

DEED

THIS DEED made the 17 day of JUNE, 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

Recorded June 22, 1970 Book D 89 Page 166.

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. Sullivan  
Vice President

ATTEST:

By F. D. Thomson  
F. D. Thomson

STATE OF MICHIGAN }  
COUNTY OF WAYNE } SS

BE IT REMEMBERED, that on this 17 day of JUNE 1970, before me, the subscriber, appeared W. J. O'Sullivan who being by me duly sworn, doth depose and make proof to my satisfaction, that deponent known the corporate seal of the Grantor mentioned in the within decd, 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.

1-1 E. D THOMPSON  
E. D THOMPSON

Sworn and subscribed to before  
me this 17 day of JUNE,  
1970.

1-1 ROBERT S. LAWSON  
NOTARY PUBLIC, WAYNE COUNTY, MICHIGAN  
1114 COMMISSION EXPIRES NOVEMBER 12, 1972

EXHIBIT A

Attached to and a part of a Deed dated *11/17/70*,  
1970 from Ringwood Realty Corp. (Grantor) to High Point Homes,  
Inc. (Grantee).

*Deed* 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  $57^{\circ} 13' 20''$  East along said northerly line  
a distance of 1107.17 feet from a concrete monument in the easterly  
line of lands now or formerly of Lena A. and William Fletcher, Sr.  
as described in Deed Book X-64, page 9 said point being also the be-  
ginning of the tenth course in a conveyance from the Ringwood  
Realty Corporation to High Point Homes, Inc. as recorded in the  
Passaic County Register's Office on December 9, 1969 in Deed Book  
K-88 page 662 and c. and from said point of beginning proceeding  
thence

1. South  $57^{\circ} 13' 20''$  East along the northerly  
line of aforesaid lands of the North Jersey  
District Water Supply Commission a distance  
of 424.20 feet to a point, thence
2. North  $34^{\circ} 03' 48''$  East through lands of  
Ringwood Realty Corporation a distance of  
4197.23 feet to a point in the southerly  
line of Margaret King Avenue (60 feet  
wide) thence
3. South  $60^{\circ} 52' 46''$  West along said southerly  
line a distance of 407.52 feet to a point  
of curvature, thence
4. Southwesterly still along the southerly  
line of Margaret King Avenue on a curve  
to the right of radius 576.00 feet a  
distance of 33.859 feet to a point being  
the beginning of the eighth course in the  
aforesaid conveyance as recorded in Deed  
Book K-88, page 662 and c., thence
5. South  $34^{\circ} 03' 48''$  West along said eighth course  
a distance of 3726.54 feet to a point, thence
6. North  $77^{\circ} 06' 03''$  West along the ninth course  
of the aforesaid conveyance a distance of  
240.30 feet to a point in the aforesaid  
northerly line of lands of the North Jersey  
District Water Supply Commission and the  
point of BEGINNING.

The above described strip of land as surveyed by B. L.  
McGeoch Land Surveyor and Professional Planner, contains 18.504  
acres and is a portion of lot 2 in Block 508 as shown of the  
current Tax Assessment Map of the Borough of Ringwood.