

ORDINANCE NO. 2014- 43

AN ORDINANCE AUTHORIZING AND APPROVING THE RECONVEYANCE OF PROPERTY KNOWN AS BLOCK 303, LOT 47, IN THE VINELAND INDUSTRIAL PARK.

WHEREAS, the City of Vineland, by Deed dated March 6, 2007, conveyed to Infinity Atlantic, LLC, property located at 3500 D'Ippolito Drive, known as Block 303, Lot 47, (formerly known as Block 50, Lot 2) for the sum of \$31,500.00; and

WHEREAS, said sale of property was subject to conditions set forth in an Agreement of Sale between the parties; and

WHEREAS, the Agreement of Sale provided that the Buyer commence construction on the subject parcel within twelve (12) months after settlement or acceptance of possession, whichever occurs sooner, and to complete construction within eighteen (18) months after settlement or possession, whichever occurs sooner; and that, in the event that the Buyer fails to commence construction or complete construction within the above allotted times, the City shall have the right to regain ownership of the lands by submitting for recordation the deed conveying back the within parcel to the City, executed by the Buyer at settlement and held in escrow by the City; and

WHEREAS, the owner of the property has failed to comply with the terms and conditions of the Agreement of Sale; and

WHEREAS, the Industrial Commission has determined it to be in the best interest of the City of Vineland to have the property reconveyed to the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VINELAND, THAT:

1. The reconveyance of property located in the Vineland Industrial Park known as Block 303, Lot 47, from Infinity Atlantic, LLC, is hereby authorized and approved.
2. The Deed conveying back the said parcel to the City of Vineland, executed by the Buyer at settlement and held in escrow by the City, is directed to be recorded on the records of the County Clerk.
3. This ordinance shall take effect immediately upon passage and publication according to law.

Passed first reading:
Passed final reading:

Approved by the Mayor:

President of Council

Mayor

ATTEST:

City Clerk

Monaco Denise

From: DiGiorgio Frank
Sent: Friday, August 01, 2014 5:17 PM
To: Forosisky Sandra; DiGiorgio Carmen; Tonetta Richard; Valentin Carmen; Monaco Denise
Subject: Infinity Atlantic, LLC (Alfred LaTorre) Block 303, Lot 47

Follow Up Flag: Follow up
Flag Status: Completed

Please note that the property owned by Infinity Atlantic, LLC (Alfred LaTorre) which is located at 3500 D'Ippolito Drive, Vineland, NJ, (Block 303, Lot 47) has not complied with the conditions of sale for Industrial Park properties sold by the City of Vineland. As a result, and after several attempts by the owner, to sell the property, the City of Vineland will be taking this property back and make it available for sale. The purpose for taking the property back in this fashion is so that the City will not have to go through the foreclosure process, for unpaid taxes, which would be more costly and time consuming. The City was considering foreclosure due to the taxes not being paid for several years. I believe the tax liens amount is in excess of \$6,000.00.

To accomplish the reversion, we will be ordering searches from Beacon Title (at a total cost of \$160) so as to demonstrate that no liens and/or judgments exist on the property. Thereafter, we will record the deed (note that I have the reversion deed in my office which was supplied by Denise Monaco). At this point in time, the outstanding and uncollected taxes will have to be canceled.

Further note that debris is currently on the property. A trailer and bricks remain on the property. I contacted the attorney (Francis Reuss) for the current owner, and he has advised that the current owner is not interested in the construction trailer and said the City can have the trailer. His client is not in a position to remove or clean-up the bricks. I would like to have someone from Public Works look at the trailer to see if it has any value as a donation to the City. Regarding the bricks, we will need Public Works to assist in the clean up or hire an appropriate firm to remove the bricks.

By way email, please advise if any additional items are necessary to accomplish the property reversion.
Should you have any questions or concerns, please contact me.

Frank DiGiorgio, Assistant Director
City of Vineland, Office of Economic Development
640 E. Wood Street
City Hall Building, 4th Floor
Vineland, New Jersey 08360
Telephone (856) 794-4000 ext. 4620
Fax: (856) 405-4607
email: fdigiorgio@vinelandcity.org

Monaco Denise

From: DiGiorgio Frank
Sent: Friday, August 15, 2014 9:00 AM
To: DiGiorgio Carmen; Tonetta Richard; Forosisky Sandra; Monaco Denise
Subject: 3500 D'Ippolito Drive, Vineland, NJ
Attachments: 2014_08_15_08_55_35.pdf

Attached is the search for the subject.

Based on this search, it appears the only outstanding lien is that of the COV for real estate taxes.

Please advise if I can deliver the reversion deed to Beacon Title for recording which will transfer the property back to the COV.

Further note that we have processed the payment for Beacon Title to cover the search cost.

Frank DiGiorgio, Assistant Director
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CONFIDENTIAL

The contents of this message are privileged and confidential. If this message is received in error, please destroy it without reading. This message should not be forwarded or distributed without the permission of the author.

RECORD SEARCH

The Company certifies that an examination of the recorded evidence of title and the appropriate searches of the public records has been made and the premises herein described appear to be subject to the liens, encumbrances and objections to title as hereinafter set forth.

This search does not guarantee title and is not intended to be effective for any purpose except after prompt payment of the fee for the search. The liability of this Company in its capacity as an abstractor and otherwise hereunder, including liability for negligence, mistakes or omissions, is hereby limited to an amount not exceeding in the aggregate, the sum of One Thousand (\$1,000.00) Dollars. Increased liability above the sum of One Thousand (\$1,000.00) Dollars may be obtained after payment and acceptance of an additional fee in accordance with prevailing rates.

Settlement or removal of objections will not be made on this search; however, this search may be converted into a Commitment for title insurance at any time. If the conversion and settlement is made within six months from the date hereof, allowable credit will be given for the fee previously paid.

(856) 691-3322



Beacon Title Services Agency, Inc.
"The Professionals"

727 Landis Avenue
Vineland, NJ 08360

AUTHORIZED SIGNATURE

Beacon Title Services Agency, Inc.

727 Landis Avenue

Vineland, NJ 08360

Telephone: (856) 691-3322 Fax: (856) 691-2232

LAST OWNER SEARCH

Applicant: City of Vineland
640 E. Wood Street
Vineland, NJ 08360

Reference: BT-16732
3500 D'Ippolito Drive
City of Vineland, County of Cumberland, State of New Jersey

SUBJECT TO

NOTE: DEED from City of Vineland to Infinity Atlantic, LLC, dated 03/06/2007 and recorded 03/15/2007 in Book 4020, Page 7399 for a consideration of \$31,500.00. Said Deed conveys the premises in question.

ITEM NO. 1: Tax Sale Certificate No. 12-00006 sold to the City of Vineland dated 10/31/2012 and recorded 12/13/2012 in Book 4099, Page 3299 for the amount of \$671.14. (Copy attached)

ITEM NO. 2: New Jersey Superior and U.S. District Court Search No. RN14-224-05707 dated 08/08/2014 shows clear search. (Copy attached)

County Searches conducted to 08/06/2014.

We have relied on the county indices in making this search. No liability will be assumed for errors or omissions therein. Total liability hereunder is limited to \$1,000.00.

Dated: August 13, 2014

Beacon Title Services Agency, Inc.

By:


RICHARD E. OWENS

AMOUNT DUE FOR LAST OWNER SEARCH: \$240.00

CHICAGO TITLE INSURANCE COMPANY

FILE NO. BT-16732

LEGAL DESCRIPTION

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Vineland, County of Cumberland and State of New Jersey, bounded and described as follows:

BEGINNING at a point in the Northwest line of D'Ippolito Drive (60 feet wide) where the same is intersected by the division line between Lot 2 and Lot 3 in Block 50 (Tax Map), said point also being North 26 degrees 03 minutes 00 seconds East a distance of 250 feet from the intersection of the said line of D'Ippolito Drive with the Northeast line of Gallagher Drive (60 feet wide); and extending thence

- 1) North 63 degrees 57 minutes 00 seconds West, along the said division line, a distance of 324.25 feet to a point; thence
- 2) North 37 degrees 45 minutes 36 seconds East, along the division line between Lot 2 and Lot 4 and the division line between Lot 2 and Lot 5 in said Block, a distance of 130.95 feet to an angle point in the same; thence
- 3) North 46 degrees 07 minutes 26 seconds East, still along the division line between Lot 2 and Lot 5 in said Block, a distance of 222.06 feet to a point being corner common to Lots 1, 2 and 5 in said Block; thence
- 4) South 62 degrees 42 minutes 35 seconds East, along the division line between Lot 1 and Lot 2 in said Block, a distance of 161.51 feet to a point in the curved Northwest line of D'Ippolito Drive; thence
- 5) Southwestwardly and Southeastwardly, along the same, curving to the left having a radius of 60.00 feet, a central angle of 61 degrees 14 minutes 25 seconds, an arc distance of 64.13 feet to a point of reverse curvature in the same, said curve having a chord bearing of South 03 degrees 19 minutes 47 seconds East, a chord distance of 61.12 feet; thence
- 6) Southeastwardly and Southwestwardly, still along the same, curving to the right having a radius of 60.00 feet, a central angle of 60 degrees 00 minutes 00 seconds, an arc distance of 62.83 feet to a point of tangency in the same; said curve having a chord bearing of South 03 degrees 57 minutes 00 seconds East, a chord distance of 60.00 feet; thence
- 7) South 26 degrees 03 minutes 00 seconds West, still along the same, a distance of 228.08 feet, to the point of Beginning.

Containing 2.07 acres.


BEING Lot 1 in Block 69.01 as shown on "Preliminary and Final Plat - Major Subdivision prepared for the City of Vineland, Industrial Park Expansion, D'Ippolito Drive", City of Vineland, Cumberland County, New Jersey prepared by Albert A. Fralinger, Jr., P.A., Bridgeton, New Jersey, dated 08/31/1995 and filed in the Cumberland County Clerk's Office on 03/01/1996 as Map No. 1447.

BEING SUBJECT TO a 50 foot wide Drainage Easement, the center line being the second and third courses in the above description.

ALSO BEING SUBJECT TO the Wetlands Area and Wetlands Buffer as shown on above referenced filed plan.

Above description prepared in accordance with a survey by Stephen C. Martinelli, L.S., L.L.C., Palermo, New Jersey, dated 02/22/2007.

NOTE: Being Lot(s) Lot 47, Block 303; Tax Map of the City of Vineland, County of Cumberland, State of New Jersey. NOTE: Lot and Block shown for informational purposes only.

| RECORDING INFORMATION SHEET | | CUMBERLAND COUNTY CLERK'S OFFICE 60 WEST BROAD STREET BRIDGETON NJ 08302 | | |
|--|--|---|--|--|
| INSTRUMENT NUMBER: 426158 | DOCUMENT TYPE: TAX SALE | | | |
| Official Use Only | Return Address (for recorded documents) CITY OF VINELAND 640 E WOOD STREET VINELAND NJ 08360 | | | |
| <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center; margin: 0;">GLORIA NOTO, COUNTY CLERK CUMBERLAND COUNTY, NJ</p> <p style="text-align: center; margin: 0;">INSTRUMENT NUMBER 426158 RECORDED ON December 13, 2012 11:38 am BOOK:4099 PAGE:3299</p> <p style="text-align: right; margin: 0;">PMR</p> </div> <p style="margin-top: 10px;">MAIL COPY _____</p> <p style="margin-top: 5px;">NO COPY _____</p> <p style="margin-top: 5px;">ENVELOPE _____</p> <p style="margin-top: 10px;">ADDITIONAL STAMPINGS _____</p> | No. Of Pages (excluding Summary Sheet) | 2 | | |
| | Recording Fee (excluding Transfer Tax) | \$8.00 | | |
| | Realty Transfer Tax | \$0.00 | | |
| | Amount Charged (Charge) | \$8.00 | | |
| | Parcel Information | Block Lot | | |
| | First Party Name | INFINITY ATLANTIC LLC | | |
| Second Party Name | VINELAND CITY OF | | | |
| Additional Information (Official Use Only) | | | | |
|  | | | | |
| <p>***** DO NOT REMOVE THIS PAGE. *****</p> <p>COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF CUMBERLAND COUNTY FILING RECORD</p> <p>***** RETAIN THIS PAGE FOR FUTURE REFERENCE. *****</p> | | | | |

1

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE

No. 12-00006

I, **CARMEN DI GIORGIO**, COLLECTOR OF TAXES of the taxing district of the **CITY** of **VINELAND** in the COUNTY of **CUMBERLAND** and State of New Jersey, do hereby certify that on the **24th** day of **October**, **2012** at a public sale of lands for delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements thereto I sold to **CITY OF VINELAND**

whose address is **640 E WOOD ST, VINELAND, NJ 08360**

for **Six Hundred Seventy One** dollars and **Fourteen** cents, the land in said taxing district described as Block No. **303** Lot No. **47** and known as **3500 D'IPPOLITO DR** on the tax duplicate thereof and assessed thereon to **INFINITY ATLANTIC LLC % C LATORRE**

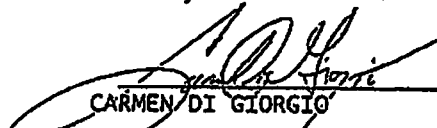

THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

| | AMOUNT | INTEREST | TOTAL |
|------------------------------|--------|----------|--------|
| Taxes For: 2011 | 602.75 | 53.39 | 656.14 |
| Assessments For Improvements | | | |
| Total Cost of Sale | 15.00 | | 15.00 |
| Total Premium (if any) Paid | 0.00 | | 671.14 |

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of **18.00** per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by statute. The sale is subject to municipal charges accruing after **June 30, 2011**; municipal authority charges accruing after **June 30, 2011** and assessment installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **31st** day of **October**, **2012**

STATE OF NEW JERSEY
COUNTY OF: **CUMBERLAND**


CARMEN DI GIORGIO, COLLECTOR OF TAXES 

BE IT REMEMBERED, that on this **31st** day of **October**, **2012** before me a Notary Public of New Jersey, personally appeared **CARMEN DI GIORGIO** the Collector of Taxes of the taxing district of **CITY OF VINELAND** in the County of **CUMBERLAND** who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

Prepared By:  **CARMEN DI GIORGIO**, PREPARER  **LYDIA I. MALDONADO**, NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector of the Notary Public who takes this acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

AUTHORIZATION FOR CANCELLATION OF RECORD BY MUNICIPALITY

The within certificate has been duly paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

Name of Municipality

BY: _____
Mayor

ATTEST: _____
Municipal Clerk

(N.J.S.A. 46:18-6 & 54:5-55)

Seal of Municipality to be affixed

No. _____
Tax Sale Certificate

Collector of Taxes

Municipality of _____

County, New Jersey

To _____

Entered

Compared

Checked

Received in the Register Office of the County of _____

New Jersey

on the _____

day of _____

A. D. 20__

at _____ o'clock in the _____

noon and _____

Recorded in Book _____

for said _____

County on Pages _____

AUTHORIZATION FOR CANCELLATION OF RECORD BY A PRIVATE CORPORATION

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

Name of Corporation

BY: _____
President

ATTEST: _____
Secretary

Corporate Seal to be affixed

AUTHORIZATION FOR CANCELLATION OF RECORD BY AN INDIVIDUAL

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

The above signature is certified to as genuine.

A Notary Public of New Jersey

Signature of Holder of Certificate

Charles Jones
Established 1911

NEW JERSEY SUPERIOR COURT,
UNITED STATES DISTRICT COURT AND
UNITED STATES BANKRUPTCY COURT

691-3322-10

RE: BT-16732

CERTIFIED TO:

BEACON TITLE SERVICES
AGENCY, INC.
727 LANDIS AVE
VINELAND NJ 08360-0368

SIGNATURE INFORMATION SOLUTIONS LLC HEREBY CERTIFIES THAT IT HAS SEARCHED THE INDEX OF THE CIVIL JUDGMENT AND ORDER DOCKET OF THE SUPERIOR COURT OF NEW JERSEY, THE INDEX OF THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF NEW JERSEY, AND THE INDEX OF THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF NEW JERSEY AND DOES NOT FIND REMAINING UNSATISFIED OF RECORD IN ANY OF THESE COURTS A JUDGMENT OR OTHER DOCKETED RECORD REFERRED TO BY THE RESPECTIVE INDICES WHICH CONSTITUTES A GENERAL LIEN ON REAL PROPERTY IN NEW JERSEY, NOR ANY CERCLA LIEN ON SPECIFIC REAL PROPERTY WITHIN NEW JERSEY NOR ANY PETITION COMMENCING PROCEEDINGS IN BANKRUPTCY EXCEPT AS BELOW SET FORTH AGAINST:

| | FROM | TO |
|--|------------|------------|
| INFINITY ATLANTIC, LLC (Entity) *** Name is CLEAR *** | 08-08-1994 | 08-08-2014 |

DATED 08-08-2014
TIME 08:45 AM

FEES: \$ 10.00
TAX: \$ 0.00
TOTAL: \$ 10.00

RN14-224-05707 224 1042224 02

CHARLES JONES SEARCH
PROVIDED BY
SIGNATURE INFORMATION SOLUTIONS
P.O. BOX 8488
TRENTON, NJ 08650

#2

Beacon Title Services Agency, Inc.

727 Landis Avenue
 Vineland, NJ 08360
 Telephone: (856) 691-3322
 Fax: (856) 691-2232

Agent for: CHICAGO TITLE INSURANCE COMPANY

***** Invoice *****

Date: August 13, 2014

File Number: BT-16732

| | | | | | | | |
|---|--|-------------------|--------|---------------------------------------|----------|--|-------|
| Applicant: Frank DiGiorgio City of Vineland 640 E. Wood Street Vineland, NJ 08360 | AMOUNT OF INSURANCE: FEE/PRICE \$0.00 | | | | | | |
| Owner: Infinity Atlantic, LLC Street: 3500 Dippolito Dr Municipality: Vineland Tax Lot/Block: 47/303 | INVOICE STATUS: Current PLEASE ORDER RUNDOWN 48 HOURS IN ADVANCE | | | | | | |
| Search Only/ <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Last Owner Search</td> <td style="text-align: right;">150.00</td> </tr> <tr> <td>US District & NJ Superior Ct Searches</td> <td style="text-align: right;">10.00</td> </tr> <tr> <td>Deed Recording Charge to Cumberland County Clerk</td> <td style="text-align: right;">80.00</td> </tr> </table> | | Last Owner Search | 150.00 | US District & NJ Superior Ct Searches | 10.00 | Deed Recording Charge to Cumberland County Clerk | 80.00 |
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| US District & NJ Superior Ct Searches | 10.00 | | | | | | |
| Deed Recording Charge to Cumberland County Clerk | 80.00 | | | | | | |
| | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Amount Paid</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Balance Due</td> <td style="text-align: right;">\$240.00</td> </tr> </table> | Amount Paid | \$0.00 | Balance Due | \$240.00 | | |
| Amount Paid | \$0.00 | | | | | | |
| Balance Due | \$240.00 | | | | | | |

This invoice supercedes any/all prior invoices
NOTE: THIS INVOICE IS SUBJECT TO CHANGE. FINAL TOTAL INVOICE MUST BE VERIFIED AT CLOSING.
THIS INVOICE IS SUBJECT TO CANCELLATION CHARGES. PLEASE CALL FOR APPROPRIATE CHARGES.
 The Insurance Commissioner has directed that a statement detailing each pass-through search charge must be supplied to the Purchaser / Borrower / Lessee in each insured transaction