

THIS DEED OF EASEMENT made on this 18 day of February, 1997 by and between

K. HOVNIANIAN AT WALL TOWNSHIP VI, INC., a New Jersey Corporation having an address of 110 Fieldcrest Avenue, CN - 7825, Edison, New Jersey 08818-7825, hereinafter called "Grantor"

and

THE TOWNSHIP OF WALL, a municipal corporation of the State of New Jersey whose address is 2700 Allaire Road, P.O. Box 1168, Wall Township, New Jersey 07719, referred to as the "Grantee".

WHEREAS, Grantor, is the owner of property known as Block 893, Lots 19, 24, 46, 47, 48, 50 and 51 as shown on the Tax Map of the Township of Wall, County of Monmouth and described on Schedule A attached hereto and made a part hereof (hereafter, the "Premises"); and

WHEREAS, Grantor has obtained approval from the Wall Township Planning Board (the "Planning Board") to subdivide and develop the Premises ("Major Subdivision Approval") as shown on the subdivision maps entitled "Final Major Subdivision Plat Four Seasons at Wall, Phases 1, 2, & 3" and "Final Major Subdivision Plat Four Seasons at Wall, Phases 4 & 5", prepared by Najarian Associates, Inc., dated July 10, 1996 revised through January 30, 1997 ("Subdivision Plat"), filed or about to be filed in the Office of the County Clerk of Monmouth County; and

WHEREAS, pursuant to a certain Resolution of the Planning Board, granting preliminary major subdivision approval to Grantor, dated April 1, 1996, for four hundred (400) age restricted single family lots on the Premises ("Resolution of Approval") and in accordance with the Major Subdivision Approval, blanket easements for sewerage, water and utility facilities and for general access to the private streets for emergency and service vehicles, and otherwise for municipal and utility purposes as may be set forth in the Master Deed applicable to the maintenance of roads and drainage facilities within the community are hereby established and dedicated to Grantee; and

WHEREAS, in consideration of the mutual covenants set forth in this document, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees to give and grant the nonexclusive easement described herein to Grantee.

NOW, THEREFORE, the parties agree as follows:

1. Grantor does hereby grant and convey unto Grantee a blanket and non-exclusive utility, access, ingress and egress easement in, upon, over, under, across and through the common elements of the Premises for the purpose of the installation, maintenance, repair and replacement of all sewer, water, power and telephone pipes, lines, mains, conduits, poles, transformers, storm drainage facilities, master television antenna or cable television facilities, sprinkler lines and control boxes, and any and all equipment or machinery necessary or incidental to the proper function of any utility system servicing the community as well as for the provision of municipal services, emergency services, site triangle easements collectively referred to as ("Easement"), which easement shall be for the benefit of the Township of Wall or any governmental agency or utility company which requires same for the purposes of furnishing, repairing, maintaining one or more of the foregoing services. The Grantee has the right but not the obligation to perform the work set forth in this paragraph.

DB 5582-920

R 3-11-97

BYRDALL ENGINEERING, INC.
1700 F STREET
BELMAR, NEW JERSEY 07719

Job No. 24, 727.002

DESCRIPTION OF LOTS 19, 24, 46, 47, 48, 50 & 51 IN BLOCK 893, WALL TOWNSHIP TAX MAP, MONMOUTH COUNTY, NEW JERSEY.

BEGINNING at a point in the westerly line of New Jersey State Highway Route 70 as delineated on a certain map entitled "General Property Parcel Map, Route 70 (1953) Section 15 from Brielle Circle to Herbertsville Road" dated October, 1966 and more recently delineated on a certain map entitled "General Property Parcel Map Route 35 Freeway Section 5 from Routes 34 and 35 Interchange to Atlantic Avenue" dated May, 1968. Said point of BEGINNING being distant 60.01 feet on a non-radial course of North 77 degrees 45 minutes 28 seconds West from the baseline of the aforesaid Route 35 Freeway opposite Station 170+40.39 and from said POINT OF BEGINNING running thence (1) North 77 degrees 45 minutes 28 seconds West along the Northerly line of Lot 40, Block 893, Wall Township Tax Map 150.00 feet to the Northwesterly corner of said Lot 40; thence (2) South 08 degrees 15 minutes 31 seconds West along the Westerly line of Lots 40, 41, 42, 43 & 44 in Block 893 said Tax Map, 530.65 feet to the Southwesterly corner of Lot 44 aforesaid; thence (3) South 74 degrees 51 minutes 30 seconds East along the Southerly line, in part, of said Lot 44, 48.64 feet to the Westerly line of New Jersey State Highway Route No. 70 aforesaid, now or formerly also known as New Jersey State Highway Route 34 (1927) Section 6, said Westerly line being distant 160.00 feet radially from the baseline of the said Highway; thence (4) Southerly along the arc of a curve bearing to the left and having a radius of 5,889.65 feet an arc length of 416.39 feet to a point of tangency said point of tangency being distant 160.00 feet at right angles to aforesaid Highway centerline and opposite Station 19+40.14 and delineated on a certain map entitled "General Property Parcel Map Route 70 Section 15, Brielle Circle to Herbertsville Road" dated October, 1966; thence (5) South 01 degree 46 minutes 57 seconds West parallel to and distant 160.00 feet at right angles from the aforesaid centerline 110.73 feet to a point of curvature, said point of curvature opposite aforesaid centerline at Station 20+50.87; thence (6) Southerly along the arc of a curve bearing to the right and having a radius of 4,137.28 feet an arc length of 375.88 feet to the Northerly line of Lot 49, Block 893, Wall Township Tax Map; thence (7) North 76 degrees 12 minutes 16 seconds West along the Northerly line of said Lot 49, 325.07 feet to the Northwesterly corner thereof; thence (8) South 36 degrees 35 minutes 08 seconds West along the Westerly line of said Lot 49, 328.00 feet to a Southwesterly corner thereof; thence (9) South 52 degrees 32 minutes 26 seconds East along a Southerly line of

aforsaid Lot 49, 596.00 feet to a corner thereof; thence (10) South 36 degrees 41 minutes 34 seconds West along the Westerly line of part of Lot 49 and the westerly line of Lots 53 & 52 in Block 893, Wall Township Tax Map 1,289.18 feet to the Northerly line of Lot 72, Block 893, aforsaid Tax Map; thence (11) North 52 degrees 22 minutes 02 seconds West along said Northerly line, in part, 593.62 feet to a concrete monument found at an angle point in the same; thence (12) North 76 degrees 23 minutes 30 seconds West still along said Northerly line of Lot 72, 9.97 feet to a concrete monument found at the Southeastery corner of a certain tract entitled "Eastham-Bradford Estates" filed in the Monmouth County Clerk's Office on July 10, 1984 in Case 194, Sheet 5; thence (13) North 11 degrees 36 minutes 17 seconds West along the Easterly line of said map, also being the Easterly line of Lots 80, 81, & 82 in Block 893 as shown on the aforsaid map 609.05 feet to an iron pipe found at the Northeastery corner of aforsaid tract, also being the Southeastery corner of a certain tract entitled "Sales Map of Sterling Woods" prepared by William S. Logan, Jr. and revised to June, 1952; thence (14) North 11 degrees 33 minutes 43 seconds West along the Easterly line of the aforsaid Sterling Woods 773.49 feet to the Northerly line of the whole tract, aforsaid, also being the Southerly line of Laurelwood Estates, filed in the Monmouth County Clerk's Office on May 4, 1973 in Case 121, Sheet 7; thence (15) North 13 degrees 30 minutes 47 seconds West along the Easterly line of said Laurelwood Estates 66.48 feet to an angle point in the same; thence (16) North 11 degrees 21 minutes 59 seconds West continuing along said Easterly line 541.06 feet to the Northeastery corner of aforsaid Laurelwood Estates, also being the Southeastery corner of Lot 23, Block 893 said Tax Map, said line also passing over a concrete monument distant 386.77 feet from the aforsaid angle point; thence (17) North 11 degrees 21 minutes 59 seconds West extending the previous course Northwardly along the Easterly line of aforsaid Lot 23, 446.44 feet to the Northeastery corner of the aforsaid Lot 23; thence (18) South 68 degrees 59 minutes 48 seconds West along the Northerly line of said Lot 23 and a Northerly line of Lot 2, Block 893.03, Wall Township Tax Map and also by a certain map entitled "Laurel Hill Estates, Section 2" filed in the Monmouth County Clerk's Office on July 27, 1983 in Case 186, Sheet 16, 157.62 feet to a point in the Easterly line of said Laurel Hill Estates; thence (19) North 12 degrees 44 minutes 39 seconds West along said Easterly line 705.42 feet to an angle point in the same; thence (20) South 71 degrees 20 minutes 21 seconds West along the Northerly line of Lot 32, in part, in Block 893 of aforsaid Laurel Hill Estates 84.23 feet to the Easterly line of Lot 30, Block 893 on aforsaid map of Laurel Hill Estates; thence (21) North 12 degrees 44 minutes 39 seconds West along said Easterly line 506.26 feet to the Southerly line of Lot 7, Block 893, said Tax Map; thence (22) North 83

TO a concrete monument found at the Southeastly corner of
aforesaid Lot 7; thence (23) North 11 degrees 08 minutes 41 seconds West
along the Easterly line of said Lot 7, 380.94 feet to an iron pipe found
in the Northerly line of said Lot 7 and also being in the Southerly line
of Lot 5 in said Block 893; thence (24) North 83 degrees 24 minutes 21
seconds East along said Southerly line 300.00 feet to the Southeastly
corner of said Lot 5; thence (25) North 11 degrees 00 minutes 23 seconds
West along said Easterly line 318.60 feet to a concrete monument found at
the Northeastly corner thereof; thence (26) South 83 degrees 05 minutes
37 seconds West along the Northerly line of said Lot 5, in part, 26.86
feet to the Southeastly corner of Lot 27, Block 893, said Tax Map;
thence (27) North 09 degrees 36 minutes 03 seconds West along the Easterly
line of said Lot 27, 348.98 feet to the original (23.00 feet from
centerline) centerline of Lakewood Road; thence (28) North 66 degrees 09
minutes 41 seconds East parallel to and distant 23.00 feet at right angles
from the aforesaid centerline 1,142.03 feet to a point opposite Lakewood
Road Station 17+75 as shown on a certain map entitled "General Property
Parcel Map Route 34 (1953) Section 1, from the Junction of Routes 70 & 35
to Route 38"; thence (29) South 23 degrees 50 minutes 19 seconds East 7.00
feet to the widened (30.00 feet from centerline) line of said Lakewood
Road; thence (30) North 71 degrees 00 minutes 20 seconds East 59.21 feet
to a point distant 35.00 feet Southerly from and at right angles to the
aforesaid Lakewood Road centerline and being opposite Station 18+34 as
shown on aforesaid Route 34 map; thence (31) North 66 degrees 09 minutes
41 seconds East parallel to and distant 35.00 feet at right angles from
the aforesaid centerline of Lakewood Road 48.67 feet to a point in the
Westerly line of Parcel 1W-4 as shown on a certain map entitled "General
Property Key Map Route 34 (revision 1927) Section 5 from Route 35 to New
Bedford Road" filed in the Monmouth County Clerk's Office on May 28, 1937
in Case 73; thence (32) South 56 degrees 03 minutes 31 seconds East along
said Westerly line of aforesaid Parcel 1W-4, 136.47 feet to an angle point
in the same, said angle point being distant 100.00 feet Westwardly at
right angles to said Highway baseline opposite Station 18+27 as shown on
aforesaid Route 34 map; thence (33) South 36 degrees 57 minutes 53 seconds
East along said Westerly line of Parcel 1W-4, in part, 41.97 feet to the
Westerly right-of-way line of the Route 35 Freeway as shown on a map
entitled "General Property Parcel Map" Route 35 Freeway Section 1 from
Routes 34 and 35 Interchange to Atlantic Avenue, said point being distant
radially 23.58 feet on a course of South 60 degrees 09 minutes 55 seconds
West from Ramp "D" baseline Station 1+10.58 as shown on aforesaid Route 35
Freeway Map; thence (34) South 16 degrees 59 minutes 45 seconds East along
the Westerly line of Parcel R-26 as shown on aforesaid map 283.66 feet to
an angle point in the same; thence (35) South 18 degrees 46 minutes 48
seconds East continuing along said Westerly line 300.01 feet to a point of

distant 70.00 feet at right angles from Ramp "D" baseline Station 9+00.01; thence (36) Southerly along the arc of a curve bearing to the left and having a radius of 2,070.00 feet an arc length of 724.49 feet to a point of tangency, said point of tangency distant Southwesterly 70.00 feet of aforesaid Ramp "D" baseline opposite Station 16+00.00; thence (37) South 38 degrees 50 minutes 00 seconds East 557.81 feet to a point distant 56.05 feet Westwardly and radially of Ramp "D" baseline Station 21+84.77; thence (38) South 12 degrees 01 minutes 51 seconds West 61.82 feet to a point distant 70.00 feet Westwardly of and at right angles to the aforesaid Ramp "D" baseline at point of tangency Station 22+73.55; thence (39) South 11 degrees 16 minutes 34 seconds West 198.49 feet to a point distant 70.00 feet Westwardly and radially of said Ramp "D" baseline opposite Station 24+70.00; thence (40) South 00 degrees 25 minutes 27 seconds West 317.79 feet to the point or place of BEGINNING.

CONTAINING: 199.1914 ACRES.

This description is in accordance with a map entitled "Survey of Property in the Township of Wall, Monmouth County, New Jersey". Said Survey being Lots 2 & 3, Block 874, Lots 19, 24, 46, 47, 48, 50 & 51, Block 893, and Lot 61, Block 892, Wall Township Tax Map, prepared by Birdsall Engineering, Inc., and dated February, 1986 and revised to April 24, 1986, and further subject to any easement of record and other pertinent facts which may be disclosed by a title search.

CLERK'S OFFICE
MONMOUTH COUNTY
NEW JERSEY

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By: *Thomas Crader*

Thomas Crader, L.S.

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