Publication copy

Plaintiff's Exhibit UU - Wheaton letter to members (land sale proposal) with subdivision map

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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 UU

2021-04-25 Wheaton letter to members (land sale proposal) with subdivision map

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

April 25, 2021

Dear Neighbors:

Last week the owners of Parsonage Run Nursery met with Mike Rossi to discuss the possibility of purchasing the 10 + acres of our land that is located on the west side of the lake.

Attached is a letter with their proposal and a map, outlined in yellow, showing the land they are interested in purchasing.

They have agreed to pay us $20,000 for the land and also pay for the surveying work needed to subdivide the land that they want to acquire.

I propose we move forward with the sale and once completed, apply the $20,000 to the $35,212 current principle of the loan that we have with the State.

If anyone has objections to moving forward with the subdivision and sale of the land and applying the proceeds to the loan, please email or call me with your concerns by no later than Monday May, 3 2021.

My email address is [redacted] and phone number is [redacted]

If I don't hear from you by April 30th , I will note that you also agree that our Association should move forward with the sale.

Best regards,

Clifford C. Wheaton

Clifford C. Wheaton
Secretary/Treasurer

April 24, 2021

PARSONAGE RUN NURSERY
459 Old Deerfield Pike
Bridgeton, NJ 08302

Centerton Lake Association,

ATTN: Michael Rossi
26 Lake Centerton Drive
Centerton, NJ 08318

Dear Mr. Rossi,

It was nice meeting you the other day and going over the property owned by the Lake Association.. block 1503 , Lot 73. As we discussed, we are interested in purchasing approximately 10 + or so acres from this parcel. This farm land is currently being farmed by Dennis Kandle. We purchased his farm last year, which is on one side of your parcel, and we recently purchased the Toye farm, which is the other side of your parcel.
We would like to acquire part of this parcel, which is outlined on the attached property map that we went over the other day. This would be a great addition and adjoin these 2 farms.

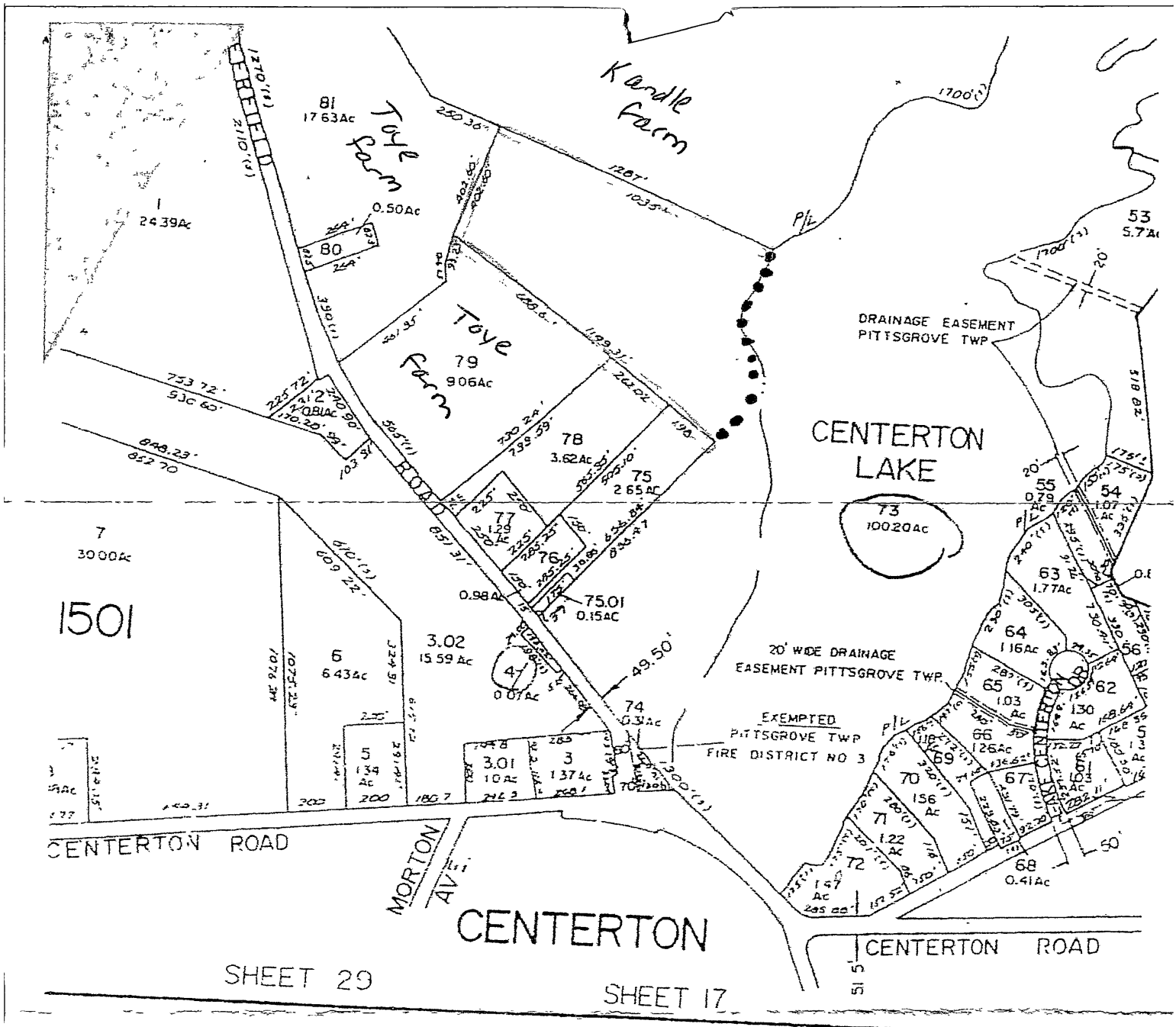
We would like to propose an offer of $20,000 for the parcel outlined on the property map.
We would pay to have the property surveyed and subdivided to determine the physical boundaries so we could both understand the new property lines minus the lake.

We would like to start the process as soon as possible and hope that you

could take this offer to your lake members and have them agree to this proposal.
Once an agreement of sale is signed, we would give a 10% deposit and start the surveying process. We could go to settlement as soon as the survey is complete and we are all in agreement of the new property lines.

We are excited about the possibility of this parcel purchase and look forward to hearing from you.

Thank you for considering this offer,
Doug & Michele Mehaffey



••• – DOTTED LINES REPRESENT THE NEW BOUNDRY YOU WOULD HAVE TO SUBDIVIDE OFF THE ORIGINAL PROPERTY MAP.
AREA I BELIEVE IS APPROXIMATELY 12 - 15 ACRES