9. North Eighty-five degrees Fifty-two minutes Fifty seconds West (N 85° 52' 50" W), along the northerly line of said Princeton Woods, Section 1, a distance of Six hundred Seventy-five and Zero hundredths feet (675.00') to a point; thence

10. North Eighty-four degrees Twenty-four minutes Forty seconds West (N 84° 24' 40" W), along said northerly line of Princeton Woods, Section 1, a distance of Eight hundred Fifty-seven and Eighty-five hundredths feet (857.85') to a point; thence

11. South Forty-two degrees Thirty minutes Fourteen seconds West (S 42° 30' 14" W), along the westerly line of Princeton Woods, Section 1, a distance of One thousand Three hundred Ninety-four and Eighty-six hundredths feet (1,394.86') to a point in the northerly line of Raymond Road (66 feet wide); thence

12. North Eighty-three degrees Thirty-eight minutes Seven seconds West (N 83° 38' 07" W), along the northerly line of Raymond Road, a distance of One hundred Two and Thirty-four hundredths feet (102.34') to a point; thence

13. South Eighty-six degrees Forty-two minutes Fifty seconds West (S 86° 42' 50" W), along the northerly line of Raymond Road, a distance of Eight hundred Eighty-two and Thirty-six hundredths feet (882.36') to a point; thence

14. North Three degrees Seventeen minutes Ten seconds West (N 03° 17' 10" W), along Lot 147.03, Block 96, a distance of One hundred Seventy-seven and Thirty-five hundredths feet (177.35') to a point, corner to Lot 147.03; thence

15. North Forty-four degrees Thirty-three minutes Thirty-eight seconds West (N 44° 33' 38" W), along said Lot 147.03 and along Lot 67.01, Block 96, a distance of Two hundred Fifty-six and Ninety-two hundredths feet (256.92') to a point in the southeasterly line of State Highway Route No. 27; thence

16. North Forty-five degrees Twenty-six minutes Twenty-two seconds East (N 45° 26' 22" E), along said southeasterly line of State Highway Route No. 27, a distance of Two hundred Ninety-eight and Fifty-two hundredths feet (298.52') to a point, said point being the westerly corner of Lot 67.03, Block 96; thence

17. South Forty-four degrees Thirty-three minutes Thirty-eight seconds East (S 44° 33' 38" E), along said Lot 67.03, Block 96, a distance of Five hundred Forty-four and Sixty-five hundredths feet (544.65') to a point; thence

18. North Forty-five degrees Twenty-six minutes Twenty-two seconds East (N 45° 26' 22" E), continuing along said Lot 67.03, Block 96, a distance of Four hundred and Zero hundredths feet (400.00') to a point; thence

19. North Forty-four degrees Thirty-three minutes Thirty-eight seconds West (N 44° 33' 38" W), along said Lot 67.03, Block 96, a distance of Five hundred Forty-three and Eighty-three hundredths feet (543.83') to a point in the southeasterly line of State Highway Route No. 27; thence

20. North Forty-five degrees Forty-five minutes Twenty-two seconds East (N 45° 45' 22" E), along the southeasterly line of State Highway Route No. 27, a distance of One thousand Seventy-three and Sixty-five hundredths feet (1,073.65') to a point of curvature; thence

21. Northeastwardly, on a curve to the left, along the southeasterly line of State Highway Route No. 27, having a radius of One thousand One hundred Ninety-six and Four hundredths feet (1,196.04'), a central angle of Eighteen degrees Fifty-one minutes Thirteen seconds (18° 51' 13"), and an arc distance of Three hundred Ninety-three and Fifty-six hundredths feet (393.56') to the point and place of Beginning.

Containing 63.680 Acres.

Being intended to describe a portion of Lot 147.04 in Block 96 on Sheet 33 of the Official Tax Assessment Map of the Township of South Brunswick, Middlesex County, New Jersey. These lands comprise proposed Lots 40, 97 & 98 in proposed Block 96.04, certain lands to be dedicated to the Township of South Brunswick for the future proposed County Route No. 522 and certain other lands to be dedicated to the State of New Jersey for the future widening of New Jersey State Highway Route No. 27, (all as shown on map entitled "Property Acquisition Map, Portions of Lots 146 and 147.04, Block 96, South Brunswick Township, Middlesex County, New Jersey", dated December 30, 1986, prepared by Schoor and DePalma, Manalapan, New Jersey.

TRACT 2:

Beginning at a point marking the intersection of the southeasterly line of New Jersey State Highway Route No. 27, (66 feet wide) also known as Lincoln Highway, with the northerly line of the existing 66 foot wide right-of-way of a proposed County Road to be known as County Route No. 522 and from said beginning point running thence:

1. Northeastwardly, on a curve to the left, along the southeasterly line of the State Highway Route No. 27, having a radius of One thousand One hundred Ninety-six and Four hundredths feet (1,196.04'), a central angle of Three degrees Forty-one minutes Thirty-two seconds (03° 41' 32"), and an arc distance of Seventy-seven and Eight hundredths feet (77.08') to a point of tangency; thence

2. North Twenty degrees Two minutes Fifty seconds East (N 20° 02' 50" E), along the southeasterly line of State Highway Route No. 27, a distance of Two hundred Sixty-nine and Sixty-eight hundredths feet (269.68') to a point, said point being the southwesterly corner of Lot 69.02, Block 96; thence

3. North Seventy-two degrees Forty-seven minutes Six seconds East (N 72° 47' 06" E), along Lot 69.02, Block 96, a distance of Sixty-three and Eighty-eight hundredths feet (63.88') to a point; thence

4. North Eighty-six degrees Fifteen minutes Fifty seconds East (N 86° 15' 50" E), along Lot 69.02, Block 96, a distance of One hundred Ten and Zero hundredths feet (110.00') to a point; thence

5. North Eighty-four degrees Forty-five minutes Fifty seconds East (N 84° 45' 50" E), along Lot 69.02, Block 96, a distance of Two hundred Sixty-eight and Twenty-six hundredths feet (268.26') to a point; thence

6. North Twenty degrees Two minutes Fifty seconds East (N 20° 02' 50" E), along Lot 69.02, Block 96, a distance of Seventy-nine and Nineteen hundredths feet (79.19') to a point; thence

7. North Seventy-three degrees Thirty-seven minutes Ten seconds West (N 73° 37' 10" W), along Lot 69.02, Block 96, a

distance of Three hundred Ninety-two and Zero hundredths feet (392.00') to a point in the southeasterly line of New Jersey State Highway Route No. 27; thence

8. Northeastwardly, on a curve to the right, along the southeasterly line of New Jersey State Highway Route No. 27, having a radius of One thousand Three hundred Ninety-nine and Seventy hundredths feet (1,399.70'), a central angle of Three degrees Six minutes Thirty-three seconds (03° 06' 33"), and an arc distance of Seventy-five and Ninety-five hundredths feet (75.95') to a point of tangency; thence

9. North Twenty-six degrees Forty-nine minutes Twelve seconds East (N 26° 49' 12" E), along the southeasterly line of New Jersey State Highway Route No. 27, a distance of Three hundred Seventy-seven and Fifteen hundredths feet (377.15') to a point, said point being in the line of division between Lot 146 and Lot 70, Block 96; thence

10. South Seventy-three degrees Forty-five minutes Twenty-six seconds East (S 73° 45' 26" E), along Lot 70, Block 96, a distance of One thousand Forty-one and Four hundredths feet (1,041.04') to a point, said point being the northwest corner of Lot 69.06, Block 96; thence

11. South Eighteen degrees Thirty-eight minutes Twenty-four seconds West (S 18° 38' 24" W), along Lot 69.06 and Lot 69.05, Block 96, a distance of Seven hundred Ninety-four and Nineteen hundredths feet (794.19') to a point; thence

12. North Seventy-two degrees Fourteen minutes Four seconds East (N 72° 14' 04" E), along Lot 69.05 and Lot 69.06, Block 96, a distance of Three hundred Twenty and Zero hundredths feet (320.00') to a point; thence

13. South Seventeen degrees Forty-five minutes Fifty-six seconds East (S 17° 45' 56" E), a distance of Sixty-five and Zero hundredths feet (65.00') to a point; thence

14. South Two degrees Forty-six minutes Eleven seconds East (S 02° 46' 11" E), a distance of Three hundred Eighty-four and Seventy-seven hundredths feet (384.77') to a point on the northerly line of the existing 66 foot wide right-of-way of the proposed County Route No. 522; thence

15. Westwardly and northwestwardly, on a curve to the right, along the northerly line of the existing 66 foot wide right-of-way of the proposed County Route No. 522, having a radius of Two thousand Nine hundred Sixty-seven and Zero hundredths feet (2,967.00'), a central angle of Twenty-one degrees Forty-eight minutes Thirty-nine seconds (21° 48' 39") and an arc distance of One thousand One hundred Twenty-nine and Forty-five hundredths feet (1,129.45') to a point of tangency; thence

16. North Sixty-six degrees Eighteen minutes Fifty-seven seconds West (N 66° 18' 57" W), along the northerly line of the existing 66 foot wide right-of-way of the proposed County Route No. 522, a distance of Four hundred Forty-four and Nine hundredths feet (444.09') to the point and place of Beginning.

Containing 29.82 acres.

Being intended to describe a portion of Lot 146, Block 96, Sheet 33 of the Official Tax Assessment Map of the Township of South Brunswick, Middlesex County, New Jersey. These lands comprise portions of proposed Lots 125 and 126 in proposed Block 96.05 and certain lands to be dedicated to the State of New

Jersey for the future widening of New Jersey State Highway Route No. 27.

TRACT 2A:

Beginning at a point in the northerly line of the existing 66 foot wide right-of-way of the proposed County Road to be known as County Route No. 522, said point being distant the following two courses from its intersection with the southeasterly line of New Jersey State Highway Route No. 27, said intersection being the beginning point of Tract 2 as described above:

A. South Sixty-six degrees Eighteen minutes Fifty-seven seconds East (S 66° 18' 57" E), a distance of Four hundred Forty-four and Nine hundredths feet (444.09') to a point;

B. Southeastwardly and eastwardly, on a curve to the left, having a radius of Two thousand Nine hundred Sixty-seven and Zero hundredths feet (2,967.00'), an arc length of One thousand Six hundred Eighty-five and Seventy-one hundredths feet (1,685.71') to the first-mentioned point and place of beginning. and from said firstmentioned beginning point running thence:

1. North Seventy-one degrees Twelve minutes Twenty-five seconds East (N 71° 12' 25" E), a distance of Five hundred Sixteen and Seventy-seven hundredths feet (516.77') to a point; thence

2. South Eighteen degrees Fifty-three minutes Fifty-eight seconds East (S 18° 53' 58" E), a distance of Forty-four and Thirty-nine hundredths feet (44.39') to a point; thence

3. Southwestwardly and westwardly, on a curve to the right, having a radius of Two thousand Nine hundred Sixty-seven and Zero hundredths feet (2,967.00') a central angle of Ten degrees One minute Fifty seconds (10° 01' 50"), and an arc length of Five hundred Nineteen and Forty-two hundredths feet (519.42') to the point and place of Beginning.

Containing 0.35 acres.

Being intended to describe a portion of Lot 146, Block 96, Sheet 33 of the Official Tax Assessment Map of the Township of South Brunswick, Middlesex County, New Jersey.

The three tracts described above are shown and designated as Tracts 1, 2 and 2A on a map entitled "Property Acquisition Map, Portions of Lots 146 and 147.04, Block 96, Township of South Brunswick, Middlesex County, New Jersey," dated December 30, 1986, prepared by Schoor & DePalma, Manalapan, New Jersey.

TRACT 3:

Description of Lot 138, Block 96 as shown on Sheet 33 of the Official Tax Assessment Map of the Township of South Brunswick, Middlesex County, New Jersey.

Beginning at a point being marked by an iron pipe in the northwesterly line of United States Highway Route No. 1, formerly New Jersey State Highway Route No. 26 (100 feet wide), said point being in the line of division between Lot 60.14 and Lot 138, Block 96, and from said beginning point running thence:

1. North Forty-five degrees Forty-three minutes Five seconds West (N 45° 43' 05" W), along Lot 60.14 and Lot 60.13, Block 96, a distance of One thousand Nine hundred Sixteen and Five hundredths feet (1,916.05') to a point marked by an iron pipe in the southerly line of the existing 66 foot wide right-of-way of a proposed County Road to be known as County Route No. 522; thence

2. North Seventy-one degrees Six minutes Three seconds East (N 71° 06' 03" E), along the southerly line of the proposed County Route No. 522, a distance of Six hundred Forty-six and Ninety-three hundredths feet (646.93') to a point of curvature, marked by a concrete monument; thence

3. Northeastwardly and eastwardly, on a curve to the right, along the southerly line of proposed County Route No. 522, having a radius of One thousand Eight hundred Twenty-six and Fourteen hundredths feet (1,826.14'), a central angle of Eight degrees , Nineteen minutes Fifty-five seconds (08° 19' 55"), and an arc distance of Two hundred Sixty-five and Fifty-five hundredths feet (265.55') to a point marked by an iron pipe; thence

4. South Forty-nine degrees Twenty-three minutes Twenty-eight seconds West (S 49° 23' 28" W), along Lot 60.01, Block 96, a distance of Two hundred Eighty-three and Twenty hundredths feet (283.20') to a point marked by an iron pipe; thence

5. South Forty-one degrees Forty-eight minutes Five seconds East (S 41° 48' 05" E), along Lot 60.01, Block 96, a distance of One thousand One hundred Forty-one and Eight hundredths feet (1,141.08') to a point marked by an iron pipe; thence

6. South Forty-two degrees Fifty-two minutes Fifty-five seconds West (S 42° 52' 55" W), along Lot 139, Block 96, a distance of One hundred Twenty and Seventy-eight hundredths feet (120.78') to a point marked by an iron pipe; thence

7. South Forty-one degrees Forty-eight minutes Five seconds East (S 41° 48' 05" E), along Lot 139, Block 96, a distance of Three hundred Sixty-five and Two hundredths feet (365.02') to a point in the northwesterly line of United States Highway Route No. 1, marked by a concrete monument; thence

8. South Forty-two degrees Fifty-two minutes Fifty-five seconds West (S 42° 52' 55" W), along the northwesterly line of United States Highway Route No. 1, a distance of Two hundred Ninety-nine and Twenty-two hundredths feet (299.22') to the point and place of Beginning.

Containing 19.0356 acres.

Being intended to describe lands shown as Tract 3, Lot 138, Block 96 on a map entitled "Boundary Survey of Property for the Estate of Paul Goldman, situated in the Township of South Brunswick, Middlesex County, New Jersey" dated October 24, 1983, revised to September 4, 1984, prepared by Bernard R. Berson & Assoc., Inc., Engineers - Planners - Surveyors, Fords, New Jersey, File No. 73.175.

ACKNOWLEDGEMENT

(INDIVIDUAL OR PARTNERSHIP FORM)

STATE OF New Jersey, COUNTY OF Middlesex SS.:
I CERTIFY that on Dec. 20, 1991,

A. Joseph Stern
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 or her act and deed; and

(c) if applicable, is a general partner of the partnership and signed and delivered this document as his or her act and deed as general partner on behalf of the partnership.

(d) this person signed this proof to attest to the truth of these facts.

(Print name and title below signature)
A. JOSEPH STERN

Signed and sworn to before me on the
20th day of DECEMBER, 1990.

Betty Wind

BETTY WIND
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JAN. 2, 1996

JK/Lp/ss/048

END OF DOCUMENT

LIHTC # 160

BOOK 4045 PAGE 0131

epared by: Signature

AARON DRILLICK
Print Name

DEED OF EASEMENT AND RESTRICTIVE COVENANT
FOR EXTENDED LOW-INCOME OCCUPANCY

THIS DEED OF EASEMENT and RESTRICTIVE COVENANT shall run with the land and is granted by Woodhaven at SOuth Brunswick its successors and assigns (the "Owner") to the New Jersey Housing and Mortgage Finance Agency, its successors and assigns (the "HMFA") and to income eligible members of the public as defined below. As conditioned below this Deed of Easement and Restrictive Covenant restricts occupancy of the described premises to income eligible occupants for a specified period of time. This Deed of Easement and Restrictive Covenant is made in satisfaction of the requirements of Section 42 of the Federal Tax Reform Act of 1986, P.L. 99-514, as amended, ("Tax Code").

WHEREAS, the Owner whose principal address is 1000 Eastpark Blvd. Cranbury, New Jersey 08512 has received a Low-Income Housing Tax Credit ("LIHTC") allocation in the amount of $471,411 annually, from the HMFA, the designated LIHTC allocating agency for the State of New Jersey, for the taxable year ending December 31, 1992, for the qualified low-income occupancy building or buildings known as Woodhaven at South Brunswick which is located at:

Municipal Tax Map Block No. 96.05, Lot No. 69.05, 69.06

Street Address Route 27 and Jones Drive

Municipality South Brunswick County Middlesex

(the "Building"), which Building part of the qualified low-income housing project known as Woodhaven at South Brunswick (the "Project"), and title to which has been recorded in the County Clerk or Register's Office in Deed Book No. 3910 at Page No. 789, being more fully described as set forth in Attachment A hereto.

WHEREAS, as a condition and in consideration of receipt of the LIHTC allocation the Owner covenants that it and all successors in interest to the Building and, as applicable, the Project, that said Building and Project (or applicable portion of the Project) shall comply with all terms of this Deed of Easement and Restrictive Covenant and this Deed of Easement and Restrictive

BOOK 4045 PAGE 0131

Covenant shall constitute the Agreement between the Owner and HMFA required by Section 42(h)(6) of the Tax Code to extend the use of the Building for low-income occupancy for a period of 15 years, or more as specified in paragraph 3 below, beyond the initial 15 year compliance period, except that during said period of extended use this Deed of Easement and Restrictive Covenant shall terminate in accordance with Section 42 (h)(6)(E) on the date the Building is acquired by foreclosure (or instrument in lieu of foreclosure); or shall terminate on the last day of the one-year period beginning on the date after the 14th year of the initial compliance period that the Owner submits a written request to the HMFA to find a person to acquire the Owner's interest in the low-income portion of the Building, but shall terminate in such case only if the HMFA is unable to present during said one year period of time a qualified contract (as described in the Tax Code or Federal Regulations) for the acquisition of the low-income portion of the Building by any person who will continue to operate such portion as a qualified low-income Building; and

WHEREAS, the terms of the extended commitment for low-income occupancy of the Building shall be as set forth in this Deed of Easement and Restrictive Covenant.

NOW THEREFORE BE IT COVENANTED that the Owner and all successors in interest to the Building and Project (or applicable portion of the Project) as a condition of and in consideration for receipt of the LIHTC allocation from the HMFA shall be bound and restricted as follows:

1. The "applicable fraction," as that term is defined in Section 42(c)(1) of the Tax Code, of low-income units or floor space of low-income units for the Building is 100%.

2. The applicable fraction for the Building for each taxable year in the extended use period will not be less than the applicable fraction set forth in paragraph 1 above.

3. The extended use period for the Building shall be the period beginning on the first day in the initial 15 year compliance period on which the Building is part of a qualified low-income housing project and ending on the expiration of 15 years after the expiration the initial compliance period. The first day of the initial 15 year compliance period is November 6, 1992.

4. This Deed of Easement and Restrictive Covenant is binding on all successors in interest to the Building and Project (or applicable portion of the Project) and shall run with the land until the end of the extended use period, unless terminated prior to said date in accordance with all provisions of the Tax Code regarding premature termination including Section 42(h)(6)(E)(ii) prohibiting eviction of existing low-income tenants for three years after such premature termination.

5. This Deed of Easement and Restrictive Covenant is given in satisfaction of the requirements of the Tax Code and the terms of the this Deed of Easement and Restrictive Covenant, including those set forth in the recitals, shall be interpreted, conditioned and supplemented in accordance with and by Section 42 of the Tax Code and Federal Regulations promulgated thereunder, all of which are incorporated herein by reference, whether or not such provisions of the Tax Code or Federal Regulations are expressed or referenced herein. In the event of a conflict between the terms of this Deed of Easement and Restrictive Covenant and the Tax Code, the Tax Code shall govern.

6. This Deed of Easement and Restrictive Covenant shall constitute an agreement between the HMFA and the Owner and is enforceable in the courts of the State of New Jersey by the HMFA or by an individual or individuals whether prospective, present or former occupants of the Building, who meet the low-income eligiblity standards applicable to the Building under Section 42(g) of the Tax Code, said individual(s) being beneficiaries of the agreement which is expressed herein between the HMFA and the Owner.

7. This Deed of Easement and Restrictive Covenant may be amended with the prior written approval of the HMFA to reflect changes in the Tax Code, the Federal Regulations and any Revenue Ruling promulgated thereunder. No amendment to this Deed of Easement and Restrictive Covenant may be made without the prior written approval of the HMFA. The Owner hereby expressly agrees to enter into all amendments hereto which, in the opinion of HMFA, are reasonably necessary or desirable for maintaining compliance under Section 42 of the Code.

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8. The invalidity of any clause, part or provision of this Deed of Easement and Restrictive Agreement shall not affect the validity of the remaining portions thereof.

Signatures: This Deed of Easement and Restrictive Covenant is granted by the undersigned whose duly authorized representative's signature appears below. If the undersigned is a corporation its corporate seal is affixed.

INDIVIDUAL,
CORP. OR PARTNERSHIP:

WITNESSED/ATTEST:

Woodhaven at South Brunswick, L.P.
(Print Name of Corp. or Partnership, if applicable)

Aaron Drelick

(If you are a corporation, affix the corporate seal here.)

BY:
NAME:
TITLE: President, Woodhaven/South Brunswick, Inc general Partner, A Joseph Stern

BY:
NAME:
TITLE:

JK/rp/s3/048

ACKNOWLEDGMENT

(INDIVIDUAL OR PARTNERSHIP FORM)

STATE OF NEW JERSEY

COUNTY OF MIDDLESEX SS.:

I CERTIFY that on November 24, 1992,

A. JOSEPH STERN

(Insert name of person(s) who signed this Deed of Easement)

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 or her act and deed; and

(c) if applicable, is a general partner of the partnership and signed and delivered this document as his or her act and deed as general partner on behalf of the partnership.

(d) this person signed this proof to attest to the truth of these facts.

Signed and sworn to before me on the 24th day of November, 1992.

Carolyn J. Lloyd

Notary Public ~~or Attorney at Law~~

CAROLYN J LLOYD
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 10, 1995

JK/rp/s3/048

SCHEDULE "A"

TOWNSHIP OF SOUTH BRUNSWICK, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY.

Description of Lot 127, Block 96.05, as shown on plat entitled "Final Plat for the Improvement of Lot 125, Block 96.05 and Lots 69.05, 69.06, Block 96, Township of South Brunswick, Middlesex County, New Jersey," by Schoor Engineering, Inc., Woodbridge, New Jersey, dated October 20, 1987, revised through May 10, 1990, filed on the behalf of Woodhaven at South Brunswick, L.P. as the applicant and owner in the office of the Middlesex County Register on June 20, 1990, as Map Number 5441, File Number 978, City of New Brunswick, County of Middlesex, State of New Jersey.

Beginning at a point in the southeasterly line of New Jersey State Highway Route 27, being Forty-nine and Fifty hundredths feet (49.50') measured at right angles to the center line, where same is intersected by the southwesterly line of Lot 127, Block 96.05, and the northeasterly line of Lot 125, Block 96.05, owned now or formally by Princeton Walk, Northwest Village, said point being a distant the following three courses from the intersection of the said extended southeasterly line of New Jersey State Highway Route 27 and the extended northeasterly line of Middlesex County Route 522, thence:

A. North Twenty degrees Zero two feet Fifty seconds East (N 20° 02' 50" E), along the southeasterly line of New Jersey State Highway Route 27, a distance of Four hundred Sixty-six and Nine hundredths feet (466.09') feet to a point,

B. On a curve to the right having a raduis of One Thousand Three hundred Eighty-three and Twenty hundredths feet (1,383.20') still along the New Jersey State Highway Route 27 a distance of One hundred Sixty-three and fifty-one hundredths feet (163.51') to a point,

C. North Twenty-six degrees Forty-nine minutes Twenty-one seconds East (N 26° 49' 21" E), still along the New Jersey State Highway Route 27, a distance of One hundred Eighty-one and Seventy-eight hundredths feet (181.78') to the true points and place of beginning, thence;

1. North Twenty-six degrees Forty-nine minutes Twelve seconds East (N26° 49' 12" E), along the southeasterly line of New Jersey State Highway Route 27, a distance of Sixty-three and Ninety-five hundredths feet (63.95') to a point where said line is intersected by the southwesterly line of Jones Drive (50' wide), thence;

2. South Sixty-three degrees Five minutes Fifty-two seconds East (S 63° 5' 52" E), along said southwesterly line of Jones Drive a distance of One hundred Seventeen and Twenty-eight hundredths feet (117.28') to a point, thence;

3. Along a curve to the left having a radius of Six hundred Twenty-five and Zero hundredths feet (625.00'), still along said southwesterly line of Jones Drive a distance of Forty-seven and Forty-two hundredths feet (47.42') to a point, thence;

4. South Sixty-seven degrees Twenty-six minutes Forty-one seconds East (S 67° 26' 41" E), still along said southwesterly line of Jones Drive a distance of One hundred Three and Fifty-three hundredths feet (103.53') to a point, thence;

5. Along a curve to the left having a radius of Four hundred and Seventy-five and Zero hundredths feet (475.00'), still along said southwesterly line of Jones Drive a distance of Eight-six and Eighty-nine hundredths feet (86.89') to a point, thence;

6. **South Seventy-seven degrees Fifty-five minutes Thirty-three seconds East (S 77° 55' 33" E), still along said southwesterly line of Jones Drive a distance of One hundred and Twenty-three hundredths feet (100.23') to a point, thence;**

7. Along a curve to the right having a radius of Five hundred Seventy-five and Zero hundredths feet (575.00'), still along the southwesterly line of Jones Drive a distance of Seventy-eight and Fifty-seven hundredths feet (78.57') to a point, thence;

8. South Seventy degrees Five minutes Forty-eight seconds East (S 70° 5' 48" E), still along the southwesterly line of Jones Drive a distance of Seventy-four and Forty-two hundredths feet (74.42'), to a point, thence;

9. Along a curve to the left having a radius of Seven hundred Seventy-five and Zero hundredths feet (775.00'), still along said southwesterly line of Jones Drive a distance of Sixty-one and Eighty-seven hundredths feet (61.87') to a point, thence;

10. South Seventy-four degrees Forty minutes Fourteen seconds East (S 74° 40' 14" E), still along the southwesterly line of Jones Drive, a distance of Eighty-seven and Forty-two hundredths feet (87.42') to a point, thence;

11. Along a curve to the right having a radius of Two hundred and Zero hundredths feet (200.00'), still along the southwesterly line of Jones Drive, a distance of One hundred Twenty-two and Seventeen hundredths feet (122.17') to a point, thence;

12. South Thirty-nine degrees Forty minutes Fourteen seconds East (S 39° 40' 14" E), still along the southwesterly line of Jones Drive, a distance of One hundred Sixty-six and Ninety-six feet (166.96') to a point, thence;

13. North Fifty degrees Nineteen minutes Forty-six seconds East (N 50° 19' 46" E), along the southeasterly line of Jones Drive, a distance of Fifty and Zero hundredths feet (50.00') to a point, thence;

14. North Thirty-nine degrees Forty minutes Fourteen seconds East (N 39° 40' 14" E), along the northeasterly line of Jones Drive, a distance of One hundred Sixty-six and Ninety-six hundredths feet (166.96') to a point, thence;

15. Along a curve to the left having a radius of Two hundred Fifty and Zero hundredths feet (250.00'), still along the northeasterly line of Jones Drive, a distance of One Fifty-two and Seventy-two hundredths feet (152.72') to a point, thence;

16. North Seventy-four degrees Forty minutes Fourteen seconds West (N 74° 40' 14" W), still along the northeasterly line of Jones Drive, a distance of Eighty-seven and Forty-two hundredths feet (87.42') to a point, thence;

17. Along a curve to the right having a radius of Seven hundred Twenty-five and Zero hundredths feet (725.00'), still along the northeasterly line of Jones Drive, a distance of Fifty-seven and Eighty-eight hundredths feet (57.88') to a point, thence;

18. North Seventy degrees Five minutes Forty-eight seconds West (N 70° 05' 48" W), still along the norhteasterly line of Jones Drive, a distance of Seventy-four and Forty-two hundredths feet (74.42') to a point, thence;

19. Along a curve to the left having a radius of Six hundred Twenty-five and Zero hundredths feet (625.00'), still along the northeasterly line of Jones Drive, a distance of Eight-five and Forty hundredths feet (85.40') to a point, thence;

20. North Seventy-seven degrees Fifty-five minutes Thirty-three seconds West (N 77° 55' 33" W), still along the northeasterly line of Jones Drive, a distance of One hundred and Twenty-three hundredths feet (100.23'), to a point, thence;

21. Along a curve to the right having a radius of Four hundred Twenty-five and Zero hundredths feet (425.00'), still along the northeasterly line of Jones Drive, a distance of Seventy-seven and Seventy-five hundredths feet (77.75'), to a point, thence;

22. North Sixty-seven degrees Twenty-six minutes Forty-one seconds West (N 67° 26' 41" W), still along the northeasterly line of Jones Drive, a distance of One hundred and Three and Fifty-three hundredths feet (103.53'), to a point, thence;

23. Along a curve to the right having a radius of Five hundred and Seventy-five and Zero hundredths feet (575.00'), still along the northeasterly line of Jones Drive, a distance of Forty-three and sixty-two hundredths feet (43.62'), to a point, thence;

24. North Sixty-three degrees Zero Five minutes Fifty-two seconds West (N 63° 05' 52" W), still along the northeasterly line of Jones Drive, a distance of One hundred Seventeen and Thirty-six hundredths feet (117.36') to a point where the northeasterly line of Jones Drive is intersected by the southeasterly line of New Jersey State Highway Route 27, thence;

25. North Twenty-six degrees Forty-nine minutes Twelve seconds East (N 26° 49' 12" E), along the southeasterly line of New Jersey State Highway Route 27, a distance of Eighty-four and Fifty hundredths feet (84.50') to a concrete monument where the said southeasterly line of New Jersey State Highway Route 27 is intersected by the southerly line of Lot 70, Block 96.01, thence;

26. South Seventy-three degrees Forty-five minutes Twenty-six seconds East (S 73° 45' 26" E), along the southerly line of Lot 70, Block 96.01, a distance of One thousand Four hundred Sixty-four and Two hundredths feet (1,464.02'), to a point where the southerly line of Lot 70, Block 96.01 is intersected by the northwesterly line of Lot 69.061, Block 96.05, thence;

27. South Thirty-seven degrees Thirty minutes Thirty seconds West (S 37° 30' 30" W), along the northwesterly line of Lot 69.061, Block 96.05, a distance of One hundred Ninety-two and Eighteen hundredths feet (192.18'), to a point, thence;

28. South Ten degrees Twenty-nine minutes Eight seconds West (S 10° 29' 08" W), still along the westerly line of Lot 69.061, Block 96.05, a distance of Three hundred and Twenty-two and Thirteen hundredths feet (322.13'), to a point where the westerly line of Lot 69.061, Block 96.05 is intersected by the northerly line of Lot 213, Block 96.05, thence;

29. South Seventy-two degrees Fourteen minutes Zero Four seconds West (S 72° 14' 04" W), along the said northerly line of Lot 213 and Lot 126, Block 96.05, a distance of Five hundred Twenty-five and Forty-seven hundredths feet (525.47') to a point, thence;

30. North Eighteen degrees Thirty-eight minutes Twenty-four seconds East (N 18° 38' 24" E), along the easterly line of Lot 125, Block 96.05, a distance of Four hundred Eighty-eight and Ninety-five hundredths feet (488.95') to a point, thence;

31. North Seventy-one degrees Twenty-one minutes Thirty-six seconds West (N 71° 21' 36" W), still along the northerly line of Lot 125, Block 96.05, a distance of One hundred Thirty-three feet and Zero Six hundredths feet (133.06') to a point where the northerly line of Lot 125, Block 96.05 is intersected by the northeasterly line of Lot 16, Block 96.05, thence;

32. North Fifty degrees Fifty minutes Twenty-six seconds West (N 50° 50' 26" W), along the northerly line of Lots 16, 17, 18 and 19, Block 96.05, a distance of One hundred Fifty-five and Forty-eight hundredths feet (155.48') to a point, thence;

33. North Seventy-nine degrees Ten minutes Twenty seconds West (N 79° 10' 20" W), along the northerly line of Lots 19, 20, 21 and 22, Block 96.05, a distance of One hundred Twenty-three and Sixty-nine hundredths feet (123.69')to a point, thence;

34. North Sixty-five degrees Fifty minutes Forty-six seconds West (N 65° 50' 46" W), along the northerly line of Lots 23, 24, 25, 26 and 27, Block 96.05, a distance of One hundred Fifty-seven and Fifty-six hundredths feet (157.56') to a point, thence;

35. North Seventy-nine degrees Twenty minutes Forty-six seconds West (N 79° 20' 46" W), along the northerly line of Lots 27, 28, 29 and 30, Block 96.05, a distance of One hundred and Four and Seventy-six hundredths feet (104.76') to a point, thence:

36. South Ten degrees Thirty-nine minutes Fourteen seconds West (S 10° 39' 14" W), along the westerly line of Lot 30, Block 96.05, a distance of Thirty-five and Sixteen hundredths feet (35.16') to a point, thence:

37. North Sixty-two degrees Twenty-eight minutes Zero hundredth seconds West (N62° 28' 00" W), along the northerly line of Lot 125, 31 and 32, Block 96.05, a distance of Sixty-five and Ninety-five hundredths feet (65.95') to a point, thence;

38. North Fifty degrees Thirty-two minutes Twenty-four seconds West (N 50° 32' 24" W), along the northeasterly line of Lot 33, Block 96.05, a distance of Forty-five and Two hundredths feet (45.02') to a point, thence:

39. North Sixty-five degrees Twenty-eight minutes Zero seconds West (N 65° 28' 00" W), along the northerly line of Lots 34, 35, 36 and 37, Block 96.05, a distance of One hundred Twenty-four and Zero hundredths feet (124.00') to a point, thence;

40. North Sixty-three degrees Ten minutes Forty-nine seconds West (N 63° 10' 49" W), along the northerly line of Lot 125, Block 96.05, a distance of One hundred Sixty-five and Seventy-nine hundredths (165.79') to the point and place of the beginning.

Containing 10.79 Acres.

Being subject to recorded and unrecorded easements and site triangle easements, Eighteen-foot wide (18') emergency access easement, utility easement, conservation easement, and maintenance easement, all as shown on the "Final Plat for the Improvement of Lot 125, Block 96.05 and Lots 69.05, 69.06, Block 96, Township of South Brunswick, Middlesex County, New Jersey," dated October 20, 1987, revised through May 10, 1990, filed on the behalf of Woodhaven at South Brunswick, L.P. as the applicant and owner in the office of the Middlesex County Register on June 20, 1990, as Map Number 5441, File Number 978, City of New Brunswick, County of Middlesex, State of New Jersey.

Being intended to describe Lot 127, Block 96.05, Township of South Brunswick, Middlesex County, New Jersey, as shown on "Final Plat for the Improvement of Lot 125, Block 96.05 and Lots 69.05, 69.06, Block 96, Township of South Brunswick, Middlesex County, New Jersey," by Schoor Engineering, Inc., Woodbridge, New Jersey, dated October 20, 1987, revised through May 10, 1990, filed on the behalf of Woodhaven at South Brunswick, L.P. as the applicant and owner in the office of the Middlesex County Register on June 20, 1990, as Map Number 5441, File Number 978, City of New Brunswick, County of Middlesex, State of New Jersey.

RETURN TO

Record & Return to:

New Jersey Housing & Mortgage
Finance Agency
3625 Quakerbridge Road
CN 18550
Trenton, New Jersey 08650-2085

END OF DOCUMENT

BOOK 4045 PAGE 0140

26. Prior Round: Charleston Place II

South Brunswick Township
540 Ridge Road
Monmouth Junction, NJ 08852

ORDINANCE 2015-43

Authorizing Renewal of a Tax Abatement and PILOT Agreement with the South Brunswick Community Development Corporation (SBCDC) for Charleston Place

WHEREAS, South Brunswick Community Development Corporation (SBCDC) is the owner of property located at 3424 Route 27, Kendall Park, New Jersey 08824 (Block 95.03, Lot 75.07), known as Charleston Place, a senior residential facility providing affordable congregate housing for approximately 98 residents that is included in the Township's Affordable Housing Plan, satisfying a portion of the Township's constitutional obligation to provide a realistic opportunity for persons of very low income to continue to live in the Township; and

WHEREAS, the Township previously authorized a tax abatement payment in lieu of taxes (PILOT) agreement pursuant to the Long-Term Tax Exemption Law (N.J.S.A. 40A:20-1, et seq.) on December 12, 1980, which agreement was amended on December 31, 1991, February 6, 2001, and May 25, 2001; and

WHEREAS, the duration of the agreement was for a term of thirty-five (35) years from the date of the original agreement, or until December 12, 2015; and

WHEREAS, the Township is permitted to extend the agreement pursuant to the Long-Term Tax Exemption Law (N.J.S.A. 40A:20-13.1, et seq.); and

WHEREAS, the Township Council believes that it is in the best interests of the Township to renew the PILOT agreement with SBCDC in order to continue to provide it with a long-term tax exemption pursuant to N.J.S.A. 40A:20-1, et seq., so as to continue to maintain it as very-low, low- and moderate-income housing; and

WHEREAS, pursuant to N.J.S.A. 40A:20-9, the PILOT agreement shall not take effect until approved by ordinance of the municipality; and

WHEREAS, SBCDC has also acquired the adjoining property known as Block 299, Lot 1.02, which should also be included in the PILOT agreement;

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of South Brunswick, County of Middlesex, State of New Jersey, that:

I. The Township Council hereby authorizes an extension of the tax abatement and renewal of the payment in lieu of taxes (PILOT) agreement for an additional twenty (20) year period pursuant to the Long-Term Tax Exemption Law (N.J.S.A. 40A:20-1, et seq.) between the South Brunswick Community Development Corporation (SBCDC) and the Township for property with a mailing address of 3424 Route 27, Kendall Park, New Jersey 08824, consisting of Block 95.03, Lot 75.07 and Block 299, Lot 1.02, together known as Charleston Place.

II. The Mayor, Township Manager, Township's attorney and the Township Clerk shall be and are hereby authorized to execute a renewal of the agreement and any and all documents necessary to enter into said renewal of the agreement.

III. If any clause, sentence, paragraph, section or part of this ordinance or any other codes or ordinances incorporated herein shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder hereof, but