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Monmouth County Document Summary Sheet



MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Return Name and Address Novins, York & Jacobus, P.A. 202 Main Street Toms River, New Jersey 08753	 600LTN
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Official Use Only

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
 2020040312

RECORDED ON
 Apr 20, 2020
 9:38:45 AM
 BOOK: OR-9408
 PAGE: 1384
 Total Pages: 3

COUNTY RECORDING FEES \$50.00
 TOTAL PAID \$50.00

Submitting Company	Novins, York & Jacobus, P.A. 660
Document Type	Easement
Document Date (mm/dd/yyyy)	03/30/2020
No. of Pages of the Original Signed Document (Including the cover sheet)	3
Consideration Amount (If applicable)	
Official Use Only <div style="display: flex; justify-content: space-between; align-items: center;"> APR 13 2020 J 3 </div>	

First Party <small>(Grantor or Mortgagor or Assignor) (Enter up to five names)</small>	Name(s) <small>(Last Name First Name Middle Initial Suffix) (or Company Name as written)</small>	Address (Optional)			
	SHORE CLUB CONDOMINIUM ASSOCIATION, INC.	209 Ocean Avenue, Bradley Beach NJ			
Second Party <small>(Grantee or Mortgagee or Assignee) (Enter up to five names)</small>	Name(s) <small>(Last Name First Name Middle Initial Suffix) (or Company Name as written)</small>	Address (Optional)			
	POINT PROPERTIES 2003 LLC	P.O. Box 940, Monsey, NY 10952			
Parcel Information <small>(Enter up to three entries)</small>	Municipality	Block	Lot	Qualifier	Property Address
	Bradley Beach	66	11 & 12		209 Ocean Avenue, Bradley Beach NJ
Reference Information <small>(Enter up to three entries)</small>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

*DO NOT REMOVE THIS PAGE.
 DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF MONMOUTH COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by: Harvey L. York, Esq.

EASEMENT FOR STRUCTURES

KNOW ALL MEN BY THESE PRESENTS that on this ^{30th} day of March, 2020,

SHORE CLUB CONDOMINIUM ASSOCIATION INC.
209 Ocean Avenue
Bradley Beach, New Jersey, 07720,
(Hereinafter referred to as "Grantor")

Does hereby grant and dedicate unto

POINT PROPERTIES 2003 LLC.
PO Box 940
Monsey, New York 10952
(Hereinafter referred to as "Grantee")

An easement across a portion of property owned by Grantor and known as Lots 11 and 12 in Block 66 as shown on the Tax Map of the Borough of Bradley Beach, Monmouth County, New Jersey and located at 209 Ocean Avenue Bradley Beach, N.J. and which easement is more specifically designated as the Westerly portion of the Grantors property which adjoins the Grantees Property. The Easement area will allow the existing and future replacement of the fire escapes on the Grantees building. The easement will allow the encroachment onto the Grantor's property to continue to exist in such form and manner as is required for the replacement of the fire escapes.

The purpose of this easement is to permit Grantee's fire escapes to remain on the Grantor's property. Grantee shall be responsible for any and all costs and expenses relating to the Grantee's use of the Easement, including the maintenance and upkeep of the portion of the Grantor's property affected by the easement. Grantee will further indemnify and hold harmless Grantor against any and all liability or actions relating to the use of the easement, including any and all



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Official Use Only

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2020040322
 RECORDED ON
Apr 20, 2020
9:42:48 AM
BOOK: 0R-9408
PAGE: 1431
 Total Pages: 3

COUNTY RECORDING \$50.00
 FEES
 TOTAL PAID \$50.00

Submitting Company	Novins, York & Jacobus, P.A. 660	
Document Type	Easement	
Document Date (mm/dd/yyyy)	01/04/2020	
No. of Pages of the Original Signed Document (Including the cover sheet)	3	
Consideration Amount (If applicable)		
APR 13 2020 Official Use Only 3		

First Party <small>(Grantor or Mortgagor or Assignor) (Enter up to five names)</small>	Name(s) <small>(Last Name First Name Middle Initial Suffix) (or Company Name as written)</small> OCEAN TWELVE CONDOMINIUM ASSOCIATION, INC.	Address (Optional) 201 Ocean Avenue, Bradley Beach NJ
Second Party <small>(Grantee or Mortgagee or Assignee) (Enter up to five names)</small>	Name(s) <small>(Last Name First Name Middle Initial Suffix) (or Company Name as written)</small> POINT PROPERTIES 2003 LLC	Address (Optional) P.O. Box 940, Monsey, NY 10952

Parcel Information <small>(Enter up to three entries)</small>	Municipality	Block	Lot	Qualifier	Property Address
	Bradley Beach	66	13		201 Ocean Avenue, Bradley Beach NJ
Reference Information <small>(Enter up to three entries)</small>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

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Prepared by: Harvey L. York, Esq.

EASEMENT FOR STRUCTURES

KNOW ALL MEN BY THESE PRESENTS that on this 4th day of ~~December~~ ^{JANUARY}, 2023,

OCEAN TWELVE CONDOMINIUM ASSOCIATION INC.
201 Ocean Avenue
Bradley Beach, New Jersey, 07720,
(Hereinafter referred to as "Grantor")

Does hereby grant and dedicate unto

POINT PROPERTIES 2003 LLC.
PO Box 940
Monsey, New York 10952
(Hereinafter referred to as "Grantee")

An easement across a portion of property owned by Grantor and known as Lot 13 in Block 66 as shown on the Tax Map of the Borough of Bradley Beach, Monmouth County, New Jersey and located at 201 Ocean Avenue Bradley Beach, N.J. and which easement is more specifically designated as the Westerly portion of the Grantors property which adjoins the Grantees Property. The Easement area will allow the existing and future replacement of the fire escapes on the Grantees building. The easement will allow the encroachment onto the Grantor's property to continue to exist in such form and manner as is required for the replacement of the fire escapes.

The purpose of this easement is to permit Grantee's fire escapes to remain on the Grantor's property. Grantee shall be responsible for any and all costs and expenses relating to the Grantee's use of the Easement. Grantee will further indemnify and hold harmless Grantor against any and all liability or actions relating to the use of the easement, including any and all actions brought by any third parties. This hold harmless and Indemnification requirement shall apply to any and

all costs, liabilities, or other charges which may be levied against or caused to be expended by Grantor including, but not limited to, actual damages, punitive damages, legal fees, etc.

This easement shall run with the land and shall inure to the benefit of the Grantee its successors and assigns.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands or caused the presents to be signed by their proper corporate officers and caused their proper corporate seal to be hereto affixed this 4th day of ~~December, 2019~~
JANUARY 2020

Ocean Twelve Condominium Association Inc.

WITNESS:

[Handwritten signature]

By *[Handwritten signature]*
Bruce M. Pilger President

STATE OF NEW JERSEY :

Ed. : SS.

COUNTY OF OCEAN :
MONMOUTH

01. JANUARY 4, 2020

I CERTIFY that on ~~December, 2019~~, BRUCE M. PILGER, personally came before me and acknowledged under oath, to my satisfaction, that he/she is the authorized signatory for the Ocean Twelve Condominium Association Inc. And this document was signed, sealed and delivered by the Ocean Twelve Condominium Association Inc. as its voluntary act and deed and duly authorized for the purposes set forth herein.

[Handwritten signature]

A Notary Public of New Jersey
My Commission Expires OCTOBER 12, 2024

CHARLES SPILER
Commission # 2320064
Notary Public, State of New Jersey
My Commission Expires
October 12, 2024

This easement is being granted based on two conditions: 1- the new installation is equal in size or smaller than current AND 2- A protective tarp is used to protect our Building AND Automobiles. *[Handwritten initials]*