

MASTER DEED

THIS MASTER DEED, made this Ninth day of May, 1977, by Clearbrook, 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, Sponsor is constructing 65 buildings, containing from one to four dwelling units aggregating 136 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. 46:8B-1 to 30 (the Condominium Act) under the name of Clearbrook Hampton Village, a Condominium, Section No. 8 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 Hampton Village, a Condominium, Section No. 8, 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 Eight, Hampton 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 September 30, 1976, and attached hereto as Exhibit "B" and made a part hereof.

2. The Condominium will contain sixty-five (65) buildings containing 136 units as shown on that certain plot, entitled "Clearbrook Hampton Village Condominium Section Eight, 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 September 30, 1976, 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 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

COUNTY OF MIDDLESEX	
CONSIDERATION	
N. J. TRANSFER TAX	6.25%
DATE 7/20/77	BY JK

DBK 2987-758
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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", consisting of six 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 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 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:

(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 one hundred thirty-six (136).

6. *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 Hampton Village Condominium Association No. 8 (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 3 pages.
2. Exhibit B —
Map known as "Clearbrook Section Eight, Hampton Village Condominium, Survey and Easements" situated in Monroe Township, Middlesex County, New Jersey.
3. Exhibit C —
Plat known as "Clearbrook Hampton Village Condominium, Section Eight, Building Location Plan" situated in Monroe Township, Middlesex County, New Jersey.
4. Exhibit D —
Tri-Dimensional Drawings of the six model types.
5. Exhibit E —
By-Laws of Clearbrook Hampton Village Condominium Association No. 8, 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

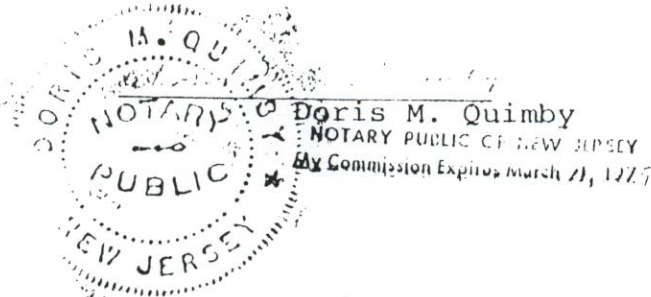
Alexander Briggin
Alexander Briggin, Secretary

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

BE IT REMEMBERED, that on this _____ day of _____, 1977, 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.



Prepared by
Garretson, Garretson,
Koenig & Smith, Esqs.

EXHIBIT A

CLEARBROOK HAMPTON VILLAGE, A CONDOMINIUM,

SECTION NO. 8

DESCRIPTION OF PROPERTY

ALL that tract or parcel of land and premises, situate, lying and being in the Township 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 northeasterly corner of Lot 56, Block 26 on the current Monroe Township Tax and Assessment Map (Clearbrook Drive), being part of Section 7 of "The Subdivision of Clearbrook", and also being distant the following five courses from the intersection of the centerline of Vernon Road with the centerline of Clearbrook Drive,

- (a) South $07^{\circ} 07' 40''$ East, 25.50 feet to a point in the projected southerly line of Clearbrook Drive; thence
- (b) North $82^{\circ} 52' 20''$ 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 feet, an arc length of 221.87 feet, a chord bearing of North $78^{\circ} 42' 20''$ East, and a chord length of 221.68 feet to a point; thence
- (d) Still along the southerly line of Clearbrook Drive, North $74^{\circ} 32' 20''$ East, 204.19 feet to a point; thence
- (e) North $15^{\circ} 27' 39''$ West, 51.00 feet to the aforesaid beginning point and running thence

1. North $74^{\circ} 32' 20''$ East, 110.26 feet to a point of curvature; thence
2. Along a curve to the right, having a radius of 625.50 feet, an arc length of 281.66 feet, a chord bearing of North $87^{\circ} 26' 20''$ East, and a chord length of 279.29 feet to a point of compound curvature; thence
3. Along a curve to the right, having a radius of 775.50 feet, an arc length of 1078.22 feet, a chord bearing of South $39^{\circ} 49' 50''$ East, and a chord length of 993.45 feet to a point; thence
4. Due West, 51.00 feet to a point; thence
5. South $32^{\circ} 41' 06''$ West, 243.44 feet to a point; thence
6. South $64^{\circ} 52' 20''$ West, 193.37 feet to a point; thence
7. South $85^{\circ} 48' 54''$ West, 123.30 feet to a point; thence
8. North $57^{\circ} 49' 44''$ West, 73.25 feet to a point; thence
9. North $35^{\circ} 55' 43''$ West, 116.07 feet to a point; thence
10. South $82^{\circ} 52' 20''$ West, 311.86 feet to a point; thence
11. South $01^{\circ} 20' 34''$ East, 197.36 feet to a point; thence
12. South $42^{\circ} 50' 29''$ West, 134.83 feet to a point; thence

13. South 80° 15' 17" West, 258.89 feet to a point; thence
14. South 47° 23' 49" West, 126.49 feet to a point; thence
15. North 02° 23' 49" East, 134.72 feet to a point; thence
16. North 36° 07' 40" West, 139.75 feet to a point; thence
17. North 07° 07' 40" West, 109.22 feet to a point; thence
18. South 82° 52' 20" West, 4.00 feet to a point; thence
19. North 07° 07' 40" West, 180.00 feet to a point; thence
20. North 82° 52' 20" East, 91.50 feet to a point of curvature; thence
21. Along a curve to the right, having a radius of 24.50 feet, an arc length of 38.48 feet, a chord bearing of South 52° 07' 40" East, and a chord length of 34.65 feet to a point; thence
22. North 82° 52' 20" East, 29.00 feet to a point; thence
23. North 07° 07' 40" West, 178.00 feet to a point of curvature; thence
24. Along a curve to the right, having a radius of 24.50 feet, an arc length of 38.48 feet, a chord bearing of North 37° 52' 20" East, and a chord length of 34.65 feet to a point of tangency; thence
25. North 82° 52' 20" East, 197.00 feet to a point of curvature; thence
26. Along a curve to the right, having a radius of 24.50 feet, an arc length of 38.48 feet, a chord bearing of South 52° 07' 40" East, and a chord length of 34.65 feet to a point; thence
27. North 82° 52' 20" East, 29.00 feet to a point; thence
28. Along a curve, having a radius of 24.50 feet, an arc length of 38.48 feet, a chord bearing of North 37° 52' 20" East, and a chord length of 34.65 feet to a point of tangency; thence
29. North 82° 52' 20" East, 101.38 feet to a point; thence
30. North 07° 07' 40" West, 138.75 feet to a point; thence
31. South 82° 52' 20" West, 7.83 feet to a point; thence
32. North 07° 07' 40" West, 109.75 feet to a point; thence
33. North 82° 52' 20" East, 36.45 feet to a point; thence
34. North 07° 07' 40" West, 144.50 feet to a point; thence
35. North 15° 27' 39" West, 183.15 feet to the point of BEGINNING.

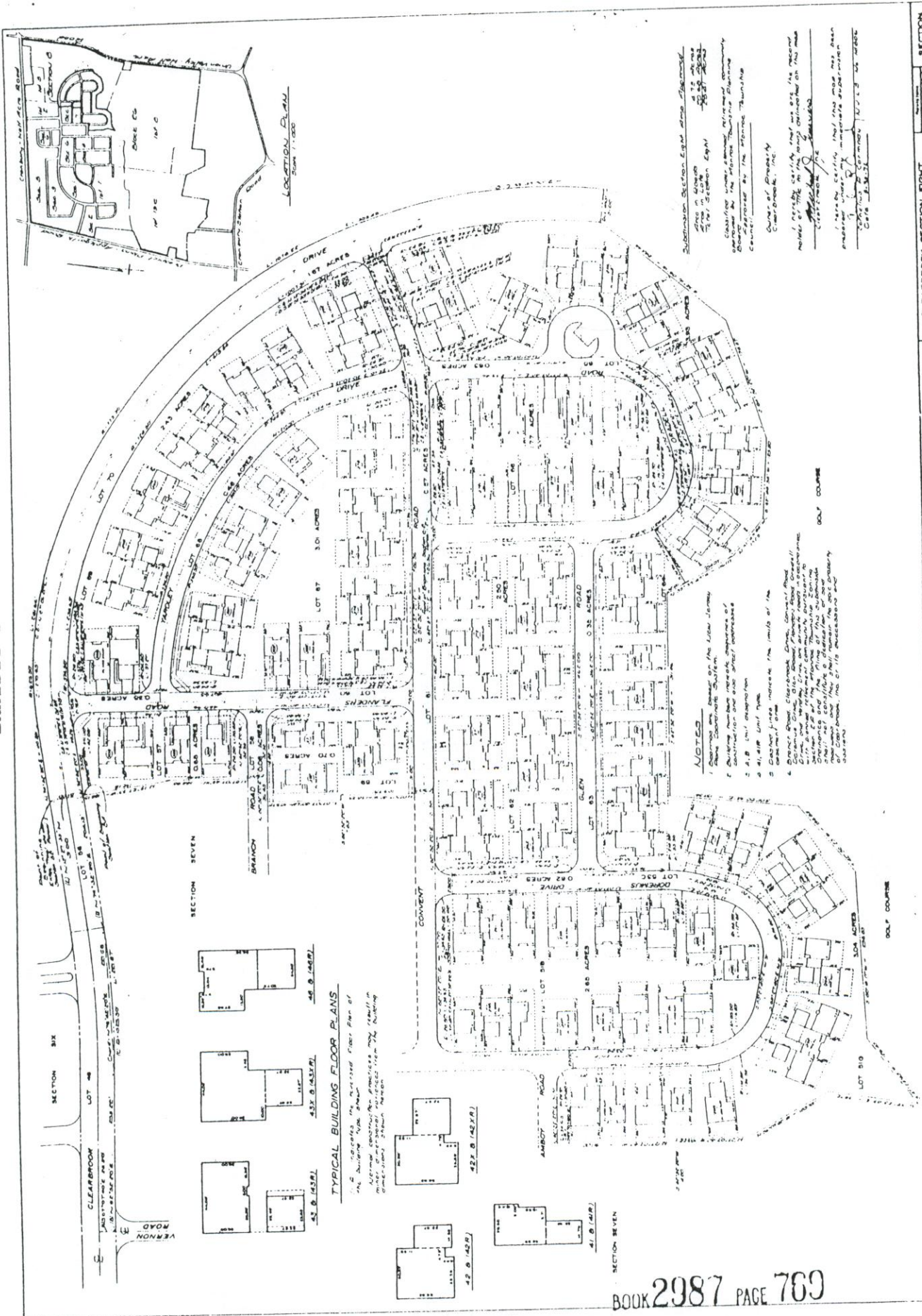
CONTAINS 25.41 Acres.

SAID property being known and designated as Section 8 of the "Subdivision of Clearbrook". Also known as Block 26, Lots 51B, 51G, 53C, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69 and 70 as shown on the Monroe Township Tax Map.

BEING known as Section 8 as shown on a certain map entitled "Subdivision of Clearbrook, Tract Map of Section 8, Hampton Village, a Planned Retirement Community by Clearbrook, Inc. situated in Monroe Township, Middlesex County, New Jersey, Scale 1"=50', dated September 30, 1976, revised October 18, 1976, 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 Vernon Road and 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.

EXHIBIT B



Subdivision Section Eight along...
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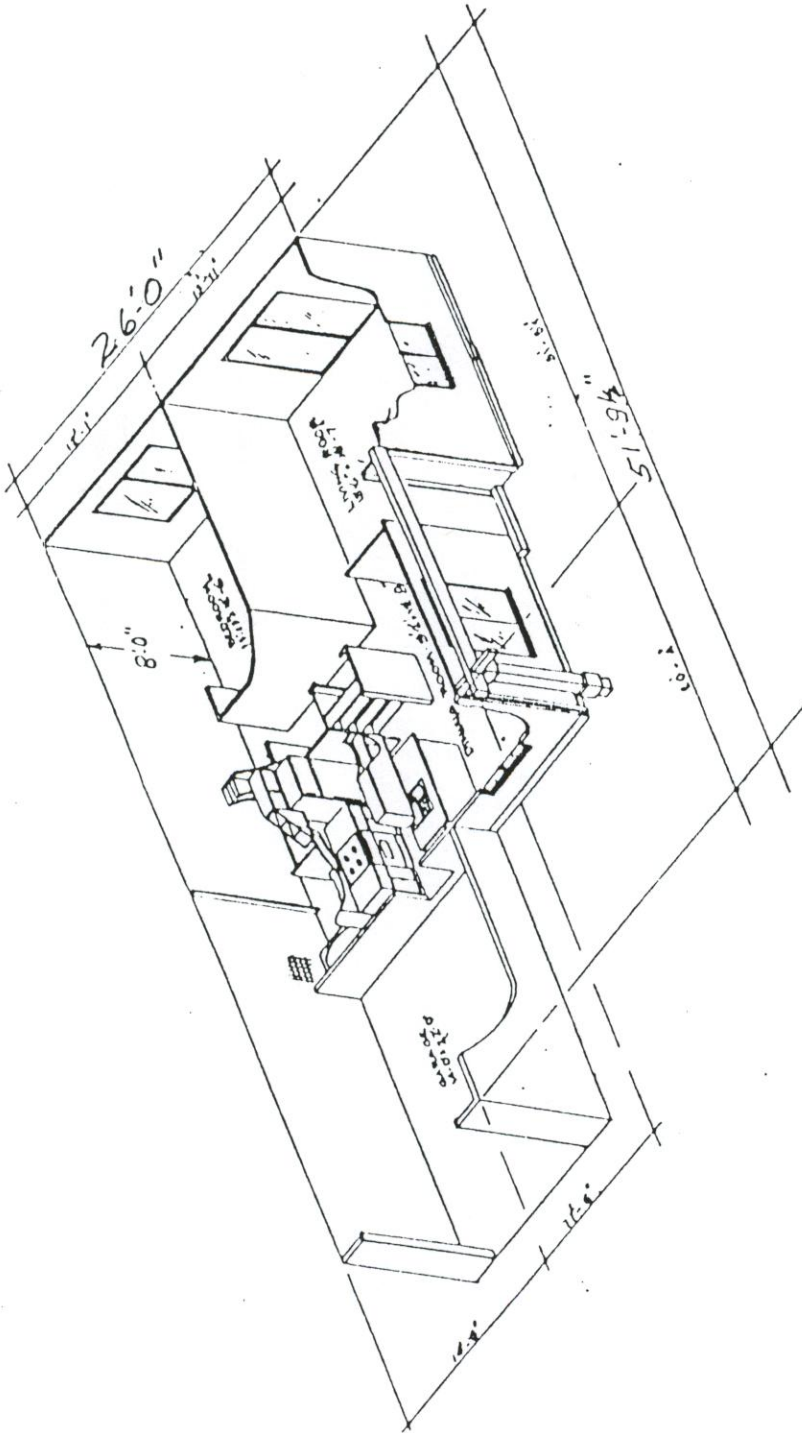
CLEARBROOK
 LYNN, CARMODY & DOMBROWSKI
 CONSULTING ENGINEERS LAND SURVEYORS - PLANNERS
 348 KLEIN TERRACE EAST BRIDGE TOWN, N.J.

**CLEARBROOK SECTION EIGHT
 HAMPTON VILLAGE CONDOMINIUM
 SURVEY AND EASEMENTS**

PROJECT NO. 88-001
 SHEET NO. 1 OF 1

SECTION 8
 DWG. NO. 88-001-01

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.

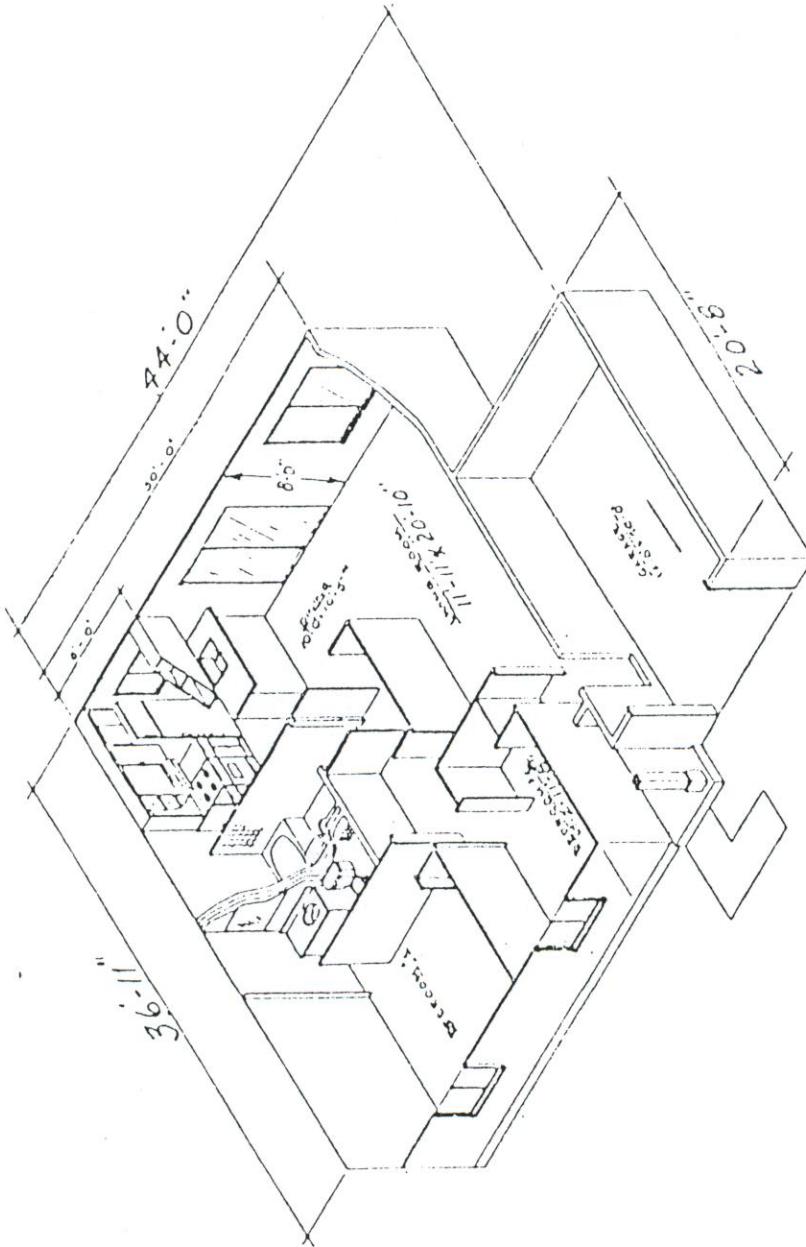
NOTE:
 ROOM SIZES SHOWN ARE APPROXIMATE ONLY.
 NORMAL CONSTRUCTION PRACTICES MAY RESULT
 IN MINOR DIMENSIONAL VARIATIONS.

THREE-DIMENSIONAL VIEW OF TYPICAL
 ONE BEDROOM EVERGLADE APARTMENT

R=Reversed Floor Plan

UNIT: EVERGLADE-4I

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.

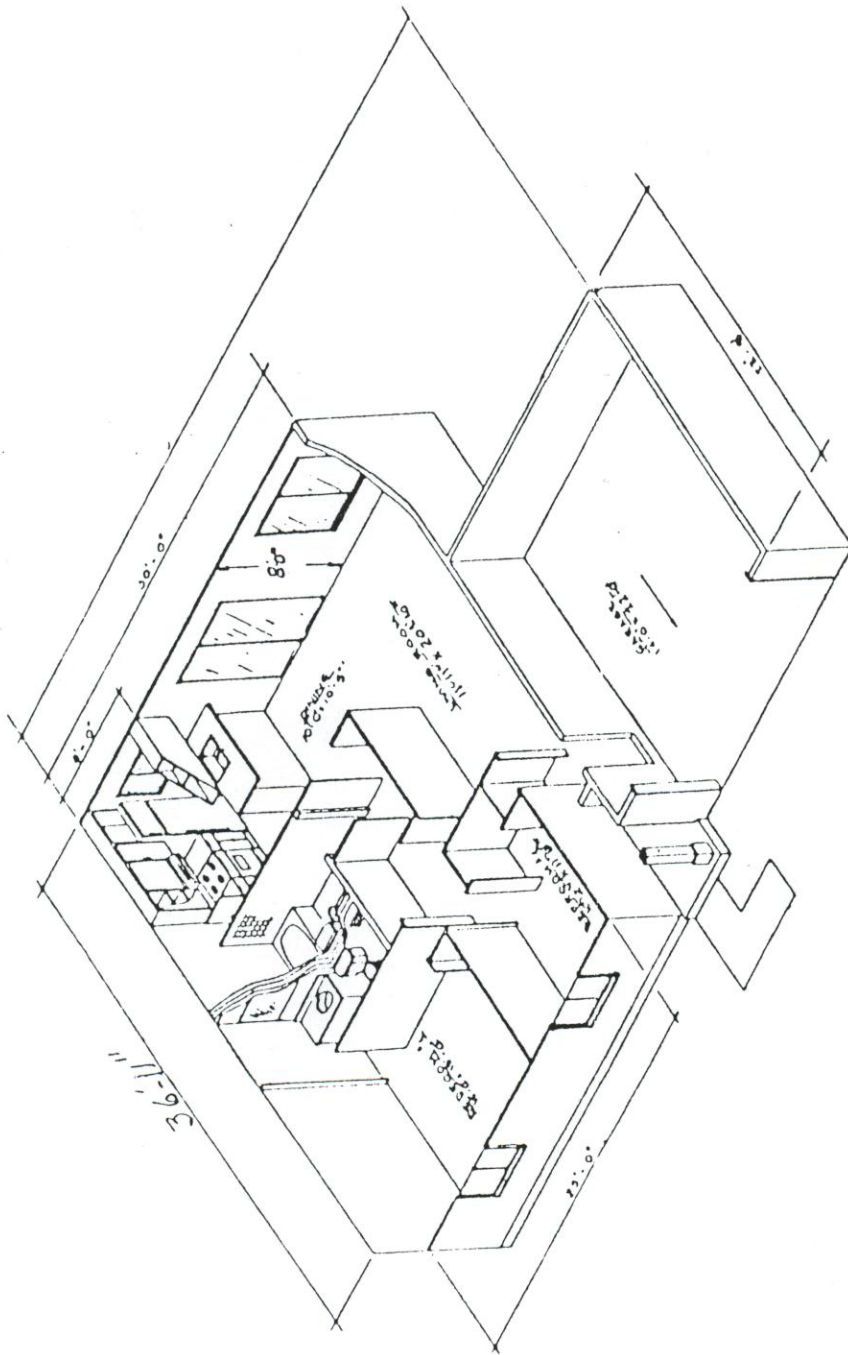
NOTE:
 ROOM SIZES SHOWN ARE APPROXIMATE ONLY
 NORMAL CONSTRUCTION PRACTICES MAY RESULT
 IN MINOR DIMENSIONAL VARIATIONS

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

UNIT: TIMBERLINE-42

R=Reversed Floor Plan

EXHIBIT D-3



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

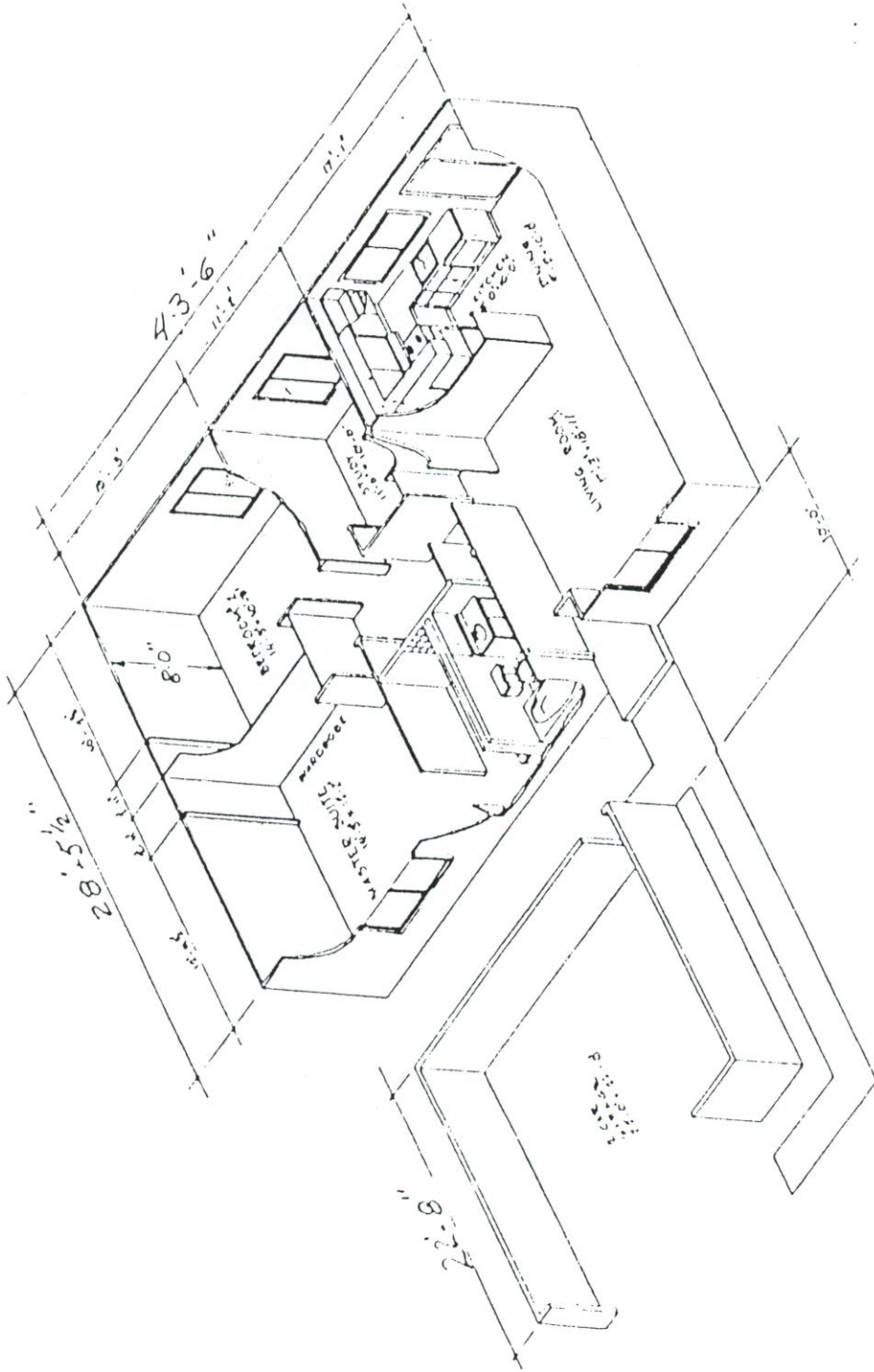
ROOM SIZES SHOWN ARE APPROXIMATE ONLY.
 NORMAL CONSTRUCTION PRACTICES MAY RESULT
 IN MINOR DIMENSIONAL VARIATIONS.

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

R=Reversed Floor Plan

UNIT: TIMBERLINE-42X

EXHIBIT D-4



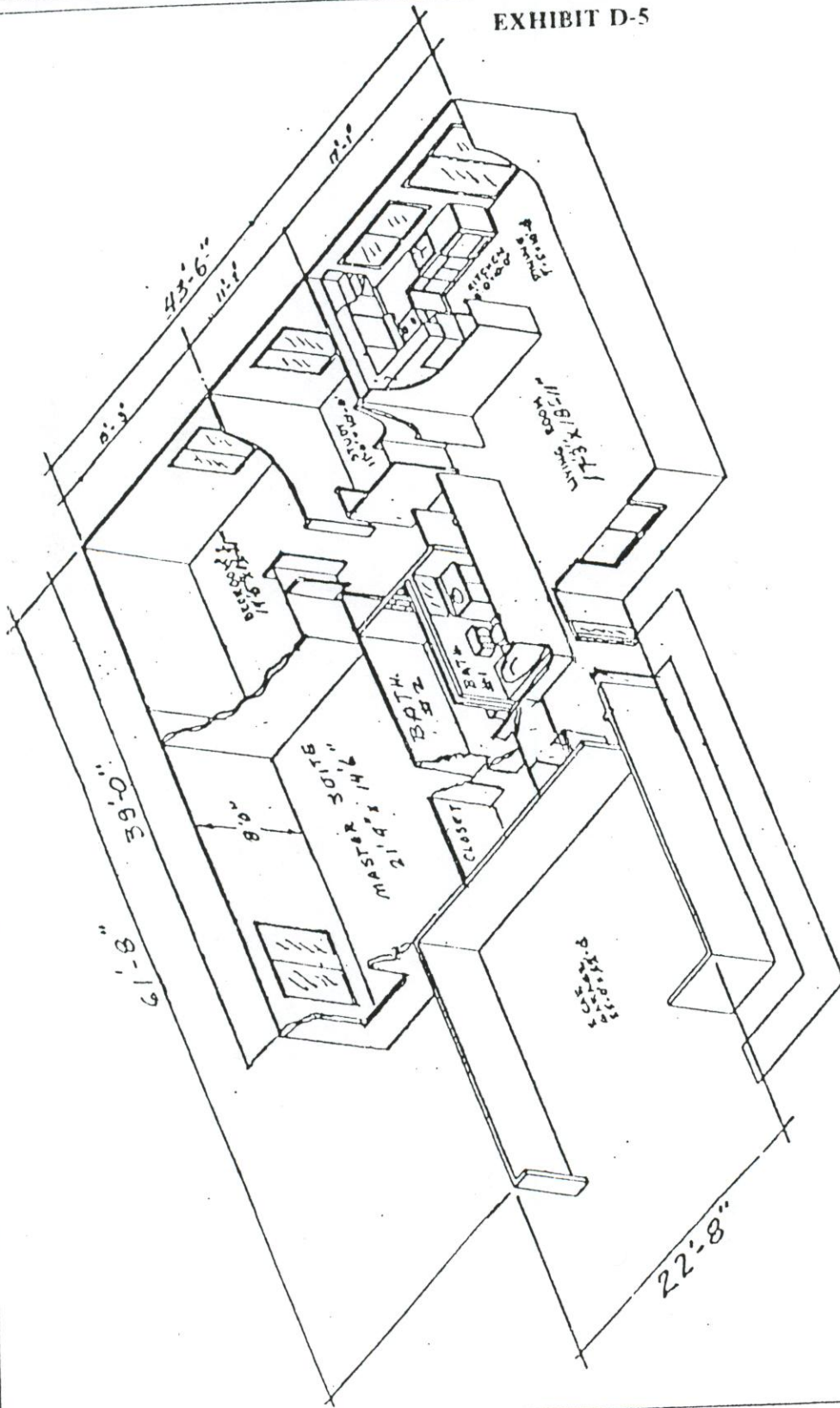
Each Unit generally consists of all space within the area of the dwelling unit and garage bounded by the interior, unfinished and unpainted surfaces of the exterior walls, the first floor and ceiling of the building, as more particularly described in the Master Deed.

THREE-DIMENSIONAL VIEW OF TYPICAL
THREE-BEDROOM, BRAEBURNE APARTMENT

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

UNIT: BRAEBURNE-43

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:

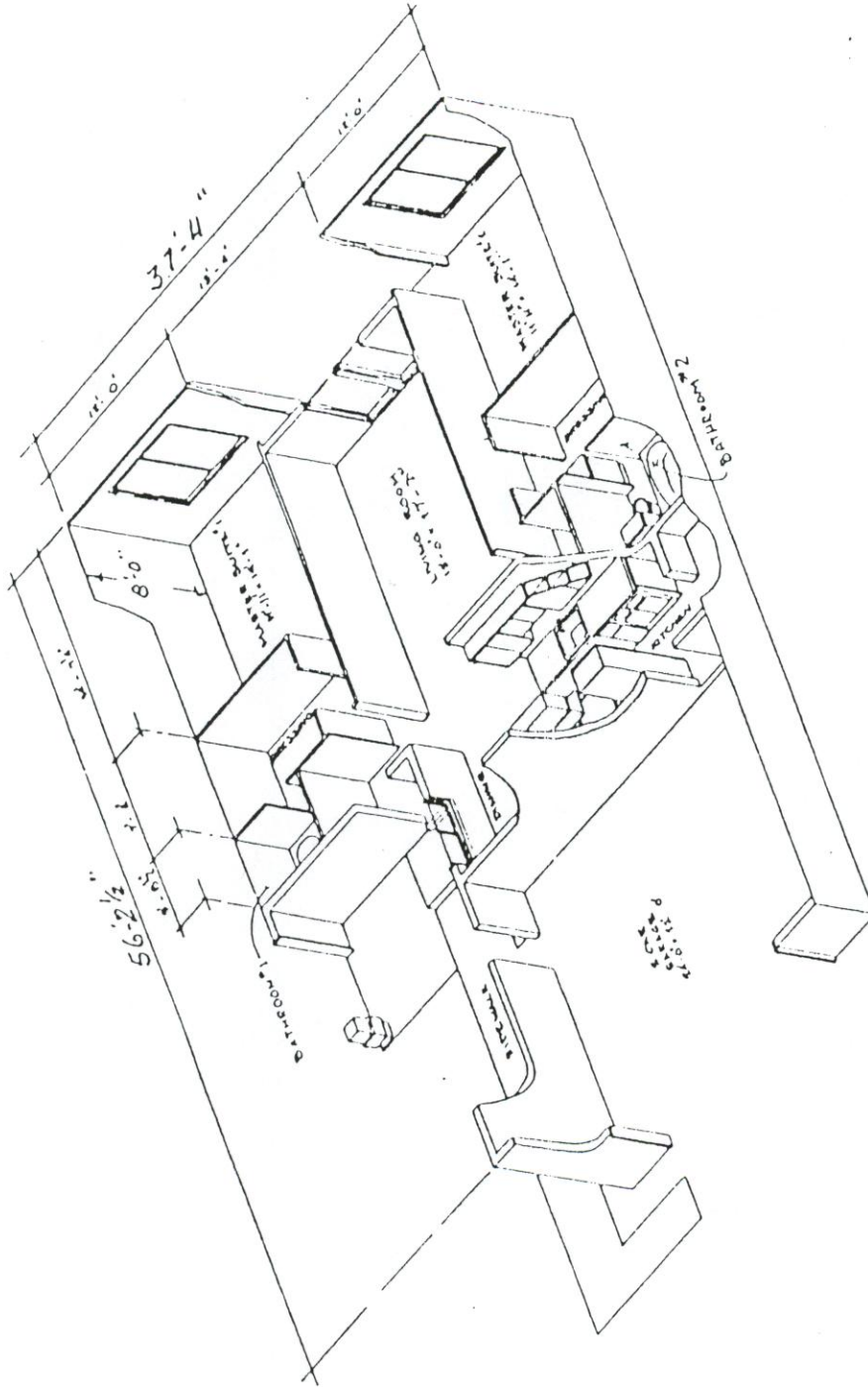
ROOM SIZES SHOWN ARE APPROXIMATE ONLY.
 NORMAL CONSTRUCTION PRACTICES MAY RESULT
 IN MINOR DIMENSIONAL VARIATIONS.

THREE-DIMENSIONAL VIEW OF TYPICAL
 THREE-BEDROOM, EXCELSIOR APARTMENT

UNIT: EXCELSIOR-43X

R = Reversed Floor Plan

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.

NOTE

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

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

UNIT: MASTER LODGE-46

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

Bldg. Apt. No. Des.	Unit Type	Initial Sales Price	% Int.	Bldg. No.	Apt. Des.	Unit Type	Initial Sales Price	% Int.	
240	A	Braeburne	52,000	.7539	257	A	Braeburne	52,000	.7539
240	B	Master Lodge	50,000	.7250	257	B	Timberline	47,000	.6815
241	A	Master Lodge	50,000	.7250	257	C	Master Lodge	50,000	.7250
242	A	Excelstior	60,000	.8699	258	A	Master Lodge	50,000	.7250
243	A	Timberline	47,000	.6815	258	B	Timberline	47,000	.6815
244	B	Braeburne	52,000	.7539	258	C	Braeburne	52,000	.7539
245	C	Everglade	40,000	.5800	259	A	Excelstior	60,000	.8699
246	A	Master Lodge	50,000	.7250	260	A	Everglade	40,000	.5800
246	B	Braeburne	52,000	.7539	260	B	Braeburne	52,000	.7539
247	A	Timberline II	49,000	.7103	260	C	Timberline	47,000	.6815
248	A	Timberline	47,000	.6815	260	D	Master Lodge	50,000	.7250
248	B	Braeburne	52,000	.7539	261	A	Master Lodge	50,000	.7250
249	A	Timberline	47,000	.6815	261	B	Timberline	47,000	.6815
249	B	Braeburne	52,000	.7539	261	C	Braeburne	52,000	.7539
250	A	Excelstior	60,000	.8699	262	A	Master Lodge	50,000	.7250
251	A	Master Lodge	50,000	.7250	263	A	Braeburne	52,000	.7539
251	B	Braeburne	52,000	.7539	263	B	Timberline	47,000	.6815
252	A	Braeburne	52,000	.7539	264	A	Excelstior	60,000	.8699
252	B	Master Lodge	50,000	.7250	265	A	Braeburne	52,000	.7539
252	C	Braeburne	52,000	.7539	265	B	Timberline	47,000	.6815
253	A	Timberline II	49,000	.7103	265	C	Master Lodge	50,000	.7250
254	A	Timberline	47,000	.6815	266	A	Master Lodge	50,000	.7250
254	B	Braeburne	52,000	.7539	267	B	Braeburne	52,000	.7539
255	A	Excelstior	60,000	.8699	267	C	Master Lodge	50,000	.7250
255	B	Braeburne	52,000	.7539	268	A	Master Lodge	50,000	.7250
256	A	Master Lodge	50,000	.7250	268	B	Timberline	47,000	.6815
256	C	Braeburne	52,000	.7539	268	C	Braeburne	52,000	.7539

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

2057 of 806

Blkg. No.	Apt. Desc.	Unit Type	Initial Sales Price	% Int.	Blkg. No.	Apt. Desc.	Unit Type	Initial Sales Price	% Int.
269	A	Braeburne	52,000	.7539	280	B	Timberline	47,000	.6815
269	B	Timberline	47,000	.6815	281	A	Timberline II	49,000	.7103
269	C	Master Lodge	50,000	.7250	282	A	Master Lodge	50,000	.7250
270	A	Braeburne	52,000	.7539	282	B	Excelsior	60,000	.8699
270	B	Timberline	47,000	.6815	283	A	Master Lodge	50,000	.7250
270	C	Master Lodge	50,000	.7250	283	B	Timberline	47,000	.6815
271	A	Braeburne	52,000	.7539	283	C	Braeburne	52,000	.7539
271	B	Master Lodge	50,000	.7250	284	A	Timberline	47,000	.6815
272	A	Braeburne	52,000	.7539	284	B	Excelsior	60,000	.8699
272	B	Timberline	47,000	.6815	285	A	Master Lodge	50,000	.7250
272	C	Master Lodge	50,000	.7250	285	B	Timberline	47,000	.6815
273	A	Master Lodge	50,000	.7250	285	C	Braeburne	52,000	.7539
273	B	Timberline	47,000	.6815	286	A	Braeburne	52,000	.7539
274	A	Master Lodge	50,000	.7250	286	B	Timberline	47,000	.6815
274	B	Timberline	47,000	.6815	286	C	Master Lodge	50,000	.7250
274	C	Braeburne	52,000	.7539	287	A	Braeburne	52,000	.7539
275	D	Everglade	40,000	.5800	287	B	Timberline	47,000	.6815
275	A	Braeburne	52,000	.7539	288	A	Braeburne	52,000	.7539
275	B	Timberline	47,000	.6815	288	B	Timberline	47,000	.6815
275	C	Master Lodge	50,000	.7250	288	C	Master Lodge	50,000	.7250
276	A	Excelsior	60,000	.8699	289	A	Timberline	47,000	.6815
277	A	Master Lodge	50,000	.7250	289	B	Braeburne	52,000	.7539
278	A	Master Lodge	50,000	.7250	290	A	Braeburne	52,000	.7539
278	B	Timberline II	49,000	.7103	290	B	Timberline	47,000	.6815
279	A	Excelsior	60,000	.8699	291	A	Excelsior	60,000	.8699
279	B	Master Lodge	50,000	.7250	292	A	Master Lodge	50,000	.7250
280	A	Excelsior	60,000	.8699	292	B	Timberline	47,000	.6815

EXHIBIT C
 Schedule of Initial Sales Price and
 Percentage (%) of Interest on Common Elements

Bldg. No.	Apt. Des.	Unit Type	Initial Sales Price	% Int.	Bldg. No.	Apt. Des.	Unit Type	Initial Sales Price	% Int.
292	C	Braeburne	52,000	.7539	296	B	Master Lodge	50,000	.7250
293	A	Master Lodge	50,000	.7250					
293	B	Timberline	47,000	.6815					
293	C	Braeburne	52,000	.7539					
294	A	Timberline II	49,000	.7103					
295	A	Master Lodge	50,000	.7250					
295	B	Timberline	47,000	.6815					
295	C	Braeburne	52,000	.7539					
295	A	Excelsior	60,000	.8699					
297	A	Master Lodge	50,000	.7250					
297	B	Excelsior	60,000	.8699					
298	A	Timberline	47,000	.6815					
298	B	Braeburne	52,000	.7539					
298	C	Everglade	40,000	.5800					
299	A	Master Lodge	50,000	.7250					
299	B	Timberline	47,000	.6815					
299	C	Braeburne	52,000	.7539					
300	A	Master Lodge	50,000	.7250					
300	B	Excelsior	60,000	.8699					
301	A	Braeburne	52,000	.7539					
301	B	Timberline	47,000	.6815					
301	C	Master Lodge	50,000	.7250					
302	A	Master Lodge	50,000	.7250					
303	A	Excelsior	60,000	.8699					
304	A	Excelsior	60,000	.8699					
305	A	Master Lodge	50,000	.7250					
306	A	Braeburne	52,000	.7539					

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BOOK 2937 PAGE 738

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1977 JUL 20 PM 2:19

BOOK 2937 PAGE 738
FRANK SCHATZMAN
CLERK

MASTER DEED

for

CLEARBROOK HAMPTON VILLAGE,
a Condominium, Section No. 8

DATED: May 9th, 1977

RECORD & RETURN TO:

ARTHUR L. PHILLIPS, Esq.
87 Bayard Street
P.O. Box 724
New Brunswick, New Jersey 08903
Atty Trust Acct. #01860

5/25/77
APX





MIDDLESEX COUNTY CLERK

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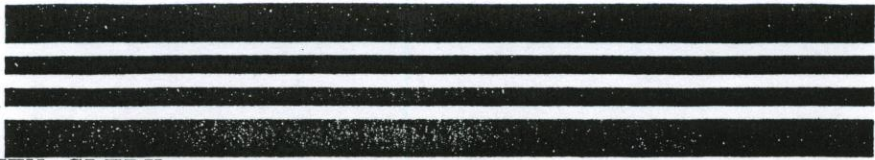
CLEARBROOK, A CONDOMINIUM, SECTI
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MIDDLESEX COUNTY CLERK

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STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

ELAINE FLYNN
COUNTY CLERK

