

Record and return to:
Edward A. Penberthy, Esquire
Ballard Spahr Andrews & Ingersoll, LLP
Plaza 1000-Suite 500
Main Street
Voorhees, New Jersey 08043-4636

Prepared by: Edward A. Penberthy, Esquire



AMENDMENT TO CROSS-ACCESS, UTILITY, SIGNAGE, LANDSCAPING AND DRAINAGE EASEMENT

THIS AMENDMENT TO EASEMENT AGREEMENT (hereinafter the "Amendment") is entered into this 9TH day of OCT-2006, 2006,

BETWEEN: GLOUCESTER NEW COMMUNITIES COMPANY, INC., a New Jersey corporation having an office c/o W.R. Grace & Co., 7500 Grace Dr., Columbia, Maryland 21044,

hereinafter referred to as "GNCC,"

SUMMIT VENTURES, L.L.C., a New Jersey limited liability company having an office located at 1920 Frontage Road, Suite 107-Landmark II, Cherry Hill, New Jersey 08034

hereinafter referred to as "Summit,"

AND: FRANKLIN SAVINGS BANK, S.L.A., a Savings and Loan Association having an office at 1179 Route #40, Woodstown, New Jersey 08098,

hereinafter referred to as "Franklin."

W I T N E S S E T H

WHEREAS, the parties to this Amendment entered into a Cross-Access, Utility, Signage, Landscaping and Drainage Easement, dated March 5, 2004, which was recorded in the Office of the Gloucester County Clerk on March 11, 2004, in Book 3741, Page 204 ("Easement Agreement"); and

WHEREAS, pursuant to paragraph 25 of the Easement Agreement, the parties reserved the right to revise and alter the Easement Agreement as may be necessary; and

WHEREAS, except as specifically defined in this Amendment, all defined terms shall have the meaning ascribed to them in the Easement Agreement.

NOW, THEREFORE, the parties to this Amendment agree and covenant as follows:

1. GNCC Easement Area. The Easement Agreement is hereby amended by replacing the legal description of Access Easement #1 Over Lot 4 Block 4 as described in

Schedule C of the Easement Agreement with the legal description attached hereto as "Schedule C Revised."

2. Franklin Easement Area. The Easement Agreement is hereby further amended to include the legal description of the Franklin Easement Area referenced in paragraph 3 of the Easement Agreement as attached hereto as "Schedule C-3, Franklin Easement Area."

3. Temporary Drainage and Grading Easement. The Easement Agreement is hereby further amended by replacing the legal description of the Temporary Drainage Easement Over Lot 4 Block 4 as described in Schedule D of the Easement Agreement with the legal description attached here to as "Schedule D Revised." Paragraph 14 of the Easement Agreement is revised to describe the purpose of the Drainage Easement, in addition to the construction of the Drainage Facilities, to also include any necessary grading within the Temporary Drainage Easement.

4. 30' Wide Temporary Drainage and Grading Easement. The Easement Agreement is hereby further amended to add additional language to paragraph 14 as follows: GNCC also grants and conveys to Franklin an easement on the portion of the GNCC Property described on Schedule E for grading and installation of a temporary drainage ditch to handle overflow of storm water from the temporary detention basin. This ditch shall be included in the definition of the "Drainage Facilities" as described above. Farming is prohibited on the property described on Schedule E.

5. Except for the amendments specifically recited above, all other terms and conditions of the Easement Agreement shall remain in full force and effect, including Summit's right to relocate the easements conveyed therein, if necessary, for the further subdivision and development of its lands.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the undersigned has executed this Amendment as of the day and year above written.

ATTEST:

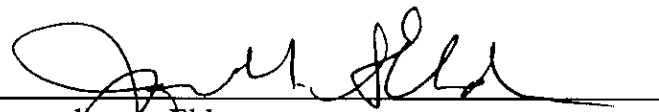
GLOUCESTER NEW COMMUNITIES
COMPANY, INC.


Jacqueline A. Elder
Assistant Secretary

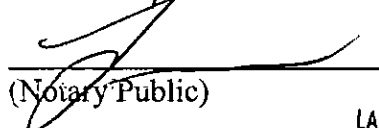
By: 
Akos L. Nagy, President

STATE OF NEW JERSEY :
COUNTY OF Gloucester : S.S.

BE IT REMEMBERED, that on May 4, 2006, before me, the undersigned authority, personally appeared Jacqueline A. Elder, who being by me duly sworn, and on his/her oath says that he/she is the Assistant Secretary of GLOUCESTER NEW COMMUNITIES COMPANY, INC., the Company within named, and that AKOS L. NAGY is the President; that deponent knows the common or corporate seal of said Corporation and that the seal annexed to the within instrument is such common or corporate seal; that the said instrument was signed by the said President and the seal of said Corporation affixed thereto in the presence of deponent; that said instrument was signed, sealed and delivered as and for the voluntary act and deed of said Corporation for the uses and purposes therein expressed, pursuant to a resolution of the Board of Directors of said Corporation; and at the execution thereof, this deponent subscribed his/her name thereto as witness.


Jacqueline A. Elder

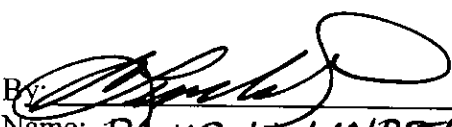
Sworn and subscribed to before
me this 4 day of May, 2006


(Notary Public)

Laurie Morris
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 16, 2007

Witness:

FRANKLIN SAVINGS BANK, S.L.A.

By: 

Name: DAVID W. LINDSTROM

Title: PRESIDENT/CEO

STATE OF

New Jersey

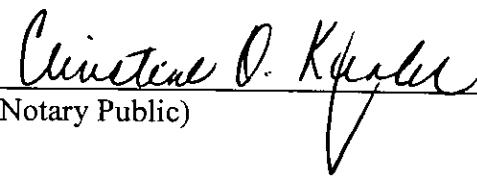
COUNTY OF

Salem

:
: SS
:

I CERTIFY that on October 5, 2006, DAVID W. LINDSTROM personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the President and CEO of FRANKLIN SAVINGS BANK, S.L.A., the Savings and Loan Association named in this document;
- (b) this person signed and delivered the within instrument as such officer aforesaid;
- (c) this instrument was signed and delivered by FRANKLIN SAVINGS BANK, S.L.A. as its voluntary act duly authorized.


(Notary Public)

Christine O. Kugler
Notary Public of New Jersey
My Commission Expires September 20, 2011

SUMMIT VENTURES, L.L.C.

BY: COWICH ASSOCIATES, Member

BY: 
KENNETH I. SCHATZ, Authorized Partner

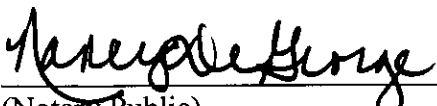
BY: TWENTY TWENTY, LLC, Member

BY: 
ANDREW G. LONG, Authorized Member

STATE OF NEW JERSEY :
:SS
COUNTY OF CAMDEN :

BE IT REMEMBERED, that on this 9th day of OCTOBER, 2006,
KENNETH I. SCHATZ personally appeared before me and acknowledged under oath to my
satisfaction that he personally signed and delivered the foregoing document, that he was
authorized to execute the foregoing document on behalf of COWICH ASSOCIATES, a New
Jersey general partnership and a member of SUMMIT VENTURES, L.L.C., a New Jersey
limited liability company, and this document is delivered as the duly authorized and voluntary
act of COWICH ASSOCIATES and SUMMIT VENTURES, L.L.C.

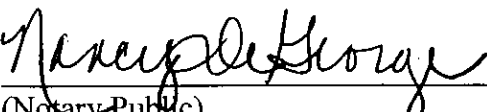
NANCY DeGEORGE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires November 19, 2006


(Notary Public)
NANCY DEGEORGE

STATE OF NEW JERSEY :
:SS
COUNTY OF CAMDEN :

BE IT REMEMBERED, that on this 9th day of OCTOBER, 2006,
ANDREW G. LONG personally appeared before me and acknowledged under oath to my
satisfaction that he personally signed and delivered the foregoing document, that he was
authorized to execute the foregoing document on behalf of TWENTY TWENTY, LLC, a New
Jersey limited liability company and a member of SUMMIT VENTURES, L.L.C., a New Jersey
limited liability company, and this document is delivered as the duly authorized and voluntary
act of TWENTY TWENTY, LLC and SUMMIT VENTURES, L.L.C.

NANCY DeGEORGE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires November 19, 2006


(Notary Public)
NANCY DEGEORGE

Schedule C Revised

Access Easement #1 Over Lot 4, Block 4





consulting engineer services
Engineers, Planners, and Land Surveyors

James M. Colangelo, Jr., PE, PP, CME
Chief Executive Officer

Henry J. Halay, PE, PP, CME
President

Norman K. Rodgers, III, PE, PLS, CME
Vice President

Joseph T. Brickley, PE, CME
Vice President

Margaret Kulik, PLS
Associate

August 22, 2005
Revised January 17, 2006
Revised March 30, 2006

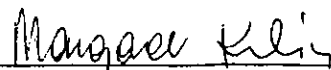
**LEGAL DESCRIPTION
ACCESS EASEMENT
OVER LOT 4 - BLOCK 4
PLAN OF EASEMENTS
LANDS SITUATE**

WOOLWICH TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

Beginning at a point in the Southeasterly right-of-way line of Auburn Road (County Route #551), widened by easement, 44.00 Feet distant from the centerline thereof, said point being in the division line of Lots 4 & 4.01, Block 4, and extending from the described point of beginning; Thence

- 1) Along the Southeasterly right-of-way line of Auburn Road, widened by easement, running parallel to and 44.00 Feet distant from the centerline thereof, North 50 Degrees 52 Minutes 04 Seconds East, a distance of 45.00 Feet to a point; Thence
- 2) Traversing within the bounds of Lot 4, Block 4, South 39 Degrees 07 Minutes 56 Seconds East, a distance of 80.00 Feet to a point; Thence
- 3) Continuing within said bounds, South 50 Degrees 52 Minutes 04 Seconds West, a distance of 45.00 Feet, to a point in the division line common to Lots 4 & 4.01, Block 4; Thence
- 4) Along said common division line, North 39 Degrees 07 Minutes 56 Seconds West, a distance of 80.00 Feet to the point and place of beginning.

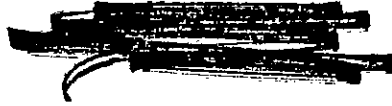
Hereinabove described Access Easement over Lot 4, Block 4, contains 3,600 SF and is graphically shown on the plan entitled PLAN OF EASEMENTS, PLATE 3, BLOCK 4, LOTS 4 & 4.01, TOWNSHIP OF WOOLWICH, GLOUCESTER COUNTY, NEW JERSEY, as was prepared by Consulting Engineer Services, dated 8/22/05. CES #1906-14.


MARGARET KULIK
Professional Land Surveyor,
New Jersey License No. 38943

"H"

Schedule C-3

Franklin Easement Area
(Access Easement Over Lot 4.01, Block 4)





consulting engineer services
Engineers, Planners, and Land Surveyors

James M. Colangelo, Jr., PE, PP, CME
Chief Executive Officer

Henry J. Haley, PE, PP, CME
President

Norman K. Rodgers, III, PE, PLS, CME
Vice President

Joseph T. Brickley, PE, CME
Vice President

Margaret Kulik, PLS
Associate

August 22, 2005
Revised March 30, 2006

**LEGAL DESCRIPTION
ACCESS EASEMENT
OVER LOT 4.01 BLOCK 4
PLAN OF EASEMENTS**

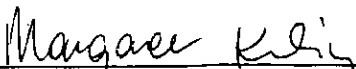
LANDS SITUATE

WOOLWICH TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

Beginning at a point in the Southeasterly right-of-way line of Auburn Road (County Route #551), widened by easement, 44.00 Feet distant from the centerline thereof, said point being in the division line of Lots 4 & 4.01, Block 4, and extending from the described point of beginning; Thence

- 1) Along the division line common to Lots 4 & 4.01, Block 4, South 39 Degrees 07 Minutes 56 Seconds East, a distance of 80.00 Feet to a point; Thence
- 2) Leaving said common division line and traversing within the bounds of Lot 4.01, Block 4, South 50 Degrees 52 Minutes 04 Seconds West, a distance of 45.10 Feet to a point; Thence
- 3) Continuing within said bounds, North 39 Degrees 07 Minutes 56 Seconds West, a distance of 80.00 Feet to a point in the aforesaid Southeasterly right-of-way line of Auburn Road, widened by easement; Thence
- 4) Along the said Southeasterly right-of-way line of Auburn Road, widened by easement, running parallel to and 44.00 Feet distant from the centerline thereof, North 50 Degrees 52 Minutes 04 Seconds East, a distance of 45.10 Feet, to the point and place of beginning.

Hereinabove described Access Easement over Lot 4.01, Block 4, contains 3,608 SF, and is graphically shown on the plan entitled PLAN OF EASEMENTS, PLATE 3, BLOCK 4, LOTS 4 & 4.01, TOWNSHIP OF WOOLWICH, GLOUCESTER COUNTY, NEW JERSEY, as was prepared by Consulting Engineer Services, dated 8/22/05. CES #1906-14.


MARGARET KULIK
Professional Land Surveyor,
New Jersey License No. 38943

Schedule D Revised

Temporary Drainage & Grading Easement Over Lot 4, Block 4





consulting engineer services
Engineers, Planners, and Land Surveyors

James M. Colangelo, Jr., PE, PP, CME
Chief Executive Officer

Henry J. Haley, PE, PP, CME
President

Norman K. Rodgers, III, PE, PLS, CME
Vice President

Joseph T. Brickley, PE, CME
Vice President

Margaret Kulik, PLS
Associate

August 22, 2005
Revised March 30, 2006
Revised April 5, 2006

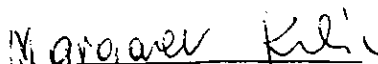
LEGAL DESCRIPTION
TEMPORARY DRAINAGE & GRADING EASEMENT
OVER LOT 4 BLOCK 4
PLAN OF EASEMENTS
LANDS SITUATE
WOOLWICH TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

Beginning at a point in the Northeasterly right-of-way line of Center Square Road (C.R. 620) (A.K.A. Ferry Road), widened by easement, said point being located the following described One (1) course from the Southerly terminus of a connecting curve connecting the said Northeasterly right-of-way line of Center Square Road with the Southeasterly right-of-way line of Auburn Road (County Route #551), widened by easement, said connecting curve having a radius of 30.00 Feet, with a central angle of 114 Degrees 34 Minutes 50 Seconds, and an arc length of 59.99 Feet, and extending; Thence

- a) Along the Northeasterly right-of-way line of Center Square Road, widened by easement, South 63 Degrees 42 Minutes 46 Seconds East, a distance of 289.18 Feet to a point in the division line of Lots 4 & 4.01 and continuing along same for a distance of 205.00 Feet having a total distance of 494.18 Feet, to the point of beginning and extending from said beginning point; Thence
 - 1) Traversing within the bounds of Lot 4, Block 4, North 26 Degrees 17 Minutes 14 Seconds East, a distance of 85.00 Feet to a point; Thence
 - 2) Continuing within said bounds, North 63 Degrees 42 Minutes 46 Seconds West, a distance of 205.00 Feet to a point in the division line common to Lots 4 & 4.01, Block 4; Thence
 - 3) Along the division line common to Lots 4 & 4.01, Block 4, North 26 Degrees 17 Minutes 14 Seconds East, a distance of 226.80 Feet to an angle point in same; Thence
 - 4) Continuing along said common division line, North 39 Degrees 07 Minutes 56 Seconds West, a distance of 95.75 Feet to a point; Thence
 - 5) Traversing within the bounds of Lot 4, Block 4, North 50 Degrees 52 Minutes 04 Seconds East, a distance of 90.00 Feet to a point; Thence
 - 6) Continuing within said bounds, South 39 Degrees 07 Minutes 56 Seconds East, a distance of 126.06 Feet to a point; Thence

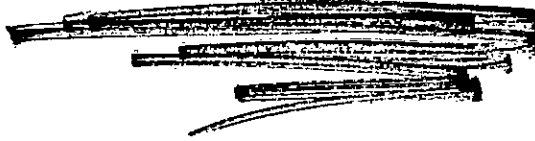
- 7) Continuing within said bounds, South 26 Degrees 17 Minutes 14 Seconds West, a distance of 139.24 Feet to a point; Thence
- 8) Continuing within said bounds, North 63 Degrees 42 Minutes 46 Seconds West, a distance of 45.00 Feet to a point; Thence
- 9) Continuing within said bounds, South 26 Degrees 17 Minutes 14 Seconds West, a distance of 136.80 Feet to a point; Thence
- 10) Continuing within said bounds, South 63 Degrees 42 Minutes 46 Seconds East, a distance of 205.00 Feet to a point; Thence
- 11) Continuing within said bounds, South 26 Degrees 17 Minutes 14 Seconds West, a distance of 105.00 Feet, to a point in the Northeasterly right-of-way line of aforesaid Center Square Road (C.R. 620), widened by easement; Thence
- 12) Along said right-of-way line, North 63 Degrees 42 Minutes 46 Seconds West, a distance of 20.00 Feet to the point and place of beginning.

Hereinabove described Temporary Drainage And Grading Easement, over Lot 4, Block 4, contains 25,718 SF or 0.59 Ac. and is graphically shown on the plan entitled PLAN OF EASEMENTS, PLATE 3, BLOCK 4, LOTS 4 & 4.01, TOWNSHIP OF WOOLWICH, GLOUCESTER COUNTY, NEW JERSEY, as was prepared by Consulting Engineer Services, dated 8/22/05. CES #1906-14.


MARGARET KULIK
Professional Land Surveyor,
New Jersey License No. 38943

Schedule E

30' Wide Temporary Drainage and Grading Easement





consulting engineer services
Engineers, Planners, and Land Surveyors

James M. Colangelo, Jr., PE, PP, CME
Chief Executive Officer

Henry J. Haley, PE, PP, CME
President

Norman K. Rodgers, III, PE, PLS, CME
Vice President

Joseph T. Brickley, PE, CME
Vice President

Margaret Kulik, PLS
Associate

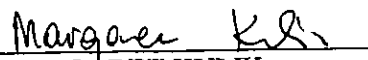
August 25, 2006

**LEGAL DESCRIPTION
PROPOSED 30.00' WIDE
TEMPORARY DRAINAGE & GRADING EASEMENT
OVER LOT 4, BLOCK 4
LANDS SITUATE
TOWNSHIP OF WOOLWICH, GLOUCESTER COUNTY, NEW JERSEY**

Beginning at a point in the division line common to Lots 3 & 4, Block 4, said point being located along said common division line, South 70 Degrees 49 Minutes 50 Seconds East, and 178.67 Feet distant from the existing Southeasterly right-of-way line of Auburn Road (County Route #551), 24.75 Feet distant from the centerline thereof, and extending from said point of beginning; Thence

- 1) Along the division line common to Lots 3 & 4, Block 4, South 70 Degrees 49 Minutes 50 Seconds East, a distance of 35.26 Feet, to a point; Thence
- 2) Departing from the division line common to Lots 3 & 4, Block 4, and traversing within the bounds of Lot 4, Block 4, South 50 Degrees 52 Minutes 04 Seconds West, a distance of 189.99 Feet, to a point in the line of other Temporary Drainage and Grading Easement Line, as shown on the hereinafter described plan; Thence
- 3) Continuing within the bounds of Lot 4, Block 4, and along said other Temporary Drainage and Grading Easement Line, North 39 Degrees 07 Minutes 56 Seconds West, a distance of 30.00 Feet, to a point; Thence
- 4) Continuing within the bounds of Lot 4, Block 4, North 50 Degrees 52 Minutes 04 Seconds East, a distance of 171.46 Feet, to the point and place of beginning.

Hereinabove described 30.00 Foot Wide Temporary Drainage & Grading Easement over Lot 4, Block 4, contains an area of 5,422 S.F. or 0.12 acres, and is graphically shown on the plan entitled: PLAN OF EASEMENTS, PLATE 3, BLOCK 4, LOTS 4 AND 4.01, TOWNSHIP OF WOOLWICH, GLOUCESTER COUNTY, NEW JERSEY, as was prepared by Consulting Engineer Services, dated 8/22/05 and last revised to 8/18/06. CES Job #1906-14. File # 1906-14_ESMT01.dwg.


MARGARET KULIK
Professional Land Surveyor
New Jersey License No. 38943