

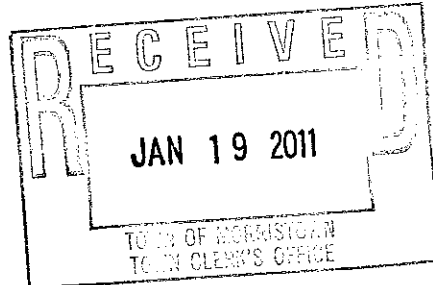
GERALD M. COMPEAU, JR.

SUITE 260
80 MAIN STREET
WEST ORANGE, NJ 07052

A PROFESSIONAL CORPORATION
ATTORNEY-AT-LAW

TEL (973) 736-4080
FAX (973) 736-4089

January 13, 2011



Re: Chicol v. Headquarters Plaza, et al.
Docket MRS-L-4038-10

Dear Sir/Madam,

The Summons, Complaint, Case Information Statement, and Track Assignment Notice in this case were previously served on you.

It was subsequently noted that the photocopy of the Complaint that was served on you was missing these pages: 6, 7, 13, and 17.

Enclosed is a copy of the Complaint in its entirety, along with a copy of the Summons, Case Information Statement, and Track Assignment Notice.

I apologize for any associated inconvenience to you.

/s/ Gerald M. Compeau, Jr.

Attorney(s) GERALD M. COMPEAU, JR.
Office Address 80 MAIN STREET
SUITE 260
Town, State, Zip Code WEST ORANGE, NJ 07052
Telephone Number (973) 736-4080
Attorney(s) for Plaintiff INGRID CHICOL

**Superior Court of
New Jersey**

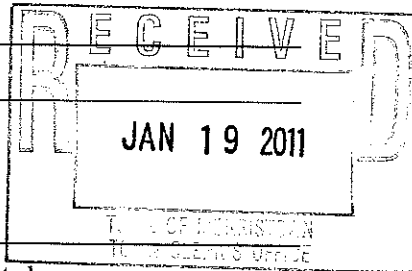
Morris COUNTY
Law DIVISION

Docket No: MRS-L-4038-10

INGRID CHICOL
Plaintiff(s)

Vs.

CENTRAL PARKING SYSTEMS, et al.
Defendant(s)



**CIVIL ACTION
SUMMONS**

From The State of New Jersey To The Defendant(s) Named Above:

The plaintiff, named above, has filed a lawsuit against you in the Superior Court of New Jersey. The complaint attached to this summons states the basis for this lawsuit. If you dispute this complaint, you or your attorney must file a written answer or motion and proof of service with the deputy clerk of the Superior Court in the county listed above within 35 days from the date you received this summons, not counting the date you received it. (The address of each deputy clerk of the Superior Court is provided.) If the complaint is one in foreclosure, then you must file your written answer or motion and proof of service with the Clerk of the Superior Court, Hughes Justice Complex, P.O. Box 971, Trenton, NJ 08625-0971. A filing fee payable to the Treasurer, State of New Jersey and a completed Case Information Statement (available from the deputy clerk of the Superior Court) must accompany your answer or motion when it is filed. You must also send a copy of your answer or motion to plaintiff's attorney whose name and address appear above, or to plaintiff, if no attorney is named above. A telephone call will not protect your rights; you must file and serve a written answer or motion (with fee of \$135.00 and completed Case Information Statement) if you want the court to hear your defense.

If you do not file and serve a written answer or motion within 35 days, the court may enter a judgment against you for the relief plaintiff demands, plus interest and costs of suit. If judgment is entered against you, the Sheriff may seize your money, wages or property to pay all or part of the judgment.

If you cannot afford an attorney, you may call the Legal Services office in the county where you live or the Legal Services of New Jersey Statewide Hotline at 1-888-LSNJ-LAW (1-888-576-5529). A list of these offices is provided. If you do not have an attorney and are not eligible for free legal assistance, you may obtain a referral to an attorney by calling one of the Lawyer Referral Services. A list of these numbers is also provided.

Jennifer M. Perez,
Acting Clerk of the Superior Court

DATED: 01/06/2011

Name of Defendant to Be Served: Town of Morristown

Address of Defendant to Be Served: Town Clerk, 200 South Street, Morristown, NJ 07960

NOTE: The Case Information Statement is available at www.njcourts.com.

Directory of Superior Court Deputy Clerk's Offices County Lawyer Referral and Legal Services Offices

ATLANTIC COUNTY:

Deputy Clerk of the Superior Court
Civil Division, Direct Filing
1201 Bacharach Blvd., First Fl.
Atlantic City, NJ 08401

LAWYER REFERRAL
(609) 345-3444
LEGAL SERVICES
(609) 348-4200

BERGEN COUNTY:

Deputy Clerk of the Superior Court
Civil Division, Room 115
Justice Center, 10 Main St.
Hackensack, NJ 07601

LAWYER REFERRAL
(201) 488-0044
LEGAL SERVICES
(201) 487-2166

BURLINGTON COUNTY:

Deputy Clerk of the Superior Court
Central Processing Office
Attn: Judicial Intake
First Fl., Courts Facility
49 Rancocas Rd.
Mt. Holly, NJ 08060

LAWYER REFERRAL
(609) 261-4862
LEGAL SERVICES
(800) 496-4570

CAMDEN COUNTY:

Deputy Clerk of the Superior Court
Civil Processing Office
Hall of Justice
1st Fl., Suite 150
101 South 5th Street
Camden, NJ 08103

LAWYER REFERRAL
(856) 964-4520
LEGAL SERVICES
(856) 964-2010

CAPE MAY COUNTY:

Deputy Clerk of the Superior Court
9 N. Main Street
Cape May Court House, NJ 08210

LAWYER REFERRAL
(609) 463-0313
LEGAL SERVICES
(609) 465-3001

CUMBERLAND COUNTY:

Deputy Clerk of the Superior Court
Civil Case Management Office
60 West Broad Street
P.O. Box 10
Bridgeton, NJ 08302

LAWYER REFERRAL
(856) 696-5550
LEGAL SERVICES
(856) 691-0494

ESSEX COUNTY:

Deputy Clerk of the Superior Court
Civil Customer Service
Hall of Records, Room 201
465 Dr. Martin Luther King Jr. Blvd.
Newark, NJ 07102

LAWYER REFERRAL
(973) 622-6204
LEGAL SERVICES
(973) 624-4500

GLOUCESTER COUNTY:

Deputy Clerk of the Superior Court
Civil Case Management Office
Attn: Intake
First Fl., Court House
1 North Broad Street
Woodbury, NJ 08096

LAWYER REFERRAL

(856) 848-4589

LEGAL SERVICES

(856) 848-5360

HUDSON COUNTY:

Deputy Clerk of the Superior Court
Superior Court, Civil Records Dept.
Brennan Court House--1st Floor
583 Newark Ave.
Jersey City, NJ 07306

LAWYER REFERRAL

(201) 798-2727

LEGAL SERVICES

(201) 792-6363

HUNTERDON COUNTY:

Deputy Clerk of the Superior Court
Civil Division
65 Park Avenue
Flemington, NJ 08822

LAWYER REFERRAL

(908) 735-2611

LEGAL SERVICES

(908) 782-7979

MERCER COUNTY:

Deputy Clerk of the Superior Court
Local Filing Office, Courthouse
175 S. Broad Street, P.O. Box 8068
Trenton, NJ 08650

LAWYER REFERRAL

(609) 585-6200

LEGAL SERVICES

(609) 695-6249

MIDDLESEX COUNTY:

Deputy Clerk of the Superior Court,
Middlesex Vicinage
2nd Floor - Tower
56 Paterson Street, P.O. Box 2633
New Brunswick, NJ 08903-2633

LAWYER REFERRAL

(732) 828-0053

LEGAL SERVICES

(732) 249-7600

MONMOUTH COUNTY:

Deputy Clerk of the Superior Court
Court House
P.O. Box 1269
Freehold, NJ 07728-1269

LAWYER REFERRAL

(732) 431-5544

LEGAL SERVICES

(732) 866-0020

MORRIS COUNTY:

Morris County Courthouse
Civil Division
Washington and Court Streets
P. O. Box 910
Morristown, NJ 07963-0910

LAWYER REFERRAL

(973) 267-5882

LEGAL SERVICES

(973) 285-6911

OCEAN COUNTY:

Deputy Clerk of the Superior Court
118 Washington Street, Room 121
P.O. Box 2191
Toms River, NJ 08754-2191

LAWYER REFERRAL

(732) 240-3666

LEGAL SERVICES

(732) 341-2727

PASSAIC COUNTY:

Deputy Clerk of the Superior Court
Civil Division
Court House
77 Hamilton Street
Paterson, NJ 07505

LAWYER REFERRAL

(973) 278-9223

LEGAL SERVICES

(973) 523-2900

SALEM COUNTY:

Deputy Clerk of the Superior Court
Attn: Civil Case Management Office
92 Market Street
Salem, NJ 08079

LAWYER REFERRAL

(856) 935-5629

LEGAL SERVICES

(856) 451-0003

SOMERSET COUNTY:

Deputy Clerk of the Superior Court
Civil Division
P.O. Box 3000
40 North Bridge Street
Somerville, N.J. 08876

LAWYER REFERRAL

(908) 685-2323

LEGAL SERVICES

(908) 231-0840

SUSSEX COUNTY:

Deputy Clerk of the Superior Court
Sussex County Judicial Center
43-47 High Street
Newton, NJ 07860

LAWYER REFERRAL

(973) 267-5882

LEGAL SERVICES

(973) 383-7400

UNION COUNTY:

Deputy Clerk of the Superior Court
1st Fl., Court House
2 Broad Street
Elizabeth, NJ 07207-6073

LAWYER REFERRAL

(908) 353-4715

LEGAL SERVICES

(908) 354-4340

WARREN COUNTY:

Deputy Clerk of the Superior Court
Civil Division Office
Court House
413 Second Street
Belvidere, NJ 07823-1500

LAWYER REFERRAL

(973) 267-5882

LEGAL SERVICES

(908) 475-2010

GERALD M. COMPEAU, JR.

A PROFESSIONAL CORPORATION

ATTORNEY-AT-LAW

SUITE 260

80 MAIN STREET

WEST ORANGE, NJ 07052

TEL (973) 736-4080

ATTORNEY FOR PLAINTIFF(S)

RECEIVED & FILED
SUPERIOR COURT
2010 DEC 20 PM 2:35
CIVIL DIVISION

INGRID CHICOL

Plaintiff(s)

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION - MORRIS COUNTY

DOCKET NO. L-4038-10

v.

CIVIL ACTION

CENTRAL PARKING SYSTEMS; CENTRAL
PARKING SYSTEM; CENTRAL PARKING
SYSTEM, INC.; CENTRAL PARKING
SYSTEM OF NEW JERSEY; CENTRAL
PARKING SYSTEM OF NEW JERSEY,
INC.; BRICKMAN LANDSCAPING; THE
BRICKMAN GROUP, LTD.; BRICKMAN
GROUP; MAURIELLO DISPOSAL;
MAURIELLO DISPOSAL, INC.;
HEADQUARTERS PLAZA; FIRST
ROC-JERSEY ASSOCIATES; 1ST ROC
JERSEY; LESTER FISHER; SECOND
ROC-JERSEY ASSOCIATES;
2ND ROC - JERSEY; 2ND
ROC - JERSEY ASSOCIATES;
ROBERT S. OLNICK; 4TH ROC JERSEY;
4TH ROC JERSEY ASSOCIATES; FIFTH
ROC JERSEY; FIFTH ROC JERSEY
ASSOCIATES; THIRD ROC JERSEY;
THIRD ROC JERSEY ASSOCIATES;
THE OLNICK ORGANIZATION, INC.;
OLNICK ORGANIZATION; OLNICK
FISHER DEVELOPMENT ASSOCIATES
LLC; OLNICK-FISHER DEVELOPMENT
ASSOCIATES; OLNICK FISHER
ASSOCIATES; FISHER PROPERTY
MANAGEMENT, LLC; FISHER
DEVELOPMENT ASSOCIATES, LLC;

COMPLAINT AND JURY DEMAND

FISHER DEVELOPMENT;
FISHER DEVELOPMENT, INC.;
FISHER PROPERTY MANAGEMENT, LLC;
FISHER ORGANIZATION; GRUBB &
ELLIS; GRUBB & ELLIS COMPANY;
GRUBB & ELLIS MANAGEMENT
SERVICES; CB RICHARD ELLIS
COMPANY; HEADQUARTERS PLAZA
ASSOCIATES; HEADQUARTERS PLAZA,
A PARTNERSHIP; HEADQUARTERS PLAZA
CORP.; HEADQUARTERS THEATRES;
AMC HEADQUARTERS 10; AMC
THEATRES; AMC ENTERTAINMENT
INC.; CLEARVIEW CINEMAS;
CABLEVISION SYSTEMS
CORPORATION; TOWN OF MORRISTOWN;
JOHN DOES 1-5; JOHN DOES 6-10;
JOHN DOES 11-15; JOHN DOES 16-20;
JOHN DOES 21-25; JOHN DOES 26-30;
JOHN DOES 31-35; JOHN DOES 36-40;
JOHN DOES 41-45; JOHN DOES 46-50

Defendant(s)

Plaintiff Ingrid Chicol, residing at 167 Morris Avenue
Dover, NJ 07801, by way of complaint against the Defendants,
says:

COUNT ONE

1. On December 21, 2008, Plaintiff Ingrid Chicol was a
patron of, or was otherwise lawfully present on, property or
premises the location of which was identified on a Town of
Morristown Police Department report as being level P2, 1
Speedwell Avenue, parking deck, Morristown, New Jersey 07960.

2. This parking deck was located at Headquarters Plaza, which is located on Speedwell Avenue, between Speedwell Avenue and Spring Street, in the town of Morristown, New Jersey.

3. Plaintiff Ingrid Chicol was on this property or premises on the parking deck, in an area of the parking deck that was near elevators that went between the parking deck and the part of Headquarters Plaza in which theaters were located.

4. At that time, Plaintiff Ingrid Chicol was utilizing the parking deck in conjunction with her utilization of a theater in Headquarters Plaza.

5. At that time, while she was walking on the parking deck at that location, Plaintiff Ingrid Chicol was caused to fall.

6. Plaintiff Ingrid Chicol was caused to fall as a result of a defective and dangerous condition of this property or premises, and/or as a result of the negligence or other actionable conduct of those responsible for the condition of the property or premises.

7. The property or premises was in a defective or dangerous condition at that location, including, but not limited to, the floor in the area in which Plaintiff Ingrid Chicol was walking had ice on it, and/or was slippery, and/or was inadequately illuminated, and/or there was inadequate notice of the risks attendant to its use.

8. As a result of this fall, Plaintiff Ingrid Chicol suffered severe and permanent injuries and damages, and she has

suffered, and will permanently suffer, pain, suffering, and disability, disfigurement, emotional distress, loss of enjoyment of life, bodily injuries, and psychological injuries, and she has been and will in the future continue to be rendered unable to attend to her usual occupation, duties and activities, and she has been otherwise substantially impaired from living her life in the manner in which she did before her injuries.

12. As a result of her fall, Plaintiff Ingrid Chicol has lost, and will in the future lose, income, and has sustained, and will in the future sustain, economic losses.

13. As a result of her fall, Plaintiff Ingrid Chicol has incurred, and will in the future incur, medical expenses.

14. As a result of her fall, Plaintiff Ingrid Chicol has incurred, and will in the future incur, other expenses.

15. The property or premises, and/or the parking deck, and/or the area of the parking deck that was near elevators that went between the parking deck and the part of Headquarters Plaza in which theaters were located, was owned by, leased by, rented by, managed by, maintained by, operated by, occupied by, used by, was under the management, custody, control, or supervision of, or was otherwise the responsibility of, the defendant HEADQUARTERS PLAZA; and/or the defendant FIRST ROC-JERSEY ASSOCIATES; and/or the defendant 1ST ROC JERSEY; and/or the defendant LESTER FISHER; and/or the defendant SECOND ROC-JERSEY ASSOCIATES; and/or the defendant 2ND ROC - JERSEY; and/or the defendant 2ND ROC - JERSEY ASSOCIATES; and/or the defendant ROBERT S. OLNICK; and/or the defendant 4TH ROC JERSEY; and/or the defendant 4TH ROC JERSEY ASSOCIATES; and/or the defendant FIFTH

ROC JERSEY; and/or the defendant FIFTH ROC JERSEY ASSOCIATES; and/or the defendant THIRD ROC JERSEY; and/or the defendant THIRD ROC JERSEY ASSOCIATES; and/or the defendant THE OLNICK ORGANIZATION, INC.; and/or the defendant OLNICK ORGANIZATION; and/or the defendant OLNICK FISHER DEVELOPMENT ASSOCIATES LLC; and/or the defendant OLNICK-FISHER DEVELOPMENT ASSOCIATES; and/or the defendant OLNICK FISHER ASSOCIATES; and/or the defendant FISHER PROPERTY MANAGEMENT, LLC; and/or the defendant FISHER DEVELOPMENT ASSOCIATES, LLC; and/or the defendant FISHER DEVELOPMENT; and/or the defendant FISHER DEVELOPMENT, INC.; and/or the defendant FISHER PROPERTY MANAGEMENT, LLC; and/or the defendant FISHER ORGANIZATION; HEADQUARTERS PLAZA ASSOCIATES; HEADQUARTERS PLAZA, A PARTNERSHIP; HEADQUARTERS PLAZA CORP.; and/or the defendant TOWN OF MORRISTOWN; and/or the defendants JOHN DOES 1-5.

16. Defendants identified as John Does in this complaint are the fictitious names of parties whose true names are unknown.

17. Defendants JOHN DOES 1-5 owned, leased, rented, managed, maintained, operated, occupied, used, had custody, control, or supervision of, or were otherwise responsible for the condition of, the property or premises on which the Plaintiff was caused to fall.

18. The defendant HEADQUARTERS PLAZA; and/or the defendant FIRST ROC-JERSEY ASSOCIATES; and/or the defendant 1ST ROC JERSEY; and/or the defendant LESTER FISHER; and/or the defendant SECOND ROC-JERSEY ASSOCIATES; and/or the defendant 2ND ROC - JERSEY; and/or the defendant 2ND ROC - JERSEY ASSOCIATES; and/or the defendant ROBERT S. OLNICK; and/or the defendant 4TH ROC JERSEY;

and/or the defendant 4TH ROC JERSEY ASSOCIATES; and/or the defendant FIFTH ROC JERSEY; and/or the defendant FIFTH ROC JERSEY ASSOCIATES; and/or the defendant THIRD ROC JERSEY; and/or the defendant THIRD ROC JERSEY ASSOCIATES; and/or the defendant THE OLNICK ORGANIZATION, INC.; and/or the defendant OLNICK ORGANIZATION; and/or the defendant OLNICK FISHER DEVELOPMENT ASSOCIATES LLC; and/or the defendant OLNICK-FISHER DEVELOPMENT ASSOCIATES; and/or the defendant OLNICK FISHER ASSOCIATES; and/or the defendant FISHER PROPERTY MANAGEMENT, LLC; and/or the defendant FISHER DEVELOPMENT ASSOCIATES, LLC; and/or the defendant FISHER DEVELOPMENT; and/or the defendant FISHER DEVELOPMENT, INC.; and/or the defendant FISHER PROPERTY MANAGEMENT, LLC; and/or the defendant FISHER ORGANIZATION; HEADQUARTERS PLAZA ASSOCIATES; HEADQUARTERS PLAZA, A PARTNERSHIP; HEADQUARTERS PLAZA CORP.; and/or the defendant TOWN OF MORRISTOWN; and/or the defendants JOHN DOES 1-5, were negligent in the discharge of their duties, or their conduct was otherwise actionable, including, but not limited to, negligence in the discharge of their duties as property or business owners or operators; negligence in the discharge of their duties as owners, tenants, lease holders, managers, occupiers, or users of the property or premises; or negligence in the discharge of their duties to the public, to whom the defendants held themselves out as being responsible for the property or premises and responsible for the safety of the public while on the property and premises, and, as a result of their negligence or other actionable conduct, the property or premises was in its defective and dangerous condition.

19. Plaintiff Ingrid Chicol's fall, and her injuries and damages, were caused by the negligence, or other actionable conduct, of the defendant HEADQUARTERS PLAZA; and/or the

defendant FIRST ROC-JERSEY ASSOCIATES; and/or the defendant 1ST ROC JERSEY; and/or the defendant LESTER FISHER; and/or the defendant SECOND ROC-JERSEY ASSOCIATES; and/or the defendant 2ND ROC - JERSEY; and/or the defendant 2ND ROC - JERSEY ASSOCIATES; and/or the defendant ROBERT S. OLNICK; and/or the defendant 4TH ROC JERSEY; and/or the defendant 4TH ROC JERSEY ASSOCIATES; and/or the defendant FIFTH ROC JERSEY; and/or the defendant FIFTH ROC JERSEY ASSOCIATES; and/or the defendant THIRD ROC JERSEY; and/or the defendant THIRD ROC JERSEY ASSOCIATES; and/or the defendant THE OLNICK ORGANIZATION, INC.; and/or the defendant OLNICK ORGANIZATION; and/or the defendant OLNICK FISHER DEVELOPMENT ASSOCIATES LLC; and/or the defendant OLNICK-FISHER DEVELOPMENT ASSOCIATES; and/or the defendant OLNICK FISHER ASSOCIATES; and/or the defendant FISHER PROPERTY MANAGEMENT, LLC; and/or the defendant FISHER DEVELOPMENT ASSOCIATES, LLC; and/or the defendant FISHER DEVELOPMENT; and/or the defendant FISHER DEVELOPMENT, INC.; and/or the defendant FISHER PROPERTY MANAGEMENT, LLC; and/or the defendant FISHER ORGANIZATION; HEADQUARTERS PLAZA ASSOCIATES; HEADQUARTERS PLAZA, A PARTNERSHIP; HEADQUARTERS PLAZA CORP.; and/or the defendant TOWN OF MORRISTOWN; and/or the defendants JOHN DOES 1-5.

WHEREFORE, Plaintiff Ingrid Chicol demands judgment against the defendant HEADQUARTERS PLAZA; and/or the defendant FIRST ROC-JERSEY ASSOCIATES; and/or the defendant 1ST ROC JERSEY; and/or the defendant LESTER FISHER; and/or the defendant SECOND ROC-JERSEY ASSOCIATES; and/or the defendant 2ND ROC - JERSEY; and/or the defendant 2ND ROC - JERSEY ASSOCIATES; and/or the defendant ROBERT S. OLNICK; and/or the defendant 4TH ROC JERSEY; and/or the defendant 4TH ROC JERSEY ASSOCIATES; and/or the defendant FIFTH ROC JERSEY; and/or the defendant FIFTH ROC JERSEY ASSOCIATES; and/or the defendant THIRD ROC JERSEY; and/or

the defendant THIRD ROC JERSEY ASSOCIATES; and/or the defendant THE OLNICK ORGANIZATION, INC.; and/or the defendant OLNICK ORGANIZATION; and/or the defendant OLNICK FISHER DEVELOPMENT ASSOCIATES LLC; and/or the defendant OLNICK-FISHER DEVELOPMENT ASSOCIATES; and/or the defendant OLNICK FISHER ASSOCIATES; and/or the defendant FISHER PROPERTY MANAGEMENT, LLC; and/or the defendant FISHER DEVELOPMENT ASSOCIATES, LLC; and/or the defendant FISHER DEVELOPMENT; and/or the defendant FISHER DEVELOPMENT, INC.; and/or the defendant FISHER PROPERTY MANAGEMENT, LLC; and/or the defendant FISHER ORGANIZATION; HEADQUARTERS PLAZA ASSOCIATES; HEADQUARTERS PLAZA, A PARTNERSHIP; HEADQUARTERS PLAZA CORP.; and/or the defendant TOWN OF MORRISTOWN; and/or the defendants JOHN DOES 1-5, jointly, severally, or in the alternative for damages, interest, and costs of suit.

COUNT TWO

1. Plaintiff Ingrid Chicol repeats each and every allegation of the preceding count(s) and incorporates same as if set forth fully herein.

2. Defendant CENTRAL PARKING SYSTEM; and/or the defendant CENTRAL PARKING SYSTEMS; and/or the defendant CENTRAL PARKING SYSTEM, INC.; and/or the defendant CENTRAL PARKING SYSTEM OF NEW JERSEY; and/or the defendant CENTRAL PARKING SYSTEM OF NEW JERSEY, INC., and/or Defendants JOHN DOES 6-10, owned, leased, rented, managed, maintained, operated, occupied, used, had custody, control, or supervision of, or were otherwise responsible for the condition of, the property or premises, and/or the parking deck, and/or the area of the parking deck

that was near elevators that went between the parking deck and the part of Headquarters Plaza in which theaters were located.

3. Defendant CENTRAL PARKING SYSTEM; and/or the defendant CENTRAL PARKING SYSTEMS; and/or the defendant CENTRAL PARKING SYSTEM, INC.; and/or the defendant CENTRAL PARKING SYSTEM OF NEW JERSEY; and/or the defendant CENTRAL PARKING SYSTEM OF NEW JERSEY, INC., and/or Defendants JOHN DOES 6-10, owned, leased, rented, managed, maintained, operated, occupied, used, had custody, control, or supervision of, or were otherwise responsible for the condition of the property or premises on which the Plaintiff was caused to fall.

4. Defendant CENTRAL PARKING SYSTEM; and/or the defendant CENTRAL PARKING SYSTEMS; and/or the defendant CENTRAL PARKING SYSTEM, INC.; and/or the defendant CENTRAL PARKING SYSTEM OF NEW JERSEY; and/or the defendant CENTRAL PARKING SYSTEM OF NEW JERSEY, INC., and/or Defendants JOHN DOES 6-10, were negligent in the discharge of their duties, or their conduct was otherwise actionable, including, but not limited to, negligence in the discharge of their duties as property or business owners or operators; negligence in the discharge of their duties as owners, tenants, lease holders, managers, occupiers, or users of the property or premises; or negligence in the discharge of their duties to the public, to whom the defendants held themselves out as being responsible for the property or premises and responsible for the safety of the public while on the property and premises, and, as a result of their negligence or other actionable conduct, the property or premises was in its defective and dangerous condition.

5. Plaintiff Ingrid Chicol's fall, and her injuries and damages, were caused by the negligence, or other actionable conduct, of Defendant CENTRAL PARKING SYSTEM; and/or the defendant CENTRAL PARKING SYSTEMS; and/or the defendant CENTRAL PARKING SYSTEM, INC.; and/or the defendant CENTRAL PARKING SYSTEM OF NEW JERSEY; and/or the defendant CENTRAL PARKING SYSTEM OF NEW JERSEY, INC., and/or Defendants JOHN DOES 6-10.

WHEREFORE, Plaintiff Ingrid Chicol demands judgment against Defendant CENTRAL PARKING SYSTEM; and/or the defendant CENTRAL PARKING SYSTEMS; and/or the defendant CENTRAL PARKING SYSTEM, INC.; and/or the defendant CENTRAL PARKING SYSTEM OF NEW JERSEY; and/or the defendant CENTRAL PARKING SYSTEM OF NEW JERSEY, INC., and/or Defendants JOHN DOES 6-10, jointly, severally, or in the alternative for damages, interest, and costs of suit.

COUNT THREE

1. Plaintiff Ingrid Chicol repeats each and every allegation of the preceding count(s) and incorporates same as if set forth fully herein.

2. Defendant BRICKMAN LANDSCAPING; and/or the defendant THE BRICKMAN GROUP, LTD.; and/or the defendant BRICKMAN GROUP; and /or the defendant MAURIELLO DISPOSAL; and/or the defendant MAURIELLO DISPOSAL, INC., and/or Defendants JOHN DOES 11-15 had a duty to provide services concerning the prevention, removal, or treatment of conditions related to precipitation, water, ice, or snow on the floor of the parking deck in the area in which Plaintiff Ingrid Chicol was caused to fall, and/or had a duty to provide cleaning, maintenance, or porter services, or to remove debris, spills, or other hazards, or to place

warnings, or to otherwise take action affecting the safe condition of the floor of the parking deck in the location in which Plaintiff as injured.

3. Defendant BRICKMAN LANDSCAPING; and/or the defendant THE BRICKMAN GROUP, LTD.; and/or the defendant BRICKMAN GROUP; and /or the defendant MAURIELLO DISPOSAL; and/or the defendant MAURIELLO DISPOSAL, INC., and/or Defendants JOHN DOES 11-15 were negligent in the discharge of their duties, or their conduct was otherwise actionable, and as a result the property or premises was in its defective or dangerous condition.

4. Plaintiff Ingrid Chicol's fall, and her injuries and damages, were caused by the negligence, or other actionable conduct, of Defendant BRICKMAN LANDSCAPING; and/or the defendant THE BRICKMAN GROUP, LTD.; and/or the defendant BRICKMAN GROUP; and /or the defendant MAURIELLO DISPOSAL; and/or the defendant MAURIELLO DISPOSAL, INC., and/or Defendants JOHN DOES 11-15, and/or Plaintiff was a third-party beneficiary of an agreement by these defendants to provide these services.

WHEREFORE, Plaintiff Ingrid Chicol demands judgment against Defendant BRICKMAN LANDSCAPING; and/or the defendant THE BRICKMAN GROUP, LTD.; and/or the defendant BRICKMAN GROUP; and /or the defendant MAURIELLO DISPOSAL; and/or the defendant MAURIELLO DISPOSAL, INC., and/or Defendants JOHN DOES 11-15, jointly, severally, or in the alternative for damages, interest, and costs of suit.

COUNT FOUR

1. Plaintiff Ingrid Chicol repeats each and every

allegation of the preceding count(s) and incorporates same as if set forth fully herein.

2. Defendant GRUBB & ELLIS; and/or the defendant GRUBB & ELLIS COMPANY; and/or the defendant GRUBB & ELLIS MANAGEMENT SERVICES; and/or the defendant CB RICHARD ELLIS COMPANY; and/or Defendants JOHN DOES 16-20, provided services concerning, or were responsible for, the management of the property or premises which included the parking deck in the area of the Plaintiff's fall, including management, supervision, or other duties concerning the safe condition of the floor of the parking deck in the area in which Plaintiff Ingrid Chicol was caused to fall.

3. Defendant GRUBB & ELLIS; and/or the defendant GRUBB & ELLIS COMPANY; and/or the defendant GRUBB & ELLIS MANAGEMENT SERVICES; and/or the defendant CB RICHARD ELLIS COMPANY; and/or Defendants JOHN DOES 16-20 were negligent in the discharge of their duties, or their conduct was otherwise actionable, and as a result the property or premises was in a defective or dangerous condition.

4. Plaintiff Ingrid Chicol's injuries and damages were caused by the negligence, or other actionable conduct, of Defendant GRUBB & ELLIS; and/or the defendant GRUBB & ELLIS COMPANY; and/or the defendant GRUBB & ELLIS MANAGEMENT SERVICES; and/or the defendant CB RICHARD ELLIS COMPANY; and/or Defendants JOHN DOES 16-20, and/or Plaintiff was a third-party beneficiary of an agreement by these defendants to provide these services.

WHEREFORE, Plaintiff Ingrid Chicol demands judgment against Defendant GRUBB & ELLIS; and/or the defendant GRUBB & ELLIS COMPANY; and/or the defendant GRUBB & ELLIS MANAGEMENT SERVICES;

and/or the defendant CB RICHARD ELLIS COMPANY; and/or Defendants JOHN DOES 16-20, jointly, severally, or in the alternative for damages, interest, and costs of suit.

COUNT FIVE

1. Plaintiff Ingrid Chicol repeats each and every allegation of the preceding count(s) and incorporates same as if set forth fully herein.

2. Defendant HEADQUARTERS THEATRES; and/or the defendant AMC HEADQUARTERS 10; and/or the defendant AMC THEATRES; and/or the defendant AMC ENTERTAINMENT INC.; and/or the defendant CLEARVIEW CINEMAS; and/or the defendant CABLEVISION SYSTEMS CORPORATION; and/or of Defendants JOHN DOES 21-25, owned, leased, rented, managed, maintained, operated, occupied, used, had custody, control, or supervision of, or were otherwise responsible for the condition of, the property or premises, and/or the parking deck, and/or the area of the parking deck that was near elevators that went between the parking deck and the part of Headquarters Plaza in which theaters were located.

3. Defendant HEADQUARTERS THEATRES; and/or the defendant AMC HEADQUARTERS 10; and/or the defendant AMC THEATRES; and/or the defendant AMC ENTERTAINMENT INC.; and/or the defendant CLEARVIEW CINEMAS; and/or the defendant CABLEVISION SYSTEMS CORPORATION; and/or of Defendants JOHN DOES 21-25, owned, leased, rented, managed, maintained, operated, occupied, used, had custody, control, or supervision of, or were otherwise responsible for the condition of the property or premises on which the Plaintiff was caused to fall.

4. At that time and place, Plaintiff Ingrid Chicol was a business invitee of the theater business located in Headquarters Plaza, and/or of Defendant HEADQUARTERS THEATRES; and/or the defendant AMC HEADQUARTERS 10; and/or the defendant AMC THEATRES; and/or the defendant AMC ENTERTAINMENT INC.; and/or the defendant CLEARVIEW CINEMAS; and/or the defendant CABLEVISION SYSTEMS CORPORATION; and/or of Defendants JOHN DOES 21-25, or she was on the parking deck as a result of, or in accord with, an agreement by Defendant HEADQUARTERS THEATRES; and/or the defendant AMC HEADQUARTERS 10; and/or the defendant AMC THEATRES; and/or the defendant AMC ENTERTAINMENT INC.; and/or the defendant CLEARVIEW CINEMAS; and/or the defendant CABLEVISION SYSTEMS CORPORATION; and/or Defendants JOHN DOES 21-25, to provide the use of a theater to a group of which Plaintiff Ingrid Chicol was a member.

5. The parking deck on which the Plaintiff was injured was an area that was used for ingress to or egress from the theater.

6. The parking deck on which the Plaintiff was injured was used by those invited to or using the theater.

7. At that time and place, the condition of the property or premises, and of this parking deck, was defective and dangerous.

8. As a result of the defective and dangerous condition of this property or premises, and of this parking deck, the Plaintiff was caused to fall, and to incur her injuries and damages.

9. Defendant HEADQUARTERS THEATRES; and/or the defendant AMC HEADQUARTERS 10; and/or the defendant AMC THEATRES; and/or the defendant AMC ENTERTAINMENT INC.; and/or the defendant CLEARVIEW CINEMAS; and/or the defendant CABLEVISION SYSTEMS CORPORATION; and/or of Defendants JOHN DOES 21-25, were negligent in the discharge of their duties, or their conduct was otherwise actionable, including, but not limited to, negligence in the discharge of their duties as property or business owners or operators; negligence in the discharge of their duties as owners, tenants, lease holders, managers, occupiers, or users of the property or premises; or negligence in the discharge of their duties to the public, to whom the defendants held themselves out as being responsible for the property or premises and responsible for the safety of the public while on the property and premises; negligent in the discharge of their duties to the Plaintiff and others; and/or Plaintiff was a third-party beneficiary of an agreement by these defendants to provide a theater or other services; and/or the conduct of these defendants was otherwise actionable, and, as a result of their negligence or other actionable conduct, the property or premises was in its defective and dangerous condition.

10. Plaintiff Ingrid Chicol's fall, and her injuries and damages, were caused by the negligence, or other actionable conduct, of Defendant HEADQUARTERS THEATRES; and/or the defendant AMC HEADQUARTERS 10; and/or the defendant AMC THEATRES; and/or the defendant AMC ENTERTAINMENT INC.; and/or the defendant CLEARVIEW CINEMAS; and/or the defendant CABLEVISION SYSTEMS CORPORATION; and/or of Defendants JOHN DOES 21-25.

WHEREFORE, Plaintiff Ingrid Chicol demands judgment against Defendant HEADQUARTERS THEATRES; and/or the defendant AMC HEADQUARTERS 10; and/or the defendant AMC THEATRES; and/or the defendant AMC ENTERTAINMENT INC.; and/or the defendant CLEARVIEW CINEMAS; and/or the defendant CABLEVISION SYSTEMS CORPORATION; and/or Defendants JOHN DOES 21-25, jointly, severally, or in the alternative for damages, interest, and costs of suit.

COUNT SIX

1. Plaintiff Ingrid Chicol repeats each and every allegation of the preceding count(s) and incorporates same as if set forth fully herein.

2. Defendants JOHN DOES 26-30 were negligent, and their negligence caused the dangerous and defective condition of the property or premises on which Plaintiff was injured, including, but not limited to, the ice or slippery condition on the floor in the parking deck.

3. Defendants JOHN DOES 31-35 were negligent, and their negligence caused the dangerous and defective condition of the property or premises on which Plaintiff was injured, including, but not limited to, the inadequate illumination on the floor in the parking deck.

4. Defendants JOHN DOES 35-40 were negligent, and their negligence caused the dangerous and defective condition of the property or premises on which Plaintiff was injured, including, but not limited to, inadequate notice to Plaintiff of the risks attendant to the use of the parking deck, and/or inadequate

provision of security measures or personnel concerning the risks.

5. Defendants JOHN DOES 41-45 negligently performed or furnished design, planning, construction, supervision of construction, maintenance, or repair of, or were otherwise responsible for architecture, contracting, building or inspection of, or a related service in regard to, the parking deck, and/or a structure, appurtenance, fixture, or other thing affecting the parking deck, thereby causing the defective or dangerous condition of the property or premises that caused the Plaintiff's injuries.

6. Defendants JOHN DOES 46-50 negligently performed or furnished design, planning, construction, supervision of construction, maintenance, or repair of, or were otherwise responsible for contracting or inspection of or a related service in regard to, components of the parking deck, or of buildings, structures, or other improvements to property affecting the parking deck, including, but not limited to, plumbing, heating, air conditioning, and electrical components.

7. Plaintiff Ingrid Chicol's injuries and damages were caused by the negligence, or other actionable conduct, of Defendants JOHN DOES 26-30, and/or of Defendants JOHN DOES 31-35, and/or of Defendants 36-40, and/or of Defendants 41-45, and/or of Defendants JOHN DOES 46-50.

WHEREFORE, Plaintiff Ingrid Chicol demands judgment against Defendants JOHN DOES 26-30, and/or Defendants JOHN DOES 31-35, and/or Defendants 36-40, and/or Defendants 41-45, and/or Defendants JOHN DOES 46-50, jointly, severally, or in the alternative for damages, interest, and costs of suit.


GERALD M. COMPEAU, JR.

Dated: *December 20, 2010*

JURY DEMAND

Plaintiff hereby demands a trial by jury of twelve as to all issues, pursuant to law and New Jersey Court Rules 1:8-2(b) and 4:35-1(a).


GERALD M. COMPEAU, JR.

Dated: *December 20, 2010*

CERTIFICATION OF NO OTHER ACTIONS

Chicol v. Central Parking Systems, et al.

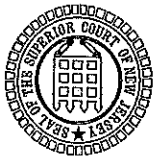
I certify that the dispute in this action is not the subject of any other action pending in any other court or pending arbitration proceeding to the best of my knowledge and belief. Also, to the best of my knowledge and belief no other action or arbitration proceeding is contemplated. Further, other than the parties set forth in this complaint, I know of no other parties that should be made a part of this lawsuit. In addition, I recognize my continuing obligation to file and serve on all parties and the Court an amended certification if there is a change in the facts stated in this original certification.


GERALD M. COMPEAU, JR.

Dated: *December 20, 2010*

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SUPERIOR COURT
2010 DEC 20 PM 2:35
CIVIL DIVISION

Appendix XII-B1

	CIVIL CASE INFORMATION STATEMENT (CIS)		FOR USE BY CLERK'S OFFICE ONLY	
	Use for initial Law Division Civil Part pleadings (not motions) under <i>Rule 4:5-1</i> Pleading will be rejected for filing, under <i>Rule 1:5-6(c)</i>, if information above the black bar is not completed or attorney's signature is not affixed		PAYMENT TYPE: ☐ CK ☐ CG ☐ CA CHG/CK NO. _____ AMOUNT: _____ OVERPAYMENT: _____ BATCH NUMBER: _____	
	ATTORNEY / PRO SE NAME GERALD M. COMPEAU, JR.	TELEPHONE NUMBER (973) 736-4080	COUNTY OF VENUE Morris	
	FIRM NAME (if applicable) GERALD M. COMPEAU, JR., A PROFESSIONAL CORPORATION		DOCKET NUMBER (when available) L-4038-10	
OFFICE ADDRESS 80 MAIN STREET SUITE 260 WEST ORANGE, NEW JERSEY 07052		DOCUMENT TYPE COMPLAINT JURY DEMAND ☒ Yes ☐ No		
NAME OF PARTY (e.g., John Doe, Plaintiff) INGRID CHICOL		CAPTION INGRID CHICOL v. CENTRAL PARKING SYSTEMS, et al.		
CASE TYPE NUMBER (See reverse side for listing) 605		IS THIS A PROFESSIONAL MALPRACTICE CASE? ☐ YES ☒ NO IF YOU HAVE CHECKED "YES," SEE N.J.S.A. 2A:53 A -27 AND APPLICABLE CASE LAW REGARDING YOUR OBLIGATION TO FILE AN AFFIDAVIT OF MERIT.		
RELATED CASES PENDING? ☐ Yes ☒ No		IF YES, LIST DOCKET NUMBERS		
DO YOU ANTICIPATE ADDING ANY PARTIES (arising out of same transaction or occurrence)? ☐ Yes ☒ No		NAME OF DEFENDANT'S PRIMARY INSURANCE COMPANY (if known) As to the first-named defendant: Greater New York Insurance Companies ☐ NONE ☐ UNKNOWN		
THE INFORMATION PROVIDED ON THIS FORM CANNOT BE INTRODUCED INTO EVIDENCE.				
CASE CHARACTERISTICS FOR PURPOSES OF DETERMINING IF CASE IS APPROPRIATE FOR MEDIATION				
DO PARTIES HAVE A CURRENT, PAST OR RECURRENT RELATIONSHIP? ☐ Yes ☒ No		IF YES, IS THAT RELATIONSHIP: ☐ EMPLOYER/EMPLOYEE ☐ FRIEND/NEIGHBOR ☐ OTHER (explain) ☐ FAMILIAL ☐ BUSINESS		
DOES THE STATUTE GOVERNING THIS CASE PROVIDE FOR PAYMENT OF FEES BY THE LOSING PARTY? ☐ Yes ☐ No				
USE THIS SPACE TO ALERT THE COURT TO ANY SPECIAL CASE CHARACTERISTICS THAT MAY WARRANT INDIVIDUAL MANAGEMENT OR ACCELERATED DISPOSITION				
DO YOU OR YOUR CLIENT NEED ANY DISABILITY ACCOMMODATIONS? ☐ Yes ☒ No		IF YES, PLEASE IDENTIFY THE REQUESTED ACCOMMODATION		
WILL AN INTERPRETER BE NEEDED? ☐ Yes ☒ No		IF YES, FOR WHAT LANGUAGE?		
I certify that confidential personal identifiers have been redacted from documents now submitted to the court, and will be redacted from all documents submitted in the future in accordance with <i>Rule 1:38-7(b)</i> .				
ATTORNEY SIGNATURE: <i>Gerald M. Compeau</i> 12/20/10				

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 SUPERIOR COURT
 CIVIL DIVISION
 20 DEC 20 PM 2:35



CIVIL CASE INFORMATION STATEMENT (CIS)

Use for initial pleadings (not motions) under *Rule 4:5-1*

CASE TYPES (Choose one and enter number of case type in appropriate space on the reverse side.)

Track I - 150 days' discovery

- 151 NAME CHANGE
- 175 FORFEITURE
- 302 TENANCY
- 399 REAL PROPERTY (other than Tenancy, Contract, Condemnation, Complex Commercial or Construction)
- 502 BOOK ACCOUNT (debt collection matters only)
- 505 OTHER INSURANCE CLAIM (including declaratory judgment actions)
- 506 PIP COVERAGE
- 510 UM or UIM CLAIM (coverage issues only)
- 511 ACTION ON NEGOTIABLE INSTRUMENT
- 512 LEMON LAW
- 801 SUMMARY ACTION
- 802 OPEN PUBLIC RECORDS ACT (summary action)
- 999 OTHER (briefly describe nature of action)

Track II - 300 days' discovery

- 305 CONSTRUCTION
- 509 EMPLOYMENT (other than CEPA or LAD)
- 599 CONTRACT/COMMERCIAL TRANSACTION
- 603 AUTO NEGLIGENCE - PERSONAL INJURY
- 605 PERSONAL INJURY
- 610 AUTO NEGLIGENCE - PROPERTY DAMAGE
- 621 UM or UIM CLAIM (includes bodily injury)
- 699 TORT - OTHER

Track III - 450 days' discovery

- 005 CIVIL RIGHTS
- 301 CONDEMNATION
- 602 ASSAULT AND BATTERY
- 604 MEDICAL MALPRACTICE
- 606 PRODUCT LIABILITY
- 607 PROFESSIONAL MALPRACTICE
- 608 TOXIC TORT
- 609 DEFAMATION
- 616 WHISTLEBLOWER / CONSCIENTIOUS EMPLOYEE PROTECTION ACT (CEPA) CASES
- 617 INVERSE CONDEMNATION
- 618 LAW AGAINST DISCRIMINATION (LAD) CASES

Track IV - Active Case Management by Individual Judge / 450 days' discovery

- 156 ENVIRONMENTAL/ENVIRONMENTAL COVERAGE LITIGATION
- 303 MT. LAUREL
- 508 COMPLEX COMMERCIAL
- 513 COMPLEX CONSTRUCTION
- 514 INSURANCE FRAUD
- 620 FALSE CLAIMS ACT
- 701 ACTIONS IN LIEU OF PREROGATIVE WRITS

Centrally Managed Litigation (Track IV)

- 280 Zelnorm
- 285 Stryker Trident Hip Implants
- 288 Prudential Tort Litigation

Mass Tort (Track IV)

- | | |
|---------------------------------------|--|
| 248 CIBA GEIGY | 281 BRISTOL-MYERS SQUIBB ENVIRONMENTAL |
| 266 HORMONE REPLACEMENT THERAPY (HRT) | 282 FOSAMAX |
| 271 ACCUTANE | 283 DIGITEK |
| 272 BEXTRA/CELEBREX | 284 NUVARING |
| 274 RISPERDAL/SEROQUEL/ZYPREXA | 286 LEVAQUIN |
| 275 ORTHO EVRA | 287 YAZ/YASMIN/OCELLA |
| 277 MAHWAH TOXIC DUMP SITE | 601 ASBESTOS |
| 278 ZOMETA/AREDIA | 619 VIOXX |
| 279 GADOLINIUM | |

If you believe this case requires a track other than that provided above, please indicate the reason on Side 1, in the space under "Case Characteristics."

Please check off each applicable category

☐ Verbal Threshold

☐ Putative Class Action

☐ Title 59

MORRIS COUNTY
SUPERIOR COURT
COURT STREET
MORRISTOWN

NJ 07960

TRACK ASSIGNMENT NOTICE

COURT TELEPHONE NO. (973) 656-4100
COURT HOURS

DATE: DECEMBER 23, 2010
RE: CHICOL VS CENTRAL PARKING SYSTEMS ETAL
DOCKET: MRS L -004038 10

THE ABOVE CASE HAS BEEN ASSIGNED TO: TRACK 2.

DISCOVERY IS 300 DAYS AND RUNS FROM THE FIRST ANSWER OR 90 DAYS
FROM SERVICE ON THE FIRST DEFENDANT, WHICHEVER COMES FIRST.

THE PRETRIAL JUDGE ASSIGNED IS: HON ROSEMARY E. RAMSAY

IF YOU HAVE ANY QUESTIONS, CONTACT TEAM 001
AT: (973) 656-4103.

IF YOU BELIEVE THAT THE TRACK IS INAPPROPRIATE YOU MUST FILE A
CERTIFICATION OF GOOD CAUSE WITHIN 50 DAYS OF THE FILING OF YOUR PLEADING.
PLAINTIFF MUST SERVE COPIES OF THIS FORM ON ALL OTHER PARTIES IN ACCORDANCE
WITH R.4:5A-2.

ATTENTION:

GERALD M. COMPEAU JR
80 MAIN STREET STE 260
WEST ORANGE NJ 07052-5414

JULKEL