

C94125

DEED OF GIFT

THIS INDENTURE, made this 21 day of December, 1973 between RINGWOOD REALTY CORP., A Delaware corporation duly authorized to do business in New Jersey, with offices at 581 Broad Street, Newark, New Jersey, as Grantor, and THE HOUSING OPERATION WITH TRAINING OPPORTUNITY, a New Jersey corporation not for profit, having a mailing address of P. O. Box 568, Greenwood Lake Turnpike, Hewitt, New Jersey, as Grantee,

W I T N E S S E T H:

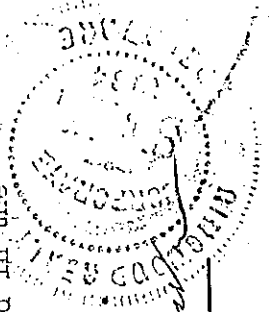
That Grantor hereby does give, remise, release and quit claim, without warranty, either express or implied, to Grantee and its successors and assigns, forever, all of Grantor's right, title and interest in and to the real estate described in the attached Exhibit A, hereby made a part hereof.

Together with all the hereditaments and appurtenances thereto belonging or in any wise appertaining; TO HAVE AND TO HOLD the premises as before described, with the appurtenances, to Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed hereto and these presents to be signed by W. J. O'Sullivan and attested by E. D. Thomson on the day and year stated in the commencement of this Deed of Gift.

RINGWOOD REALTY CORP.

COUNTY OF PASSAIC
CONSIDERATION &
REALTY TRANSFER FEE
DATE 1/28/74



By W. J. O'Sullivan
President

ATTEST

F. D. Thomson
E. D. Thomson
Secretary

STATE OF MICHIGAN }
COUNTY OF WAYNE }

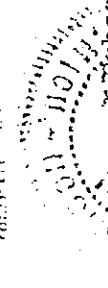
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PASSAIC CO. N.J.

1974 JAN 28 AM 11:48

EDWARD J. WOLAK
REGISTER

On this 21 day of December, 1973, before me the subscriber, a Notary Public in the County of Wayne and State of Michigan, personally appeared E. D. Thomson who being by me duly sworn on his oath, says that he is Secretary of RINGWOOD REALTY CORP., the Grantor named in the foregoing instrument, that he well knows the corporate seal of said corporation; that the seal affixed to said instrument is the corporate seal of said corporation; that the said seal was so affixed and the said instrument signed and delivered by W. J. O'Sullivan who was at the date thereof President of said corporation in the presence of this deponent, and said W. J. O'Sullivan at the time acknowledged that he signed, sealed and delivered the same as his voluntary act and deed and as the voluntary act and deed of said corporation, by virtue of authority from its Board of Directors, and that deponent, at the same time, subscribed his name to said instrument as an attesting witness to the execution thereof.

This will be valid only if the fee is paid for the transfer of this instrument. If not, the instrument is null and void.



Sworn and subscribed before me at Dearborn, Michigan the date aforesaid
Robert S. Lawson
ROBERT S. LAWSON
Notary Public, Wayne County, Michigan
My Commission expires December 4, 1976

F. D. Thomson
E. D. Thomson
Secretary

INSTRUMENT PREPARED BY

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REGISTER

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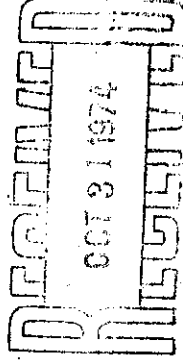
EXHIBIT A

DESCRIPTION OF PARCEL OF LAND

All that certain tract or parcel of land situated in the Borough of Ringwood, Passaic County, New Jersey, being the southerly portion of Lot No. 14 in Block 601 as delineated on Sheet 6 of the Tax Assessment Map, dated September 30, 1973 and being also a southerly portion of that certain Parcel Seven described in Deed of Gift, dated November 2, 1970, between Ringwood Realty Corp. and Ringwood Solid Waste Management Authority, recorded in the Passaic County Register's Office in Deed Book T-89, Pages 208 through 213 and being more particularly described as follows:

Beginning at the point of intersection of the division line between lands now or formerly of Tuxedo Homes, Inc. and lands of the Ringwood Realty Corp., and the division line between the State of New Jersey and the State of New York said beginning point being also the northeasterly corner of lands now or formerly of Tuxedo Houses Incorporated marked by a three inch pipe monument as described in the deed from Pittsburgh Pacific Company to Ringwood Realty Corp. dated December 3, 1964 and recorded January 8, 1965 in the Passaic County Register's Office in Book X-80 of Deeds page 434; thence proceeding from said beginning point along said division line between the State of New Jersey and the State of New York. (1) South 58 degrees 38 minutes 06 seconds East 71.73 feet to the Northwesterly line of Public Service Electric and Gas Company right-of-way; thence (2) South 47 degrees 42 minutes 50 seconds West 110.10 feet along said Northwesterly line; thence (3) South 28 degrees 37 minutes 00 seconds West 44.40 feet along said Northwesterly line; thence (4) South 58 degrees 38 minutes 06 seconds East along the line of Public Service Electric and Gas Company right-of-way parallel with and distant 150 feet Southwestwardly at right angles from the aforementioned division line between the State of New Jersey and the State of New York 869.00 feet to the Northwesterly line of Public Service Electric and Gas Company, Branchburg to New York State Line; right-of-way (300 feet wide);

F 95 329



DESCRIPTION OF PARCEL OF LAND

thence (5) South 44 degrees 53 minutes 27 seconds West along said Northwesterly line 1613.77 feet; thence (6) South 20 degrees 19 minutes 20 seconds West along said Northwesterly line 2095.43 feet; to the true point of beginning;

thence (1) South 20 degrees 19 minutes 20 seconds West continuing along said Northwesterly line 2762.07 feet; thence (2) South 34 degrees 48 minutes 30 seconds West 376.16 feet; thence (3) North 55 degrees 11 minutes 30 seconds West 173.19 feet to the Easterly line of Peter's Mine Road (33 feet wide) and continuing along the curved and tangent Easterly line of said Peter's Mine Road the following fourteen courses:

thence (4) Northeastwardly curving to the right along a line with a radius of 1183.50 feet, an arc distance of 129.60 feet to a point of tangency;

thence (5) North 01 degree 43 minutes 02 seconds East 333.58 feet to a point of curvature; thence (6) Northeastwardly curving to the right along a line with a radius of 1583.50 feet, an arc distance of 197.42 feet to a point of tangency;

thence (7) North 08 degrees 51 minutes 38 seconds East 149.57 feet to a point of curvature; thence (8) Northeastwardly curving to the right along a line with a radius of 883.50 feet, an arc distance of 166.17 feet;

thence (9) North 19 degrees 38 minutes 13 seconds East 46.00 feet to a point of curvature; thence (10) Northeastwardly curving to the right along a line with a radius of 2483.50 feet, an arc distance of 180.55 feet to a point of tangency;

thence (11) North 23 degrees 48 minutes 08 seconds East 928.22 feet to a point of curvature; thence (12) Northeastwardly curving to the left along a line with a radius of 766.50 feet, an arc distance of 251.80 feet to a point of tangency;

thence (13) North 04 degrees 58 minutes 48 seconds East 36.25 feet to a point of curvature; thence (14) Northwestwardly curving to the left along a line with a radius of 916.50 feet, an arc distance of 205.32 feet to a point of tangency;

REGISTERED
DEED

DESCRIPTION OF PARCEL OF LAND

thence (15) North 07 degrees 51 minutes 22 seconds West 56.74 feet to a point of curvature; thence (16) Northwestwardly curving to the left along a line with a radius of 3216.50 feet, an arc distance of 277.41 feet to a point of tangency; thence (17) North 12 degrees 47 minutes 51 seconds West 272.50 feet; thence (18) South 69 degrees 40 minutes 40 seconds East 882.95 feet to the true point of beginning containing 35.475 acres more or less.

A non-exclusive easement runs with the hereinbefore described parcel of land; said non-exclusive easement being described in Exhibit A, attached to and made part of the Deed of Gift, dated November 2, 1970, between Ringwood Realty Corp. and Ringwood Solid Waste Management Authority, recorded in the Passaic County Register's Office in Deed Book T-89, Pages 208, through 213; and said non-exclusive easement being for ingress and egress between the hereinbefore described parcel of land and Margaret King Avenue over and across a strip of land thirty-three (33) feet wide commonly known as Peter's Mine Road.

Subject to all leases, agreements, right-of-ways, easements and restrictions of record including:

Agreement right-of-way, 150 feet wide, for Rockland Electric Transmission Lines. Also Agreement, for an easement, 20 feet wide, granted to American Telephone and Telegraph Company of New Jersey.

December 12, 1973

F 95 PAGE 331

Page 3 of 3

UNRECORDED

HOUSING
OPERATION
WITH
TRAINING
OPPORTUNITY, INC.

October 21, 1974

P. O. Box 546
GREENWOOD LAKE TPK.
HEWITT, N. J. 07421
(201) 728-8077

See Ring Realty

Miss Violet Bogert
Borough Clerk
Borough of Ringwood
Margaret King Avenue
Ringwood, N. J.

Dear Ms. Bogert:

In connection with our telephone conversation
of even date, I am enclosing a copy of the Deed from the
Ford Motor Company.

Looking forward to hearing from you, we are

Sincerely yours,

K. Hall
Kathryn Holms

encls.

*TeD Call to Registrar
10/29/74*

Registered

*C 94125
Jan 28, 1974*

*\$10.75
Woback*

RECORDED
OCT 29 1974

DEED OF GIFT

THIS INDENTURE, made this 21 day of December, 1973 between RINGWOOD REALTY CORP., A Delaware corporation duly authorized to do business in New Jersey, with offices at 581 Broad Street, Newark, New Jersey, as Grantor and THE HOUSING OPERATION WITH TRAINING OPPORTUNITY, a New Jersey corporation not for profit, having a mailing address of P. O. Box 568, Greenwood Lake Turnpike, Hewitt, New Jersey, as Grantee,

W I T N E S S E T H:

That Grantor hereby does give, remise, release and quit claim, without warranty, either express or implied, to Grantee and its successors and assigns, forever, all of Grantor's right, title and interest in and to the real estate described in the attached Exhibit A, hereby made a part hereof.

Together with all the hereditaments and appurtenances thereto belonging or in any wise appertaining; TO HAVE AND TO HOLD the premises as before described, with the appurtenances, to Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed hereto and these presents to be signed by W. J. O'Sullivan and attested by F. D. Thomson on the day and year stated in the commencement of this Deed of Gift.

RINGWOOD REALTY CORP.

By W. J. O'Sullivan
W. J. O'Sullivan
President

ATTEST

F. D. Thomson
F. D. Thomson
Secretary

STATE OF MICHIGAN }
COUNTY OF WAYNE }

On this 21 day of December, 1973, before me the subscriber, a Notary Public in the County of Wayne and State of Michigan, personally appeared E. D. Thomson who being by me duly sworn on his oath, says that he is Secretary of RINGWOOD REALTY CORP., the Grantor named in the foregoing instrument, that he well knows the corporate seal of said corporation; that the seal affixed to said instrument is the corporate seal of said corporation; that the said seal was so affixed and the said instrument signed and delivered by W. J. O'Sullivan who was at the date thereof President of said corporation in the presence of this deponent, and said W. J. O'Sullivan at the time acknowledged that he signed, sealed and delivered the same as his voluntary act and deed and as the voluntary act and deed of said corporation, by virtue of authority from its Board of Directors, and that deponent, at the same time, subscribed his name to said instrument as an attesting witness to the execution thereof.

F. D. Thomson
F. D. Thomson
Notary Public

Subscribed before me at Dearborn, Michigan the date aforesaid

Robert S. Lawson ROBERT S. LAWSON
Notary Public, Wayne County, Michigan
My Commission expires December 24, 1976

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EXHIBIT A
DESCRIPTION OF PARCEL OF LAND

All that certain tract or parcel of land situated in the Borough of Ringwood, Passaic County, New Jersey, being the southerly portion of Lot No. 14 in Block 601 as delineated on Sheet 6 of the Tax Assessment Map, dated September 30, 1973 and being also a southerly portion of that certain Parcel Seven described in Deed of Gift, dated November 2, 1970, between Ringwood Realty Corp. and Ringwood Solid Waste Management Authority, recorded in the Passaic County Register's Office in Deed Book T-89, Pages 208 through 213 and being more particularly described as follows:

Beginning at the point of intersection of the division line between lands now or formerly of Tuxedo Homes, Inc. and lands of the Ringwood Realty Corp., and the division line between the State of New Jersey and the State of New York said beginning point being also the northeasterly corner of lands now or formerly of Tuxedo Homes Incorporated marked by a three inch pipe monument as described in the deed from Pittsburgh Pacific Company to Ringwood Realty Corp. dated December 3, 1964 and recorded January 8, 1965 in the Passaic County Register's Office in Book X-80 of Deeds page 434; thence proceeding from said beginning point along said division line between the State of New Jersey and the State of New York. (1) South 58 degrees 38 minutes 06 seconds East 71.73 feet to the Northwesterly line of Public Service Electric and Gas Company right-of-way; thence (2) South 47 degrees 42 minutes 50 seconds West 110.10 feet along said Northwesterly line; thence (3) South 28 degrees 37 minutes 00 seconds West 44.40 feet along said Northwesterly line; thence (4) South 58 degrees 38 minutes 06 seconds East along the line of Public Service Electric and Gas Company right-of-way parallel with and distant 150 feet Southwesterly at right angles from the aforementioned division line between the State of New Jersey and the State of New York 869.00 feet to the Northwesterly line of Public Service Electric and Gas Company, Branchburg to New York State Line; right-of-way (300 feet wide);

DESCRIPTION OF PARCEL OF LAND

thence (5) South 44 degrees 53 minutes 27 seconds West along said Northwesterly line 1613.77 feet; thence (6) South 20 degrees 19 minutes 20 seconds West along said Northwesterly line 2095.43 feet; to the true point of beginning;

thence (1) South 20 degrees 19 minutes 20 seconds West continuing along said Northwesterly line 2762.07 feet; thence (2) South 34 degrees 48 minutes 30 seconds West 376.16 feet; thence (3) North 55 degrees 11 minutes 30 seconds West 173.19 feet to the Easterly line of Peter's Mine Road (33 feet wide) and continuing along the curved and tangent Easterly line of said Peter's Mine Road the following fourteen courses:

thence (4) Northeastwardly curving to the right along a line with a radius of 1183.50 feet, an arc distance of 129.60 feet to a point of tangency;

thence (5) North 01 degree 43 minutes 02 seconds East 333.58 feet to a point of curvature; thence (6) Northeastwardly curving to the right along a line with a radius of 1583.50 feet, an arc distance of 197.42 feet to a point of tangency;

thence (7) North 08 degrees 51 minutes 38 seconds East 149.57 feet to a point of curvature; thence (8) Northeastwardly curving to the right along a line with a radius of 883.50 feet, an arc distance of 166.17 feet;

thence (9) North 19 degrees 38 minutes 13 seconds East 46.00 feet to a point of curvature; thence (10) Northeastwardly curving to the right along a line with a radius of 2483.50 feet, an arc distance of 180.55 feet to a point of tangency;

thence (11) North 23 degrees 48 minutes 08 seconds East 928.22 feet to a point of curvature; thence (12) Northeastwardly curving to the left along a line with a radius of 766.50 feet, an arc distance of 251.80 feet to a point of tangency;

thence (13) North 04 degrees 58 minutes 48 seconds East 36.25 feet to a point of curvature; thence (14) Northwestwardly curving to the left along a line with a radius of 916.50 feet, an arc distance of 205.32 feet to a point of tangency;

DESCRIPTION OF PARCEL OF LAND

thence (15) North 07 degrees 51 minutes 22 seconds West 56.74 feet to a point of curvature; thence (16) Northwestwardly curving to the left along a line with a radius of 3216.50 feet, an arc distance of 277.41 feet to a point of tangency; thence (17) North 12 degrees 47 minutes 51 seconds West 272.50 feet; thence (18) South 69 degrees 40 minutes 40 seconds East 882.95 feet to the true point of beginning containing 35.475 acres more or less.

A non-exclusive easement runs with the hereinbefore described parcel of land; said non-exclusive easement being described in Exhibit A, attached to and made part of the Deed of Gift, dated November 2, 1970, between Ringwood Realty Corp. and Ringwood Solid Waste Management Authority, recorded in the Passaic County Register's Office in Deed Book 7-89, Pages 208, through 213; and said non-exclusive easement being for ingress and egress between the hereinbefore described parcel of land and Margaret King Avenue over and across a strip of land thirty-three (33) feet wide commonly known as Peter's Mine Road.

Subject to all leases, agreements, right-of-ways, easements and restrictions of record including:

Agreement right-of-way, 150 feet wide, for Rockland Electric Transmission Lines.
Also Agreement, for an easement, 20 feet wide, granted to American Telephone and Telegraph Company of New Jersey.

December 12, 1973

All that certain tract or parcel of land situate in the Borough of Ringwood, County of Passaic and State of New Jersey, more particularly described as follows:

Beginning at the point of intersection of the division line between lands now or formerly of Tuxedo Homes, Inc. and lands of the Ringwood Realty Corp., and the division line between the State of New Jersey and the State of New York said beginning point being also the northeasterly corner of lands now or formerly of Tuxedo Houses Incorporated marked by a three inch pipe monument as described in the deed from Pittsburgh Pacific Company to Ringwood Realty Corp. dated December 3, 1964 and recorded January 8, 1965 in the Passaic County Register's Office in Book X-80 of Deeds page 434, thence proceeding from said beginning point along said division line between the State of New Jersey and the State of New York.

(1) South $58^{\circ}38'06''$ East 71.73 feet to the Northwesterly line of Public Service Electric and Gas Company right-of-way;

thence (2) South $47^{\circ}42'50''$ West 110.10 feet along said Northwesterly line;

thence (3) South $28^{\circ}37'00''$ West 44.40 feet along said Northwesterly line;

thence (4) South $58^{\circ}38'06''$ East along the line of Public Service Electric and Gas Company right-of-way parallel with and distant 150 feet Southwestwardly at right

angles from the aforementioned division line between the State of New Jersey and the State of New York 869.00 feet to the Northwesterly line of Public Service Electric and Gas Company, Branchburg to New York State Line; right of way (300 feet wide);

thence (5) South $44^{\circ}53'27''$ West along said Northwesterly line 1613.77 feet;

thence (6) South $20^{\circ}19'20''$ West along said Northwesterly line 4857.50 feet;

thence (7) South $34^{\circ}48'30''$ West 376.16 feet;

thence (8) North $55^{\circ}11'30''$ West 173.19 feet to the Easterly line of Peter's

6-601-148A

EXHIBIT A

EXCEPTED PARCEL SEVEN (continued)

Mine Road (33 feet wide) and continuing along the curved and tangent Easterly line of said Peter's Mine Road the following fourteen courses:

thence (9) Northeastwardly curving to the right along a line with a radius of 1183.50 feet, an arc distance of 129.60 feet to a point of tangency;

thence (10) North 01°43'02" East 333.58 feet to a point of curvature;

thence (11) Northeastwardly curving to the right along a line with a radius of 1583.50 feet, an arc distance of 197.42 feet to a point of tangency;

thence (12) North 08°51'38" East 149.57 feet to a point of curvature;

thence (13) Northeastwardly curving to the right along a line with a radius of 883.50 feet, an arc distance of 166.17 feet;

thence (14) North 19°38'13" East 46.00 feet to a point of curvature;

thence (15) Northeastwardly curving to the right along a line with a radius of 2433.50 feet, an arc distance of 180.55 feet to a point of tangency;

thence (16) North 29°43'03" East 93.22 feet to a point of curvature;

thence (17) Northeastwardly curving to the left along a line with a radius of 766.50 feet, an arc distance of 251.80 feet to a point of tangency;

thence (18) North 04°58'48" East 36.25 feet to a point of curvature;

thence (19) Northwestwardly curving to the left along a line with a radius of 916.50 feet, an arc distance of 205.32 feet to a point of tangency;

thence (20) North 07°51'22" West 56.74 feet to a point of curvature;

thence (21) Northwestwardly curving to the left along a line with a radius of 3216.50 feet, an arc distance of 277.41 feet to a point of tangency;

thence (22) North 12°47'51" West 272.50 feet to the southerly line of lands of Ringwood Realty Corp.;

thence (23) North 87°59'45" West along said lands of Ringwood Realty Corp. 278.95 feet;

T89
PAGE 209

EXCEPTED PARCEL SEVEN (continued)

T89
Part 210

thence (24) North 31°54'58" West still along remaining lands of Ringwood Realty Corp., 1524.91 feet (calculated distance), to a corner to lands now or formerly Tuxedo Homes, Inc. and continuing along lands now or formerly Tuxedo Homes, Inc. the following three courses, the bearings and distances of said three courses as described in the deed from Pittsburgh Pacific Company to Ringwood Realty Corp., dated December 3, 1964 and recorded January 8, 1965 in the Passaic County Register's Office in Book X-80 Page 434

thence (25) North 69°12'58" East along said lands of Tuxedo Homes, Inc. 2210.30 feet;

thence (26) South 61°04'31"58" East still along said lands of Tuxedo Homes, Inc. 250.20 feet;

thence (27) North 28°05'41"49" East still along said lands of Tuxedo Homes, Inc. 1638.60 feet to the point and place of beginning.

CONTAINING 144.75 Acres more or less.

Remain. 109.25 to State will be 14A
36,50 P, lot 14

EXHIBIT A

Together with all right, title, and interest but subject to the liabilities and obligations of Grantor in and to (a) any and all leases between Grantor and occupants of the above described real estate, (b) Agreement dated May 17, 1926 between North Jersey District Water Supply Commission and Ringwood Company (Grantor's predecessor in title to the above-described real estate), recorded July 6, 1926 in Deed Book B-33, page 234, Passaic County Register's Office, (c) Agreement for Cold Spring Water Supply dated November 30, 1926, between North Jersey District Water Supply Commission, Sarah C. Hewitt and Ringwood Company recorded August 30, 1951, in Deed Book M-56, page 401, Passaic County Register's Office, (d) Assignment from Ringwood Company to Defense Plant Corporation, dated December 1, 1942, and recorded December 10, 1942 in Deed Book K-43, page 162, Passaic County Register's Office, and (e) Agreement dated July 27, 1943 between North Jersey District Water Supply Commission and Defense Plant Corporation, recorded August 30, 1951 in Deed Book M-56, page 397,

Passaic County Register's Office.

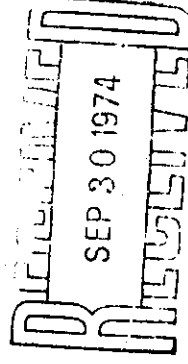
Subject to indenture dated March 3, 1961 between Pittsburgh Pacific Company and Borough of Kingwood in the County of Passaic for the grant and dedication of a public highway now commonly known as Margaret King Avenue and recorded in the Passaic County Register's Office in Book U-74 of Deeds Page 47.

Also subject to existing easements and visible easements and easements and retrictions of record.

Also subject to all restrictions, reservations and agreements contained in prior instruments of record.

Reserving to Grantor a non-exclusive easement for ingress and egress between Grantor's land hereinbefore described as Excepted Parcel Seven and Margaret King Avenue over and across a strip of land, thirty-three (33) feet wide, commonly known as Peter's Mine Road, with an easterly line described as follows:

T89 APRIL 211



T89¹²⁵¹ 212

Beginning at the intersection of the northerly line of Margaret King Avenue with the existing easterly line of Peter's Mine Road, thence proceeding northerly along said easterly line of Peter's Mine Road to the terminus of course five as described in the hereinbefore recited Excepted Parcel Seven; thence along the curved and tangent easterly line of said Peter's Mine Road the following fourteen courses:

- (1) Northeastwardly curving to the right along a line with a radius of 1183.50 feet, an arc distance of 129.60 feet to a point of tangency; thence (2) North 01°43'02" East 333.58 feet to a point of curvature; thence (3) Northeastwardly curving to the right along a line with a radius of 1583.50 feet, an arc distance of 197.42 feet to a point of tangency; thence (4) North 08°51'38" East 149.57 feet to a point of curvature; thence (5) Northeastwardly curving to the right along a line with a radius of 883.50 feet, an arc distance of 166.17 feet; thence (6) North 19°38'13" East 46.00 feet to a point of curvature; thence (7) Northeastwardly curving to the right along a line with a radius of 2483.50 feet, an arc distance of 180.55 feet to a point of tangency; thence (8) North 23°48'08" East 928.22 feet to a point of curvature; thence (9) Northeastwardly curving to the left along a line with a radius of 766.50 feet, an arc distance of 251.80 feet to a point of tangency; thence (10) North 04°58'48" East 36.25 feet to a point of curvature; thence (11) Northwestwardly curving to the left along a line with a radius of 916.50 feet, an arc distance of 205.32 feet to a point of tangency; thence (12) North 07°51'22" West 56.74 feet to a point of curvature; thence (13) Northwestwardly curving to the left along a line with a radius

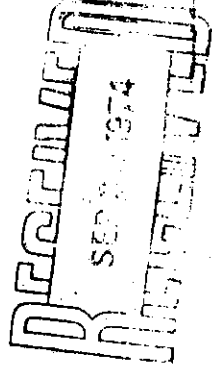
EXHIBIT A

of 3216.50 feet, an arc distance of 277.41 feet to a point of tangency;
thence (14) North 12°47'51" West 272.50 feet and terminating in the
southerly line of the lands of Ringwood Realty Corp.

This easement may be used only for vehicular and pedestrian traffic
and for utility lines necessary to service the Grantor's land herein-
before described as Excepted Parcel Seven and this easement shall run
with Grantor's land.

T89 213

Page 22 of 22



Ringwood Realty Corporation
The American Road
Room 1135
Dearborn, Michigan 48121
November 12, 1971

Oliver K. Conklin
Collector-Treasurer
Borough of Ringwood
60 Margaret King Avenue
Ringwood, New Jersey 07456

Dear Mr. Conklin:

Enclosed herewith is our check in the amount of \$4,524.00 in payment of the 58 acres of railroad bed, Block 601, Lot 14.

The 1970 taxes have been paid as shown by the enclosed final tax bill for 1970 which includes the railroad bed.

I note the assessment for the 58 acres is now \$2,000 per acre which doesn't appear justified in view of the assessed values of surrounding property and the peculiar shape of the parcel which is about 50 ± feet wide for about 8 miles.

I would appreciate you advising me the procedure for appealing the assessment.

Very truly yours,



Robert S. Lawson

RSL/ln

Enclosure

Borough of Ringwood



OFFICE OF THE
TAX ASSESSOR

60 MARGARET KING AVENUE
RINGWOOD, NEW JERSEY 07456

September 9, 1971

Uldric Fiore, Esq.
101 Valley Rd.
Ringwood, N.J.

Dear Mr. Fiore,

Enclosed is a copy of the omitted assessment filed
with Passaic County Board of Taxation.

Sincerely,

Olaf H. Fostvedt
Assessor

OHF/lb

Borough of Ringwood



OFFICE OF THE
TAX ASSESSOR

60 MARGARET KIMS AVENUE
RINGWOOD, NEW JERSEY 07068

September 9, 1971

Ringwood Realty Corp.
581 Broad St.
Newark, New Jersey

Dear Mrs. Hayes,

In 1969 the Borough of Ringwood had a revaluation by the firm of Revaluation and Appraisal Service Inc. For the Tax year of 1970, 58 acres of rail-road bed owned by Ringwood Realty Corp. was omitted from the Tax Roll.

Now 34.4 acres of the rail-road bed are in Block 500, part of Lot 1, 23.2 acres of the bed are in Block 508, part of Lot 1.

Therefore, we are filing omitted assessment of 58 acres at \$2,000. per acre totaling \$116,000. for the year of 1970. For the Tax year of 1971 it will be filed under added assessment. For 1972, 58 acres of rail-road bed will be included in Block 601, Lot 14.

Very truly yours,

Olaf H. Fostvedt
Assessor

OHF/lr
CC: Passaic County Board
of Taxation
Borough Attorney
Uldric Fiore, Esq.

Borough of Ringwood Plaintiff

- VS -

Complaint
Assessment of Omitted Property

Ringwood Reality Corporation
Defendant

TO: Paterson County Board of Taxation
Court House Annex
Paterson, New Jersey

The Complaint of Olaf H. Postvedt - Tax Assessor

, of Ringwood

Passaic County New Jersey, made pursuant to E.J.S.A. 54:4-63.12 to 54:4-63.25 inclusive shows that:-

1. The Tax Assessor of the Borough of Ringwood Passaic County, New Jersey in preparing the assessments for the year 1970, omitted and failed to levy an assessment on the following property of Ringwood Reality Corporation

All that certain tract of land and premises and /or personal property situated at, Bl. 500 Pt. of 1 in the Borough of Ringwood county of Passaic, State of New Jersey known as Block 508, and Lot 1 on the tax map of said Borough, or described as follows:-

2. That the property has a value of tax purposes of 116,000.
Land, 116,000. Building, -0- Personal, -0-

Wherefore, plaintiff prays that the Passaic County Board of Taxation shall, after due examination and hearing, enter judgment fixing the assessment on the aforesaid property of 116,000. for the year 1970.

Dated 11/11/70

Olaf H. Postvedt

_____ hereby agree to the entry of judgment in the above assessment and to the amount thereof.

COMPLAINT

Borough of Ringwood

Plaintiff

- VS -

Complaint
Assessment of Omitted Property

Ringwood Reality Corporation
Defendant

TO: Paterson County Board of Taxation
Court House Annex
Paterson, New Jersey

The Complaint of Olaf H. Fostvedt - Tax Assessor
_____ of Ringwood

Passaic County New Jersey, made pursuant to N.J.S.A. 54:4-63.12 to 54:4-63.25 inclusive shows that:-

1. The Tax Assessor of the Borough of Ringwood
Passaic County, New Jersey in preparing the assessments for the year 1970, omitted and failed to levy an assessment on the following property of Ringwood Reality Corporation

All that certain tract of land and premises and /or personal property situated at, Bl. 500 Pt. of 1
Bl. 508 Pt. of 1 in the Borough of Ringwood
county of Passaic, State of New Jersey known as Block 508, and Lot 1 on the tax map of said Borough, or described as follows:-

2. That the property has a value of tax purposes of 116,000.
Land, 116,000. Building, -0- Personal, -0-

Wherefore, plaintiff prays that the Passaic County Board of Taxation shall, after due examination and hearing, enter judgment fixing the assessment on the sforesaid property of 116,000. for the year 1970.

Dated _____

_____ hereby agree to the entry of judgment in the above assessment and to the amount thereof.