

DEED OF GIFT

THIS INDENTURE, made this 21 day of December, 1973 between RINGWOOD REALTY CORP., A Delaware corporation duly authorized to do business in New Jersey, with offices at 581 Broad Street, Newark, New Jersey, as Grantor, and State of New Jersey, Department of Environmental Protection, as Grantee.

WITNESSETH:

That Grantor hereby does give, remise, release and quit claim without warranty, either express or implied, to Grantee and its successors and assigns, forever, all of Grantor's right, title and interest in and to the real estate described in the attached Exhibit A, hereby made a part hereof.

Together with all the hereditaments and appurtenances thereto belonging or in any wise appertaining; TO HAVE AND TO HOLD the premises as before described, with the appurtenances, to Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed hereto and these presents to be signed by W. J. O'Sullivan and attested by E. D. Thomson on the day and year stated in the commencement of this Deed of Gift.

RINGWOOD REALTY CORP.

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

ATTEST

E. D. Thomson
E. D. Thomson
Secretary

STATE OF MICHIGAN }
COUNTY OF WAYNE } SS

On this 21 day of December, 1973, before me the subscriber, a Notary Public in the County of Wayne and State of Michigan, personally appeared E. D. Thomson who being by me duly sworn on his oath, says that he is Secretary of Ringwood Realty 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 W. J. O'Sullivan who was at the date thereof President of said corporation in the presence of this deponent, and said W. J. O'Sullivan at the 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.

E. D. Thomson
E. D. Thomson
Secretary

Sworn and Subscribed before me at Dearborn, Michigan the date aforesaid

Robert L. Lawson
Notary Public, Wayne County, Michigan
My Commission expires December 4, 1976

DESCRIPTION OF PARCEL OF LAND

All that certain tract or parcel of land situated in the Borough of Ringwood, Passaic County, New Jersey, being the northerly portion of Lot No. 14 in Block 601 as delineated on Sheet 6 of the Tax Assessment Map, dated September 30, 1973, and being also a northerly portion of that certain Parcel Seven described in Deed of Gift, dated November 2, 1970, between Ringwood Realty Corp. and Ringwood Solid Waste Management Authority, recorded in the Passaic County Register's Office in Deed Book T-89, Pages 208 through 213 and being more particularly described as follows:

Beginning at the point of intersection of the division line between lands now or formerly of Tuxedo Homes, Inc. and lands of the Ringwood Realty Corp., and the division line between the State of New Jersey and the State of New York said beginning point being also the northeasterly corner of lands now or formerly of Tuxedo Houses Incorporated marked by a three inch pipe monument as described in the deed from Pittsburgh Pacific Company to Ringwood Realty Corp. dated December 3, 1964 and recorded January 8, 1965 in the Passaic County Register's Office in Book X-80 of Deeds page 434, thence proceeding from said beginning point along said division line between the State of New Jersey and the State of New York.

(1) South 58 degrees 38 minutes 06 seconds East 71.73 feet to the Northwesterly line of Public Service Electric and Gas Company right-of-way;
thence (2) South 47 degrees 42 minutes 50 seconds West 110.10 feet along the said Northwesterly line; thence (3) South 28 degrees 37 minutes 00 seconds West 44.40 feet along said Northwesterly line; thence (4) South 58 degrees 38 minutes 06 seconds East along the line of Public Service Electric and Gas Company right-of-way parallel with and distant 150 feet Southwestwardly at right angles from the aforementioned division line between the State of New Jersey and the State of New York 869.00 feet to the Northwesterly line of Public Service Electric and Gas Company, Branchburg to New York

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State Line; right-of-way (330 feet wide);
thence (5) South 44 degrees 53 minutes 27 seconds West along said Northwesterly line 1613.77 feet; thence (6) South 20 degrees 19 minutes 20 seconds West along said Northwesterly line 2095.43 feet;
thence (7) North 69 degrees 40 minutes 40 seconds West 882.95 feet to the Easterly line of Peter's Mine Road (33 feet wide);
thence (8) North 87 degrees 59 minutes 45 seconds West 278.95 feet;
thence (9) North 31 degrees 54 minutes 58 seconds West 1524.91 feet to a corner to lands now or formerly Tuxedo Homes, Inc. and continuing along lands now or formerly Tuxedo Homes, Inc. the following three courses, the bearings and distances of said three courses as described in the deed from Pittsburgh Pacific Company to Ringwood Realty Corp., dated December 3, 1964 and recorded January 8, 1965 in the Passaic County Register's Office in Book X-80 Page 434;
thence (10) North 69 degrees 12 minutes 58 seconds East along said lands of Tuxedo Homes, Inc. 2210.30 feet;
thence (11) South 61 degrees 43 minutes 58 seconds East still along said lands of Tuxedo Homes, Inc. 250.20 feet;
thence (12) North 28 degrees 54 minutes 49 seconds East still along said lands of Tuxedo Homes, Inc. 1638.60 feet to the point of beginning containing 109.249 acres more or less.

A non-exclusive easement runs with the hereinbefore described parcel of land; said non-exclusive easement being described in Exhibit A attached to and made part of the Deed of Gift dated November 2, 1970 between Ringwood Realty Corp. and Ringwood Solid Waste Management Authority, recorded in the Passaic County Register's Office in Deed Book T-89, Pages 208 through 213; and said non-exclusive easement being for ingress

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and egress between the hereinbefore described parcel of land and Margaret King Avenue over and across a strip of land thirty-three (33) feet wide commonly known as Peter's Mine Road.

Subject to all leases, agreements, right-of-ways, easement and restrictions of record including Right-of-Way, 150 feet wide, for Rockland Electric Transmission Lines.

December 12, 1973

PLANT ENGINEERING OFFICE
MAY 10 9 01 AM '64