

COPYRIGHT © 1965 BY ALL-STATE LEGAL SUPPLY
269 SHEFFIELD STREET, MOUNTAIN SIDE, N.J.

This Breed, made the 27th day of February 1974.

Between

SYDNEY KRUPNICK and CHARLOTTE KRUPNICK, his wife
(Sydney Krupnick is also known as Sidney Krupnick)

residing at 638 - 8th Street
in the Township of Lakewood
Ocean and State of New Jersey
And

in the County
herein designated as the Grantee

LANCE CONTRACTORS, INC., a N.J. corporation

COUNTY OF OCEAN
CONSIDERATION 112.50
REALTY TRANSFER FEE 112.50
DATE 3-8-74 BY (S)

residing or located at P.O. Box 465
in the Borough of Seaside Heights
Ocean and State of New Jersey herein

Lights in the County
herein designated as the Grant

Witnesseth, that the Grantors, for and in consideration of

ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED (\$112,500.00) DOLLARS

lawful money of the United States of America, to the Grantees in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantees 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 Township of Brick County of Ocean and State of New Jersey, more particularly described as follows:

Lots 8 and 9 of Block 547 as shown on the Tax Map of the Town of Brick.

The within conveyance is made subject to zoning ordinances, restrictions and easements of record, and such facts as an accurate survey may disclose.

This property is also described as follows:

Beginning at a point in the easterly sideline of Brick Boulevard said point being distant 705.7 feet in a northerly direction along the easterly sideline of Brick Boulevard from the intersection of said easterly sideline of Brick Boulevard with the northerly sideline and right of way of Drum Point Road, and from said point and place beginning, thence (1) North 11 degrees, 14 minutes East, 160.34 feet along the easterly sideline of Brick Boulevard to a point in said boulevard, thence (2) Continuing along the easterly sideline of Brick Boulevard on a curve to the left, said curve having a radius of 5741.65 feet and an arc distance of 15.14 feet to a point in the easterly sideline of Brick Boulevard, thence (3) South 76 degrees, 11 minutes East, 528.60 feet to a point in the westerly line of subdivision "C" of Cedarwood Park, thence (4) South 13 degrees, 49 minutes West, 100.00 feet along the westerly line of Cedarwood Park to a point, thence North 76 degrees, 11 minutes West, 520.70 feet to a point in the easterly sideline of Brick Boulevard being the point and place of BEGINNING.

The foregoing description is in accordance with a survey by Gannon, Loveman and Keppler, Engineers and Surveyors dated February 25, 1974.

Being part of the same premises conveyed to Sidney Krupnick
deed from Leo P. Zonkle (also known as Leo P. Zunkle) and Alice
Zonkle (also known as Alice J. Zunkel), his wife dated August
and recorded August 7, 1967 in Deed Book 2709 page 66.

Together with all an-
nual, liberties, privileg-
es, franchises; and the re-
venues, and of every par-
ticular, property, claim,
and premises herein de-
scribed. We hold all and sing-
le, and to our heirs and to Gra-

And the Grantors covenanted, any act, deed, or any part thereof in any manner or way what

In all references he
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Wherever in this in
such designation
administrators, persona
every such designa

In Witness Where
of above written.

Signed, Sealed and
in the presence

State of New Jersey
 on February
 authority
 personally appeared
 SIDNEY KRUPNI

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...thereupon th
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...ation paid or to
...consideration is defin

Prepared by:
EDWARD P. GOLD

with all and singular the buildings, improvements, ways, woods, waters, watercourses, privileges, hereditaments and appurtenances to the same belonging or in anywise arising; and the reversion and reversions, remainder and remainders, rents, issues and profits of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and unto 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.

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 or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any way whatsoever.

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

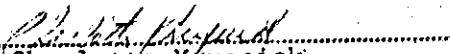
Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each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

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

Sealed and Delivered
in the presence of


Sydney Krupnick (L.S.)


E. Cahill


Charlotte Krupnick (L.S.)

New Jersey, County of OCEAN
February 27th, 1974
Authority

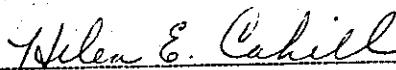
appeared

SYDNEY KRUPNICK and CHARLOTTE KRUPNICK, his wife,

are the persons named in and who executed the within Instrument, and upon 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 consideration 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 \$ 112,500.00

by:

P. GOLDBERG, ESQ.


Helen E. Cahill

HELEN E. CAHILL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 25, 1976

ss.: We it Remembered,
before me, the subscriber, the undersigned

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RECORDED
OCEAN COUNTY CLERK'S
OFFICE

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BOOK 3374 PAGE 204
OF Woods CLERK
Edna Krupnick

Photostated
Measured
1974

Dated February 27th, 1974

TO
LANCE CONTRACTORS, INC., a
N.J. corporation

SYDNEY KRUPNICK and
CHARLOTTE KRUPNICK, his wife
(Sydney Krupnick is also known
as Sidney Krupnick)

JOHNSTONE & O'DWYER
COUNSELLORS AT LAW
324 EAST BROAD STREET
WESTFIELD, N. J. 07090

goodly

WITNESSES
SUITCLAIM
OFFICE OF CLERK

This Deed,

Between ARLENI

located at 7
Town of

LIOLA
EDNA

located at 34

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Tax Map Blc
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AMENDMENT TO
REGENCY EXECUTIVE CONCOURSE
CONDOMINIUM OF BRICK TOWN
MASTER DEED

WHEREAS Lance Contractors, Inc., a corporation of the State of New Jersey, having an office at 324 East Broad Street in the Town of Westfield, County of Union and State of New Jersey hereinafter referred to as Grantor, recorded the Regency Executive Concourse Condominium of Brick Town Master Deed on January 1, 1983 in the Ocean County Clerk's Office in Deed Book 3363 at Page 634 hereinafter referred to as "Regency Master Deed"; and

WHEREAS Grantor has found it necessary to install a staircase in the building that is the subject of the Regency Master Deed;

NOW THEREFORE, Grantor, pursuant to the power vested in it by law, does hereby make, publish and declare that the Regency Master Deed is hereby amended as follows:

1. Article IV, Section 3 is hereby amended to read as follows:

"Section 3. The 24 individual condominium units are established and which shall be individually conveyed, and the percentage of interest of each unit in the common elements is described as follows:

Unit Designation	Percentage of Interest in the General Fund Common Elements
101	4.3715
102	3.2786
103	3.2786
104	4.9180
105	6.0109

Unit
DesignationPercentage of Interest
in the General & Limited
Common Elements

106	3.2786
107	3.2786
108	4.9180
201	4.3715
202	3.2786
203	3.2786
204	4.9180
205	6.0109
206	3.2786
207	3.2786
208	4.9180
301	4.3715
302	3.2786
303	3.2786
304	4.9180
305	6.0109
306	3.2786
307	3.2786
308	4.9180

BOOK 3385 PAGE 636

The Grantor reserves the right, for so long as it shall remain the owner of any of the aforesaid units, to change the price or value of such units. However, no change in the price or value of any of the aforesaid units shall change or otherwise affect the percentage of interest of any of said units in the general and limited common elements."

2. Article XVIII is amended in part as follows:
In place of the first floor plan attached to the original Map Deed, Schedule 2, Revised 2-12-74 is attached hereto in its

-2-

place

origin
hereto

origin
hereto

Schedule
10 revised

provisions
Brick T
Ocean C
8, 1974
as if for

to be signed
corporation

ATTEST:


George S. [unclear]

place and stead.

In place of the second floor plan attached to the original Master Deed, Schedule 3, revised 2-12-74 is attached hereto in its place and stead.

In place of the third floor plan attached to the original Master Deed, Schedule 4, revised 2-12-74 is attached hereto in its place and stead.

In place of the Architect's Certification contained in Schedule 10, attached hereto in its place and stead is Schedule 10 revised 4-17-74.

3. Except for amendments contained herein, all other provisions of the Regency Executive Concourse Condominium of Brick Town Master Deed dated January 7, 1974 and recorded in the Ocean County Clerk's Office in Deed Book 3363 at Page 1 on January 8, 1974, is confirmed and declared to be in full force and effect as if fully set forth herein.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed and attested by its proper corporate officers and its corporate seal to be hereunto affixed this 26 day of APRIL, 1974.

LANCE CONTRACTORS, INC.

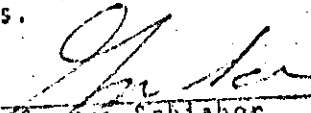
BY: Patricia L. Schiabor
Patricia L. Schiabor, President

ATTEST:

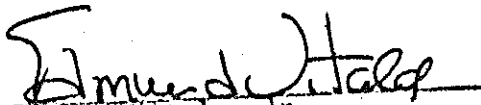
George Schiabor
George Schiabor, Secretary

STATE OF NEW JERSEY: SS.:
COUNTY OF UNION :

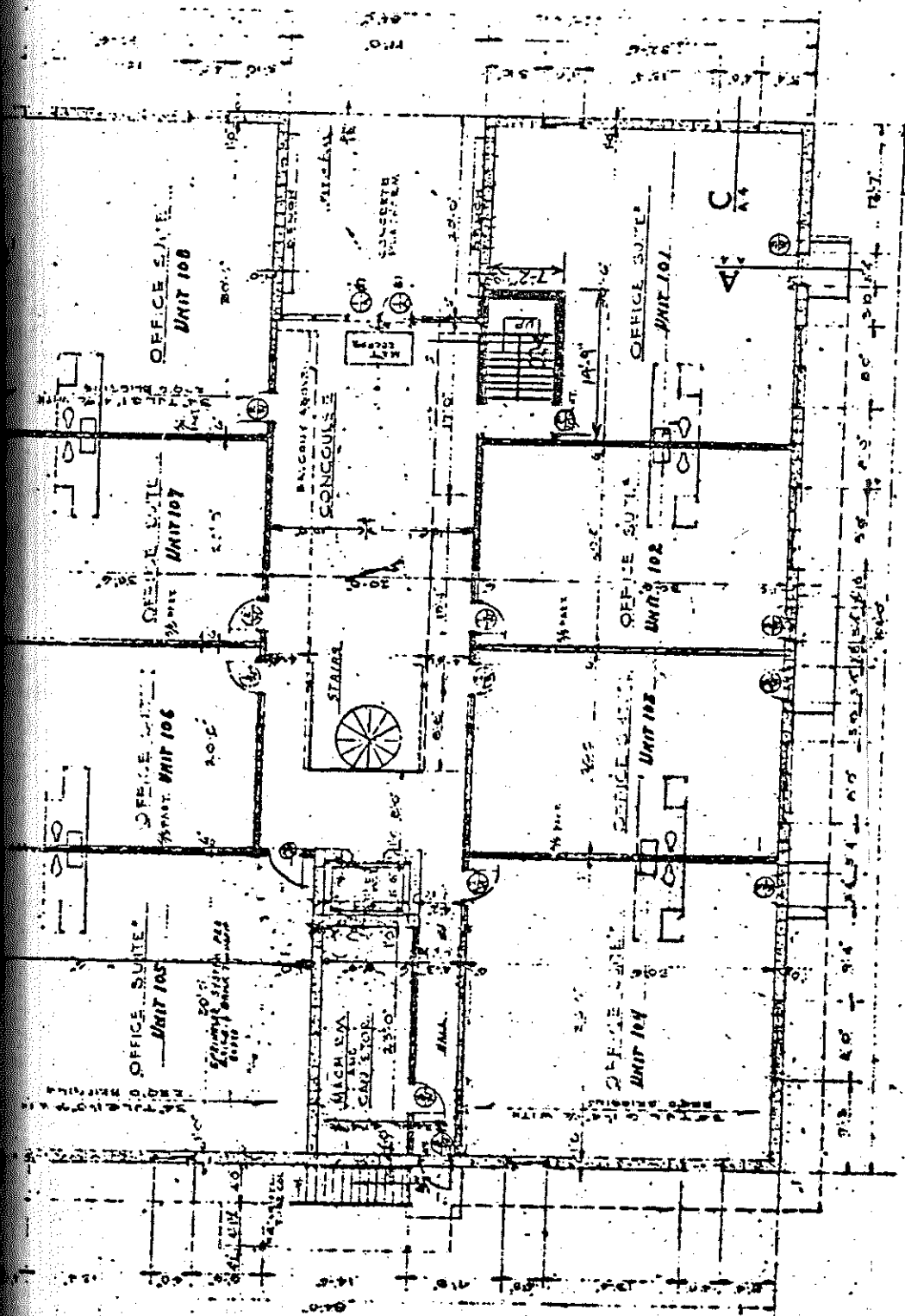
BE IT REMEMBERED, that on this 26 day of April, 1974 before me, the subscriber, An Attorney Law of the State of New Jersey, personally appeared George Schiabor, who being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that he is the Secretary of Lance Contractors, Inc., the corporation named in the within instrument; that Patricia L. Schiabor is the President of said corporation; that the execution, as well as the making of the instrument, has been duly authorized by a proper resolution of the Board of Directors of the said corporation, and the seal affixed, and said instrument signed and delivered by said Patricia L. Schiabor, President, as and for her voluntary act and deed and as and for the voluntary act and deed of said corporation, in the presence of deponent, who thereupon subscribed his name as attesting witness.


George Schiabor Secretary

Sworn and subscribed to
before me this 26 day
of April, 1974.


Edmund Vitale, Jr.,
An Attorney at Law of New Jersey

PREPARED BY: Edmund Vitale, Jr., Esq.



FIRST FLOOR PLAN
REGENCY EXECUTIVE CONFERENCE CENTER

REVISION #2 REVISED 3/11/74

This Indenture,

MADE THE

30th day of January in the year of
our Lord one thousand nine hundred and seventy-five.

Between OCEAN COUNTY GLASS COMPANY, INC., a New Jersey Corporation,
having an office at 485 Brick Boulevard, Brick Town, Ocean County,
New Jersey,

of the first part, and

DR. BURT A. TUCKER, residing at 4 Waycake Drive, Wayside, New Jersey,
and ROBERT P. KRANTZ, 59 Steven Lane, Lakewood, New Jersey, as partners
trading under the name of T and K Land Company, a New Jersey
Partnership, 485 Brick Boulevard, Brick Town, New Jersey,

of the second part;

Witnesseth. That the said party of the first part, for and in consideration of

the sum of ONE HUNDRED SEVENTY THOUSAND (\$170,000.00) DOLLARS

lawful money of the United States of America,

COUNTY OF OCEAN	
CONSIDERATION.....	170,000.00
REALTY TRANSFER FEE.....	170.00
DATE.....	2-6-75 BY.....

well and truly paid by the said

party of the second part to the said party of the first part, at and before the
ensealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged HAS

granted, bargained, sold, aliened, enfeoffed,
released, conveyed and confirmed and by these presents DOES grant, bargain, sell,
alien, enfeoff, release, convey and confirm, unto the said party of the second part,
their heirs, executors, administrators and assigns,

ALL THAT CERTAIN tract or parcel of land and premises, hereinafter
particularly described, situate, lying and being in the Township of
Brick, in the County of Ocean and State of New Jersey;

BEGINNING at a pipe at the intersection of the center line of
Lynnwood Avenue and the Westerly line of Subdivision C Annex,
Cedarwood Park, and running thence

- 1) continuing the center line of Lynnwood Avenue North 76° 05' west
545.61 feet to a point in the easterly line of Brick Boulevard
(formerly Moore Road) thence
- 2) along the easterly line of Brick Boulevard (formerly Moore Road)
North 13° 55' East 128.75 feet to a point of curve designated
as Station 115 plus 1570; thence
- 3) along an arc still along the easterly line of Brick Boulevard
(formerly Moore Road) and along the arc of a curve a radius of
1392.69 feet an arc distance of 340.50 feet to a point; thence
- 4) South 76° 5' East 503.33 feet to a monument found in the
aforementioned westerly line of subdivision C annex, Cedarwood
Park; thence
- 5) along the said westerly line of Subdivision C. Annex, Cedarwood
Park, South 15° 55' west 466 feet to the place of BEGINNING.
Containing 5.71 acres, more or less.

EXCEPTING THEREOUT AND THEREFROM the following described premises
conveyed by Joseph Gromek and Wanda Gromek, his wife, to Edward
Egboff and Hazel A. Egboff, his wife, dated 4/10/63, recorded 4/15/63
Book 2292, page 129.

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BEGINNING at a point on the Easterly side of Brick Boulevard (formerly Moore Road) being 80 feet wide and in the first and south line of lands conveyed to Joseph M. Gromek and wife in Deed Book 2207 page 282, being the southwesterly corner of Lot 4, Block 547 on the Tax Assessment Map of Brick Township, Ocean County, State of New Jersey thence

- 1) North 13° 55 minutes East a distance of 66 feet to a point on the easterly line of Brick Boulevard, (formerly Moore Road); thence
- 2) South 76° 05' east a distance of 295.61 feet to a point; thence
- 3) South 13° 55' west 66 feet to a point; thence
- 4) North 76° 05' west a distance of 295 feet to the point and place of BEGINNING.

EXCEPTING THEREOUT AND THEREFROM the following described premises conveyed by Wanda Gromek, widow, to Joseph P. Milza and Geraldine L. Milza, his wife, dated 1/25/66 and recorded 2/9/66 in Book 2560 page 495.

BEGINNING at a point in the center of Gloucester Ave. (formerly Walnut Ave.) at the northeast corner of premises conveyed by Rudolph Boesch, trustee for Ralph Martino to Joseph M. Gromek and Wanda Gromek, his wife, dated 3/17/62 recorded 3/20/62 in the Ocean County Clerk's Office in Book 2207, page 282 and running; thence

- 1) North 76° 5' west 504.15 feet to a point in the easterly side of Brick Boulevard (formerly Moore Road) thence
- 2) Southerly and along easterly side of Brick Boulevard (formerly Moore Road) along the arc of a circle curving to the left having a radius of 1392.69 feet a distance of 253.34 feet to a point; thence
- 3) South 76° 5' east 542.88 feet to a point; thence
- 4) North 13° 55' east 250 feet to the place of BEGINNING.

TOGETHER with an easement for ingress and egress, in perpetuity, twenty (20) feet in width and running from Cypress Avenue westerly for a distance of two hundred fifty (250) feet along the southerly portion of the premises conveyed by Wanda Gromek, widow, to Joseph P. Milza and Geraldine L. Milza, his wife, recorded in Book 2560 of Deeds for Ocean County, at page 495.

BEING the same land and premises conveyed to Ocean County Glass Company, Inc., a New Jersey Corporation, by deed from Wanda Gromek, widow, dated March 31, 1966 and recorded in the Ocean County Clerk's Office on April 18, 1966 in Book 2577 of Deeds for said County, at page 332.

THE above premises being also described in accordance with a survey made by Central Jersey Engineers, Inc., dated January 3, 1975, as follows:

BEGINNING at a point at the intersection of the center line of Lynwood Avenue and the westerly line of Subdivision C Annex, Cedarwood Park and running thence (1) On a course of North 76 degrees 05 minutes west a distance of 250.00 feet to a stake; thence (2) On a course of North 13 degrees 55 minutes East a distance of 66.00 feet to a stake; thence (3) On a course of North 76 degrees 05 minutes west a distance of 295.61 feet to the easterly side of Brick Boulevard, formerly Moore Road; thence (4) Along the same North 13 degrees 55 minutes east 62.75 feet to a point; thence (5) Continuing along the same and along the arc of a circle with a radius of 1392.69 feet an arc distance of 87.31 feet to a point; thence (6) On a course of South 76 degrees 05 minutes East 542.88 feet to a point; thence (7) On a course of South 13 degrees 55 minutes west 216.00 feet to the point and place of BEGINNING.

BEING commonly known as 485-493 Brick Boulevard, Brick Town, New Jersey.

STATE OF
COUNTY

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Together with all and singular the improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in any wise 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, property, possession, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, and every part thereof, with the appurtenances:

Prepared I

To have and to hold the said premises above described, with all and singular the hereditaments and appurtenances, unto the said party of the second part, their heirs, executors, administrators and assigns, to the only proper use, benefit and behoof of the said party of the second part their heirs, executors, administrators and assigns forever.

And the said party of the first part for itself, its successors and assigns does by these presents covenant, grant and agree, to and with the said party of the second part, their heirs, executors, administrators and assigns, that it the said party of the first part, and all and singular the hereditaments and premises above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, their heirs, executors and assigns, against it the said party administrators of the first part, and and against all and every person or persons whomsoever lawfully claiming or to claim the same, or any part thereof,

shall and will

warrant and forever defend.

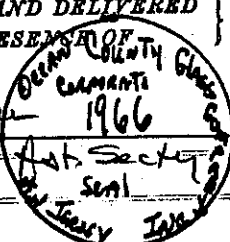
In Witness Whereof, the said party of the first part to these presents hath hereunto caused these presents to be signed by its duly authorized officers and its corporate seal affixed

dated the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

ATTEST:

James Mullen



OCEAN COUNTY GLASS COMPANY, INC.

BY

Bernard Guman

Deed

OCEAN COUNTY GLASS COMPANY

by present
and for
and account

before me

STATE OF NEW JERSEY

COUNTY OF Ocean

BOOK 3438 PAGE 23

Be it Remembered, that on this

30th

day of January

before me,

in the year of our Lord one thousand nine hundred and seventy-five

the subscriber, the undersigned authority

personally appeared Bernard Terman Sefy

(Name of Officer and Title)

of OCEAN COUNTY GLASS COMPANY, INC.

who I am satisfied is the person who

signed the within instrument, and he acknowledged that he signed, sealed with the corporate seal

and delivered the same as such officer aforesaid, and that the within instrument is the voluntary act and

deed of such corporation, made by virtue of a Resolution of its Board of Directors. 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 con-

sideration is defined in P. L. 1968, c. 49, Sec. 1(c), is \$ 170,000.00

RECORDED
INDEXED
NOTARIAL

Gaul Tarkenton

Notary Public State of New Jersey
My Commission Expires July 19, 1975

Prepared by: James L. Muller, Esquire
35 Kings Highway East
Haddonfield, New Jersey 08033

Book 3438 Page 23
of Deeds
Gaul Tarkenton
Clerk

FEB 6 11 18 AM '75

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

003335

100 Cash

Deed

OCEAN COUNTY GLASS COMPANY,
INC., a N. J. corporation,

TO

DR. BURT A. TUCKER and
ROBERT P. KRANTZ, as partners
trading under the name of
T and K Land Company, a
New Jersey partnership.

Dated 1975.

Received in the
office of the County of
on the day of
A. D. 19 at o'clock in
the noon, and recorded in Book

of DEEDS
for said County, on pages

NICHOLAS C. MONTENEGRO
254 BRICK BOULEVARD
BRICK TOWN, N. J. 08723

who I am satisfied
acknowledged that
the grantor mentioned in the above deed or conveyance and
signed, sealed and delivered the same as
deed. The full and actual consideration 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 \$
All of which is hereby certified.

personally appeared

in the year of our Lord one thousand nine hundred and

day of

Be it Remembered, that on this
COUNTY,

STATE OF