

DEED

THIS DEED made the 15 day of *November* 1970 between RINGWOOD REALTY CORP., a corporation of the State of Delaware, whose post office address is: 581 Broad Street, Newark, New Jersey, and HIGH POINT HOMES, INC., a corporation of the State of New Jersey, whose post office address is: 54 Walker Drive, Newark, New Jersey, hereinafter called the Grantee;

WITNESSETH: that in consideration of one (\$1.00) Dollar and other good and valuable considerations the Grantor does grant and convey unto the Grantee, Grantee's successors and assigns forever, all that tract or parcel of land and premises situate, lying and being in the Borough of Ringwood, County of Passaic, and State of New Jersey, particularly described in Exhibit A, attached hereto and hereby made a part hereof.

Subject to the following:

- (a) Building and use restrictions, conditions, covenants, reservations, exceptions, leases, easements, and rights and agreements (whether or not similar to the foregoing) of record.
- (b) Visible easements.
- (c) Applicable taxes and building laws and regulations.
- (d) The state of facts an accurate survey and personal inspection of the premises would show.

TO HAVE AND TO HOLD said premises with appurtenances, unto the Grantee, its successors and assigns forever.

The Grantor covenants that Grantor has not made, done, committed, executed or suffered any act or acts, thing of 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 other than as stated herein.

IN WITNESS WHEREOF, the Grantor has herunto caused these presents to be signed by the proper authorized corporate officers of the Grantor and caused its proper corporate seal to be hereto affixed, the day and year first above mentioned.

RINGWOOD REALTY CORP.

By W. J. O'Sullivan  
W. J. O'Sullivan

ATTEST:

By E. D. Thomson  
E. D. Thomson

STATE OF MICHIGAN }  
COUNTY OF WAYNE } SS

BE IT REMEMBERED, that on this 13 day of November 1970, before me, the subscriber, appeared E. D. THOMSON, who being by me duly sworn, doth depose and make proof to my satisfaction, that deponent knows the corporate seal of the Grantor mentioned in the within deed; that the seal thereto affixed is the proper corporate seal of said corporation; that the same was so affixed thereto and said instrument signed and delivered by W. J. O'SULLIVAN who was at the date and execution thereof, the President of said corporation, in the presence of said deponent, as the voluntary act and deponent thereupon signed the same as subscribing witness.

E. D. Thomson  
E. D. Thomson

Sworn and subscribed to before me this 13 day of November 1970.

Robert S. Lawson  
Robert S. Lawson, Notary Public  
Wayne County, Michigan  
My Commission Expires November 12, 1972

EXHIBIT A

Attached to and a part of a Deed dated *November 13, 1974*  
from RINGWOOD REALTY CORP. (Grantor) to HIGH POINT HOMES, INC. (Grantee).

Description of a parcel of Land situated in the Borough of Ringwood,  
Passaic County, New Jersey.

BEGINNING at a point in the northerly line of lands now or formerly  
of the North Jersey District Water Supply Commission said point being South  
57°13'20" East along said northerly line a distance of 1531.37 feet from a  
concrete monument in the easterly line of lands now or formerly of Lana S.  
and William Fletcher, Sr. as described in Deed Book X 64, page 69 and from  
said point of beginning proceeding thence

1. North 34°03'48" East along an easterly line of a previous conveyance to High Point Homes, Inc. a distance of 4197.23 feet to a point in the southerly line of Margaret King Avenue (60 feet wide) as delineated on the "Right of Way Map for the Margaret King Avenue" dated June 28, 1960 and described in Deed Book U-74, page 47, thence
2. North 60°52'46" East along said southerly line a distance of 164.52 feet to a point of curvature, thence
3. Northeasterly on a curve to the left of radius 929.37 feet a distance of 138.91 feet to a point in a westerly line of lands conveyed to Saint Catherine's Church, Ringwood, New Jersey by the Ringwood Company as recorded in Deed Book K 88, page 92, thence
4. South 29°31'28" East along said westerly line a distance of 80.68 feet to a point, thence
5. North 60°28'32" East along a southerly line of said lands of Saint Catherine's Church a distance of 300.00 feet to a point, thence
6. North 29°31'28" West along an easterly line of said lands a distance of 168.46 feet to a point in the southeasterly line of Margaret King Avenue, thence
7. North 40°38'16" East along said southeasterly line a distance of 1.12 feet to a point of curvature, thence
8. Northeasterly still along said southeasterly line on a curve to the right of radius 545.00 feet a distance of 353.994 feet to a point of tangency, thence.
9. North 67°07'06" East along a southerly line of Margaret King Avenue a distance of 221.78 feet to a point of curvature, thence

EXHIBIT A

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10. Northeasterly still along the southerly line of Margaret King Avenue on a curve to the right of radius 461.30 feet a distance of 110.352 feet to a point in a westerly line of lands now or formerly of the North Jersey District Water Supply Commission, thence
11. South  $21^{\circ}16'40''$  West along said westerly line a distance of 5383.08 feet to a concrete monument, thence
12. North  $57^{\circ}13'20''$  West along a northerly line of lands now or formerly of the North Jersey District Water Supply Commission a distance of 1650.65 feet to the point of BEGINNING.

The above described parcel of land as surveyed by B. L. Lochloch, Land Surveyor and Professional Planner, contains 122.030 acres and is an easterly portion of Lot 2 in Block 508 as shown on the current Tax Assessment Map of the Borough of Ringwood.