less to a point being corner to lands now or formerly of Warren E. Kanule,

(14) thence: along lands of said Kanule, South 52 degrees and 06 minutes and 15 seconds West a distance of 17 feet, more or less to a concrete monument and continuing along the same course a further distance of 1017.52 feet to a concrete monument, making a total distance of 1035 feet, more or less, being corner to lands now or formerly of Edward J. Toye and being the northeasterly line of a gravel road or lane,

(15) thence: along lands of said Toye and edge of said road or lane, South 40 degrees and 50 minutes and 25 seconds East a distance of 402.60 feet to a cut cross on top of a 24 inch diameter concrete pipe and culvert, being corner to lands now or formerly of said Toye,

(16) thence: along lands of said Toye, and lands now or formerly of [redacted] Cowen, Jr., et ux., North 65 degrees and 11 minutes and 30 seconds East a distance of 1149.31 feet to a field stone corner,

(17) thence: still along lands of said Cowen, South 17 degrees and 54 minutes and 25 seconds East a distance of 861.22 feet to a point in the center line of the Centerton-Husted Station Road, passing over a concrete monument set on the right of way of said road,

(18) thence: along lands now or formerly of [redacted] J. Overton, South 17 degrees and 54 minutes and 25 seconds East a distance of 49.71 feet to a concrete monument set for a corner, passing over a concrete monument set on the right of way of said road,

(19) thence: still along lands of said Overton, North 72 degrees and 11 minutes and 30 seconds East a distance of 198.02 feet to a concrete monument set for a corner,

(20) thence: still along same, North 17 degrees and 48 minutes and 30 seconds West a distance of 30.00 feet to a point in the center line of the Centerton-Husted Station Road, passing over a concrete monument set in the right of way line of said road,

(21) thence: along the center line of the Centerton-Husted Station Road, North 77 degrees and 52 minutes and 25 seconds East a distance of 359.93 feet to an angle point in said center line,

(22) thence: still along the center line of the Centerton-Husted Station Road, South 64 degrees and 29 minutes and 00 seconds East a distance of 204.23 feet to the point of beginning.

TRACT NO. 2

BEING at a point in the center line of the Centerton-Bridgeton Road, being an angle point in said road, and also the center line of a bridge (Salem County Bridge #1335), and running;

(1) thence along the center line of the Centerton-Bridgeton Road, North 61 degrees and 39 minutes and 15 seconds East a distance of 471.32 feet to a point in the center line of a bridge;

(2) thence South 01 degrees and 11 minutes and 45 seconds West, along the center line of a stream known as Muddy Run, a distance of 120.94 feet to an angle in same;

(3) thence still along the center line of said stream, South 44 degrees and 12 minutes and 49 seconds East a distance of 59.65 feet to an angle in same;

(4) thence still along the center line of said stream, South 19 degrees and 33 minutes and 25 seconds [redacted] a distance of 122.80 feet to a fork in said stream;

(5) thence still along the center line of said stream, South 88 degrees and 36 minutes and 05 seconds West a distance of 103.90 feet to an angle point in same;

(6) thence still along the center line of said stream, North 84 degrees and 24 minutes and 01 seconds West a distance of 381.66 feet to an angle point in same;

(7) thence still along said center line of said stream, North 28 degrees and 20 minutes and 45 seconds West a distance of 23.56 feet to the point of beginning.

BEING the same land and premise conveyed to Lake Centerton Park, Inc. by deed from [redacted] C. Lanusse and [redacted] Lanusse, his wife, and Muse A. Sheppard and Jennett L. Sheppard, his wife, dated January 19, 1974, recorded January 24, 1975, in Deed Book 567, page 888, Salem County Clerk's Office.

BEING the same land and premises conveyed to Lake Centerton Park, Inc., by deed from [redacted] C. Lanusse and [redacted] Lanusse, husband and wife, dated May 22, 1986, recorded June 13, 1986, in Deed book 668, page 830, re-recorded July 2, 1986 in Deed Book 669, page 4325, and re-recorded September 17, 1986, in Deed Book 671, page 580, Salem County Clerk's Office.

EXCEPTING THEREOUT AND THEREFROM the following:

1. Deed to [redacted] C. Lanusse and [redacted] Lanusse, husband and wife, dated June 23, 1986, recorded September 21, 1987, in Deed Book 698, page 36, Salem County Clerk's Office.

2. Deed to Township of Pittsgrove dated June 23, 1986, recorded August 5, 1988, in Deed Book 724, page 98, Salem County Clerk's Office.

3. Deed to Township of Pittsgrove dated June 23, 1986, recorded August 5, 1988, in Deed Book 724, page 101, Salem County Clerk's Office.

4. Deed to County of Salem dated June 23, 1986, recorded June 23, 1986, in Deed Book 669, page 123, Salem County Clerk's Office.

5. Deed to Atlantic City Electric Company and New Jersey Bell Telephone dated November 19, 1986, recorded March 25, 1987, in Deed Book 682, page 71, Salem County Clerk's Office.

6. Deed to [redacted] O. Lanning, Jr. dated August 11, 1999, recorded August 12, 1999, in Deed Book 1020, page 207, Salem County Clerk's Office.

7. Deed to Richard C. [redacted] and [redacted] Maria [redacted] dated May 13, 1996, recorded May 15, 1996, in Deed Book 934, page 58, Salem County Clerk's Office.

8. Deed to Michael M. Rossi, III. dated August 12, 1988, recorded August 24, 1988, in Deed Book 725, page 101, Salem County Clerk's Office.

9. Deed to Richard M. Brett & Lynn C. Brett dated April 23, 1991, recorded April 24, 1991, in Deed Book 798, page [redacted] Salem County Clerk's Office.

10. Deed to [redacted] and [redacted] L. Rothman dated September 30, 1994, recorded October 5, 1994, in Deed Book 890, page 306, Salem County Clerk's Office.

11. Deed to John J. McGuigan dated August 15, 1990, recorded August 17, 1990, in Deed Book 783, page 47, Salem County Clerk's Office.

12. Deed to [redacted] M. [redacted] and [redacted] S. [redacted] dated December 22, 1999, recorded January 4, 2000, in Deed Book 1031, page 130, Salem County Clerk's Office.

13. Deed to Edward [redacted] and [redacted] A. [redacted] dated July 9, 1999, recorded July 16, 1999, in Deed Book 1018, page 179, Salem County Clerk's office.

14. Deed to Thomas H. [redacted] and [redacted] dated February 24, 2000, recorded March 2, 2000, in Deed Book 1035, page 110, Salem County Clerk's Office.

15. Deed to Robert M. Clark and Jessica Clark dated February 3, 1999, recorded February 9, 1999, in Deed Book 1005, page 248, Salem County Clerk's Office.

1037 [redacted]

[redacted] PAGE

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. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by:

LAKE CENTERTON PARK, INC.

Fred Harz, Jr., Secretary

By _____ (Seal)
Theodore W. Gruber, Jr., President

STATE OF NEW JERSEY :
: ss.
COUNTY OF SALEM :

I CERTIFY that on March 29, 2000

Fred Harz, Jr., personally came before me, and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the secretary of Lake Centerton Park, Inc., 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 Theodore W. Gruber, Jr., the President of the Corporation;

(c) this Deed was signed and delivered by the corporation as 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; and

(e) this person signed this proof to attest to the truth of these facts;

(f) the full and actual consideration paid or to be paid for the transfer of title is $1.00

Fred Harz, Jr., Secretary

Sworn to and subscribed before me this 29th day of March, 2000

Donald L. Master

1037 BOOK 280 PAGE

RECEIVED IN THE SALEM COUNTY
CLERK'S OFFICE ON April 11, 2000
AT 12:34 Pm AND RECORDED IN
BOOK 1037 PAGE 274 ~
[illegible] DEPUTY CLERK

DEED

Dated: March 29, 2000

LAKE CENTERTON PARK, INC.
a corporation of the State of New Jersey

Grantor,

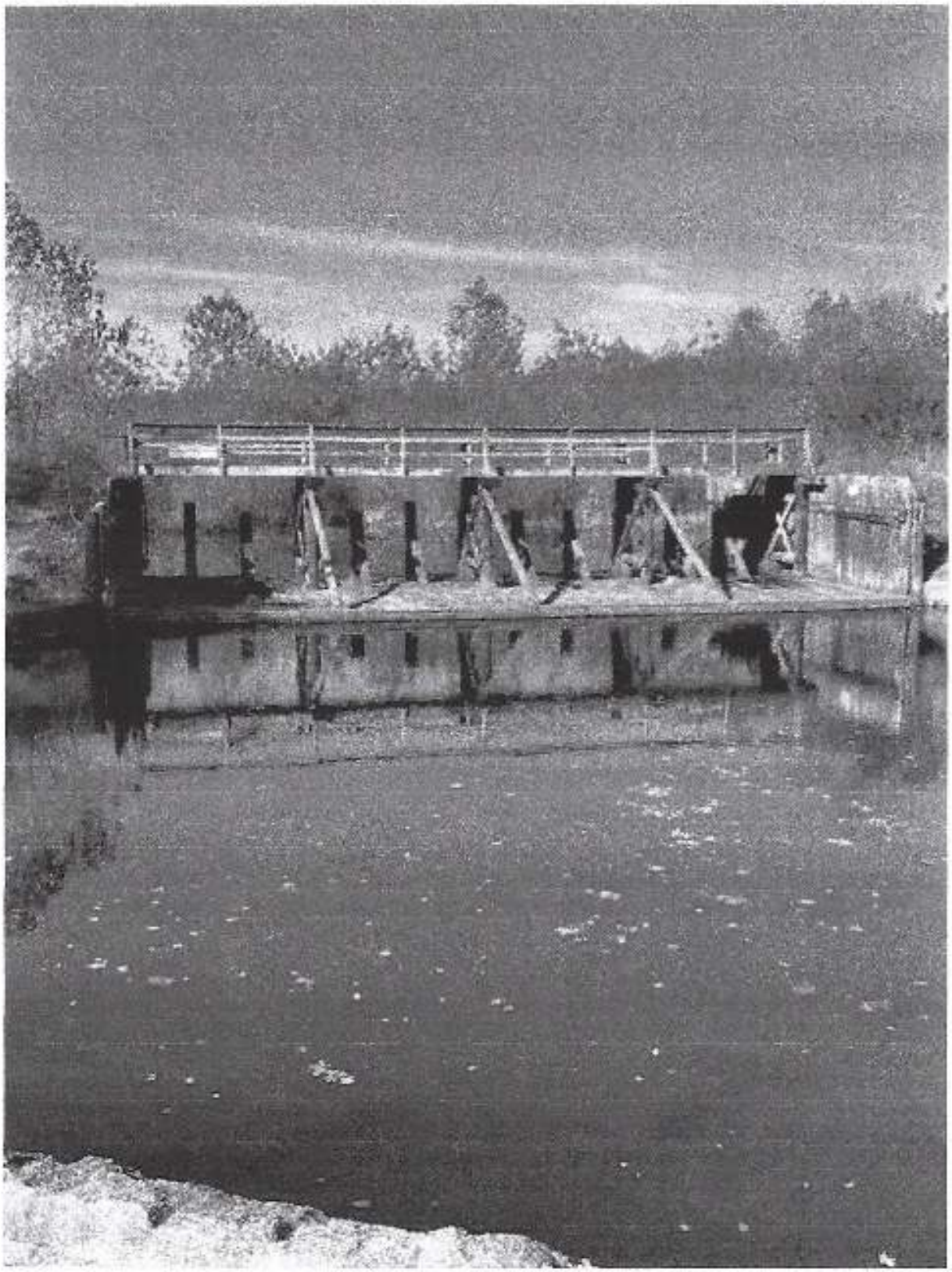
TO

LAKE CENTERTON PARK HOMEOWNERS ASSOCIATION
23 Lake Centerton Drive
Pittsgrove, NJ 08318

Grantee.

Prepared By:

MASTEN AND RAY
P. O. Box 406
Pennsville, NJ 08070



State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
GREEN ACRES PROGRAM
401 East State Street
P.O. Box 420, Mail Code 401-07B
Trenton, New Jersey [redacted]
Tel [redacted] Fax [redacted]
www.NJGreenAcres.org

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

SHAWN M. LaTOURETTE
[redacted]

December 9, 2025

Clifford Wheaton & Micheal Wheaton
23 Lake Centerton Dr
Pittsgrove, NJ 08318

SUBJECT: Green Acres Program
Land Offering Number: 6485.1 (1711)
Located in Pittsgrove Township, Salem County
Owner: Lake Centerton Park HOA

Dear Mr. C. Wheaton and Mr. M. Wheaton:

This is in response to your recent land sale offer to the State of New Jersey Department of Environmental Protection (DEP).

We have circulated your offer to the divisions of this department that administer lands for public recreation and conservation purposes. NJDEP Parks and Forestry is interested in pursuing the acquisition of this property. Please be advised that after this review, it was determined that we are interested in preserving this parcel, however the dam will need to be removed prior to closing.

Please contact Allie Brody at [redacted] or by email at Allie.Brody@dep.nj.gov to discuss the process in greater detail.

Sincerely,

Fawn Z. McGee, Chief
State Land Acquisition

FZM: RS
c: Allie Brody, Green Acres Program
John Cecil, Assistant [redacted] NJDEP Parks and Forestry

Overview of Green Acres offer 6485.1-Lake Centerton Park HOA

Green Acres has received both appraisal reports from our hired appraisers. The reports are currently in queue for review to determine the Certified Market Value. After the CMV is determined, I'll begin preparing the State's purchase offer. Although our appraisal section is working through a backlog due to some staffing issues, I'm hopeful that we will have our offer ready in the coming months.

If the HOA accepts our offer, the next step will be for me to order the survey and have our legal team prepare the contract. At that time, I may reach out to request additional information and documentation. Once drafted, the contract will be sent to your attorney for review/comment and signature.

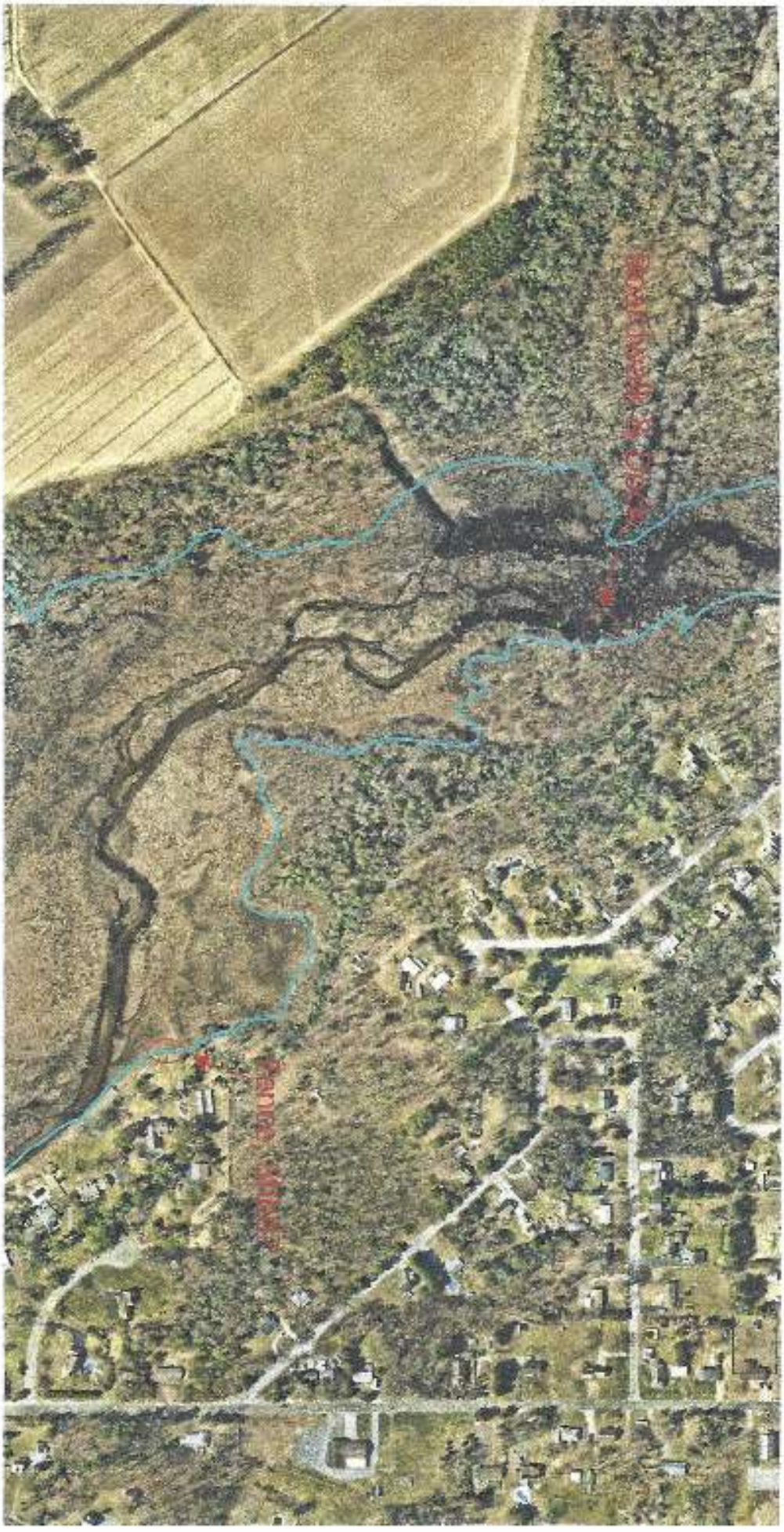
Our Environmental Specialist has noted some areas of solid waste/debris and some possible encroachments (see attached maps). We advise that you wait for the results of the survey to verify the property boundaries before addressing the suspected encroachments and beginning the debris clean-up. This allows the existence of any potential encroachments to be confirmed and ensures that any debris you remove is located within the boundaries of your property. We ask that all debris be removed before closing and the disposal receipts from the dump be provided to Green Acres.

The dam and associated retaining wall will need to be removed prior to closing. US Fish & Wildlife (USF&W) has determined that this project can be completed by their Maintenance Action Team (MAT). Marc Virgilio of USF&W is working to coordinate permitting and approvals with NJDEP Dam Safety. Marc is working with Princeton Hydro to get an estimate on finalizing the designs and hydraulic analysis in order to apply for the permit to remove the dam. I anticipate that Green Acres' offer will likely be sufficient to cover the expense associated with finalizing the designs.

When the dam has been removed and all environmental concerns have been resolved, we will be ready to close. At that time, our legal team provides draft closing documents to your attorney. All closings take place virtually.

Please see the attached handout which provides an overview of the Green Acres acquisition process.


Retaining wall
Dam gates
Dam gate remains
Fence
Rebar Concrete
Concrete
Tires, pipe, toilet remnants
Dumping area
Bottles
Tires, other debris
Glass jars, cement
Cast iron
Terra Cotta pipes
Ceramic toilet remains, jar, trash
Tires
Metal
Metal, electric conduit



Gmail Clifford Wheaton [redacted]

Green Acres Offer (6485.1_Lake Centerton Park HOA)

1 message

Brody, Allie [DEP] <Allie.Brody@dep.nj.gov> Wed, Aug 19, 2026 at 12:27 PM
To: Clifford Wheaton [redacted]

Good afternoon,

Please see the attached offer letter outlining the offer we discussed yesterday.

I understand that you will need to bring this offer before the HOA membership and that it may take some time for you to respond with your decision. When you are ready, please be sure to respond via e-mail so that we have your decision in writing. As a reminder, we will need a Resolution to Sell on file before we can prepare the contract.

I've received authorization to hold funds in escrow if necessary. If/when you accept our offer, we will need to think this through in more detail and in cooperation with USF&W to determine the best course of action.

Of course, please reach out with any questions you might have.

Thank you—

Allie

Allie Brody

Green Acres Program

NJ Department of Environmental Protection

401 E. State St. | P.O. Box 420

Mail Code 401-07B

Trenton, NJ 08625-0420

[redacted]

[redacted]



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6485.1_Lake Centerton HOA_OFFER LETTER 8.19.26.pdf
344K

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
GREEN ACRES PROGRAM
401 East State Street
P.O. Box 420, Mail Code 401-07B
Trenton, New Jersey
Tel. [redacted] Fax [redacted]
www.NJ.Green[redacted]

Mikie Sherrill
Governor

Dr. Dale G. Caldwell
Lt. Governor

[redacted]
Acting [redacted]

Sent via e-mail only to [redacted]
Lake Centerton Park HOA
C/O Clifford Wheaton
23 Lake Centerton Dr.
Pittsgrove, NJ 08318

Re: Green Acres File 6485.1
Block 1501, Lot 4; Block 1503, Lot 73; Block 1702, Lot 4
Pittsgrove Twp, Salem County

Dear Mike & Cliff

Following up on our conversation yesterday, this letter will confirm Green Acres' offer to purchase your property in Pittsgrove Twp, Salem County. The State of New Jersey Department of Environmental Protection (NJDEP) hereby offers to purchase your property for $315,000.00 (THREE HUNDRED FIFTEEN THOUSAND DOLLARS AND ZERO CENTS).

If you wish to move forward with the sale of your property to the State, please let me know of your decision in writing. You will need to retain the services of a licensed real estate attorney for the transaction. NJDEP will then order a survey and begin preparation of the purchase agreement that must be signed and returned to NJDEP. Once the purchase agreement is signed internally, an executed copy will be returned to you. Then, upon execution of the purchase agreement, completion of a property survey, and preparation of a full title examination, NJDEP will proceed with title closing. All State closings occur via mail.

Please keep in mind that the State requires that properties be free of any title issues, liens, debris, and/or solid and hazardous waste prior to closing. As you are aware, any debris must be removed prior to closing and disposed of appropriately. Any title issues must be resolved by the landowner's attorney prior to closing. The dam on the property will also need to be removed prior to closing.

Your property is a beautiful site that provides important wildlife habitat, and which can provide a valuable public resource for years to come. As an addition to Parvin State Park, the site would be used for public recreation and conservation purposes.

We hope that, after consideration, you decide to accept our offer. As you may know, there are a number of benefits of selling land directly to Green Acres: landowners get a fair price, paid in full at closing with no contingencies and no real estate transfer tax. In addition, the State pays for all title, environmental assessment, and survey work.

If you accept the offer, please send me an e-mail confirmation as soon as possible so I can order a survey and have our legal team begin preparing the contract.

Please contact me at [redacted] or [redacted] if you have any questions.

Sincerely,

Allie Brody, Project Manager
South Team

Enclosures

Ronald W. Yarbrough
11 Lake Centerton Drive
Pittsgrove, NJ 08318
[redacted]

August 18, 2026

VIA ELECTRONIC MAIL (allie.brody@dep.nj.gov)

Allie Brody
NJDEP Green Acres Program
401 East State Street, P.O. Box 420
Mail Code 401-07B
Trenton, NJ 08625-0420

Re: Green Acres Project No. D-1711005 - Block 1503, Lot 73, Pittsgrove Township
Notice of Dispute as to the Association's Authority to Convey

Dear Ms. Brody:

I am a 25-year member of Lake Centerton Park Homeowners Association, Inc. and the record owner of 11 Lake Centerton Drive, adjoining the property above.

I have learned, through an OPRA production received August 7, 2026, that two appraisals of this property have been completed and are under Green Acres review, and that Green Acres expects to present a purchase offer to the Association. The Association's membership has never been given notice of any proposed conveyance, no membership meeting has considered it, and no membership vote has authorized it. The individuals corresponding with your office have no authority from the membership to convey the Association's principal common asset, and a member action in the Superior Court, Chancery Division, challenging that authority is imminent.

I ask that Green Acres take no further step toward a Certified Market Value, offer, or contract on this project until the question of the Association's authority is resolved, and that you copy the undersigned on future correspondence concerning the project.

Sincerely,

/s/ Ronald W. Yarbrough
Ronald W. Yarbrough