

This Indenture,

BOOK 2199 PAGE 213

the 22nd day of January, in the year of our Lord
thousand Nine Hundred and Sixty-two;

BETWEEN
DONALD R. VAN ESSELSTINE and BARBARA A. VAN ESSELSTINE,
wife,

at Laurel Acres,
Township of Brick,
Ocean, and State of New Jersey, in the County of
party of the first part;

HENRY OHLAND and MARGARET L. OHLAND, his wife,

living at 114-57 197th Street,

Town of St. Albans, in the County of
Queens, and State of New York, party of the second part:

Witnesseth, that the said party of the first part, for and in consideration of
one (\$1.00) Dollar,
money of the United States of America, and Other Good and Valuable
consideration, to them in hand well and truly paid by the said
second part, at or before the sealing and delivery of these presents, the receipt whereof is
acknowledged, and the said party of the first part being therewith fully satisfied, contented and
given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and
presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the
of the second part, and to their heirs and assigns, forever,

that certain lot,
parcel of land and premises, hereinafter particularly described, situate, lying and being
Township of Brick,
of Ocean, and State of New Jersey.

BEING known and designated as Lot 1 in Block 1170-A-5 on
"Laurel Acres", Brick Township, Ocean County, N.J., dated
7, 1956 made by H. O. Uhden, P.E., L.S., and duly filed in
Ocean County Clerk's Office on July 2, 1957 in File D-67.

Being the same premises conveyed to Donald R. Van Esselstine
Barbara A. Van Esselstine, his wife by deed of John F. Tittel
and M. Tittel, his wife, dated November 1, 1960 and recorded
Ocean County Clerk's Office November 3, 1960 in Deed Book 2106,
6.

Subject to zoning ordinances of the Township of Brick.

Subject to grants to utility companies.

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

To have and to Hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever:

And the said Donald R. Van Esselstine and Barbara A. Van Esselstine

for themselves, their heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, their heirs and assigns, that they have not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged, encumbered, in any manner or way whatsoever.

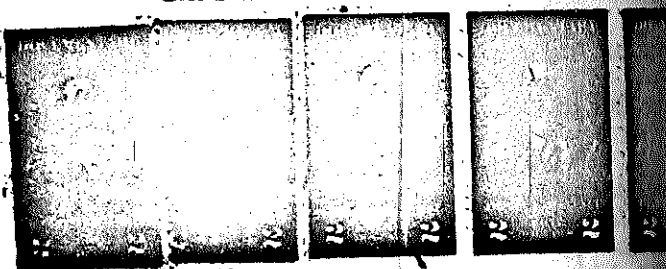
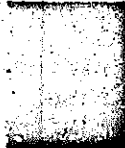
In Witness Whereof, the said party of the first part have hereunto set their hands and seals the day and year first above written.

Donald R. Van Esselstine
DONALD R. VAN ESSELSTINE

Signed, Sealed and Delivered
in the Presence of

Barbara A. Van Esselstine
BARBARA A. VAN ESSELSTINE

Robert J. Riddle
Robert J. Riddle



State of New Jersey,
County of OCEAN.

ss.:

We it Remembered, that on this 22nd day of January, in the year of our Lord One Thousand Nine Hundred and Sixty-two, before me, the subscriber, an Attorney at Law of New Jersey, personally appeared DONALD R. VAN ESSELSTINE and BARBARA A. VAN ESSELSTINE, his wife,

who, I am satisfied, are the persons mentioned in the within Instrument, and they acknowledged that they signed, sealed and delivered the same voluntary act and deed, for the uses and purposes therein expressed.

Robert J. Riddle
Robert J. Riddle
Attorney at Law of New Jersey

DONALD R. VAN ESSELTINE and
BARBARA A. VAN ESSELTINE, his
wife.

TO

HENRY OHLAND and MARGARET L.
OHLAND, his wife.

Dated, January 23, 1962.

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1962 JAN 31 AM 11 30

BOOK 2199 PAGE 213
OF *Edward R. Riddle* CLERK

246 City St
M. R. Riddle
1905
Box 1
45
LAW OFFICE
ROBERT J. RIDDLE
87 UNION AVENUE
MANASQUAN, N. J.

Photostated
Micro-filmed
Indexed
Abstracted

This Deed, made the 31st day of December 1973, BOOK 3365 PAGE 655

Between RALPH R. ZARRA and FRANCES F. ZARRA, his wife,
residing at 213 Chard Place in the Township of Brick, County of
Ocean and State of New Jersey

AND PATRICK L. BOTTAZZI and ALMA P. BOTTAZZI, his wife,

Residing at 45 Seville Drive
the Township of Brick in the County of
Ocean and State of New Jersey herein designated as the Grantors,
And

PINE VIEW LIMITED, a limited partnership of the State
New Jersey, consisting of PINE VIEW ENTERPRISES, INC., general
partner, a New Jersey corporation, ANTHONY STELLA, limited partner,
NICHOLAS A. MARCHESE, limited partner, PATRICK L. BOTTAZZI, limited
partner and ALBERT MANGANELLI, limited partner,

Residing or located at 1224 Anderson Avenue
the Borough of Fort Lee in the County of
Bergen and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of
\$225,000.00 (Two Hundred TWENTY-FIVE THOUSAND and 00/100 (\$225,000.00)----Dollars
of lawful money of the United States of America, to the Grantors in hand well and truly paid by the
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the
Township of Brick in the
County of Ocean and State of New Jersey, more particularly described as follows:

The premises are fully described in Schedule A. attached hereto and made a
part hereof.

Having the same premises conveyed to Ralph R. Zarra and Frances F.
Zarra, his wife, AND Patrick L. Bottazzi and Alma P. Bottazzi, his
wife, by Deed from Patrick L. Bottazzi (formerly known as Patsy L.
Bottazzi) and Alma P. Bottazzi, his wife, dated March 24, 1967 and
recorded October 26, 1967 in Deed Book 2735, Page 206.

Subject to easements and restrictions of record, if any.

COUNTY OF OCEAN
CONSIDERATION 225,000.00
REALTY TRANSFER FEE 225.00
DATE 1-21-74 BY C.W.

RECORDED
OCEAN COUNTY CLERK'S
OFFICE
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3365-655
OF 3365-655
Edmund A. Budge

94 ch. Staley

SCHEDULE "A"

BEGINNING at the Northeast corner of lands conveyed by Carol J. and Henry Bonhag to Steve Wolar, said beginning point being distant 523.65 feet on a course of North 69 degrees 00 minutes 50 seconds East to a stone at the second and Southeast corner of tract #1 in a deed of Laurelton Farms, Inc., to Samuel Kaufman, dated April 8, 1930 and recorded in the Ocean County Clerk's Office in Book 856, page 117 Deeds, and running from said beginning point

- (1) North 69 degrees 00 minutes 50 seconds East 523.65 feet along Southerly line of lands now or formerly of Laurel Acres and now or formerly of Nathan Silverman and Jack Kamein to the westerly corner of lands conveyed by Carol J. and Henry Bonhag to Anna Duerrler; thence
- (2) South 20 degrees 59 minutes 10 seconds East, and along the line of lands now or formerly of Anna Duerrler, which line is the Westerly line of a tract known as Riverland Park, a distance of 688.34 feet to a point in the Northerly line of the right-of-way of New Jersey State Highway Route 70 (520 feet wide); thence
- (3) Along said State Highway Route 70, South 69 degrees 00 minutes 50 seconds West 132.12 feet to a point of curvature in said State Highway Route 70; thence
- (4) Still along said State Highway Route 70, along the arc of a circle bearing to the left having a radius of 2170.08 feet, an arc distance of 482.02 feet to the Easterly line of said Steve Wolar premises; thence
- (5) North 14 degrees 19 minutes 50 seconds West 746.68 feet to the point and place of beginning.

EXCEPTING AND RESERVING THEREFROM, a tract of land at the Southeastern corner of the whole tract more particularly described as follows:

BEGINNING at the Southeasterly corner of the whole tract, of which this is a part, and extending thence

- (1) Westwardly, along the Northerly line of State Highway Route 70, 100 feet; thence
- (2) North 20 degrees 59 minutes 10 seconds West 200 feet to a point; thence
- (3) North 69 degrees 00 minutes 50 seconds East 100 feet to a point in the Easterly line of the whole tract; thence
- (4) Along the same, South 20 degrees 59 minutes 10 seconds East 200 feet to the Northerly line of said State Highway Route 70; thence to the point and place of BEGINNING.

The above description is in accordance with a map entitled, "Map of Proposed Subdivision of Lots 16 & 16-1, Block 1170 on Tax Map of Brick, Ocean County, N.J., date April, 1960, scale 1"=100', prepared by Stuart Christie, L.S.", and approved by the Planning Board of the Township of Brick on April 25, 1960.

AND ALSO EXCEPTING AND RESERVING from the above described whole tract a plot of land conveyed by Eugene V. Rathjen, et al, to Lillian Romanski by deed dated Oct. 19, 1962, recorded Oct. 22, 1962 in the Ocean County Clerk's Office in Deed Book 2257, page 161, and more particularly described as follows:

BEGINNING at a point in the Northerly line of the whole tract, of which this is a part, and which line is also the common dividing line between the said whole tract and the Southerly line of the whole tract known as "Laurel Acres, Brick Township, Ocean County, N.J., dated June 27, 1956", made by H. O. Uhden, P.E. & L.S., and duly filed in the Ocean County Clerk's Office on July 2, 1957 in File D-67, said point of beginning being distant North 69 degrees 00 minutes 50 seconds East 2.43 feet from the Northwestern corner of said whole tract, of which this is a part; thence

- (1) North 69 degrees 00 minutes 50 seconds East, along the Northerly line of said whole tract (being the Southerly line of "Laurel Acres") 157.50 feet to a point, being the Southeasterly corner of Lot No. 4, Block 1170-A-6, as shown on the aforesaid map of Laurel Acres; thence
- (2) South 20 degrees 59 minutes 10 seconds East 20 feet to a point; thence
- (3) South 69 degrees 00 minutes 50 seconds West 157.50 feet to a point; thence
- (4) North 20 degrees 59 minutes 10 seconds West 20 feet to the point and place of BEGINNING.

Together with all rights, liberties appertaining; a thereof, and of session, proper to the premises, and to Hold all the Grantees an

And the Grantee or executed, any herein, or any in any manner or in

In all references, gender or the plural text of the within Wherever it is intended, such as administrators, and every such

In Witness Whereof, first above written

Signed, Sealed, in the

An Attorney

An Attorney

State of New Jersey that on Dec 1962 Law of New personally appeared Patrick L.

who, I am satisfied and thereupon their act consideration paid consideration is

Prepared by: Charles E.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

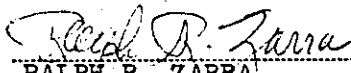
And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

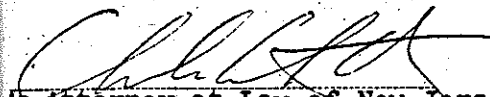
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

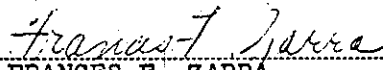
Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

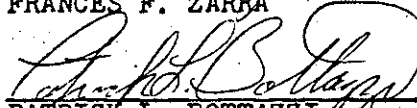
In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

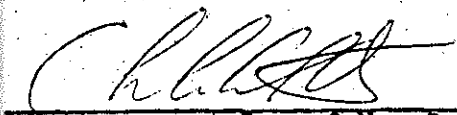
Signed, Sealed and Delivered
in the presence of


RALPH R. ZARRA (L.S.)


An Attorney at Law of New Jersey


FRANCES F. ZARRA (L.S.)


PATRICK L. BOTTAZZI (L.S.)

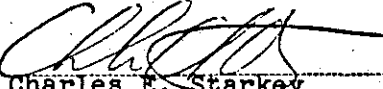

An Attorney at Law of New Jersey


ALMA P. BOTTAZZI (L.S.)

State of New Jersey, County of Ocean } ss.: We it Remembered,
that on December 31, 1973, before me, the subscriber, an Attorney at
Law of New Jersey
personally appeared Ralph R. Zarra and Frances F. Zarra, his wife, and
Patrick L. Bottazzi and Alma P. Bottazzi, his wife,

who, I am satisfied, are the persons named in and who executed the within Instrument,
and thereupon they acknowledged that they signed, sealed and delivered the same as
their act and deed, for the uses and purposes therein expressed, and that the full and actual con-
sideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such
consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$ 225,000.00.

Prepared by:
Charles E. Starkey, Esq.


Charles E. Starkey
An Attorney at Law of New Jersey

This Deed, made the 10th day of March

BOOK 3442 PAGE 629
19 75

Between

FRANCIS MARINCOLA, singleman,

residing at 446 Newman Springs Road, Lincroft
in the Township of Middletown in the County of
Monmouth and State of New Jersey herein designated as the Grantors,
And

1718 ROUTE 88, INC., a Corporation of
the State of New Jersey

~~residing at~~ c/o 400 Madison Avenue
in the Township of Lakewood in the County of
Ocean and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of
ONE AND NO/100 (\$1.00)-----DOLLAR

lawful money of the United States of America, to the Grantors in hand well and truly paid by the
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the
Township of Brick in the
County of Ocean and State of New Jersey, more particularly described as follows:

See Schedule "A" attached hereto and made a part hereof.

BEING the same premises conveyed to Francis Marincola from Town 'N
Country Carpet, Inc., by Deed dated February 27, 1975 and recorded
March 7, 1975 in the Ocean County Clerk's Office.

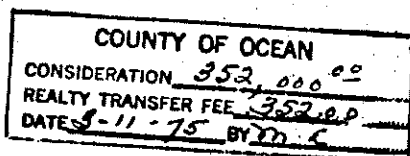
This conveyance is made subject to a first mortgage from Town 'N
Country Carpet, Inc. to First National Bank of Toms River, New Jersey,
dated May 11, 1972 and recorded May 17, 1972 in Mortgage Book 1682
at Page 733, in the remaining principal balance of \$138,000.00.

This conveyance is made subject to a second mortgage from Town 'N
Country Carpet, Inc. to First National Bank of Toms River, New Jersey,
dated March 15, 1973 and recorded March 15, 1973 in Mortgage Book 1750
at Page 650 in the remaining principal balance of \$52,000.00.

This conveyance is made subject to a third mortgage from Town 'N
Country Carpet, Inc. to Patricia Marincola (Laurel Brook Unit D,
Building 58, Brick Town) dated August 15, 1973 and recorded August 30,
1973 in Mortgage Book 1792 at Page 550 in the remaining principal balance
of \$27,000.00.

This conveyance is made subject to a fourth mortgage from Town 'N
Country Carpet, Inc. to Atlantic State Bank dated December 6, 1974
and recorded December 11, 1974 in Mortgage Book 1882 at Page 767,
and re-recorded January 27, 1975 in Mortgage Book 1888 at Page 591 in
the remaining principal balance of \$95,000.00.

This conveyance is made subject to a fifth mortgage from Town 'N
Country Carpet, Inc. to Francis Marincola dated February 27, 1975
and recorded March 7, 1975 in Mortgage Book 1893 at Page 390 in the
remaining principal balance of \$40,000.00.



PREMISES IN QUESTION

BEGINNING at a concrete monument in the Easterly line of New Jersey State Highway Route 88, said monument being two hundred twenty feet (220') Southerly along said line from the intersection of the same with the Southerly line of Allaire Avenue (not constructed), said beginning point being also the Southwesterly corner of lot 7, block 1170 as shown on the Tax Map of the Township of Brick and from said beginning point; thence (1) North Seventy one degrees, eleven minutes East (N 71 degrees 11 minutes E) along the dividing line between lots 6 and 7 block 1170 on said Tax Map, two hundred ninety six and seventy six hundredths feet (296.76') to a concrete monument; thence (2) North eighteen degrees, fifty nine minutes, Twenty seconds West (N 18 degrees 59 minutes 20 seconds W) along the dividing line between lots 6 and 7, 8 and 9, block 1170 on said Tax Map, Two Hundred Twenty and No hundredths feet (220.00') to a monument in the Southerly line of said Allaire Avenue; thence (3) North Seventy degrees, forty six minutes fifty seconds East (N 70 degrees 46 minutes 50 seconds E) along the Southerly line of said Allaire Avenue, Seven Hundred sixty six and ninety five hundredths feet (766.95') to a stone in the dividing line between lots 6 and 15, block 1170 on said Tax Map; thence (4) south eighteen degrees, eight minutes, twenty seconds East (S 18 degrees 08 minutes 20 seconds E) along the dividing line between said lots 6 and 15, three hundred forty nine and eighty seven hundredths feet (349.87') to a stake in the Northerly line of New Jersey State Highway Route 70; thence (5) Southwesterly, along the Northwesterly line of Route 70 along the arc of a curve bearing to the left, having a radius of Two thousand one hundred seventy and Eight hundredths feet (2170.08') a distance of One Hundred Ninety five and six hundredths feet (195.06') to a stake in said Northerly line; thence (6) South seventy one degree zero minutes West (S 71 degrees 00 minutes W), along the dividing line between lots 5 and 6, block 1170 on said Tax Map, Eight Hundred Eighty seven and ten hundredths feet (887.10') to a stake in the Easterly line of said Route 88, thence (7) North eighteen degrees fifty three minutes West (N 18 degrees 53 minutes W) along the Easterly line of Route 88, two hundred twenty and no hundredths feet (220.00') to the place of Beginning.

Containing 9.04 acres.

BEING and intended to be all of Lot 6, Block 1170 as shown on the Tax Map of Brick Township, Ocean County, New Jersey.

SCHEDULE "A"

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

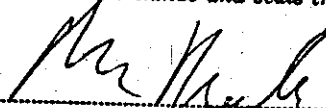
And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

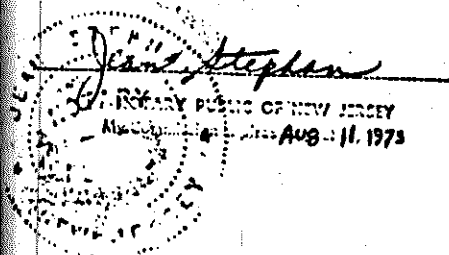
Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of

 (L.S.)
FRANCIS MARINCOLA

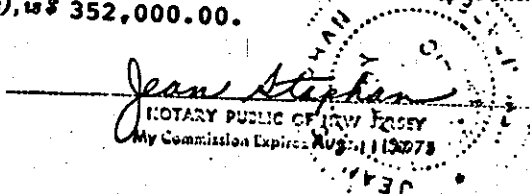
____ (L.S.)



State of New Jersey, County of Ocean
that on March 10, 1975, before me, the subscriber, the undersigned authority personally appeared Francis Marincola

who, I am satisfied, is the person named in and who executed the within Instrument, and thereupon he acknowledged that he signed, sealed and delivered the same as his own act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, is such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$ 352,000.00.

Prepared by:
LAWRENCE E. BATHGATE, II
Attorney at Law of New Jersey



006299

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

MAR 11 3 48 PM '75

Book 3442 Page 629
Of All Books Clerk
Edward K. Budge

Red

FRANCIS MARINCOLA,
singleman,

TO

1718 ROUTE 88, INC., A
Corporation of the State
of New Jersey

Photostatic
Micro-film
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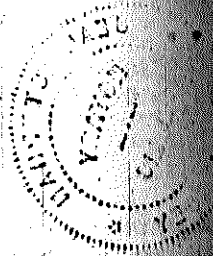
Dated March 10, 1975

B & R

BATHGATE, WEGENER & SACKS
400 Madison Avenue
Lakewood, New Jersey 08701

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BOOK 3442 PAGE 632



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