

FOURTH AMENDMENT TO MASTER DEED

THIS fourth AMENDMENT TO MASTER DEED made this 9th day of November, 1993 (hereinafter referred to as the "Fourth Amendment") by:

LONG MONT HOLDING CORP., having an office at c/o Chemical Bank New Jersey, National Association, Two Tower Center, P.O. Box 1090, East Brunswick, New Jersey 08816-1090 (hereinafter referred to as "Designated Transferee").

WHEREAS, Longview Estates, a New Jersey general partnership (hereinafter referred to as the "Grantor") filed a certain Master Deed creating "Longview at Montville, A Condominium" (hereinafter referred to as the "Condominium"), which Master Deed was recorded in the Morris County Clerk's Office on June 2, 1989 in Deed Book 3137 at page 0029 (hereinafter referred to as the "Master Deed"); and

WHEREAS, the Grantor amended the Master Deed pursuant to that certain First Amendment to Master Deed dated June 26, 1989 and recorded on June 21, 1989 in the Morris County Clerk's office in Deed Book 3152 at page 212; and

WHEREAS, the Grantor amended the Master Deed pursuant to that certain Second Amendment to Master Deed dated December 6, 1989 and recorded on December 8, 1989 in the Morris County Clerk's Office in Deed Book 3223 at page 156 and

WHEREAS, the Grantor and Longview at Montville Association. Inc. (hereinafter referred to as the "Association") amended the Master Deed pursuant to that certain Third Amendment to Master Deed dated December 20, 1990 and recorded on December 24, 1990 in the Morris County Clerk's Office in Deed Book 3384 at page 504 (hereinafter referred to as the "Third Amendment") ; and

WHEREAS, Jack Birnberg & Associates, Inc., Chapter 11 Trustee for the Grantor, conveyed all of the Grantor's right, title and interest in the Condominium to the Designated Transferee, inter alia, pursuant to that certain Deed dated May 5, 1993 and recorded in the Morris County Clerk's Office on May 6, 1993 in Deed Book 3766 at page 50, as amended by that certain Corrective Deed recorded in the Morris County Clerk's Office; and

WHEREAS, Articles 6 and 14 of the Master Deed, as amended through the Third Amendment, and Article 6, Section 5 of the By-Laws of the Association as amended through the Third

Amendment, permit the Designated Transferee to file this Fourth Amendment; and

WHEREAS, Article 6 of the Master Deed and Article VI. Section 5 of the By-Laws set forth certain dates for the Grantor or the Designated Transferee to obtain building permits; and

WHEREAS, the Designated Transferee wishes (i) to amend the aforementioned dates and (ii) to declare its intention to hold the "Special Rights" (at such term is defined in Article 29 of the Master Deed) solely for transfer to another party and, in accordance with said Article 29, exercise its right to control the Board of Trustees of the Association.

NOW, THEREFORE, the Designated Transferee does hereby amend the Master Deed and the By-Laws of the Association as follows:

1. Master Deed. (i) Article 6 of the Master Deed entitled "Ownership, Estate and Percentage Interest" is amended to reflect the following:

(a) as to Phase II, delete reference to December 31, 1993 and insert December 31, 1995;

(b) as to Phase III, delete reference to December 31, 1995 and insert December 31, 1997;

(c) as to Phase IV, delete reference to December 31, 1997 and insert December 31, 1999; and

(d) as to Phase V, delete reference to December 31, 1999 and insert December 31, 2001.

(ii) the Designated Transferee hereby declares its intention to hold the "Special Rights" (as such term is defined in Article 29 of the Master Deed) solely for transfer to another party; however, the Designated Transferee hereby exercises its right to control the Board of Trustees of the Association for the duration of any period of Grantor control, as more fully provided in Article 29 of the Master Deed. The Designated Transferee is not subject to any liability or any obligation as a "Grantor", other than as provided in the Master Deed.

2. By-Laws. Section 5 of Article VI of the By-Laws, which section is entitled "Surrender of Control of The Board of Trustees" is amended to reflect the following:

(a) As to Phase II, the December 31, 1993 date is amended to read December 31, 1995;

(b) At to Phase III, the December 30, 1995 date is amended to read December 30, 1997;

(c) As to Phase IV, the December 30, 1997 date is amended to read December 30, 1999; and

(d) As to Phase V, the December 31, 1999 date is amended to read December 31, 2001.

3. All other terms and provisions of the Master Deed, as amended through the Third Amendment remain in full force and effect, except as modified by this Fourth Amendment.

IN WITNESS WHEREOF, the Designated Transferee has executed this Fourth Amendment on the date above stated.

[SEAL]
ATTEST:



LONG MONT HOLDING CORP.

By:


Name: Sandra F. Bertelsen
Title: Vice President

STATE OF NEW JERSEY :
: SS.
COUNTY OF MIDDLESEX :

BE IT REMEMBERED, that on this 9th day of November, 1993, before me, the subscriber, an officer duly authorized pursuant to N.J.S.A. 46:14-6 to take acknowledgments for use in the State of New Jersey, personally appeared Sandra F. Bertelsen, who, I am satisfied is the person who executed the within Instrument as the Vice Pres. of Long Mont Holding Corp., the corporation named therein, and I having first made known to (her) the contents thereof, (she) did thereupon acknowledge that the said Instrument made by the said corporation and sealed with its corporate seal and delivered by (her) as such officer, is the voluntary act and deed of said corporation, made by virtue of authority from its Board of Directors, for the uses and purposes therein expressed.

RECORD AND RETURN TO:
Kevin P. Calvin, Esq.
Robinson, St. John & Wayne
Two Penn Plaza East
Newark, New Jersey 07105

CHEM2/491


Notary Public of New Jersey

WILLIAM WHITEHEAD
NOTARY PUBLIC OF NEW JERSEY
My Comm. Expires Feb. 7, 1994

ALFONSE W. SCENBO
MORRIS CO. CLERK

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