

Bergen County Recording Data Page
Honorable John S. Hogan
Bergen County Clerk



Official Use Only - Barcode

Official Use Only – Realty Transfer Fee

Date of Document:

September 19, 2025

Type of Document:

DECLARATION

First Party Name:

RENU AGARWAL

Second Party Name:

ARIK J. STOOPS AND
KEALANI L. CREEL

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

Lot:

Municipality:

Consideration:

Mailing Address of Grantee:

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGE INFORMATION FOR ASSIGNMENTS,
RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY**

Original Book:

Original Page:

BERGEN COUNTY RECORDING DATA PAGE

Please do not detach this page from the original document as it
contains important recording information and is part of the permanent record.

DECLARATION

REGARDING FRONTEAC UNIT 11A, 90 PROSPECT AVE, HACKENSACK, NJ 07601

DISCLOSURE OF SELLER & INDEMNITY OF BUYER BEFORE CLOSING

1. That Mrs. Renu Agarwal, the owner of record of Unit 11A at the Frontenac has decided to sell the unit, and that we are the Buyers whose name and identity are disclosed below under our signatures;
2. That the Buyers hereby acknowledge that the Seller has informed them that the unit is being accepted as a two-bedroom unit (instead of a three-bedroom unit originally shown in the Master deed of the Condo Association). The layout plan shown to me is as per the Architectural plan attached herewith is acceptable to me;
3. The HOA of the Unit is presently \$1,379.42 per month which includes all utilities, HOA monthly fees, contribution to reserves, and parking. That in consideration of the credit of \$ 10,800 offered in the HOA fees by the Seller to the Buyer in the sale offering of the Unit, the Buyer has taken a lump sum reduction in the price and negotiated the same for \$355,000 finally accepted for the purchase of this Unit;
4. The Buyers hereby release the Association, its Directors and Officers from all or any claims which may arise from the difference in the "as-built" floor plan (as per Architectural plan attached) and the one that is attached to the Master Deed, including any claims from the difference in the square footage area or the percentage interest in the common elements of the Unit remaining 1.85436% as stated in the Master Deed.

Both Seller and Buyer set forth their signatures below in confirmation of the above

Seller for seller by: R. Agarwal

Date 9/19/25

Renu Agarwal

Signed for buyer by: Arik J. Stoops

Date 9/19/25

Arik J. Stoops

Buyer's present address: 1023 W Turner Road, Lodi, CA 95242

Kearani L. Creel

Date 9/19/25

* Master Deed recorded 7/22/2005 in Deed Book 8848 page 56.

STATE OF NEW JERSEY)

) ss:

COUNTY OF Bergen)

I CERTIFY that on September 19, 2025, Renu Agarwal personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person);

- (a) is named in and personally signed this document; and
- (b) signed, sealed and delivered this document as his/her act and deed.



Notary Public
Lorin A. Liva
An Attorney At Law of New Jersey

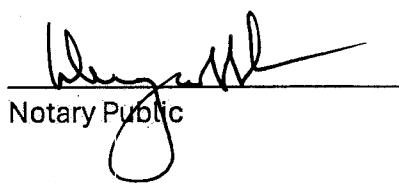
STATE OF NEW JERSEY)

) ss:

COUNTY OF Bergen)

I CERTIFY that on September 19, 2025,
Arik J. Stoops and Kealani L. Creel personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person);

- (a) is named in and personally signed this document; and
- (b) signed, sealed and delivered this document as his/her act and deed.


Notary Public

Wayne A. Stahlmann
An Attorney at Law of New Jersey

RECORD AND RETURN TO:

Louis J. Verde, Esq.
Meyerson, Fox & Conte, P.A.
One Paragon Drive, Suite 240
Montvale, NJ 07645

Record + Return to:

Grandview Title Agency of Bergen County
198 Boulevard
Hasbrouck Heights, NJ 07645

722S-25F

SCHEDULE A

NOT AN OFFICIAL DOCUMENT

This floor plan illustrates the layout of a house. The main features include:

- LIVING ROOM:** Measuring 21'3" wide by 23'7 1/2" deep.
- DINING AREA:** Located adjacent to the Living Room.
- KITCHEN:** Measuring 12'10 1/2" wide by 13'10 1/2" deep, featuring a central island.
- M. BATH:** A master bathroom located near the Master Bedroom.
- BEDROOM #1:** A large bedroom measuring 13'8 1/2" wide by 16'8" deep.
- MASTER BEDROOM:** The largest bedroom, measuring 13'8 1/2" wide by 16'8" deep, featuring an attached bathroom.
- BEDROOMS:** Two additional bedrooms, one measuring 10'5" wide by 13'11 1/2" deep, and another measuring 13'4" wide by 11'2 1/2" deep.
- BATH:** A shared bathroom located between the two smaller bedrooms.

The total area of the house is approximately 1,486 SF.

NOT A LEGAL DOCUMENT

NOTE: Known and designated as BLOCK 237
in the City of Hackensack. Lot 1,01 C011A

AS-BUILT		REVISED	NO DATE	PROGRESS REPORTS
OWNER'S ORIGINATOR:	NAME:	AS-BUILT:	DATE:	AS-BUILT:
SCALE:	AS BUILT	AS-BUILT:	DATE:	AS-BUILT:
PROJECT NUMBER:	01000	AS-BUILT:	DATE:	AS-BUILT:
DRAWING NUMBER:	01000	AS-BUILT:	DATE:	AS-BUILT:
REVISIONS:				
DATE:	REVISIONS:	DATE:	REVISIONS:	DATE:
OWNER'S ORIGINATOR:	NAME:	AS-BUILT:	DATE:	AS-BUILT:
SCALE:	AS BUILT	AS-BUILT:	DATE:	AS-BUILT:
PROJECT NUMBER:	01000	AS-BUILT:	DATE:	AS-BUILT:
DRAWING NUMBER:	01000	AS-BUILT:	DATE:	AS-BUILT:

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