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MASTER DEED

THIS MASTER DEED, made this 3rd day of May, 1978 by Clearbrook, Inc., a New Jersey corporation, having offices at P.O. Box 143, Cranbury, New Jersey (hereinafter referred to as "Grantor").

WHEREAS, Grantor is the owner of the fee simple title to those lands and premises described in Exhibit "A" attached hereto and made a part hereof, which lands and premises are hereinafter referred to as the "Condominium"; and

WHEREAS, Sponsor is constructing 46 buildings, containing from one to four dwelling units aggregating 84 dwelling units; and

WHEREAS, it is the present intention of the Grantor to establish the form of ownership of the aforescribed lands and premises as a condominium pursuant to the provisions of the R.S. 46:3B-1 to 30 (the Condominium Act) under the name of Clearbrook Kensington Village, a Condominium, Section No. 9 and to that end to cause this Master Deed to be executed and recorded, together with all necessary exhibits thereto.

THEREFORE, WITNESSETH:

1. Grantor does hereby submit, declare and establish Clearbrook Kensington Village, a Condominium, Section No. 9, in accordance with R.S. 46:3B-1 to 30 for that parcel of land described in Exhibit "A" aforesaid, all as shown on that certain map entitled "Clearbrook Section Nine, Kensington Village Condominium, Survey and Easements" situated in Monroe Township, Middlesex County, New Jersey prepared by Lynch, Carmody and Dombrowski, Consulting Engineers — Land Surveyors — Planners, Terrace Professional Building, 582 Plaza Terrace East, Brick Town, New Jersey, on July 15, 1977, and attached hereto as Exhibit "B" and made a part hereof.

2. The Condominium will contain forty-six (46) buildings containing 84 units as shown on that certain plot, entitled "Clearbrook Kensington Village Condominium Section Nine, Building Location Plan" situated in Monroe Township, Middlesex County, New Jersey prepared by Lynch, Carmody and Dombrowski, Consulting Engineers — Land Surveyors — Planners, Terrace Professional Building, 582 Plaza Terrace East, Brick Town, New Jersey on July 15, 1977, and attached hereto as Exhibit "C" and made a part thereof, which includes all rights, roads, water, privileges and appurtenances thereto belonging to or appertaining. The single and two level units of said buildings will enclose either one, two, three or four dwelling units, each such unit being designated by a letter and by the number of the building of which each such unit is a part. A garage, either attached or detached, is also included as part of each unit.

3. The dimensions, area and location of the units for the Condominium and appurtenant garage, if any, are as shown graphically on Exhibit "C" aforesaid, as same may be amended from time to time as herein provided. The plans for each of

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the model types are as shown on the tri-dimensional drawings attached hereto as Exhibit "D", consisting of eleven pages and made a part hereof. Each unit or garage is intended to contain all space within the area bounded by the interior surfaces of the exterior walls, the first floor, second floor, where applicable, and the roof of the building as follows:

BOTTOM: The bottom of the unit or garage is an imaginary horizontal plane through the lowest point of the interior surface of the lowest subfloor and extending in every direction to the point where it closes with the interior finished and unpainted surfaces of the four walls of the building.

TOP: The top of the first floor or second floor of the unit or garage is along and coincident with an imaginary plane along the underside surfaces of the rafters forming the ceiling of the unit or garage.

SIDES: The sides of each unit or garage are as graphically shown on Exhibit "C", according to the type of unit or garage described. They are imaginary vertical planes along and coincident with the interior finished and unpainted surfaces of the walls and they extend upward and downward so as to close the area within the building bounded by the bottom and top of the unit or garage.

Each unit also includes all appliances, fixtures, windows, interior partitions and other improvements located within or appurtenant to the unit described which are exclusive to such unit, although all or part thereof may not be located within the unit, and shall include but not be limited to the following individual appurtenances:

- (a) Complete heating system and any air conditioning system (including compressors) which may be installed.
- (b) So much of the plumbing system as extends from the walls or floors into the interior air space.
- (c) All utility meters not owned by the public utility or agency supplying service.
- (d) All electrical wires which extend from the ceilings, walls or floors into the interior air space, and all fixtures, switches, outlets and circuit breakers.

4. All appurtenances and facilities and other items which are not part of the units or individual appurtenances as hereinbefore described in paragraph 3 shall comprise the common elements as graphically shown on Exhibit "B" aforesaid. The common elements shall also include by way of description but not by way of limitation:

BOOK 3023 PAGE 668

- (a) All lands described in Exhibit "A" aforesaid, whether or not occupied by buildings containing above-described units.
- (b) All streets, curbs, sidewalks, parking areas subject to the easements and provisions set forth in Paragraph 6 of this Master Deed.
- (c) Lawn areas, shrubbery, conduits, utility lines and waterways, subject to the easements and provisions set forth in Paragraph 6 hereof.
- (d) The electrical and telephone wiring network throughout the Condominium not owned by the public utilities providing such services.
- (e) Public connections for gas, electricity, light, telephone and water not owned by the public utility or other agencies providing such services.
- (f) The foundations, main walls (including doors and chimneys therein), roofs, floors, balconies and patios.
- (g) Exterior lighting and other facilities necessary to the upkeep and safety of the buildings and grounds.
- (h) Any easement or other right hereafter granted for the benefit of the unit owner(s) for access to or use of recreational or other common elements not included within the lands which are part of the Condominium.
- (i) All other elements of the Condominium rationally of common use or necessary to the existence, upkeep and safety thereof.

5. The owners of a unit shall have such an estate therein as may be acquired by grant, by purchase or by operation of law, including an estate in fee simple, and shall acquire as an appurtenance to each unit, an undivided interest in the common elements of the Condominium as set forth in Exhibit "G" attached hereto and made a part hereof, subject to any amendments as herein provided. The said appurtenant undivided interest in the common elements shall not be divisible from the unit to which it appertains. Said percentage shall be used to allocate the division of proceeds, if any, resulting from any casualty loss, any eminent domain proceedings, any common surplus or from any other disposition of the Condominium property.

Said percentage is expressed as a finite number to avoid an interminable series of digits. The third decimal has been adjusted to that value which is most nearly correct. These percentages shall remain fixed.

Anything to the contrary notwithstanding, voting rights of unit owners and their proportional liability for common expenses shall not be based upon the foregoing percentage but instead, upon that fraction, the numerator of which is one (1) and the denominator of which is eighty-four (84).

5. Easements

(a) Grantor, for itself, its successors and assigns, hereby declares that every unit owner shall have a perpetual non-exclusive easement in, upon, through and over the land described in Exhibit "B" aforesaid, to keep, maintain, use, operate, repair and replace his unit and garage, if any, in its original position and in every subsequent position to which it changes by reason of the gradual forces of nature and the elements.

(b) Grantor hereby reserves unto itself, its successors and assigns an easement in, upon, through and over the common elements for as long as the said Grantor, its successors and assigns, shall be engaged in the construction, development, and sales of units, which easement shall be for the purpose of construction, installation, maintenance and repair of existing buildings and appurtenances thereto, for ingress and egress to all units, all common elements, and other community facilities and for the use of all roadways, parking lots, existing and future model units for sales promotion and exhibition. In addition, Grantor hereby reserves the irrevocable right to enter into, upon, over or under any unit for a period of one (1) year after the date of delivery of the unit deed for such purposes as may be reasonably necessary for the Grantor or its agents to complete the Condominium or service any unit thereof.

(c) Grantor, for itself, its successors and assigns, hereby declares that every unit owner shall have a perpetual and non-exclusive easement in, upon, over, across and through the common elements for ingress and egress to his unit.

(d) Grantor, for itself, its successors and assigns, hereby declares that every unit owner shall have a perpetual, exclusive easement for possession and use of those Common Elements such as porches, patios, stoops, doorsteps, and that portion of the lawn area contiguous to the unit in which is designated "Exclusive Lawn Easements", if any, on Exhibit "B" aforesaid.

(e) Grantor, for itself, its successors and assigns, further declares that every unit owner shall have a perpetual and exclusive easement to use and enjoy the surfaces of the main walls, (including doors and chimneys therein), ceilings and floors, but not the roof, contained within his unit or garage.

(f) Grantor reserves unto itself, its successors, assigns and agents, an easement in, upon, through and over the lands comprising the common elements for the purpose of installation, maintenance, repair and replacement of all sewer, water, power and telephone, pipes, lines, mains, conduits, waters, poles, transformers and any and all other equipment or machinery necessary or incidental to the proper functioning of any utility systems serving the Condominium.

(g) Grantor, for itself, its successors and assigns, hereby declares that every unit owner shall have a perpetual easement for the continuance of any encroachment by his unit or garage or any adjoining unit or garage or on any common element, now existing as a result of construction of the buildings or which may come into existence hereafter as a result of the reconstruction of the buildings or a unit after damage by fire or other casualty, or as a result of condemnation or eminent domain proceedings, so that any such encroachment may remain undisturbed so long as the buildings stand.

(h) Grantor, for itself, its successors and assigns, hereby declares that the Township of Monroe, Middlesex County, New Jersey (but not the public in general) shall have a perpetual non-exclusive easement to enter upon all roadways, streams, lakes, parking areas, driveways, walkways and sidewalks, for purposes of maintaining the safety, health, welfare, police and fire protection of the citizens of said Township, including the residents of the Condominium.

7. *By-Laws and Administration*

The administration of the common elements of the Condominium and the community and recreational facilities shall be by the Clearbrook Kensington Village Condominium Association No. 9 (hereinafter the "Association") and the Clearbrook Community Association in accordance with the provisions of the Condominium Act, this Master Deed, the By-Laws attached hereto as Exhibit "E" and Exhibit "F", respectively, and made a part hereof, any other documents, amendments or supplements to the foregoing which may subsequently be required by an institutional mortgage lender, or by any governmental agency having regulatory jurisdiction over the Condominium or by any title insurance company selected by Grantor to insure title to any unit(s). In order to effectuate the above, if required as aforesaid, Grantor hereby reserves for itself, its successors and assigns, for a period of five (5) years from the date hereof, the right to execute on behalf of all contract purchasers, unit owners, mortgagees, other lien holders or parties claiming a legal or equitable interest in the Condominium, any such agreements, documents, amendments or supplements which may be so required.

By acceptance of a deed to any unit or by the acceptance of any other legal or equitable interest in the Condominium, each and every contract purchaser, unit owner or occupant, or holder of any mortgage or other liens, does automatically and irrevocably name, constitute, appoint and confirm Grantor, its successors and assigns, as attorney-in-fact for the purpose of executing such amended Master Deed(s), or other instrument(s) necessary to effect the foregoing. The power of attorney aforesaid is expressly declared and acknowledged to be coupled with an interest in the subject matter hereof and the same shall run with the title to any and all Condominium units and be binding upon the successors and assigns of any of the foregoing parties. Further, said power of attorney shall not be affected by the death or disability of any principal and is intended to deliver all right, title and interest of

the principal in and to said power. Except as herein provided this Master Deed may not be modified or amended without the acquiescence of all unit owners. All amendments or modifications shall be evidenced by an Amendment to the Master Deed which Amendment shall be recorded in the Middlesex County Clerk's Office.

8. Restrictions

This Master Deed is subject to all covenants, restrictions and easements of record. It is further subject to the zoning ordinance of Monroe Township which restricts permanent occupancy to persons who are 48 years of age or over.

9. Obligations of Grantor

The Grantor covenants and agrees that for so long as it owns one or more of the Condominium units, the Grantor shall be subject to the provisions of this Master Deed and of all exhibits attached hereto; and the Grantor covenants to take no action that will adversely affect the rights of the other owners of units and their successors in interest, as their interest may appear.

10. No Partition

Subject to the provisions of the Master Deed, By-Laws of the Association, and the Condominium Act, the common elements shall remain undivided and no unit owner(s) shall bring any action of partition or division thereof. In addition, the undivided percentage interest in the common elements shall not be separated from the unit to which it appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

11. Compliance by Owners

Each unit owner or occupant shall comply with the provisions of this Master Deed, the By-Laws and the rules and regulations of both the Association and the Clearbrook Community Association or their representatives, and with any other documents, amendments or supplements to the foregoing which subsequently may be required by any governmental authority, as same may be lawfully amended from time to time. Failure to comply with any such provisions, rules or regulations shall be grounds for injunctive relief by the Grantor, the Association and any other unit owner.

12. Restrictions Against Short Term Leases

No unit shall be rented by the owners thereof for transient or hotel purposes, which shall be defined as "(a) rental for any period less than thirty (30) days; or (b) any rental if the occupants of the unit are provided customary hotel services, such as room service for food and beverage, maid service, furnishing laundry and linen, and

bellboy service." Other than the foregoing obligations, the unit owners shall have the absolute right to lease same provided the said lease is made subject to the covenants and restrictions contained in this Master Deed, the By-Laws of both the Condominium Association and the Community Association, and other documents referred to herein, including the right of amendment reserved to Grantor herein and the minimum age requirements of the occupants.

13. Damage, Destruction or Condemnation

If any building improvement or common element or any part thereof is damaged, or destroyed by fire, casualty or eminent domain, the repair, restoration or ultimate disposition shall be as provided in R.S. 46:8B-24 and 25, respectively.

14. Insurance

The Association shall obtain and continue in effect blanket property insurance in form and amount satisfactory to mortgagees holding first mortgages on the individual units but without prejudice to the right of the owners of any such unit to obtain individual unit insurance. In addition, the Condominium shall obtain and continue such other amounts of blanket property insurance as may be required by the provisions of its By-Laws. Premiums for any such blanket insurance coverage shall be a common expense to be included in the monthly assessment for common expenses and such premium charges shall be held in a separate escrow account of the Association to be used solely for the payment of said premiums as same become due.

15. Exhibits attached hereto and made a part hereof are the following:

1. Exhibit A —
Metes and bounds description of Condominium consisting of 2 pages.
2. Exhibit B —
Map known as "Clearbrook Section Nine, Kensington Village Condominium, Survey and Easements" situated in Monroe Township, Middlesex County, New Jersey.
3. Exhibit C —
Plat known as "Clearbrook Kensington Village Condominium, Section Nine, Building Location Plan" situated in Monroe Township, Middlesex County, New Jersey.
4. Exhibit D —
Tri-Dimensional Drawings of the seven model types.
5. Exhibit E —
By-Laws of Clearbrook Kensington Village Condominium Association No. 9, consisting of 14 pages.

6. Exhibit F —
By-Laws of Clearbrook Community Association, dated October 24, 1972,
consisting of 14 pages.
7. Exhibit G —
Schedule of initial sales price and percentage of interest in common
elements.

WITNESSETH the hand and seal of the Grantor, Clearbrook, Inc., a New
Jersey corporation, which has been affixed by its Vice President and Secretary, the
date and year first above written.

CLEARBROOK, INC.

By: *Michael J. Guerriero*
Michael J. Guerriero, Vice President



Alexander Briggan
Alexander Briggan, Secretary

36-3023 674

STATE OF NEW JERSEY }
COUNTY OF MIDDLESEX } ss.

BE IT REMEMBERED, that on this 3rd day of May, 1978, before me the subscriber, an officer duly authorized pursuant to N.J.S.A. 46:14-6, personally appeared Alexander Briggin, who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction that he is the Secretary of the Corporation named in the within Instrument; that Michael J. Guerriero is the Vice President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said Vice President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto as attesting witness.

Alexander Briggin
Alexander Briggin, Secretary

Sworn to and Subscribed
before me, the date
aforesaid.

David M. Quimby
David M. Quimby
Notary Public of New Jersey
My Commission Expires 3/11/79

Prepared by:
Greenbaum, Greenbaum, Rowe & Smith Esqs.

EXHIBIT A

All that tract or parcel of land and premises, situate, lying and being in the Township of Middlesex of Monroe, in the County of Middlesex and State of New Jersey, more particularly described as follows:

BEGINNING at a point, said point being the northwesterly corner of Lot 56, Block 26 (Clearbrook Drive), being part of Section 7 of the "Subdivision of Clearbrook"; and also being distant the following four (4) courses from the intersection of the centerline of Vernon Road with the centerline of Clearbrook Drive.

- A. South 07° 07' 40" East, 25.50 feet to a point in a projected southerly line of Clearbrook Drive; thence
- B. North 82° 52' 20" East, 255.22 feet, along the southerly line of Clearbrook Drive to a point; thence
- C. Still along the southerly line of Clearbrook Drive, along a curve to the left having a radius of 1525.50, an arc length of 221.87 feet, a chord bearing of North 78° 42' 20" East, and a chord length of 221.68 feet to a point; thence
- D. North 15° 27' 39" West, 51.00 feet to the aforesaid beginning point and running thence

- 1. Along a curve, having a radius of 24.50 feet, an arc length of 39.53 feet, a chord bearing of North 59° 14' 10" West, and a chord length of 35.38 feet to a point of tangency; thence
- 2. North 13° 00' 40" West, 55.51 feet to a point of curvature; thence
- 3. Along a curve, having a radius of 4962.50 feet, an arc length of 109.32 feet, a chord bearing of North 12° 22' 46" West, and a chord length of 109.32 feet to a point of tangency; thence
- 4. North 11° 44' 54" West, 524.92 feet to a point of curvature; thence
- 5. Along a curve, having a radius of 49.50 feet, an arc length of 46.57 feet, a chord bearing of North 15° 12' 22" East, and a chord length of 44.87 feet to a point in the widened southerly R.O.W. line of Cranbury-Half Acre Road; thence
- 6. Along the aforesaid southerly R.O.W. line of Cranbury-Half Acre Road, North 78° 15' 06" East, 121.52 feet to a point; thence
- 7. Still along the aforesaid southerly R.O.W. line of Cranbury-Half Acre Road, North 78° 19' 46" East, 690.07 feet to a point in the westerly line of Lot 4, Block 26; thence

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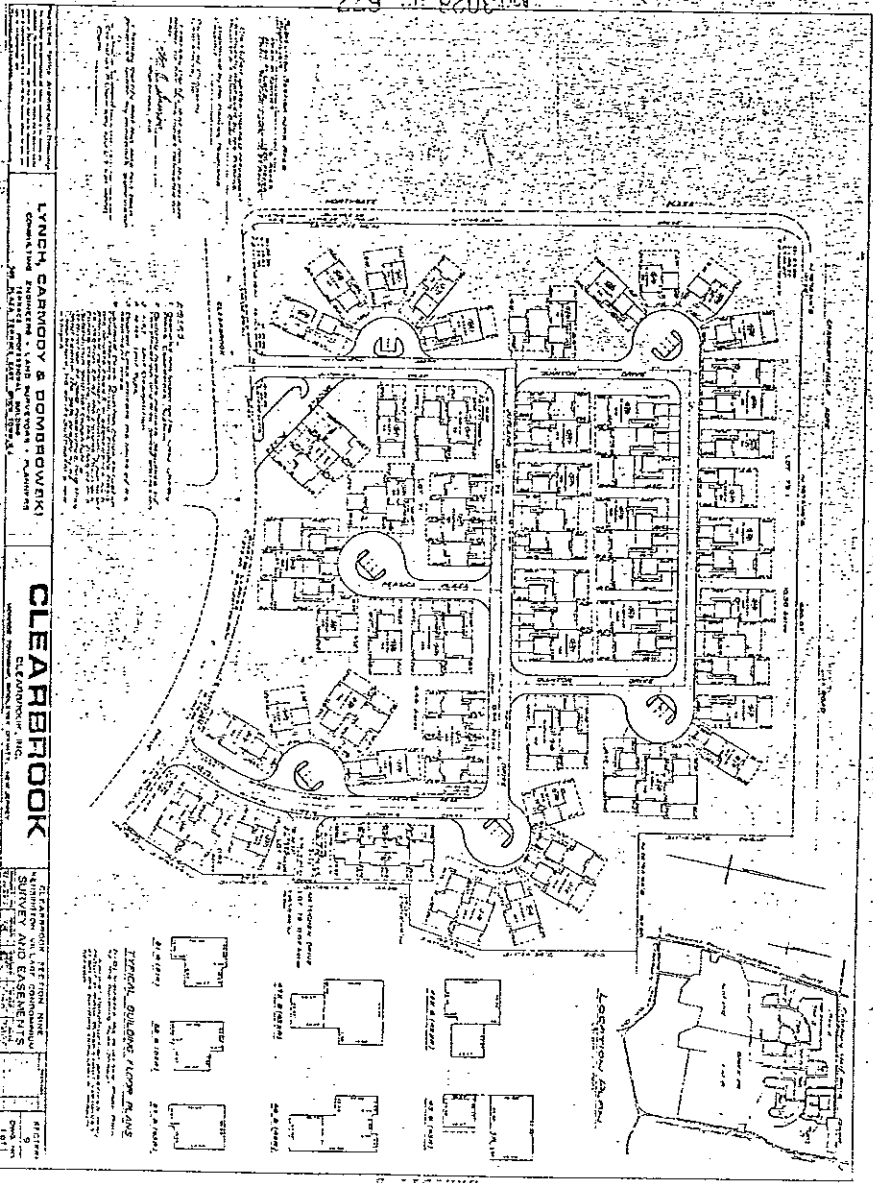
8. Along the westerly line of the aforesaid Lot 4, Block 26, South 11° 19' 54" East, 208.15 feet to a point, said point being southwesterly corner of the aforesaid Lot 4, Block 26; thence
9. Along a portion of the southerly line of the aforesaid Lot 4, Block 26, North 78° 05' 06" East 163.50 feet to a point; thence
10. South 11° 54' 54" East, 212.19 feet to a point; thence
11. South 07° 00' 00" West, 102.99 feet to a point; thence
12. South 78° 19' 46" West, 56.39 feet to a point; thence
13. South 11° 40' 14" East, 154.50 feet to a point; thence
14. South 78° 19' 46" West, 10.00 feet to a point; thence
15. South 11° 40' 14" East, 124.71 feet to a point; thence
16. South 19° 03' 48" West, 90.00 feet to a point; thence
17. South 28° 16' 37" West, 36.40 feet to a point in a curve; thence
18. Along a curve, having a radius of 775.50 feet, an arc length of 242.79 feet, a chord bearing of North 70° 41' 31" West, and a chord length of 241.80 feet to a point of compound curvature; thence
19. Along a curve, having a radius of 625.50 feet, an arc length of 281.66 feet, a chord bearing of South 87° 26' 20" West, and a chord length of 279.28 feet to a point of tangency; thence
20. South 74° 32' 20" West, 314.45 feet to the point of BEGINNING.

Contains 16.27 Acres.

SAID property being known and designated as Section 9 of the "Subdivision of Clearbrook". Also known as Block 26, Lots 71, 72, 73, 74, and 75 as shown on the Monroe Township Tax Map.

Being known as Section 9 as shown on a certain map entitled "Subdivision of Clearbrook, Tract Map of Section 9, Kensington Village a Planned Retirement Community by Clearbrook, Inc. situated in Monroe Township, Middlesex County, New Jersey, Scale 1" = 40', dated July 15, 1977, Lynch, Carmody and Dombrowski, Consulting Engineers, Land Surveyors, Planners, Terrace Professional Building, 582 Plaza Terrace East, Brick Town; New Jersey."

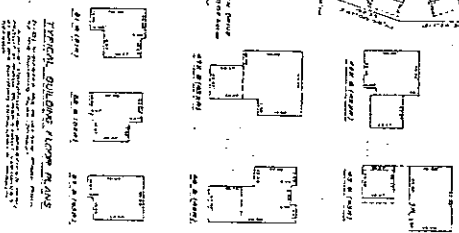
The mentioning and describing in the hereinabove description of the streets or roads, namely Clearbrook Drive, is not in any way to dedicate same to the Township of Monroe, in the County of Middlesex a municipal corporation of the State of New Jersey, for public use as roadways or other public purposes.

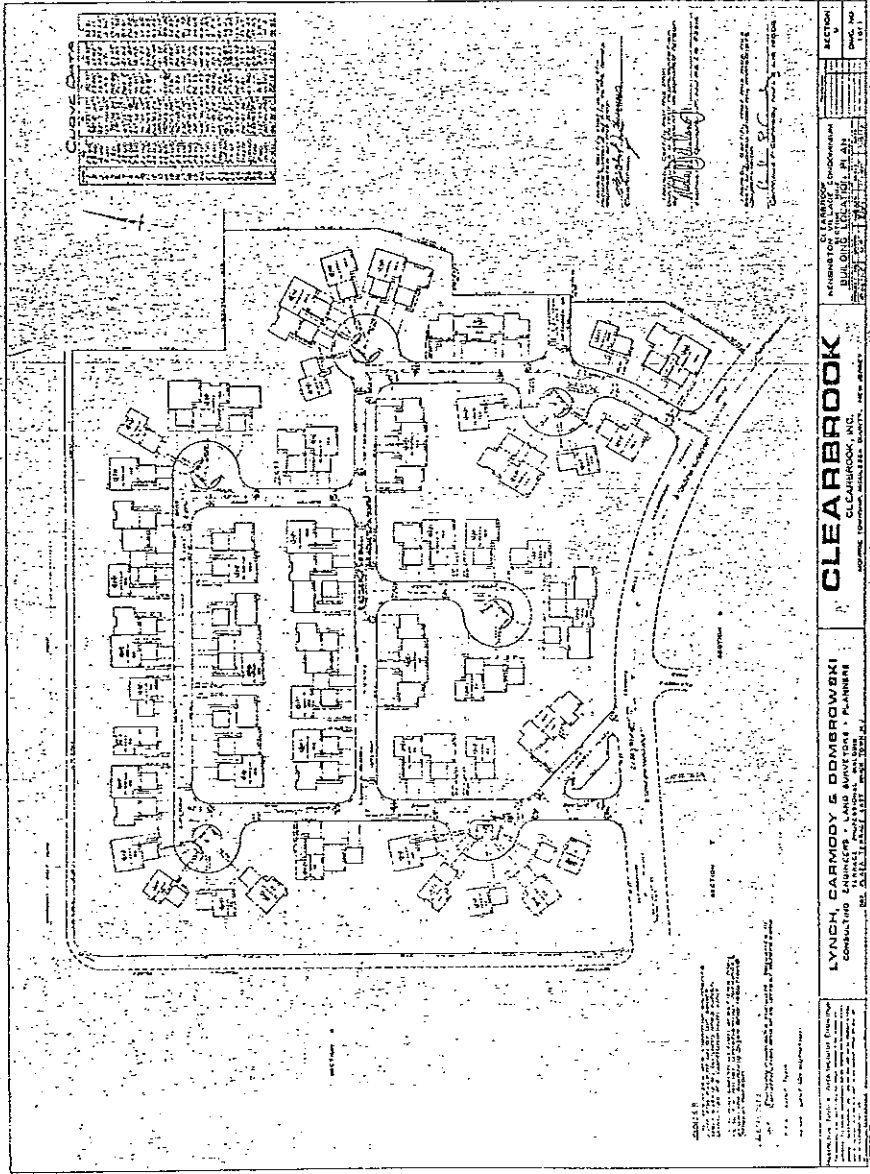


LYNCH, CARMODY & DOMBROWSKI
 CONSULTING ENGINEERS, ARCHITECTS & PLANNERS
 200 AVENUE D, SUITE 100, DENVER, CO 80202

CLEARBROOK
 CLEARBROOK, CO.

GENERAL NOTES:
 1. SEE GENERAL NOTES TO THE PLANS.
 2. SEE SPECIFICATIONS TO THE PLANS.
 3. SEE NOTES TO THE PLANS.
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CLEARBROOK

REGISTERED PLANNING AND ENGINEERING FIRM
 1000 CLEARBROOK DRIVE, SUITE 100
 CLEARBROOK, INDIANA 46015-1000
 PHONE: (317) 841-1111 FAX: (317) 841-1112

LYNCH, CARMODY & DOMBROWSKI
 CONSULTING ENGINEERS, LAND ARCHITECTS & PLANNERS
 605 WEST 11TH AVENUE, SUITE 100
 CHICAGO, ILLINOIS 60604-1000
 PHONE: (312) 467-1111 FAX: (312) 467-1112

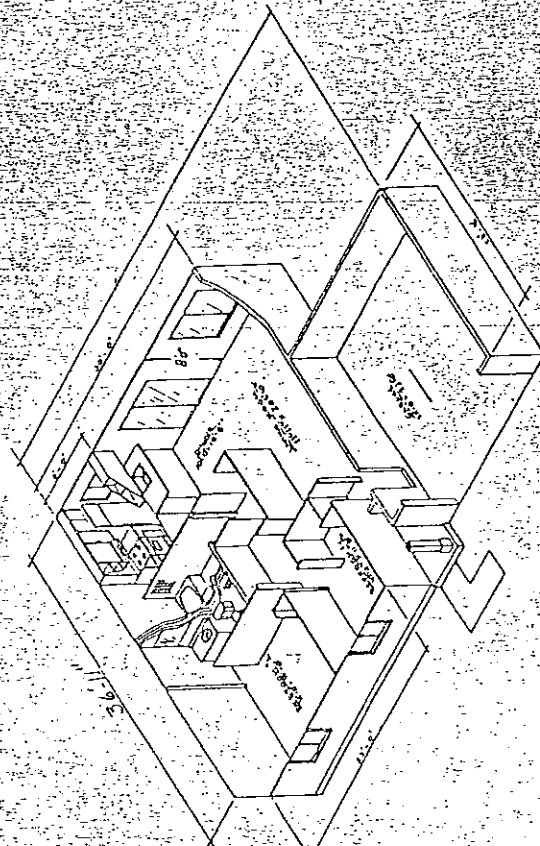
SECTION: _____
 DRAWING NO.: _____
 DATE: _____

EXHIBIT D

Floor Plans

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EXHIBIT D-1



Each Unit generally consists of all space within the area of the dwelling unit and garage bounded by the interior, unfinished and unpainted surfaces of the exterior walls, the first floor and ceiling of the building, as more particularly described in the Master Deed.

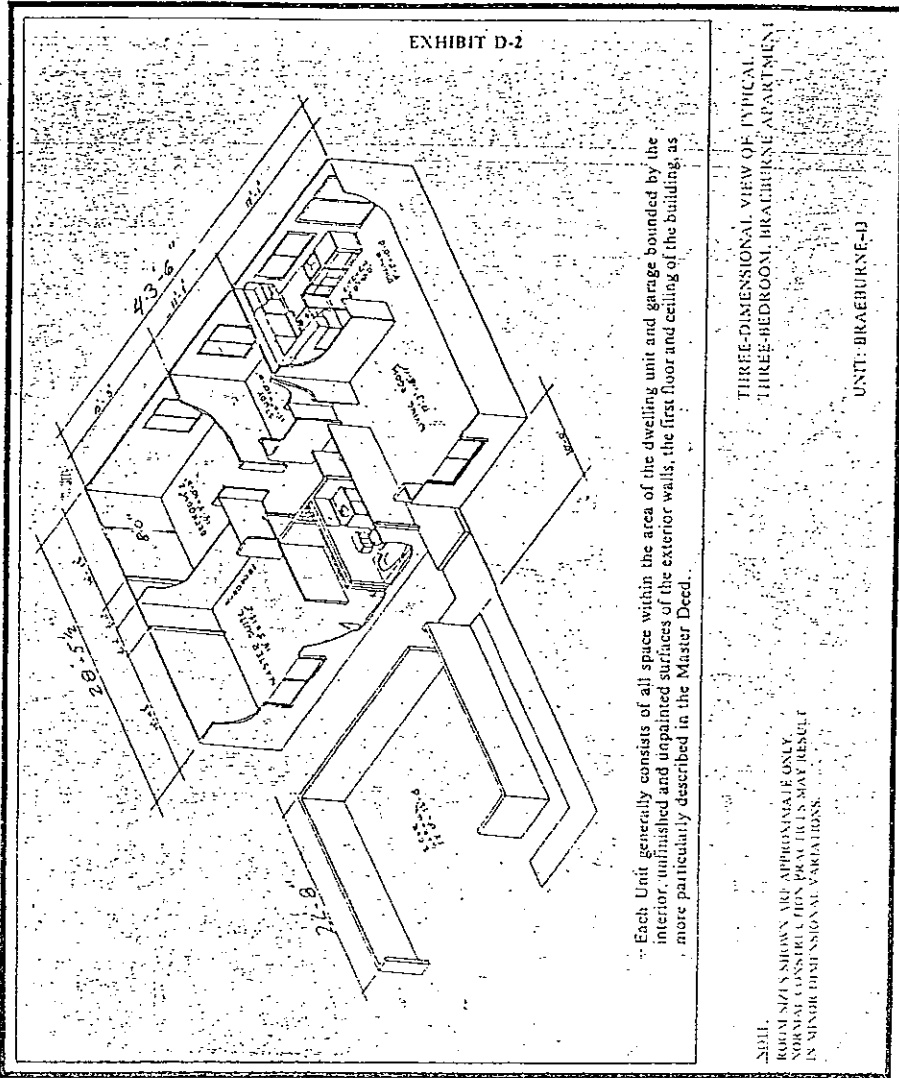
NOTE:
ROOM SIZES SHOWN ARE APPROXIMATE ONLY.
NORMAL CONSTRUCTION PRACTICES MAY RESULT
IN MINOR DIMENSIONAL VARIATION.

THREE-DIMENSIONAL VIEW OF TYPICAL
TWO-BEDROOM, TIMBERLINE APARTMENT

R-Reverse Floor Plan

UNIT: TIMBERLINE-42X

EXHIBIT D-2



Each Unit generally consists of all space within the area of the dwelling unit and garage bounded by the interior, unfinished and unpainted surfaces of the exterior walls, the first floor and ceiling of the building, as more particularly described in the Master Deed.

THREE-DIMENSIONAL VIEW OF TYPICAL
THREE-BEDROOM BRAEBURNE APARTMENT

UNIT: BRAEBURNE-D

NOTE:
ROOM SIZES SHOWN ARE APPROXIMATE ONLY.
NORMAL CONSTRUCTION PRACTICES MAY RESULT
IN MINOR DIMENSIONAL VARIATIONS.

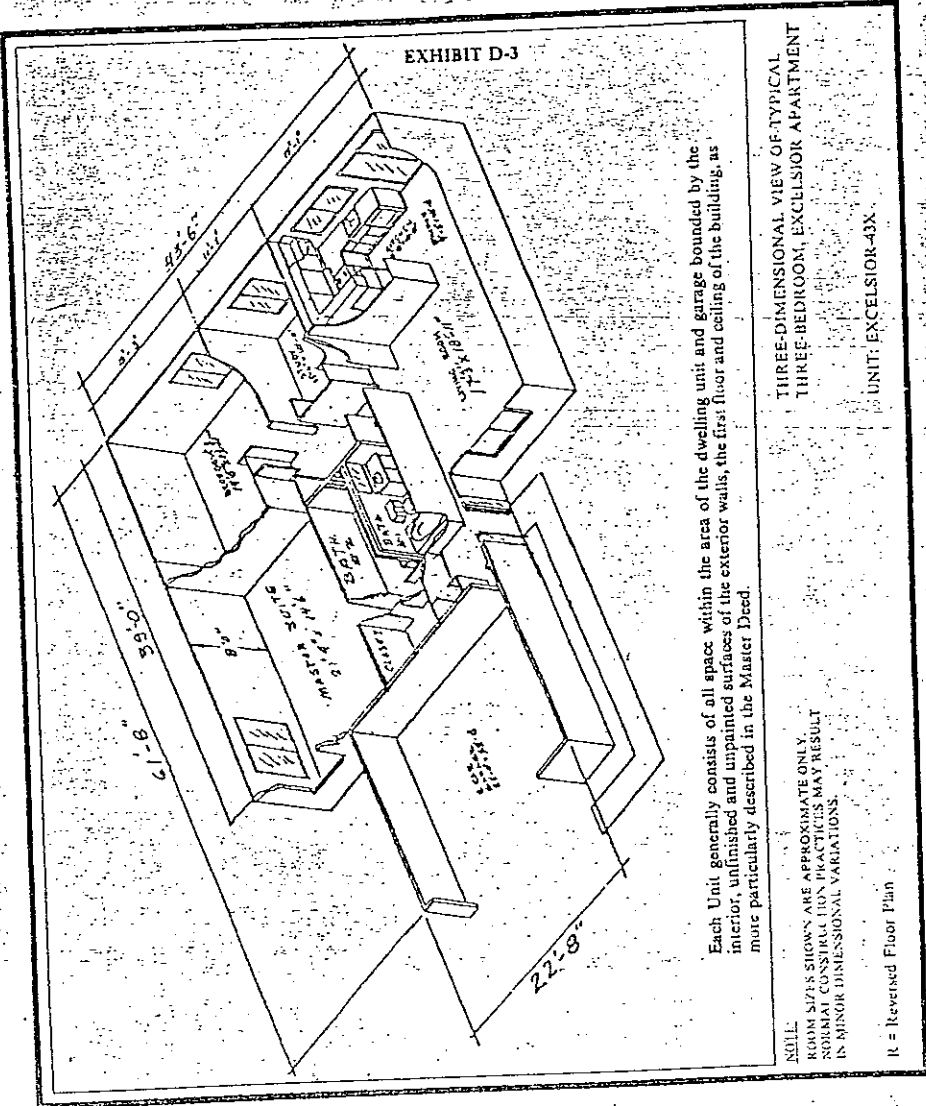
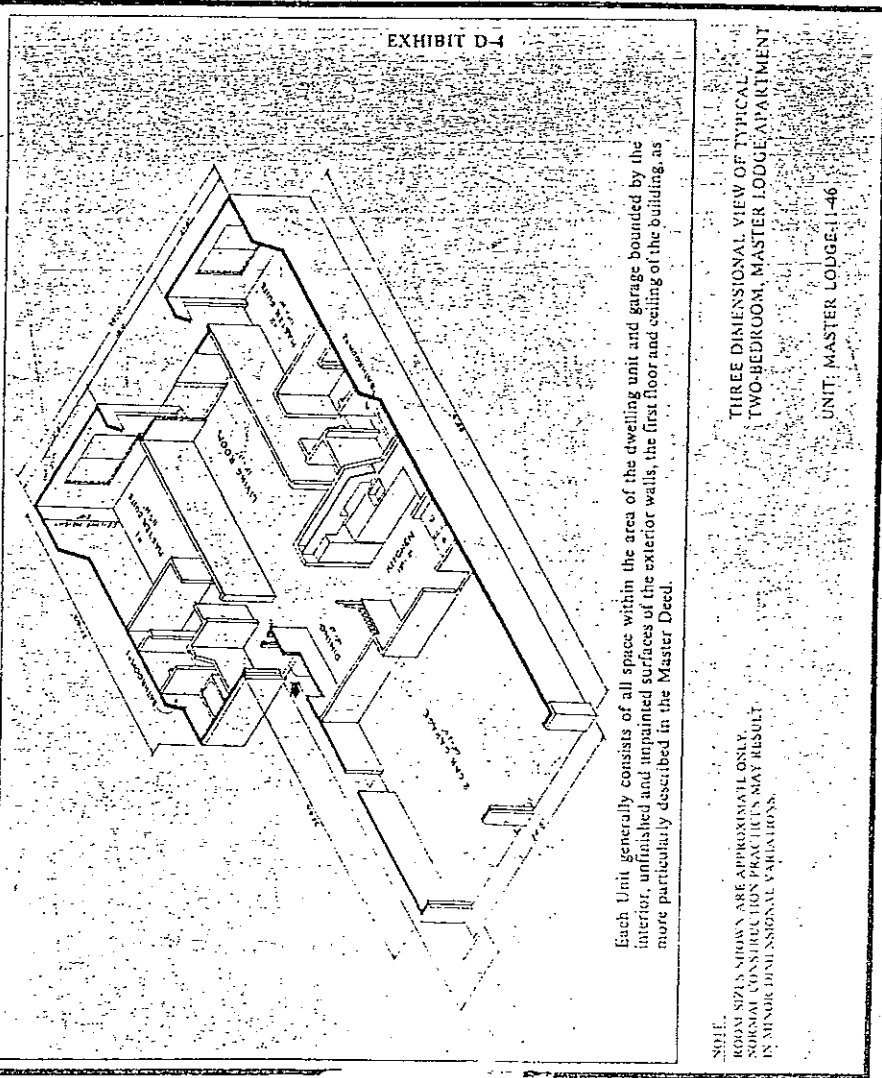


EXHIBIT D-4



Each Unit generally consists of all space within the area of the dwelling unit and garage bounded by the interior, unfinished and unpainted surfaces of the exterior walls, the first floor and ceiling of the building, as more particularly described in the Master Deed.

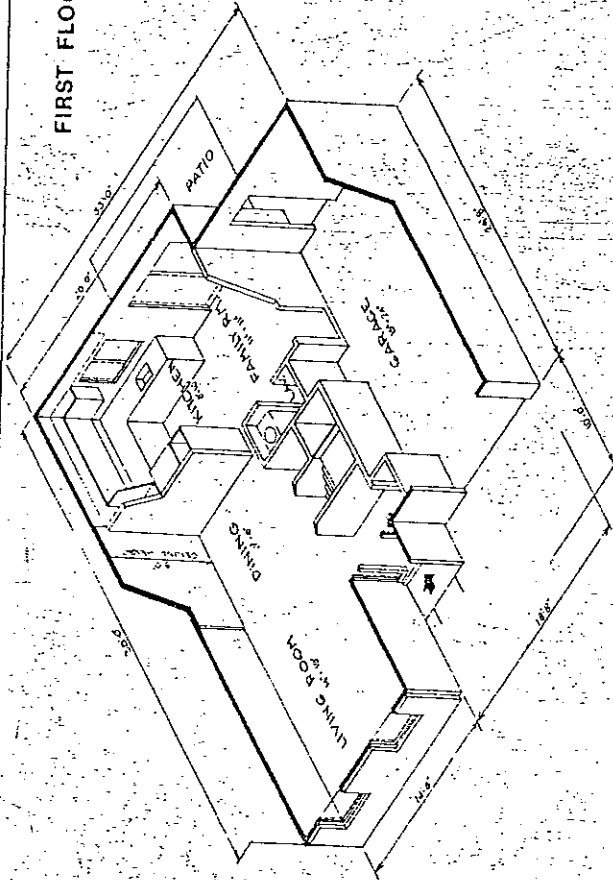
NOTE:
ROOM SIZES SHOWN ARE APPROXIMATE ONLY.
SOMEWHAT UNUSUAL JOINT PRACTICES MAY RESULT
IN MINOR DIMENSIONAL VARIATIONS.

THREE DIMENSIONAL VIEW OF TYPICAL
TWO-BEDROOM, MASTER LODGE APARTMENT
UNIT, MASTER LODGE 1-46

589 2nd Street

FIRST FLOOR

EXHIBIT D-5



Each Unit generally consists of all space within the area of the dwelling unit and garage bounded by the interior, unfinished and unpainted surfaces of the exterior walls, the first floor and ceiling of the building, as more particularly described in the Master Deed.

NOTE:

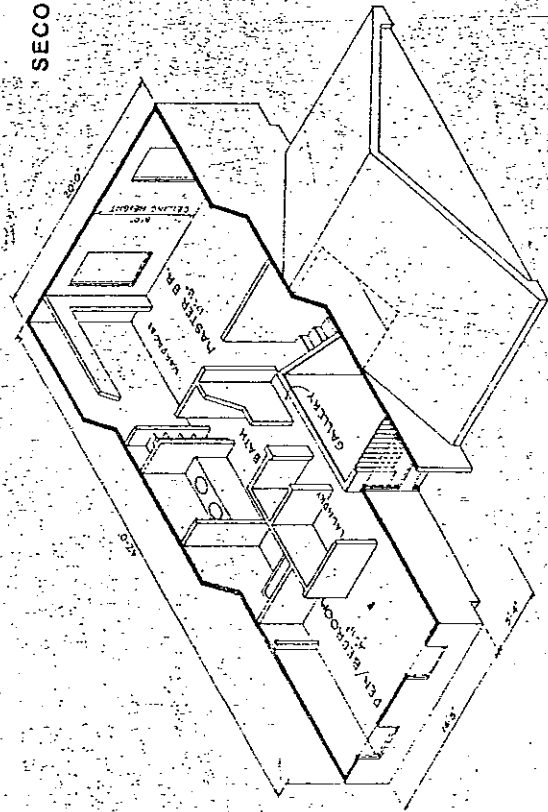
ROOM SIZES SHOWN ARE APPROXIMATE ONLY. NORMAL CONSTRUCTION PRACTICES MAY RESULT IN MINOR DIMENSIONAL VARIATIONS.

THREE DIMENSIONAL VIEW OF TYPICAL ONE-BEDROOM, OXFORD APARTMENT

UNIT: OXFORD-51

SECOND FLOOR

EXHIBIT D-5



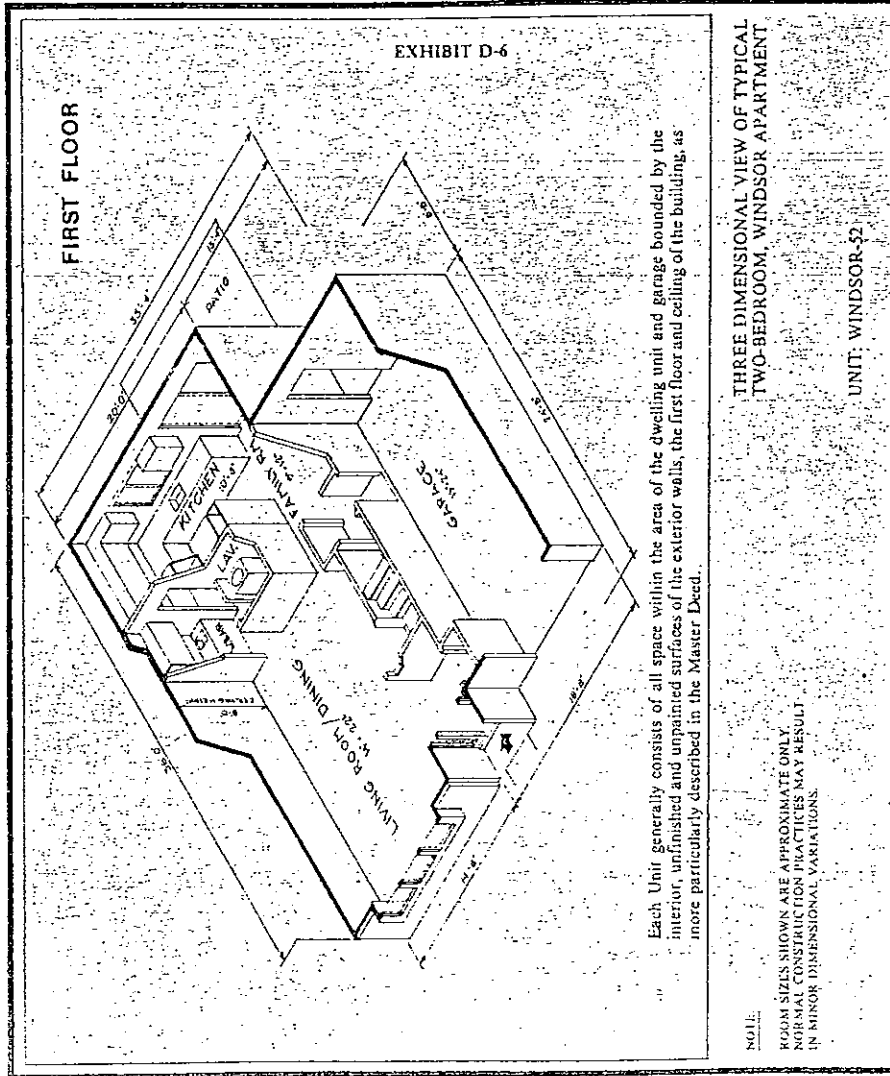
Each Unit generally consists of all space within the area of the dwelling unit and garage bounded by the interior, unfinished and unpainted surfaces of the exterior walls, the first floor and ceiling of the building, as more particularly described in the Master Deed.

THREE DIMENSIONAL VIEW OF TYPICAL ONE-BEDROOM, OXFORD APARTMENT

UNIT: OXFORD-51

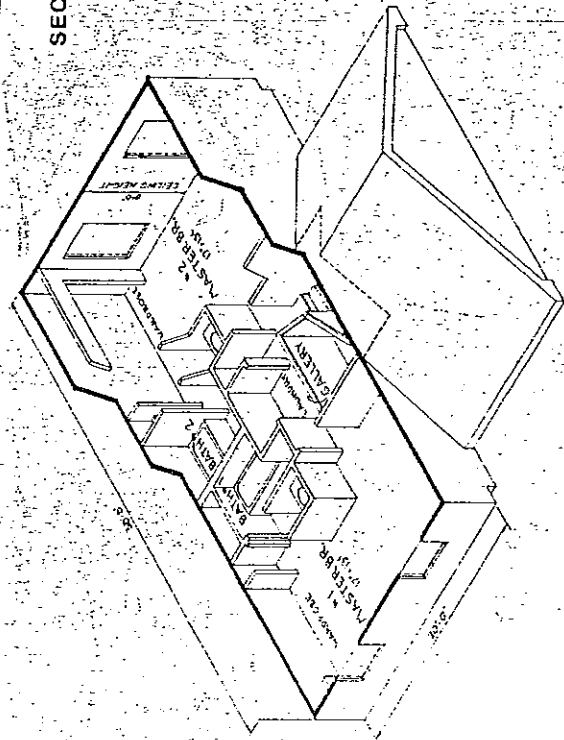
NOTE:
ROOM SIZES SHOWN ARE APPROXIMATE ONLY.
SOME CONSTRUCTION PRACTICES MAY RESULT
IN MINOR DIMENSIONAL VARIATIONS

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SECOND FLOOR

EXHIBIT D-6



Each Unit generally consists of all space within the area of the dwelling unit and garage bounded by the interior, unfinished and unpainted surfaces of the exterior walls, the first floor and ceiling of the building, as more particularly described in the Master Deed.

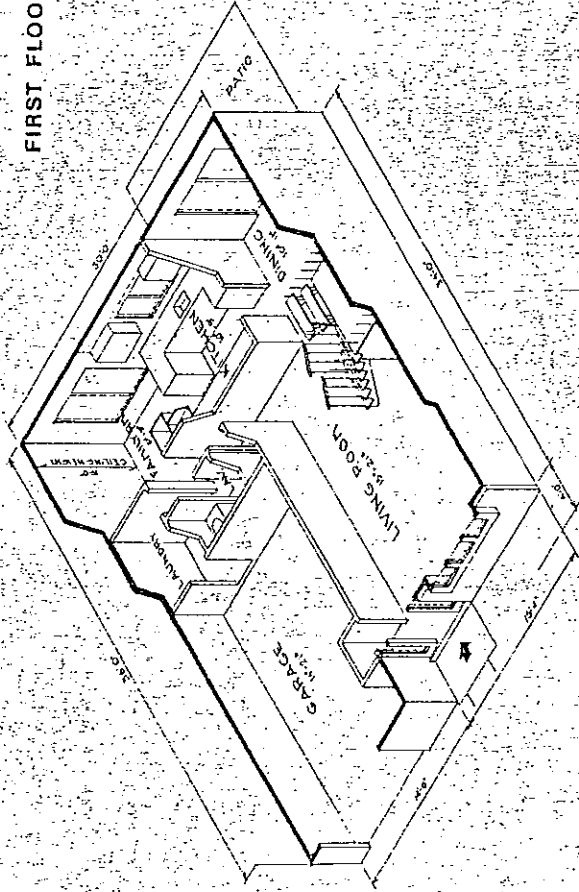
THREE DIMENSIONAL VIEW OF TYPICAL
 TWO-BEDROOM, WINDSOR APARTMENT
 UNIT: WINDSOR-52

NOTE:
 ROOM SIZES SHOWN ARE APPROXIMATE ONLY.
 NORMAL CONSTRUCTION PRACTICES MAY RESULT
 IN MINOR DIMENSIONAL VARIATIONS.

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FIRST FLOOR

EXHIBIT D-7



Each Unit generally consists of all space within the area of the dwelling unit and garage bounded by the interior, unfinished and unpainted surfaces of the exterior walls, the first floor and ceiling of the building, as more particularly described in the Master Deed.

THREE DIMENSIONAL VIEW OF TYPICAL
THREE-BEDROOM, RUTLEDGE APARTMENT

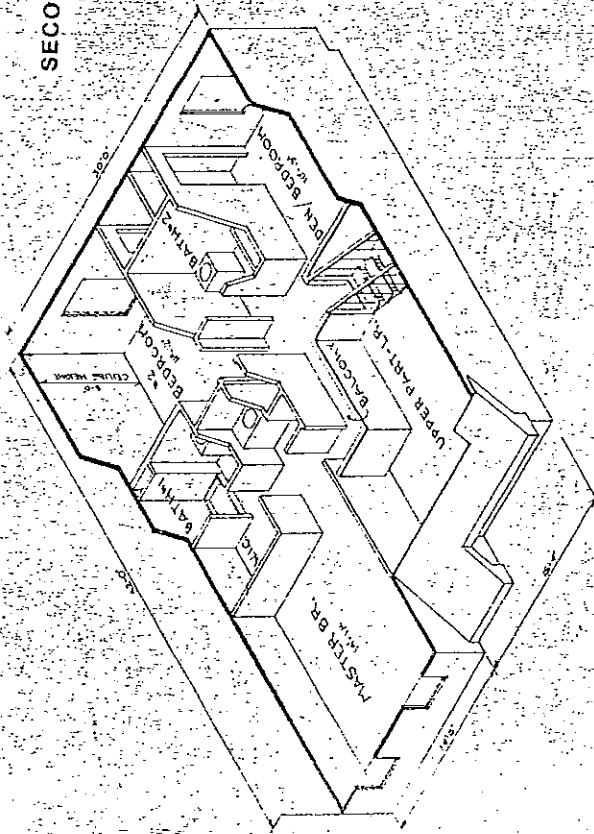
UNIT: RUTLEDGE-53

NOTE

ROOM SIZES SHOWN ARE APPROXIMATE ONLY.
SOME CONSTRUCTION PRACTICES MAY RESULT
IN MINOR DIMENSIONAL VARIATIONS.

SECOND FLOOR

EXHIBIT D-7



Each Unit generally consists of all space within the area of the dwelling unit and garage bounded by the interior, unfinished and unpainted surfaces of the exterior walls, the first floor and ceiling of the building, as more particularly described in the Master Deed.

THREE DIMENSIONAL VIEW OF TYPICAL
THREE-BEDROOM, RUTLEDGE APARTMENT

NOTE:
ROOM SIZES SHOWN ARE APPROXIMATE ONLY.
NORMAL CONSTRUCTION PRACTICES MAY RESULT
IN MINOR DIMENSIONAL VARIATIONS.

UNIT: RUTLEDGE-53

EXHIBIT G
Schedule of Initial Sales Price and
Percentage (%) of Interest in Common Elements

Bldg. No.	Apt. Des.	Unit Type	Initial Sales Price	% Int.	Bldg. No.	Apt. Des.	Unit Type	Initial Sales Price	% Int.
307	A	Windsor	\$59,500	.0116	330	C	Excelsior	\$68,000	.0133
307	B	Rutledge	63,000	.0123	331	A	Master Lodge II	60,000	.0117
307	C	Oxford	56,000	.0108	332	A	Braeburne	59,000	.0115
308	A	Braeburne	59,000	.0115	332	B	Master Lodge II	60,000	.0117
309	A	Excelsior	68,000	.0133	332	C	Braeburne	59,000	.0115
310	A	Timberline II	53,000	.0104	333	A	Timberline II	53,000	.0104
311	A	Master Lodge II	60,000	.0117	334	A	Master Lodge II	60,000	.0117
312	A	Excelsior	68,000	.0133	334	B	Excelsior	68,000	.0133
313	A	Master Lodge II	60,000	.0117	335	A	Excelsior	68,000	.0133
314	A	Master Lodge II	60,000	.0117	335	B	Master Lodge II	60,000	.0117
314	B	Excelsior	68,000	.0133	336	A	Braeburne	59,000	.0115
315	A	Windsor	59,500	.0116	336	B	Timberline II	53,000	.0104
315	B	Rutledge	63,000	.0123	336	C	Master Lodge II	60,000	.0117
315	C	Rutledge	63,000	.0123	337	A	Excelsior	68,000	.0133
315	D	Windsor	59,500	.0116	338	A	Master Lodge II	60,000	.0117
316	A	Master Lodge II	60,000	.0117	339	A	Excelsior	68,000	.0133
316	B	Excelsior	68,000	.0133	339	B	Master Lodge II	60,000	.0117
317	A	Braeburne	59,000	.0115	339	C	Braeburne	59,000	.0115
317	B	Timberline II	53,000	.0104	340	A	Master Lodge II	60,000	.0117
317	C	Master Lodge II	60,000	.0117	340	B	Excelsior	68,000	.0133
318	A	Braeburne	59,000	.0115	341	A	Oxford	56,000	.0108
318	B	Master Lodge II	60,000	.0117	341	B	Rutledge	63,000	.0123
318	C	Excelsior	68,000	.0133	341	C	Rutledge	63,000	.0123
319	A	Timberline II	53,000	.0104	341	D	Oxford	56,000	.0108
319	B	Master Lodge II	60,000	.0117	342	A	Timberline II	53,000	.0104
320	A	Braeburne	59,000	.0115	343	A	Excelsior	68,000	.0133
320	B	Master Lodge II	60,000	.0117	344	A	Master Lodge II	60,000	.0117
320	C	Braeburne	59,000	.0115	344	B	Excelsior	68,000	.0133
321	A	Timberline II	53,000	.0104	345	A	Master Lodge II	60,000	.0117
322	A	Excelsior	68,000	.0133	345	B	Excelsior	68,000	.0133
323	A	Master Lodge II	60,000	.0117	346	A	Excelsior	68,000	.0133
323	B	Excelsior	68,000	.0133	347	A	Timberline II	53,000	.0104
324	A	Timberline II	53,000	.0104	348	A	Excelsior	68,000	.0133
324	B	Master Lodge II	60,000	.0117	348	B	Master Lodge II	60,000	.0117
325	A	Excelsior	68,000	.0133	349	A	Excelsior	68,000	.0133
326	A	Timberline II	53,000	.0104	350	A	Windsor	59,500	.0116
327	A	Timberline II	53,000	.0104	350	B	Oxford	56,000	.0108
328	A	Excelsior	68,000	.0133	350	C	Oxford	56,000	.0108
329	A	Master Lodge II	60,000	.0117	350	D	Windsor	59,500	.0116
329	B	Excelsior	68,000	.0133	351	A	Timberline II	53,000	.0104
330	A	Braeburne	59,000	.0115	352	A	Master Lodge II	60,000	.0117
330	B	Master Lodge II	60,000	.0117	352	B	Excelsior	68,000	.0133

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MASTER DEED

FOR

CLEARBROOK KENNINGTON VILLAGE
A CONDOMINIUM, SECTION NO. 9

Dated: May 3rd, 1978

RECORD AND RETURN TO: LO-LSCH

ARTHUR L. PHILLIPS
Counselor At Law
87 Bayard Street
P. O. Box 724
New Brunswick, N. J. 08903
(Atty Trust Acct. #01860)

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