DEED OF EASEMENT

Dated: DECEMBER 31, 1993

FROM

K. HOVNANIAN AT NEWARK URBAN RENEWAL CORP. III, INC.

TO

TRINITY UNION AME CHURCH

RECORD AND RETURN TO:

Eastern Title Agency, Inc.
One Industrial Way West
Building D
P.O. Box 735
Eatontown, New Jersey 07724

KHOV045471

Prepared by: ROBERT M. SCHWARTZ
ATTORNEY-AT-LAW
STATE OF NEW JERSEY

DEED OF EASEMENT

THIS INDENTURE made this 30th day of December, 1993 between **K. Hovnanian at Newark Urban Renewal Corp. III, Inc.**, with offices at 10 Highway 35, P.O. Box 500, Red Bank, New Jersey 07701, hereinafter referred to as the **Grantor**, and **Trinity Union AME Church, a Religious Organization**, with offices at 71 Wilsey Street, Newark, Essex County, New Jersey 07102, hereinafter referred to as the **Grantee.**

For and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, paid to the Grantor, receipt of which is hereby acknowledged, the Grantor by these presents, grants, bargains, sells, aliens, releases, conveys and confirms unto the said Grantee, and to its successors and assigns forever, a perpetual, nonexclusive easement upon, through and across the portion of Common Elements of Society Hill at University Heights III, A Condominium ("Condominium") described hereafter for the limited purposes of permitting vehicular and pedestrian access, ingress and egress to City of Newark Tax Block 409, Tax Lots 7, 11 and 12. This easement is limited to the normal business hours of the Grantee, its successors and assigns for businesses conducted on Tax Block 409, Lots 7, 11 and 12.

The area of the Common Elements of the Condominium subject to this easement is limited to the 24(±) foot wide paved roadway to be located within the following area:

1) BEGINNING at the Northeasterly corner of Tax Block 409, Lot 7 and running along the southerly side of the Warren Street right of way North 66 degrees, 30 minutes, 6 seconds West for 50 feet; then

2) Southerly along the eastern side of the former Wilsey Street right of way 180.75(+) feet; then

3) North 68 degrees, 53 minutes, 6 seconds West for 50± feet; then

4) North 21 degrees, 6 minutes, 54 seconds East for 180.75 to the place of BEGINNING.

The above area is the Warren Street entrance to the Condominium depicted in the shaded area of the April 4, 1990 (last revised June 1, 1992) Metes and Bounds Survey of Society Hill at University Heights III, Sites "C and E" "prepared by Gerard A. Lupo, L.S., and is graphically shown on Schedule A hereto. Said easement is within a portion of the City of Newark Tax Block 406 formerly the street bed of School Street, which was vacated by the City of Newark by ordinance enacted prior to the date hereof and conveyed to the Grantor by deed from the City of Newark dated DECEMBER 30, 1993 (which also conveys other property), said deed being recorded simultaneously herewith.

This easement shall be strictly limited to the forgoing use and location. Nothing herein shall be construed as granting any further rights, title or interest, express or implied, to any of the Society Hill at University Heights III, A Condominium's Common Elements, Units or Limited Common Elements not specifically set forth herein. The Grantee and its successors and assigns shall not use the easement for any other purpose except ingress and egress. Specifically prohibited within the easement area is the repair and/or storage and/or parking of motor vehicles, equipment or material of any type. Grantee, its successors and assigns shall not create a nuisance nor do any act which would be detrimental to the property or Common Elements of Society Hill at University Heights III, A Condominium.

The use of the easement rights herein conferred upon Grantee shall constitute Grantee's agreement to indemnify and hold harmless the Grantor and its affiliated entities and the officers, directors, shareholders, employees and agents of each of same as well as the Society Hill at University Heights Condominium Association III, Inc., the Society Hill at University Heights Condominium Association II, Inc., the Society Hill at University Heights Condominium Association I, Inc., and the University Heights Community Building Association, Inc., and their members, officers, trustees, directors, employees and agents from any and all claims of all types and descriptions related to injury to person, persons or

property arising out of the said use of the easement area, including costs of suits and legal fees. Any such claim for which indemnification is herein provided shall be defended by counsel chosen by the party to be indemnified.

IN WITNESS WHEREOF, the said Grantor has hereunto caused these presents to be signed by its corporate officers and its corporate seal to be hereto affixed the day and year first above written.

K. HOVNANIAN AT NEWARK URBAN
RENEWAL CORP. III, INC.

James M. Corbett, President

ATTEST:

ROBERT M. SCHWARTZ, Asst. Secretary

STATE OF NEW JERSEY :
SS.
COUNTY OF MONMOUTH :

I CERTIFY that on Dec 31, 1993 Robert M. Schwartz personally came before me and acknowledged under oath to my satisfaction that:

a. this person is the Assistant Secretary of K. Hovnanian at Newark Urban Renewal Corp. III, Inc. the corporation named in the attached document;

b. this person is the attesting witness to the signing of this document by the proper corporate officer who is James M. Corbettthe President of the corporation;

c. this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;

d. this person knows the proper seal of the corporation which was affixed to this document; and

e. this person assigned this proof to attest to the truth of these facts.

Signed and sworn to before me on Dec 31 1993.

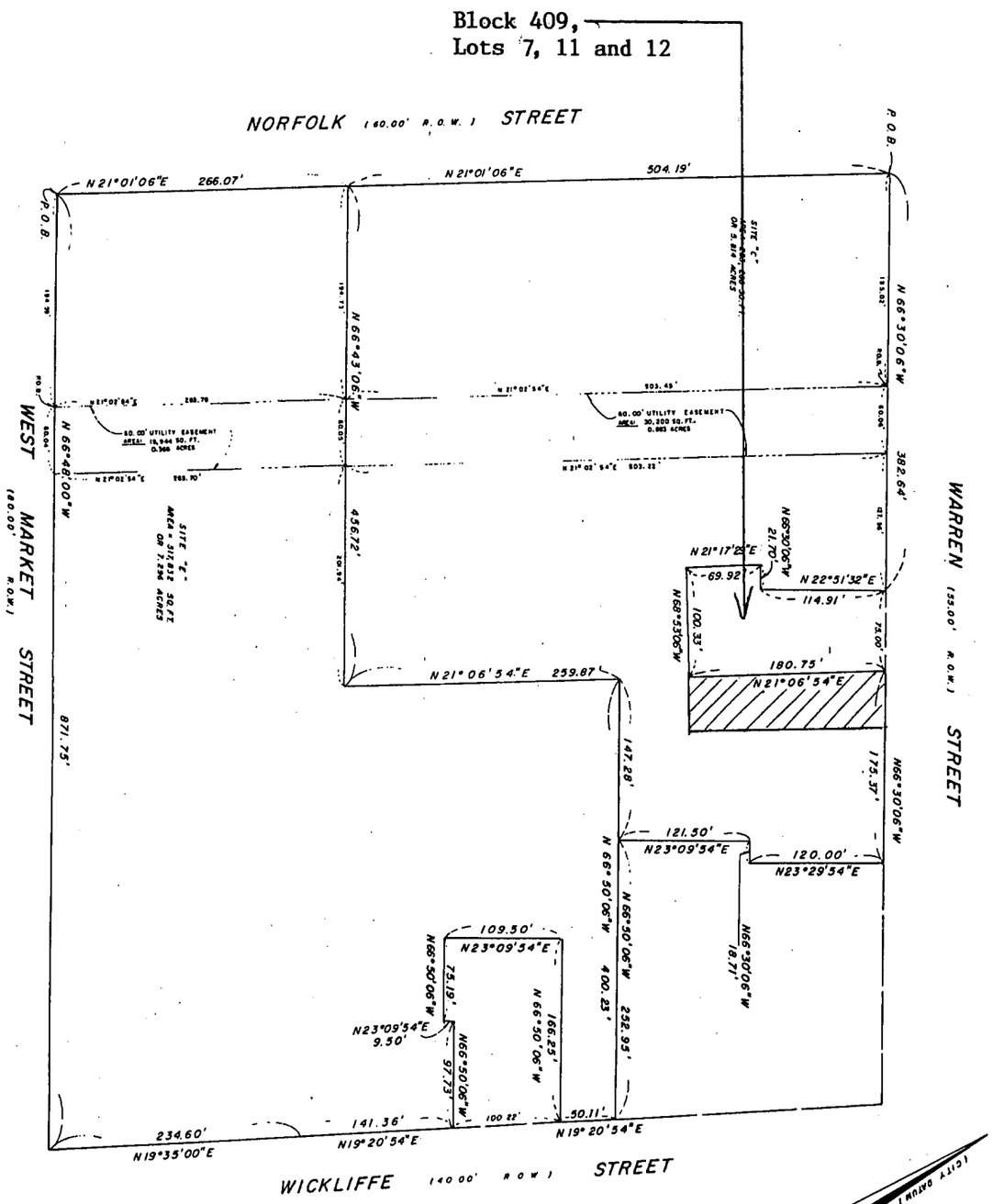
Notary Public

VALERIE A. KERN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 6, 1997

Robert M. Schwartz, Asst. Secretary

KHOV045473

Schedule "A"



METES AND BOUNDS SURVEY OF
SOCIETY HILL AT UNIVERSITY HEIGHTS III
SITES "C" AND "E"

CITY OF NEWARK ESSEX COUNTY, NEW JERSEY

OWNER
K. HOVNANIAN COMPANIES

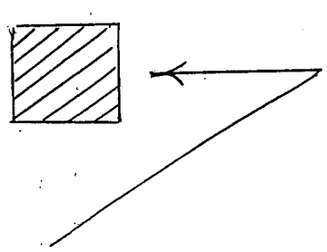
RICHLAN, LUPO & PRONESTI, P.A.
CONSULTING ENGINEERS
LAND SURVEYORS
25 MICHEL STREET
MILLTOWN, N.J. 07109
TEL. (201) 250-0070

GERARD A. LUPO, L.S.
LAND SURVEYOR
N.J.L.S. No. 24GS03 SEAL
DATE APRIL 1, 1990

DRAWN	M. BUFANA
CHECKED	G.A. LUPO
SCALE	1" = 50'
DATE	APRIL 4, 1990

GENERAL NOTES

1) TOTAL PROJECT AREA = 571,098 SQ.FT. OR 13.11 ACRES
a) SITE "E" 317,032 SQ.FT. OR 7.2806 ACRES
b) SITE "C" 253,286 SQ.FT. OR 5.814 ACRES



Area within which
the 24± foot wide paved roadway
is to be located.

KHOV045474

B. Access Easement for Block 409, Lot 7, 11 and 12.

All persons having an interest in City of Newark Tax Map Block 409, Tax Lots 7, 11 and 12 (A.K.A. 226-230 Warren Street, 69-71 Wilsey Street and 73-75 Wilsey Street) and the successors, heirs, administrators and assigns of each of same (referred to in this Paragraph as "Grantees") shall have a perpetual nonexclusive easement upon, through and across a portion of the Common Elements of the Condominium described hereafter for the limited purpose of permitting vehicular and pedestrian access, ingress and egress during normal business hours of the Grantees at Block 409, Lots 7, 11 and 12 to Tax Block 409, Tax Lots 7, 11 and 12. The area of the Common Elements of the Condominium subject to this easement is limited to the 24(±) foot wide paved roadway located within the area measured BEGINNING at the corner formed by the intersection of the southerly line of Warren Street and the former westerly line of former Wilsey Street from then;

1) Along the southerly line of Warren Street, South 66 degrees, 30 minutes, 06 seconds East, a distance of 50(±) feet to the point, then;

2) Along the easterly line of former Wilsey Street, North 21 degrees, 02 minutes, 54 seconds West, a distance of 180.75 feet to a point then;

3) Along a line parallel to course 1 above for a distance of 50(±) feet to a point on the westerly line of former Wilsey Street then;

4) Along the said westerly line of former Wilsey Street, South 21 degrees 06 minutes 54 seconds West, a distance of 180.75 feet to the place of BEGINNING.

The above area is the Warren Street entrance to the condominium depicted in the shaded area of the April 4, 1990 (last revised June 1, 1992) Metes and Bounds survey of Society Hill at University Heights III, Sites "C and E" "prepared by Gerard A. Lupo, L.S. and graphically shown as follows: