

Section 1 Master Deed

BOOK 2785 PAGE 724

ORIGINAL

MASTER DEED

THIS MASTER DEED, made this 20<sup>th</sup> day of September 1972, 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 103 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. 1 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. 1, 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 One Condominium, Survey and

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Recd 9-27-72

Easements situated in Monroe Township, Middlesex County, New Jersey" prepared by Porter and Ripa Associates, Inc., Engineering - Planning - Architecture, Morristown, New Jersey, on March 10, 1972 , and attached hereto as Exhibit "B" and made a part hereof.

2. The Condominium will contain 40 buildings, containing units as shown on that certain plot, entitled "Clearbrook Section One Condominium Building Location Plat Situated in Monroe Township, Middlesex County, New Jersey" prepared by Porter and Ripa Associates, Inc., Engineering - Planning - Architecture, Morristown, New Jersey on March 10, 1972 , and attached hereto as Exhibit "C" and made a part hereof, it includes all rights, roads, water, privileges and appurtenances thereto belonging or appertaining. Said buildings will each have a separate numerical designation and each 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

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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 appliances, 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 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 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 103

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 telephones, 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. 1 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 acquiescence 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. 1, 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. 1 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 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. 1 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. 1 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:

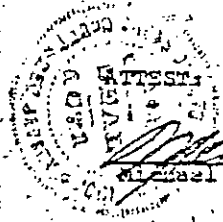
1. Exhibit A Metes and bounds description of Condominium consisting of 19 pages
2. Exhibit B Map known as "Clearbrook Section One Condominium, Survey and Easements situated in Monroe Township, Middlesex County, New Jersey"

- 3. Exhibit C Plat known as "Clearbrook Section One Condominium, Building Location Plat 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. 1 dated September 20, 1972, consisting of 28 pages.
- 6. Exhibit F By-Laws of Clearbrook Community Association, dated September 2, 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 Cross, President  
Aaron Cross, President



Michael Guerrero  
Michael Guerrero, Secretary





CLEARBROOK, SECTION 1  
DESCRIPTION OF PROPERTY

FOR  
PARCEL 1-A

AARON CROSS CONSTRUCTION COMPANY, INC.,  
a corporation of the State of New Jersey

TOWNSHIP OF MONROE  
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

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

Parcel 1-A

Beginning at the point of intersection of the centerline of Cranbury-Half Acre Road with the centerline of Applegarth Road, as said roadway right-of-way lines are at present established, and from said point of beginning running; S 5° 37' 06" W a distance of 1,107.33 feet along the said centerline of Applegarth Road to a point, Thence crossing Applegarth Road S 84° 23' 00" E a distance of 55.00 feet to a point on a curve; Thence continuing along said curve to the southeast having a radius of 49.50 feet, a distance of 46.57 feet and a long chord length of 44.87 feet on a bearing of S 57° 25' 44" E to a point of tangency; Thence S 84° 23' 00" E, a distance of 351.61 feet to a point of curvature; Thence continuing along on a curve to the left having a radius of 2,121.50 feet, a distance of 206.46 feet to a point of tangency; Thence S 89° 57' 33" E a distance of 54.10 feet to a point of curvature; Thence continuing along on a curve to the left having a radius of 24.50 feet, a distance of 36.71 feet and a long chord length of 33.37 feet on a bearing of N 47° 07' 10" E to a point, said point being in the westerly R.O.W. line of Clearbrook Drive; Thence along said R.O.W. line on a curve to the south and east having a radius of 775.50 feet, a distance of 184.64 feet and having a long chord length of 184.20 feet on a bearing of S 2° 37' 20" E, to a point of tangency; Thence continuing along said R.O.W. line S 9° 26' 34" E a distance of 148.00 feet to a point; Thence N 80° 33' 26" E a distance of 51.00 feet to a point, said point being in the easterly R.O.W. line of the aforementioned Clearbrook Drive; Thence along the easterly R.O.W. line N 9° 26' 34" W a distance of 78.00 feet to a point, said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel 1-A, more fully described as follows:

- (1) Continuing along the said easterly R.O.W. line of Clearbrook Drive N 9° 26' 34" W a distance of 70.00 feet to a point of curvature;
- Thence (2) Continuing along the said easterly, southeasterly and southerly R.O.W. line on a curve to the right having a radius of 724.50 feet; a distance of 1,167.32 feet and having a long chord length of 1,045.06 feet on a bearing of N 36° 42' 53" E to a point of tangency;
- Thence (3) N 82° 52' 20" E a distance of 85.00 feet to a point of curvature; said point also being in the westerly R.O.W. line of Pitman Road;
- Thence (4) Continuing along said R.O.W. line on a curve to the right having a radius of 24.50 feet, a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing of S 52° 07' 40" E, to a point of tangency;
- Thence (5) S 7° 07' 40" E a distance of 291.00 feet to a point of curvature;
- Thence (6) Continuing on a curve to the right having a radius of 24.50 feet, a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing of S 37° 52' 20" W to a point of tangency; said point being in the northerly R.O.W. line of Belmar Road;

- Thence (7) Along the said northerly R. O. W. line of Belmar Road S  $82^{\circ} 52' 20''$  W a distance of 81.00 feet to a point of curvature;
- Thence (8) Continuing on a curve to the left having a radius of 284.50 feet a distance of 361.47 feet and having a long chord length of 337.64 feet on a bearing of S  $46^{\circ} 28' 28.5''$  W to a point of tangency;
- Thence (9) S  $10^{\circ} 04' 33''$  W a distance of 224.49 feet to a point of curvature;
- Thence (10) Continuing on a curve to the right having a radius of 115.50 feet a distance of 142.08 feet and having a long chord length of 133.24 feet on a bearing of S  $45^{\circ} 18' 59.5''$  W to a point of tangency;
- Thence (11) S  $80^{\circ} 33' 26''$  W a distance of 276.00 feet to a point of curvature;
- Thence (12) Continuing on a curve to the right having a radius of 24.50 feet a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing of N  $34^{\circ} 26' 34''$  W to a point of tangency, said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel 1-A.

Containing 9.37 Acres, more or less.

Being known as Parcel 1-A as shown on a map entitled "Subdivision of Clearbrook, Tract Map of Section 1, A Planned Retirement Community, by Aaron Cross Construction Company, Inc., Situated in the Township of Monroe-Middlesex County, New Jersey, Scale: As Shown, Date: February 4, 1972, Porter and Ripa Associates, Inc., Engineering-Planning-Architecture, Morristown, New Jersey."

*Henry E. Reynolds, Jr.*  
 Henry E. Reynolds, Jr. L. E. --- N. J. Lic. No. 14820

CLEARBROOK, SECTION 1  
DESCRIPTION OF PROPERTY  
FOR  
PARCEL 1 - B

AARON CROSS CONSTRUCTION COMPANY, INC.,  
a corporation of the State of New Jersey

TOWNSHIP OF MONROE  
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

All that certain tract or parcel of land 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 the point of intersection of the centerline of Cranbury-Half Acre Road with the centerline of Applegarth Road, as said roadway right-of-way lines are at present established, and from said point of beginning running; S 5° 37' 06" W a distance of 1,107.33 feet along the said centerline of Applegarth Road to a point; Thence crossing Applegarth Road S 84° 23' 00" E a distance of 55.00 feet to a point on a curve; Thence continuing along said curve to the southeast having a radius of 49.50 feet, a distance of 46.57 feet and a long chord length of 44.87 feet on a bearing of S 57° 25' 44" E to a point of tangency; Thence S 84° 23' 00" E, a distance of 351.61 feet to a point of curvature; Thence continuing along on a curve to the left having a radius of 2,121.50 feet, a distance of 206.46 feet to a point of tangency; Thence S 89° 57' 33" E a distance of 54.10 feet to a point of curvature; Thence continuing along on a curve to the left having a radius of 24.50 feet, a distance of 36.71 feet and a long chord length of 33.37 feet on a bearing of N 47° 07' 10" E to a point, said point being in the westerly R.O.W. line of Clearbrook Drive; Thence along said R.O.W. line on a curve to the south and east having a radius of 775.50 feet, a distance of 184.64 feet and having a long chord length of 184.20 feet on a bearing of S 2° 37' 20" E, to a point of tangency; Thence continuing along said R.O.W. line S 9° 26' 34" E a distance of 148.00 feet to a point; Thence N 80° 33' 26" E, a distance of 51.00 feet to a point, said point being the intersection of the easterly R.O.W. line of the aforementioned Clearbrook Drive with the southerly R.O.W. line of Belmar Road, said point also being a point of curvature for the following course; Thence continuing along the southerly R.O.W. line of Belmar Road on a curve to the right having a radius of 24.50 feet, a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing of N 35° 33' 26" E to a point of tangency; Thence continuing along said R.O.W. line N 80° 33' 26" E a distance of 276.00 feet to a point of curvature; Thence continuing along said R.O.W. line on a curve to the left having a radius of 144.50 feet, a distance of 177.75 feet and having a long chord length of 166.76 feet on a bearing of N 45° 18' 59.5" E to a point of tangency; Thence N 10° 04' 33" E a distance of 56.00 feet to a point; said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel 1-B, more fully described as follows:

- (1) Continuing along the easterly R.O.W. line of Belmar Road N 10° 04' 33" E a distance of 168.49 feet to a point of curvature;
- Thence (2) Continuing on a curve to the right having a radius of 255.50 feet, a distance of 324.62 feet and having a long chord length of 303.22 feet on a bearing of N 46° 28' 26.5" E to a point of tangency;
- Thence (3) N 32° 52' 20" E a distance of 171.00 feet to a point of curvature; said point also being the westerly R.O.W. line of Haddon Road;
- Thence (4) Continuing along said R.O.W. line on a curve to the right having a radius of 24.50 feet and a distance of 38.48 feet; and having a long chord length of 34.65 feet on a bearing of S 52° 07' 40" E to a point of tangency;
- Thence (5) S 7° 07' 40" E a distance of 276.00 feet to a point of curvature;

Thence (6) Continuing on a curve to the right having a radius of 115.50 feet, a distance of 181.43 feet and having a long chord length of 163.34 feet on a bearing of S 37° 52' 20" W to a point of tangency; said point also being in the northerly R.O.W. line of Haddon Road;

Thence (7) Continuing along said R.O.W. line S 82° 52' 20" W a distance of 140.71 feet to a point of curvature;

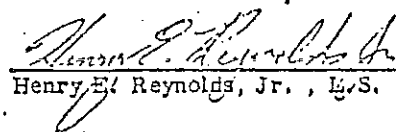
Thence (8) Continuing on a curve to the right having a radius of 485.50 feet a distance of 145.77 feet and having a long chord length of 145.23 feet on a bearing of N 88° 31' 33.5" W to a point of tangency;

Thence (9) N 79° 55' 27" W a distance of 76.89 feet to a point of curvature;

Thence (10) Continuing on a curve to the right having a radius of 24.50 feet a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing of N 34° 55' 27" W to a point, said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel 1-B.

Containing 3.94 Acres, more or less.

Being known as Parcel 1-B as shown on a map entitled "Subdivision of Clearbrook, Tract Map of Section 1, A Planned Retirement Community by Aaron Cross Construction Company, Inc., Situated in the Township of Monroe-Middlesex County, New Jersey, Scale: As Shown, Date: February 4, 1972, Porter and Ripa Associates, Inc., Engineering-Planning-Architecture, Morristown, New Jersey."



Henry E. Reynolds, Jr., L.S. --- N. J. Lic. No. 14820



CLEARBROOK, SECTION 1

DESCRIPTION OF PROPERTY

FOR

PARCEL 1-C

AARON CROSS CONSTRUCTION COMPANY, INC.,  
a corporation of the State of New Jersey

TOWNSHIP OF MONROE

COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

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

Parcel 1-C

Beginning at the point of intersection of the centerline of Cranbury-Half Acre Road with the centerline of Applegarth Road, as said roadway right-of-way lines are at present established, and from said point of beginning running; S 5° 37' 06" W a distance of 1,107.33 feet along the said centerline of Applegarth Road to a point; Thence crossing Applegarth Road S 84° 23' 00" E a distance of 55.00 feet to a point on a curve; Thence continuing along said curve to the southeast having a radius of 49.50 feet, a distance of 46.57 feet and a long chord length of 44.87 feet on a bearing of S 57° 25' 44" E to a point of tangency; Thence S 84° 23' 00" E a distance of 351.61 feet to a point of curvature; Thence continuing along on a curve to the left having a radius of 2,121.50 feet, a distance of 206.46 feet to a point of tangency; Thence S 89° 57' 33" E a distance of 54.10 feet to a point of curvature; Thence continuing along on a curve to the left having a radius of 24.50 feet, a distance of 36.71 feet and a long chord length of 33.37 feet on a bearing of N 47° 07' 10" E to a point, said point being in the westerly R.O.W. line of Clearbrook Drive; Thence along said R.O.W. line on a curve to the south and east having a radius of 775.50 feet, a distance of 184.64 feet and having a long chord length of 184.20 feet on a bearing of S 2° 37' 20" E, to a point of tangency; Thence continuing along said R.O.W. line S 9° 26' 34" E, a distance of 148.00 feet to a point; Thence N 80° 33' 26" E, a distance of 51.00 feet to a point, said point being the intersection of the easterly R.O.W. line of the aforementioned Clearbrook Drive with the southerly R.O.W. line of Belmar Road, said point also being a point of curvature for the following course; Thence continuing along the southerly R.O.W. line of Belmar Road on a curve to the right having a radius of 24.50 feet, a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing of N 35° 33' 26" E, to a point of tangency, Thence continuing along said R.O.W. line N 80° 33' 26" E a distance of 276.00 feet to a point of curvature; Thence continuing along said R.O.W. line on a curve to the left having a radius of 144.50 feet a distance of 94.93 feet and having a long chord length of 93.23 feet on a bearing of N 61° 44' 12.5" E, to a point on curve; said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel I-C more fully described as follows:

- (1) Continuing along said R.O.W. line on a curve to the left having a radius of 144.50 feet, a distance of 63.96 feet and having a long chord length of 63.44 feet on a bearing of N 30° 14' 10" E to a point of reverse curvature;
- Thence (2) Continuing on a curve to the right having a radius of 24.50 feet, a distance of 35.29 feet and having a long chord length of 32.31 feet on a bearing of N 55° 04' 33" E; to a point of tangency;
- Thence (3) S 79° 55' 27" E a distance of 73.33 feet to a point of curvature;
- Thence (4) Continuing on a curve to the left having a radius of 514.50 feet, a distance of 154.48 feet and having a long chord length of 153.90 feet on a bearing of S 83° 31' 33.5" E to a point of tangency;
- Thence (5) N 82° 52' 20" E a distance of 140.71 feet to a point of curvature;

- Thence (6) Continuing on a curve to the left having a radius of 144.50 feet a distance of 65.02 feet and having a long chord length of 64.47 feet on a bearing of N 69° 58' 57" E; to a point on curve;
- Thence (7) S 32° 54' 26" E a distance of 67.50 feet to a point;
- Thence (8) S 7° 07' 40" E a distance of 60.00 feet to a point;
- Thence (9) S 82° 52' 20" W a distance of 145.00 feet to a point;
- Thence (10) S 7° 07' 40" E a distance of 4.00 feet to a point;
- Thence (11) S 82° 52' 20" W a distance of 176.00 feet to a point;
- Thence (12) N 47° 05' 01" W a distance of 33.00 feet to a point;
- Thence (13) S 82° 52' 20" W a distance of 129.00 feet to a point;
- Thence (14) N 47° 05' 01" W a distance of 88.30 feet to a point in the southeasterly R.O.W. line of Belmar Road; said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel 1-C, Section 1.

Containing 1.28 Acres, more or less.

Being known as Parcel 1-C, as shown on a map entitled "Subdivision of Clearbrook, Tract Map of Section 1, A Planned Retirement Community by Aaron Cross Construction Company, Inc., Situated in the Township of Monroe - Middlesex County, New Jersey, Scale: As shown, Date: February 4, 1972, Porter and Ripa Associates, Inc., Engineering-Planning-Architecture, Morristown, New Jersey."

Henry E. Reynolds, Jr., L. S. -- N. J. Lic. No. 14820

CLEARBROOK, SECTION 1  
DESCRIPTION OF PROPERTY

FOR

PARCEL BE-1

BELMAR ROAD

AARON CROSS CONSTRUCTION COMPANY, INC.,  
a corporation of the state of New Jersey

TOWNSHIP OF MONROE

COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

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

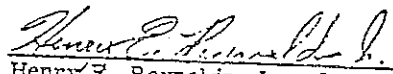
Beginning at the point of intersection of the centerline of Cranbury-Half Acre Road with the centerline of Applegarth Road, as said roadway right-of-way lines are at present established, and from said point of beginning running; S 5° 37' 06" W a distance of 1,107.33 feet along the said centerline of Applegarth Road to a point; Thence crossing Applegarth Road S 84° 23' 00" E a distance of 55.00 feet to a point on a curve; Thence continuing along said curve to the southeast having a radius of 49,50 feet, a distance of 46.57 feet and a long chord length of 44.87 feet on a bearing of S 57° 25' 44" E to a point of tangency; Thence S 84° 23' 00" E, a distance of 351.81 feet to a point of curvature; Thence continuing along on a curve to the left having a radius of 2,121.50 feet, a distance of 206.46 feet to a point of tangency; Thence S 89° 57' 33" E a distance of 54.10 feet to a point of curvature; Thence continuing along on a curve to the left having a radius of 24.50 feet, a distance of 36.71 feet and a long chord length of 33.37 feet on a bearing of N 47° 07' 10" E to a point, said point being in the westerly R.O.W. line of Clearbrook Drive; Thence along said R.O.W. line on a curve to the south and east having a radius of 775.50 feet, a distance of 184.64 feet and having a long chord length of 184.20 feet on a bearing of S 2° 37' 20" E, to a point of tangency; Thence continuing along said R.O.W. line S 9° 26' 34" E a distance of 148.00 feet to a point; Thence N 80° 33' 26" E a distance of 51.00 feet to a point, said point being in the easterly R.O.W. line of the aforementioned Clearbrook Drive, said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel BE-1, Belmar Road, more fully described as follows:

- (1) Continuing along the aforementioned R.O.W. line, said R.O.W. line being the westerly line of Belmar Road, N 9° 26' 34" W a distance of 78.00 feet to a point of curvature;
- Thence (2) Continuing on a curve to the south and east having a radius of 24.50 feet, a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing of S 54° 26' 34" E to a point of tangency; said point being in the northerly R.O.W. line of Belmar Road;
- Thence (3) Continuing along said R.O.W. line N 80° 33' 26" E a distance of 276.00 feet to a point of curvature;
- Thence (4) Continuing on a curve to the left having a radius of 115.50 feet, a distance of 142.08 feet and having a long chord length of 133.29 feet on a bearing of N 45° 18' 59.5" E, to a point of tangency;
- Thence (5) N 10° 04' 33" E a distance of 224.49 feet to a point of curvature;
- Thence (6) Continuing on a curve to the right having a radius of 284.50 feet, a distance of 361.47 feet and having a long chord length of 337.64 feet on a bearing of N 46° 28' 26.5" E, to a point of tangency;
- Thence (7) N 32° 52' 20" E a distance of 249.00 feet to a point;
- Thence (8) S 7° 07' 40" E a distance of 29.00 feet to a point; said point being in the southerly R.O.W. line of Belmar Road;

- Thence (9) Continuing along said R. O. W. line S 82° 52' 20" W a distance of 249.00 feet to a point of curvature;
- Thence (10) Continuing on a curve to the left having a radius of 255.50 feet, a distance of 324.62 feet and having a long chord length of 303.22 feet on a bearing of S 46° 28' 26.5" W to a point of tangency;
- Thence (11) S 10° 04' 33" W a distance of 224.49 feet to a point of curvature;
- Thence (12) Continuing on a curve to the right having a radius of 144.50 feet, a distance of 177.75 feet and having a long chord length of 166.76 feet on a bearing of S 45° 18' 59.5" W, to a point of tangency;
- Thence (13) S 30° 33' 26" W a distance of 276.00 feet to a point of curvature;
- Thence (14) Continuing on a curve to the west and south having a radius of 24.50 feet, a distance of 39.43 feet and having a long chord length of 34.65 feet on a bearing of S 35° 33' 26" W, to a point; said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel BE-1, Belmar Road.

Containing 0.86 Acres, more or less.

Being known as Parcel BE-1, Belmar Road as shown on a map entitled "Subdivision of Clearbrook, Tract Map of Section 1, A Planned Retirement Community by Aaron Cross Construction Company, Inc., Situated in the Township of Monroeville-Middlesex County, New Jersey, Scale: As Shown, Date: February 4, 1972, Porter and Ripa Associates, Inc., Engineering-Planning-Architecture, Morristown, New Jersey."

  
Henry E. Reynolds, Jr., L.S. --- N. J. Lic. No. 14820



CLEARBROOK, SECTION 1  
DESCRIPTION OF PROPERTY

FOR

PARCEL HA-1

HADDON ROAD

AARON CROSS CONSTRUCTION COMPANY, INC.,  
a corporation of the State of New Jersey

TOWNSHIP OF MONROE

COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

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

Parcel HA-1

Beginning at the point of intersection of the centerline of Cranbury-Half Acre Road with the centerline of Applegarth Road, as said roadway right-of-way lines are at present established, and from said point of beginning running; S 5° 37' 06" W a distance of 1,107.33 feet along the said centerline of Applegarth Road to a point; Thence crossing Applegarth Road S 84° 23' 00" E a distance of 55.00 feet to a point on a curve; Thence continuing along said curve to the southeast having a radius of 49.50 feet, a distance of 46.57 feet and a long chord length of 44.87 feet on a bearing of S 57° 25' 44" E to a point of tangency; Thence S 84° 23' 00" E, a distance of 351.61 feet to a point of curvature; Thence continuing along on a curve to the left having a radius of 2,121.50 feet, a distance of 206.46 feet to a point of tangency; Thence S 89° 57' 33" E a distance of 54.10 feet to a point of curvature; Thence continuing along on a curve to the left having a radius of 24.50 feet, a distance of 36.71 feet and a long chord length of 33.37 feet on a bearing of N 47° 07' 10" E to a point; said point being in the westerly R.O.W. line of Clearbrook Drive; Thence along said R.O.W. line on a curve to the south and east having a radius of 775.50 feet, a distance of 184.64 feet and having a long chord length of 184.20 feet on a bearing of S 2° 37' 20" E to a point of tangency; Thence continuing along said R.O.W. line S 9° 26' 34" E, a distance of 148.00 feet to a point; Thence N 80° 33' 25" E, a distance of 51.00 feet to a point, said point being the intersection of the Easterly R.O.W. line of the aforementioned Clearbrook Drive with the southerly R.O.W. line of Belmar Road, said point also being a point of curvature for the following course; Thence continuing along the southerly R.O.W. line of Belmar Road, on a curve to the north and east having a radius of 24.50 feet, a distance of 38.48 feet, and having a long chord length of 34.65 feet on a bearing of N 35° 33' 26" E, to a point of tangency; Thence continuing along said R.O.W. line N 80° 33' 26" E a distance of 276.00 feet to a point of curvature; Thence continuing along said R.O.W. line on a curve to the left having a radius of 144.50 feet, a distance of 158.89 feet and having a long chord length of 151.01 feet on a bearing of N 49° 03' 23.5" E, to a point on curve, said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel HA-1, Haddon Road, more fully described as follows:

- (1) Continuing along the aforementioned R.O.W. line of Belmar Road on a curve to the left having a radius of 144.50 feet, a distance of 18.87 feet and having a long chord length of 18.85 feet on a bearing of N 13° 48' 57" E to a point of tangency, said line also being the westerly R.O.W. line of Haddon Road;
- Thence (2) Continuing along said R.O.W. line N 10° 04' 33" E a distance of 56.00 feet to a point on a curve;
- Thence (3) Continuing on a curve to the south and east having a radius of 24.50 feet a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing of S 34° 55' 27" E to a point of tangency;
- Thence (4) S 79° 55' 27" E a distance of 76.89 feet to a point of curvature;
- Thence (5) Continuing on a curve to the left having a radius of 485.50 feet a distance of 145.77 feet and having a long chord length of 145.23 feet on a bearing of S 83° 31' 33.5" E, to a point of tangency;

Thence (6) N 82° 52' 20" E a distance of 140.71 feet to a point of curvature;

Thence (7) Continuing on a curve to the left having a radius of 115.50 feet a distance of 181.43 feet and having a long chord length of 163.34 feet on a bearing of N 37° 52' 20" E, to a point of tangency;

Thence (8) N 7° 07' 40" W a distance of 276.00 feet to a point of curvature;

Thence (9) Continuing on a curve to the north and west having a radius of 24.50 feet, a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing of N 52° 07' 40" W to a point of tangency lying in the southerly R.O.W. line of Belmar Road;

Thence (10) Along said R.O.W. line also being the northerly R.O.W. line of Haddon Road N 82° 52' 20" E a distance of 78.00 feet to a point of curvature;

Thence (11) Continuing on a curve to the west and south having a radius of 24.50 feet, a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing S 37° 52' 20" W, to a point of tangency; said point being in the easterly R.O.W. line of Haddon Road;

Thence (12) S 7° 07' 40" E a distance of 276.00 feet to a point of curvature;

Thence (13) Continuing on a curve to the right having a radius of 144.50 feet, a distance of 226.98 feet and having a long chord length of 204.35 feet on a bearing of S 37° 52' 20" W, to a point of tangency;

Thence (14) S 82° 52' 20" W a distance of 140.71 feet to a point of curvature;

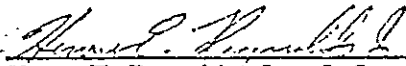
Thence (15) Continuing on a curve to the right having a radius of 514.50 feet a distance of 154.48 feet and having a long chord length of 153.90 feet on a bearing N 88° 31' 33.5" W, to a point of tangency;

Thence (16) N 79° 55' 27" W a distance of 78.33 feet to a point of curvature;

Thence (17) Continuing on a curve to the west and south having a radius of 24.50 feet a distance of 35.29 feet and having a long chord length of 32.31 feet on a bearing of S 55° 04' 33" W to a point, said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel HA-1, Haddon Road.

Containing 0.61 Acres, more or less.

Being known as Parcel HA-1, Haddon Road, as shown on a map entitled "Subdivision of Clearbrook, Tract Map of Section 1, A Planned Retirement Community by Aaron Cross Construction Company, Inc., Situated in Township of Monroe-Middlesex County, New Jersey, Scale: As Shown, Date: February 4, 1972, Porter and Ripa Associates, Inc., Engineering-Planning-Architecture, Morristown, New Jersey."

  
Henry E. Reynolds, Jr., L.S. --- N. J. Lic. No. 14820

CLEARBROOK, SECTION I  
DESCRIPTION OF PROPERTY

FOR  
PARCEL PI-1  
PITMAN ROAD

AARON CROSS CONSTRUCTION COMPANY, INC.,  
a corporation of the State of New Jersey

TOWNSHIP OF MONROE  
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

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

Parcel PI-1

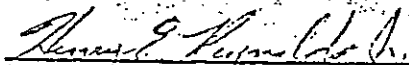
Beginning at the point of intersection of the centerline of Cranbury-Half Acre Road with the centerline of Applegarth Road, as said roadway right-of-way lines are at present, established, and from said point of beginning running; S  $5^{\circ} 37' 06''$  W a distance of 1,107.33 feet along the said centerline of Applegarth Road to a point; Thence crossing Applegarth Road S  $84^{\circ} 23' 00''$  E a distance of 55.00 feet to a point on a curve; Thence continuing along said curve to the southeast having a radius of 49.50 feet, a distance of 46.57 feet and a long chord length of 44.87 feet on a bearing of S  $57^{\circ} 25' 44''$  E to a point of tangency; Thence S  $84^{\circ} 23' 00''$  E, a distance of 351.61 feet to a point of curvature; Thence continuing along on a curve to the left having a radius of 2,121.50 feet a distance of 206.46 feet to a point of tangency; Thence S  $89^{\circ} 57' 33''$  E a distance of 54.10 feet to a point of curvature; Thence continuing along on a curve to the left having a radius of 24.50 feet, a distance of 36.71 feet and a long chord length of 33.37 feet on a bearing of N  $47^{\circ} 07' 10''$  E to a point, said point being in the westerly R.O.W. line of Clearbrook Drive; Thence along said R.O.W. line on a curve to the north and east having a radius of 775.50 feet, a distance of 1,064.85 feet and having a long chord length of 983.15 feet on a bearing of N  $43^{\circ} 32' 07''$  E to a point of tangency; continuing along said R.O.W. line N  $82^{\circ} 52' 20''$  E a distance of 163.00 feet to a point; Thence S  $7^{\circ} 07' 40''$  E a distance of 51.00 feet to a point, said point being in the southerly R.O.W. line of the aforementioned Clearbrook Drive, also being a point of curvature for the following course and being the TRUE POINT AND PLACE OF BEGINNING of Parcel PI-1, Pitman Road, more fully described as follows:

- (1) Along a curve to the west and south having a radius of 24.50 feet, a distance of 38.48 feet and a long chord length of 34.65 feet on a bearing S  $37^{\circ} 52' 20''$  W; to a point of tangency;
- Thence
- (2) Continuing along said R.O.W. line of Pitman Road S  $7^{\circ} 07' 40''$  E a distance of 291.00 feet to a point of curvature;
- Thence
- (3) Continuing on a curve to the south and east having a radius of 24.50 feet, a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing S  $52^{\circ} 07' 40''$  E to a point lying in the northerly R.O.W. line of Belmar Road;
- Thence
- (4) Continuing along said R.O.W. line S  $82^{\circ} 52' 20''$  W a distance of 78.00 feet to a point on a curve;
- Thence
- (5) Continuing on a curve to the east and north having a radius of 24.50 feet, a distance of 38.48 feet and having a long chord length of 34.65 feet on a bearing of N  $37^{\circ} 52' 20''$  E; to a point of tangency;
- Thence
- (6) N  $7^{\circ} 07' 40''$  W a distance of 291.00 feet to a point of curvature;
- Thence
- (7) Continuing on a curve to the north and west having a radius of 24.50 feet, a distance of 38.48 feet and a long chord length of 34.65 feet on a bearing N  $52^{\circ} 07' 40''$  W to a point of tangency lying in the southerly R.O.W. line of the aforementioned Clearbrook Drive;
- Thence
- (8) Continuing along said R.O.W. line N  $82^{\circ} 52' 20''$  E a distance of 78.00 feet to a point, said point being the TRUE POINT AND PLACE OF BEGINNING of Parcel PI-1 Pitman Road.



Containing 0.24 Acres, more or less.

Being known as Parcel PI-1, Pitman Road, as shown on a map entitled "Subdivision of Clearbrook, Tract Map of Section 1, A Planned Retirement Community by Aaron Cross Construction Company, Inc., Situated in the Township of Monroe-Middlesex County, New Jersey, Scale: As Shown, Date: February 4, 1972, Porter and Ripa Associates, Inc., Engineering-Planning-Architecture, Morristown, New Jersey."



Henry E. Reynolds, Jr. L.S. --- N. J. Lic. No. 14820

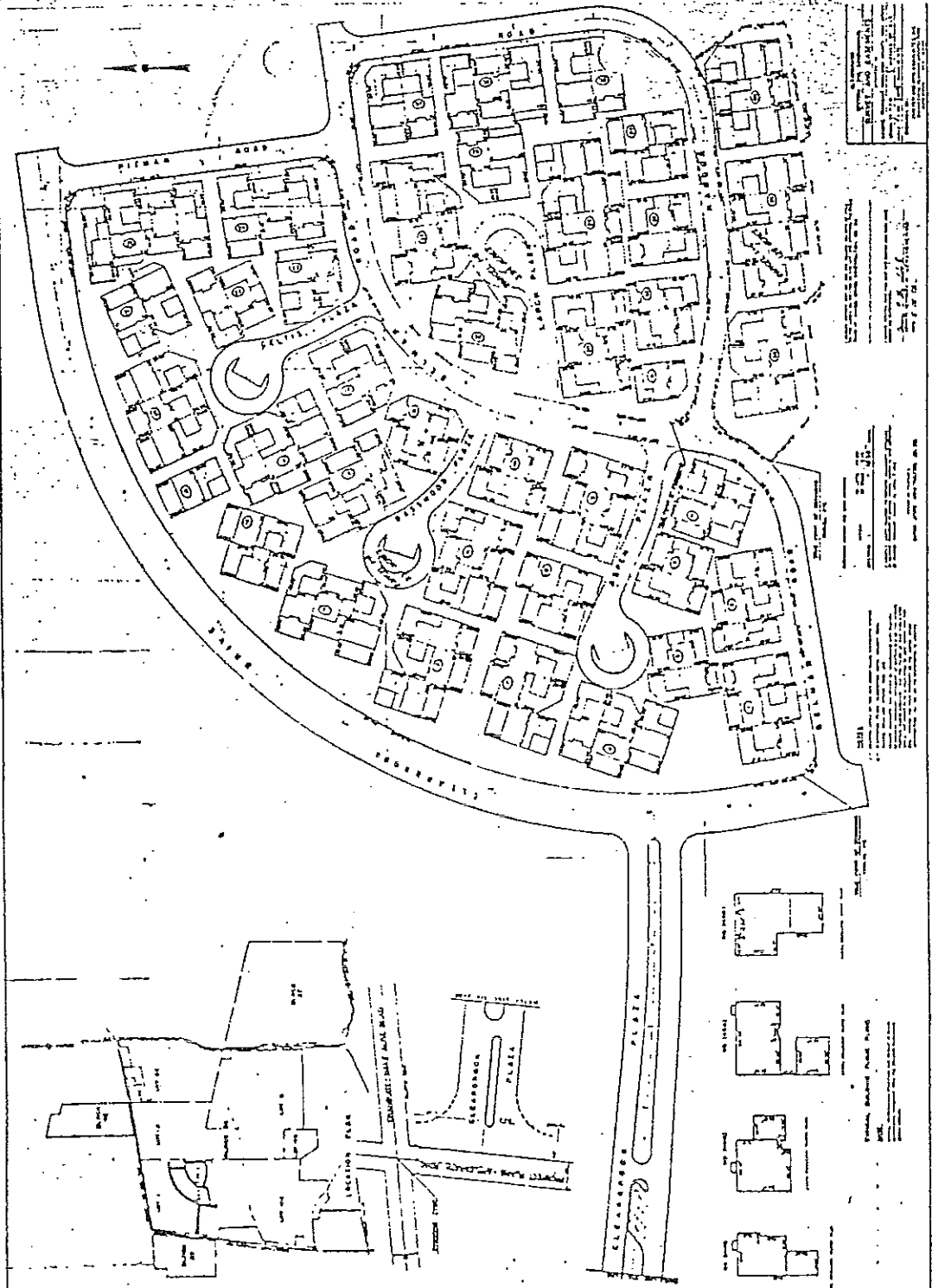
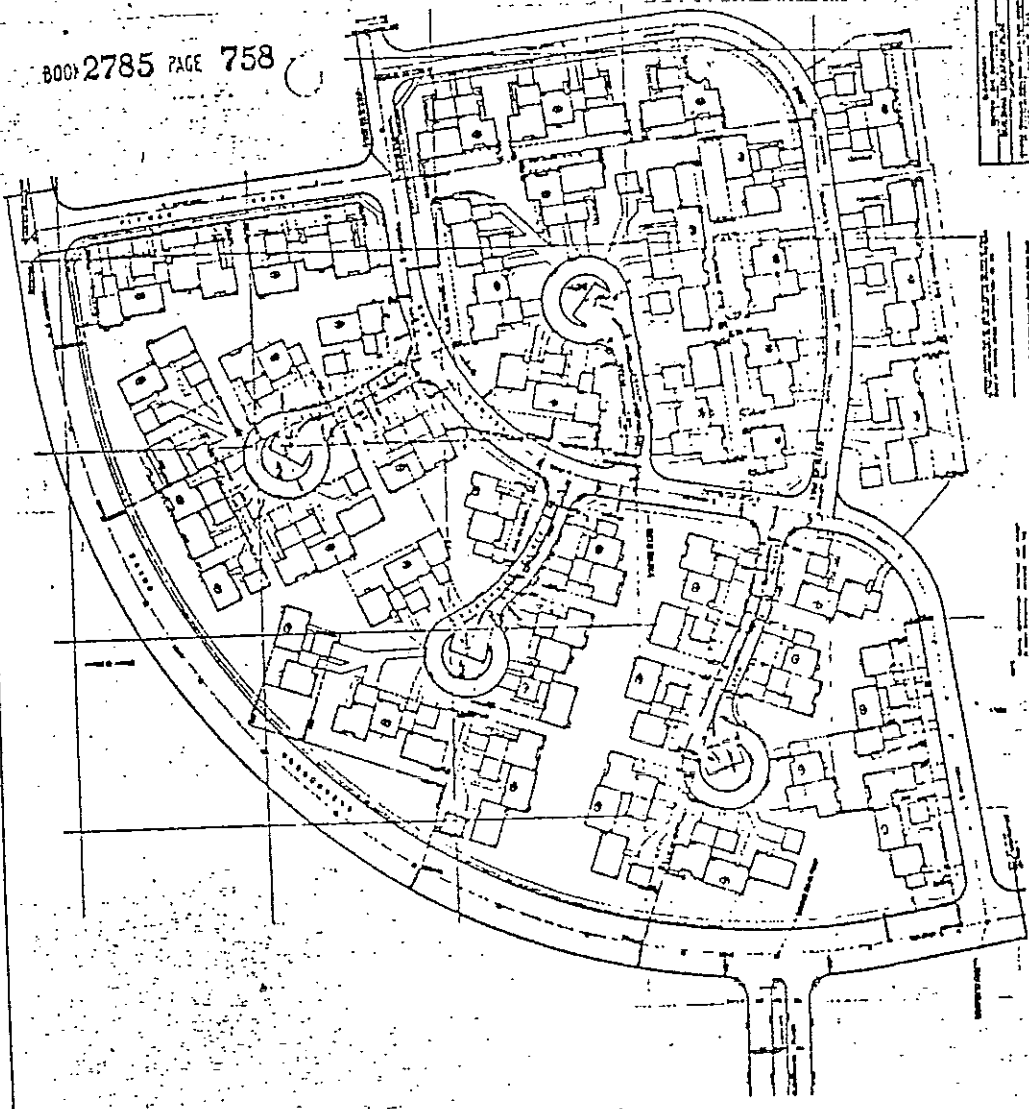
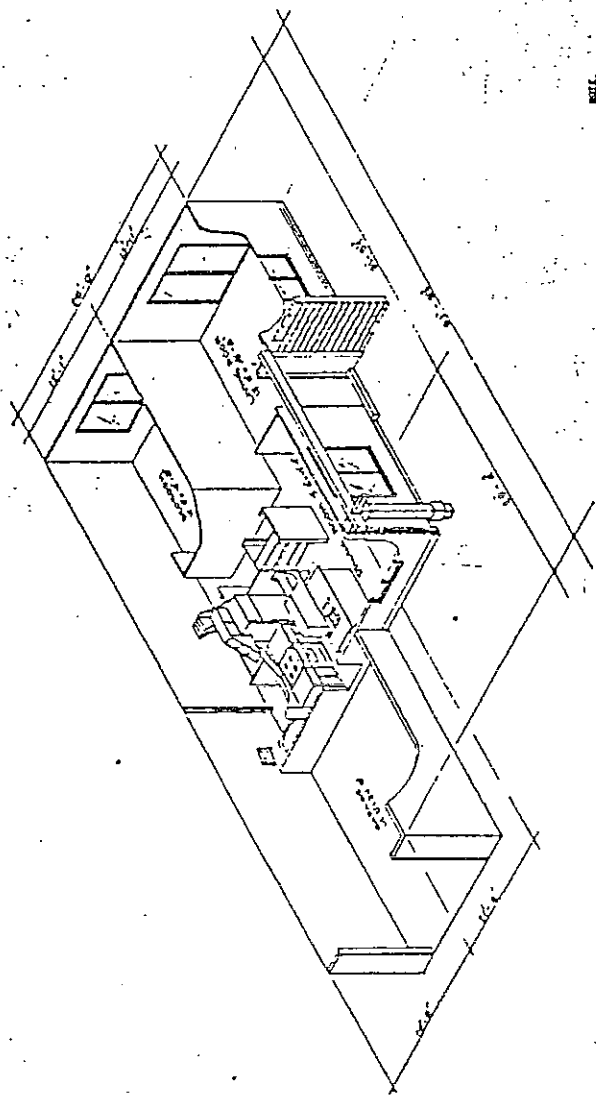
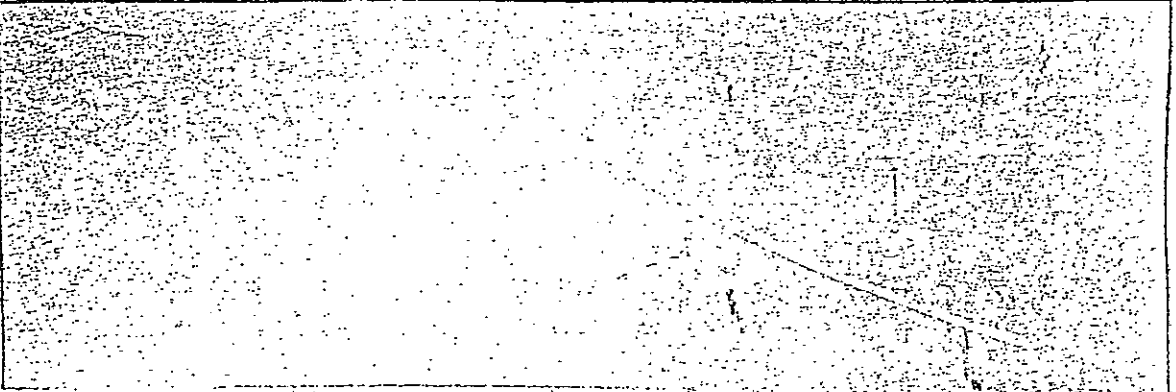


EXHIBIT B



Scale	1" = 20'
North Arrow	Point North
Prepared by	...
Date	...

EXHIBIT C

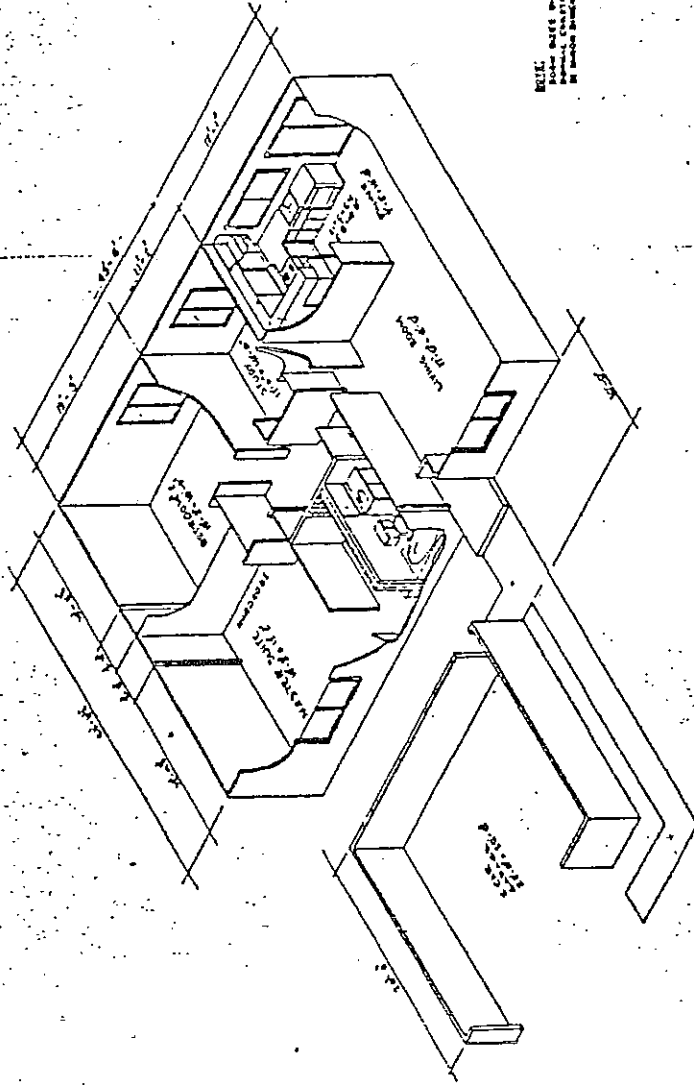


NOTE: THIS SYSTEM IS DESIGNED TO  
PROVIDE MECHANICAL VENTILATION  
FOR THE BUILDING.

UNIT: EXHAUST - 41

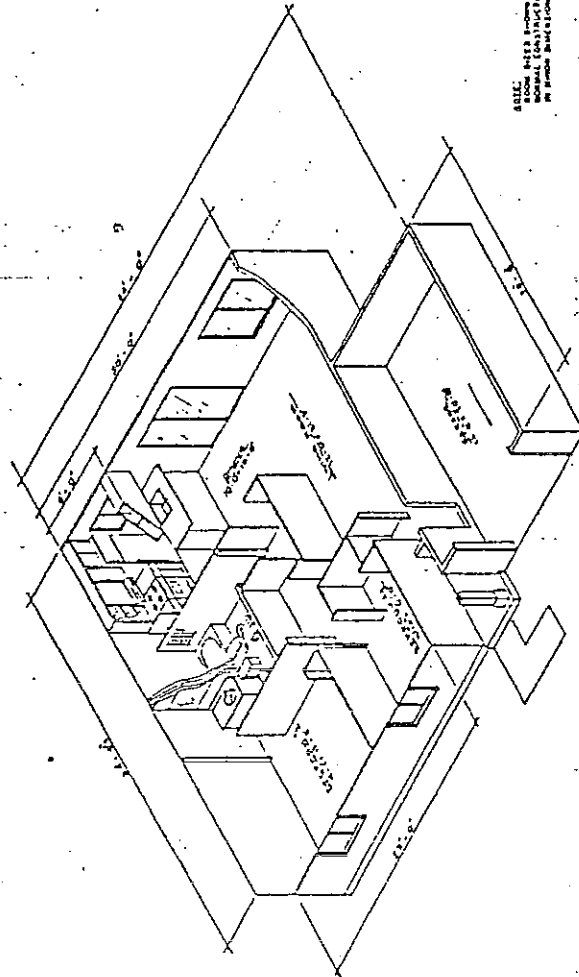
THREE-DIMENSIONAL VIEW OF TYPICAL  
ONE ROOM EXHAUST UNIT

NOTE: ROOM DIMENSIONS ARE APPROXIMATE ONLY. ROOMS CONSTRUCTION MATERIALS AND FINISHES TO BE DETERMINED BY ARCHITECT.



UNIT: BALBOURNE - 43

THREE-DIMENSIONAL VIEW OF TYPICAL THREE-BEDROOM BALBOURNE APARTMENT



NOTE: ROOM SIZES SHOWN ARE APPROXIMATE ONLY  
 NORMAL CONSTRUCTION PRACTICES MAY BE USED  
 IN SOME SITUATIONS. (SCHEDULE)

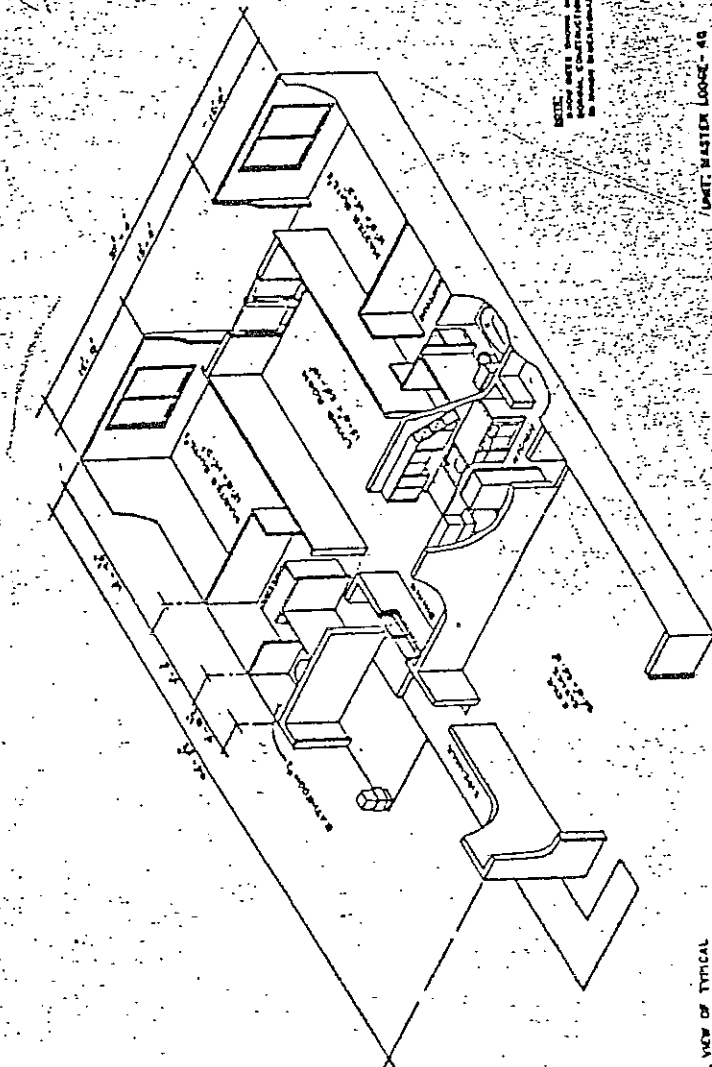
UNIT: TIMBERLINE - 42

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



NOTE: THIS UNIT IS TO BE CONSTRUCTED BY THE  
GENERAL CONTRACTOR, SUBJECT TO THE  
APPROVAL OF THE ARCHITECT.

UNIT: MASTER LOOSE - 48



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

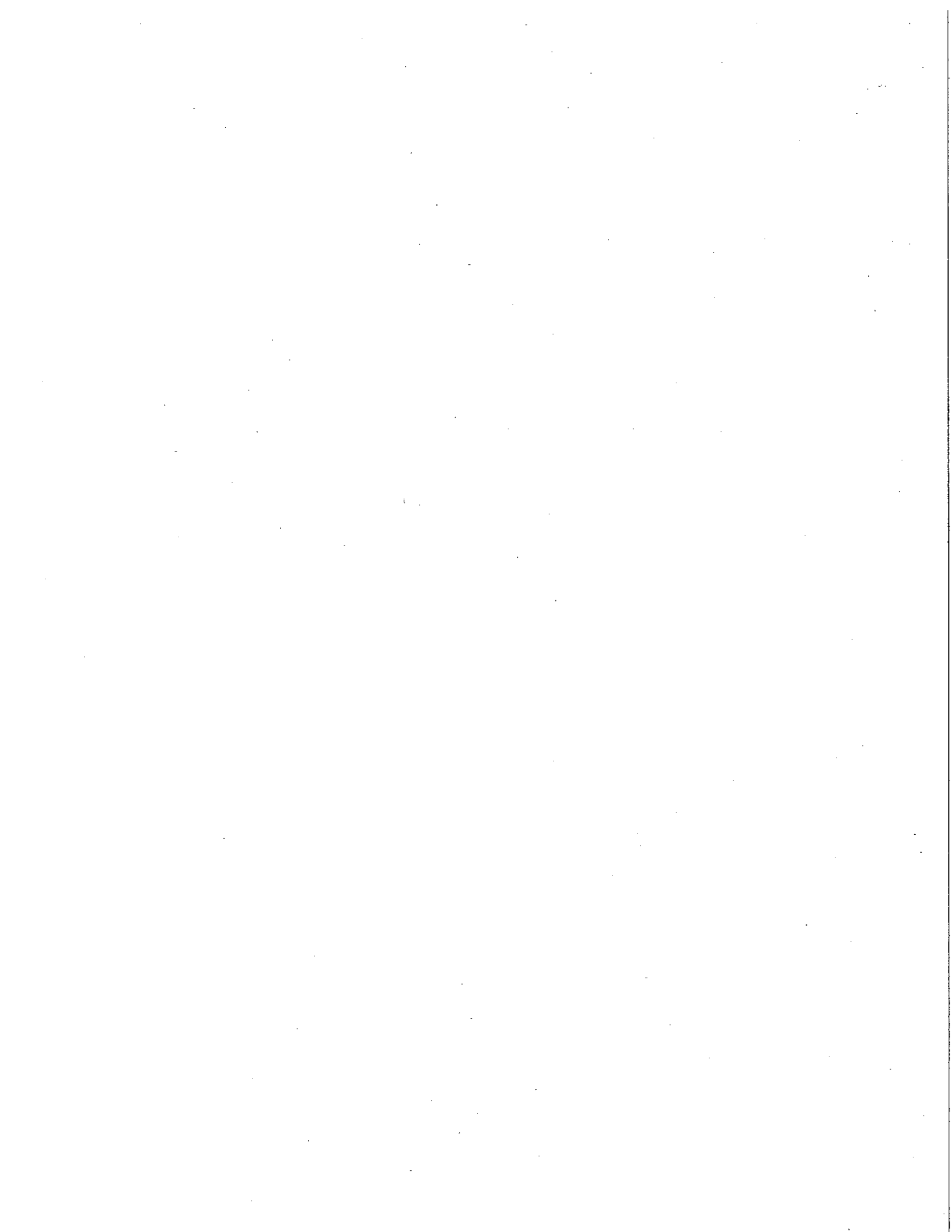
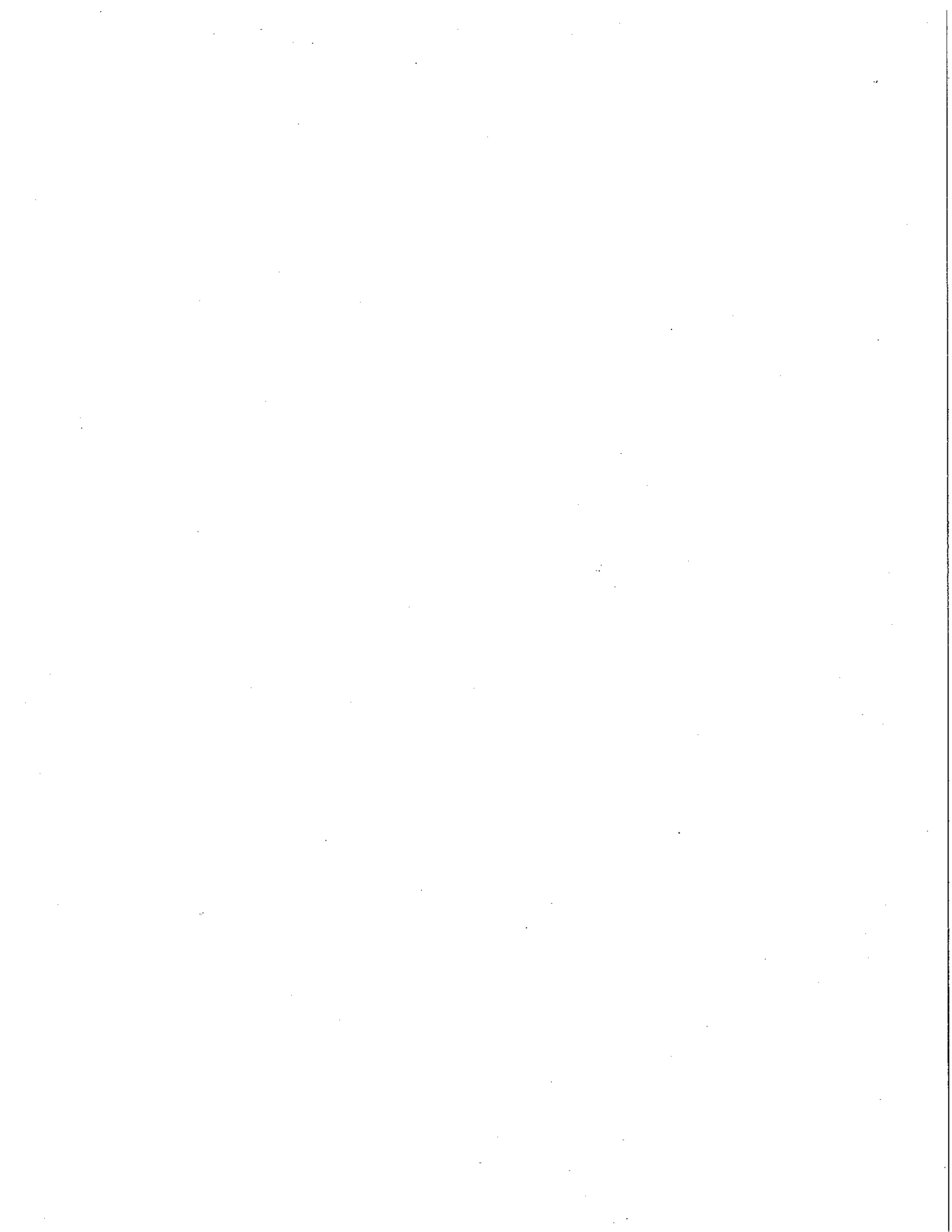


EXHIBIT "C"

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

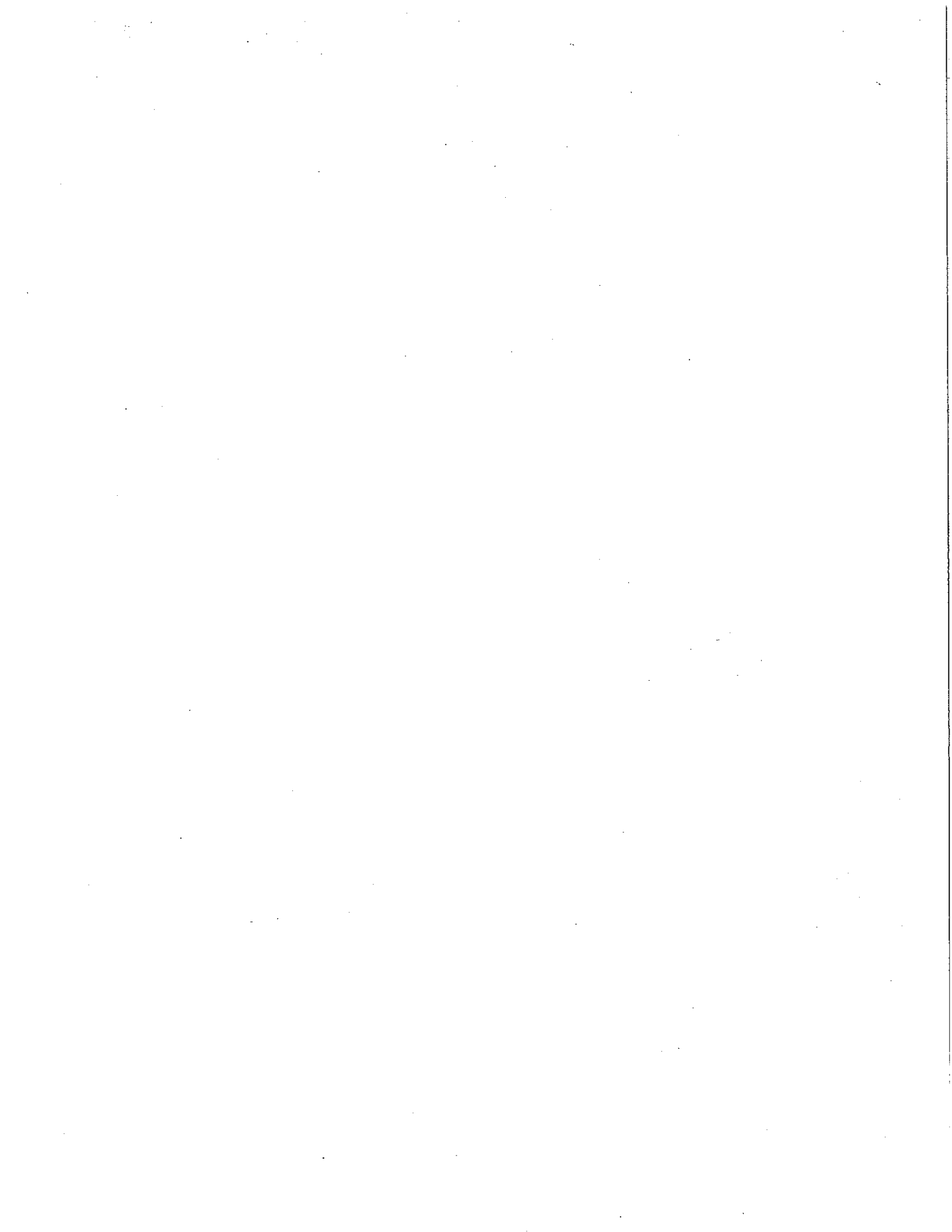
Bldg. No.	Apt. Des.	Unit Type	Initial Sales Price	% Interest	Bldg. No.	Apt. Des.	Unit Type	Initial Sales Price	% Interest
1	- A	Timberline	\$27,990	0.8687	11	- A	Master Lodge	\$32,990	1.0239
1	- B	Braeburne	32,990	1.0239	11	- B	Timberline	27,990	0.8687
1	- C	Master Lodge	31,990	0.9929	11	- C	Braeburne	33,990	1.0550
2	- A	Everglade	21,990	0.6825	12	- A	Master Lodge	32,990	1.0239
2	- B	Braeburne	32,990	1.0239	12	- B	Braeburne	32,990	1.0239
2	- C	Timberline	27,990	0.8687	12	- C	Braeburne	33,990	1.0550
3	- A	Timberline	27,990	0.8687	13	- A	Braeburne	32,990	1.0239
3	- B	Braeburne	32,990	1.0239	13	- B	Timberline	27,990	0.8687
4	- A	Timberline	28,990	0.8997	13	- C	Master Lodge	31,990	0.9929
4	- B	Master Lodge	32,990	1.0239	14	- A	Timberline	28,990	0.8997
5	- A	Timberline	28,990	0.8997	14	- B	Braeburne	33,990	1.0550
5	- B	Master Lodge	32,990	1.0239	15	- A	Timberline	28,990	0.8997
6	- A	Braeburne	32,990	1.0239	15	- B	Braeburne	32,990	1.0239
6	- B	Braeburne	32,990	1.0239	15	- C	Everglade	22,990	0.7135
6	- C	Master Lodge	31,990	0.9929	16	- A	Timberline	28,990	0.8997
7	- A	Braeburne	33,990	1.0550	16	- B	Master Lodge	31,990	0.9929
7	- B	Braeburne	32,990	1.0239	17	- A	Master Lodge	31,990	0.9929
7	- C	Master Lodge	32,990	1.0239	17	- B	Braeburne	33,990	1.0550
8	- A	Timberline	28,990	0.8997	18	- A	Braeburne	33,990	1.0550
8	- B	Braeburne	33,990	1.0550	18	- B	Braeburne	32,990	1.0239
9	- A	Braeburne	33,990	1.0550	18	- C	Master Lodge	32,990	1.0239
9	- B	Timberline	27,990	0.8687	19	- A	Braeburne	35,990	1.169
9	- C	Master Lodge	31,990	0.9929	20	- A	Braeburne	32,990	1.0239
10	- A	Timberline	28,990	0.8997	20	- B	Master Lodge	31,990	0.9929
10	- B	Master Lodge	32,990	1.0239	20	- C	Braeburne	32,990	1.0239



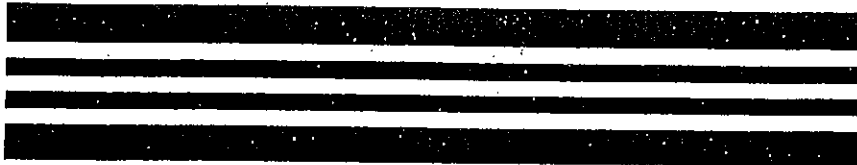
Scale of Initial Sales Price and  
 Percents (%) of Interest in Common Elements

BOOK 2785 PAGE 820

Bldg. No.	Apt. Des.	Unit Type	Initial Sales Price	Interest	Bldg. No.	Apt. Des.	Unit Type	Initial Sales Price	Interest
21	A	Braeburne	\$33,990	1.0550	30	B	Timberline	\$27,990	0.8687
21	B	Braeburne	33,990	1.0550	30	C	Master Lodge	31,990	0.9929
22	A	Master Lodge	32,990	1.0239	31	A	Timberline	30,990	0.9617
22	B	Timberline	28,990	0.8997	32	A	Timberline	27,990	0.8687
23	A	Braeburne	33,990	1.0550	32	B	Master Lodge	31,990	0.9929
23	B	Everglade	21,990	0.6825	33	A	Master Lodge	31,990	0.9929
24	A	Master Lodge	31,990	0.9929	33	B	Timberline	27,990	0.8687
24	B	Timberline	27,990	0.8687	34	A	Timberline	28,990	0.8997
24	C	Braeburne	32,990	1.0239	34	B	Braeburne	33,990	1.0550
25	A	Master Lodge	31,990	0.9929	35	A	Master Lodge	32,990	1.0239
25	B	Timberline	27,990	0.8687	35	B	Braeburne	32,990	1.0239
25	C	Braeburne	32,990	1.0239	36	A	Braeburne	32,990	1.0239
25	D	Everglade	21,990	0.6825	36	B	Timberline	27,990	0.8687
26	A	Everglade	21,990	0.6825	36	C	Master Lodge	31,990	0.9929
26	B	Braeburne	32,990	1.0239	37	A	Master Lodge	31,990	0.9929
26	C	Timberline	28,990	0.8997	37	B	Braeburne	32,990	1.0239
27	A	Master Lodge	31,990	0.9929	38	A	Master Lodge	31,990	0.9929
27	B	Timberline	27,990	0.8687	38	B	Braeburne	32,990	1.0239
27	C	Braeburne	32,990	1.0239	38	C	Braeburne	33,990	1.0550
27	D	Everglade	21,990	0.6825	39	A	Braeburne	32,990	1.0239
28	A	Master Lodge	32,990	1.0239	39	B	Master Lodge	31,990	0.9929
28	B	Braeburne	33,990	1.0550	39	C	Braeburne	32,990	1.0239
29	A	Braeburne	33,990	1.0550	39	D	Timberline	27,990	0.8687
29	B	Braeburne	32,990	1.0239	40	A	Braeburne	32,990	1.0239
29	C	Master Lodge	31,990	0.9929	40	B	Master Lodge	31,990	0.9929
29	D	Braeburne	33,990	1.0550	40	C	Braeburne	32,990	1.0239
30	A	Braeburne	33,990	1.0550					







MIDDLESEX COUNTY CLERK

Return To:



Index DEED BOOK  
 Book 05009 Page 0406  
 No. Pages 0004  
 Instrument DEED W/O ABSTRA  
 Date : 1/28/2002  
 Time : 9:01:58  
 Control # 200201280134  
 INST# DE 2002 001981  
 Employee ID RBOOKER

CLEARBROOK COMMUNITY ASSOCIATI  
ON

RECORDING	\$	19.00
OVERCHARGE	\$	3.00
	\$	.00
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	\$	.00
	\$	.00
	\$	.00
	\$	.00
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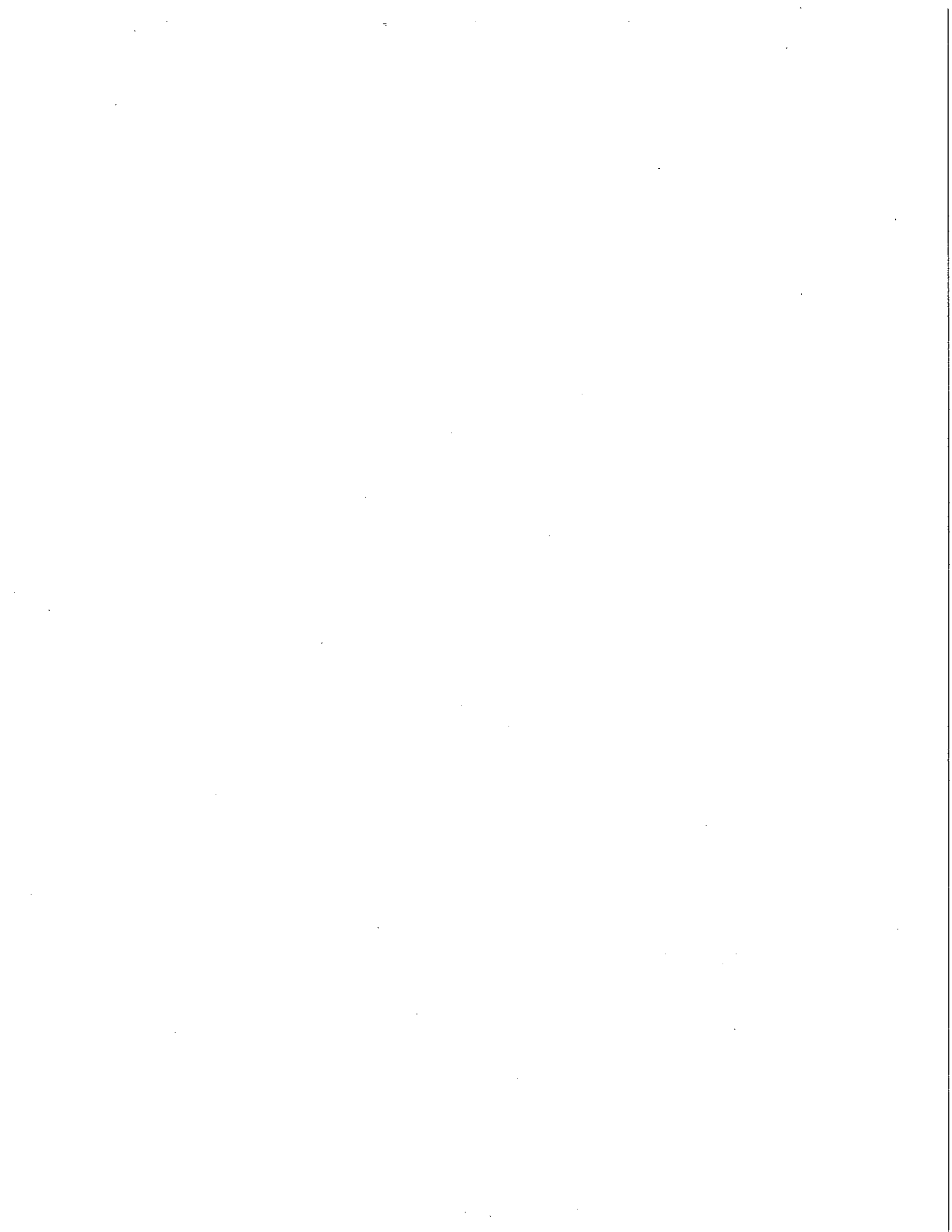
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Book 04822 Page 0318  
No. Pages 0004  
Instrument DEED W/O ABSTRA  
Date : 9/12/2000  
Time : 9:10:27  
Control # 200009120082  
INST# DE 2000 016294

CLEARBROOK COMMUNITY ASSOCIATI  
ON

Employee ID MALTBS

RECORDING	\$	19.00
OVERCHARGE	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
Total:	\$	19.00

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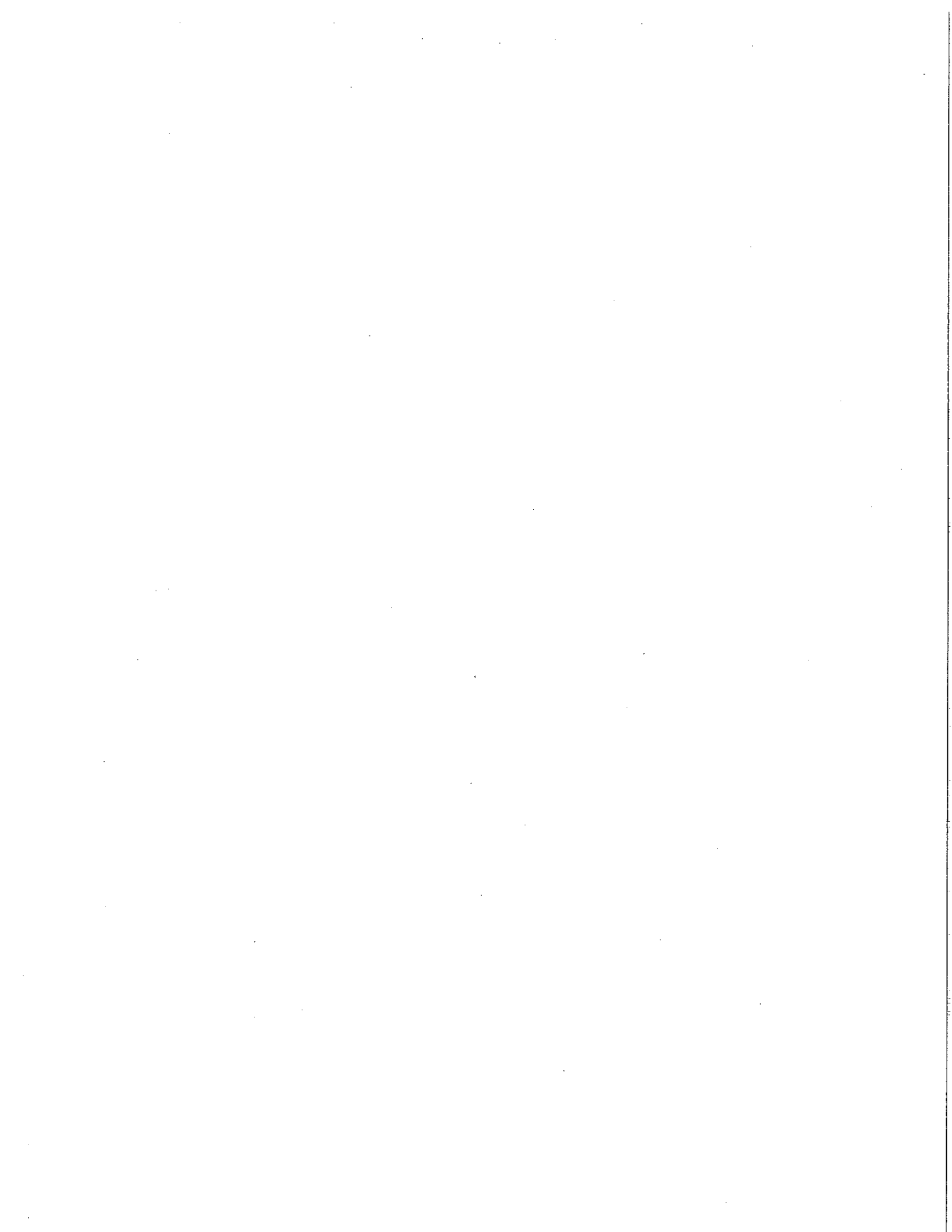
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Book 04778 Page 0070

No. Pages 0004

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Time : 11:25:42

Control # 200005230320

INST# DE 2000 008695

Employee ID DALALB

CLEARBROOK COMMUNITY ASSOCIATI  
ON

RECORDING	\$	19.00
OVERCHARGE	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00

Total: \$ 19.00

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