ACORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY) 1/04/95

PRODUCER

Meeker Sharkey & MacBean
21 Commerce Drive
Cranford, NJ 07016

908-272-8100

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY LETTER A	St. Paul Fire & Marine
COMPANY LETTER B	
COMPANY LETTER C	
COMPANY LETTER D	
COMPANY LETTER E	

INSURED

Soc.Hill @ University Hts.III
C/O Alan R. Trachtenberg
One Cornerstone Lane
Newark
NJ 07103

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
	GENERAL LIABILITY					
A	[X] COMMERCIAL GENERAL LIABILITY	BC02900238	1/01/95	1/01/96	GENERAL AGGREGATE	$ 5000000
	[ ] CLAIMS MADE [X] OCCUR.				PRODUCTS-COMP/OP AGG.	$ 5000000
	[ ] OWNER'S & CONTRACTOR'S PROT.				PERSONAL & ADV. INJURY	$ 5000000
	[ ]				EACH OCCURRENCE	$ 5000000
					FIRE DAMAGE (Any one fire)	$ 50000
					MED. EXPENSE (Any one person)	$ 5000
	AUTOMOBILE LIABILITY					
	[ ] ANY AUTO				COMBINED SINGLE LIMIT	$
	[ ] ALL OWNED AUTOS				BODILY INJURY (Per person)	$
	[ ] SCHEDULED AUTOS					
	[ ] HIRED AUTOS				BODILY INJURY (Per accident)	$
	[ ] NON-OWNED AUTOS					
	[ ] GARAGE LIABILITY				PROPERTY DAMAGE	$
	EXCESS LIABILITY					
	[ ] UMBRELLA FORM				EACH OCCURRENCE	$
	[ ] OTHER THAN UMBRELLA FORM				AGGREGATE	$
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				[ ] STATUTORY LIMITS	
					EACH ACCIDENT	$
					DISEASE-POLICY LIMIT	$
					DISEASE-EACH EMPLOYEE	$
	OTHER					
A	Blkt. Bldgs & Cnts	BC02900238	1/01/95	1/01/96	$21,775,000.	
A	Fidelity	BC02900238	1/01/95	1/01/96	$100,000.	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

OWNER: ELSPETH N. ARTHUR, (UNMARRIED)
LOCATION: 64 MARROW STREET, NEWARK,NJ 07103 (31E) LOT:31.05 BLOCK:406

CERTIFICATE HOLDER

FIRST TOWN MORTGAGE CORPORATION AND/OR SECRETARY OF HOUSING AND URBAN DEVELOPMENT ITS SUCCESSORS AND OR ASSIGNS AS THEIR INTEREST MAY APPEAR.
400 INTERSTATE NORTH PARKWAY
SUITE 1100
ATLANTA,GA, 30339

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Brian Leddy

010036000

ACORD 25-S (7/90)

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