

DEED

This Deed is made effective as of December 30th, 1983 between Monmouth Joint Venture, a joint venture organized and existing under the laws of the State of New Jersey, consisting of Rouse-Monmouth, Inc., a Maryland corporation, and Jumping Brook Land Company, a Delaware corporation, whose address is 10275 Little Patuxent Parkway, Columbia, Maryland 21044 (herein referred to as the "Grantor") and Hovtown, Inc., a New Jersey corporation, having an address at 1251 New Jersey State Highway 37 West, Toms River, New Jersey 08753 (herein referred to as the "Grantee").

COUNTY OF MONMOUTH
CONSIDERATION \$1,530,733.-
REALTY TAX \$538.50
DATE 12-30-83 JAL:TR

Transfer of Ownership.

The Grantor grants and conveys (transfers ownership of) the property described in this Deed to the Grantee. This transfer is made for the sum of One Million Five Hundred Thirty Thousand Seven Hundred Thirty-Three Dollars (\$1,530,733.00) and the Grantor acknowledges receipt of this money from the Grantee.

Tax Map References (N.J.S.A. 46: 15-2.1):

/ Neptune Township, Block Number S-15, Lots 1 and 2, Account Number 15026.

/ Neptune Township, Block Number S-15, Lots 5, 20, 22 and p/o 21, Account Number 14958.

/ Borough of Tinton Falls, Block Number 150B, Lot 13, Account Number 52758.

/ Borough of Tinton Falls, Block Number 149, Lots 1, 2 and 3 Account Number 52744.

/ Borough of Tinton Falls, Block Number 150B, Lot 12, Account Number 52757.

Property.

The Property consists of the land and any and all buildings, structures or improvements on the land in the Borough of Tinton Falls

Prepared by:
Thomas F. Ireton
Thomas F. Ireton, Esq.

DEED

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and Neptune Township, Monmouth County, New Jersey and more particularly described on Schedules "A," "B" and "C" attached hereto as a part of this Deed.

Grantor's Covenants.

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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be duly executed and effective as of the day and year first above written.

MONMOUTH JOINT VENTURE,
a joint venture organized and
existing under the laws of the
State of New Jersey

By: ROUSE-MONMOUTH, INC.,
a Maryland corporation,
Managing Venturer

By: Alton J. Scavo
Vice-President
Alton J. Scavo



Thomas F. Ireton
Assistant Secretary
Thomas F. Ireton

STATE OF MARYLAND, COUNTY OF HOWARD:

I HEREBY CERTIFY, that on this 31st day of December, 1983, before me, a Notary Public of the State aforesaid, personally appeared Alton J. Scavo, Vice-President of Rouse-Monmouth, Inc., who acknowledged under oath to my satisfaction that he is the Vice-President of Rouse-Monmouth, Inc. and, as such, signed, sealed and delivered this Deed in his capacity as Vice-President of Rouse-Monmouth, Inc., the Managing Venture Partner of the Grantor in this Deed, which was made for the sum of \$1,530,733.00 as the full and actual consideration paid for the transfer of title from the Grantor to the Grantee named herein. *I really witnessed by the within Deed, as such consideration is reflected in P.L. 1982 c 49 section c is*

Angela M. Swann
Notary Public

My commission expires: 1/1/86

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SCHEDULE "A"

Description of Parcel of Land Comprised of Lots Nos. 1, 2 and 3 in Block 149, Lots Nos. 12 and 13 in Block 150-B, Borough of Tinton Falls, Monmouth County, New Jersey

BEGINNING at a point in the southerly right-of-way line of New Jersey State Highway Route 66 where same is intersected by the easterly right-of-way of the Garden State Parkway, thence;

- 1) North Sixty eight degrees fifty five minutes fifty seconds East ($N68^{\circ}55'50''E$) One thousand four hundred sixteen and nine hundredths feet (1416.09') along the southerly right-of-way line of said Route 66 to a point, thence;
- 2) Continuing along the southerly right-of-way line of said Route 66 along the curve of an arc bearing to the right whose radius is Five thousand six hundred fifty nine and sixty five hundredths feet (5659.65') Fifty and thirty three hundredths feet (50.33') to a point, thence;
- 3) South Fifteen degrees fifty six minutes thirteen seconds West ($S15^{\circ}56'13''W$) along the municipal boundary line between the Borough of Tinton Falls (formerly the Borough of New Shrewsbury) and the Township of Neptune, Three thousand one hundred seventy eight and ninety four hundredths feet (3,178.94') to a point, thence;
- 4) North Forty five degrees forty three minutes fifty seven seconds West ($N45^{\circ}43'57''W$) one hundred seventy and seventy six hundredths feet (170.76') along the northerly line of said Route 33 to a point, thence;
- 5) North Thirty four degrees seven minutes fifty seven seconds West ($N34^{\circ}07'57''W$) Two hundred ninety five and seventy five hundredths feet (295.75') to a point, thence;
- 6) North Nineteen degrees thirty five minutes fifty seven seconds West ($N19^{\circ}35'57''W$) Two hundred four and thirty six hundredths feet (204.36') to a point, thence;
- 7) North Thirty seven degrees three minutes eighteen seconds East ($N37^{\circ}03'18''E$) Four hundred twenty three and two hundredths feet (423.02') to a point, thence;
- 8) North Thirty six degrees nineteen minutes fifty three seconds East ($N36^{\circ}19'53''E$) One hundred nineteen and twelve hundredths feet (119.12') to a point, thence;

- 9) North Thirty six degrees fifty six minutes thirty seconds East (N36°56'30"E) One hundred and forty six hundredths feet (100.46') to a point, thence;
- 10) North Thirty six degrees thirty eight minutes fourteen seconds East (N36°38'14"E) One hundred twenty nine and ninety nine hundredths feet (129.99') to a point in the southerly line of Lot 3, Block 149 on the Tax Map of the Borough of Tinton Falls, thence;
- 11) North Forty five degrees twenty five minutes fifty seconds West (N45°25'50"W) One thousand three and sixty nine hundredths feet (1003.69') along the southerly line of said Lot 3, to a point in the easterly right-of-way line of the Garden State Parkway, thence;
- 12) North Nine degrees forty nine minutes fifty seconds East (N9°49'50"E) Four hundred thirty nine and twenty hundredths feet (439.20') along said easterly right-of-way of the Garden State Parkway to a point, thence;
- 13) Continuing along said easterly right-of-way line of the Garden State Parkway North Thirty one degrees twenty four minutes fifty one seconds East (N31°24'51"E) Forty nine and fifty three hundredths feet (49.53') to a point, thence;
- 14) Continuing along said easterly right-of-way line of the Garden State Parkway North Fifty nine degrees twenty seven minutes forty seconds West (N59°27'40"W) Nineteen and forty eight hundredths feet (19.48') to a point, thence;
- 15) Continuing along said easterly right-of-way line of the Garden State Parkway North Nine degrees forty nine minutes fifty seconds East (N9°49'50"E) One hundred sixty eight and thirty five hundredths feet (168.35') to the southerly right-of-way line of New Jersey State Highway Route No. 66 and the point and place of beginning.

SCHEDULE "B"

**Description of Parcel of Land Comprised of Lots
Nos. 1 and 2 in Block S-15, Township of Neptune,
Monmouth County, New Jersey**

BEGINNING at a point in the northerly right-of-way line of New Jersey State Highway Route 33 where the same is intersected by the municipal boundary line between the Borough of Tinton Falls (formerly the Borough of New Shrewsbury) and the Township of Neptune, thence;

- 1) North Fifteen degrees fifty six minutes thirteen seconds East (N15°56'13"E) along said municipal boundary line, Seven hundred fifty three and forty five hundredths feet (753.45') to a point, thence;
- 2) South Forty five degrees twenty two minutes seven seconds East (S45°22'07"E) Three hundred sixty three and forty five hundredths feet (363.45') to a point, thence;
- 3) South Thirty eight degrees twenty two minutes twenty three seconds West (S38°22'23"W) Six hundred sixty four and forty one hundredths feet (664.41') to the northerly line of New Jersey State Highway Route No. 33, thence;
- 4) North Forty five degrees forty three minutes fifty seven seconds West (N45°43'57"W) Seventy four and eleven hundredths feet (74.11') along the northerly line of said Route 33 to the municipal boundary line and the point and place of beginning.

SCHEDULE "C"

Description of Parcel of Land Comprised of Lots
Nos. 5, 20, 22 and part of Lot 21 in Block S-15,
Township of Neptune, Monmouth County, New Jersey

BEGINNING at a point along the municipal boundary line between
the Borough of Tinton Falls (formerly the Borough of New Shrewsbury) and
the Township of Neptune where the same is intersected by the line which
bisects Lots Nos. 3 and 5, Block S-15 in the Township of Neptune, thence;

- 1) North Fifteen degrees fifty six minutes thirteen seconds East
(N15°56'13"E) along said municipal boundary line One thousand
six hundred fifty five and fifty nine hundredths feet (1655.59')
to a point, thence;
- 2) South Sixty degrees twenty two minutes forty five seconds East
(S60°22'45"E) One thousand three hundred forty and eighty two
hundredths feet (1340.82') along the southerly line of Lot 23
in Block S-15 to a point, thence;
- 3) South Twenty nine degrees thirty seven minutes fifteen seconds
West (S29°37'15"W) Two hundred eighty feet (280.00') along the
westerly line of Lot 33 in Block S-15 to a point, thence;
- 4) South Two degrees forty minutes thirty seconds West (S02°40'30"W)
One hundred twenty one and seventy four hundredths feet (121.74')
along the westerly line of Lot 33 in Block S-15 to a point, thence;
- 5) South Eighty seven degrees nineteen minutes thirty seconds East
(S87°19'30"E) Three hundred twenty two and ten hundredths feet
(322.10') along the southerly line of Lot 33 in Block S-15 to
a point in the westerly line of Jumping Brook Road, thence;
- 6) Along the westerly line of Jumping Brook Road South Eleven
degrees fifty eight minutes zero seconds West (S11°58'00"W)
Forty and fifty three hundredths feet (40.53') to a point, thence;
- 7) Continuing along said westerly line of Jumping Brook Road South
Six degrees thirty seven minutes zero seconds East (S6°37'00"E)
Two hundred twenty one and twenty eight hundredths feet (221.28')
to a point, thence;
- 8) Continuing along the westerly line of Jumping Brook Road South
One degree ten minutes zero seconds West (S1°10'00"W) One hundred
twenty six and forty two hundredths feet (126.42') to a point, thence;
- 9) Continuing along the westerly line of Jumping Brook Road South
Fourteen degrees twenty three minutes twenty seconds West (S14°23'20"W)
Ninety four and seventeen hundredths feet (94.17') to a point,
thence;

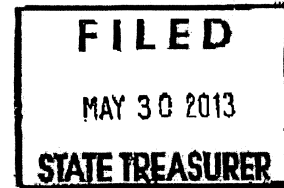
- 10) Continuing along the westerly line of Jumping Brook Road South Twenty degrees nineteen minutes fifty eight seconds West (S20°19'58"W) Two hundred forty six and sixty two hundredths feet (246.62') to a point, thence;
- 11) North Fifty eight degrees fifty six minutes forty two seconds West (N58°56'42"W) One thousand seventy five and eighty hundredths feet (1075.80') along the southerly line of Lots 20 and 21, Block S-15 in the Township of Neptune, to a point, thence;
- 12) South Forty five degrees seventeen minutes fifty seconds West (S45°17'50"W) Eight hundred thirty and sixty three hundredths feet (830.63') along the easterly line of Lot 5 in Block S-15 to a point, thence;
- 13) North Forty five degrees twenty five minutes fifty seconds West (N45°25'50"W) Two hundred sixty eight and fifty three hundredths feet (268.53') along the southerly line of said Lot 5, to a point in the boundary line between the Borough of Tinton Falls and the Township of Neptune and the point and place of beginning.

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 DEC 30 2 23 PM '85
 COUNTY CLERK

DEC-30-85 119212 *65728 = 5,358.50
 DEC-30-85 119213 *65728 = 18.00

*TDKJF \$3,358.50 Clog 18
 New Jersey Realty Title Ins. Co.
 270 Hwy 35, P.O. Box 196
 Red Bank, N.J. 07701*

MRG



5764085000

CERTIFICATE OF MERGER

OF

HOVTOWN, INC.
(a New Jersey corporation)

AND

HOVSONS, INC.
(a New Jersey corporation)

To the Department of the Treasury
of the State of New Jersey

Pursuant to the provisions of Section 14A:10-7 of the New Jersey Business Corporation Act, it is hereby certified that:

0100213650

1. The names of the merging corporations are HOVTOWN, INC., which is a business corporation organized under the laws of the State of New Jersey ("Merging Corporation"), and HOVSONS, INC., which is a business corporation organized under the laws of the State of New Jersey ("Surviving Corporation").

2. Annexed hereto and made a part hereof is the Plan of Merger for merging the Merging Corporation with and into the Surviving Corporation, as approved by the Board of Directors of each of said corporations.

3. The number of shares of the Surviving Corporation which were entitled to vote at the time of the approval of the Plan of Merger by its Class A voting shareholders is one hundred (100), all of which are of one class.

The sole Class A voting shareholder entitled to vote of the aforesaid corporation approved the Plan of Merger pursuant to its written consent without a meeting of shareholders; and the number of shares represented by such consents is one hundred (100). The date of said consents and approval was April 1, 2013.

4. The number of shares of the Merging Corporation which were entitled to vote at the time of the approval of the Plan of Merger by its shareholders is one hundred (100), all of which are of one class.

The sole shareholder entitled to vote of the aforesaid corporation approved the Plan of Merger pursuant to its written consent without a meeting of shareholders; and the number of shares represented by such consents is one hundred (100). The date of said consents and approval was April 1, 2013.

5. The applicable provisions of the laws of the jurisdiction of organization of New Jersey the Merging Corporation relating to the merger of the Merging Corporation with and into the Surviving Corporation have been complied with.

6. The Surviving Corporation will continue its existence as the surviving corporation under its present name pursuant to the provisions of the New Jersey Business Corporation Act.

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4686026

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7. The effective date of merger herein provided for in the State of New Jersey shall be June 1, 2013.

Executed on May 28, 2013.

HOVTDOWN, INC
(a New Jersey corporation)

By: 
Name: Hiral Hovnathian
Title: President

HOVSONS, INC.
(a New Jersey Corporation)

By: 
Name: Hiral Hovnathian
Title: President

