

BOOK 965 PAGE 322 **DEED**

Prepared by (Print signer's name below signature)  
*R. M. Cain*  
Roger M. Cain, Esq.

This Deed is made on June 16, 1986,

BETWEEN C. JAMES MATRULLO and ELIZABETH MATRULLO, His wife,

whose address is 242-B Jefferson Court, Lakewood, New Jersey 08701,  
referred to as the Grantor.

AND ANN C. LEWIS

whose post office address is R.R. 1, Box 371, Asbury, New Jersey 08802,  
referred to as the Grantee.  
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE HUNDRED SEVENTY THOUSAND and NO/100 \$170,000.00-----DOLLARS  
The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Union Township  
Block No. 28 Lot No. 19 Account No.  
 No property tax identification number is available on the date of this deed. (Check box if applicable.)

**Property.** The property consists of the land and all the buildings and structures on the land in the Township of Union,  
County of Hunterdon and State of New Jersey. The legal description is:

See Schedule "A" attached

COUNTY OF HUNTERDON  
CONSIDERATION 170,000.00  
REALTY TRANSFER FEE 695.00  
DATE 6-27-86 BY *RCM*

100:30

TRACT I: BEGINNING at a corner in the road from Jutland to Mechlin's Corner, it being the Northeast corner of a lot sold to Lloyd Hornbaker and running (the following courses are according to previous deeds and descriptions) (1) along the middle of said road North seventy-three degrees fifteen minutes East four hundred sixty-seven and seven-tenths feet more or less to a corner in the road, corner to Charles Young's lot; thence (2) by line of Charles Young's land South twenty degrees eleven minutes East one hundred eighty-seven and five tenths feet to a corner to same; thence (3) by the same North sixty-nine degrees forty-nine minutes East fifty feet to a corner to Harlem Apgar's lot; thence (4) by line of Apgar South twenty degrees East seventy and four-tenths feet to a corner to same; thence (5) by the same North seventy degrees East two hundred-sixteen and five-tenths feet to a corner to same in the road from Jutland toward Mt. Salem Church; thence (6) along the middle of road and the school lot South twenty-one degrees fifteen minutes East two hundred five and six tenths feet more or less to a corner to the school lot; thence (7) by line of school lot North seventy-three degrees fifteen minutes East two hundred seventy-five and nine-tenths feet to a corner to same; thence (8) by line of school lot and Peter McManus North twenty degrees fifteen minutes West four hundred forty-seven and five tenths feet to the middle of road to Mechlin's Corner; thence (9) along the same North seventy-three degrees fifteen minutes East thirty-seven feet more or less to a corner to Andrew Cregar's lot; thence (10) by line of Cregar South twenty degrees two minutes East two hundred twenty-seven and two-tenths feet to corner to same; thence (11) by the same North sixty-nine degrees forty-five minutes East one hundred forty feet to a corner to same; thence (12) by line of Joseph Troiđil's lot South twenty degrees fifteen minutes East one hundred feet to a corner to same; thence (13) by line of Archangelo Minetti South fifty-three degrees fifty minutes East seven and three-tenths feet to a corner to same; thence (14) by the same North seventy-five degrees ten minutes East one hundred eighty-two and three-tenths feet more or less to the Southwesterly side of the road from Jutland to Pittstown; thence (15) along the same South sixty-eight degrees thirty minutes East four hundred feet more or less to a corner; thence (16) by line of Henry Everitt land South sixty-seven degrees nineteen minutes West sixty feet; thence (17) by the same and land formerly of Mrs. A. Decker South sixteen degrees East three hundred thirty-four and five-tenths feet to a corner; thence (18) by line of formerly Mrs. A. Decker North eighty-eight degrees twenty minutes West four hundred thirty-two and three-tenths feet to a stone; thence (19) by the same South eighty-four degrees five minutes West five hundred fourteen and five-tenths feet to a stone in the road leading toward Mt. Salem; thence (20) along the road North twenty degrees six minutes West one hundred fifty feet to a corner in the same; thence (21) by other lands of Clickenger South seventy-one degrees fourteen minutes West three hundred six and two-tenths feet to a corner to same; thence (22) by the same South one degree forty-two minutes East five hundred eighty-six and five-tenths feet to a stone; thence (23) South eighty-eight degrees twenty-eight minutes West four hundred twenty-nine and sixty-hundredths feet to a stone; thence (24) North seventy-five degrees forty-two minutes West four hundred forty-nine and four-tenths feet to a stone; thence (25) along lands of Adolf Schindler North eleven degrees West one hundred-nine and seven-tenths feet more or less to a corner to lot sold to Lloyd Hornbaker; thence (26) by the same North seventy-six degrees forty-five minutes East two hundred sixty-two and five-

SCHEDULE "A" - 2

tenths feet to a stake corner to same; thence (27) by the same North thirty degrees fifty minutes East two hundred fifty feet to a stake corner to the same; thence (28) still by Hornbaker North eleven degrees forty-three minutes West five hundred sixty and eight-tenths feet to the place of beginning and containing twenty-six and seventy-three hundredths (26.73) Acres more or less.

TRACT II: BEGINNING at a red oak stump corner to lands belonging to heirs of J. Brooks, deceased; and Lehigh Valley Railroad Company; thence by line of Lehigh Valley Railroad Company (1) North six degrees and thirty minutes West seven chains and seventy-five links to a stake and stones, corner to land of Lehigh Valley Railroad Company thence by its line (2) South seventy-nine degrees and thirty minutes east to a stone in middle of new road; thence by line of the new road to a corner of land belonging to the heirs of J. Brooks, deceased; and Wesley Johnson; thence by line of lands of the heirs of J. Brooks, deceased, south eighty-one degrees and thirty minutes West four chains and seventeen links to the place of Beginning, containing about four acres of land more or less.

TRACT III: BEGINNING at an iron monument in the middle of a new road leading from Midvale to Pittstown, in line of land of the Easton and Amboy Railroad Company and H. Johnson, running (1) South along said line eighty-two degrees and six minutes West three hundred and forty-two and two-tenths feet to an iron monument corner of said Johnson and said Easton and Amboy Railroad Company; thence (2) North three degrees and fifty-six minutes West seventy-five feet to a stone for a corner; thence (3) North sixty-eight degrees and fifty-nine minutes East three hundred and six and two-tenths feet to an iron monument in the middle of aforesaid public road; thence (4) along middle of said road south twenty-two degrees and fifty-seven minutes east one hundred and fifty feet to the place of Beginning, containing eighty-five hundredths of an acre more or less.

EXCEPTING out of TRACT I above described, two certain tracts of land, containing 0.974 and 1.53 acres of land, more or less, conveyed by Margaret Rogers and husband to Dorothy E. McCatharn and husband, by deeds dated August 3, 1953 and March 13, 1954 and recorded in the Hunterdon County Clerk's Office in Book 531 of Deeds, page 299 and Book 537 of Deeds, page 551, respectively.

ALSO EXCEPTING out of TRACT I above described, a certain tract of land containing 0.19 acre, more or less, conveyed by the said Ira C. Huff and wife to Andrew A. Cregar and wife, by deed bearing date of September 20, 1955 and recorded in the Hunterdon County Clerk's Office in Book 554 of Deeds, page 261.

ALSO EXCEPTING out of Tract I and III above described a certain tract of land containing 1.69 acres, more or less, conveyed by the said Ira C. Huff and wife to Donald T. Mantz and wife, by deed bearing date March 11, 1961 and recorded in the Hunterdon County Clerk's Office in Book 624 of Deeds, page 10.

Subject to whatever right, title and interest may be vested in the right of way of the public roads which run along or through the premises above described.

*cf  
not also*

Subject to the three easements granted by E. C. Clickenger to New Jersey Power and Light Company, one dated June 24, 1929 and recorded in the Hunterdon County Clerk's Office in Book 380 of Deeds, page 62 and re-recorded in Book 381 of Deeds, page 165; the second dated September 12, 1929 and recorded in Book 381 of Deeds, page 353; and the third dated May 5, 1929 and recorded in Book 380 of Deeds, page 61.

Subject to such zoning, subdivision and building code ordinances as may be in effect from time to time.

Being the same lands and premises conveyed to C. James Matrullo and Elizabeth Matrullo, his wife, by Deed of Ira C. Huff and Irene E. Huff, his wife, dated June 4, 1966 and recorded in the Hunterdon County Clerk's Office on June 14, 1966 in Deed Book 697 on page 412.

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

*Roger M. Cain*  
Roger M. Cain

*C. James Matrullo*  
C. JAMES MATRULLO

(Seal)

*Elizabeth Matrullo*  
ELIZABETH MATRULLO

(Seal)

STATE OF NEW JERSEY, COUNTY OF Hunterdon SS.:

I CERTIFY that on June 16, 19 86,

C. JAMES MATRULLO and ELIZABETH MATRULLO, His wife, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$ 170,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

*Roger M. Cain*

(Print name and title below signature)

ROGER M. CAIN  
Attorney at Law of New Jersey

RECORDED

JUN 27 12 20 PM '86

HUNTERDON COUNTY  
DOROTHY K. TIRPOK  
CLERK

END OF DOCUMENT



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

BOOK 1186 PAGE 0781

25

(See Issuing Division below)



**PERMIT\***

The New Jersey Department of Environmental Protection grants this permit in accordance with your application, attachments accompanying same application, and applicable laws and regulations. This permit is also subject to the further conditions and stipulations enumerated in the supporting documents which are agreed to by the permittee upon acceptance of the permit.

Permit No. 1025-94-0006.8		Application No.	
Issuance Date <b>APR 21 1998</b>	Effective Date <b>APR 21 1998</b>	Expiration Date <b>APR 21 2003</b>	
Name and Address of Applicant Arthur Ronquist 6 Hibbler Road Lebanon, NJ 08833		Name and Address of Owner	Name and Address of Operator
Location of Activity/Facility (Street Address) Lot _____ Block _____		Issuing Division Land Use Regulation Program	Statute(s) NJSA 58:16A-50 et. seq.
Type of Permit Stream Encroachment	Maximum Approved Capacity, if applicable		

106819

This permit grants permission to:

establish stream encroachment lines, to construct a stormwater discharge and to construct a residential subdivision along Sydney Brook, at a location approximately 700 feet southerly from the intersection of Finn Road and Main Street, within Lot No. 19 and 19.06 in Block No. 28, in Union Township, Hunterdon County, New Jersey.

Prepared By: Nicole Einthoven  
for Nicole Einthoven

(See page 5 for Manager's signature.)

RECORDED

MAY 8 3 36 PM '98

HUNTERDON COUNTY  
DORTHY K. TRPOK  
CLERK

Revised Date	Approved by the Department of Environmental Protection		
	Name (Print or Type) _____	Title _____	
	Signature _____	Date _____	

\* The word permit means "approval, certification, registration, etc." (General Conditions are on the Reverse Side)

**This permit is subject to the following general conditions:**

1. This permit is revocable, or subject to modification or change at any time, pursuant to the applicable regulations, when in the judgement of the Department of Environmental Protection of the State of New Jersey such revocation, modification or change shall be necessary.
2. The issuance of this permit shall not be deemed to affect in any way action by the Department of Environmental Protection of the State of New Jersey on any future application.
3. The works, facilities, and/or activities shown by plans and/or other engineering data, which are this day approved, subject to the conditions herewith established, shall be constructed and/or executed in conformity with such plans and/or engineering data and the said conditions.
4. No change in plans or specifications shall be made except with the prior written permission of the Department of Environmental Protection of the State of New Jersey.
5. The granting of this permit shall not be construed to in any way affect the title or ownership of property, and shall not make the Department of Environmental Protection or the State a party in any suit or question of ownership.
6. This permit does not waive the obtaining of Federal or other State or local government consent when necessary. This permit is not valid and no work shall be undertaken until such time as all other required approvals and permits have been obtained.
7. A copy of this permit shall be kept at the work site, and shall be exhibited upon request of any person.
8. In cases of conflict, the conditions of this permit shall supersede the plans and/or engineering data.

## STREAM ENCROACHMENT PERMIT 1025-94-0006.8

## TERMS AND CONDITIONS:

IN ADDITION TO THE GENERAL CONDITIONS PRINTED ON THE BACK OF PAGE ONE OF THIS PERMIT, THE FOLLOWING CONDITIONS SHALL ALSO APPLY:

## 9. Limit and Extent of Approval

- a. This approval grants permission to the applicant and/or its agents to undertake an activity regulated by the State of New Jersey as described by the text of this permit and as detailed by the herein approved plans. Any construction, grading, removal of vegetation, or other activity at this site within or affecting a regulated flood plain, other than specifically approved by this permit or as detailed by the approved drawings, shall require additional approvals from the Department. The commencement of such regulated activities without the appropriate approvals shall be in violation of State law.
- b. All activities authorized by this permit shall be completed within five years of the issuance date as listed on the first page of this document. At that time, this approval, if not previously revoked, shall automatically become null and void, and none of the activities referenced herein may commence or continue until a new approval has been granted by the Department.

## 10. Method of Construction

- a. All activities approved by this permit shall be performed under the supervision and direction of a Professional Engineer licensed in the State of New Jersey, and shall be undertaken using the best management practices available. Furthermore, the site shall be subject to inspection at any time by representatives of the Department to ensure the continuous application of the provisions of this permit.
- b. During the course of construction, neither the applicant nor its agents shall cause or permit any unreasonable interference with the free flow of the stream by placing or dumping any materials, equipment, debris or structures within or adjacent to the stream corridor. Upon completion or abandonment of the work, the applicant and/or its agents shall remove and dispose of in a lawful manner all excess materials, equipment and debris from the stream corridor and adjacent lands.
- c. All activities authorized by this permit shall be stabilized in accordance with Standards for Soil Erosion and Sediment Control in New Jersey (obtainable from local Soil Conservation District Offices), or equal engineering specifications, to prevent eroded soil and sediment from entering adjacent waterways and wetlands at any time during and subsequent to construction. The Department reserves the

## STREAM ENCROACHMENT PERMIT 1025-94-0006.8

## TERMS AND CONDITIONS:

right to order the suspension of any activity if unacceptable levels of erosion or turbidity result from the same. Furthermore, the applicant shall maintain the stream corridor as shown on the approved drawing/s for either such time as is required for the channel and/or banks to become reasonably stabilized, or for one year after completion of the project (as evidenced by a Certificate of Completion), whichever period of time is longer.

## 11. Responsibilities of Applicant

- a. The granting of this permit does not in any way relieve the applicant and/or its agents from the responsibility for damages caused by any construction or activities hereby approved, nor does the Department accept responsibility for any structural designs.
- b. No construction authorized by this permit may begin until the enclosed permit acceptance form has been signed by the applicant and is returned to the Department. By signing and submitting this form, the applicant accepts this permit in its entirety and agrees to adhere to all of its terms and conditions. Please be advised that this permit may be declared null and void should it be determined that adequate measures had not been taken by the applicant and/or its agents to ensure the continuous implementation of these terms and conditions.
- c. Within ten (10) days of the receipt of this permit by the applicant, this permit shall be recorded in its entirety in the office of the County Clerk or the Registrar of Deeds and Mortgages for each county where this permit is located. Verified notice of this action shall be forwarded to the Department immediately thereafter.
- d. The enclosed construction notice shall be completed by the applicant or its agent and submitted to the Department at least fourteen (14) days prior to the commencement of the herein approved activities.
- e. The enclosed completion report shall be completed by a Professional Engineer licensed in the State of New Jersey and submitted to the Department within thirty (30) days after completion of the herein approved activities.

12. All necessary local, Federal, and other State approvals must be obtained by the applicant prior to the commencement of the herein permitted activities. Approvals from the following may be required: Hunterdon County Soil Conservation District

## STREAM ENCROACHMENT PERMIT 1025-94-0006.8

## TERMS AND CONDITIONS:

13. The applicant must make specific arrangements to ensure the continuous maintenance and efficient operation of all proposed water quality measures on site. This includes, but is not limited to, the cleaning and inspection of all water quality inlets at least twice a year and after every major storm, and the continuous implementation of appropriate soil conservation practices within any grassed swales, stormwater outfall structures and other similar appurtenances throughout the site in order to limit soil erosion and sediment discharge into adjacent waterways.
14. All excavated material and dredged spoils must be disposed of in a lawful manner outside of any regulated flood plain, open water, freshwater wetlands or adjacent transition areas, and in such a way as to not interfere with the positive drainage of the receiving area.
15. In order to protect the general game fishery resource within Sydney Brook and on site tributaries, any proposed grading or construction activities within the banks of this or any other stream on site are prohibited between May 1 and June 30 of each year. In addition, any activity within the 100-year flood plain or flood hazard area of this watercourse which could introduce sediment into said stream or which could cause an increase in the natural level of turbidity is also prohibited during this period. The Department reserves the right to suspend all regulated activities on site should it be determined that the applicant has not taken proper precautions to ensure continuous compliance with this condition.
16. Trees, shrubs, grasses, and other vegetation within 25 feet from the top of all stream banks on site shall not be disturbed for any reason, except where approved by the Department. This condition applies to all streams and waterways on site, regardless of the contributory drainage area.
17. The time limit for backfilling and stabilizing all earth work and for the removal of all temporary fill and other appurtenances in connection with the placement of storm water outfall structures, pipelines and other utility crossings shall be thirty (30) days after the commencement of construction for each individual stream crossing and/or section of the project along any stream channel. However, if the construction is located within an acid producing area, the backfilling must be completed without exposing any acid producing deposits for more than eight (8) hours.

## STREAM ENCROACHMENT PERMIT 1025-94-0006.8

## TERMS AND CONDITIONS:

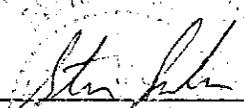
18. Upon completion of the project, all temporarily disturbed upland areas within or affecting the regulated flood plain must be restored to their original condition using native soils and indigenous vegetation. Said restoration is to be accomplished under the recommendation and discretion of the local soil conservation district having jurisdiction over the project.
19. All those lands lying between the centerline of the channel and the lines labelled "Stream Encroachment Line", as shown on the approved drawings shall be reserved for the passage of flood waters and for the preservation of near stream vegetation and wildlife. No construction, grading, removal of vegetation, or other disturbance shall be permitted within this area unless specifically approved by this permit and detailed on the approved drawings.
20. The decision to approve this permit did not include a review of the stormwater management facilities outside of the flood plain; nor did it involve a comparative review of any local stormwater management ordinances which may apply to the site. As such, the issuance of this permit should not be construed as an indication that this project meets any municipal or State stormwater management regulations which may apply, including, but not limited to the State Stormwater Management Regulations, N.J.A.C. 7:8-1.1 et seq.
21. The drawings hereby approved are three (3) sheets prepared by Biggs Engineering, entitled:

"ARTHUR R. RONQUIST LOT 19 BLOCK 28 T.M. SHT. 8 UNION TOWNSHIP HUNTERDON COUNTY, NEW JERSEY",

"STREAM ENCROACHMENT", sheet 1 of 9, dated January 14, 1997, last revised April 17, 1998,

"PRELIMINARY GRADING AND DRAINAGE PLAN", sheet 5 of 12, dated February 14, 1997, last revised September 22, 1997, and

"CONSTRUCTION DETAILS", sheet 12 of 12, dated February 14, 1997, last revised September 8, 1997.

  
Robert B. Piel, Jr., Manager  
Bureau of Inland Regulation

4-21-98  
Date

**END OF DOCUMENT**

B1230 P0856

PREPARED BY:

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*[Signature]*  
WALTER N. WILSON, ESQ.

**DEED**

This Deed is made on January 14, 2000,

BETWEEN

ARTHUR RONQUIST, Single,

whose address is 902 21<sup>st</sup> Avenue West, Palmetto, Florida 34221

referred to as the Grantor,

AND

HAMLET AT HIDDEN MEADOW, LLC

*per deed w/ approvals only for BT*

whose post office address is 140 Sylvan Avenue, Englewood Cliffs, NJ 07632

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of SIX HUNDRED NINETY-FIVE THOUSAND and 00/100 (\$695,000.00) DOLLARS. The Grantor acknowledges receipt of this consideration.

**Tax Map Reference.** (N.J.S.A. 46.15-1.1) Municipality of Union Township Block No. 28, Lot No. 19, Account No. No property tax identification number is available on the date of this Deed.

**Property.** The property consists of the land and all the buildings and structures on the land in the Township of Union, County of Hunterdon and State of New Jersey. The legal description is:

See Schedule A attached hereto and made a part hereof.

BEING the same lands and premises conveyed to the said Arthur Ronquist by Ann C. Lewis by deed dated December 3, 1993 and recorded in the Hunterdon County Clerk's Office on January 4, 1994 in Book 1102 of Deeds, on page 460.

COUNTY OF HUNTERDON  
CONSIDERATION 695,000.00  
REALTY TRANSFER FEE 3350  
DATE 1/14/00 BY AWB

118123

*Clinton Ave.  
Perkley and  
10 lots - 2-3 acres  
R.D. 50  
E. Brunell - 3100  
of  
2100 acres  
17.55 Acres  
Approvals for  
7 lots  
Granted lots EA  
99,285 / lot*

*2/1/19*

B 1230 P0857

Commitment No.: ABL-5718

**SCHEDULE A**  
**(Description)**

All the real property located in the Union Township, County of Hunterdon, State of New Jersey and being further described as follows:

Beginning at a p.k. masonry nail found for the most northwesterly corner of Block 28, Lot 19, located in the existing pavement of Main Street (33' wide) where the same is intersected by the line dividing Block 28, Lot 19 and lands now or formerly Kaitland Development Inc., Block 28, Lot 13 and from said point running:

- thence (1) along Main Street, North 64 degrees 24 minutes 15 seconds East, 467.92 feet to a railroad spike found for a corner, also common to lands now or formerly Anna S. Carroll, Block 28, Lot 16;
- thence (2) along the said lands and along lands now or formerly Lawrence J. And Nancy G. Wallich, Block 28, Lot 17, passing over an iron pipe found on line, distant 21.84 feet, South 29 degrees 09 minutes 55 seconds East, 187.50 feet to an iron pipe found for a corner;
- thence (3) along Lot 17, North 60 degrees 50 minutes 09 seconds East, 50.00 feet to a stone monument found for a corner, also common to lands now or formerly Albert and Karen Irwin, Block 28, Lot 18;
- thence (4) along the said lands, South 29 degrees 09 minutes 55 seconds East, 69.44 feet to an iron pin found for a corner;
- thence (5) still along the same, North 60 degrees 50 minutes 05 seconds East, 216.50 feet to a railroad spike found for a corner in the existing pavement of Finn Road (33' wide);
- thence (6) along Finn Road, South 29 degrees 18 minutes 31 seconds East, 240.00 feet to a point, also common to lands now or formerly Arthur W. and Genevieve Costoris, Block 28, Lot 41;
- thence (7) along the said lands, South 62 degrees 33 minutes 28 seconds West, 303.60 feet to a point;
- thence (8) still along the same, South 26 degrees 17 minutes 32 seconds East, 238.20 feet to a point;
- thence (9) still along the same, North 62 degrees 19 minutes 34 seconds East, 316.10 feet to a point in

B1230 P0858

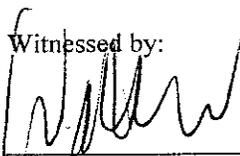
Commitment No.: ABL-5718

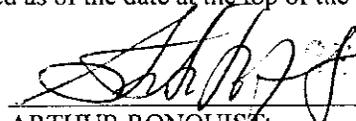
- the existing pavement of Finn Road, also the southwesterly line of Block 26, Lot 7;
- thence (10) along Finn Road, South 29 degrees 18 minutes 31 seconds East, 20.87 feet to a point, also common to lands now or formerly Emma R. Hartmann, Block 26, Lot 16;
- thence (11) still along Finn Road, South 03 degrees 42 minutes 57 seconds East, 534.41 feet to a point, also common to lands now or formerly Thomas and Vicki Nace, Block 28, Lot 20.03;
- thence (12) along the said lands and along lands now or formerly Kathryn Nace, passing over a cut stone monument found on line and an iron pin found on line, distant 425.97 feet and 99.84 feet respectively, from the terminus of this course, South 78 degrees 39 minutes 25 seconds West, 700.49 feet to a cut stone found for a corner;
- thence (13) along Lot 20, North 85 degrees 25 minutes 34 seconds West, 451.45 feet to a cut stone found for a corner, also common to lands now or formerly Kaitland Development, Inc., Block 28, Lot 13;
- thence (14) along the said lands, North 21 degrees 39 minutes 08 seconds West, 110.18 feet to an iron pipe found for a corner;
- thence (15) still along the same, North 66 degrees 28 minutes 39 seconds East, 263.21 feet to a point;
- thence (16) still along the same, North 20 degrees 33 minutes 48 seconds East, 250.00 feet to a point;
- thence (17) still along the same, passing over an iron pipe found on line, distant 25.02 feet from the terminus of this course, North 21 degrees 59 minutes 12 seconds West, 560.80 feet to the point and place of beginning.

NOTE FOR INFORMATION ONLY: Being also known and designated as Tax Lot 19 in Block 28 on the Tax Rolls of the Township of Union.

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

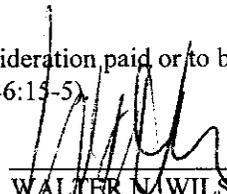
Witnessed by:  
  
\_\_\_\_\_  
WALTER N. WILSON

  
\_\_\_\_\_  
ARTHUR RONQUIST  
JAN 21 12 53 PM '00  
HUNTERDON COUNTY CLERK  
\_\_\_\_\_  
(Seal)

STATE OF NEW JERSEY, COUNTY OF HUNTERDON SS.:  
I CERTIFY that on January 14, 2000,

ARTHUR RONQUIST personally came before me and stated to my satisfaction that this person (if more than one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and,
- (c) made this Deed for \$ 695,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

  
\_\_\_\_\_  
WALTER N. WILSON  
Attorney at Law of New Jersey

RECORD AND RETURN TO:

Sam S. Matthews, Esq.  
55 Paramus Road  
P.O. Box 9127  
Paramus, New Jersey 07653-9127



2006111300081310 1/B  
 11/13/2006 10:35:06 AM E  
 Bk: 2170 Pg: 639  
 Dorothy K. Tirpak  
 Hunterdon County Clerk

**CONSERVATION EASEMENT**

Record & Return:  
 Sam S. Matthews, Esq.  
 185 Cedar Lane, Unit U-6  
 Teaneck, New Jersey 07666

25

THIS EASEMENT, made this 1<sup>st</sup> day of *May*, 2001, between

**Hamlet at Hidden Meadow, L.L.C.**, hereinafter designated as the Grantor,  
 having an address at *2 Walter N. Wilson, P.C.*, New Jersey *offici*,  
*67 Beaver Ave, Annandale,*

AND THE TOWNSHIP OF UNION, a municipal corporation of the State of New Jersey, and  
 having its principal office at 140 Perryville Road, Hampton, New Jersey 08827, hereinafter  
 designated as the Grantee.

WITNESSETH THAT the Grantors in order to comply with the applicable provisions of  
 the resolution of the Planning Board of the Township of Union, County of Hunterdon and State of  
 New Jersey or of laws or ordinances, or for the purpose of providing and improving drainage and  
 permitting conservation on the premises owned by the Grantors, or some or all of the foregoing,  
 (and for One Dollar (\$1.00) consideration paid by the Township of Union to the Grantors) does by  
 these presents grant and convey to the Township of Union an easement over premises in the  
 Township of Union, County of Hunterdon and State of New Jersey, more particularly described as  
 set forth in Schedule "A" annexed hereto.

At the request of the Union Township Planning Board the within Conservation Easement  
 has been established to reinforce the New Jersey Freshwater Protection Act Rules found at N.J.A.C.  
 7:7A. and to protect the "privately held" (not "common") Open Space within the development  
 known as The Hamlet at Hidden Meadow, Block 28, Lot 19, in the Township of Union, County of  
 Hunterdon and State of New Jersey. The Open Space as described herein consists of approximately  
 9.859 acres. During construction, all areas of conservation easement and wetlands transition areas  
 will be protected and physically delineated by the installation of silt fencing until the completion of  
 construction. After construction, the silt fencing will be removed and physically definitive grassed  
 areas shall be permanently established as physical boundaries directly along all borders of  
 conservation easement area of wetlands transition areas. Each property owner shall be responsible  
 for the continued maintenance of the physical delineation.

Within the Conservation Easements, the following terms and conditions shall apply:

1. No trees or shrubs shall be removed or destroyed on lands herein except in accordance with a plan approved by the New Jersey Department of Environmental Protection and/or the Township.
2. No topsoil, sand, gravel or minerals shall be excavated or removed, except as may be required in the even the Owner of a lot containing a conservation easement desires to build a pond and then, only if the New Jersey Department of Environmental Protection and/or the Township approves the design and structure of the pond, it being the intent to preserve the natural function of the flood plain.
3. No topsoil, sand, gravel, or minerals shall be excavated or removed except in accordance with a proposal consistent with a plan of subdivision approved by the New Jersey Department of Environmental Protection and/or the Township.
4. No buildings of any description shall be erected.
5. No fill of any kind shall be permitted, except as may be required to build a road or in accordance with a proposal consistent with the plan of subdivision, or, in connection with the construction or installation of required septic systems or utility installations, and then only after the New Jersey Department of Environmental Protection and the Township approves the design.
6. Future owners of lots containing easements within the bounds of such lots shall be precluded from altering or modifying or otherwise restricting the course of drainage water

28/19

# Schedule "A"

## J.M.H. LAND SURVEYORS

James M. Hansen, P.L.S.  
146 Rick Road  
Milford, NJ 08848-2112  
(908) 996-7028 Fax: (908) 996-7001

### CONSERVATION EASEMENT / OPEN SPACE EASEMENT BLOCK 28, LOT 19 TOWNSHIP OF UNION, HUNTERDON COUNTY, N.J.

#### North-west area of 8,886 S.F.

Beginning at a point on the southerly right-of-way line of Main Street (ultimate 50 foot wide right-of-way) in the easterly line of Lot 13.01 in Block 28, said beginning point being South 21 degrees 59 minutes 12 seconds East, a distance of 25.05 feet from the point of beginning of property conveyed from Ann C. Lewis to Arthur Ronquist (Block 28, Lot 19 in the Township of Union, County of Hunterdon) described in a deed dated December 2, 1993 and filed in the Hunterdon County Clerk's Office on January 16, 1994 in Deed Book 1102, pages 460 & 461; and running, thence

1) along a portion of the southerly right-of-way line of Main Street, North 64 degrees 24 minutes 15 seconds East, a distance of 11.99 feet to a point, thence leaving said line and continuing through the interior of Lot 19 the following five (5) courses to each respective point

2) South 22 degrees 01 minutes 04 seconds East, 536.48 feet

3) South 14 degrees 00 minutes 42 seconds East, 37.41 feet

4) along a curve with data of; R=25.00', L=27.28', CH= South 17 degrees 14 minutes 53 seconds West, 25.95 feet

5) South 48 degrees 30 minutes 28 seconds West, 53.92 feet

6) along a curve with data of; R=65.00', L=19.73', CH= South 39 degrees 48 minutes 43 seconds West, 19.65 feet to a point in line of Lot 13.02 in Block 28, thence

7) along a portion of Lot 13.02, North 20 degrees 33 minutes 48 seconds East, a distance of 114.59 feet to a point and corner to Lot 13.02, thence

8) along a portion of another line of Lot 13.02 and continuing along the easterly line of Lot 13.01 in Block 28, North 21 degrees 59 minutes 12 seconds West, a distance of 535.75 to the point and place of beginning.

Containing an area of 8886 S.F., more or less.

#### Southerly area of 402,531 S.F.

Beginning at a point in line of Lot 13.02 in Block 28, being South 20 degrees 33 minutes 48 seconds West, a distance of 138.40 feet from the termination of Course 16 in the description of property conveyed from Ann C. Lewis to Arthur Ronquist (Block 28, Lot 19 in the Township of Union, County of Hunterdon) by a deed dated December 2, 1993 and filed in the Hunterdon County Clerk's Office on January 16, 1994 in Deed Book 1102, pages 460 & 461; and running the following seventy-two (72) courses through the interior of Lot 19 to each respective point,

1) along a curve with data of; R=65.00', L=64.07', CH= South 18 degrees 13 minutes 43 seconds East, 61.51 feet

2) South 46 degrees 28 minutes 05 seconds East, 64.38 feet

3) along a curve with data of; R=35.00', L=55.53', CH= South 01 degrees 01 minutes 01 seconds East, 49.89 feet

- 4) South 44 degrees 26 minutes 06 seconds West, 40.79 feet
- 5) South 83 degrees 39 minutes 18 seconds West, 17.25 feet
- 6) South 32 degrees 44 minutes 07 seconds West, 35.95 feet
- 7) along a curve with data of; R=75.00', L=41.12', CH= South  
48 degrees 26 minutes 28 seconds West, 40.60 feet
- 8) South 64 degrees 08 minutes 49 seconds West, 32.63 feet
- 9) along a curve with data of; R=75.00', L=18.28', CH= South  
71 degrees 07 minutes 46 seconds West, 18.23 feet
- 10) along a curve with data of; R=75.00', L= 9.31', CH= South  
42 degrees 58 minutes 43 seconds West, 9.31 feet
- 11) South 89 degrees 52 minutes 28 seconds East, 49.70 feet
- 12) along a curve with data of; R=75.00', L=15.80', CH= South  
83 degrees 50 minutes 23 seconds East, 15.77 feet
- 13) South 12 degrees 11 minutes 41 seconds West, 25.00 feet
- 14) South 77 degrees 48 minutes 19 seconds East, 28.57 feet
- 15) South 84 degrees 03 minutes 38 seconds East, 42.39 feet
- 16) South 85 degrees 10 minutes 58 seconds East, 45.92 feet
- 17) North 82 degrees 46 minutes 07 seconds East, 38.28 feet
- 18) along a curve with data of; R=50.00', L= 4.66', CH= North  
85 degrees 26 minutes 19 seconds East, 4.66 feet
- 19) along a curve with data of; R=25.00', L=30.98', CH= North  
52 degrees 36 minutes 44 seconds East, 29.03 feet
- 20) along a curve with data of; R=50.00', L=19.02', CH= North  
28 degrees 00 minutes 40 seconds West, 18.90 feet
- 21) North 38 degrees 54 minutes 23 seconds East, 39.91 feet
- 22) along a curve with data of; R=50.00', L=14.95', CH= North  
47 degrees 28 minutes 29 seconds East, 14.90 feet
- 23) North 33 degrees 57 minutes 24 seconds West, 25.00 feet
- 24) along a curve with data of; R=75.00', L=22.43', CH= North  
64 degrees 36 minutes 42 seconds East, 22.35 feet
- 25) North 73 degrees 10 minutes 49 seconds East, 57.51 feet
- 26) along a curve with data of; R=50.00', L= 7.51', CH= North  
07 degrees 23 minutes 51 seconds East, 7.50 feet
- 27) North 76 degrees 23 minutes 45 seconds East, 116.55 feet
- 28) along a curve with data of; R=50.00', L=18.44', CH= South  
13 degrees 59 minutes 43 seconds East, 18.33 feet
- 29) South 03 degrees 25 minutes 50 seconds West, 35.69 feet
- 30) along a curve with data of; R=50.00', L= 9.35', CH= South  
01 degrees 55 minutes 39 seconds West, 9.34 feet
- 31) South 07 degrees 17 minutes 07 seconds West, 28.49 feet
- 32) along a curve with data of; R=50.00', L= 6.87', CH= South  
11 degrees 13 minutes 22 seconds West, 6.87 feet
- 33) North 57 degrees 30 minutes 15 seconds East, 26.45 feet
- 34) North 06 degrees 51 minutes 23 seconds East, 17.80 feet
- 35) along a curve with data of; R=50.00', L=32.13', CH= North  
25 degrees 15 minutes 52 seconds East, 31.58 feet
- 36) along a curve with data of; R=50.00', L=16.07', CH= North  
31 degrees 15 minutes 31 seconds West, 16.00 feet
- 37) North 22 degrees 03 minutes 02 seconds West, 32.59 feet
- 38) along a curve with data of; R=50.00', L=18.11', CH= North  
11 degrees 40 minutes 32 seconds West, 18.01 feet
- 39) South 76 degrees 23 minutes 45 seconds West, 125.82 feet

- 40) North 16 degrees 18 minutes 19 seconds West, 13.68 feet  
 41) North 82 degrees 36 minutes 41 seconds West, 34.91 feet  
 42) along a curve with data of; R=43.16', L=45.23', CH= North  
 84 degrees 55 minutes 56 seconds West, 43.19 feet  
 43) South 78 degrees 49 minutes 10 seconds West, 11.13 feet  
 44) along a curve with data of; R=46.91', L=47.00', CH= South  
 61 degrees 01 minute 52 seconds West, 45.06 feet  
 45) South 87 degrees 48 minutes 49 seconds West, 31.55 feet  
 46) South 49 degrees 44 minutes 09 seconds West, 21.52 feet  
 47) along a curve with data of; R=50.00', L= 3.44', CH= South  
 51 degrees 42 minutes 22 seconds West, 3.44 feet  
 48) along a curve with data of; R=65.00', L=99.55', CH= North  
 02 degrees 35 minutes 34 seconds West, 90.10 feet  
 49) North 46 degrees 28 minutes 05 seconds West, 64.38 feet  
 50) along a curve with data of; R=35.00', L=58.02', CH= North  
 01 degrees 01 minutes 11 seconds East, 51.60 feet  
 51) North 48 degrees 30 minutes 28 seconds East, 53.92 feet  
 52) along a curve with data of; R=55.00', L=67.75', CH= North  
 13 degrees 13 minutes 01 second East, 63.55 feet  
 53) North 22 degrees 04 minutes 26 seconds West, 50.27 feet  
 54) South 75 degrees 55 minutes 21 seconds East, 23.85 feet  
 55) along a curve with data of; R=53.30', L=50.50', CH= South  
 46 degrees 49 minutes 19 seconds East, 48.63 feet  
 56) South 21 degrees 40 minutes 07 seconds East, 13.08 feet  
 57) South 13 degrees 03 minutes 10 seconds East, 26.25 feet  
 58) South 83 degrees 11 minutes 01 seconds East, 35.20 feet  
 59) along a curve with data of; R=50.00', L=18.87', CH= North  
 81 degrees 46 minutes 01 seconds East, 18.76 feet  
 60) South 87 degrees 25 minutes 08 seconds East, 21.08 feet  
 61) South 78 degrees 35 minutes 20 seconds East, 23.43 feet  
 62) North 75 degrees 12 minutes 35 seconds East, 29.27 feet  
 63) North 82 degrees 22 minutes 58 seconds East, 16.43 feet  
 64) North 31 degrees 26 minutes 19 seconds East, 36.27 feet  
 65) North 24 degrees 32 minutes 26 seconds East, 17.99 feet  
 66) North 04 degrees 54 minutes 16 seconds East, 23.83 feet  
 67) along a curve with data of; R=50.00', L=27.13', CH= North  
 20 degrees 26 minutes 58 seconds East, 26.80 feet  
 68) North 35 degrees 59 minutes 41 seconds East, 41.17 feet  
 69) along a curve with data of; R=50.00', L=53.62', CH= North  
 66 degrees 42 minutes 51 seconds East, 51.08 feet  
 70) North 44 degrees 04 minutes 41 seconds East, 27.42 feet  
 71) North 56 degrees 20 minutes 01 second East, 37.53 feet  
 72) North 57 degrees 54 minutes 18 seconds East, 76.41 feet to  
 a point on the westerly line of Lot 41 in Block 28, thence  
 73) along a portion of the westerly line of Lot 41, South 26  
 degrees 17 minutes 32 seconds East, a distance of 135.09 feet to a  
 point, thence  
 74) along a portion of the southerly line of Lot 41, North 62  
 degrees 19 minutes 38 seconds East, a distance of 298.43 feet to a  
 point, thence leaving said line and continuing through the interior  
 of Lot 19 the following twenty (20) courses to each respective  
 point,

- 75) South 18 degrees 02 minutes 17 seconds East, 47.26 feet
  - 76) South 61 degrees 53 minutes 36 seconds East, 38.85 feet
  - 77) South 59 degrees 04 minutes 11 seconds East, 36.29 feet
  - 78) South 56 degrees 38 minutes 33 seconds West, 54.59 feet
  - 79) North 54 degrees 51 minutes 00 seconds West, 26.92 feet
  - 80) South 73 degrees 15 minutes 47 seconds West, 36.51 feet
  - 81) South 60 degrees 07 minutes 05 seconds West, 55.76 feet
  - 82) South 14 degrees 43 minutes 27 seconds East, 41.77 feet
  - 83) South 39 degrees 30 minutes 27 seconds East, 44.60 feet
  - 84) South 63 degrees 46 minutes 55 seconds East, 31.59 feet
  - 85) South 80 degrees 27 minutes 03 seconds East, 30.56 feet
  - 86) North 85 degrees 48 minutes 04 seconds East, 28.75 feet
  - 87) South 84 degrees 44 minutes 24 seconds East, 48.96 feet
  - 88) North 81 degrees 14 minutes 36 seconds East, 23.48 feet
  - 89) North 82 degrees 59 minutes 59 seconds East, 31.13 feet
  - 90) South 06 degrees 51 minutes 50 seconds East, 146.06 feet
  - 91) South 06 degrees 24 minutes 32 seconds East, 53.70 feet
  - 92) South 00 degrees 20 minutes 05 seconds East, 52.79 feet
  - 93) South 05 degrees 56 minutes 24 seconds West, 44.11 feet
  - 94) South 09 degrees 47 minutes 16 seconds West, 28.88 feet to a point on the northerly line of Lot 20.03 in Block 28, thence
  - 95) along a portion of the northerly line of Lot 20.03 and continuing along a portion of a line of Lot 20 in Block 28, South 78 degrees 39 minutes 25 seconds West, a distance of 681.21 feet to a point, thence
  - 96) along a portion of another line of Lot 20, North 85 degrees 25 minutes 34 seconds West, a distance of 451.45 feet to a point, corner to Lot 13.02 in Block 28, thence
  - 97) along a line of Lot 13.02, North 21 degrees 39 minutes 08 seconds West, a distance of 110.18 feet to a point and corner, thence
  - 98) along another line of Lot 13.02, North 66 degrees 28 minutes 39 seconds East, a distance of 263.21 feet to a point and corner, thence
  - 99) along a portion of another line of Lot 13.02, North 20 degrees 33 minutes 48 seconds East, a distance of 111.60 feet to the point and place of beginning.
- Containing an area of 402,586 S.F., more or less.

Northeast area of 18,063 S.F.

Beginning at a point on the southerly line of Lot 18 in Block 28, said beginning point being North 60 degrees 50 minutes 05 seconds East, a distance of 12.41 feet from the beginning of Course Five (5) of property conveyed from Ann C. Lewis to Arthur Ronquist (Block 28, Lot 19 in the Township of Union, County of Hunterdon) described in a deed dated December 2, 1993 and filed in the Hunterdon County Clerk's Office on January 16, 1994 in Deed Book 1102, pages 460 & 461; and running, thence

- 1) along a portion of the southerly line of Lot 18, North 60 degrees 50 minutes 05 seconds East, a distance of 179.09 feet to a point on the westerly right-of-way line of Finn Road (said right-

of-way measured 25 feet normal from the roadway centerline of Finn Road), thence

2) along said westerly line, South 29 degrees 18 minutes 31 seconds East, a distance of 239.25 to a point on the northerly line of Lot 41 in Block 28, thence

3) along a portion of the northerly line of Lot 41, South 62 degrees 33 minutes 28 seconds West, a distance of 58.02 feet to a point, thence

4) leaving said line and continuing through the interior of Lot 19, North 29 degrees 18 minutes 31 seconds West, a distance of 202.51 feet to a point, thence

5) South 60 degrees 50 minutes 05 seconds West, a distance of 121.18 feet to a point, thence

6) North 29 degrees 10 minutes 28 seconds West, a distance of 35.00 feet to the point and place of beginning.

Containing an area of 18,063 S.F., more or less.

The total calculated area of the conservation easement/open space area is 9.8595 acres (429,480 square feet) with bearings referenced to Deed Book 1102, page 460.

Reference is also made to a map entitled "Preliminary Plat of Major Subdivision for Arthur R. Ronquist, Lot 19 Block 28 T.M. Sht. 8, Union Township, Hunterdon County, New Jersey" Sheet 3 of 12, prepared by Biggs Engineering Associates, P.A. (File # 96-191) dated 1/29/96 and revised to 7/22/97.

Subject to all easements, restrictions, covenants, ordinances, and agreements of record, if any.

*James M. Hansen* 9/8/97  
-----  
James M. Hansen  
Professional Land Surveyor  
New Jersey Lic. # 32650

## Addendum

Properties known as Tax Lot 19, Block 28; Tax Lot 19.01, Block 28; Tax Lot 19.02, Block 28; Tax Lot 19.03, Block 28; Tax Lot 19.04, Block 28; and Tax Lot 19.06, Block 28 are subject to this easement.

Said property known as Tax Lot 19 (also known as Lot 19, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Michael D. Beck and Barri J. Beck, by deed dated 8/27/01 and recorded 8/31/01 in **Deed Book 2017, page 906.**

Said property known as Tax Lot 19.01 (also known as Lot 19.01, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Thomas A. Larkin and Elizabeth A. Larkin, by deed dated 5/17/02 and recorded 5/28/02 in **Deed Book 2038, page 168.**

Said property known as Tax Lot 19.02 (also known as Lot 19.02, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Donald H. Joos and Stephanie E. Joos, by deed dated 4/17/02 and recorded 5/1/02 in **Deed Book 2036, page 319.**

Said property known as Tax Lot 19.03 (also known as Lot 19.03, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Nicholas L. Bozzo and Beth N. Bozzo to William J. Bourque and Stacey Bourque, by deed dated 2/1/05 and recorded 2/4/05 in **Deed Book 2114, page 528.**

Said property known as Tax Lot 19.04 (also known as Lot 19.04, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Mohammad Ali Khatibzadeh and Laura D. Jhatibzadeh, by deed dated 9/6/01 and recorded 9/12/01 in **Deed Book 2018, page 701.**

Said property known as Tax Lot 19.06 (also known as Lot 19.06, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Cendant Mobility to James J. Ferry and Christine L. Ferry, by deed dated 6/15/05 and recorded 7/1/05 in **Deed Book 2127, page 169.**

The above-referenced deeds are to be marginally notated to confirm that said parcels are subject to this Conservation easement.

flow over and across the easements shown hereon, without the written consent or approval of the New Jersey Department of Environmental Protection and/or the Township.

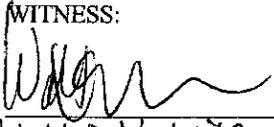
7. Although this conservation easement will benefit the public through protection of water and land resources and natural beauty, nothing herein shall be construed to convey a right to the public of access or use of the property, and the Grantors, their heirs, successors and assigns shall retain exclusive rights to such access and use.
8. The Union Township governing body and/or its assigns are hereby permitted to enter in and upon the premises herein for the purpose of inspection of the provisions herein.
9. Nothing herein contained shall be deemed to restrict the right of Owner to maintain all roads, bridges, trails, and structures existing upon the property upon the date of subdivision approval.
10. Within such easements, the Township may erect, construct-install, and lay and thereafter use, inspect, repair, maintain, alter, replace and remove drainage facilities, including but not limited to culvert pipes, headwalls, inlets, rip-rap and swales, provided the Township has the approval of the New Jersey Department of Environmental Protection, if required.
11. It shall also be the responsibility of the Grantors of such lots to include these easements in actual deeds of conveyance to future owners of such lots.
12. ANY ACTIVITIES CONDITIONALLY PERMITTED BY THIS CONSERVATION EASEMENT BUT WHICH ARE REGULATED BY THE NEW JERSEY WETLANDS PROTECTION ACT MUST FIRST BE APPROVED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION. ANY AND ALL WETLANDS REGULATIONS TAKE PRECEDENCE OVER THE TERMS OF THIS CONSERVATION EASEMENT.

The easement, rights and powers hereby granted and conveyed to the Township may be granted and conveyed by the Township to any succeeding public corporation or entity.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seals, or if a corporation, has caused these presents to be executed by the Grantors' proper corporate officers the day and year first above written.

WITNESS:

Hamlet at Hidden Meadow, L.L.C.

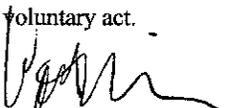
  
Walter N. Wilson

By:   
Jonathan S. Cantor, Manager

STATE OF NEW JERSEY :  
COUNTY OF HUNTERDON : ss

I CERTIFY that on May 1, 2001, Jonathan S. Cantor, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed, sealed and delivered the attached document as the maker of the document; and,
- (b) executed this instrument as his own voluntary act.

  
Walter N. Wilson  
An Attorney at Law of New Jersey

2006111300081310 8/8  
11/13/2006 10:35:06 AM E  
Recording Fee: \$170.00  
Tax Fee: \$.00  
Consideration: \$.00  
Buyers Fee: \$.00  
ASB11



2006113000001320 1/6  
 11/13/2006 10:35:07 AM E  
 Bk: 2170 Pg: 647  
 Dorothy K. Tirpock  
 Hunterdon County Clerk

6  
 25

**DRAINAGE EASEMENT**

THIS DRAINAGE EASEMENT, made the 1<sup>st</sup> day of *May*, 2001,

BETWEEN

**Hamlet at Hidden Meadow, L.L.C.**, having an address at \* , New Jersey 08833, Party of the First Part,  
 AND

*\* in care of Walter N. Wilson, Esq.  
 67 Beaver Ave  
 Annandale NJ 07801*

**THE TOWNSHIP OF UNION**, or its designee, with an address at 140 Perryville Road, Hampton, New Jersey 08827, Party of the Second Part, also referred to as "Township";

*28/19*

WITNESSETH, that the said party of the first part, in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, to it in hand paid at or before the ensembling and delivery of these presents by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, conveyed and confirmed, and by these presents does grant, convey and confirm unto the said party of the second part and unto its successors and assigns forever, a drainage easement in, on, over and across all that certain lot, tract or parcel of land and premises, situate, lying and being in the Township of Union, in the County of Hunterdon and State of New Jersey, and more particularly described on Schedule "A" attached hereto and made a part hereof. This easement affects a portion or portions of Block 28, Lot 19 on the Union Township tax map.

Said easement shall be and is permanent and perpetual for the purpose of providing for water drainage and shall include the right to construct, maintain and repair such facilities and appurtenances as are necessary to effectuate said purpose. Within such easement, the Township may, but is not obligated to erect, construct, install, and lay and thereafter use, inspect, maintain, repair, alter, replace, and remove such items appurtenant to the utilization of said easement.

All of such facilities and appurtenances shall be and remain the property of the individual lot owner upon which lot the facility or appurtenance is located, although Union Township shall have and is hereby given the right of entering upon said lands and premises at all times and all other rights, benefits and powers necessary or convenient for the full enjoyment and use of said drainage easement and of rights herein granted, including, but not limited to, the right to remove and clear away all rocks, trees, brush, bush, vegetation, structures, buildings, and other objects and

# Schedule "A"

## J.M.H. LAND SURVEYORS

James M. Hansen, P.L.S.

146 Rick Road

Milford, NJ 08848-2112

(908) 996-7028 Fax: (908) 996-7001

### DRAINAGE EASEMENT

BLOCK 28, LOT 19

TOWNSHIP OF UNION, HUNTERDON COUNTY, N.J.

Beginning at a point on the southerly right-of-way line of proposed Hidden Meadow Lane (proposed 50' wide R.O.W.), said beginning point being South 52 degrees 11 minutes 52 seconds East, a distance of 505.60 feet from the point of beginning of property conveyed from Ann C. Lewis to Arthur Ronquist (Block 28, Lot 19 in the Township of Union, County of Hunterdon) described in a deed dated December 2, 1993 and filed in the Hunterdon County Clerk's Office on January 16, 1994 in Deed Book 1102, pages 460 & 461; and running the following courses through the interior of Lot 19 in Block 28,

- 1) South 29 degrees 33 minutes 35 seconds East, a distance of 130.37 feet to a point, thence
- 2) South 29 degrees 22 minutes 48 seconds West, a distance of 20.62 feet to a point, thence
- 3) South 60 degrees 37 minutes 12 seconds East, a distance of 94.02 feet to a point, thence
- 4) South 35 degrees 59 minutes 41 seconds West, a distance of 15.10 feet to a point, thence
- 5) North 60 degrees 37 minutes 12 seconds West, a distance of 92.28 feet to a point, thence
- 6) South 29 degrees 22 minutes 48 seconds West, a distance of 7.27 feet to a point, thence
- 7) South 48 degrees 10 minutes 45 seconds West, a distance of 42.91 feet to a point, thence
- 8) South 89 degrees 51 minutes 40 seconds West, a distance of 55.30 feet to a point, thence
- 9) North 56 degrees 33 minutes 55 seconds West, a distance of 61.29 feet to a point, thence
- 10) North 04 degrees 18 minutes 27 seconds West, a distance of 45.76 feet to a point, thence
- 11) North 31 degrees 19 minutes 13 seconds East, a distance of 53.15 feet to a point on the cul-de-sac right-of-way line of proposed Hidden Meadow Lane, thence
- 12) along said right-of-way by a curve with data of;  $R=50.00'$ ,  $L=87.98'$ ,  $CH=$  North 57 degrees 31 minutes 01 seconds East, 77.06 feet to a point, thence
- 13) still along said right-of-way by a curve with data of;  $R=25.00'$ ,  $L=14.81'$ ,  $CH=$  North 24 degrees 04 minutes 47 seconds East, a distance of 14.60 feet to the point and place of beginning. Containing an area of 19,122 S.F., more or less.

Bearings are referenced to Deed Book 1102, page 460.

Reference is also made to a map entitled "Preliminary Plat of Major Subdivision for Arthur R. Ronquist, Lot 19 Block 28 T.M. Sht. 8, Union Township, Hunterdon County, New Jersey" Sheet 3 of 12, prepared by Biggs Engineering Associates, P.A. (File # 96-191) dated 1/29/96 and revised to 7/22/97.

Subject to all easements, restrictions, covenants, ordinances,  
and agreements of record, if any.

*James M. Hansen 9/8/97*  
-----  
James M. Hansen  
Professional Land Surveyor  
New Jersey Lic. # 32650

## Addendum

Properties known as Tax Lot 19.02, Block 28 and Tax Lot 19.03, Block 28 are subject to this easement.

Said property known as Tax Lot 19.02 (also known as Lot 19.02, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Donald H. Joos and Stephanie E. Joos, by deed dated 4/17/02 and recorded 5/1/02 in **Deed Book 2036, page 319.**

Said property known as Tax Lot 19.03 (also known as Lot 19.03, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Nicholas L. Bozzo and Beth N. Bozzo to William J. Bourque and Stacey Bourque, by deed dated 2/1/05 and recorded 2/4/05 in **Deed Book 2114, page 528.**

The above-referenced deed are to be marginally notated to to confirm that said parcels are subject to this Drainage easement.

obstructions which might interfere with such rights and the full and free right of ingress on, over, through and across said lands and premises thereto.

The party of the first part shall be precluded from altering and modifying or otherwise restricting the alignment of this easement, or from constructing or causing to be constructed any building, structure, or other object which might obstruct or restrict the alignment or utilization of such easement without the prior written consent and approval of the governing body of the Township of Union, in the County of Hunterdon and State of New Jersey. The said Township of Union shall not be required to repair and/or maintain any improvements located within the drainage easement, although it may, at its election, do so without incurring any continuing obligation to perform such maintenance and/or repair.

This conveyance shall be and is complete and final and the Township of Union shall in nowise be liable, now or hereafter to the party of the first part for any further consideration, holding or use of its right in the said lands and premises and the Township of Union is hereby released and acquitted of all manner and kind of claim and demand thereof and therefrom.

This conveyance is also subject to the right, but not the obligation, of agents, servants or employees of the Township of Union to enter upon the easement area, and other lands of the Grantor as necessary for access to the area, at all reasonable times, on reasonable notice to the Grantor for the sole purposes of inspection, protection and maintenance, but this right does not evidence or create any agreement or obligation of the said Township to inspect, protect or maintain the area. The use by the Township of equipment for maintenance purposes shall not constitute a violation of the terms and conditions of this conveyance, and no act of the Township for inspection, protection or maintenance shall give rise to any obligation on the part of the Township for further or other inspection, protection or maintenance.

In the event it becomes necessary for the Municipality to perform any maintenance to the area referred to herein in furtherance of this covenant, the costs of such maintenance may be assessed as a Local Improvement pursuant to the provisions of  
N.J.S.A 40:56-1 et. seq.

TO HAVE AND TO HOLD, all and singular the above-mentioned and described rights and privileges unto the said party of the second part, its successors and assigns forever, to the only

proper use, benefit and behalf of the said party of the second part, its successors and assigns forever.

AND the said party of the first part for himself, his heirs, executors and administrators, does hereby covenant, promise and agree to and with the said party of the second part, its successors and assigns, that he has 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 or encumbered, in any manner or way whatsoever.

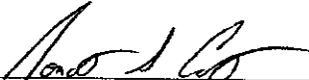
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

WITNESS:

Hamlet at Hidden Meadow, L.L.C.

  
Walter N. Wilson

by:   
Jonathan S. Cantor, Manager

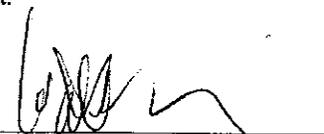
STATE OF NEW JERSEY:

SS:

COUNTY OF HUNTERDON:

I CERTIFY that on May 1, 2001, Jonathan S. Cantor personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) was the maker of the attached instrument; and,
- (b) executed this instrument as his or her own act.

  
Walter N. Wilson  
An Attorney at Law of New Jersey

Record & Return  
Sam S. Matthews, Esq.  
185 Cedar Lane, Unit U-6  
Teaneck, New Jersey 07666

2006113000001320 6/6  
11/13/2006 10:35:07 AM E  
Recording Fee: \$100.00  
Tax Fee: \$.00  
Consideration: \$.00  
Buyers Fee: \$.00  
ASB11

4  
25

Prepared by: Walter N. Wilson  
WALTER N. WILSON

202611300081330 1/4  
11/13/2006 10:35:06 AM E  
Bk: 2178 Pg: 653  
Dorothy K. Tirpak  
Hunterdon County Clerk

**SIGHT EASEMENT**

THIS INDENTURE, made this 15<sup>th</sup> day of May, 2001, between Hamlet at Hidden Meadow, L.L.C., hereinafter designated as the "Grantor", and the Township of Union, a municipal corporation of the State of New Jersey, having its principal office at 140 Perryville Road, Hampton, New Jersey 08827, hereinafter designated as the "Grantee" or as "Township".

6/18

WITNESSETH THAT the Grantor, in order to comply with applicable provisions of laws or ordinances, or for the purpose of improving visibility along roads in the development known as The Hamlet at Hidden Meadow, and as a condition of the obtaining final subdivision approval of the said development, and for no other consideration paid by the Township to the Grantor, does by these presents grant and convey to the Township an easement over premises known as a portion or portions of Block 28, Lot 19 on a map entitled "Final Plat of The Hamlet at Hidden Meadow" (more particularly described as set forth in Schedule "A" annexed hereto), all being in the Township of Union, County of Hunterdon and State of New Jersey.

The surface of the areas described in the attached Schedules "A" shall at all times comply with the following restrictions and requirements:

- (A) At a height of from 2 feet to 10 feet above the surface of the edge of the adjoining road, the land area included within this easement shall be kept clear of vegetation, structures, fences, topographical features or objects, whether natural or man-made.
- (B) The property owner shall have a continuing obligation to comply with the provisions of this sight easement.

Grantor further gives the Township the right of entry upon the lands subject to this easement for the purpose of removing any object thereon, natural or man-made, which violates the restrictions set forth herein.

The easement, rights and powers hereby granted and conveyed to the Township may be granted and conveyed by the Township to any succeeding public corporation or entity.

# Schedule "A"

## J.M.H. LAND SURVEYORS

James M. Hansen, P.L.S.  
146 Rick Road  
Milford, NJ 08848-2112  
(908) 996-7028 Fax: (908) 996-7001

### 30' X 100' SIGHT EASEMENTS BLOCK 28, LOT 19 TOWNSHIP OF UNION, HUNTERDON COUNTY, N.J.

Beginning at a point on the southerly right-of-way line of Main Street (ultimate 50 foot wide right-of-way) in the easterly line of Lot 13.01 in Block 28, said beginning point being South 21 degrees 59 minutes 12 seconds East, a distance of 25.05 feet from the point of beginning of property conveyed from Ann C. Lewis to Arthur Ronquist (Block 28, Lot 19 in the Township of Union, County of Hunterdon) described in a deed dated December 2, 1993 and filed in the Hunterdon County Clerk's Office on January 16, 1994 in Deed Book 1102, pages 460 & 461; and running, thence

- 1) along a portion of the southerly right-of-way line of Main Street, North 64 degrees 24 minutes 15 seconds East, a distance of 36.11 feet to a point, thence
- 2) South 25 degrees 35 minutes 45 seconds East, a distance of 30.00 feet to a point, thence
- 3) South 81 degrees 06 minutes 12 seconds West, a distance of 38.93 feet to a point on the easterly line of Lot 13.01, thence
- 4) along a portion of said line, North 21 degrees 59 minutes 12 seconds West, a distance of 18.85 feet to the point and place of beginning.

Beginning at a point on the southerly right-of-way line of Main Street (ultimate 50 foot wide right-of-way), said beginning point of this easement being the following two (2) courses from the point of beginning of property conveyed from Ann C. Lewis to Arthur Ronquist (Block 28, Lot 19 in the Township of Union, County of Hunterdon) described in a deed dated December 2, 1993 and filed in the Hunterdon County Clerk's Office on January 16, 1994 in Deed Book 1102, pages 460 & 461;

- a) South 21 degrees 59 minutes 15 seconds East, a distance of 25.05 feet, thence
- b) North 64 degrees 24 minutes 15 seconds East, a distance of 86.11 feet to the easement beginning point; and running, thence
  - 1) along the southerly line of Main Street, North 64 degrees 24 minutes 15 seconds East, a distance of 100.00 feet, thence
  - 2) South 47 degrees 42 minutes 18 seconds West, a distance of 104.40 feet to a point, thence
  - 3) North 25 degrees 35 minutes 45 seconds West, a distance of 30.00 feet to the point and place of beginning.

Bearings are referenced to Deed Book 1102, page 460.

Reference is also made to a map entitled "Preliminary Plat of Major Subdivision for Arthur R. Ronquist, Lot 19 Block 28 T.M. Sht. 8, Union Township, Hunterdon County, New Jersey" Sheet 3 of 12, prepared by Biggs Engineering Associates, P.A. (File # 96-191) dated 1/29/96 and revised to 7/22/97.

## **Addendum**

Properties known as Tax Lot 19.05, Block 28 and Tax Lot 19.06, Block 28 are subject to this easement.

Said property known as Tax Lot 19.05 (also known as Lot 19.05, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Theodore F. Frankenbach and Marilyn R. Frankenbach, by deed dated 1/9/02 and recorded 1/18/02 in **Deed Book 2028, page 192.**

Said property known as Tax Lot 19.06 (also known as Lot 19.06, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Cendant Mobility to James J. Ferry and Christine L. Ferry, by deed dated 6/15/05 and recorded 7/1/05 in **Deed Book 2127, page 169.**

The above-referenced deed are to be marginally notated to to confirm that said parcels are subject to this Sight easement.

IN WITNESS WHEREOF, the Grantor has hereunto caused these presents to be executed on the day and year first above written.

Witness:

Hamlet at Hidden Meadow, L.L.C.

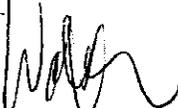
  
\_\_\_\_\_  
Walter N. Wilson

By:   
\_\_\_\_\_  
Jonathan S. Cantor, Manager

STATE OF NEW JERSEY           ss:  
COUNTY OF HUNTERDON

I CERTIFY that on 5-6, 2001, Jonathan S. Cantor personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person was the maker of the attached instrument; and,
- (b) executed this instrument as his or her act.

  
\_\_\_\_\_  
Walter N. Wilson  
An Attorney at Law of New Jersey

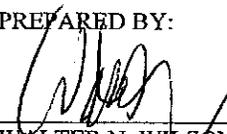
Record & Return:  
Sam S. Matthews, Esq.  
185 Cedar Lane, Unit U-6  
Teaneck, New Jersey 07666

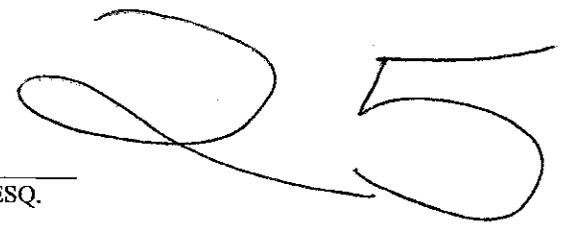
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Recording Fee: \$80.00  
Tax Fee: \$ .00  
Consideration: \$ .00  
Buyers Fee: \$ .00  
ASB11



2006111300001300 1/6  
 11/13/2005 10:35:05 AM D  
 Bk: 2170 Pg: 633  
 Dorothy K. Tirpok  
 Hunterdon County Clerk

PREPARED BY:

  
 WALTER N. WILSON, ESQ.



**DEED**

This Deed is made on June 29, 2001,

BETWEEN

HAMLET AT HIDDEN MEADOW, L.L.C.,

whose address is 140 Sylvan Avenue, Englewood Cliffs, New Jersey 07632

referred to as the Grantor,

AND

HAMLET AT HIDDEN MEADOW, L.L.C.

whose address is 140 Sylvan Avenue, Englewood Cliffs, New Jersey 07632

referred to as the Grantee.

28/19

The words "Grantor" and "Grantee" st

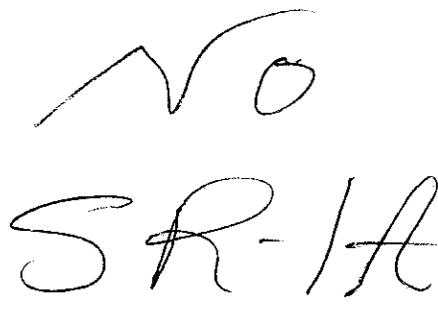
**Transfer of Ownership.** The property described below to the Grantee for the sum of One (\$1.00) DOLLAR. The Grantor acknowledges

**Tax Map Reference.** (N.J.S.) Block No. 28, Lot No. 19

**Property.** The property consists of land in the Township of Union, County of Hunterdon, New Jersey, the description of which is:

See Schedule A attached heret

BEING the same lands and premises as described in the deed of Arthur Ronquist as recorded in the Hunterdon County Clerk's Office, and is to place certain covenants and restrictions on the property at Hidden Meadow of record.



The following covenants and restrictions shall apply to all lots within the development known as The Hamlet at Hidden Meadow:

1. Areas designated and shown on the Filed Map depicting the development as "Sight Easement", "Drainage Easement" or "Conservation Easement" shall be subject to the terms and conditions of such easements as more particularly set forth in the easement grants recorded in the Hunterdon County Clerk's Office.
2. The owner, and each successor in title, during their period of ownership of each lot designated as part of the Hamlet at Hidden Meadow subdivision as approved by the Union Township Planning Board shall be a member of the association of homeowners and shall be subject to the by-laws of the association as recorded in the Hunterdon County Clerk's Office, and to all other restrictions related to development in areas of wetlands or transition areas as required by the NJDEP or the Township of Union, Hunterdon County, New Jersey.

## SCHEDULE "A"

Notes and Bounds Description  
 Block 26, Lot 19  
 Union Township, Hunterdon County, New Jersey

Beginning at a p.k. masonry nail found for the most northwesterly corner of Block 26, Lot 19, located in the existing pavement of Main Street (33' wide) where the same is intersected by the line dividing Block 26, Lot 19 and lands now or formerly Kaitland Development Inc., Block 26, Lot 13 and from said point running:

thence (1) along Main Street, North  $64^{\circ}24'15''$  East, 467.92' to a railroad spike found for a corner, also common to lands now or formerly Anna S. Carroll, Block 26, Lot 16;

thence (2) along the said lands and along lands now or formerly Lawrence J. and Nancy G. Wallich, Block 26, Lot 17, passing over an iron pipe found on line, distant 21.84', South  $29^{\circ}09'55''$  East, 187.50' to an iron pipe found for a corner;

thence (3) along Lot 17, North  $60^{\circ}50'09''$  East, 50.00' to a stone monument found for a corner, also common to lands now or formerly Albert and Karen Irwin, Block 26, Lot 18;

thence (4) along the said lands, South  $29^{\circ}09'55''$  East, 69.44' to an iron pin found for a corner;

thence (5) still along the same, North  $60^{\circ}50'05''$  East, 216.80' to a railroad spike found for a corner in the existing pavement of Finn Road (33' wide);

thence (6) along Finn Road, South  $29^{\circ}18'31''$  East, 240.00' to a point, also common to lands now or formerly Arthur W. and Genevieve Costoris, Block 26, Lot 41;

thence (7) along the said lands, South  $62^{\circ}33'28''$  West, 303.60' to a point;

thence (8) still along the same, South  $25^{\circ}17'32''$  East, 238.20' to a point;

thence (9) still along the same, North  $82^{\circ}19'34''$  East, 318.10' to a point in the existing pavement of Finn Road, also the southwesterly line of Block 26, Lot 7;

thence (10) along Finn Road, South  $29^{\circ}18'31''$  East, 20.87' to a point, also common to lands now or formerly Emma R. Hartmann, Block 26, Lot 16;

thence (11) still along Finn Road, South  $03^{\circ}42'87''$  East, 534.41' to a point, also common to lands now or formerly Thomas and Vicki Nace, Block 26, Lot 20.03;

thence (12) along the said lands and along lands now or formerly Kathryn Nace, passing over a cut stone monument found on line and an iron pin found on line, distant 425.97' and 99.84' respectively, from the terminus of this course, South  $78^{\circ}39'25''$  West, 700.49' to a cut stone found for a corner;

thence (13) along Lot 20, North  $85^{\circ}23'34''$  West, 451.45' to a cut stone found for a corner, also common to lands now or formerly Kaitland Development, Inc., Block 26, Lot 13;

thence (14) along the said lands, North  $21^{\circ}39'08''$  West, 110.18' to an iron pipe found for a corner;

thence (15) still along the same, North  $66^{\circ}28'39''$  East, 263.21' to a point;

thence (16) still along the same, North  $20^{\circ}33'48''$  East, 280.00' to a point;

thence (17) still along the same, passing over an iron pipe found on line, distant 25.02' from the terminus of this course, North  $21^{\circ}59'12''$  West, 560.80' to the point and place of beginning.

Containing a calculated area of 19.88 acres.

Subject to a joint fence maintenance agreement as contained in Deed Book 418, Page 399.

Subject to New Jersey Power & Light Co. easements as contained in Deed Book 381, Page 333, Deed Book 380, Page 61, Deed Book 380, Page 62 and re-recorded in Deed Book 381, Page 165.

Subject to the rights of the public as they now exist in Main Street and Finn Road.

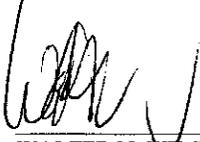
The above description is in accordance with a map entitled "Property Survey for Block 26, Lot 7 -- Block 26, Lot 19, Located in Union Township, Hunterdon County, New Jersey", dated December 13, 1991, and prepared by Van Cleaf Engineering Associates, Lebanon, New Jersey.

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

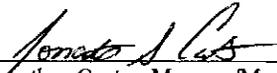
**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

Hamlet at Hidden Meadow, L.L.C.



WALTER N. WILSON

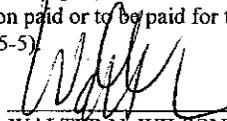
by  (Seal)  
Jonathon Cantor, Manager/Member

(Seal)

STATE OF NEW JERSEY, COUNTY OF HUNTERDON SS.:  
I CERTIFY that on June 27, 2001,

Jonathon Cantor personally came before me and stated to my satisfaction that this person (if more than one, each person):

- (a) was the maker of the attached deed as the manager and member of Hamlet at Hidden Meadow, L.L.C.;
- (b) executed this deed as his or her own act and as manager of the company; and,
- (c) made this Deed for \$ 1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)

  
WALTER N. WILSON  
Attorney at Law of New Jersey

Record & Return  
Sam S. Matthews, Esq.  
185 Cedar Lane, U-6  
Teaneck, NJ 07666

### **Addendum**

Properties known as Tax Lot 19, Block 28; Tax Lot 19.01, Block 28 Tax Lot 19.02, Block 28; Tax Lot 19.03, Block 28; Tax Lot 19.04, Block 28; Tax Lot 19.05, Block 28; and Tax Lot 19.06, Block 28 are subject to these covenants and restrictions.

Said property known as Tax Lot 19 (also known as Lot 19, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Michael D. Beck and Barri J. Beck, by deed dated 8/27/01 and recorded 8/31/01 in **Deed Book 2017, page 906.**

Said property known as Tax Lot 19.01 (also known as Lot 19.01, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Thomas A. Larkin and Elizabeth A. Larkin, by deed dated 5/17/02 and recorded 5/28/02 in **Deed Book 2038, page 168.**

Said property known as Tax Lot 19.02 (also known as Lot 19.02, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Donald H. Joos and Stephanie E. Joos, by deed dated 4/17/02 and recorded 5/1/02 in **Deed Book 2036, page 319.**

Said property known as Tax Lot 19.03 (also known as Lot 19.03, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Nicholas L. Bozzo and Beth N. Bozzo to William J. Bourque and Stacey Bourque, by deed dated 2/1/05 and recorded 2/4/05 in **Deed Book 2114, page 528.**

Said property known as Tax Lot 19.04 (also known as Lot 19.04, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Mohammad Ali Khatibzadeh and Laura D. Jhatibzadeh, by deed dated 9/6/01 and recorded 9/12/01 in **Deed Book 2018, page 701.**

Said property known as Tax Lot 19.05 (also known as Lot 19.05, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Hamlet at Hidden Meadow, LLC to Theodore F. Frankenbach and Marilyn R. Frankenbach, by deed dated 1/9/02 and recorded 1/18/02 in **Deed Book 2028, page 192.**

Said property known as Tax Lot 19.06 (also known as Lot 19.06, Block 28 on a map, "Final Plat for the Hamlet at Hidden Meadow, Block 28, Lot 19, Tax Map Sheet 8, Union Township, Hunterdon County New Jersey," filed in the Hunterdon County Clerk's Office on 4/5/01 as Map No. 8310829) was conveyed from Cendant Mobility to James J. Ferry and Christine L. Ferry, by deed dated 6/15/05 and recorded 7/1/05 in **Deed Book 2127, page 169.**

The above-referenced deeds are to be marginally notated to to confirm that said parcels are subject to this deed of Covenants and Restrictions.

**AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER**

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

**BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.**

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY	
Consideration	\$ <u>1.00</u>
RTF paid by seller	\$ <u>0</u>
Date <u>11/13/06</u>	By <u>ASB</u>

\*Use symbol "C" to indicate that fee is exclusively for county use.

COUNTY UNION } SS. County Municipal Code 1025

MUNICIPALITY OF PROPERTY LOCATION UNION TOWNSHIP

**(1) PARTY OR LEGAL REPRESENTATIVE** (See Instructions # 3 and #4 on reverse side)

Deponent, Dennis Liloia (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the Officer of Title Co. in a deed dated May 1, 2001 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.) real property identified as Block number 28 Lot number 19 located at Main Street, Union Township, Hunterdon County and annexed thereto. (Street Address, Town)

**(2) CONSIDERATION** \$ 1.00 (See Instructions #1 and #5 on reverse side)

**(3) Property transferred is Class** 4A 4B 4C. (circle one) If Class 4A, calculation in Section 3A is required.

**(3A) REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:** (See Instructions #5A and 7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Valuation

\$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized value.

**(4) FULL EXEMPTION FROM FEE** (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail. Transfer is for consideration of less than \$100.00

**(5) PARTIAL EXEMPTION FROM FEE** (See Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s)  62 years of age or over. \* (See Instruction #9 on reverse side for A or B)
- B.  BLIND PERSON Grantor(s)  legally blind or; \*
- DISABLED PERSON Grantor(s)  permanently and totally disabled  Receiving disability payments  Not gainfully employed\*

Senior citizens, blind or disabled persons must also meet all of the following criteria.

- Owned and occupied by grantor(s) at time of sale.  Resident of the State of New Jersey.
- One or two-family residential premises.  Owners as joint tenants must all qualify.

\*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

**C. LOW AND MODERATE INCOME HOUSING** (See Instruction #9 on reverse side)

- Affordable according to H.U.D. standards.  Reserved for occupancy.
- Meets income requirements of region.  Subject to resale controls.

**(6) NEW CONSTRUCTION** (See Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement.  Not previously occupied.
- Not previously used for any purpose.  "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 4 day of November, 2006

*Gayle Levy*

GAYLE LEVY

A NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES OCTOBER 26, 2008

*[Signature]*  
Signature of Deponent  
505 Morris Ave., Springfield, NJ  
Deponent Address

Hamlet at Hidden Meadows, LLC  
Grantor Name  
140 Sylvan Avenue, Englewood Cliffs  
Grantor Address at Time of Sale  
ABL Title Insurance Agency  
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY			
Instrument Number	County	<u>Hunterdon</u>	
Deed Number	Book	<u>2170</u>	Page <u>633</u>
Deed Dated <u>6/29/01</u>	Date Recorded	<u>11/13/06</u>	

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY- DIVISION OF TAXATION  
PO BOX 251  
TRENTON, NJ 08646-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: [www.state.nj.us/treasury/taxation/lpt/localtax.htm](http://www.state.nj.us/treasury/taxation/lpt/localtax.htm).



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
 (C.55, P.L. 2004)

GIT/REP-3  
 (3-06)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

Name(s)  
 Hamlet at Hidden Meadows, LLC  
 Current Resident Address:  
 Street: 140 Sylvan Avenue  
 City, Town, Post Office State Zip Code  
 Englewood Cliffs NJ 07632

**PROPERTY INFORMATION (Brief Property Description)**

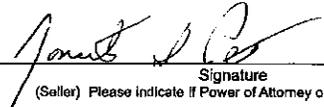
Block(s)	Lot(s)	Qualifier
28	19	
Street Address: Main Street		
City, Town, Post Office		State Zip Code
Union Township		NJ 08860
Seller's Percentage of Ownership	Consideration	Closing Date
100%	\$1.00	6/29/2001

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)**

- I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
- The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.
- Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

**SELLER(S) DECLARATION**

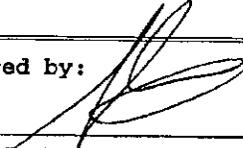
The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

11/4/2006	
Date	Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact
Date	Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

20051113000081300 6/6  
 11/13/2006 10:35:05 AM D  
 Recording Fee: \$160.00  
 Tax Fee: \$.00  
 Consideration: \$.00  
 Buyers Fee: \$.00  
 ASB11

D E E D

25

Prepared by:

SAM S. MATTHEWS, ESQ.

This Deed is made on August 27, 2001

BETWEEN HAMLET AT HIDDEN MEADOW, L.L.C., A New Jersey Limited Liability Company

whose address is 140 Sylvan Avenue, Englewood Cliffs, New Jersey referred to as Grantor(s),

AND MICHAEL D. BECK and BARRI J. BECK,

Husband & Wife

whose address is about to be: 43 Finn Road, Hampton, New Jersey 08827

referred to as Grantee(s).

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **Seven Hundred Fifty Four Eight Hundred Thirty Two and 50/100 (\$754,832.50)**. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Union - Block No. 28 Lot No. 19 - Account No.

**Property.** The property consists of the land and all the buildings and structures on the land in the Township of Union, County of Hunterdon and State of New Jersey. The legal description is:

See Land Description Attached

BEING a portion of the same premises conveyed to Hamlet at Hidden Meadow, L.L.C., Grantor, by Deed from Arthur Ronquist, Single, dated January 14, 2000 and recorded in the Hunterdon County Clerk's Office on January 21, 2000 in Deed Book 1230, Page 856, et seq.



Instr# 8331061 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
08/31/2001 15:26 Bk 2017 Pg 908 #Pg 4 DEED

Consideration:	754832.50
Realty Tax:	3250.00 D
Fees:	26.00

28/19

File No.  
LG-29962

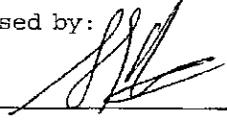
All that certain lot, parcel or tract of land, situate and lying in the Township of Union, County of Hunterdon and State of New Jersey being more particularly described as follows:

Being Lot 19 in Block 28 as shown on map entitled, "Final Plat for The Hamlet at Hidden Meadow, Union Township, Hunterdon County, New Jersey, said map was filed in the Hunterdon County Clerk's Office on April 5, 2001 as Map No. 8310829.

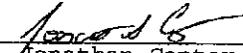
FOR INFORMATIONAL PURPOSES ONLY: Being also known as Lot 19 in Block 28 on the Official Tax Map of the Township of Union, Hunterdon County, NJ.

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** The Grantor signed this Deed as of the date at the top of the first page.

Witnessed by:   
\_\_\_\_\_

HAMLET AT HIDDEN MEADOW, L.L.C.

BY:  (Seal)  
Jonathan Cantor  
Managing Member

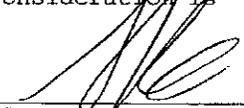
STATE OF NEW JERSEY, COUNTY OF

- SS;

I CERTIFY that on **August 27, 2001**

JONATHAN CANTOR, Managing Member of Hamlet at Hidden Meadow LLC personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person);

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for **\$754,832.50** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

  
\_\_\_\_\_  
SAM S. MATTHEWS  
Attorney-at-Law of New Jersey

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(c. 49, P.L. 1968)  
or  
PARTIAL EXEMPTION  
(c. 176, P.L. 1975)

To be recorded with Deed pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY  
COUNTY OF ~~BERGEN~~ HUNTERDON

SS:

FOR RECORDER'S USE ONLY	
Consideration \$	754,832.50
Realty Transfer Fee \$	3250
Date	8/31/01
By	ASB

\* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent Jonathan Cantor, Managing Member, being duly sworn according to law upon his/her oath

deposes and says that he/she is the Legal Representative in a deed dated 8/27/01

transferring real property identified as Block No. 28 Lot No. 19

located at 43 Finn Road, Hampton, Hunterdon County

and annexed hereto.

(2) CONSIDERATION (See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ \_\_\_\_\_

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

- A) SENIOR CITIZEN (See Instruction #8.)
  - Grantor(s) 62 yrs. of age or over.\*
  - One- or two-family residential premises.
  - Owned and occupied by grantor(s) at time of sale.
  - No joint owners other than spouse or other qualified exempt owners.
- B) BLIND (See Instruction #8.)
  - Grantor(s) legally blind.\*
  - One- or two-family residential premises.
  - Owned and occupied by grantor(s) at time of sale.
  - No joint owners other than spouse or other qualified exempt owners.
- DISABLED (See Instruction #8.)
  - Grantor(s) permanently and totally disabled.\*
  - One- or two-family residential premises.
  - Receiving disability payments.
  - Owned and occupied by grantor(s) at time of sale.
  - Not gainfully employed.
  - No joint owners other than spouse or other qualified exempt owners.
- \* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.
- C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)
  - Affordable According to HUD Standards.
  - Meets Income Requirements of Region.
  - Reserved for Occupancy.
  - Subject to Resale Controls.
- D) NEW CONSTRUCTION (See Instruction #9.)
  - Entirely new improvement.
  - Not previously used for any purpose.
  - Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me  
this 28th  
day of August 2001

Jonathan Cantor  
Name of Deponent (sign above line)  
Jonathan Cantor

Hanlet at Hidden Meadow, LLC  
Name of Grantor (type above line)

Sam S. Matthews, Esq.  
Attorney at Law of NJ

140 Sylvan Ave., Englewood Cliffs, NJ Same  
Address of Deponent Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds	
Instrument Number	833/0601
Deed Number	833/0601
Deed Dated	8/27/01
County	Hunterdon
Book	
Page	
Date Recorded	8/31/01

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - White copy to be retained by County.  
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)  
TRIPPLICATE - Pink copy is your file copy.

