

ATLANTIC COUNTY, NJ  
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INST # 2007057543

DECLARATION OF ENVIRONMENTAL COVENANTS AND RESTRICTIONS

Block 453, Part of Lots 2 and 11  
Block 455, Part of Lots 1, 2 and 11  
Block 456, Part of Lots 1, 2, 4, 5, 6, 7, 8 and 9  
Block 457, Part of Lot 3.04

Galloway Township, Atlantic County, New Jersey

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## INDEX TO EXHIBITS

<u>EXHIBIT</u>	<u>ITEM</u>
A	Metes and Bounds Description as to Wetlands Buffer Area
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C	Metes and Bounds Description as to 100' Perimeter Buffer Area
D	Metes and Bounds Description as to Open Space and Active Recreation Area

DECLARATION OF ENVIRONMENTAL COVENANTS AND RESTRICTIONS

This Declaration made this 14 day of June, 2007 by Ole Hansen & Sons, Inc., a New Jersey corporation, whose address is 523 South Leipzig Avenue, Cologne, New Jersey 08213 (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, Declarant owns the property presently known as Block 453, Part of Lots 2 and 11; Block 455, Part of Lots 1, 2 and 11; Block 456, Part of Lots 1, 2, 4, 5, 6, 7, 8 and 9; and Block 457, Part of Lot 3.04 on the Tax Map of the Township of Galloway, Atlantic County, New Jersey; and

WHEREAS, Declarant has received various land use approvals from the Galloway Township Planning Board pursuant to a Decision and Resolution adopted on December 28, 2006, which land use approvals include, without limitation, preliminary major subdivision approval, preliminary major site plan approvals and conditional use approvals so as to allow Declarant to pursue the construction of a 944-unit age restricted housing community containing a mix of 632 single family detached dwellings and 312 multi-family attached dwelling units, a nine-hole golf course, various recreational amenities including clubhouses, trails, pocket parks and other accessory structures and uses, all of which are more specifically shown on the approved subdivision and site plans referred to in the above Decision and Resolution. At present, the project is to be known as "The Four Seasons at Galloway" to be constructed in seven phases known as Phases 1-A, 2-A, 3-A and 1-B, 2-B, 3-B and 4-B (collectively hereinafter referred to as the "Project"); and

WHEREAS, pursuant to the above-referenced Decision and Resolution, Declarant is required to impose certain covenants and restrictions with respect to its proposed development; and

WHEREAS, it is the desire of Declarant to execute and record this Declaration to satisfy the aforesaid requirement and to impose certain covenants and restrictions that will apply to the approved development if, as and when it is constructed in its constituent phases.

NOW, THEREFORE, the Declarant declares that the Project is and shall be held, transferred, sold, conveyed, occupied and used subject to the covenants and restrictions, set forth herein, each of which shall be deemed to create covenants touching and concerning the land and running with the land and to be enforceable by the Township of Galloway, as well as any and all other parties in interest as and when the development is constructed.

1.00 Conservation Easement and Land Use Restriction - Block 457, Part of Lot 3.04. There shall be and is hereby established a conservation easement and land use restriction in, over and upon that certain land area more specifically described by metes and bounds on Exhibit A attached hereto and made a part hereof (two pages) and shown on the plan annexed hereto as Exhibit B as the "Wetlands and Buffer Area". The subject land area is hereby restricted in perpetuity against any use or

development and is to remain in its natural condition, except with respect to maintenance activities such as, without limitation, cleaning of the property and clearing of any brush or understory that may be deemed reasonably necessary or appropriate to protect the public health, safety and welfare. The restriction hereby being imposed is done solely and exclusively to satisfy a condition imposed by the Galloway Township Planning Board in the grant of the approvals memorialized in the Decision and Resolution referenced above, adopted on December 28, 2006.

2.00 Conservation Easement and Land Use Restriction - Block 453, Part of Lot 2 and Block 455, part of Lot 11. There shall be and is hereby established a conservation easement and land use restriction in, over and upon that certain land area more specifically described by metes and bounds on Exhibit C (19 pages) attached hereto and made a part hereof and shown on the plan annexed hereto as Exhibit B as the "100' Perimeter Buffer Area" for purposes of establishing a perimeter buffer along the periphery of the Project. The subject land area is hereby restricted in perpetuity against any use or development and is to remain in its natural condition, except with respect to maintenance activities such as, without limitation, cleaning of the property and clearing of any brush or understory that may be deemed reasonably necessary or appropriate to protect the public health, safety and welfare. The restriction hereby being imposed is done solely and exclusively to satisfy a condition imposed by the Galloway Township Planning Board in the grant of the approvals memorialized in the Decision and Resolution referenced above, adopted on December 28, 2006.

No activities are allowed within this perimeter buffer except with respect to the following:

2.01. Normal activities associated with maintenance of the existing golf course including, without limitation, lawn mowing, watering, fertilizing and related activities and which shall also include the right, in the absolute discretion of the owner of the golf course, to maintain the golf course in accordance with generally accepted management practices for golf courses, and which shall further include the right to periodically redesign or realign holes or layout.

2.02 Construction and maintenance of any and all access roadways as shown on the approved site plans and subdivision plans referenced above, and to be approved as each constituent phase of the age restricted community is developed.

2.03 Construction and maintenance of pedestrian trails as shown on the approved site plans and subdivision plans.

2.04 Construction and maintenance of drainage facilities as shown on the approved site plans and subdivision plans.

2.05 Selective clearing of the understory and landscape maintenance which is usual and customary to maintain a first class age restricted housing community surrounded by the type and quality of open space/recreation spaces as shown on the approved plans including, without limitation, the nine-hole golf course, pedestrian pathways, pocket parks, and related open space/amenities.

3.00 Conservation and Use Restriction Easement for the Open Space and Active Recreation Area. Conservation Easement and Land Use Restriction - Block 453. Part of Lot 2 and Block 455. Part of Lot 1. There shall be and is hereby established a conservation easement and land use restriction in, over and upon that certain land area more specifically described by metes and bounds on Exhibit D (20 pages) attached hereto and made a part hereof and shown on the plan annexed hereto as Exhibit B as the "Open Space and Active Recreation Area". The restriction hereby being imposed is done solely and exclusively to satisfy a condition imposed by the Galloway Township Planning Board in the grant of the approvals memorialized in the Decision and Resolution referenced above, adopted on December 28, 2006.

The subject areas described in this Article shall be and are hereby deed restricted for the specific purposes shown on the approved site plans and subdivision plans including, without limitation, the recreation buildings, golf course, pocket parks and other facilities and accessory structures and uses shown on the approved plans. Customary and normal maintenance incident to the creation of a first class age restricted community shall be and is hereby permitted and encouraged. There shall be no redevelopment of any kind which would detract or take away from the open space character of these lands, such as development for residential use or other commercial uses. Nothing contained in this Article shall, however, in any way prevent the owners from modifying or altering the nature of the open space uses should such be deemed reasonably necessary or appropriate at some future time in the absolute discretion of the owner of the land, however, no such change in the nature of the open space plan shall in any way contemplate development of structures in and upon these lands which would in any way interfere with or inhibit the continued maintenance of these areas as common open space for the benefit of the age restricted residential community which surrounds it. It is the express purpose of this Article to give future owner(s) the flexibility to allow alternate use of recreational amenities in this area so that the community may at all times be maintained as a first class age restricted community consistent with standards then prevailing and in the exclusive discretion of the then present owner, which is presently contemplated to be the authorized Homeowners Association for this community.

4.00 Development in Phases – Restrictions to be Operative Only in the Event of Development of Each Phase. As noted above, it is contemplated that the development will be constructed in approximately seven phases as noted above. Accordingly, major subdivision plats are to be filed in the Atlantic County Clerk's office for each phase of the project as and when it is to be developed. Anything herein contained to the contrary notwithstanding, the covenants and restrictions contained herein are solely and expressly intended to apply to each phase of the development as and when the major subdivision plat for that phase is filed in the Atlantic County Clerk's office. In no event shall covenants and restrictions with respect to any land contained herein be deemed to be legally effective and enforceable unless and until the subdivision plat for the phase of development in which the land lies shall be recorded in the Atlantic County Clerk's office, except with respect to the covenants and restrictions referenced in Articles 1.00, 2.00 and 4.00, which shall become legally effective and create binding and enforceable covenants running with the land upon the filing of the subdivision plat for the first phase of the Project, subject to the approval of the appropriate governmental agency approving the changes and modifications.

5.00 Provisions of this Instrument to Create Covenant Running with the Land. The present title to the Project, and title to each lot which shall be hereafter conveyed, and the acquisition of title by

each person to a lot shall be conclusively deemed to mean that the acquirer adopts and ratifies the provisions of the Declaration and will comply therewith. The covenants, agreements and restrictions set forth shall run with the land and shall be binding upon Declarant (except as conditioned herein) and all owners of lots within the proposed residential community, and shall run to the benefit of the Township of Galloway as well as each lot owner who acquires title to a lot based upon the common scheme sought to be implemented by the approved plan of development referenced above.

6.00 Modifications/Changes Permitted. Declarant may at any time hereafter modify or amend this Declaration of Covenants and Restrictions to effectuate the following changes, enumerated by way of description and not limitation:

6.01. Easements. Adding to or altering the location, size or purpose of easements and lands for utilities, roads, access, egress or drainage, or to convey or assign such easements to the appropriate governmental authority or utility agency or company, provided however, that none of these activities shall in any way materially alter the size of the land areas affected hereby.

6.02 Use of Easements. To permit the Declarant, its agents, employees or subcontractors to utilize easements, roads, drainage facilities, utility lines, and the like, within or servicing the approved development.

6.03 Surrender of Declarant's Rights. To surrender or modify rights of the Declarant in favor of the owners and/or their respective mortgagees.

6.04 Technical Changes. Correcting, supplementing and providing technical changes to this Declaration.

6.05 Miscellaneous Changes. To amend the within Declaration for the express purpose of satisfying the requirements of any governmental or quasi-governmental agency having regulatory jurisdiction over the approved development.

6.06 Changes Prohibited. The Declarant shall not be permitted to amend this Declaration for the purpose of changing the permitted use of the subject property.

6.07 Effective Date of Amendment. Any amendment to this Declaration will become effective upon the recording of an amendment in the Office of the Clerk of Atlantic County.

7.00 Severability of Provisions Hereof. It is the intention of the Declarant that the provisions of this instrument are severable so that if any provisions, conditions, covenants or restrictions found to be invalid or void under any applicable federal, state or local law, the remainder shall be unaffected thereby.

8.00 Enforcement. Enforcement of this Declaration shall be by any appropriate proceeding in law or equity in any court or administrative tribunal having competent jurisdiction, against any person or persons, firm or corporation violating or attempting to violate or circumvent any provision herein contained, either to restrain or enjoin such violation or threatened violation or to recover

damages. Trial by jury shall not be permitted, and any legal proceeding shall be determined by a court of competent jurisdiction as the finder of facts as well as the ultimate determiner of the applicable law.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed, sealed and delivered by its proper corporate officers and its corporate seal to be affixed this 14 day of June, 2007.

ATTEST

Thomas D. Parente  
Thomas D. Parente, Secretary

OLE HANSEN & SONS, INC.

By: David M. Goddard  
David M. Goddard, President & CEO

STATE OF NEW JERSEY :  
: SS.  
COUNTY OF ATLANTIC :

BE IT REMEMBERED that on this 14 day of June, 2007, before me the subscriber, a Notary Public, personally appeared David M. Goddard who, I am satisfied, is the person who signed the within instrument as President and Chief Executive Officer of OLE HANSEN & SONS, INC., the corporation named therein and he/she thereupon acknowledged that the said instrument made by the corporation and sealed with its corporate seal, was signed, sealed with the corporate seal and delivered by him/her as such officer and is the voluntary act and deed of the corporation, made by virtue of authority from its Board of Directors.

Susan M. Ficken  
NOTARY PUBLIC

SAH\Hansen, Ole & Sons, Inc\Mat 11- Blue Heron Pines\Subfile O- Deed Restrictions for Municipal Approval\Decl of Cov&Restric- Age Restricted Housing 5-7-07 SRN.doc

SUSAN M. FICKEN  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Oct. 3, 2010



*adams, rehmann & heggan*  
*associates, inc.*  
*reply to hammonton*

CONSERVATION / RESTRICTION EASEMENT  
TRANSITION AREA and ADJACENT WETLANDS  
BLOCK 457 PART OF LOT 3.04  
TOWNSHIP OF GALLOWAY, COUNTY OF ATLANTIC  
STATE OF NEW JERSEY

ALL THOSE CERTAIN RIGHTS, restrictions, or conditions for a conservation / restriction easement of a Transition Area and Adjacent Wetlands across a strip of land situate in the Township of Galloway, County of Atlantic, and State of New Jersey as shown on a plan entitled "Minor Subdivision for Block 457 Lot 3.01", prepared by Adams, Rehmann, & Heggan Associates, Inc.; dated 14<sup>th</sup> March 2002, revised to October 28, 2003, filed December 24, 2003 as Map # 3145099 in the Atlantic County Clerk's Office; and being more particularly described as follows:

BEGINNING at a point in the existing northeasterly line of Aloe Street, also known as Atlantic County Route # 686 (25.00 feet from centerline), where the division line between Lot 2 and Lot 3.04 in Block 457 intersects the same, and runs along said line of Aloe Street and Transition Area and Adjacent Wetlands line; thence;

1. Along said lines, South 48 degrees 05 minutes 34 seconds East, a distance of 47.90 feet; thence
2. Passing into Lot 3.04 and along said Transition Area and Adjacent Wetlands line, South 77 degrees 54 minutes 29 seconds East, a distance of 99.88 feet to a point of cusp; thence
3. Along same, curving to the left with a radius of 300.00 feet, subtending an arc of 34 degrees 48 minutes 42 seconds, an arc distance of 182.27 feet to a point of cusp; thence
4. Along same, curving to the left with a radius of 300.00 feet, subtending an arc of 23 degrees 35 minutes 10 seconds, an arc distance of 123.50 feet to a point of cusp; thence
5. Along same, curving to the left with a radius of 300.00 feet, subtending an arc of 26 degrees 35 minutes 55 seconds, an arc distance of 139.27 feet to a point of cusp;



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thence

6. Along same, curving to the left with a radius of 300.00 feet, subtending an arc of 73 degrees 26 minutes 24 seconds, an arc distance of 384.53 feet to a point of cusp; thence
7. Along same, curving to the left with a radius of 300.00 feet, subtending an arc of 39 degrees 13 minutes 24 seconds, an arc distance of 205.37 feet to a point of cusp; thence
8. Along same, curving to the left with a radius of 300.00 feet, subtending an arc of 14 degrees 33 minutes 38 seconds, an arc distance of 76.24 feet to a point of cusp at the northeasterly line of Aloe Street; thence
9. Along said line of Aloe Street and said Transition Area and Adjacent Wetlands line, South 48 degrees 05 minutes 34 seconds East, a distance of 475.37 feet to where the division line between Lot 3.04 and Lot 3.03 intersects the same; thence
10. Along said division line of lots, North 41 degrees 54 minutes 26 seconds East, a distance of 600.00 feet to the southwesterly line of Atlantic Avenue (75.00 feet wide public right of way); thence
11. Along said line of Atlantic Avenue, North 48 degrees 05 minutes 34 seconds West, a distance of 1562.16 feet to where the division line between Lot 3.04 and Lot 2 intersects the same; thence
12. Along said division line of lots, South 41 degrees 54 minutes 26 seconds West, a distance of 600.00 feet to the northeasterly line of Aloe Street, and point and place of BEGINNING.

Containing 798,260 square feet or 18.33 acres more or less.

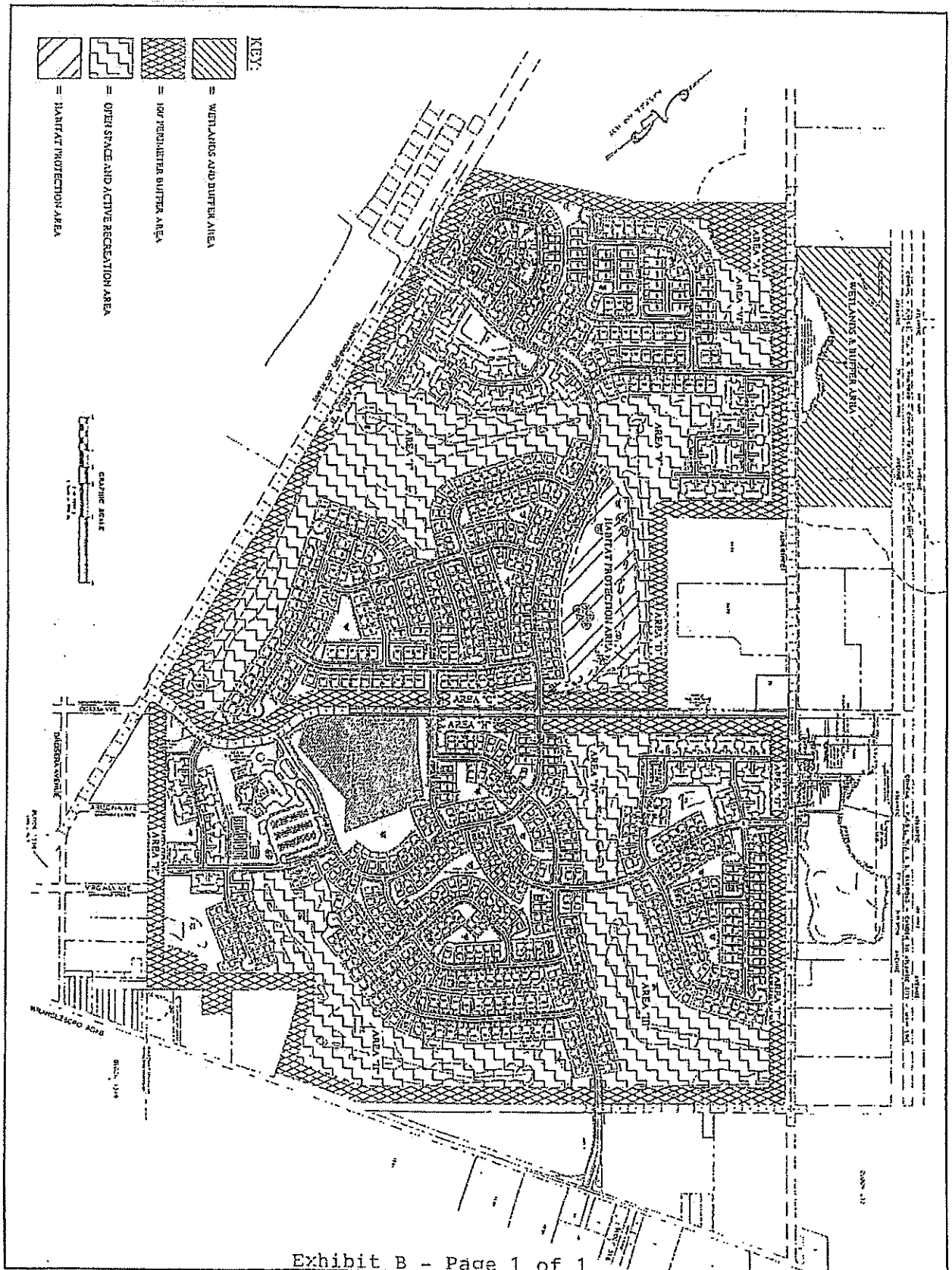
Subject to an area for future right of way along Aloe Street to Atlantic County.

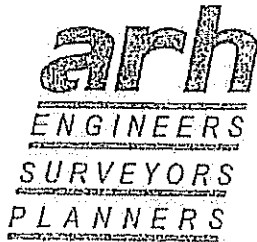
Date: December 12, 2006



Ed Clay, P.L.S.  
N.J. License # 34842

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*adams, rehmann & heggan*  
*associates, inc.*  
*reply to hammonton*

CONSERVATION / RESTRICTION EASEMENT  
PERIMETER BUFFER AREA and WETLANDS BUFFER "A"  
BLOCK 453 PART OF LOT 2 & BLOCK 455 PART OF LOT 11  
TOWNSHIP OF GALLOWAY, COUNTY OF ATLANTIC  
STATE OF NEW JERSEY

ALL THOSE CERTAIN RIGHTS, restrictions, or conditions for a conservation / restriction easement of a Perimeter Buffer Area and Wetlands Buffer "A", across a strip of land situate in the Township of Galloway, County of Atlantic, and State of New Jersey, said lots as shown on a plan entitled "Major Subdivision Plan for Blue Heron Pines East", prepared by Adams, Rehmann, & Heggan Associates, Inc.; dated 10<sup>th</sup> January 1997, filed April 20, 1999 as Map # 3192 in the Atlantic County Clerk's Office; and being more particularly described as follows:

BEGINNING at a point in the existing northeasterly line of Tilton Road, also known as Atlantic County Route # 563 (45.00 feet from centerline), where the division line between Lot 1 and Lot 2 in Block 453 intersects the same, and runs along said line of Tilton Road; thence;

1. Along said line of Tilton Road, South 16 degrees 25 minutes 21 seconds East, a distance of 604.52 feet to a point of curvature; thence
2. Passing into Lot 2 and along said Perimeter Buffer easement line, curving to the left with a radius of 25.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to a point of tangency; thence
3. Along same, North 73 degrees 34 minutes 39 seconds East, a distance of 75.00 feet; thence
4. Along same, North 16 degrees 25 minutes 21 seconds West, a distance of 560.13 feet; thence
5. Along same, North 53 degrees 01 minutes 06 seconds East, a distance of 962.58 feet; thence
6. Along same, North 41 degrees 54 minutes 26 seconds East, a distance of 420.83 feet to a wetlands buffer line; thence

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7. Along said Perimeter Buffer Area and Wetlands Buffer line, South 68 degrees 10 minutes 11 seconds East, a distance of 148.75 feet to a point of cusp; thence
8. Along same, curving to the left with a radius of 300.00 feet, subtending an arc of 53 degrees 47 minutes 50 seconds, an arc distance of 281.67 feet to a point of cusp; thence
9. Along same, North 58 degrees 02 minutes 06 seconds East, a distance of 34.15 feet to a point of cusp; thence
10. Along same, curving to the left with a radius of 300.00 feet, subtending an arc of 26 degrees 21 minutes 16 seconds, an arc distance of 137.99 feet to a point of cusp; thence
11. Leaving said wetlands buffer line and along said perimeter buffer line, South 48 degrees 05 minutes 34 seconds East, crossing Mannheim Avenue (50 feet wide – to be vacated) and passing into Lot 11 in Block 455, a distance of 551.95; thence
12. Along said perimeter buffer line, North 41 degrees 54 minutes 26 seconds East, a distance of 75.00 feet to a point of curvature; thence
13. Along said perimeter buffer line, curving to the left with a radius of 25.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to the southwesterly line of Aloe Street, also known as Atlantic County Route # 686, (25.00 feet from centerline); thence
14. Along said line of Aloe Street, North 48 degrees 05 minutes 34 seconds West, a distance of 276.50 feet; thence
15. South 41 degrees 54 minutes 26 seconds West, a distance of 10.00 feet to the southwesterly line of Aloe Street as widened 35.00 feet from centerline thereof; thence
16. Along said line of Aloe Street, North 48 degrees 05 minutes 34 seconds West, a distance of 691.90 feet to where the division line between Lot 1 and Lot 2 in Block 453 intersects the same; thence
17. Along said division line of lots, South 41 degrees 54 minutes 26 seconds West, a distance of 920.00 feet to an angle in said line; thence
18. Still along said division line of lots, South 53 degrees 01 minutes 06 seconds West, a distance of 1022.15 feet to the northeasterly line of Tilton Road, and point and place of BEGINNING.

Containing 447,656 square feet or 10.28 acres more or less.


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Subject to existing sight triangle easements at the intersection of Mannheim Avenue and Aloe Street to Atlantic County.

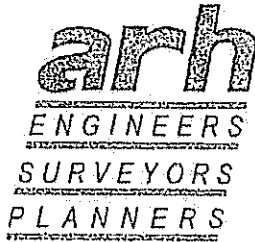
Subject to an existing 30 foot wide utility easement to Galloway Township as recorded in Deed Book 6011 page 293.

Subject to Mannheim Avenue being vacated.

Date: December 12, 2006

  
Ed Clay, P.L.S.  
N.J. License # 34842

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*adams, rehmann & heggan*  
*associates, inc.*  
*reply to hammonton*

CONSERVATION / RESTRICTION EASEMENT  
PERIMETER BUFFER AREA "B"  
BLOCK 453 PART OF LOT 2 & BLOCK 455 PART OF LOT 1  
TOWNSHIP OF GALLOWAY, COUNTY OF ATLANTIC  
STATE OF NEW JERSEY

ALL THOSE CERTAIN RIGHTS, restrictions, or conditions for a conservation / restriction easement of a Perimeter Buffer Area "B" across a strip of land situate in the Township of Galloway, County of Atlantic, and State of New Jersey, said lots as shown on a plan entitled "Major Subdivision Plan for Blue Heron Pines East", prepared by Adams, Rehmann, & Heggan Associates, Inc.; dated 10<sup>th</sup> January 1997, filed April 20, 1999 as Map # 3192 in the Atlantic County Clerk's Office; and being more particularly described as follows:

BEGINNING at a point in the existing northeasterly line of Tilton Road, also known as Atlantic County Route # 563 (45.00 feet from centerline), at the end of a curve connecting said line of Tilton Road with the northwesterly line of Odessa Avenue (70 foot wide section, public right of way), and runs along said line of Tilton Road; thence;

1. Along said line of Tilton Road, North 16 degrees 25 minutes 21 seconds West, a distance of 2960.28 feet to a point of curvature; thence
2. Passing into Lot 2 in Block 453 and along said Perimeter Buffer easement line, curving to the right with a radius of 25.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to a point of tangency; thence
3. Along same, North 73 degrees 34 minutes 39 seconds East, a distance of 75.00 feet; thence
4. Along same, South 16 degrees 25 minutes 21 seconds East, passing into Lot 1 in Block 455, a distance of 2911.39 feet to a point of cusp; thence
5. Along same, curving to the right with a radius of 400.00 feet, subtending an arc of 12 degrees 22 minutes 58 seconds, an arc distance of 86.45 feet to a point of tangency; thence
6. Along same, South 89 degrees 46 minutes 15 seconds East, a distance of 145.59 feet

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to a point of curvature; thence

7. Along same, curving to the left with a radius of 175.00 feet, subtending an arc of 54 degrees 43 minutes 59 seconds, an arc distance of 167.17 feet to a point of tangency; thence
8. Along same, North 35 degrees 29 minutes 46 seconds East, passing into Lot 3 in Block 455, a distance of 146.64 feet to a point of curvature; thence
9. Along same, curving to the left with a radius of 175.00 feet, subtending an arc of 31 degrees 02 minutes 36 seconds, an arc distance of 94.82 feet to a point of tangency; thence
10. Along same, North 04 degrees 27 minutes 10 seconds East, a distance of 104.45 feet to a point of curvature; thence
11. Along same, curving to the right with a radius of 425.00 feet, subtending an arc of 37 degrees 27 minutes 16 seconds, an arc distance of 277.82 feet to a point of tangency; thence
12. Along said perimeter buffer line, North 41 degrees 54 minutes 26 seconds East, passing into Lot 2 in Block 455, a distance of 652.85 feet; thence
13. Along same, South 48 degrees 05 minutes 34 seconds East, a distance of 75.00 feet to a point of curvature; thence
14. Along same, curving to the right with a radius of 25.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to the northwesterly line of Odessa Avenue (50.00 feet wide section); thence
15. Along said line of Odessa Avenue, South 41 degrees 54 minutes 26 seconds West, a distance of 627.85 feet to a point of curvature; thence
16. Along the curved westerly line of Odessa Avenue, curving to the left with a radius of 325.00 feet, subtending an arc of 37 degrees 27 minutes 16 seconds, an arc distance of 212.45 feet to a point of tangency; thence
17. Along the westerly line of Odessa Avenue, South 04 degrees 27 minutes 10 seconds West, a distance of 104.45 feet to a point of curvature; thence
18. Along the curved northwesterly line of Odessa Avenue, curving to the right with a radius of 275.00 feet, subtending an arc of 31 degrees 02 minutes 36 seconds, an arc distance of 149.00 feet to a point of tangency; thence
19. Along the northwesterly line of Odessa Avenue, South 35 degrees 29 minutes 46 seconds West, a distance of 146.64 feet to a point of curvature; thence

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20. Along the curved northerly line of Odessa Avenue, curving to the right with a radius of 275.00 feet, subtending an arc of 54 degrees 43 minutes 59 seconds, an arc distance of 262.70 feet to a point of tangency; thence
21. Along the northerly line of Odessa Avenue, North 89 degrees 46 minutes 15 seconds West, a distance of 145.59 feet to a point of curvature; thence
22. Along the curved northwesterly line of Odessa Avenue, curving to the left with a radius of 300.00 feet, subtending an arc of 16 degrees 39 minutes 06 seconds, an arc distance of 87.19 feet to a point of tangency; thence
23. Along the northwesterly line of Odessa Avenue, South 73 degrees 34 minutes 39 seconds West, a distance of 45.23 feet to a point of curvature of a curve connecting said line of Odessa Avenue with the northeasterly line of Tilton Road; thence
24. Along said connecting curve, curving to the right with a radius of 25.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to the northeasterly line of Tilton Road, and point and place of BEGINNING.

Containing 470,982 square feet or 10.81 acres more or less.

Subject to an existing sight triangle easement at the intersection of Odessa Avenue and Tilton Road to Atlantic County.

Subject to an existing 70 foot wide access easement for ingress and egress with the associated sight triangle easements as recorded in Deed Book 6382 page 113.

Date: December 13, 2006



Ed Clay, P.L.S.  
N.J. License # 34842

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*adams, rehmann & heggan*  
*associates, inc.*  
*reply to hamilton*

CONSERVATION / RESTRICTION EASEMENT  
PERIMETER BUFFER AREA "C"  
BLOCK 455 PART OF LOT 2  
TOWNSHIP OF GALLOWAY, COUNTY OF ATLANTIC  
STATE OF NEW JERSEY

ALL THOSE CERTAIN RIGHTS, restrictions, or conditions for a conservation / restriction easement of a Perimeter Buffer Area "C", across a strip of land situate in the Township of Galloway, County of Atlantic, and State of New Jersey, said lots as shown on a plan entitled "Major Subdivision Plan of Blue Heron Pines East; Block 455 Lots 1, 2, & 3; Block 456 Lots 2, 3.01, 4, & 5", prepared by Adams, Rehmann, & Heggan Associates, Inc.; dated 24<sup>th</sup> May 2005, revised to September 13, 2006, filed or about to be filed at the Atlantic County Clerk's Office; and being more particularly described as follows:

BEGINNING at a point in the existing northwesterly line of Odessa Avenue, (50.00 feet wide section, public right of way), said point being South 41 degrees 54 minutes 26 seconds West, along said line of Odessa Avenue, a distance of 100.00 feet from where the curved division line between Lot 1 and Lot 2 in Block 455 intersects the same, and runs along said line of Odessa Avenue; thence;

1. Along said line of Odessa Avenue, South 41 degrees 54 minutes 26 seconds West, a distance of 561.87 feet to a point of curvature; thence
2. Passing into Lot 2 in Block 455 and along said Perimeter Buffer easement line, curving to the right with a radius of 25.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to a point of tangency; thence
3. Along same, North 48 degrees 05 minutes 34 seconds West, a distance of 75.00 feet; thence
4. Along same, North 41 degrees 54 minutes 26 seconds East, a distance of 611.87 feet; thence
5. Along same, South 48 degrees 05 minutes 34 seconds East, a distance of 75.00 feet to a point of curvature; thence

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6. Along same, curving to the right with a radius of 25.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to the northwesterly line of Odessa Avenue, and point and place of BEGINNING.

Containing 60,919 square feet or 1.40 acres more or less.

Date: December 13, 2006



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Ed Clay, P.L.S.  
N.J. License # 34842

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*adams, rehmann & heggan*  
*associates, inc.*  
*reply to hammonton*

CONSERVATION / RESTRICTION EASEMENT  
PERIMETER BUFFER AREA "D"  
BLOCK 455 PART OF LOTS 11 & 2  
TOWNSHIP OF GALLOWAY, COUNTY OF ATLANTIC  
STATE OF NEW JERSEY

ALL THOSE CERTAIN RIGHTS, restrictions, or conditions for a conservation / restriction easement of a Perimeter Buffer Area "D", across a strip of land situate in the Township of Galloway, County of Atlantic, and State of New Jersey, said lots as shown on a plan entitled "Major Subdivision Plan of Blue Heron Pines East; Block 455 Lots 1, 2, & 3; Block 456 Lots 2, 3.01, 4, & 5", prepared by Adams, Rehmann, & Heggan Associates, Inc.; dated 24<sup>th</sup> May 2005, revised to September 13, 2006 in the Atlantic County Clerk's Office; and being more particularly described as follows:

BEGINNING at a point in the existing southwesterly line of Aloe Street, also known as Atlantic County Route # 686 (25.00 feet from centerline), where the division line between Lot 11 and Lot 24.03 in Block 455, being also the northwesterly line of Filed Map # 3111, intersects the same and runs along said line of Aloe Street; thence;

1. Along said line of Aloe Street, North 48 degrees 05 minutes 34 seconds West, a distance of 831.95 feet to a point of curvature; thence
2. Passing into Lot 11 in Block 455 and along said Perimeter Buffer easement line, curving to the left with a radius of 25.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to a point of tangency; thence
3. Along same, South 41 degrees 54 minutes 26 seconds West, a distance of 75.00 feet; thence
4. Along same, South 48 degrees 05 minutes 34 seconds East, a distance of 756.95 feet; thence
5. Along same, South 41 degrees 54 minutes 26 seconds West, a distance of 655.04 feet to a point of curvature; thence
6. Along same and passing into Lot 1, curving to the left with a radius of 100.00 feet,

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subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 157.08 feet to a point of tangency; thence

7. Along same, South 48 degrees 05 minutes 34 seconds East, a distance of 1058.45 feet; thence
8. Along same, South 41 degrees 54 minutes 26 seconds West, a distance of 644.13 feet to the division line between Lot 1 and Lot 2; thence
9. Along said division line of lots and said perimeter buffer line, South 48 degrees 05 minutes 34 seconds East, a distance of 75.00 feet to a point of curvature; thence
10. Still along said division line of lots and said perimeter buffer line, curving to the left with a radius of 25.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to the northwesterly line of Odessa Avenue (50.00 feet wide section); thence
11. Along said line of Odessa Avenue, North 41 degrees 54 minutes 26 seconds East, a distance of 719.13 feet to the division line between Lot 1 and Lot 24.01, said line being the rear line of lots fronting on Aloe Street as shown on Filed Map # 3111; thence
12. Along said rear line of lots, North 48 degrees 05 minutes 34 seconds West, a distance of 1158.45 feet to a corner common to Lot 1, Lot 11 and Lot 24.03; thence
13. Along the division line between Lot 11 and Lot 24.03, being also the northwesterly line of Filed Map # 3111, North 41 degrees 54 minutes 26 seconds East, a distance of 755.04 feet to the existing southwesterly line of Aloe Street, and point and place of BEGINNING.

Containing 339,043 square feet or 7.78 acres more or less.

Subject to a 10 foot wide strip along Aloe Street for future roadway purposes to Atlantic County.

Subject to a Habitat Protection Area Easement on Lot 1 in Block 455..

Date: December 13, 2006



Ed Clay, P.L.S.  
N.J. License # 34842

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*adams, rehmann & heggan*  
*associates, inc.*  
*reply to hammondon*

CONSERVATION / RESTRICTION EASEMENT  
PERIMETER BUFFER AREA and WETLANDS BUFFER "E"  
BLOCK 456 PART OF LOTS 1, 2, 5, & 9  
TOWNSHIP OF GALLOWAY, COUNTY OF ATLANTIC  
STATE OF NEW JERSEY

ALL THOSE CERTAIN RIGHTS, restrictions, or conditions for a conservation / restriction easement of a Perimeter Buffer Area and Wetlands Buffer "E", across a strip of land situate in the Township of Galloway, County of Atlantic, and State of New Jersey, said lots as shown on a plan entitled "Major Subdivision Plan of Blue Heron Pines East; Block 455 Lots 1, 2, & 3; Block 456 Lots 2, 3.01, 4, & 5", prepared by Adams, Rehmann, & Heggan Associates, Inc.; dated 24<sup>th</sup> May 2005, revised to September 13, 2006 in the Atlantic County Clerk's Office; and being more particularly described as follows:

BEGINNING at a point in the existing northerly line of Pomona Road, also known as Atlantic County Route # 575 (50.00 feet from centerline), where the northwesterly line of Genoa Avenue, (50 foot wide public right of way), intersects the same and runs along said line of Pomona Road; thence;

1. Along said line of Pomona Road, South 60 degrees 30 minutes 25 seconds West, a distance of 551.50 feet to the easterly line of Lot 26; thence
2. Along said lot line, North 30 degrees 17 minutes 05 seconds West, a distance of 433.61 feet to an angle in said lot; thence
3. Along the northeasterly line of said lot, North 48 degrees 05 minutes 34 seconds West, a distance of 79.00 feet to an angle in said lot; thence
4. Along the northwesterly line of said lot, South 41 degrees 54 minutes 26 seconds West, a distance of 398.56 feet to an angle in said lot; thence
5. Along the southwesterly line of said lot, South 48 degrees 05 minutes 34 seconds East, a distance of 145.00 feet to a northwesterly line of Lot 20; thence
6. Along said line of Lot 20, South 41 degrees 54 minutes 26 seconds West, a distance of 182.50 feet to an angle in said lot; thence

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7. Along a northeasterly line of said lot, North 48 degrees 05 minutes 34 seconds West, a distance of 145.00 feet to an angle in said lot; thence
8. Along a northwesterly line of Lot 20 and the northwesterly line of Lot 14, South 41 degrees 54 minutes 26 seconds West, a distance of 332.96 feet to the rear line of lots fronting on Drosera Street (33 foot wide public right of way), said line also being the Municipal Boundary Line between Galloway Township and Hamilton Township; thence
9. Along said division lines, North 48 degrees 04 minutes 20 seconds West, a distance of 1036.24 feet to where the division line between Lot 1 and Lot 2 intersects the same; thence
10. Still along said rear line of lots fronting on Drosera Street and said Municipal Boundary Line, North 48 degrees 04 minutes 40 seconds West, a distance of 673.64 feet to the northeasterly line of Tilton Road, also known as Atlantic County Route # 563, (45.00 feet from centerline), said point also being a point of curvature of a curve connecting said line of Tilton Road with the southerly line of Odessa Avenue (70.00 foot wide section public right of way); thence
11. Along said connecting curve, curving to the right with a radius of 25.00 feet, subtending an arc of 81 degrees 27 minutes 57 seconds, an arc distance of 35.55 feet to the southerly line of Odessa Avenue; thence
12. Along said line of Odessa Avenue, North 73 degrees 34 minutes 39 seconds East, a distance of 79.63 feet; thence
13. Passing through Lot 1, South 48 degrees 04 minutes 40 seconds East, a distance of 637.00 feet to the division line between Lot 1 and Lot 2; thence
14. Passing into Lot 2, South 48 degrees 04 minutes 20 seconds East, a distance of 784.46 feet to a wetlands buffer line; thence
15. Along said wetlands buffer line and said perimeter buffer line, North 57 degrees 23 minutes 21 seconds East, a distance of 15.85 feet; thence
16. Along said lines, North 56 degrees 07 minutes 04 seconds East, a distance of 42.37 feet; thence
17. Along said lines, North 52 degrees 50 minutes 11 seconds East, a distance of 24.66 feet to a point of cusp; thence
18. Along said curved lines, curving to the right with a radius of 300.00 feet, subtending an arc of 46 degrees 46 minutes 31 seconds, an arc distance of 242.91 feet to a point of cusp

arh

19. Leaving said wetlands buffer line and continuing along said perimeter buffer line, North 41 degrees 54 minutes 26 seconds East, a distance of 637.77 feet; thence
20. Along said line, South 48 degrees 05 minutes 34 seconds East, a distance of 194.67 feet; thence
21. Along said line, South 30 degrees 17 minutes 05 seconds East, a distance of 350.66 feet; thence
22. Along said line, North 60 degrees 30 minutes 25 seconds East, a distance of 436.50 feet; thence
23. Along said line, North 41 degrees 54 minutes 26 seconds East, passing into Lot 5, a distance of 1430.70 feet to a point of cusp; thence
24. Along said curved line, curving to the right with a radius of 475.00 feet, subtending an arc of 00 degrees 16 minutes 28 seconds, an arc distance of 2.28 feet to a point of cusp; thence
25. Along said line, South 48 degrees 05 minutes 34 seconds East, a distance of 97.72 feet to the northwesterly line of Odessa Avenue; thence
26. Along said line of Odessa Avenue, South 41 degrees 54 minutes 26 seconds West, a distance of 1447.08 feet to the existing northerly line of Pomona Road, and point and place of BEGINNING.

Containing 557,422 square feet or 12.80 acres more or less.

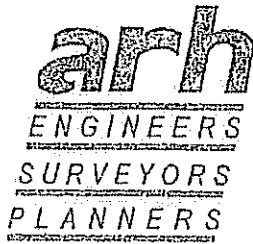
Subject to sight triangle easements along Pomona Road and Tilton Road to Atlantic County.

Date: December 13, 2006



Ed Clay, P.L.S.  
N.J. License # 34842

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*adams, rehmann & heggan*  
*associates, inc.*  
*reply to hammonton*

CONSERVATION / RESTRICTION EASEMENT  
PERIMETER BUFFER AREA "F"  
BLOCK 456 PART OF LOTS 5, 6, 7, & 8  
TOWNSHIP OF GALLOWAY, COUNTY OF ATLANTIC  
STATE OF NEW JERSEY

ALL THOSE CERTAIN RIGHTS, restrictions, or conditions for a conservation / restriction easement of a Perimeter Buffer Area "F", across a strip of land situate in the Township of Galloway, County of Atlantic, and State of New Jersey, said lots as shown on a plan entitled "Major Subdivision Plan of Blue Heron Pines East; Block 455 Lots 1, 2, & 3; Block 456 Lots 2, 3.01, 4, & 5", prepared by Adams, Rehmann, & Heggan Associates, Inc.; dated 24<sup>th</sup> May 2005, revised to September 13, 2006 in the Atlantic County Clerk's Office; and being more particularly described as follows:

BEGINNING at a point in the existing southwesterly line of Aloe Street, also known as Atlantic County Route # 686 (35.00 feet from centerline), at the end of a curve connecting said line of Aloe Street with the northwesterly line of Genoa Avenue, (50 foot wide public right of way), and runs along said line of Aloe Street; thence;

1. Along said line of Aloe Street, North 48 degrees 05 minutes 34 seconds West, a distance of 1610.07 feet to a point of curvature; thence
2. Passing into Lot 7 in Block 456 and along said perimeter buffer easement line, curving to the left with a radius of 25.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to a point of tangency in same; thence
3. Along said perimeter buffer easement line, South 41 degrees 54 minutes 26 seconds West, a distance of 75.00 feet; thence
4. Along said line, South 48 degrees 05 minutes 34 seconds East, passing through Lot 7 and Lot 8 and into Lot 6, a distance of 1560.07 feet; thence
5. Along said perimeter buffer line, South 41 degrees 54 minutes 26 seconds West, passing through Lot 6 and into Lot 5, a distance of 1023.00 feet to a point of cusp; thence




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6. Along said line, curving to the right with a radius of 525.00 feet, subtending an arc of 00 degrees 14 minutes 54 seconds, an arc distance of 2.28 feet to a point of tangency;
7. Along said line, South 48 degrees 05 minutes 34 seconds East, a distance of 97.72 feet to the northwesterly line of Genoa Avenue; thence
8. Along said line of Genoa Avenue, North 41 degrees 54 minutes 26 seconds East, a distance of 1098.00 feet to a point of curvature of a curve connecting said line of Genoa Avenue with the southwesterly line of Aloe Street; thence
9. Along said connecting curve, curving to the left with a radius of 25.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to a point of tangency at the southwesterly line of Aloe Street, and point and place of BEGINNING.

Containing 268,039 square feet or 6.15 acres more or less.

Subject to a sight triangle easement at Genoa Avenue and Aloe Street to Atlantic County.

Date: December 14, 2006

  
Ed Clay, P.L.S.  
N.J. License # 34842

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*adams, rehmman & heggan*  
*associates, inc.*  
*reply to hammonton*

CONSERVATION / RESTRICTION EASEMENT  
PERIMETER BUFFER AREA "G"  
BLOCK 456 PART OF LOTS 6 & 7  
TOWNSHIP OF GALLOWAY, COUNTY OF ATLANTIC  
STATE OF NEW JERSEY

ALL THOSE CERTAIN RIGHTS, restrictions, or conditions for a conservation / restriction easement of a Perimeter Buffer Area "G", across a strip of land situate in the Township of Galloway, County of Atlantic, and State of New Jersey, said lots as shown on a plan entitled "Major Subdivision Plan of Blue Heron Pines East; Block 455 Lots 1, 2, & 3; Block 456 Lots 2, 3.01, 4, & 5", prepared by Adams, Rehmman, & Heggan Associates, Inc.; dated 24<sup>th</sup> May 2005, revised to September 13, 2006 in the Atlantic County Clerk's Office; and being more particularly described as follows:

BEGINNING at a point in the existing southeasterly line of Odessa Avenue, (50 foot wide public right of way), at the end of a curve connecting said line of Odessa Avenue with the southwesterly line of Aloe Street, also known as Atlantic County Route # 686 (35.00 feet from centerline), and runs along said line of Odessa Avenue; thence;

1. Along said line of Odessa Avenue, South 41 degrees 54 minutes 26 seconds West, a distance of 1439.17 feet to a point of curvature, said point also being the division line between Lot 4 and Lot 6 in Block 456; thence
2. Along said division line of lots and along said perimeter buffer easement line, curving to the left with a radius of 25.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to a point of tangency in same; thence
3. Along said division line of lots and perimeter buffer easement line, South 48 degrees 05 minutes 34 seconds East, a distance of 75.00 feet; thence
4. Along said perimeter buffer easement line, North 41 degrees 54 minutes 26 seconds East, passing through Lot 6 and into Lot 7, a distance of 1389.17 feet; thence
5. Along said perimeter buffer line, South 48 degrees 05 minutes 34 seconds East, a distance of 505.40 feet; thence

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6. Along said perimeter buffer line, North 41 degrees 54 minutes 26 seconds East, a distance of 75.00 feet to a point of curvature; thence
7. Along said line, curving to the left with a radius of 25.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to the southwesterly line of Aloe Street, (35.00 feet from centerline); thence
8. Along said line of Aloe Street, North 48 degrees 05 minutes 34 seconds West, a distance of 555.40 feet to a point of curvature of a curve connecting said line of Aloe Street with the southeasterly line of Odessa Avenue; thence
9. Along said connecting curve, curving to the left with a radius of 25.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to a point of tangency at the southeasterly line of Odessa Avenue, and point and place of BEGINNING.

Containing 199,055 square feet or 4.57 acres more or less.

Subject to a sight triangle easement at Odessa Avenue and Aloe Street to Atlantic County.

Date: December 14, 2006



Ed Clay, P.L.S.  
N.J. License # 34842

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*adams, rehmman & heggan*  
*associates, inc.*  
*reply to hammonton*

CONSERVATION / RESTRICTION EASEMENT  
PERIMETER BUFFER AREA "H"  
BLOCK 456 PART OF LOT 4  
TOWNSHIP OF GALLOWAY, COUNTY OF ATLANTIC  
STATE OF NEW JERSEY

ALL THOSE CERTAIN RIGHTS, restrictions, or conditions for a conservation / restriction easement of a Perimeter Buffer Area "H", across a strip of land situate in the Township of Galloway, County of Atlantic, and State of New Jersey, said lots as shown on a plan entitled "Major Subdivision Plan of Blue Heron Pines East; Block 455 Lots 1, 2, & 3; Block 456 Lots 2, 3.01, 4, & 5", prepared by Adams, Rehmann, & Heggan Associates, Inc.; dated 24<sup>th</sup> May 2005, revised to September 13, 2006 in the Atlantic County Clerk's Office; and being more particularly described as follows:

BEGINNING at a point in the existing southeasterly line of Odessa Avenue, (50 foot wide public right of way), said point being South 41 degrees 54 minutes 26 seconds West, along said line of Odessa Avenue, a distance of 100.00 feet from where the curved division line between Lot 4 and Lot 6 in Block 456 intersects the same, and runs along said line of Odessa Avenue; thence;

1. Along said line of Odessa Avenue, South 41 degrees 54 minutes 26 seconds West, a distance of 561.90 feet to a point of curvature; thence
2. Passing into Lot 4 in Block 456 and along said perimeter buffer easement line, curving to the left with a radius of 25.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to a point of tangency in same; thence
3. Along said perimeter buffer easement line, South 48 degrees 05 minutes 34 seconds East, a distance of 75.00 feet; thence
4. Along said line, North 41 degrees 54 minutes 26 seconds East, a distance of 611.87 feet; thence
5. Along said perimeter buffer line, North 48 degrees 05 minutes 34 seconds West, a distance of 75.00 feet to a point of curvature; thence

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6. Along said line, curving to the left with a radius of 25.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to the southeasterly line of Odessa Avenue, and point and place of BEGINNING.

Containing 60,919 square feet or 1.40 acres more or less.

Subject to a sight triangle easement on Odessa Avenue as shown on Filed Map # 3036922.

Date: December 14, 2006



Ed Clay, P.L.S.  
N.J. License # 34842

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*adams, rehmann & heggan*  
*associates, inc.*  
*reply to hammonton*

CONSERVATION / RESTRICTION EASEMENT  
OPEN SPACE AND ACTIVE RECREATION AREA "I"  
BLOCK 453 PART OF LOT 2 & BLOCK 455 PART OF LOT 1  
TOWNSHIP OF GALLOWAY, COUNTY OF ATLANTIC  
STATE OF NEW JERSEY

ALL THOSE CERTAIN RIGHTS, restrictions, or conditions for a conservation / restriction easement of a Perimeter Buffer Area "I", across a strip of land situate in the Township of Galloway, County of Atlantic, and State of New Jersey, said lots as shown on a plan entitled "Major Subdivision Plan of Blue Heron Pines East; Block 455 Lots 1, 2, & 3; Block 456 Lots 2, 3.01, 4, & 5", prepared by Adams, Rehmann, & Heggan Associates, Inc.; dated 24<sup>th</sup> May 2005, revised to September 13, 2006 in the Atlantic County Clerk's Office; and being more particularly described as follows:

BEGINNING at a point in the third course of conservation / restriction easement of a Perimeter Buffer Area "B", said point being South 16 degrees 25 minutes 21 seconds East, along said third course, a distance of 620.71 feet from the terminus of the second course of said easement, and runs along said course three of said conservation / restriction easement of a Perimeter Buffer Area "B" and Open Space and Active Recreation Area easement line; thence;

1. Along said third course of said conservation / restriction easement of a Perimeter Buffer Area "B", South 16 degrees 25 minutes 21 seconds East, passing into Lot 1 in Block 455, a distance of 2290.68 feet to a point of cusp; thence
2. Along said curved easement lines, curving to the right with a radius of 400.00 feet, subtending an arc of 12 degrees 22 minutes 58 seconds, an arc distance of 86.45 feet to a point of tangency in same; thence
3. Along said easement lines, South 89 degrees 46 minutes 15 seconds East, a distance of 145.59 feet to a point of curvature; thence
4. Along said curved easement lines, curving to the left with a radius of 175.00 feet, subtending an arc of 54 degrees 43 minutes 59 seconds, an arc distance of 167.17 feet to a point of tangency; thence

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5. Along said easement lines, North 35 degrees 29 minutes 46 seconds East, a distance of 68.23 feet to the division line between Lot 1 and Lot 3 in Block 455; thence
6. Along said lot line and Open Space and Active Recreation Area easement line, South 73 degrees 34 minutes 39 seconds West, a distance of 146.12 feet to an angle in same; thence
7. Along said lot line and easement line, North 16 degrees 25 minutes 21 seconds West, a distance of 594.00 feet to an angle in same; thence
8. Along said lot line and easement line, North 16 degrees 55 minutes 31 seconds West, a distance of 65.99 feet to an angle in same; thence
9. Along said lot line and easement line, North 24 degrees 59 minutes 47 seconds West, a distance of 65.91 feet to an angle in same; thence
10. Along said lot line and easement line, North 29 degrees 37 minutes 09 seconds West, a distance of 481.00 feet to an angle in same; thence
11. Along said lot line and easement line, North 15 degrees 22 minutes 51 seconds East, a distance of 20.71 feet to a point of cusp; thence
12. Along said curved lot line and easement line, curving to the right with a radius of 50.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 78.54 feet to a point of cusp; thence
13. Along said lot line and easement line, North 74 degrees 37 minutes 09 seconds West, a distance of 20.71 feet to an angle in same; thence
14. Along said lot line and easement line, North 29 degrees 37 minutes 09 seconds West, a distance of 120.00 feet to an angle in same; thence
15. Along said lot line and easement line, North 60 degrees 22 minutes 51 seconds East, a distance of 334.00 feet to an angle in same; thence
16. Along said lot line and easement line, South 29 degrees 37 minutes 09 seconds East, a distance of 10.00 feet to an angle in same; thence
17. Along said lot line and easement line, North 60 degrees 55 minutes 01 seconds East, a distance of 73.31 feet to an angle in same; thence
18. Along said lot line and easement line, North 73 degrees 04 minutes 27 seconds East, a distance of 95.72 feet to an angle in same; thence
19. Along said lot line and easement line, South 89 degrees 09 minutes 51 seconds East, a distance of 95.72 feet to an angle in same; thence

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20. Along said lot line and easement line, North 75 degrees 48 minutes 22 seconds East, a distance of 49.69 feet to an angle in same, said point also being a corner common to Lot 2; thence
21. Along the division line between Lot 1 and Lot 2 and said easement line, South 65 degrees 47 minutes 04 seconds East, a distance of 120.00 feet to an angle in same; thence
22. Along said lot line and easement line, North 24 degrees 12 minutes 56 seconds East, a distance of 156.00 feet to an angle in same; thence
23. Along said lot line and easement line, North 65 degrees 47 minutes 04 seconds West, a distance of 120.00 feet to an angle in same; thence
24. Along said lot line and easement line, North 43 degrees 58 minutes 59 seconds West, a distance of 21.54 feet to an angle in same; thence
25. Along said lot line and easement line, North 65 degrees 47 minutes 04 seconds West, a distance of 90.10 feet to an angle in same; thence
26. Along said lot line and easement line, North 41 degrees 51 minutes 07 seconds West, a distance of 94.91 feet to an angle in same; thence
27. Along said lot line and easement line, North 22 degrees 09 minutes 47 seconds West, a distance of 94.03 feet to an angle in same; thence
28. Along said lot line and easement line, North 00 degrees 02 minutes 06 seconds West, a distance of 94.03 feet to an angle in same; thence
29. Along said lot line and easement line, North 19 degrees 30 minutes 44 seconds East, a distance of 78.78 feet to an angle in same; thence
30. Along said lot line and easement line, North 24 degrees 12 minutes 56 seconds East, a distance of 392.00 feet to an angle in same; thence
31. Along said lot line and easement line, North 27 degrees 15 minutes 06 seconds East, a distance of 70.66 feet to an angle in same; thence
32. Along said lot line and easement line, North 39 degrees 12 minutes 38 seconds East, a distance of 78.69 feet to an angle in same; thence
33. Along said lot line and easement line, North 52 degrees 18 minutes 24 seconds East, a distance of 78.69 feet to an angle in same; thence
34. Leaving said line of lots and along said easement line, North 71 degrees 49 minutes



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- 27 seconds East, a distance of 46.09 feet to an angle in said easement line; thence
35. Along said easement line, North 18 degrees 10 minutes 33 seconds West, a distance of 19.80 feet to an angle in same and corner to Lot 1 and Lot 2; thence
  36. Along said lot line and easement line, North 22 degrees 56 minutes 32 seconds West, a distance of 57.05 feet to an angle in same; thence
  37. Along said lot line and easement line, North 32 degrees 45 minutes 37 seconds West, a distance of 55.93 feet to an angle in same; thence
  38. Along said lot line and easement line, North 52 degrees 22 minutes 42 seconds East, a radial line to the following course, a distance of 120.00 feet ; thence
  39. Leaving said lot line and continuing along said easement line, curving to the left with a radius of 450.00 feet, subtending an arc of 38 degrees 36 minutes 15 seconds, an arc distance of 303.20 feet to a point of cusp; thence
  40. Along said easement line, South 00 degrees 38 minutes 57 seconds East, a distance of 129.53 feet to an angle in same; thence
  41. Along said easement line, South 89 degrees 21 minutes 03 seconds West, a distance of 67.44 feet to an angle in same; thence
  42. Along said easement line, South 25 degrees 59 minutes 12 seconds West, a distance of 245.17 feet to an angle in same; thence
  43. Along said easement line, North 64 degrees 00 minutes 48 seconds West, a distance of 14.35 feet to an angle in same; thence
  44. Along said easement line, South 39 degrees 02 minutes 12 seconds West, a distance of 291.75 feet to an angle in same; thence
  45. Along said easement line, South 73 degrees 34 minutes 39 seconds West, a distance of 147.11 feet to an angle in same; thence
  46. Along said easement line, South 16 degrees 25 minutes 21 seconds East, a distance of 99.00 feet to an angle in same; thence
  47. Along said easement line, South 73 degrees 34 minutes 39 seconds West, a distance of 78.00 feet to an angle in same; thence
  48. Along said easement line, North 16 degrees 25 minutes 21 seconds West, a distance of 32.29 feet to an angle in same; thence
  49. Along said easement line, South 73 degrees 34 minutes 39 seconds West, a distance

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of 133.00 feet to an angle in same; thence

50. Along said easement line, South 16 degrees 25 minutes 21 seconds East, a distance of 76.27 feet to an angle in same; thence
51. Along said easement line, South 73 degrees 34 minutes 39 seconds West, a distance of 123.00 feet to an angle in same; thence
52. Along said easement line, South 16 degrees 25 minutes 21 seconds East, a distance of 47.19 feet to an angle in same; thence
53. Along said easement line, South 73 degrees 34 minutes 39 seconds West, a distance of 78.00 feet to an angle in same; thence
54. Along said easement line, North 16 degrees 25 minutes 21 seconds West, a distance of 96.46 feet to an angle in same; thence
55. Along said easement line, South 73 degrees 34 minutes 39 seconds West, a distance of 110.00 feet to a point in the third course of conservation / restriction easement of a Perimeter Buffer Area "B", and point and place of BEGINNING.

Containing 1,251,290 square feet or 28.73 acres more or less.

Date: December 14, 2006



Ed Clay, P.L.S.  
N.J. License # 34842

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*adams, rehmman & heggan*  
*associates, inc.*  
*reply to hammonton*

CONSERVATION / RESTRICTION EASEMENT  
OPEN SPACE AND ACTIVE RECREATION AREA "II"  
BLOCK 456 PART OF LOTS 2 & 9  
TOWNSHIP OF GALLOWAY, COUNTY OF ATLANTIC  
STATE OF NEW JERSEY

ALL THOSE CERTAIN RIGHTS, restrictions, or conditions for a conservation / restriction easement of a Open Space and Active Recreation Area "II", across a strip of land situate in the Township of Galloway, County of Atlantic, and State of New Jersey, said lots as shown on a plan entitled "Major Subdivision Plan of Blue Heron Pines East; Block 455 Lots 1, 2, & 3; Block 456 Lots 2, 3.01, 4, & 5", prepared by Adams, Rehmman, & Heggan Associates, Inc.; dated 24<sup>th</sup> May 2005, revised to September 13, 2006 in the Atlantic County Clerk's Office; and being more particularly described as follows:

BEGINNING at the terminus of the twenty first course of conservation / restriction easement of a Perimeter Buffer Area "E", and runs along the twenty second course of said conservation / restriction easement of a Perimeter Buffer Area "E" and along this Open Space and Active Recreation Area easement line; thence;

1. Along said twenty second course of said conservation / restriction easement of a Perimeter Buffer Area "E", North 60 degrees 30 minutes 25 seconds East, a distance of 436.50 feet to an angle in same; thence
2. Along said easement lines, North 41 degrees 54 minutes 26 seconds East, a distance of 1430.70 feet to a point of cusp in same; thence
3. Leaving said perimeter buffer line and continuing along said curved open space and active recreation easement line, curving to the left with a radius of 475.00 feet, subtending an arc of 08 degrees 59 minutes 29 seconds, an arc distance of 74.54 feet to a point of cusp; thence
4. Along said easement line a radial course, South 32 degrees 38 minutes 28 seconds West, a distance of 120.00 feet to an angle in same; thence
5. Along said easement line, North 61 degrees 53 minutes 03 seconds West, a distance of 62.60 feet to an angle in same; thence

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6. Along said easement line, North 64 degrees 11 minutes 39 seconds West, a distance of 180.08 feet to an angle in same; thence
7. Along said easement line, South 38 degrees 34 minutes 11 seconds West, a distance of 515.61 feet to an angle in same; thence
8. Along said easement line, South 41 degrees 52 minutes 19 seconds West, a distance of 76.90 feet to an angle in same; thence
9. Along said easement line, South 46 degrees 41 minutes 31 seconds West, a distance of 73.22 feet to an angle in same; thence
10. Along said easement line, South 47 degrees 53 minutes 37 seconds West, a distance of 198.64 feet to an angle in same; thence
11. Along said easement line, South 53 degrees 42 minutes 41 seconds West, a distance of 90.21 feet to an angle in same; thence
12. Along said easement line, South 65 degrees 20 minutes 48 seconds West, a distance of 90.21 feet to an angle point; thence
13. Along said easement line, South 76 degrees 58 minutes 56 seconds West, a distance of 90.21 feet to an angle in same; thence
14. Along said easement line, South 88 degrees 35 minutes 00 seconds West, a distance of 89.71 feet to an angle in same; thence
15. Along said easement line, North 85 degrees 48 minutes 31 seconds West, a distance of 548.61 feet to an angle in same; thence
16. Along said easement line, North 10 degrees 57 minutes 51 seconds West, a distance of 74.19 feet to a point of cusp; thence
17. Along said curved easement line, curving to the right with a radius of 50.00 feet, subtending an arc of 134 degrees 41 minutes 20 seconds, an arc distance of 117.54 feet to a point of cusp; thence
18. Along said easement line, North 53 degrees 44 minutes 01 seconds West, a distance of 120.97 feet to an angle in same; thence
19. Along said easement line, North 69 degrees 57 minutes 28 seconds West, a distance of 103.78 feet to an angle in same; thence
20. Along said easement line, South 00 degrees 46 minutes 37 seconds West, a distance of 10.42 feet to an angle in same; thence

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21. Along said easement line, South 15 degrees 37 minutes 34 seconds East, a distance of 23.77 feet to an angle in same; thence
22. Along said easement line, South 18 degrees 01 minutes 49 seconds West, a distance of 62.27 feet to an angle in same; thence
23. Along said easement line, South 22 degrees 39 minutes 24 seconds West, a distance of 66.73 feet to an angle in same; thence
24. Along said easement line, South 27 degrees 47 minutes 25 seconds West, a distance of 66.73 feet to an angle in same; thence
25. Along said easement line, North 59 degrees 38 minutes 34 seconds West, a distance of 120.00 feet to a point of cusp; thence
26. Along said curved easement line, curving to the right with a radius of 625.00 feet, subtending an arc of 11 degrees 34 minutes 14 seconds, an arc distance of 126.22 feet to a point of tangency; thence
27. Along said easement line, South 41 degrees 55 minutes 40 seconds West, a distance of 94.95 feet to an angle in same; thence
28. Along said easement line, South 48 degrees 41 minutes 38 seconds East, a distance of 113.69 feet to an angle in same; thence
29. Along said easement line, South 60 degrees 53 minutes 32 seconds East, a distance of 57.87 feet to an angle in same; thence
30. Along said easement line, South 70 degrees 22 minutes 05 seconds East, a distance of 65.31 feet to an angle in same; thence
31. Along said easement line, South 70 degrees 25 minutes 23 seconds East, a distance of 402.25 feet to a point in the nineteenth course of said conservation / restriction easement of a Perimeter Buffer Area "E"; thence
32. Along said nineteenth course and said open space and active recreation easement lines, North 41 degrees 54 minutes 26 seconds East, a distance of 196.33 feet to an angle in same; thence
33. Along the twentieth course of said Perimeter Buffer Area "E" and along said open space and active recreation easement lines, South 48 degrees 05 minutes 34 seconds East, a distance of 194.67 feet to an angle in same; thence
34. Along the twenty first course of said Perimeter Buffer Area "E" and along said open space and active recreation easement line, South 30 degrees 17 minutes 05 seconds

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East, a distance of 350.66 feet to the terminus of the twenty first course in said conservation / restriction easement of a Perimeter Buffer Area "E", and point and place of BEGINNING.

Containing 833,925 square feet or 19.14 acres more or less.

Date: December 15, 2006



Ed Clay, P.L.S.  
N.J. License # 34842

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*adams, rehmman & heggan*  
*associates, inc.*  
*reply to hammonton*

CONSERVATION / RESTRICTION EASEMENT  
OPEN SPACE AND ACTIVE RECREATION AREA "III"  
BLOCK 456 PART OF LOTS 5 & 6  
TOWNSHIP OF GALLOWAY, COUNTY OF ATLANTIC  
STATE OF NEW JERSEY

ALL THOSE CERTAIN RIGHTS, restrictions, or conditions for a conservation / restriction easement of a Open Space and Active Recreation Area "III", across a strip of land situate in the Township of Galloway, County of Atlantic, and State of New Jersey, said lots as shown on a plan entitled "Major Subdivision Plan of Blue Heron Pines East; Block 455 Lots 1, 2, & 3; Block 456 Lots 2, 3.01, 4, & 5", prepared by Adams, Rehmann, & Heggan Associates, Inc.; dated 24<sup>th</sup> May 2005, revised to September 13, 2006 in the Atlantic County Clerk's Office; and being more particularly described as follows:

BEGINNING at a point in the division line between Lot 6 and Lot 8 in Block 456 where the fifth course of conservation / restriction easement of a Perimeter Buffer Area "F", intersects the same, and runs along said division line of lots and this Open Space and Active Recreation Area easement line; thence;

1. Along said division line of lots, South 57 degrees 46 minutes 18 seconds West, a distance of 446.26 feet to an angle in same; thence
2. Along said lot line and easement line, South 58 degrees 14 minutes 21 seconds West, a distance of 70.20 feet to an angle in same; thence
3. Along said lot line and easement line, South 73 degrees 09 minutes 00 seconds West, a distance of 97.35 feet to an angle in same; thence
4. Along said lot line and easement line, North 83 degrees 55 minutes 55 seconds West, a distance of 97.35 feet to an angle in same; thence
5. Along said lot line and easement line, North 66 degrees 11 minutes 28 seconds West, a distance of 73.26 feet to an angle in same; thence
6. Along said lot line and easement line, North 64 degrees 11 minutes 39 seconds West, a distance of 336.00 feet to an angle in same; thence

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7. Along said lot line and easement line, North 64 degrees 20 minutes 15 seconds West, a distance of 55.42 feet to an angle in same; thence
8. Along said lot line in part and easement line, North 67 degrees 41 minutes 08 seconds West, a distance of 52.87 feet to an angle in same; thence
9. Leaving said lot line and continuing along said easement line, North 71 degrees 44 minutes 54 seconds West, a distance of 20.00 feet to the division line between Lot 6 and Lot 8; thence
10. Along said division line of lots and easement line, South 18 degrees 15 minutes 06 seconds West, a distance of 23.66 feet to an angle in same; thence
11. Along said lot line in part and easement line, North 69 degrees 30 minutes 25 seconds West, a distance of 120.33 feet to a point of cusp; thence
12. Leaving said division line of lots and continuing along said curved easement line, curving to the right with a radius of 825.00 feet, subtending an arc of 20 degrees 41 minutes 33 seconds, an arc distance of 297.95 feet to a point of cusp in the division line between Lot 6 and Lot 4; thence
13. Along said division line of lots and easement line, South 48 degrees 48 minutes 52 seconds East, a distance of 120.00 feet to an angle in same; thence
14. Along said lot line in part and easement line, South 36 degrees 45 minutes 31 seconds West, a distance of 21.02 feet to an angle in same; thence
15. Leaving said division line of lots and continuing along said easement line, South 53 degrees 14 minutes 29 seconds East, a distance of 20.00 feet to a point in the division line between Lot 6 and Lot 5; thence
16. Along said division line of lots and easement line, South 59 degrees 05 minutes 41 seconds East, a distance of 52.92 feet to an angle in same; thence
17. Along said lot line and easement line, South 63 degrees 58 minutes 15 seconds East, a distance of 55.41 feet to an angle in same; thence
18. Along said lot line and easement line, South 64 degrees 11 minutes 39 seconds East, a distance of 728.00 feet to an angle in same; thence
19. Along said lot line and easement line, South 64 degrees 04 minutes 47 seconds East, a distance of 57.80 feet to an angle in same; thence
20. Along said lot line and easement line, South 60 degrees 11 minutes 38 seconds East, a distance of 65.64 feet to an angle in same; thence



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21. Leaving said division line of lots and continuing along said easement line, South 32 degrees 43 minutes 23 seconds West, a distance of 120.00 feet to a point of cusp in same; thence
22. Along said curved easement line, curving to the right with a radius of 525.00 feet, subtending an arc of 08 degrees 56 minutes 09 seconds, an arc distance of 81.88 feet to a point of cusp in same and at the terminus of the sixth course in Perimeter Buffer Area "F"; thence
23. Along said sixth course reversed and said open space and active recreation easement line, North 41 degrees 54 minutes 26 seconds East, a distance of 1023.00 feet to an angle in same; thence
24. Along the fifth course reversed of the perimeter buffer easement line and along said open space and active recreation easement line, North 48 degrees 05 minutes 34 seconds West, a distance of 336.33 feet to the division line between Lot 6 and Lot 8 and point and place of BEGINNING.

Containing 717,896 square feet or 16.48 acres more or less.

Date: December 15, 2006



Ed Clay, P.L.S.  
N.J. License # 34842

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*adams, rehmann & heggan*  
*associates, inc.*  
*reply to hammondon*

CONSERVATION / RESTRICTION EASEMENT  
OPEN SPACE AND ACTIVE RECREATION AREA "IV"  
BLOCK 456 PART OF LOTS 6 & 7  
TOWNSHIP OF GALLOWAY, COUNTY OF ATLANTIC  
STATE OF NEW JERSEY

ALL THOSE CERTAIN RIGHTS, restrictions, or conditions for a conservation / restriction easement of a Open Space and Active Recreation Area "IV", across a strip of land situate in the Township of Galloway, County of Atlantic, and State of New Jersey, said lots as shown on a plan entitled "Major Subdivision Plan of Blue Heron Pines East; Block 455 Lots 1, 2, & 3; Block 456 Lots 2, 3.01, 4, & 5", prepared by Adams, Rehmann, & Heggan Associates, Inc.; dated 24<sup>th</sup> May 2005, revised to September 13, 2006 in the Atlantic County Clerk's Office; and being more particularly described as follows:

BEGINNING at a point in the division line between Lot 6 and Lot 7 in Block 456 where the fourth course of conservation / restriction easement of a Perimeter Buffer Area "G", intersects the same, and runs along said easement of a Perimeter Buffer Area and this Open Space and Active Recreation Area easement line; thence;

1. Along said easement of a Perimeter Buffer Area, South 41 degrees 54 minutes 26 seconds West, a distance of 365.98 feet to an angle in this Open Space and Active Recreation Area easement line; thence
2. Along said easement line, South 48 degrees 05 minutes 34 seconds East, a distance of 193.00 feet to an angle in same, said point also being in the division line between Lot 4 and Lot 6; thence
3. Along said lot line and easement line, North 41 degrees 54 minutes 26 seconds East, a distance of 10.00 feet to an angle in same; thence
4. Along said lot line and easement line, South 48 degrees 05 minutes 34 seconds East, a distance of 60.34 feet to an angle in same; thence
5. Along said lot line and easement line, South 35 degrees 51 minutes 24 seconds East, a distance of 96.45 feet to an angle in same; thence

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6. Leaving said lot line and continuing along said easement line, South 79 degrees 29 minutes 44 seconds East, a distance of 116.26 feet to an angle in same, said point also being in the division line between Lot 4 and Lot 6; thence
7. Along said lot line and easement line, South 72 degrees 40 minutes 08 seconds East, a distance of 67.87 feet to an angle in same; thence
8. Along said lot line and easement line, South 65 degrees 50 minutes 31 seconds East, a distance of 67.87 feet to an angle in same; thence
9. Along said lot line and said easement line, South 59 degrees 00 minutes 55 seconds East, a distance of 67.87 feet to an angle in same; thence
10. Along said division line of lots and easement line, South 52 degrees 11 minutes 19 seconds East, a distance of 67.87 feet to an angle in same; thence
11. Along said lot line and the extension thereof and said easement line, South 46 degrees 45 minutes 04 seconds East, a distance of 80.47 feet to an angle in same; thence
12. Along said easement line, North 43 degrees 47 minutes 24 seconds East, a distance of 15.81 feet to the division line between Lot 6 and Lot 4; thence
13. Along said division line of lots and easement line, South 49 degrees 09 minutes 35 seconds East, a distance of 110.00 feet to a point of cusp; thence
14. Leaving said lot line and continuing along said curved easement line, curving to the left with a radius of 775.00 feet, subtending an arc of 20 degrees 13 minutes 04 seconds, an arc distance of 273.47 feet to a corner in the division line between Lot 6 and Lot 7; thence
15. Along said division line of lots and continuing along said easement line, North 69 degrees 22 minutes 39 seconds West, a distance of 97.31 feet to an angle in same; thence
16. Along said division line of lots and easement line, North 57 degrees 46 minutes 39 seconds West, a distance of 80.30 feet to an angle in same; thence
17. Along said lot line and easement line, North 46 degrees 53 minutes 40 seconds West, a distance of 72.00 feet to an angle in same; thence
18. Along said lot line and easement line, North 43 degrees 25 minutes 15 seconds West, a distance of 168.00 feet to an angle in same; thence
19. Along said lot line and the extension thereof and along said easement line, North 46 degrees 34 minutes 45 seconds East, a distance of 115.00 feet to an angle in same; thence

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20. Along said easement line, North 43 degrees 25 minutes 15 seconds West, a distance of 109.33 feet to a point of cusp in same; thence
21. Along said curved easement line, curving to the left with a radius of 970.00 feet, subtending an arc of 04 degrees 04 minutes 32 seconds, an arc distance of 69.00 feet to a point of cusp in same; thence
22. Along said easement line, South 41 degrees 54 minutes 26 seconds West, a distance of 17.95 feet to the division line between Lot 6 and Lot 7; thence
23. Along said division line of lots and the extension thereof and continuing along said easement line, North 48 degrees 05 minutes 34 seconds West, a distance of 146.00 feet to an angle in same; thence
24. Along said easement line, North 41 degrees 54 minutes 26 seconds East, a distance of 62.76 feet to an angle in same; thence
25. Along said easement line, North 48 degrees 05 minutes 34 seconds West, a distance of 122.00 feet to the fourth course in said Perimeter Buffer Area "G" easement line; thence
26. Along said fourth course reversed and said open space and active recreation easement line, South 41 degrees 54 minutes 26 seconds West, a distance of 171.51 feet to the division line between Lot 6 and Lot 7 and point and place of BEGINNING.

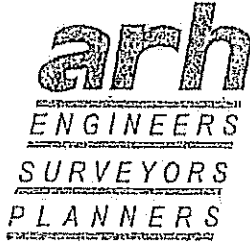
Containing 331,446 square feet or 7.61 acres more or less.

Date: December 18, 2006



Ed Clay, P.L.S.  
N.J. License # 34842

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*adams, rehmman & heggan*  
*associates, inc.*  
*reply to hammonton*

CONSERVATION / RESTRICTION EASEMENT  
OPEN SPACE AND ACTIVE RECREATION AREA "V"  
BLOCK 453 PART OF LOT 2; BLOCK 455 PART OF LOTS 1 & 11  
TOWNSHIP OF GALLOWAY, COUNTY OF ATLANTIC  
STATE OF NEW JERSEY

ALL THOSE CERTAIN RIGHTS, restrictions, or conditions for a conservation / restriction easement of a Open Space and Active Recreation Area "V", across a strip of land situate in the Township of Galloway, County of Atlantic, and State of New Jersey, said lots as shown on a plan entitled "Major Subdivision Plan of Blue Heron Pines East; Block 455 Lots 1, 2, & 3; Block 456 Lots 2, 3.01, 4, & 5", prepared by Adams, Rehmann, & Heggan Associates, Inc.; dated 24<sup>th</sup> May 2005, revised to September 13, 2006 in the Atlantic County Clerk's Office; and being more particularly described as follows:

BEGINNING at a point in the division line between Lot 1 and Lot 11 in Block 455 where the terminus of the fifth course of conservation / restriction easement of a Perimeter Buffer Area "D", intersects the same, said point being a point of tangency, and runs along said easement of a Perimeter Buffer Area and this Open Space and Active Recreation Area easement line; thence;

1. Along said easement of a Perimeter Buffer Area, North 41 degrees 54 minutes 26 seconds East, a distance of 68.49 feet to an angle in this Open Space and Active Recreation Area easement line; thence
2. Along said easement line, North 48 degrees 05 minutes 34 seconds West, a distance of 126.95 feet to an angle in same; thence
3. Along said easement line, South 41 degrees 54 minutes 26 seconds West, a distance of 36.45 feet to an angle in same; thence
4. Along said easement line, North 48 degrees 05 minutes 34 seconds West, a distance of 62.00 feet to an angle in same; thence
5. Along said easement line, North 41 degrees 54 minutes 26 seconds East, a distance of 98.29 feet to an angle in same; thence

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6. Along said easement line, North 48 degrees 05 minutes 34 seconds West, a distance of 246.00 feet to an angle in same; thence
7. Along said easement line, North 41 degrees 54 minutes 26 seconds East, a distance of 145.00 feet to an angle in same; thence
8. Along said easement line, North 48 degrees 05 minutes 34 seconds West, a distance of 105.00 feet to an angle in same; thence
9. Along said easement line, North 41 degrees 54 minutes 26 seconds East, a distance of 66.71 feet to an angle in same; thence
10. Along said easement line, North 48 degrees 05 minutes 34 seconds West, a distance of 97.00 feet to an angle in same; thence
11. Along said easement line, South 41 degrees 54 minutes 26 seconds West, a distance of 565.00 feet to an angle in same; thence
12. Along said easement line, South 25 degrees 11 minutes 36 seconds West, a distance of 203.88 feet to a point of cusp in same; thence
13. Along said curved easement line, curving to the right with a radius of 500.00 feet, subtending an arc of 40 degrees 42 minutes 05 seconds, an arc distance of 355.19 feet to a point of cusp; thence
14. Along said easement line, North 65 degrees 57 minutes 21 seconds East, a distance of 110.30 feet to an angle in same; thence
15. Along said easement line, South 52 degrees 07 minutes 11 seconds East, a distance of 19.64 feet to an angle in same; thence
16. Along said easement line, South 20 degrees 20 minutes 31 seconds East, a distance of 17.21 feet to an angle in same; thence
17. Along said easement line and then along the Habitat Protection Area easement line, South 79 degrees 33 minutes 47 seconds East, a distance of 221.39 feet to an angle in same; thence
18. Along said easement lines, South 56 degrees 55 minutes 38 seconds East, a distance of 224.66 feet to an angle in same; thence
19. Along said easement lines, South 53 degrees 32 minutes 28 seconds East, a distance of 168.37 feet to an angle in same; thence
20. Along said easement lines, South 47 degrees 43 minutes 59 seconds East, a distance of 116.65 feet to an angle in same; thence

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21. Along said easement lines, South 57 degrees 42 minutes 42 seconds East, a distance of 110.90 feet to an angle in same; thence
22. Along said easement lines, South 53 degrees 03 minutes 26 seconds East, a distance of 145.91 feet to an angle in same; thence
23. Along said easement lines, South 42 degrees 19 minutes 05 seconds East, a distance of 206.20 feet to an angle in same; thence
24. Along said easement lines, South 35 degrees 01 minutes 16 seconds West, a distance of 137.20 feet an angle in same; thence
25. Along said easement lines, South 13 degrees 13 minutes 54 seconds West, a distance of 83.13 feet to an angle in same; thence
26. Along said easement lines, South 18 degrees 01 minutes 48 seconds West, a distance of 220.16 feet to an angle in same; thence
27. Along said easement lines, South 30 degrees 06 minutes 55 seconds West, a distance of 46.84 feet to the seventh course in said Perimeter Buffer Area "D" easement line; thence
28. Along said seventh course reversed and said open space and active recreation easement lines, North 41 degrees 54 minutes 26 seconds East, a distance of 527.12 feet to an angle in same; thence
29. Along said easement lines, North 48 degrees 05 minutes 34 seconds West, a distance of 1058.45 feet to a point of curvature in same; thence
30. Along said curved easement lines, curving to the right with a radius of 100.00 feet, subtending an arc of 90 degrees 00 minutes 00 seconds, an arc distance of 157.08 feet to a point of tangency at the division line between Lot 1 and Lot 11 and point and place of BEGINNING.

Containing 476,442 square feet or 10.94 acres more or less.

Date: December 18, 2006



Ed Clay, P.L.S.  
N.J. License # 34842

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*adams, rehmann & heggan*  
*associates, inc.*  
*reply to hammonton*

CONSERVATION / RESTRICTION EASEMENT  
OPEN SPACE AND ACTIVE RECREATION AREA "VI"  
BLOCK 453 PART OF LOT 2; BLOCK 455 PART OF LOT 11  
TOWNSHIP OF GALLOWAY, COUNTY OF ATLANTIC  
STATE OF NEW JERSEY

ALL THOSE CERTAIN RIGHTS, restrictions, or conditions for a conservation / restriction easement of a Open Space and Active Recreation Area "VI", across a strip of land situate in the Township of Galloway, County of Atlantic, and State of New Jersey, said lots as shown on a plan entitled "Major Subdivision Plan of Blue Heron Pines East; Block 455 Lots 1, 2, & 3; Block 456 Lots 2, 3.01, 4, & 5", prepared by Adams, Rehmann, & Heggan Associates, Inc.; dated 24<sup>th</sup> May 2005, revised to September 13, 2006 in the Atlantic County Clerk's Office; and being more particularly described as follows:

BEGINNING at the terminus of the tenth course of conservation / restriction easement of a Perimeter Buffer Area and Wetlands Buffer "A", and runs along said easement of a Perimeter Buffer and Wetlands Buffer Area and this Open Space and Active Recreation Area easement line; thence;

1. Along said easement of a Perimeter Buffer and Wetlands Buffer Area, curving to the right with a radius of 300.00 feet, subtending an arc of 26 degrees 21 minutes 16 seconds, an arc distance of 137.99 feet to a point of cusp; thence
2. Along said easement lines, South 58 degrees 02 minutes 06 seconds West, a distance of 34.15 feet to a point of cusp in same; thence
3. Along said curved easement lines, curving to the right with a radius of 300.00 feet, subtending an arc of 53 degrees 47 minutes 50 seconds, an arc distance of 281.67 feet to a point of cusp in same; thence
4. Along said easement lines, North 68 degrees 10 minutes 11 seconds West, a distance of 148.75 feet to an angle in same; thence
5. Along said easement lines, South 41 degrees 54 minutes 26 seconds West, a distance of 290.70 feet to an angle in same; thence
6. Leaving said perimeter buffer and wetlands buffer easement line and along said open



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- space and active recreation easement line, North 50 degrees 15 minutes 45 seconds East, a distance of 92.29 feet to an angle in same; thence
7. Along said easement line, North 64 degrees 32 minutes 41 seconds East, a distance of 92.28 feet to an angle in same; thence
  8. Along said easement line, North 78 degrees 52 minutes 21 seconds East, a distance of 92.28 feet to an angle in same; thence
  9. Along said easement line, South 86 degrees 47 minutes 59 seconds East, a distance of 92.28 feet to an angle in same; thence
  10. Along said easement line, South 72 degrees 28 minutes 19 seconds East, a distance of 92.28 feet to an angle in same; thence
  11. Along said easement line, South 58 degrees 26 minutes 02 seconds East, a distance of 92.34 feet to an angle in same; thence
  12. Along said easement line, South 48 degrees 05 minutes 34 seconds East, a distance of 402.06 feet to an angle in same; thence
  13. Along said easement line, North 76 degrees 29 minutes 58 seconds East, a distance of 35.23 feet to an angle in same; thence
  14. Along said easement line, South 48 degrees 05 minutes 34 seconds East, a distance of 120.00 feet to an angle in same; thence
  15. Along said easement line, North 41 degrees 54 minutes 26 seconds East, a distance of 318.00 feet to the terminus of the eleventh course in Perimeter Buffer and Wetlands Buffer Area "A"; thence
  16. Along said eleventh course reversed and said open space and active recreation easement lines, North 48 degrees 05 minutes 34 seconds West, a distance of 551.95 feet to a point of cusp in same, being the terminus of the tenth course in said Perimeter Buffer and Wetlands Buffer Area "A" and point and place of BEGINNING.

Containing 223,354 square feet or 5.13 acres more or less.

Date: December 18, 2006



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N.J. License # 34842

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