D--47

MASTER DEED

THIS MASTER DEED, made this 12th day of April, 1973, by Aaron Cross Construction Co., Inc., a New Jersey corporation, having offices at P. O. Box 148, 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, it is the present intention of the Grantor to develop the Condominium as a condominium consisting of units pursuant to the provisions of the R.S. 46:8B-1 to 30 (The Condominium Act) under the name of Clearbrook, A Condominium, Section No. 3 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, A Condominium, Section No. 3, in accordance with R.S.46:8B-1 to 30 for that parcel of land described in Exhibit "A" aforesaid, all as shown on that certain map entitled "Clearbrook Section Three Condominium, Survey and

2807-634
4-16-73

Easements situated in Monroe Township, Middlesex County, New Jersey" prepared by Lynch, Carmody and Dombrowski, Consulting Engineers - Land Planners - Land Surveyors, Habitat Center 70, Route 70 and Cedarbridge Avenue, Bricktown, New Jersey, on September 15, 1972, and attached hereto as Exhibit "B" and made a part hereof.

2. The Condominium will contain forty-three (43) buildings, containing 108 units as shown on that certain plot, entitled "Clearbrook Section Three Condominium Building Location Plan situated in Monroe Township, Middlesex County, New Jersey" prepared by Lynch, Carmody and Dombrowski, Consulting Engineers - Land Planners - Land Surveyors, Habitat Center 70, Route 70 and Cedarbridge Avenue, Bricktown, New Jersey on September 15, 1972, and attached hereto as Exhibit "C" and made a part hereof, it includes all rights, roads, water, privileges and appurtenances thereto belonging to appertaining. 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 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 the model types are as shown on the tri-dimensional drawings attached hereto as Exhibit "D", pages 1 through 4 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 and the roof of the building as follows:

BOTTOM: The bottom of the unit or garage is a 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 unit or garage is along and coincident with an imaginary plane along the underside surfaces of the rafters of the building.

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 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 applicances, fixtures, 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.

(e) All balconies, stoops, porches, patios and fences.

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:

(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 windows, doors and chimneys therein), roofs and floors.

(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 or 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 fifth digit 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 108.

6. Easements

(a) Grantor, for itself, its successors and assigns, hereby declares that every unit owner shall have a perpetual 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 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 exclusive easement for possession and use of that portion of the lawn area contiguous to the unit which is designated "Exclusive Lawn Easements" on Exhibit "B" aforesaid.

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

(e) 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.

(f) 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.

(g) 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 Condominium Association No. 3 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", and made a part hereof, any other documents, amendments or supple-

ments 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). 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 lienholders 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 acquiesence of all unit owners. All amendments or modifications shall be evidenced by an Amendment to 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 Clearbrook Condominium Association No. 3 , 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 Clearbrook Condominium Association No. 3 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 laudry and linen, and bellboy service." Other than the foregoing obligations, the unit owners shall have the absolute right to lease same provided that 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 Clearbrook Condominium Association No. 3 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 Clearbrook Condominium Association No. 3 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 Condominium 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 4 pages
2.	Exhibit B	Map known as "Clearbrook Section Condominium, Survey and Easements situated in Monroe Township, Middlesex County, New Jersey"

3. Exhibit C — Plat known as "Clearbrook Section Three Condominium, Building Location Plan situated in Monroe Township, Middlesex County, New Jersey"

4. Exhibit D — Tri-Dimensional Drawings of the four model types.

5. Exhibit E — By-Laws of Clearbrook Condominium Association No. 3 dated April 12, 1973, consisting of 28 pages.

6. Exhibit F — By-Laws of Clearbrook Community Association, dated October 24, 1972, consisting of 28 pages.

7. Exhibit G — Schedule of initial sales price and percentage of interest in common elements.

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

AARON CROSS CONSTRUCTION CO., INC.

By: Aaron L Cross Pres
Aaron Cross, President

ATTEST:

Michael Guerriero
Michael Guerriero, Secretary

STATE OF NEW JERSEY:
ss.:
COUNTY OF MIDDLESEX:

BE IT REMEMBERED, that on this 12th day of April, 1973, before me the subscriber, an officer duly authorized pursuant to N.J.S.A. 46:14-6, personally appeared Michael Guerriero, 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 Aaron Cross is the 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 that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said 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.

Michael Guerriero
Michael Guerriero, Secretary

Sworn to and Subscribed
before me, the date
aforesaid.

Muriel R. Perrine
MURIEL R. PERRINE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires January 19, 1975

MURIEL R. PERRINE NOTARY PUBLIC NEW JERSEY

Prepared by:
E. Kenneth Williams, Jr.
Attorney at Law of N. J.

EXHIBIT G

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

Bldg. No.	Apt. Des.	Unit Type	Initial Sales Price	% Interest
73	A	Master Lodge	$31,990	0.9654
74	A	Braeburne	32,990	0.9956
75	A	Timberline	27,990	0.8447
76	A	Braeburne	32,990	0.9956
77	A	Master Lodge	31,990	0.9654
78	A	Timberline	27,990	0.8447
79	A	Master Lodge	31,990	0.9654
80	A	Master Lodge	31,990	0.9653
80	B	Braeburne	32,990	0.9955
81	A	Braeburne	32,990	0.9955
81	B	Timberline	27,990	0.8446
81	C	Master Lodge	31,990	0.9653
82	A	Braeburne	32,990	0.9955
82	B	Master Lodge	31,990	0.9653
82	C	Braeburne	32,990	0.9955
83	A	Braeburne	32,990	0.9955
83	B	Timberline	27,990	0.8446
83	C	Master Lodge	31,990	0.9653
84	A	Everglade	21,990	0.6636
84	B	Braeburne	32,990	0.9955
84	C	Timberline	27,990	0.8446
84	D	Master Lodge	31,990	0.9653
85	A	Master Lodge	31,990	0.9653
85	B	Timberline	27,990	0.8446
85	C	Braeburne	32,990	0.9955
86	A	Braeburne	$32,990	0.9955
86	B	Master Lodge	31,990	0.9653
86	C	Braeburne	32,990	0.9955
87	A	Timberline	27,990	0.8446
87	B	Braeburne	32,990	0.9955
88	A	Braeburne	32,990	0.9955
88	B	Master Lodge	31,990	0.9653
88	C	Braeburne	32,990	0.9955
89	A	Master Lodge	31,990	0.9653
90	A	Braeburne	32,990	0.9955
91	A	Timberline	27,990	0.8446
91	B	Braeburne	32,990	0.9955
92	A	Timberline	27,990	0.8446
92	B	Braeburne	32,990	0.9955
92	C	Everglade	21,990	0.6636
93	A	Braeburne	32,990	0.9955
93	B	Master Lodge	31,990	0.9653
94	A	Master Lodge	31,990	0.9653
94	B	Timberline	27,990	0.8446
94	C	Braeburne	32,990	0.9955
95	A	Braeburne	32,990	0.9955
95	B	Master Lodge	31,990	0.9653
95	C	Braeburne	32,990	0.9955
96	A	Braeburne	32,990	0.9955
96	B	Timberline	27,990	0.8446
96	C	Master Lodge	31,990	0.9653

EXHIBIT - Cont'd.

edule of Initial Sales Price

Percentage (%) of Interest in Common Elements

Bldg. No.	Apt. Des.	Unit Type	Initial Sales Price	% Interest
97	A	Master Lodge	$31,990	0.9653
97	B	Timberline	27,990	0.8446
97	C	Braeburne	32,990	0.9955
97	D	Everglade	21,990	0.6636
98	A	Master Lodge	31,990	0.9653
98	B	Timberline	27,990	0.8446
98	C	Braeburne	32,990	0.9955
98	D	Everglade	21,990	0.6636
99	A	Everglade	21,990	0.6636
99	B	Braeburne	32,990	0.9955
99	C	Timberline	27,990	0.8446
100	A	Braeburne	32,990	0.9955
100	B	Master Lodge	31,990	0.9653
101	A	Everglade	21,990	0.6636
101	B	Braeburne	32,990	0.9955
101	C	Timberline	27,990	0.8446
102	A	Everglade	21,990	0.6636
102	B	Braeburne	32,990	0.9955
102	C	Timberline	27,990	0.8446
103	A	Master Lodge	31,990	0.9653
103	B	Braeburne	32,990	0.9955
104	A	Everglade	21,990	0.6636
104	B	Braeburne	32,990	0.9955
104	C	Timberline	27,990	0.8446
105	A	Braeburne	32,990	0.9955
105	B	Master Lodge	31,990	0.9653
105	C	Braeburne	32,990	0.9955
106	A	Everglade	21,990	0.6636
106	B	Braeburne	32,990	0.9955
106	C	Timberline	$27,990	0.8446
107	A	Timberline	27,990	0.8446
107	B	Master Lodge	31,990	0.9653
108	A	Braeburne	32,990	0.9955
108	B	Master Lodge	31,990	0.9653
108	C	Braeburne	32,990	0.9955
109	A	Master Lodge	31,990	0.9653
109	B	Braeburne	32,990	0.9955
110	A	Braeburne	32,990	0.9955
110	B	Timberline	27,990	0.8446
110	C	Master Lodge	31,990	0.9653
111	A	Braeburne	32,990	0.9955
111	B	Timberline	27,990	0.8446
111	C	Master Lodge	31,990	0.9653
112	A	Braeburne	32,990	0.9955
112	B	Master Lodge	31,990	0.9653
112	C	Braeburne	32,990	0.9955
113	A	Timberline	27,990	0.8446
114	A	Braeburne	32,990	0.9955
114	B	Master Lodge	31,990	0.9653
114	C	Braeburne	32,990	0.9955
114	D	Timberline	27,990	0.8446
115	A	Braeburne	32,990	0.9955
115	B	Master Lodge	31,990	0.9653
115	C	Braeburne	32,990	0.9955
116	A	Braeburne	32,990	0.9955
116	B	Timberline	27,990	0.8446
116	C	Master Lodge	31,990	0.9653

The following is a description of properties situated in Monroe Township, Middlesex County, New Jersey.

Lot 32A - Block 26

Beginning at a point in the Easterly Right of Way Line of Prospect Plains - Applegarth Road, said point being the following two courses from the centerline intersection of Prospect Plains - Applegarth Road and Cranbury - Half Acre Road;

a) S. 05° 37' 06" W. 1107.35 feet along the centerline of Prospect Plains - Applegarth Road to a point; thence

b) S. 84° 22' 54" E. 55.00 feet to the point of beginning and running thence;

1) Along the Easterly Line of Prospect Plains - Applegarth Road N. 05° 37' 06" E. 1052.25 feet to a point of curvature; thence

2) Along a curve to the right having a radius of 50.00 feet, an arc length of 65.67 feet to a point in the Southerly Line of Cranbury - Half Acre Road; thence

3) Along said Southerly Line of Cranbury - Half Acre Road N. 80° 52' 06" E. 80.25 feet to a point; thence

4) Still along said Southerly Line N. 78° 09' 06" E. 115.12 feet to a point; thence

5) S. 11° 45' 00" E. 344.50 feet to a point in the Northerly Line of Chatham Drive; thence

6) Along said Northerly Line of Chatham Drive S. 78° 15' 00" W. 185.75 feet to a point; thence

7) S. 11° 45' 00" E. 641.44 feet along the Westerly Line of Chatham Drive to a point of curvature; thence

8) Along a curve to the right having a radius of 239.50 feet, an arc length of 40.98 feet to a point in the Southerly Line of Chatham Drive; thence

9) Along the Southerly Line of Chatham Drive S 84° 45' 00" E. 231.26 feet to a point of curvature; thence

10) Still along the said Southerly Line of Chatham Drive on a curve to the right having a radius of 185.50 feet, an arc length of 32.61 feet to a point; thence

11) Still along said Southerly Line S. 74° 40' 39" E. 12.88 feet to a point of curvature; thence

EXHIBIT A

12) Still along said Southerly Line on a curve to the right having a radius of 24.50 feet, an arc length of 37.29 feet to a point of curvature in the Westerly Line of Clearbrook Drive; thence

13) Along the Westerly Line of Clearbrook Drive on a curve to the left having a radius of 775.50 feet, an arc length of 112.73 feet to a point of curvature; thence

14) Along a curve to the right having a radius of 24.50 feet, an arc length of 36.71 feet to a point in the Northerly Line of Clearbrook Plaza; thence

15) Along said Northerly Line of Clearbrook Plaza N. 89° 57' 35" W. 54.10 feet to a point of curvature; thence

16) Still along said Northerly Line on a curve to the right having a radius of 2121.50 feet, an arc length of 206.46 feet to a point; thence

17) Still along said Northerly Line N. 84° 23' 00" W. 351.61 feet to a point of curvature; thence

18) Along a curve to the right having a radius of 49.50 feet, an arc length of 46.57 feet to the point and place of beginning.

Contains 8.43 Ac.

Lot 33 - Block 26

Beginning at a point, said point being the terminus of the 12th course of Lot 32A - Block 26, from said beginning point running; thence

1) Along a curve to the left having a radius of 24.50 feet, an arc length of 37.29 feet to a point in the Southerly Line of Chatham Drive; thence

2) Along said Southerly Line of Chatham Drive N. 74° 40' 39" W. 12.88 feet to a point of curvature; thence

3) Still along said Southerly Line on a curve to the left having a radius of 185.50 feet, an arc length of 32.61 feet to a point; thence

4) Still along said Southerly Line N. 84° 45' 00" W. 231.26 feet to a point of curvature; thence

5) Still along said Southerly Line on a curve to the left having a radius of 239.50 feet, an arc length of 40.98 feet to a point; thence

6) N. 11° 45' 00" W. 641.44 feet along the Westerly Line of Chatham Drive to a point; thence

7) N. 78° 15' 00" E. 792.59 feet along the Northerly Line of Chatham Drive to a point; thence

8) S. 11° 45' 00" E. 29.00 feet to a point in the Southerly Line of Chatham Drive; thence

9) Along the Southerly Line of Chatham Drive S. 78° 15' 00" W. 739.09 feet to a point of curvature; thence

10) Along a curve to the left having a radius of 24.50 feet, an arc length of 38.48 feet to a point in the Easterly Line of Chatham Drive; thence

11) Along said Easterly Line of Chatham Drive S. 11° 45' 00" E. 544.70 feet to a point of curvature; thence

12) Along a curve to the left having a radius of 24.50 feet, an arc length of 31.22 feet to a point in the Northerly Line of Chatham Drive; thence

13) Along said Northerly Line of Chatham Drive S. 84° 45' 00" E. 233.52 feet to a point of curvature; thence

14) Still along said Northerly Line on a curve to the right having a radius of 214.50 feet, an arc length of 37.71 feet to a point; thence

15) Still along said Northerly Line N. 74° 40' 39" W. 12.88 feet to a point of curvature; thence

16) Along a curve to the left having a radius of 24.50 feet, an arc length of 37.29 feet to a point of curvature in the Westerly Line of Clearbrook Drive; thence

17) Along said Westerly Line of Clearbrook Drive along a curve to the left having a radius of 775.50 feet, an arc length of 75.64 feet to the point and place of beginning.

Contains 1.16 Ac.

Lot 32B - Block 26

Beginning at a point, said point being at the terminus of the 16th course of Lot 33 - Block 26, from said beginning point running; thence

1) Along a curve to the right having a radius of 24.50 feet, an arc length of 37.29 to a point in the Northerly Line of Chatham Drive; thence

2) N. 74° 40' 39" W. 12.88 feet along the Northerly Line of Chatham Drive to a point of curvature; thence

3) Still along the Northerly Line of Chatham Drive on a curve to the left having a radius of 214.50 feet, an arc length of 37.71 feet to a point; thence

4) Still along the Northerly Line of Chatham Drive N. 84° 45' 00" W. 233.52 feet to a point of curvature; thence

5) Along a curve to the right having a radius of 24.50 feet an arc length of 31.22 feet to a point in the Easterly Line of Chatham Drive; thence

6) Along said Easterly Line of Chatham Drive N 11° 45' 00" W. 544.70 feet to a point of curvature; thence

7) Along a curve to the right having a radius of 24.50 feet, an arc length of 38.48 feet to a point in the Southerly Line of Chatham Drive; thence

8) Along said Southerly Line of Chatham Drive N. 78° 15' 00" E. 739.09 feet to a point; thence

9) S. 11° 45' 00" E. 73.20 feet to a point; thence

0) S. 69° 09' 41" E. 33.47 feet to a point; thence

1) S. 11° 45' 00" E. 217.00 feet to a point in the Northwesterly Line of Clearbrook Drive; thence

2) Along said Northwesterly Line of Clearbrook Drive on a curve to the left having a radius of 775.50 feet, an arc length of 611.49 feet to the point and place of beginning.

Contains 9.37 Ac.

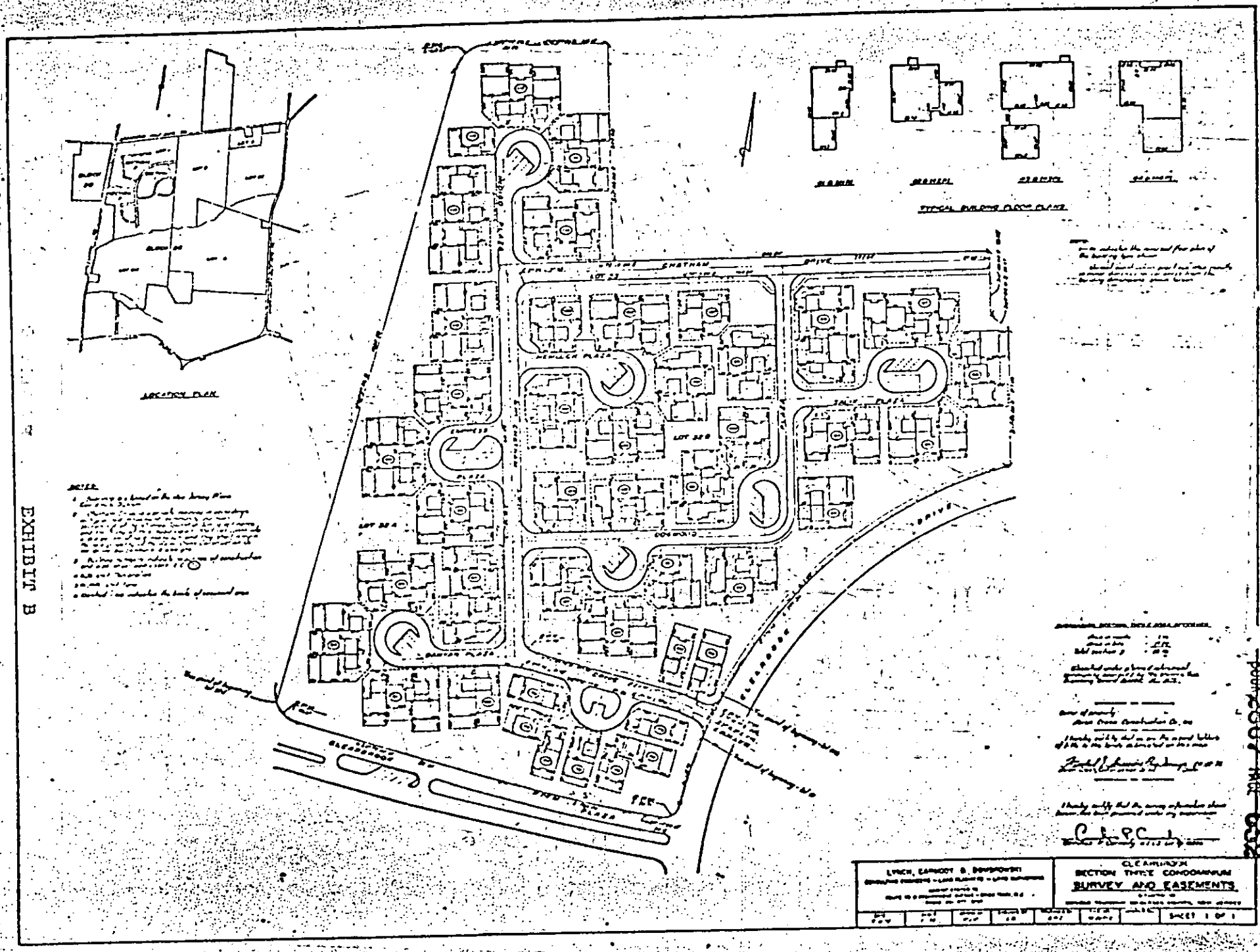
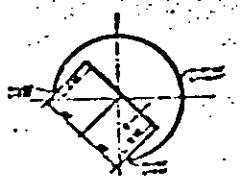
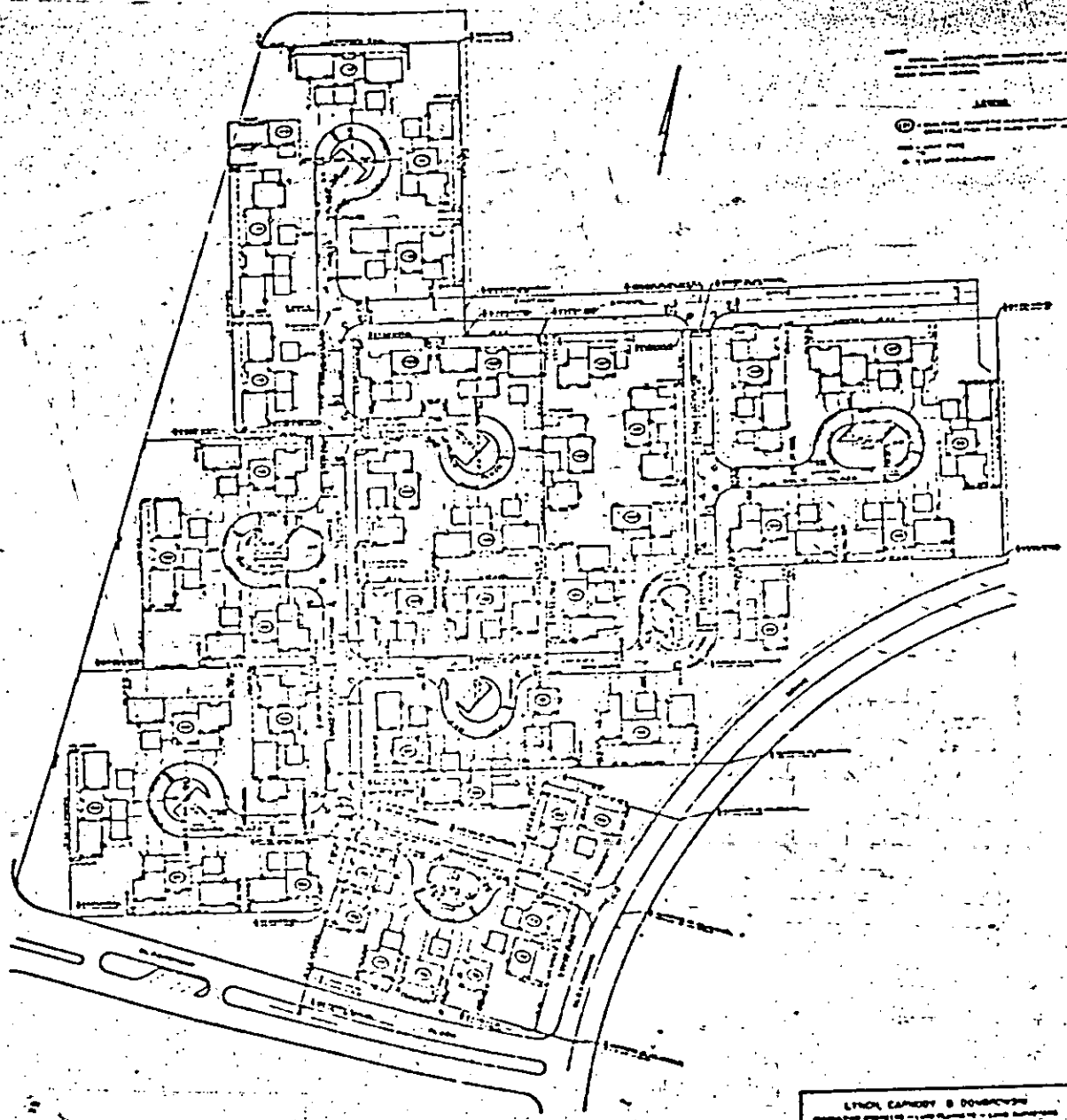


EXHIBIT B

BOOK 2807 PAGE 652





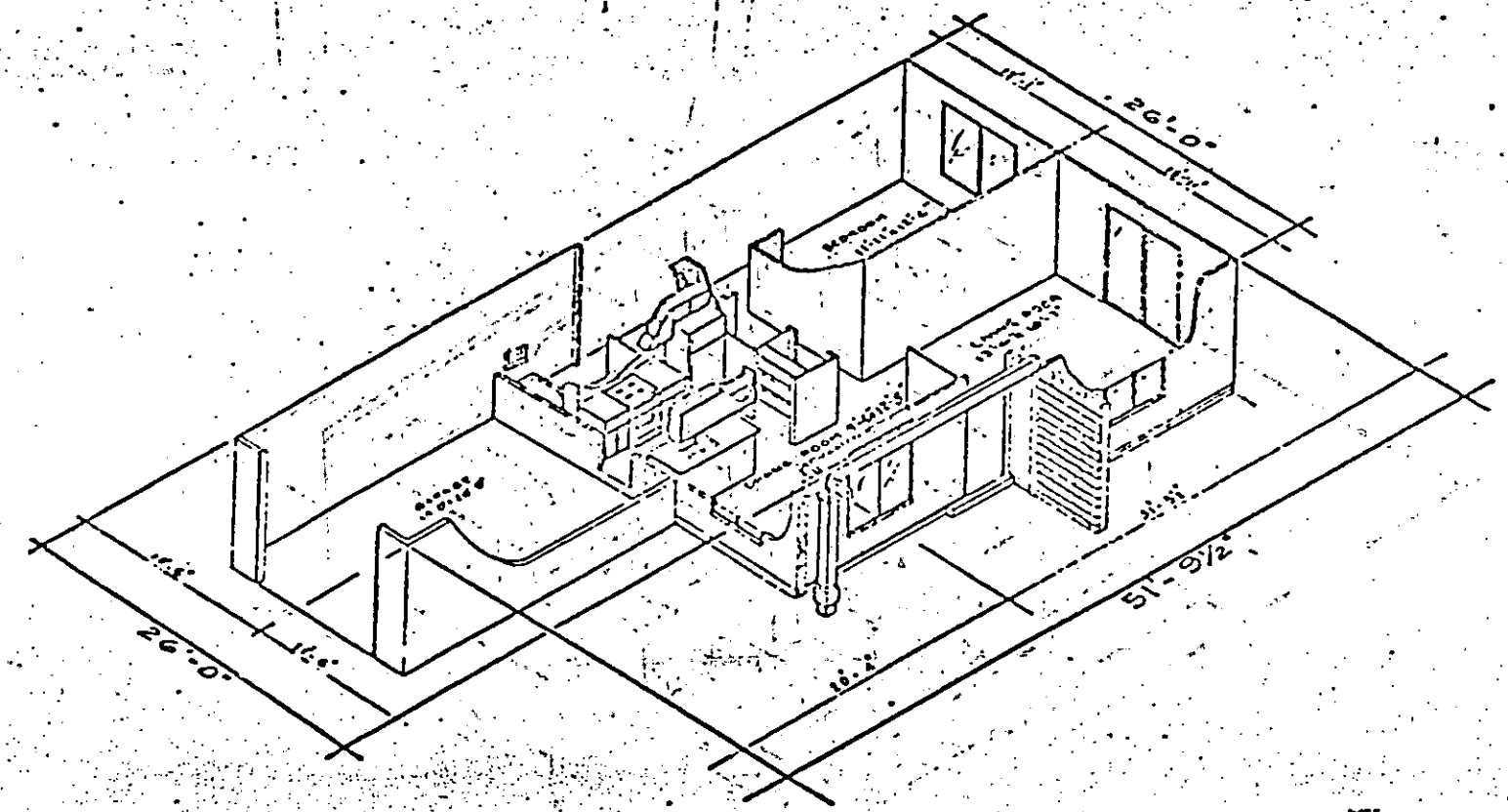
SECTION THREE CONDOMINIUM

PLOT LOCATION PLAN

SHEET 1 OF 1

EXHIBIT C

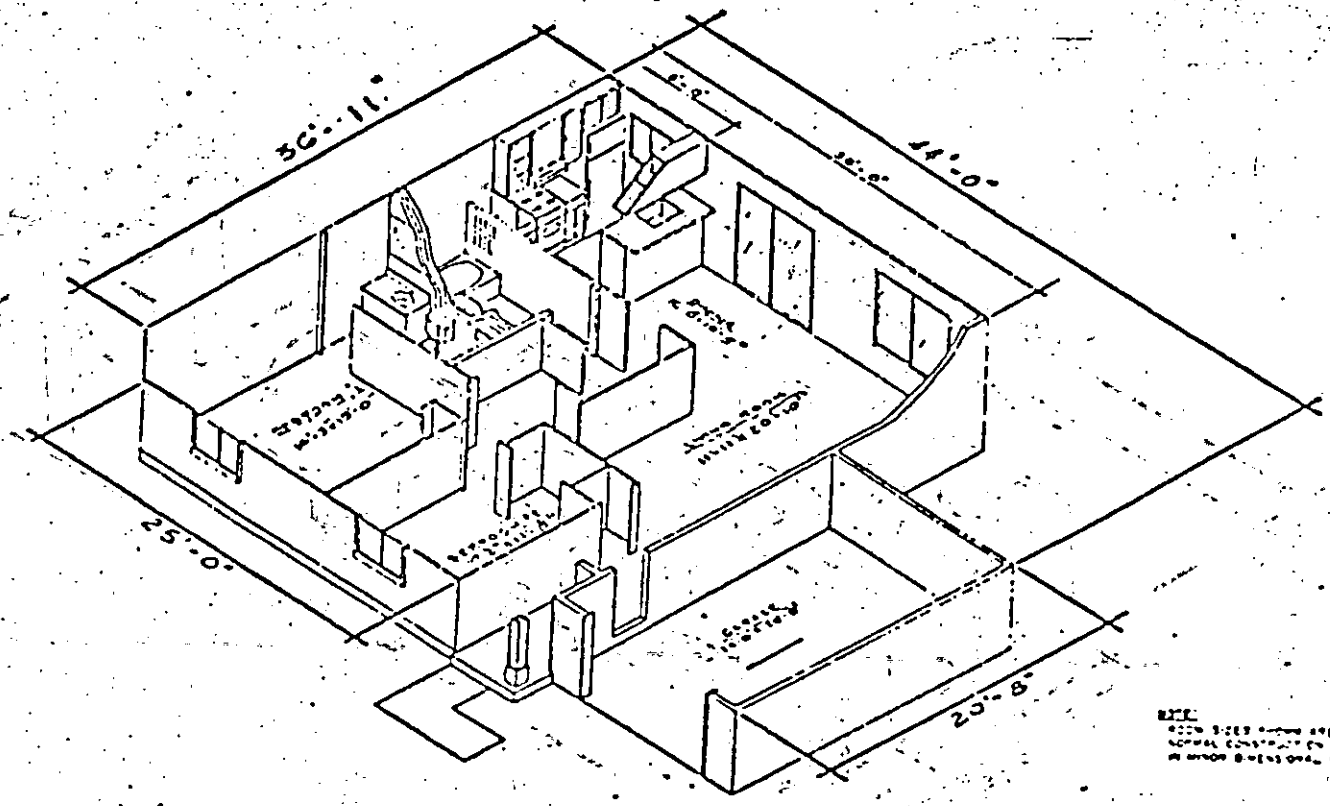
BOOK 2807 PAGE 653



THREE-DIMENSIONAL VIEW OF TYPICAL
ONE BEDROOM EVERGLADE APARTMENT

NOTE:
ROOM SIZES SHOWN ARE APPROXIMATE ONLY
ACTUAL CONSTRUCTION PRACTICE MAY VARY
IN SMALL DIMENSIONAL VARIATIONS

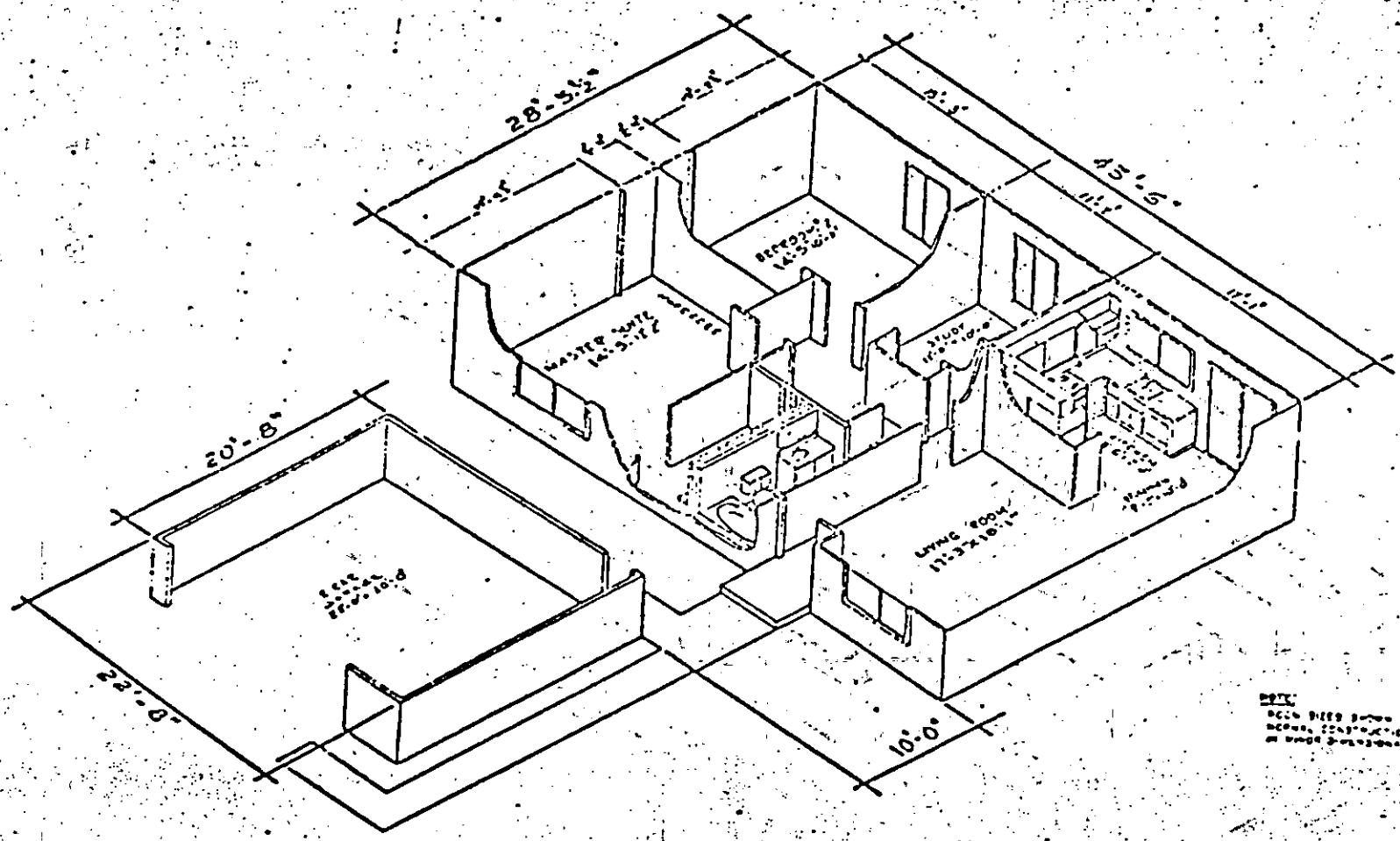
UNIT: EVERGLADE - 4E
R=REVERSED FLOOR PLAN



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

UNIT-TIMBERLINE-42

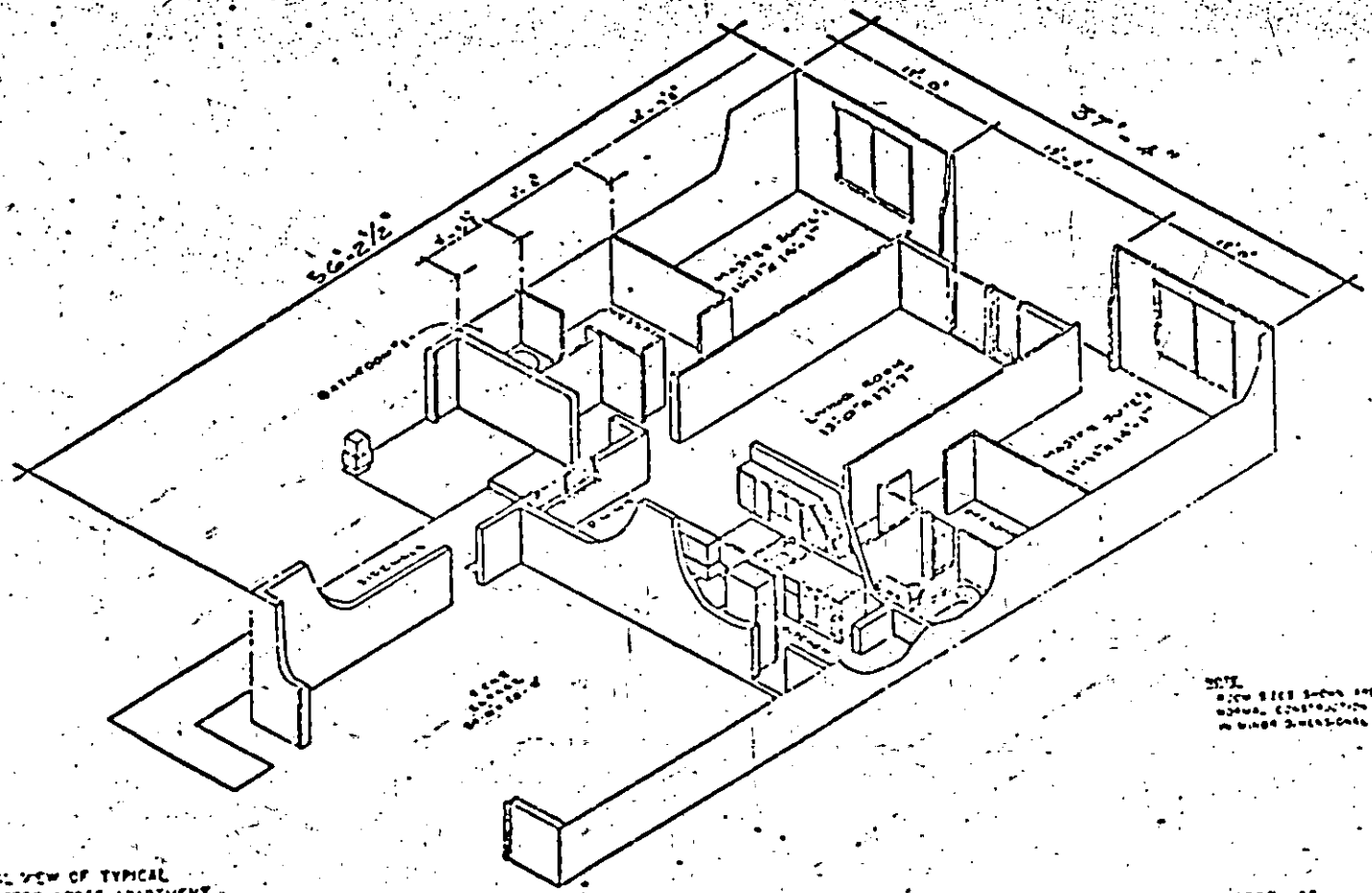
REVISED FLOOR PLAN



NOTE:
ROOM SIZES SHOWN ARE APPROXIMATE BUT DURING CONSTRUCTION PARTIALS MAY RESULT IN MINOR DIMENSIONAL VARIATIONS.

*THREE DIMENSIONAL VIEW OF TYPICAL TWO BEDROOM, BRACEBURNE APARTMENT

UNIT: BRACEBURNE-4B
R=REVERSED FLOOR PLAN



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

UNIT-MASTER LODGE - 4B
R-REVERSED FLOOR PLAN

DEC19'00 AM11:28 RC

[redacted]

MIDDLESEX COUN[redacted]

Return To:

CLEARBROOK CONDOMINIUM ASSOCIA
TION SECTION #3

Index DEED BOOK

Book 04850 Page 0547

No. Pages 0003

Instrument DEED W/O ABSTRA

Date : 12/05/2000

Time : 11:38:06

Control # 200012050440

INST# DE 2000 021098

Employee ID PALDIB

RECORDING	$	17.00
OVERCHARGE	$	.00
	$	.00
	$	.00
	$	.00
	$	.00
	$	.00
	$	.00
	$	.00
Total:	$	17.00

THIS IS AN OFFICIAL DOCUMENT OF THE CLERK'S OFFICE USED IN RECORDING FOR THE IMAGING SYSTEM.

STATE OF NEW JERSEY

MIDDLESEX COUNTY CLERK
County Clerk's Recording Page

Return To:

CLEARBROOK CONDOMINIUM ASSOCIA
TION SECTION 3

Index DEED BOOK

Book 04570 Page 0044

No. Pages 0003

Instrument DEED W/O ABST

Date : 11/12/1998

Time : 2:12:38

Control # 199811120550

INST# DE 1998 018422

Employee ID DALALB

RECORDING	$	17.00
OVERCHARGE	$	.00
	$	.00
	$	.00
	$	.00
	$	.00
	$	.00
	$	.00
	$	.00
Total:	$	17.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

ELAINE FLYNN
COUNTY CLERK

199811120550