

ZB-21-21
Daughters of Israel, Inc.
1155 Pleasant Valley Way
West Orange, New Jersey
Block 171, Lot 12

Existing or Proposed Deed Restrictions, Covenants, Easements
and Land Reserved for or Dedicated to Public Use

[Site Plan/Subdivision Checklist #20 & #21]

There are no proposed deed restrictions, covenants, easements or land reserved for or dedicated to public use. The following are the existing deed restrictions, covenants, easements or land reserved for or dedicated to public use:

1. Deed between Pleasant Valley Estates, Inc. and Jewish Community Foundation, dated November 10, 1955, recorded in Deed Book 3363, Page 274.

- Grants certain property to Jewish Community Foundation (“JCC”), and includes restriction that the grantor, Pleasant Valley Estates Inc. (“Pleasant Valley”), will not oppose any application to be made by JCC for permission to use conveyed property for any purpose, except industrial. For two years from the date of the deed, any conveyance of land in West Orange by Pleasant Valley is subject to this covenant and the conveyance is required to include a covenant that the grantee shall not oppose any application by JCC.

2. Agreement for Reservation of Land in Lieu of Dedication, dated August 19, 1992, by Jewish Community Foundation of MetroWest, N.J., Inc. to the County of Essex, recorded in Deed Book 5284, Page 257.

- Reservation of 10’ wide strip of land along Pleasant Valley Way for road widening.

3. Deed between Johan Development Corp. and County of Essex, dated June 16, 1953, recorded in Deed Book 3144, P253.

- Grant of certain land that includes right of easement to place and maintain earthen fills or to excavate embankments to a slope that will protect completed road.

4. Deed between George Schindel & Co. and Jacob Buttermann and Beatrice Buttermann, dated November 20, 1953, recorded in Deed Book 3183, Page 458.

- Grant of certain land, described as Block 58C, Lot 20, but which is excepted therefrom a parcel of land 10 feet wide taken by the County of Essex for the widening of Gregory Avenue.

5. Deed between Katherine Pierson Hubbard and Winchester L. Hubbard, David D. Pierson and Edith W. Pierson, Leonard Pierson and Emma S. Pierson, and County of Essex, dated November 24, 1953, recorded in DB 3191, Page 566.

- Grant of certain land that includes right of easement to place and maintain earthen fills or to excavate embankments to a slope that will protect completed road.

6. Deed between Jessie W. Kessler and Henry H. Kessler, and County of Essex, dated December 3, 1954, recorded in Deed Book 3284, Page 72.

- Grant of certain land that includes right of easement to place and maintain earthen fills or to excavate embankments to a slope that will protect completed road.

7. Deed between Pleasant Valley Estates, Inc. and Jewish Community Foundation, dated February 8, 1957, recorded in Deed Book 3468, Page 211.

- Grants certain property to Jewish Community Foundation (“JCC”), and includes restriction that the grantor, Pleasant Valley Estates Inc. (“Pleasant Valley”), will not oppose any application to be made by JCC for permission to use conveyed property for any purpose, except industrial. For two years from 9/30/55, any conveyance of land in West Orange by Pleasant Valley is subject to this covenant and the conveyance is required to include a covenant that the grantee shall not oppose any application by JCC.

8. Deed between Orlando Williams and New York & New Jersey Telephone Company, dated June 24, 1906, recorded in Deed Book L-40, Page 441.

- Grant of utility easement.

1. Deed between Pleasant Valley Estates, Inc. and Jewish Community Foundation, dated November 10, 1955, recorded in Deed Book 3363, Page 274.

BOOK 3363 PAGE 274

This Indenture,

Made the 10th day of November in the year of Our Lord
One Thousand Nine Hundred and fifty-five

Between

PLEASANT VALLEY ESTATES, INC.,

a corporation duly organized and existing under and by virtue of the laws of the State of
New Jersey having its principal office in the City of Newark
County of Essex and State of New Jersey hereinafter referred to as the party
of the first part;

And

JEWISH COMMUNITY FOUNDATION,
a non-profit corporation, having
its principal office at 30 Clinton
Street, in

the City of Newark in the County of
Essex and State of New Jersey hereinafter referred to as the
party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of ONE (\$1.00)
DOLLAR, and other good and valuable consideration, Dollars
lawful money of the United States of America, to it in hand well and truly paid by the said party of
the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid,
has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these
presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party
of the second part, and to its successors and assigns, forever

All that certain

tract or parcel of land and premises, hereinafter particularly described, situate, lying and being
in the Town of West Orange
in the County of Essex and State of New Jersey

BEGINNING at a point in the new westerly line of Pleasant Valley Way, distant northeasterly 1186.70 feet from the intersection of the prolongation of the center line of Mountain Avenue with the said new westerly line of Pleasant Valley Way, said beginning point being the northeasterly corner of lands belonging to Jewish Community Foundation; thence running (1) northwesterly along said lands of Jewish Community Foundation and binding thereon north 78 degrees 39 minutes 50 seconds west a distance of 928.29 feet to the lands of Pleasant Valley Estates; thence (2) northwesterly along said lands of Pleasant Valley Estates north 36 degrees 44 minutes 20 seconds east a distance of 116.12 feet to a corner; thence (3) southeasterly along said lands of Pleasant Valley Estates south 75 degrees 10 minutes 15 seconds east a distance of 920.74 feet to the aforementioned new westerly line of Pleasant Valley Way; thence (4) southwesterly along said new westerly line of Pleasant Valley Way south 30 degrees 4 minutes 45 seconds west a distance of 135.52 feet to the point or place of BEGINNING.

BEING part of the same premises conveyed to the Party of the First Part by Leonard Pierson, et als. by deed dated December 29, 1954, recorded January 4, 1955 in Book 3283 of Deeds for Essex County, Page 291.

RECORDED
ESSEX COUNTY
NOV 14 9 28 PM '55
NEWARK, N. J.
BOOK PAGE

Grantor covenants that it will not oppose any application to be made by grantee for permission to the appropriate municipal authorities of the Town of West Orange whether by way of zoning change or otherwise to use a certain tract of land this day conveyed by Pleasant Valley Estates Inc. to grantee for any purpose, except industrial, and that all conveyances made by it out of premises now owned by it within the Town of West Orange, County of Essex, and State of New Jersey within a period of two years from the date hereof shall be subject to the foregoing covenant and include a covenant on the part of the grantees under such conveyances that such grantees shall be subject to and will not oppose any such application by the grantee in this deed. The foregoing shall be construed both as a personal covenant on the part of the grantor and as a covenant running with the land, and shall be binding upon the grantor, its successors and assigns.

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel, thereof.

To Have and to Hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, **its successors** and assigns, to the only proper use, benefit and behoof of the said party of the second part, **its successors** and assigns forever.

And the said **Pleasant Valley Estates, Inc.**

for itself, its successors and assigns, does covenant, promise and agree to and with the said party of the second part, **its successors** and assigns, that it 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 Witness Whereof, the said party of the first part has caused its corporate seal to be hereto affixed and attested by its Secretary, and these presents to be signed by its President the day and year first above written.

Attest:

PLEASANT VALLEY ESTATES, INC.

By *Salvatore DeBlasio*
Salvatore DeBlasio,
President



William J. Pallacara
William J. Pallacara,
Secretary



Aug 1985

State of New Jersey,
County of ESSEX

ss.:

BOOK 3363 PAGE 277

We It Remembered, that on this 10th day of November
in the year of Our Lord One Thousand Nine Hundred and fifty-five, before me,
the subscriber,
personally appeared MORRIS FALLACARA,

who, being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that he
is the Secretary of the Pleasant Valley Estates, Inc.,

that Salvatore DeBlasio the grantor named in the within instrument;
is the President of said Corporation; that the execution, as well as the making of this instrument, has
been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that
deponent well knows the corporate seal of said Corporation; and the seal affixed to said instrument
is such corporate seal and was thereto affixed, and said instrument signed and delivered by said
President, as and for his voluntary act and deed and as and for the voluntary act
and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto
as witness.

Sworn to and subscribed before me,
at Newark, N. J.
the date aforesaid.

Morris Fallacara
Morris Fallacara

LEO NEIWIRTH,
AN ATTORNEY AT LAW OF NEW JERSEY.



Deed. 530

PLEASANT VALLEY ESTATES, INC.

TO

JEWISH COMMUNITY FOUNDATION

Dated, November 7th, 1955.

Received in the
the County of N. J.,
on the day of
A. D. 19, at
noon and Recorded in Book
of DEEDS for said
County, on page

Return to
Green and Yandoff
17 Academy St.
Newark, N. J.
LEO NEIWIRTH
LAW OFFICE
1000-BROAD STREET
NEWARK 2, N. J.

2. Agreement for Reservation of Land in Lieu of Dedication, dated August 19, 1992, by Jewish Community Foundation of MetroWest, N.J., Inc. to the County of Essex, recorded in Deed Book 5284, Page 257.

AGREEMENT FOR RESERVATION OF LAND IN LIEU OF DEDICATION

Date August 19 1992

ESSEX COUNTY PLANNING BOARD

RESOLUTION NO. S.C. - 02 - 92

DATED 6/18/92

APPLICATION# SP-03-0392

Received & Recorded
Register's Office
Essex County, NJ
NOV 04, 02:23 PM '93
Lafayette Stalks
B93003702110503959

Jewish Community Foundation of MetroWest, N.J., Inc. hereby grants

the County of Essex a 10' wide Reservation in lieu

of Dedication of land along Pleasant Valley Way

in the Township of West Orange

Said Reservation shall run along the easterly

border of the premises known as Block # 171

Lot # 12 and 15. Said Reservation is being

granted to the County of Essex for any such future road

widening which may be done by them.

JEWISH COMMUNITY FOUNDATION OF
METROWEST, N.J., INC.

By: Daniel Drench
Daniel Drench, President
SIGNATURE: GRANTOR

PREPARED BY:
~~XXXXXXXXXXXXXXXXXXXX~~
Bruce D. Shoulson, Esq.

Howard Charish
Howard Charish, Secretary
WITNESS

(If Reservation is being given by corporation, it should be signed by the President or Vice-President and witnessed by the Secretary with the corporate seal affixed to the witness's signature.)

BK5284pc 257

State of New Jersey

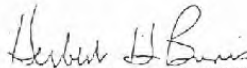
ss.:

County of Morris

Be it Remembered, that on this 19th day of August 1992, before me
the subscriber

personally appeared Daniel Drelich and Howard Charish who, I am satisfied, is the person
who signed the within instrument as President and Assistant Secretary
of Jewish Community Foundation of MetroWest, N.J., Inc.

the corporation named therein and he thereupon acknowledged that the said instrument made by the
corporation and sealed with its corporate seal, was signed, sealed with the corporate seal and delivered
by him as such officer and is the voluntary act and deed of the corporation, made by virtue of authority
from its Board of Trustees



Notary Public

HERBERT H. BUNIS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 29, 1997
ID # 2102761

Prepared by:

3. Deed between Johan Development Corp. and County of Essex, dated June 16, 1953, recorded in Deed Book 3144, P253.

This Indenture,

Made the 16th day of JUNE, in the year of our Lord
One Thousand Nine Hundred and Fifty-three
Between

JOHAN DEVELOPMENT CORP.
a Corporation of New Jersey

~~of the County of Essex~~

party of the first part

And

COUNTY OF ESSEX, a Public Corporation of the
State of New Jersey

party of the second part:

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

FOUR THOUSAND FIVE HUNDRED DOLLARS (\$4,500.00)

lawful money of the United States of America,

to it in hand well and truly paid by the said party of
the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid,
has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these
presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of
the second part, and to its successors and assigns, forever, All

that certain tract or parcel of land and premises, hereinafter particular-
ly described, situate, lying and being in the Town of West Orange
in the County of Essex and State of New Jersey,
more particularly described as follows:

BEGINNING at a point in the present westerly line of
Pleasant Valley Way distant South thirty four degrees thirty five
minutes twenty seconds West (S 34° 35' 20" W) one hundred five and
twenty five hundredths (105.25) feet as measured along said present
line from a point formed by the intersection of said present line
with the present Southerly line of Mount Pleasant Avenue each as
presently or formerly laid out and, for the purpose of this
instrument, Pleasant Valley Way is measured forty (40) feet and
Mount Pleasant Avenue sixty (60) feet in width;

Thence (1) along said present Westerly line of Pleasant
Valley Way South thirty four degrees thirty five minutes twenty
seconds West (S 34° 35' 20" W) eight hundred seventy three and
ninety two hundredths (873.92) feet to an angle in the same;

Thence (2) still along the same South thirty three
degrees fifteen minutes forty seconds West (S 33° 15' 40" W) four
hundred ninety nine and thirty hundredths (499.30) feet to an angle
in the same;

Thence (3) still along the same South twenty eight degrees
forty six minutes twenty seconds West (S 28° 46' 20" W) two and
forty three hundredths (2.43) feet to the southerly line of land of
the Johan Development Corporation;

Thence (4) along said southerly line North seventy six degrees twenty nine minutes twenty seconds West (N 76° 29' 20" W) ten and thirty seven hundredths (10.37) feet to the proposed new westerly line of Pleasant Valley Way;

Thence (5) along said new line ten (10.00) feet from and parallel to the present line of the same North twenty eight degrees forty six minutes twenty seconds East (N 28° 46' 20" E) five and fifty five hundredths (5.55) feet to an angle in the same;

Thence (6) still along the same North thirty three degrees fifteen minutes forty seconds East (N 33° 15' 40" E) four hundred ninety nine and eighty one hundredths (499.81) feet to an angle in the same;

Thence (7) still along the same North thirty four degrees thirty five minutes twenty seconds East (N 34° 35' 20" E) eight hundred seventy seven and seventeen hundredths (877.17) feet to the northeasterly line of land of said Corporation, said line being or about to be the dividing line between the premises of said Corporation and the State of New Jersey (State Highway Department);

Thence (8) along said northeasterly line South thirty eight degrees one minute twenty five seconds East (S 38° 01' 25" E) ten and forty eight hundredths (10.48) feet to the point and place of Beginning.

Together with the right of easement on the land adjacent to the land hereby taken to place and maintain earthen fills or to excavate embankments to a slope that will protect the road when graded and completed, all within the approximate area as shown on the map herein described.

All as shown on a map entitled: "Pleasant Valley Way, West Orange, Property Acquisition Map - West Side of Pleasant Valley Way, South of Mt. Pleasant Ave.", dated March 11, 1953 and filed as Map Number 16-E-74 in the Office of the County Engineer.

Being part of premises conveyed by deed of Benjamin Berkowitz, unmarried, dated January 3, 1952 and recorded January 23, 1952 in the Essex County Register's Office in Book 3011 of Deeds for said County, page 350.

RECORDED
REGISTER'S OFFICE
ESSEX COUNTY
JUL 2 11 00 AM '53
NEWARK, N.J.
BOOK PAGE

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:
Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,
To have and to hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever:

In Witness Whereof, the said party of the first part has caused these presents to be signed by its
Secretary President and its corporate seal to be hereto affixed and attested by its the day and year first above written.

JOHAN DEVELOPMENT CORP
by Nathaniel J. Beam, Jr. President
Nathaniel J. Beam, Jr.
Irving O. Fabricant Secretary
Irving O. Fabricant Secretary

State of New Jersey, } ss.:
County of Essex

Be it remembered, That on this 16th day of JUNE, Nineteen hundred and Fifty-three before me the subscriber, a MASTER OF SUPERIOR COURT OF NEW JERSEY personally appeared Irving O. Fabricant who being by me duly sworn on his oath, says that he is the Secretary of Johan Development 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 Nathaniel J. Beam, Jr., President of said corporation, in the presence of this deponent, and said President, at the same 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.

Sworn and Subscribed before me }
at West Orange
the date aforesaid }
Joseph A. Tedeschi
A Master of the Superior Court
of New Jersey

Irving O. Fabricant
Irving O. Fabricant

4. Deed between George Schindel & Co. and Jacob Buttermann and Beatrice Buttermann, dated November 20, 1953, recorded in Deed Book 3183, Page 458.

BOOK 3183 PAGE 458

Deed Indenture, Made the 20th day of November

in the year of our Lord One Thousand Nine Hundred and Fifty-three

Between

GEORGE SCHINDEL & CO., a partnership, by
GEORGE SCHINDEL, a partner in said partnership,

of the Town of Irvington in the County of
Essex and State of New Jersey

party of the first part, hereinafter referred to as the Grantor;

And

JACOB BUTTERMAN, and BEATRICE BUTTERMAN, his wife,

of the Town of West Orange in the County of
Essex and State of New Jersey

party of the second part, hereinafter referred to as the Grantee;

Witnesseth, That the said Grantor, for and in consideration of

the sum of One (\$1.00) Dollar and other good and valuable consideration
lawful money of the United States of America, to them in hand well and truly paid by the said
Grantee at or before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, and the said Grantor being therewith fully satisfied, contented and paid has given,
granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents
does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said Grantee,

and their heirs and assigns, forever All that
tract or parcel of land and premises, hereinafter particularly described, situate, lying and
being in the Town of West Orange
in the County of Essex and State of New Jersey:

BEGINNING at a point in the new easterly line of Gregory Avenue therein distant
400.29 feet southerly from the intersection thereof with the southerly line of
Northfield Road; thence (1) along the said line of Gregory Avenue, South 27 degrees
55 minutes West 90 feet; thence (2) South 62 degrees 05 minutes East 90 feet;
thence (3) North 27 degrees 55 minutes East 90 feet; thence (4) North 62 degrees
05 minutes West 90 feet to the said line of Gregory Avenue at the point of BEGINNING

BEING also known as Lot 20, Block 58 C, on Map of North Enclosure in the Oranges,
E.J. Maier Corp. dated Oct. 20, 1927, revised Nov. 9, 1927, and filed in the Essex
County Register's Office on June 1, 1928 as Map No. 1063; excepting therefrom a
parcel of land 10 feet wide taken by the County of Essex for the widening of Gregory
Avenue; being also known as Lot 20, Block 58 C, on the Tax Map of West Orange.

SUBJECT to utility easements and restrictions of record, if any, if the same,
still apply.

BEING the same premises conveyed to the grantor herein by deed of The Town of
West Orange, dated March 30, 1953, recorded May 22, 1953, in Deed Book 3132 page 390.

SUBJECT to a first mortgage given by the grantor herein to The Prudential Insurance
Company of America, dated July 30, 1953, recorded July 31, 1953, Inst. No. 30, in
the sum of \$16,000.00, which mortgage and total balance due thereon the grantees
herein assume and agree to pay as part of the consideration for this conveyance.

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor, of, in and to the same and of, in and to every part and parcel thereof.

To Have and to Hold all and singular the above described land and premises, with the appurtenances, unto the said Grantee, and their heirs and assigns, to the proper use, benefit and behalf of the said Grantee,

and their heirs and assigns forever:

And the said Grantor

for themselves, their successors, assigns heirs, executors and administrators, does covenant, promise and agree to and with the said Grantee, and their heirs and assigns that they 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, except as herein set forth.

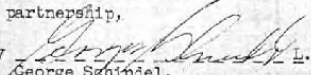
In Witness Whereof, the said Grantor has hereunto set his hand and seal the day and year first above written, for himself, and on behalf of George Schindel & Co. a partnership.

Signed, Sealed and Delivered

in the presence of


Herman L. Jaffee

GEORGE SCHINDEL & CO.
a partnership,

By  L.S.
George Schindel,
a partner in said partnership



State of New Jersey.

County of Essex

Ed.: }

We it Remembered, that on this 20th day of November, before me, the subscriber, Attorney at Law of New Jersey

personally appeared George Schindel, a partner in the partnership of George Schindel & Co.

who, I am satisfied, is the Grantor mentioned in the within instrument, and to whom I first made known the contents thereof, and thereupon he acknowledged that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed, and on behalf of George Schindel & Co. a partnership, as and for its voluntary act and deed, for the uses and purposes therein expressed.

Herman L. Jaffee
Herman L. Jaffee
Attorney at Law of New Jersey

2.40
1.50
1.50
3.40

Deed.

GEORGE SCHINDEL & CO.,
a partnership,

TO

JACOB BUTTERMAN, and
BEATRICE BUTTERMAN, his wife

DATED November 20th 1953.

Received in the Office of
the County of N. J.

Nov 20th 1953
at 10:30 AM '53
NEWARK, N. J.
RECORDED
REGISTERED
ESSEX COUNTY
of DEEDS for said

County, on page

Law Offices
H.L. Jaffee
1150 Springfield Ave.
Irvington, N.J.

UNRECORDED BY THE CLERK
IRVINGTON, N. J.

5. Deed between Katherine Pierson Hubbard and Winchester L. Hubbard, David D. Pierson and Edith W. Pierson, Leonard Pierson and Emma S. Pierson, and County of Essex, dated November 24, 1953, recorded in DB 3191, Page 566.

BOOK 3191 PAGE 508

This Indenture,

Made the 24th day of November, in the year of our Lord
One Thousand Nine Hundred and Fifty-three
Between KATHERINE PIERSON HUBBARD and WINCHESTER L. HUBBARD, her
husband; DAVID D. PIERSON and EDITH W. PIERSON, his wife; and
LEONARD PIERSON and EMMA S. PIERSON, his wife

of the City of New Haven and State of Connecticut in the County of New Haven

COUNTY OF ESSEX, a Public Corporation of the
State of New Jersey

partly of the second part;

700 I witnesseth. That the said party of the first part, for and in consideration of

ONE (\$1.00) DOLLAR

lawful money of the United States of America, and other valuable consideration to them in hand well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents do give, grant bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to its successors and assigns, forever, All that certain tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Town of West Orange in the County of Essex and State of New Jersey:

BEGINNING at a point in the present westerly line of Pleasant Valley Way where the same is intersected by the dividing line between the premises now or formerly of Jessie W. Kessler and the premises of Leonard Pierson, Katherine P. Hubbard and David D. Pierson and running thence;

(1) Along said dividing line North 73 degrees 55 minutes 15 seconds West 10.29 feet to the proposed westerly line of Pleasant Valley Way;

Thence (2) along said proposed westerly line North 30 degrees 04 minutes 45 seconds East 498.31 feet to the dividing line between the premises of the said Pierson, et ux and the premises now or formerly of the Johan Development Corp.;

Thence (3) along a prolongation of the said dividing line South 75 degrees 10 minutes 15 seconds East 10.37 feet to the present westerly line of Pleasant Valley Way;

Thence (4) along said present westerly line South 30 degrees 04 minutes 45 seconds West 498.63 feet to the point and place of Beginning.

Together with the right of easement on the land adjacent to the land hereby taken to place and maintain earthen fills or to excavate embankments to a slope that will protect the road when graded and completed, all within the approximate area as shown on the map herein described.

All as shown as Parcel No. 3 on a map entitled "Pleasant

Valley Way - West Orange - Property Acquisition Map - Mountain Avenue to Mount Pleasant Avenue" dated May 12, 1953 and filed as Map No. 16-T-2 in the Office of the County Engineer.

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

To have and to Hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever:

And the said party of the first part

for themselves, their heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, its successors and assigns, that they have 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 Witness Whereof, the said party of the first part ha ve hereunto set their hand s and seal s the day and year first above written.

Signed, Sealed and Delivered
in the Presence of

Walter P. Sterko
Walter P. Sterko



Katherine Pierson Hubbard L.S.
Katherine Pierson Hubbard

Winchester L. Hubbard L.S.
Winchester L. Hubbard

David D. Pierson L.S.
David D. Pierson

Edith W. Pierson L.S.
Edith W. Pierson

Leonard Pierson L.S.
Leonard Pierson

Emma S. Pierson (L.S.)
Emma S. Pierson



CONNECTICUT
State of ~~New Jersey~~
County of NEW HAVEN

Be it Remembered, That on this 24th day of November
in the year of our Lord One Thousand Nine Hundred and
the subscriber, A Notary Public of Connecticut

personally appeared KATHERINE PIERSON HUBBARD and WINCHESTER L. HUBBARD,
her husband; DAVID D. PIERSON and EDITH W. PIERSON, his wife; and
LEONARD PIERSON and EMMA S. PIERSON, his wife
and being satisfied, are the grantor s mentioned in the within Instrument, to
whom I first made known the contents thereof, and thereupon they acknowledged that,
signed, sealed and delivered the same as their voluntary act and
deed, for the uses and purposes therein expressed.



Kenneth W. Howland
Kenneth W. Howland
A Notary Public of Connecticut

My Commission Expires Apr. 1, 1935



STATE OF CONNECTICUT
County of New Haven
Office of County Clerk and
Clerk of Superior Court



I, EDWARD HORWITZ, Clerk of said County of New Haven and of the Superior Court in
and for said County, the same being a Court of Record, having by law a seal hereby certify

That
whose name is subscribed to the certificate of proof, acknowledgment, or affidavit of the
annexed instrument, and thereon written, was at the time of taking such proof, acknowl-
edgment or affidavit, a Notary Public, Commissioner of the Superior Court, Justice of
the Peace, within and for said County, residing in said State to administer oaths, and take
the acknowledgments and proofs of deeds or conveyances for lands, tenements and
hereditaments in said State, and other instruments to be recorded therein, and to certify
the same; that full faith and credit are and ought to be given to his official acts; and
I further certify that I have compared the signature to the original certificate with that
deposited in this office by such person, and verily believe that the signature to the attached
certificate is his genuine signature and said certificate is not required to be under
seal, and the person signing such certificate is not required by law to file in this office an
impression of his official seal; that I have compared the impression of the seal affixed
therein with the specimen impression thereof, filed or deposited in my office and that I believe
the impression of the seal upon the original certificate is genuine.

In testimony whereof, I have hereunto set my hand and affixed the seal of said Superior Court,
at New Haven, in said County and State, on the 25 day of November 1933

39681

Edward Horwitz Clerk

6. Deed between Jessie W. Kessler and Henry H. Kessler, and County of Essex, dated December 3, 1954, recorded in Deed Book 3284, Page 72.

BOOK 3284 PAGE 72

This Indenture,

Made this 3rd day of December, in the year of our Lord
One Thousand Nine Hundred and Fifty-four
Between

JESSIE W. KESSLER AND HENRY H. KESSLER, her husband,

of the City of NEWARK in the County
of ESSEX and State of NEW JERSEY
party of the first part:
And

COUNTY OF ESSEX, a Public Corporation of the
State of New Jersey

party of the second part:

Witnesseth, That the said party of the first part, for and in consideration of
ONE DOLLAR AND OTHER VALUABLE CONSIDERATION

lawful money of the United States of America,

to us in hand well and truly paid by the said
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and
paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and
by these presents do give, grant bargain, sell, alien, release, enfeoff, convey and confirm unto the
said party of the second part, and to its successors and assigns, forever, All
that certain tract or parcel of land and premises, hereinafter particularly
described, situate, lying and being in the Town of West Orange
in the County of ESSEX and State of New Jersey, more
particularly described as follows:

BEGINNING at a point in the present Westerly line of
Pleasant Valley Way formed by the intersection of the same with
the dividing line between the premises of Jessie W. Kessler and
the premises, now or formerly, of the Kessler Institute for
Rehabilitation;

Thence (1) along said dividing line North fifty-four
degrees, forty-five minutes, forty-five seconds West (N 54° 45'
45" W) ten and four hundredths (10.04) feet to the proposed new
westerly line of Pleasant Valley Way;

Thence (2) along said proposed new line North thirty
degrees, four minutes, forty-five seconds East (N 30° 4' 45" E)
two hundred one and thirty-one hundredths (201.31) feet to the
dividing line between the premises of said Kessler and the premises,
now or formerly, of Leonard Pierson, Katherine P. Hubbard and
David D. Pierson;

Thence (3) along said dividing line South seventy-three
degrees, twenty-seven minutes, fifteen seconds East (S 73° 27' 15" E)
ten and twenty-nine hundredths (10.29) feet to the present westerly
line of Pleasant Valley Way;

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Thence (4) along said present line South thirty degrees, four minutes, forty-five seconds West (S 30° 4' 45" W) two hundred four and sixty-three hundredths (204.63) feet to the point and place of Beginning.

All as shown as part of Parcel 2 on a map entitled, "Pleasant Valley Way - West Orange - Property Acquisition Map - Mountain Ave. to Mt. Pleasant Ave.", dated May 12, 1953 and filed in the Office of the County Engineer as Map No. 16-1-1.

Together with the right of easement on the land adjacent to the land hereby taken or conveyed to place and maintain earthen fills or to excavate embankments to a slope that will protect the road when graded and completed, said slope to be of the approximate area as shown on said map.

The above described easement shall terminate when the said grantors or their grantee by construction or grading work shall make unnecessary the independent maintenance of the above mentioned slopes by the County of Essex.

Said conveyance is made subject to the right to continue existing underground utility structures consisting, among other things, of sewer lines, water lines and drainage systems.

Being part of premises conveyed to Jessie W. Kessler by deed from Adolph Kleinwaks and Gertrude Kleinwaks, his wife, J. Louis Kleinwaks and Lucille Kleinwaks, his wife, Stanley V. Slutsker and Sophie Slutsker, his wife, Lawrence M. Slutsker and Mrs. S. Slutsker, his wife, Zelda Schindel, widow, Leon H. Schindel and Beatrice Schindel, his wife, Joyce Pollack and Harold D. Pollack, her husband, Zelda Schindel, Administratrix of the estate of Aaron J. Schindel, dated April 20, 1951 and recorded June 11, 1951 in the Essex County Register's Office in Book 2949 of Deeds for said County, page 352.

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

To have and to Hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever:

In Witness Whereof, the said party of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Charles Silber
Charles Silber

Jessie W. Kessler L.S.
Jessie W. Kessler

Henry H. Kessler L.S.
Henry H. Kessler

RECORDED
CLERK'S OFFICE
ESSEX COUNTY
JAN 5 3 42 PM '95

State of New Jersey,
County of Essex

ss:

Be it Remembered, That on this 3rd day of December before me in the year of our Lord One Thousand Nine Hundred and Fifty-four the subscriber, AN ATTORNEY AT LAW of New Jersey

personally appeared Jessie W. Kessler and Henry H. Kessler, her husband,

who, I am satisfied, are the grantors mentioned in the within Instrument, to whom I first made known the contents thereof, and thereupon they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed.

Charles Silber
Charles Silber
Attorney at Law of N.J.

7. Deed between Pleasant Valley Estates, Inc. and Jewish Community Foundation, dated February 8, 1957, recorded in Deed Book 3468, Page 211.

This Indenture, 3468 PAGE 211

Made the 8th day of FEBRUARY, in the year of our Lord
One Thousand Nine Hundred and Fifty-seven

Between

PLEASANT VALLEY ESTATES, INC., a New Jersey
corporation, having its principal office in

the City of Newark in the County of
Essex and State of New Jersey party of the first part,
hereinafter known as the grantor ;

And JEWISH COMMUNITY FOUNDATION, a non-profit corporation,
having its principal office in

the City of Newark in the County of
Essex and State of New Jersey party of the second part,
hereinafter known as the grantee ;

Witnesseth, That in consideration of ONE (\$1.00) DOLLAR and other good
and valuable consideration,

the said grantor do es grant, bargain, sell and convey, unto the said grantee, its
successors and assigns

All that certain tract or parcel
of land and premises, hereinafter particularly described, situate, lying and being in the
Town of West Orange in the County of Essex
and State of New Jersey.

BEGINNING at a point in the westerly line of Pleasant Valley Way (as recently widened) where the same is intersected by the northerly line of lands of the Jewish Community Foundation; thence (1) along said westerly line North 23 degrees 46 minutes 20 seconds East 321.34 feet; thence (2) westerly along the rear line of lot 9, Block 171 E as shown on the Preliminary Map of Pleasant Valley Estates as revised November 28, 1956 North 61 degrees 13 minutes 40 seconds West 100.00 feet; thence (3) westerly along the rear line of lot 8 on said map North 62 degrees 15 minutes 40 seconds West 55.48 feet to an angle in same; thence (4) westerly along the rear line of lots 8, 7, 6, 5 and 4 on said map North 76 degrees 29 minutes 20 seconds West 476.57 feet; thence (5) southerly along the rear line of lots 2 and 1 on said map South 13 degrees 30 minutes 40 seconds West 150.00 feet; thence (6) westerly along the southerly line of lot 1 on said map North 76 degrees 20 minutes 20 seconds West 150.00 feet to the easterly line of Skyline Drive; thence (7) along same on a curve curving to the right with a chord bearing and distance of South 43 degrees 26 minutes 10 seconds West 39.34 feet and a radius of 61.06 feet an arc distance of 40.05 feet to the northeasterly corner of lot 8, Block 171 E on aforementioned map; thence (8) southerly along the dividing line of lots 7 and 8 on said map South 13 degrees 30 minutes 40 seconds West 165.76 feet to the aforementioned northerly line of lands of the Jewish Community Foundation; and thence (9) along the same South 76 degrees 28 minutes 40 seconds East 711.83 feet to the point and place of BEGINNING.

Grantor covenants that it will not oppose any application to be made by Jewish Community Foundation for permission to the appropriate Municipal authorities of the Town of West Orange, whether by way of zoning change or otherwise, to use the described premises and a certain tract of land heretofore conveyed by Grantor to the Jewish Community Foundation for any purpose it desires, except industrial, and that all conveyances made by Grantor of property owned by it in the Town of West Orange within a period of two years from September 30, 1955 shall include a covenant on the part of the Grantees under such conveyances that such Grantees shall be subject to and will not oppose any such application by the Jewish Community Foundation. This covenant shall run with the land and be a restriction thereon.

BEING part of the same premises conveyed to Pleasant Valley Estates Inc. by Leonard Pierson and Emma S. Pierson, his wife, Katherine P. Hubbard and Winchester L. Hubbard, her husband, and David D. Pierson and Edith W. Pierson, his wife, by Deed dated December 29, 1954 and recorded in the Essex County Register's office on Book 3288 of Deeds for said County, Page 291.

SAYD CONVEYANCE SUBJECT TO:

1. Statutory and municipal requirements relating to lands and buildings, their use and constructions.
2. Subject to Grant recorded in Deed Book L 40, Page 441, Book 3144, Page 232 and 3183, Page 458.
3. Grantee shall take subject to subsurface conditions which are not disclosed by any instrument affecting the said premises, recorded in the Office of the Register of Essex County.
4. Subject to such state of facts as an accurate survey may disclose, except that the premises conveyed shall be immediately contiguous along its entire southerly boundary to lands previously conveyed by Grantor to Grantee.
5. Subject to public but not private rights in streets.
6. This Deed shall not merge with the Contract signed by the parties hereto dated December 20, 1956.

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 Seller covenants and warrants that the premises hereby conveyed are not subject to any zoning change or other restriction which would prevent the use of the premises for any purpose for which they are now used, and that Seller shall include a covenant on the part of the grantee under such conveyances that such grantees shall be subject to any such zoning or other restriction which may be hereafter enacted or amended, and that any such application by the Jewish Community Foundation, Inc. for a zoning change or other restriction shall be incorporated in the deed conveying the premises to the grantee, and that the grantee shall be bound by the same.

To Have and to Hold, said premises with the appurtenances, unto the said grantee its executors, administrators and assigns forever

And the said PLEASANT VALLEY ESTATES, INC.,

for itself, its successors

and assigns, do es

Covenant:

1. That the title to said premises is vested in fee simple absolute in the said grantor .
2. That it has the right and authority to convey the said premises to the said grantee .
3. That the grantee shall have peaceable and quiet possession of the said premises free from all encumbrances.
4. That the same are now free and clear of all encumbrances whatsoever, ~~***X**~~
5. That the grantor will execute or procure such further assurances and conveyances of the said land as may be reasonably required.
6. That it will WARRANT and DEFEND the premises hereby conveyed against all persons lawfully claiming the same.

In Witness Whereof, the said grantor has caused these presents to be signed by its proper corporate officers and its corporate seal to be hereto affixed the day and year first above written.

PLEASANT VALLEY ESTATES, INC.

By *Salvatore DeBlasio*
Salvatore DeBlasio President



Morris Fallacara
Morris Fallacara Secretary



State of New Jersey,
County of ESSEX

SS:

We it Remembered, that on this 8th day of February, 1957, before me, the subscriber, A Notary Public of New Jersey personally appeared Morris Fallacara who, being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that he is the Secretary of the Pleasant Valley Estates, Inc., the grantor named in the within Instrument;

that Salvatore DeBlasio is the President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and the seal affixed to said Instrument is such corporate seal and was thereto affixed, and said Instrument signed and delivered by said President, as and for his voluntary act and deed and as and for the said Corporation, and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto as witness.

Sworn to and subscribed before me,
at Newark, N. J.,
the date aforesaid.

Morris Fallacara

Miriam Nelwirth
Miriam Nelwirth
A Notary Public of New Jersey



37
470
50
30
Deed.
J. 30

PLEASANT VALLEY ESTATES, INC., a New Jersey corporation
TO
JEWISH COMMUNITY FOUNDATION
a non-profit corporation,

DATED FEBRUARY 8th 19 57

Received in the Office of
the County of N. J.,
on the day of
A. D., 19 , at o'clock, in the
noon and Recorded in Book
of DEEDS for said
County, on page

12466
Green & Yanoff
17 Broadway St
Newark, N. J.
LAW OFFICES
LEO NELWIRTH
1000 BROADWAY STREET
NEWARK 2, N. J.

8. Deed between Orlando Williams and New York & New Jersey Telephone Company, dated June 24, 1906, recorded in Deed Book L-40, Page 441.

Agd.
State of New Jersey }
County of Essex }
Be it Remembered that on this tenth day
of July, nineteen Hundred and Six before
me, the subscriber, a Master in Chancery
of New Jersey, personally came Es. C. Nathan of full age
who, being by me duly sworn on his oath said, that he saw the within named
Mrs. Emily Ringer, sign, seal and deliver the within instrument
as his voluntary act and deed and that deponent at that time
signed the same as subscribing witness.
Sworn and subscribed before me at Newark }
New Jersey the day and year aforesaid. } Es. C. Nathan (seal)
S. P. Northrup M. C. C. of N. J.
Received in the Office July 18, A.D. 1906 at 9:26 A.M. L40-441

Orlando Williams,
Do } Case 723, West Orange N. J. 6/27, 1906.
In consideration of the sum of
One Dollar cash in hand paid to
me by The New York and New
Jersey Telephone Company, the receipt whereof is hereby acknow-
ledged, I hereby grant to the said Company its successors and
assigns, the right to erect, maintain and renew its anchor guy
wires and fixtures in front of and abutting my property on Mt
Pleasant Ave. between West Orange & Livingston, 20 guy poles W
O # 302, in the County of Essex, State of New Jersey.
Es. C. Nathan } Orlando Williams (S.S.)

Agd.
State of New Jersey }
County of Essex }
Be it Remembered that on this tenth day
of July, nineteen Hundred and Six be-
fore me the subscriber, a Master in
Chancery of New Jersey, personally came Es. C. Nathan of full age
who, being by me duly sworn on his oath said, that he saw the
within named Orlando Williams sign, seal and deliver the
within instrument as his voluntary act and deed, and that de-
ponent at that time signed the same as subscribing witness.
Sworn and subscribed before me at Newark }
New Jersey the day and year aforesaid. } Es. C. Nathan (seal)
S. P. Northrup M. C. C. of N. J.
Received in the Office July 18, A.D. 1906 at 9:26 A.M.

Wm. E. Landolt
Do } Case 723, West Orange N. J. 6/27, 1906.
In consideration of the sum of
One Dollar cash in hand paid to
me by The New York and New
Jersey Telephone Company, the receipt whereof is hereby
acknowledged, I hereby grant to the said Company its successors and
assigns, the right to erect, maintain and renew its anchor guy
wires and fixtures in front of and abutting my property on Mt
Pleasant Ave. between West Orange & Livingston, 20 guy poles W
O # 302, in the County of Essex, State of New Jersey.
Es. C. Nathan } Wm. E. Landolt (S.S.)

L40-441
7/18/1906

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figures in front of and abutting property on Mt. Pleasant Ave, between West Orange and Livingston, to Guy pole W.O. # 310, in the Township of West Orange County of Essex, State of New Jersey. Guy anchor, Guying pole from the south to the place under fence and on the outside.

Is. Edw. Tatham } Wm. C. Landt (S.B.) 310.
Agt.

State of New Jersey } - Be it Remembered, that on this tenth
County of Essex } day of July, nineteen Hundred and

but before me, the subscriber, a Master in Chancery of New Jersey personally came Is. C. Tatham of full age, who, being by me duly sworn on his oath said that he saw the within named Wm. C. Landt sign, seal and deliver the within instrument as his voluntary act and deed, and that deponent at that time signed the same as subscribing witness.

Sworn and subscribed before me at Newark }
New Jersey the day and year aforesaid. } Is. Edw. Tatham (Seal)
J. P. Northing M.C.C. of N.J.

Received in the Office July 18, A.D. 1906 at 9 27 A.M.

Orlando Williams

To

The New York & New Jersey Telephone Co.

Case 423 West Orange N.J. 6/27, 1906

In consideration of the sum of One Dollar cash in hand paid to me, by the New York and New

Jersey Telephone Company, the receipt whereof is hereby acknowledged, I hereby grant to the said Company, its successors and assigns the right to erect, maintain and use its Guy anchor wires and figures in front of and abutting property on Mt. Pleasant Ave, between West Orange and Livingston to Guy pole W.O. # 309, in the County of Essex and State of New Jersey.

Is. Edw. Tatham } Orlando Williams S.B. O.C.
Agt.

State of New Jersey } - Be it Remembered, that on this tenth
County of Essex } day of July, nineteen Hundred and

but before me, the subscriber, a Master in Chancery of New Jersey personally came Is. C. Tatham of full age, who, being by me duly sworn on his oath said that he saw the within named Orlando Williams sign, seal and deliver the within instrument as his voluntary act and deed, and that deponent at the time signed the same as subscribing witness.

Sworn and subscribed before me at Newark }
New Jersey the day and year aforesaid. } Is. Edw. Tatham (Seal)
J. P. Northing M.C.C. of N.J.

Received in the Office July 18, A.D. 1906 at 9 27 A.M.

Orlando Williams

To

Jersey Telephone Co.

Case 423 West Orange N.J. 6/27, 1906

In consideration of the sum of One Dollar cash in hand paid to me, by the New York and New Jersey Telephone Company, the receipt whereof is hereby acknowledged,

I hereby grant to the said Company, its successors and assigns the right to erect, maintain and use its Guy anchor wires and figures in front of and abutting property on Mt. Pleasant Ave, between West Orange and Livingston to Guy pole W.O. # 309, in the County of Essex and State of New Jersey.