

CARLAMERE & ROWAN
Attorneys at Law

Laurel Oak Corporate Center
1000 Haddonfield Berlin Road - Suite 203
Voorhees, New Jersey 08043
dfc.law@verizon.net

David F. Carlamere
David N. Rowan

(856) 566-1900
FAX (856) 566-9111

October 27th 2009

Traiman Real Estate Auction Co.
103 Salford Way
Telford, PA 18969
Attn: Mr. Ronald Huford
Vice Chairman

RE: Starcross LLC
900 Kennedy Blvd.
Redevelopment

Dear Mr. Huford,

Please be advised that this office serves as Attorney to the Borough of Somerdale Planning & Zoning Board of Adjustment.

You requested the Borough of Somerdale direct a letter concerning the criteria to be followed by a developer purchaser of the property located within a designated redevelopment zone.

To respond I reviewed the Redevelopment and Housing Law of the State of New Jersey (N.J.S.A. 40A:12A-1).

Once a Municipality has designated an area in need of redevelopment pursuant to the Statute, no development project shall be undertaken or carried out except in accordance with the redevelopment plan adopted by Municipal Ordinance.

The named Redevelopment Entity (in most cases the Governing Body) may acquire property (by negotiation or eminent domain), undertake a project, clear and construct or reconstruct facilities, and or arrange or contract with public agencies or redevelopers.

An interested developer must be named Redeveloper by the governing body and enter into a redevelopment agreement. Once property has been redeveloped according to the plan and redevelopment agreement, the

property is no longer considered subject to the Redevelopment Statute and possible acquisition by the municipal government.

Sincerely,

A handwritten signature in black ink, appearing to read "David F. Carlamere", written over a horizontal line.

David F. Carlamere

DFC/hpc

Cc: Mayor Gary J. Passanante