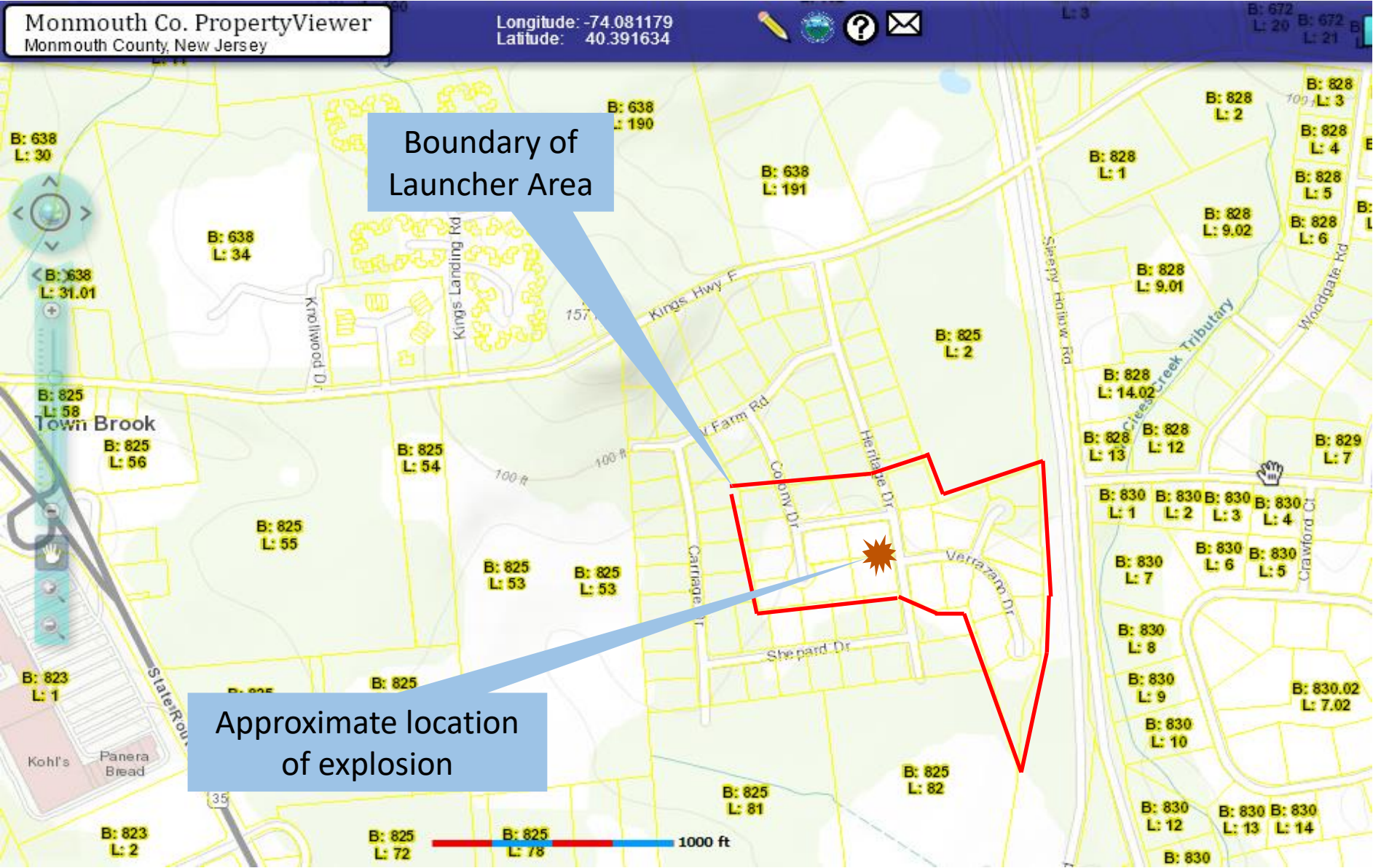


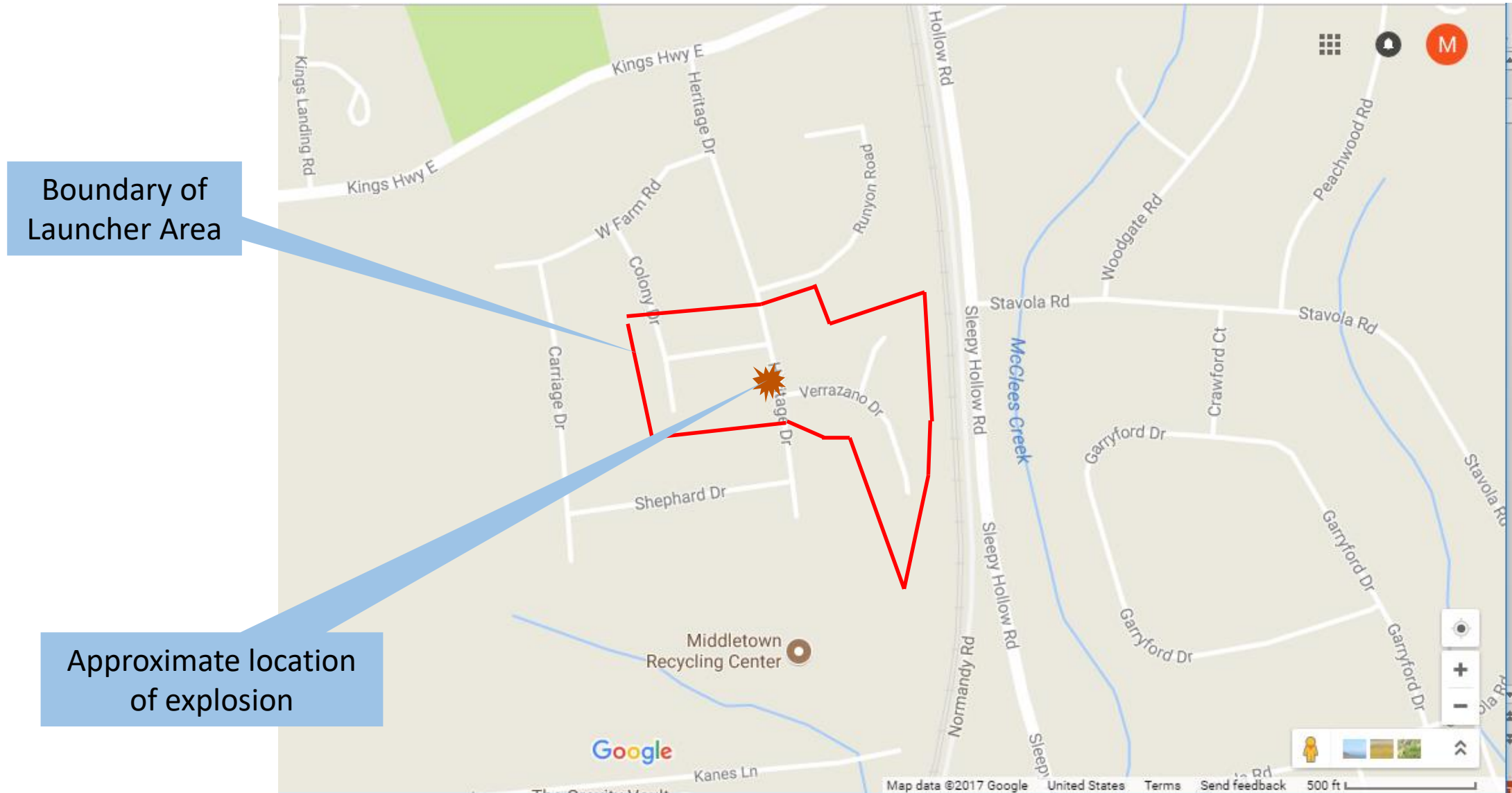
Location of NY-53's Launcher Area

Analysis conducted by Michael S. Donovan
19 November 2017

Conclusion: NY-53's Launcher Area is now developed property south of Kings Highway



Conclusion: NY-53's Launcher Area is now developed property south of Kings Highway



Conclusion: NY-53's Launcher Area is now developed property south of Kings Highway



Chronology (1 of 3)

Date	Action	Source	Reference
24 Feb 1955	U.S. Army requests the right to use 14.4 acres of land at U.S. Naval Ammunition Depot Earle for NY-53	U.S. Navy letter, dated 30 Sep 1956	Page 8
3 Feb 1956	U.S. Navy approves the U.S. Army’s request of 24 Feb 1955 for the right to use 14.4 acres of land at U.S. Naval Ammunition Depot Earle for NY-53	U.S. Navy letter, dated 30 Sep 1956	Page 8
16 Sep 1956	U.S.A. files Complaint in Civil Number 859-55 in the District Court of the United States for the District of New Jersey	Schedule B to Civil Action 859-55, dated 27 Mar 1956	Pages 9 and 10
30 Sep 1956	U.S. Navy transfers to the U.S. Army the 14.4 acres of land at U.S. Naval Ammunition Depot Earle for NY-53	U.S. Navy letter, dated 30 Sep 1956	Page 11
15 May 1957	Battery B, 526th AAA Missile Battalion departs Fort Tilden, NY, and arrives at NY-53	DA Form 1, dated 15 May 1957	Page 12
25 Jun 1957	General Site & Building Use Plan	File No. 7658-201, dated 25 Jun 1957	Pages 13 and 14
29 Mar 1963	U.S. Army reports NY-53 as excess real property	Standard Form 118, dated 3 May 1963	Page 15
	U.S. Army asks Congress to approve disposal of NY-53	<i>Red Bank Register</i> , 3 Apr 1963, page 1	Page 16

Chronology (2 of 3)

Date	Action	Source	Reference
10 Dec 1964	14.4 acres returned to the U.S. Navy	P.W. Drawing No. SK-562C, dated 10 Dec 1964	Page 17
31 Dec 1964	USA by HEW deeds to BOE of Vocational Schools, County of Monmouth	Deed Book 3380, Pages 128-136, recorded 11 Jan 1965	Page 18
6 Apr 1966	Development plan for the area around the Launcher Area (referred to West Farms at Kings Highway is filed.	Case 83-1, recorded 6 April 1966	Page 19
6 May 1969	BOE of Vocational Schools, County of Monmouth to BOT Brookdale Community College	DHEW Letter dated 19 Jun 1969	Page 20
22 Jan 1976	BOT Brookdale Community College to USA	<i>The Daily Register</i> , page 15. 23 Jan 1976	Page 21
20 Mar 1978	USA by HEW consent to retransfer to BOT Brookdale Community College	Deed Book 4092, Pages 697-703, recorded 20 Apr 1978	Page 22
30 Mar 1978	BOT Brookdale Community College deed to BOE Township of Middletown	Deed Book 4092, Pages 704-717, recorded 20 Apr 1978	Page 23
11 Jul 1980	BOE Township of Middletown deed to USA by Secretary of Education	Deed Book 4252, Pages 678-684, recorded 20 Sep 1980	Page 24

Chronology (3 of 3)

Date	Action	Source	Reference
26 Aug 1980	Department of Education reports the Launcher Area as excess property to the GSA	Standard Form 118 dated 26 Aug 1980	Page 25
20 Apr 1983	GSA opens sealed bids for the Launcher Area	Undated GSA Invitation GS-01-DR-E-3-0126	Page 26
27 Apr 1983	GSA accepts offer for the Launcher Area from John M. Galesi of Butgal Realty Co.	GSA letter dated 27 April 1983	Page 27
28 Jul 1983	Butgal Realty assigns the Launcher Area to Lincroft Enterprises, Gerold Kanengiser	Assignment Statement dated 28 July 1983	Page 28
3 Aug 1983	GSA deed to Lincroft Enterprises, Gerold Kanengiser	Deed Book 4425, Pages 861-864, recorded 19 August 1983	Page 29
6 Nov 1985	Development plan for the Launcher Area (referred to as Barbara Court) is filed.	Case 204-10, recorded 6 November 1985	Page 30



DEPARTMENT OF THE NAVY
BUREAU OF YARDS AND DOCKS
WASHINGTON 25, D. C.

IN REPLY REFER TO
R-3204/Sc
MD3/171-1
W31-3-140-11

30 SEP 1955

From: Chief, Bureau of Yards and Docks
To: Office of Chief of Engineers, Real Estate Division,
Department of the Army, Washington 25, D. C.
Subj: U. S. Naval Ammunition Depot, Earle, N. J.; Transfer
of rights to use of 14.4 acres, to the Department of
the Army for MIKE N.Y. Site No. 53.
Ref: (a) C.O.B., U. S. Army ltr NAJRO of 24 Feb 1955 to
COMDT JND
Encl: (1) Map - N.Y. Defense Area - Battery 53CL

1. By reference (a) the Department of the Army requested the right to use 14.4 acres of land at the subject Depot for MIKE N.Y. Site No. 53. On 3 February 1956 the Secretary of the Navy approved that request. Accordingly and pursuant to the authority of the Act of Congress of June 30, 1949, as amended, (40 U.S.C. 471 et seq.) and Department of Defense Directive No. 4165.6 dated September 15, 1955, and subject to the terms and conditions of use provided hereinafter, there are hereby transferred to the Department of the Army as of the date of this letter, the necessary rights of use in the following described property for the purpose of construction, maintenance and operation of a MIKE installation, N.Y. Site No. 53, at the Naval Ammunition Depot, Earle, New Jersey for so long as the property is used for that purpose:

Parcel No. 1 19.2 acres

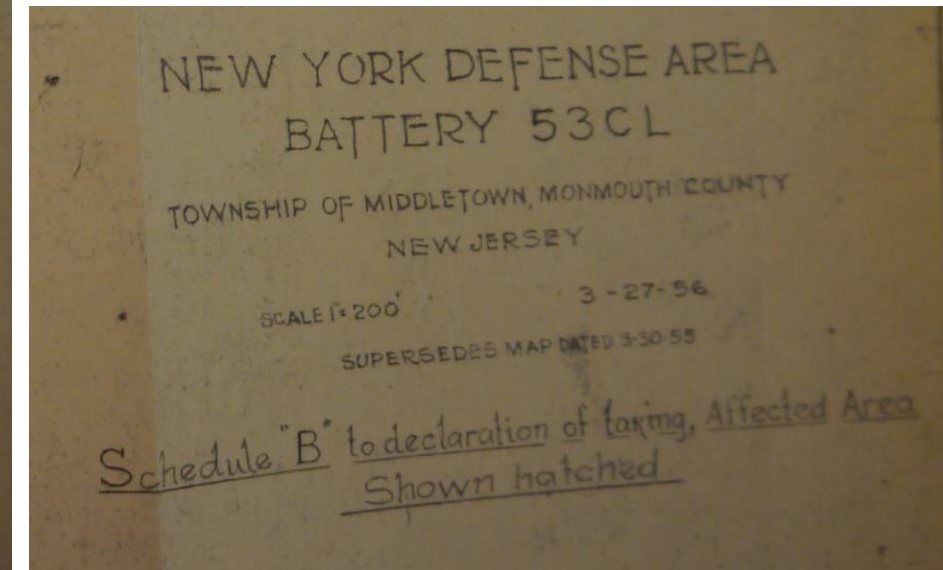
Beginning at a point in the southerly boundary line of lands of the United States of America (Department of the Navy) at the northeasterly corner of lands of Robert A. Ceras. Running thence S 78° 24' W, along said lands of Ceras, 783 feet more or less, thence S 67° 51' W, along said lands of Ceras and along lands of Lowell C. Bollinghan, 828 feet more or less; thence through lands of the United States of America (Department of the Navy) the eight (8) following courses and distances; (1) N 22° 09' E 20 feet more or less; (2) N 65° 15' E 505 feet more or less; (3) S 67° 51' E 300 feet more or less; (4) N 22° 09' E 155 feet more or less; (5) S 63° 15' E 484 feet more

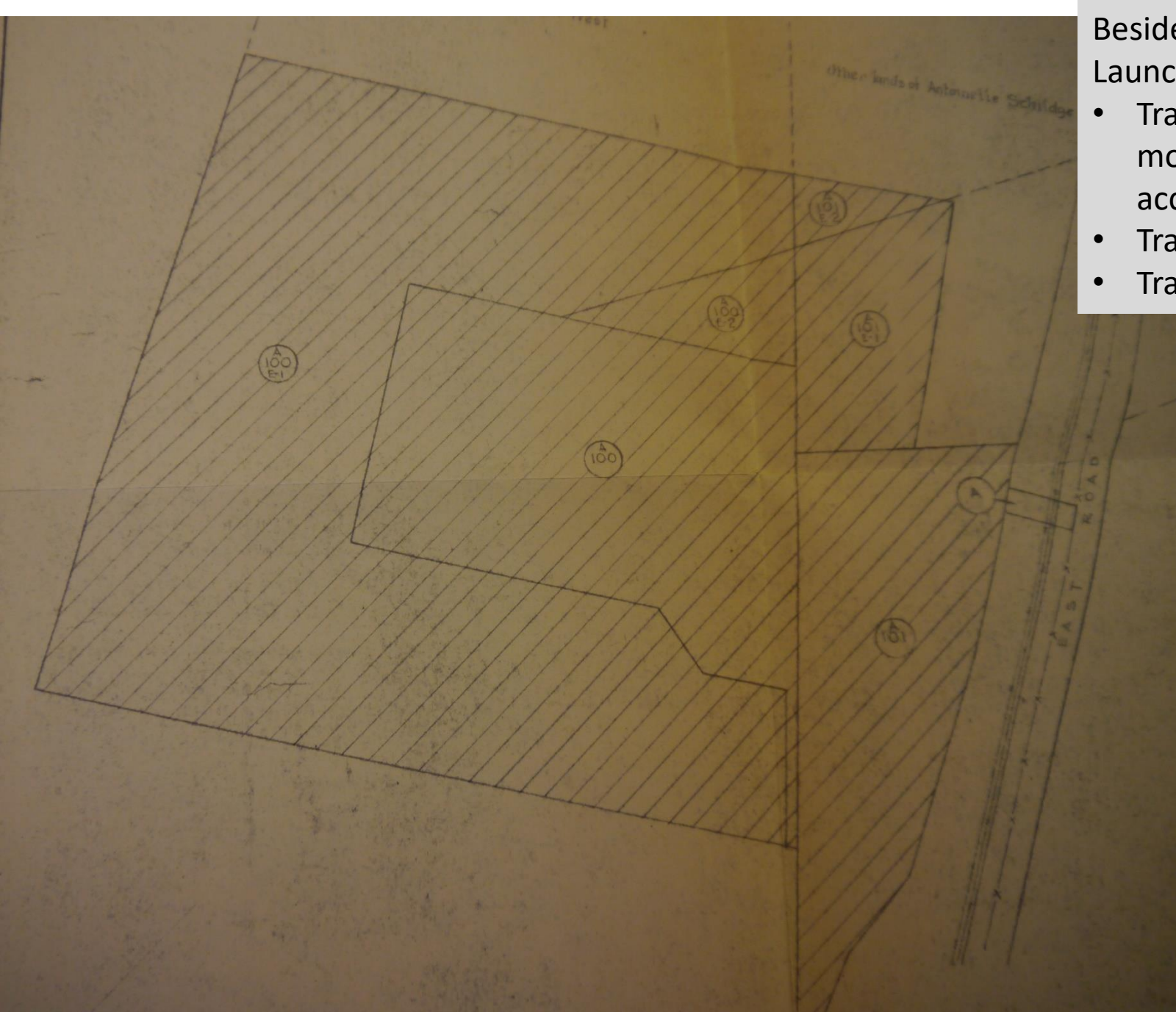
2 Encl (4)

Besides easements, the property obtained for the Launcher Area consisted of:

- Tract A: 14.40 acres permitted by the U.S. Navy, mostly for the Control Area, but a small portion to access the Launcher Area
- Tract A100: 10.66 acres from John West
- Tract A101: 7.50 acres from Antoinette Schildge

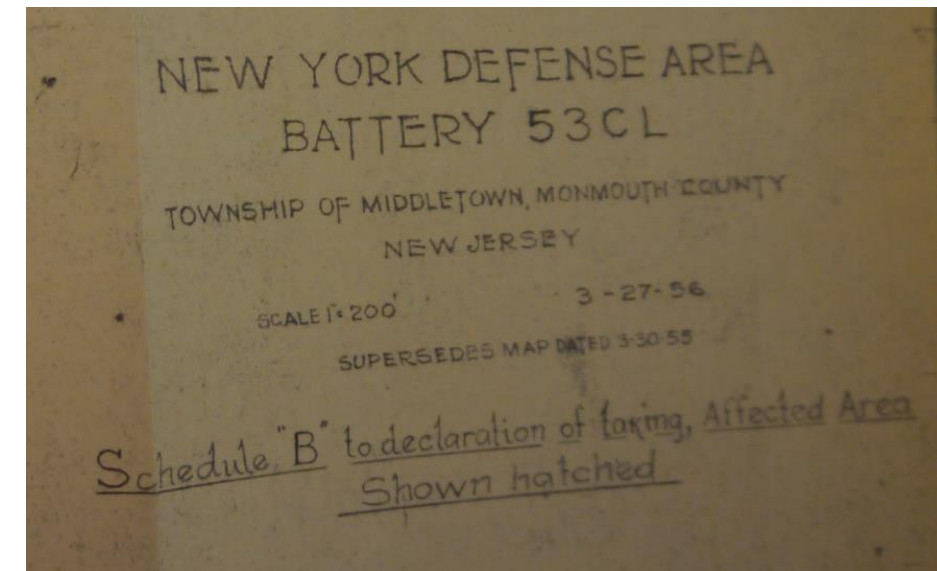
TRACT NO.	LAND OWNER	ACREAGE			REMARKS
		FEE	EASEMENT	PERMIT	
A	DEPARTMENT OF THE NAVY			14.40	
A100	JOHN WEST	10.66	26.70		Perpetual Easement for safety Area
A100E1	"		1.82		
A100E2	"	7.50			
A101	ANTOINETTE SCHILDGE		2.80		Perpetual Easement for Safety Area & Line of Sight
A101E1	"		0.50		
A101E2	"				
A105	LOWELL G. BELLINGHAM	1.68			
A105E1	"		1.65		Perpetual Easement for line of sight
A105E2	"		0.60		
A105E3	"		0.05		Masking
A105E4	"		0.27		
A105E5	"		1.10		
A106	ROBERT R. CERES	2.90			
A106E1	"		0.05		Perpetual Easement for utilities
A106E2	"		0.10		Line of sight
A106E3	"		1.80		Masking
A106E4	"		0.13		
A106E5	"		2.16		
A107E	MICHAEL STAVOLO	4.65			





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DEPARTMENT OF THE NAVY
BUREAU OF YARDS AND DOCKS
WASHINGTON 25, D. C.

IN REPLY REFER TO

R-3204/Sc
MD3/171-1
W31-3-140-11

30 SEP 1955

From: Chief, Bureau of Yards and Docks
To: Office of Chief of Engineers, Real Estate Division,
Department of the Army, Washington 25, D. C.
Subj: U. S. Naval Ammunition Depot, Earle, N. J.; Transfer
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Parcel No. 1 19.2 acres

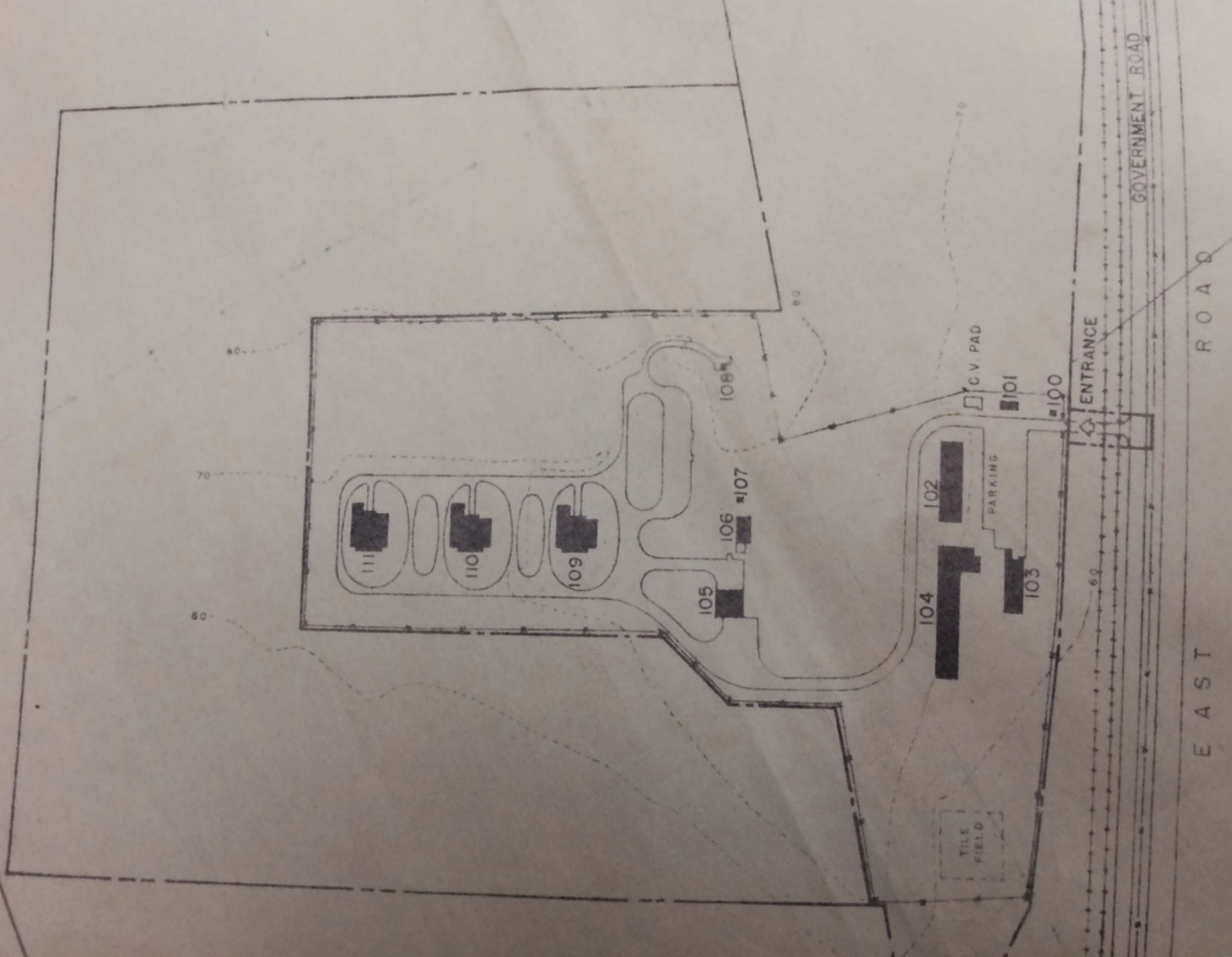
Beginning at a point in the southerly boundary line of lands of the United States of America (Department of the Navy) at the northeasterly corner of lands of Robert A. Ceras. Running thence S 78° 24' W, along said lands of Ceras, 783 feet more or less, thence S 67° 51' W, along said lands of Ceras and along lands of Lowell C. Bollinghan, 828 feet more or less; thence through lands of the United States of America (Department of the Navy) the eight (8) following courses and distances; (1) N 22° 09' E 20 feet more or less; (2) N 65° 15' E 505 feet more or less; (3) S 67° 51' E 300 feet more or less; (4) N 22° 09' E 155 feet more or less; (5) S 63° 15' E 484 feet more

2 Encl (4)

BUILDING SCHEDULE

BLDG NR.	BUILDING USE	GROSS FL AREA S.F.
1	SENTRY BOOTH (PROGRAMMED)	40
2	E.M. BARRACKS & B.O.Q. (42 E.M.-4 OFF.)	7223
3	PUMP HOUSE	347
4	MISSILE TRACKING RADAR	
5	ACQUISITION RADAR	
6	TARGET TRACKING RADAR	
7	INTERCONN. CORRIDOR & CONTROL VANS	348
8	ENG. GEN. & FREQ. CHANGER BLDG.	759
100	SENTRY BOOTH (PROGRAMMED)	40
101	PUMP HOUSE	347
102	ADMIN REC. & STORAGE BLDG	4165
103	MESS HALL	2680
104	E.M. BARRACKS & B.O.Q. (56 E.M.-4 OFF.)	7632
105	MISSILE ASSEMBLY & TEST BLDG	1572
106	GENERATOR BLDG	820
107	OPERATORS SHELTER	68
108	ACID STORAGE	42
09	MISSILE STORAGE (TYPE C)	3652
10	MISSILE STORAGE (TYPE C)	3652
11	MISSILE STORAGE (TYPE B)	3954

REVISION ¹	DATE	DESCRIPTION
JOSEPH R. GANGEMI ARCHITECT - ENGINEER NEW YORK, NEW YORK		U. S. ARMY ENGINEER DISTRICT, NEW YORK CORPS OF ENGINEERS NEW YORK 3, NEW YORK
DRAWN BY W. C.		NEW YORK DEFENSE (SAM) INSTALLATIONS BASIC INFORMATION MAPS GENERAL SITE & BUILDING USE PLAN SITE NO. NY-53-C & L (LEONARDO) MIDDLETOWN, MONMOUTH CO. NEW JERSEY
DESIGNED BY		
SUBMITTED <i>Joseph R. Gangemi</i> ARCHITECT ENGINEER		
REVIEWED: <i>W. C. Wheeler</i> CH. MIL. PL. & RPTS. BR.		
REVIEWED: <i>Stanley S. Haendel</i> ASSISTANT CHIEF, ENGINEERING DIVISION		RECOMMENDED <i>James W. Paine</i> CHIEF, ENGINEERING DIVISION
APPROVED <i>T. D. F. [Signature]</i> COLONEL C. E., DISTRICT ENGINEER		SCALE AS SHOWN
DATE 25 JUNE 1957		DRAWING NUMBER 18-02-01 SHEET 1 OF 1
FILE NO. 7658-201		



REVISION	DATE	DESCRIPTION
JOSEPH R. GANGEMI ARCHITECT - ENGINEER NEW YORK, NEW YORK		U.S. ARMY ENGINEER DISTRICT, NEW YORK CORPS OF ENGINEERS NEW YORK 3, NEW YORK
DRAWN BY: W. C.		NEW YORK DEFENSE (SAM) INSTALLATIONS BASIC INFORMATION MAPS GENERAL SITE & BUILDING USE PLAN SITE NO. NY-53-C & L (LEONARDO) MIDDLETOWN, MONMOUTH CO. NEW JERSEY
DESIGNED BY:		
SUBMITTED: <i>[Signature]</i> ARCHITECT - ENGINEER		
REVIEWED: <i>[Signature]</i> CH. MIL. PL. & SPTS. BR.		
REVIEWED: <i>[Signature]</i> ASSISTANT CHIEF, ENGINEERING DIVISION		RECOMMENDED: <i>[Signature]</i> CHIEF, ENGINEERING DIVISION
APPROVED: <i>[Signature]</i> COLONEL C. E. DISTRICT ENGINEER		SCALE AS SHOWN
DATE 25 JUNE 1957		DRAWING NUMBER 18-02-01 SHEET 1 OF 1
FILE NO. 7658-201		

LEGEND	
	EXISTING PERMANENT BUILDING
	EXISTING TEMPORARY BUILDING
	EXISTING CONTOUR
	GOVERNMENT PROPERTY LINE (GOV'T OWNED)
	GOVERNMENT EASEMENT, LEASE, PERMIT LINE
	GOVERNMENT PROP. LINE, PERMIT FROM DEPT. U.S.N.

STANDARD FORM 118 EXCESS PROPERTY PRESCRIBED BY GENERAL SERVICES ADMINISTRATION REGULATION 2-7-30-10 118-102				REPORT OF EXCESS REAL PROPERTY		1. HOLDING AGENCY NO. NYO-114		DATE RECEIVED (GSA use only)	
2. DATE OF REPORT 3 MAY 1963				3. GSA CONTROL NO. (GSA use only)					
3. TO (Furnish address of GSA regional office) General Services Administration Utilization and Disposal Service 30 Church Street, New York, N.Y.				4. FROM (Name and address of holding agency) Department of the Army Washington 25, D.C.					
5. NAME AND ADDRESS OF REPRESENTATIVE TO BE CONTACTED Maurice Lustig Chief, Real Estate Division U.S. Army Engineer District, New York 111 East 54th Street, New York 3, N.Y.				6. NAME AND ADDRESS OF CUSTODIAN Commanding General First U.S. Army Governors Island, New York 4, N.Y.					
7. PROPERTY IDENTIFICATION New York Defense Area, Nike Battery NY-53 Installation No. 4461				8. PROPERTY ADDRESS (Give full location) 2.4 Miles East of Middletown 3 Miles North of Red Bank Monmouth County, New Jersey					
F. SPACE DATA								TO LAND	
USE	NUMBER OF BUILDINGS (I)	FLOOR AREA (Sq. Ft.) (II)	NUMBER OF FLOORS (III)	FLOOR LOAD (Pounds per Sq. Ft.) (IV)	CLEAR HEADROOM (V)	(VI) (If not applicable)	ACRE OR LESS (VII)		
A. OFFICE	1	1,050				A. PER	22.71		
B. STORAGE	5	11,354				B. LEASED			
C. OTHER (See 2 F.)	14	23,000				C. OTHER	39.33		
D. TOTAL (Sum of I, II, III, IV, V, VI)	20	35,404				D. TOTAL	62.04		
E. GOVT INTEREST				E. OTHER USE ENTERED IN C ABOVE					
(U) OWNED									
(S) TENANT									
H. COST TO GOVERNMENT				I. LEASEHOLDERS DATA (Use separate sheet if necessary)					
ITEM				SCHEDULE				COST	
A. BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES				A (See 2 F.)				1,050,000	
B. LAND				B (See 2 F.)				111,500	
C. RELATED PERSONAL PROPERTY				C (See 2 F.)					
D. TOTAL (Sum of A, B, C, and D)				D				1,161,500	
E. ANNUAL PROTECTION AND MAINTENANCE COST (Government-owned or leased)				E				44,800.00	
H. DISPOSITION OF PROCEEDS				I. TYPE OF CONSTRUCTION					
				LEASER GOVERNMENT					
J. HOLDING AGENCY USE				K. RANGE OF POSSIBLE USES					
Support of the Nike Missile Battery, a complex of the New York Defense Area (USARADCON)									
L. NAMES AND ADDRESSES OF INTERESTED FEDERAL AGENCIES AND OTHER INTERESTED PARTIES									
Mr & Mrs Valentine Ippri, Box 1468, Kings Highway, Atlantic Highlands, New Jersey. William K. Larsen, Chapel Hill, P.O. Atlantic Highlands, New Jersey. Board of Education of the Vocational Schools in the County of Monmouth, 18 Court Street, Freehold, N.J., Attn: T.E. Nicks, Director									
M. REMARKS New York Defense Area, Nike Battery NY-53 is located 2.4 miles East of Middletown and 3 miles North of Red Bank, Monmouth County, New Jersey. The installation was established in 1956 to be used for the assembly, launching and control of guided missiles for defense against high flying hostile aircraft. (Cont'd)									
N. REPORT AUTHORIZED BY									
NAME				SIGNATURE					
MAURICE LUSTIG				Maurice Lustig					
TITLE				Chief, Real Estate Division					

Page 18 - Remarks (Cont'd)

The excess installation has been improved with various types of buildings, structures, utilities and supporting facilities of permanent type construction.

There are no public roads providing direct access to the installation. Access is possible only by use of Government-owned roads (Patrol and Normandy Roads) under the jurisdiction of the Department of the Navy, or through privately owned lands lying between the installation and Mountain Hill Road, a public road.

Information received from Department of Defense (Office of Civil Defense), indicates that the local civil defense director has expressed a definite interest in possible utilization of installation for civil defense purposes. In the event the property is disposed of for such purposes, the conveyance should contain a condition restricting the use of the property to civil defense purposes for a period of twenty years with reverter to the United States for breach of condition, in accordance with agreement between the Department of Defense and General Services Administration.

The excess property has been screened against the known defense needs of the Department of Defense by Office, Chief of Engineers, with negative results. The property was reported to the Armed Services Committees of Congress on 29 March 1963 pursuant to provisions of Title 10, United States Code, Section 2662, as amended, and the required thirty day period expired on 28 April 1963.

The following exhibits are made a part of this declaration:

Schedule A - Standard Form 118a - Buildings, Structures, Utilities and Miscellaneous Facilities

Schedule B - Standard Form 118B - Land

Schedule C - Perimeter Descriptions

Schedule D - General Site and Building Use Plan Map

Schedule E - Final Project Map

Schedule F - Report of Title

Weather
Today, Partly Cloudy, High 70, Low 50.
Tomorrow, Partly Cloudy, High 70, Low 50.
Change of showers tomorrow.
High about 70. See Weather,
Page 1.

RED BANK

Independent Daily

MONDAY THROUGH FRIDAY—EST. 1898

REGISTER

Distribution

Today

22,425

DIAL SH 11-0010

VOL. 85, NO. 200

Issued daily, Monday through Friday. Second Class Postage.
Paid at Red Bank and at Additional Mailing Offices.

RED BANK, N. J., WEDNESDAY, APRIL 3, 1963

7c PER COPY

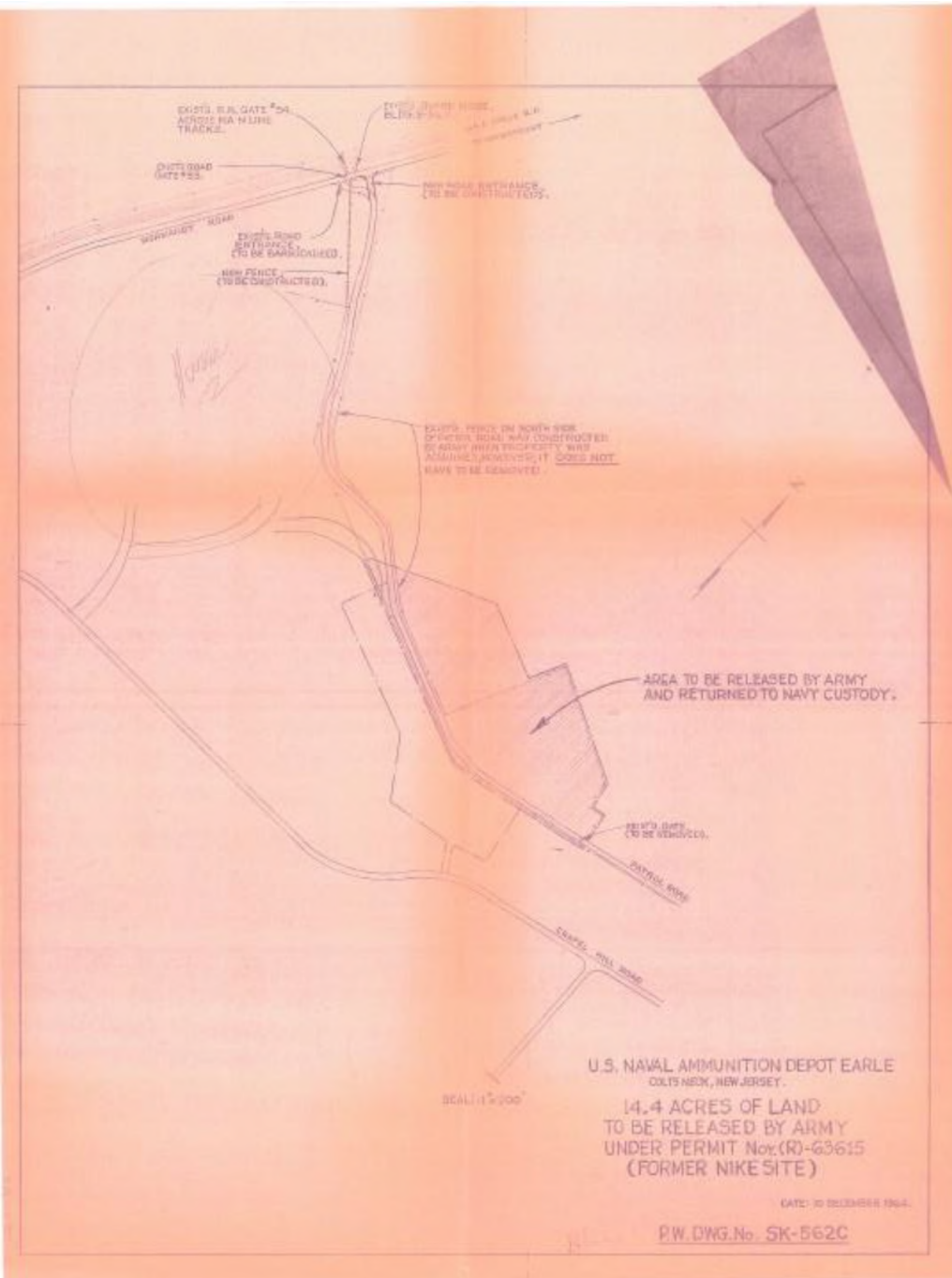
PAGE ONE

Chapel Hill Site Disposal Sought

WASHINGTON (AP) — The Army has asked Congress to approve disposal of three surplus NIKE Ajax sites in New Jersey.

Sen. Clifford P. Case, R-N. J., a member of the Senate Armed Services Committee, said the sites are in Wayne Township, Passaic County; Chapel Hill, Middletown Township, and Summit.

The Army can turn the sites over to the General Services Administration for disposal unless the Senate or House Armed Services Committee blocks it.



THIS INSTRUMENT, made this 11 day of January, 1965, is the FIRST One Thousand Nine Hundred and Sixty-fourth between the UNITED STATES OF AMERICA (hereinafter referred to as the party of the first part) acting by and through the Secretary of Health, Education, and Welfare, by Joseph R. O'Connor, Regional Director, under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 701), as amended (hereinafter referred to as the Act) and Department of Health, Education, and Welfare Statement of Organization and Delegation of Authority (22 F.R. 1345, as amended July 10, 1957, 22 F.R. 5617), party of the first part, and the Board of Education of the Vocational Schools in the County of Monmouth, a county vocational school district organized under the laws of the State of New Jersey, whose principal office is now located in the Township of Freehold, County of Monmouth and State of New Jersey, party of the second part.

WITNESSETH:

That the party of the first part, for and in consideration of the observance and performance of the conditions, covenants, reservations and restrictions hereinafter contained, and other good and valuable consideration, duly paid by the party of the second part, at or before the executing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, and forever quitclaimed, and by these presents does grant, bargain, sell, alien, remise, release, and forever quitclaim unto the said party of the second part, and to its successors and assigns, forever;

All that tract or parcel of land and premises consisting of the hereinafter described two contiguous parcels of land (hereinafter designated as Tract A-100 and Tract A-101) situate in the Township of Middletown, County of Monmouth and State of New Jersey, being formerly a portion of the U.S. Military Reservation known as the New York Defense Area, Nike Battery NY-53, more particularly bounded and described as follows:

Tract A-100

Beginning at an iron pipe in the boundary line between lands of John West on the west and lands of Antoinette Schildge on the east distant 1015 feet more or less southeasterly, along said boundary line, from the centerline of Mountain Hill Road. Running thence S 22° 21' 31" E along said lands of Schildge, 980.0 feet to an iron

Subdivision Maps

County Clerk » Subdivision Maps

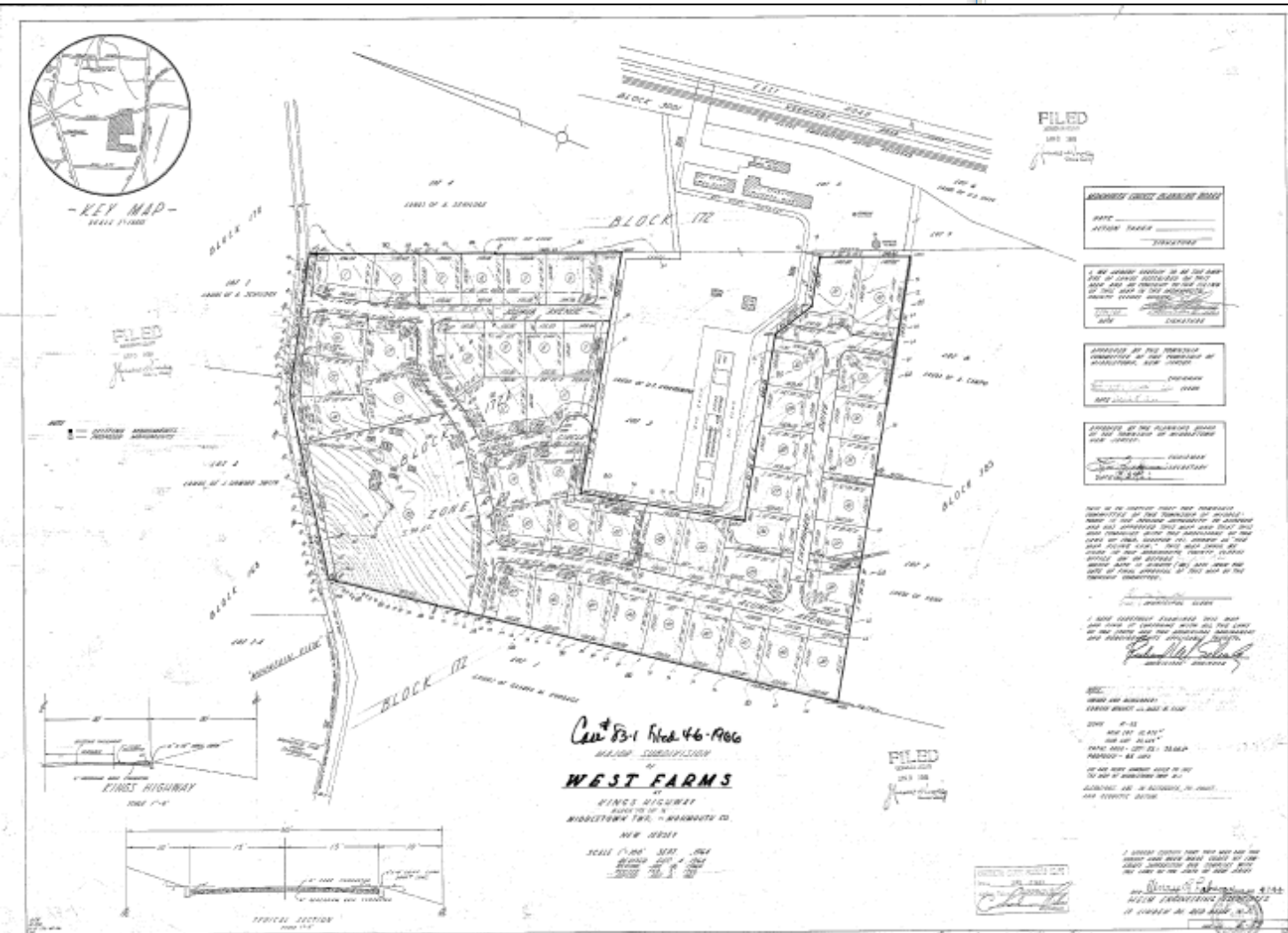
[Search](#) | [Search Results](#) | [View Image](#)

Search Results

	Case Number	Town	File Date	Map Title
View Map	83-13	Freehold Township	5/9/1966	KONVITZ ANNE REILLY EDWARD
View Map	83-15	Manalapan	5/11/1966	ROTTKAMP MARY
View Map	83-10	Manalapan	5/6/1966	MONMOUTH HEIGHTS SEC 9
View Map	83-11	Manalapan	5/6/1966	MONMOUTH HEIGHTS SEC 10
View Map	83-12	Manalapan	5/6/1966	MONMOUTH HEIGHTS SEC 11
View Map	83-19	Marlboro	5/31/1966	US AT MARLBORO WEST SEC 2A
View Map	83-18	Middletown	5/26/1966	FINLEY
View Map	83-17	Middletown	5/19/1966	HILLANDALE FARMS
View Map	83-1	Middletown	4/6/1966	WEST FARMS KINGS HIGHWAY
View Map	83-16	Shrewsbury Borough	5/12/1966	MATTHEWS RICHARD LEONA
				1 2

Site compatible with Internet Explorer 7.0 and later and Firefox 3.5 and later (WEB-OPRS)

Rel 2009-1(b)



Case Number 83-1, recorded 6 April 1966. Source: Monmouth County, New Jersey

Open Public Records Search System, 10 November 2017. Source: Monmouth County Clerk, Monmouth County, New Jersey

Location of NY-53's Launcher Area, 19 November 2017



OFFICE OF
THE REGIONAL DIRECTOR

DEPARTMENT OF HEALTH, EDUCATION, AND WELFARE
REGIONAL OFFICE
Region II
26 Federal Plaza
New York, New York 10007

June 19, 1969

In reply refer to:
13:EP

Reference:
New York Defense Area (F)
Mike Battery NY-53
Township of Middletown
Monmouth County, New Jersey
GSA No. D-NY-406 - Launcher

File

Mr. Albert Wilson, Chief
Real Property Division
Property Management and Disposal Service
General Services Administration
26 Federal Plaza
New York, New York 10007

Dear Mr. Wilson:

By Consent to Retransfer dated May 6, 1969, subject property was transferred from the Board of Education of the Vocational Schools in the County of Monmouth, Freehold, New Jersey, to the Board of Trustees of the Brookdale Community College, Lincroft, New Jersey, for educational use.

Three conformed copies of the retransfer instrument, to which is attached "Exhibit I", Deed, for your information and use, are enclosed.

Sincerely yours,

Charles A. Cataldo

Charles A. Cataldo
Acting Regional Representative
Office of Surplus Property Utilization

Enclosure

The Daily Register

VOL. 98 NO. 143

SHREWSBURY, N. J. FRIDAY, JANUARY 23, 1976

15 CENTS

Brookdale gives base back to U.S.

LINCROFT — The former Middletown Nike base which had been part of the Brookdale Community College campus for the past six years was returned to the federal government by the county college's Board of Trustees last night.

The board reconveyed the property to Uncle Sam "with thanks."

"And we're receiving exactly what we paid for it — nothing," board attorney Charles L. Morgan commented.

Brookdale had occupied the 15-acre site since May of 1969,

conducting its auto technology, electronics, drafting and designing and inhalation therapy programs there. Those programs all have moved into the college's new Natural and Applied Sciences Institute on the main campus in Lincroft.

William Muhleisen was named to the campus police department at an annual salary of \$9,776. The campus police force now numbers 12 officers.

George Bieltis and board member Tora Doremus were named trustees of the Brookdale Foundation Trust.

COUNTY OF MONMOUTH	
CONSIDERATION	
RECEIVED TRANSFER FEE	EXEMPT
DATE <u>10/29/77</u>	BY <u>10/29/77</u>

CONTRACT NO. 1A-11-81-389 -

CONSENT TO RETRANSFER

THIS INSTRUMENT, made this 20th day of March, 1978, between the UNITED STATES OF AMERICA, acting by and through the Secretary of Health, Education, and Welfare, by the Principal Regional Official, Region II, New York, New York, of the Department of Health, Education, and Welfare, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377) as amended (hereinafter referred to as the Act) (hereinafter referred to as the Grantor), and the Board of Trustees of Brookdale Community College, a Body Corporate organized and existing under N.J.S. 18A:64A-1, et seq., with its principal offices now located in the Limerick Section of the Township of Middletown, County of Monmouth, State of New Jersey (hereinafter referred to as the Grantee)

WITNESSETH

WHEREAS, by Deed dated the 31st day of December 1964 and recorded on January 11, 1965 in the Office of the Clerk of Monmouth County, New Jersey, in Book of Deeds No. 3387 at Page 118, certain real property, described therein, was conveyed by the Grantor, under and pursuant to the powers and authority contained in the Act, to the Board of Education of the Vocational Schools in the County of Monmouth, to be used solely for educational purposes for a period of 20 years ending on December 31, 1984; and

WHEREAS, by Consent to Retransfer dated May 4, 1969 and recorded June 23, 1969 in the Monmouth County Clerk's Office in Book 3642 of Deeds, Page 477, Grantor consented to the retransfer of said premises to Grantee; and

WHEREAS, by Deed dated June 12, 1969 and recorded June 23, 1969 in the Monmouth County Clerk's Office in Book 3643 of Deeds, Page 483, said premises were transferred by the Board of Education of the Vocational Schools in the County of Monmouth to the Grantee; and

WHEREAS, in connection with its acquisition of the premises described in the aforesaid Deed, the Grantee received a public benefit allowance of

DEED 4092 697

EXHIBIT I

COUNTY OF MONMOUTH	
CONSIDERATION	
REALTY TRANSFER TAX EXEMPT	
DATE 11/11/77	BY [Signature]

DEED

THIS INSTRUMENT, made this 10th day of March 1978 between the BOARD OF TRUSTEES OF BROOKDALE COMMUNITY COLLEGE, a body corporate organized and existing under N.J.S. 18A:6A-1, et seq., with its principal office now located in the Lincroft Section of the Township of Middletown, County of Monmouth and State of New Jersey, GRANTOR, and the BOARD OF EDUCATION OF THE TOWNSHIP OF MIDDLETOWN, a Municipal School District organized under the Laws of the State of New Jersey, whose principal office is now located on Tindell Road, the Township of Middletown, County of Monmouth and State of New Jersey, GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the observance and performance of the conditions, covenants, reservations, and restrictions hereinafter contained, and other good and valuable consideration, duly paid by the GRANTEE, at or before the signing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, and forever quitclaimed, and by these presents does grant, bargain, sell, alien, remise, release, and forever quitclaim unto the said GRANTEE, and to its successors and assigns, forever:

All that tract or parcel of land and premises consisting of the hereinafter described two contiguous parcels of land (hereinafter designated as Tract A-100 and Tract A-101) situate in the Township of Middletown, County of Monmouth and State of New Jersey, being formerly a portion of the U.S. Military Reservation known as the New York Defense Area, Nike Battery NY-33, more particularly bounded and described as follows:

TRACT A-100

BEGINNING at an iron pipe in the boundary line between lands of John West on the West and lands of Annetta Schilde on the East distant 1,015 feet more or less southeasterly, along said boundary line, from the centerline of Mountain Hill Road. Running thence S 22°21'27" E

DEED BOOK 4092 PAGE 704

REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.
FPAP EJD-102
 2. DATE OF REPORT
August 26, 1980

DATE RECEIVED (GSA USE)
8/29/80
 GSA OFFICE NO. (GSA USE)
2K-10-1000

3. TO (Forward address of GSA regional office) General Services Administration 26 Federal Plaza New York, N.Y. 10278		4. FROM (Office and address of holding agency) U.S. Department of Education Washington, D.C.	
5. NAME AND ADDRESS OF REPRESENTATIVE TO BE CONTACTED F. James Pflug - ARPD, FPAP Region II Dept of Education 26 Federal Plaza New York, N.Y. 10278		6. NAME AND ADDRESS OF CUSTODIAN Middletown Board of Education 59 Tindall Road Middletown, N.J. 07748	
7. PROPERTY IDENTIFICATION NY Defense Area - Nike Battery NY 53 (Launcher Area) Installation No. 4461 Township of Middletown, Monmouth Cnty, NJ		8. PROPERTY ADDRESS (Give full location) NY Def Area, NB NY-53, Instal No. 4461 (Launcher Area) Normandy Road Middletown Township, NJ	

SPACE DATA

USE	NUMBER OF BUILDINGS (A)	FLOOR AREA (Sq. Ft.) (B)	NUMBER OF FLOORS (C)	FLOOR LOAD CAPACITY (D)	FLOOR REVISION (E)	LAND (F) (From SF 178)	ACRE OR SQUARE FEET
A. OFFICE	1	4,052				A. FEE	28.16
B. STORAGE	10	24,860				B. LEASED	
C. OTHER (See SF 17)						C. OTHER	
D. TOTAL (From SF 178)	11	28,912				D. TOTAL	18.16
E. GOVT INTEREST: (1) OWNER (2) TENANT			9. SPECIFY "OTHER" USE ENTERED IN E ABOVE				

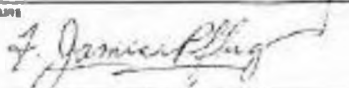
10. COST TO GOVERNMENT			11. LEASHOLDER DATA (Use separate sheet if necessary)	
ITEM	SCHEDULE	COST		
A. BUILDING, STRUCTURES, UTILITIES AND ACCESSORIES FACILITIES	A (Cm. 4)	799,500.	A. TOTAL ANNUAL RENTAL	\$
B. LAND	B (Cm. 4)	19,666	B. ANNUAL RENT PER SQ. FT. OR ACRE	\$
C. FENCED FENCED PROPERTY	C (Cm. 4)		C. DATE LEASE EXPIRES	
D. TOTAL (Sum of 11A, 11B, and 11C)		819,166	D. NOTICE REQUIRED FOR RENEWAL	
E. SPECIAL PROTECTION AND MAINTENANCE COST (Concurrent owned or leased)			E. TERMINAL DATE OF RENEWAL RIGHTS	
			F. ANNUAL RENEWAL RENT PER SQ. FT. OR ACRE	\$
			G. TERMINATION RIGHTS (in days)	

12. DISPOSITION OF PROCEEDS	13. LESSOR GOVERNMENT TYPE OF CONSTRUCTION Mixed - ordinary masonry, incombustible and fire resistive
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14. HOLDING AGENCY USE	15. RANGE OF POSSIBLE USES Rehab, Health, Educational; Park, Rec, Municipal or Related Public
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16. NOTES AND COMMENTS BY PARTICIPATING FEDERAL AGENCIES AND OTHER INTERESTED PARTIES

17. RESULTS
Title to property reverted back to USA by deed from Grantee dated July 11, 1980. Copy of Deed attached.

18. REPORT AUTHORIZED BY NAME F. James Pflug TITLE Acting Regional Program Director FPAP Dept of Ed Regl - II	SIGNATURE 
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FOR S A L E

GOVERNMENT REAL PROPERTY

INVITATION NUMBER

GS-01-DR-E-3-0126

NAME OF PROPERTY

FORMER NIKE BATTERY NY-53

LOCATION

MIDDLETOWN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

CONSISTING OF

APPROXIMATELY 18.16 ACRES OF LAND
IMPROVED WITH 11 BUILDINGS AND
MISCELLANEOUS FACILITIES.

AS DESCRIBED IN THE ATTACHED INVITATION FOR BIDS

SEALED BIDS WILL BE OPENED

DATE

APRIL 20, 1983

TIME

2:00 P.M. Local Time at Place of Bid Opening

LOCATION

General Services Administration,
Business Service Center

Bid Opening Room, Main Floor

75 West 21 Place, New York, New York 10278

GENERAL SERVICES ADMINISTRATION



GSA FPMR 1740 (REV. 11-78)

APR 27 1983

Mr. John M. Galassi
President
Burgui Realty Co., Inc.
30 Galassi Drive,
Wayne, New Jersey 07470

Dear Mr. Galassi:

We are pleased to inform you of the Government's acceptance of your offer to purchase the Former Nike Battery NY-53, Middletown Township, Monmouth County, New Jersey. Your offer of \$201,000 submitted for bid opening held April 26, 1983 is hereby accepted pursuant to the terms and conditions of Invitation for Bids NO. 05-01-05-73-0100.

Your bid deposit of \$20,100 will be applied to the \$201,000 purchase price. The balance of \$180,900 will be due and payable at the time closing.

Pursuant to Paragraph 5 of the General Terms of Sale, you are hereby requested to assume possession of the property within 15 calendar days of this request. Pursuant to Paragraph 6 of the General Terms of Sale, you are requested to procure adequate public liability insurance, naming the United States Government as a party in interest and providing for 30 calendar days notice of cancellation to GSA. We will not require fire or extended coverage of the improvements on the property.

Our Regional Council will be contacting you in the near future to arrange for the closing of this sale. If you have any questions at this time please contact our New York Field Office at 212-264-2650.

Sincerely,

John F. Byrne
Acting Chief, Disposal Branch

cc: Official File LPED-1
Reading File LPED-1
LPED, LPE, LP, LA, DR, IL
FDLipsky *484*

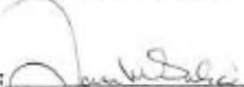
By: David M. Evans
Acting Assistant Chief, Disposal Branch
Real Estate Division
Office of Public Buildings and Real Property

ASSIGNMENT
FOR VALUE RECEIVED

July 28, 1983

The undersigned hereby assigns, transfers, sets over unto Lincroft Enterprises, Inc. all of its rights, title and interest and contract for the purchase of the Former Nike Battery NY-53, Middletown Township, Monmouth County, New Jersey, all as set forth in "Invitation for Bids" No. GS-01-DR-E-3-0126.

BUTGAL REALTY CO., INC.

By: 
John M. Galesi,
President

Lincroft Enterprises, Inc., by its Attorney, Gerold Kanengiser, Esq. does hereby accept the within Assignment and agrees to be bound by the terms thereof.


Gerold Kanengiser

KNOW ALL MEN BY THESE PRESENTS: That the UNITED STATES OF AMERICA, acting by and through the ADMINISTRATOR OF GENERAL SERVICES, under and pursuant to the powers and authority contained in the provisions of the Federal Acquisition and Administrative Services Act of 1949 (64 Stat 377), as amended, and the regulations and orders promulgated thereunder, for and in consideration paid to it in the sum of Two Hundred and One Thousand and no/100 dollars (\$201,000.00)

does hereby remise, release, and forever quitclaim unto Lincroft Enterprises, Inc. a Corporation of New Jersey, its Agents and Assigns, 184 Millburn Avenue, Millburn, NJ 07041.

all its right, title and interest in and to the property described in Schedule A, together with all appurtenances and improvements thereto, subject to such conditions as may be set forth in said Schedule A, being a parcel of land consisting of approximately 18.16 acres, comprised of Tract A-100 (18.00 acres ±) and Tract A-101 (7.16 acres ±) of Mike Battery NF-53, Township of Middletown, County of Monmouth and State of New Jersey.

TO HAVE AND TO HOLD the premises with all the privileges and appurtenances thereto belonging, to the said Grantee(s) and to the heirs or successors and assigns of same, to their own use and behoof forever.

This deed is executed and delivered to the said Grantee(s), and to the heirs or successors and assigns of same, without any covenants whatsoever, either express or implied.

IN WITNESS WHEREOF, the UNITED STATES OF AMERICA, acting by and through the ADMINISTRATOR OF GENERAL SERVICES, has caused these presents to be executed as a sealed instrument in its name and behalf this 19 day of August, 1983.

This instrument was prepared by
By Kenneth L. Allen, Regional Counsel, Kenneth L. Allen
General Services Administration
Region One

UNITED STATES OF AMERICA
Acting By and Through The
ADMINISTRATOR OF GENERAL SERVICES
Robert J. Thomas
Regional Administrator
General Services Administration
Region One, Boston, Massachusetts
Robert J. Thomas

WITNESSES:

Carol P. Smith
Carol P. Smith
V. Richard Gouldin
V. Richard Gouldin

BOOK 4425 PAGE 861

DEED

Open Public Records Search System

Records Search

County Clerk » Records Search

[Search](#) | [Search Results](#) | [View Image](#)

Search Results

Type	Direct Party	Indirect Party	Inst. Num	Recorded	TownName	Block	Lot	Book	Page
View DEEDS From 01/01/1976 to 09/30/1996	UNITED STATES OF AMERICA BY ADMIN OF GENERAL SRVCS	LINCROFT ENTERPRISES INC	1983039185	8/19/1983				DB-4425	861

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Site compatible with Internet Explorer 7.0 and later and Firefox 3.5 and later (WEB-OPRS1)

Rel 2009-1(b)

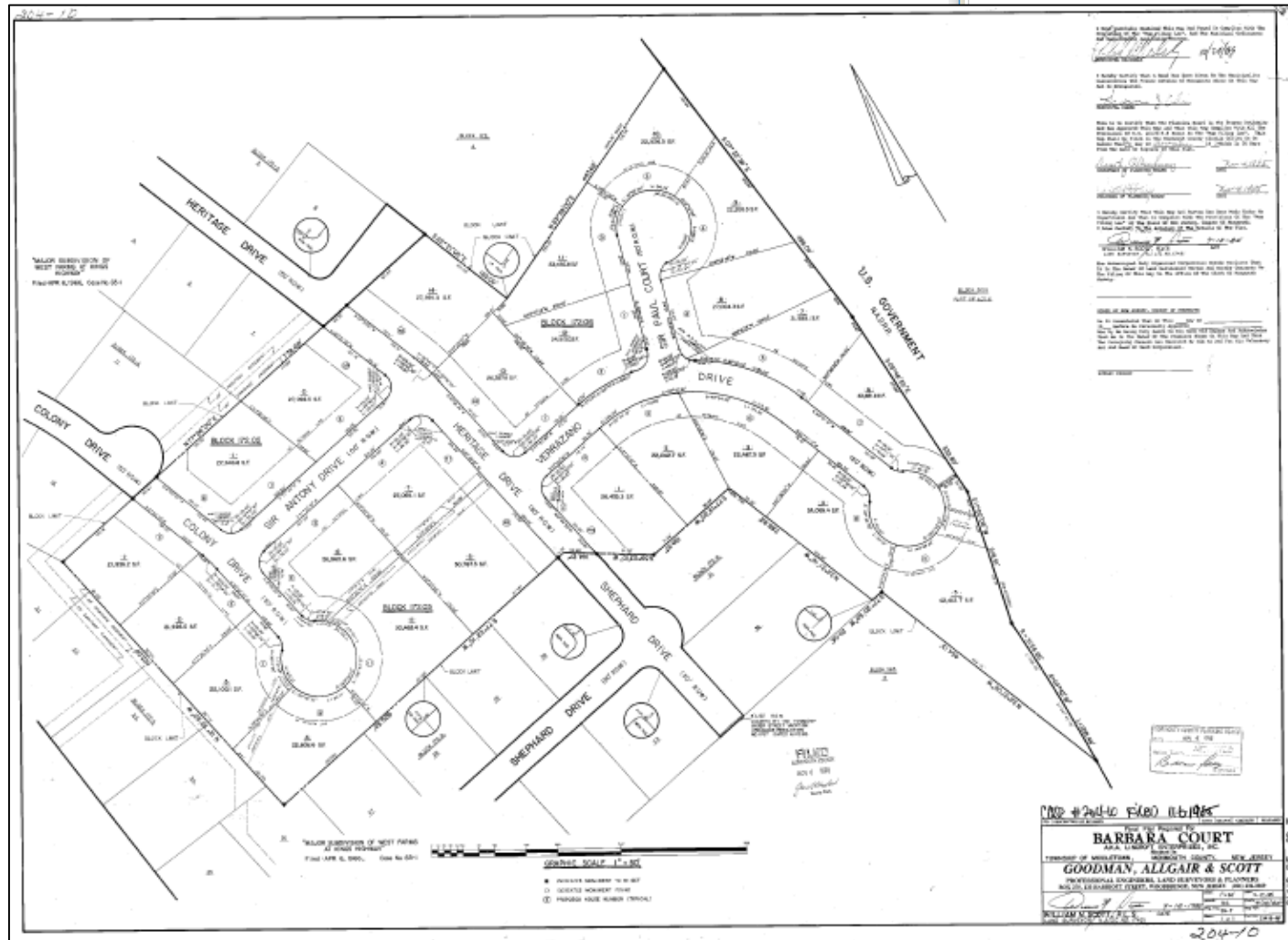
Subdivision Maps

County Clerk » Subdivision Maps

[Search](#) | [Search Results](#) | [View Image](#)

Search Results

	Case Number	Town	File Date	Map Title
View Map	204-10	Middletown	11/6/1985	BARBARA COURT LINCROFT ENTERPRISES INC
				1



Site compatible with Internet Explorer 7.0 and later and Firefox 3.5 and later (WEB-OPRS1)

Rel 2009-1(b)

Case Number 204-10, recorded 6 November 1985. Source: Monmouth County, New Jersey

Open Public Records Search System, 10 November 2017. Source: Monmouth County Clerk, Monmouth County, New Jersey

Location of NY-53's Launcher Area, 19 November 2017