

11. S. 04° 50' 06" W., 525.97 feet to a point; thence
12. N. 85° 09' 54" W., 112.50 feet to a point in the easterly line of Ardmore Road (Block 26, Lot 100); thence
13. Along the easterly line of Ardmore Road (Block 26, Lot 100)
S. 04° 50' 06" W., 25.50 feet to a point; thence
14. N. 85° 09' 54" W., 357.50 feet to a point; thence
15. S. 04° 50' 06" W., 12.00 feet to a point; thence
16. N. 85° 09' 54" W., 240.00 feet to a point; thence
17. N. 04° 50' 06" E., 142.00 feet to a point in the southerly line of Belford Road (Block 26, Lot 95); thence
18. Along the southerly line of Belford Road (Block 26, Lot 95)
S. 85° 09' 54" E., 77.32 feet to a point; thence
19. N. 04° 50' 06" E., 290.00 feet to a point; thence
20. N. 85° 09' 54" W., 47.82 feet to a point; thence
21. N. 04° 50' 06" E., 131.47 feet to a point in the southerly line of Clearbrook Drive (Block 26, Lot 93); thence
22. Along the southerly line of Clearbrook Drive (Block 26, Lot 93)
S. 85° 09' 54" E., 281.50 feet to a point; thence
23. N. 04° 50' 06" E., 329.02 feet to a point; thence
24. N. 00° 01' 08" W., 218.15 feet to a point; thence
25. N. 19° 50' 15" W., 33.71 feet to a point in the southerly line of Delair Road (Block 26, Lot 89.02); thence
26. Along the southerly line of Delair Road (Block 26, Lot 89.02)
N. 70° 09' 45" E., 56.00 feet to a point; thence
27. N. 19° 50' 15" W., 139.00 feet to the point and place of BEGINNING.

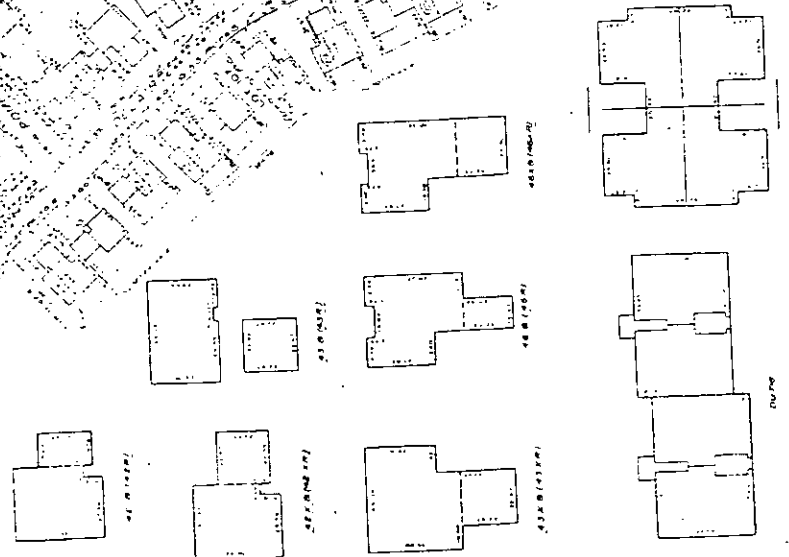
Contains 27.95 Acres.

EXHIBIT B TO MASTER DEED
SURVEY AND EASEMENT PLAN

Subdivision Jackson Fourteen Area
 Created by Ordinance No. 107
 Adopted 12/10/2003
 75001/3 Section Number 15155 Access



NOTES:
 1. Building are as shown on the plan.
 2. All other buildings are shown on the plan.
 3. All other buildings are shown on the plan.
 4. All other buildings are shown on the plan.
 5. All other buildings are shown on the plan.
 6. All other buildings are shown on the plan.
 7. All other buildings are shown on the plan.
 8. All other buildings are shown on the plan.
 9. All other buildings are shown on the plan.
 10. All other buildings are shown on the plan.



TYPICAL BUILDING FLOOR PLANS

NOTES:
 1. Building are as shown on the plan.
 2. All other buildings are shown on the plan.
 3. All other buildings are shown on the plan.
 4. All other buildings are shown on the plan.
 5. All other buildings are shown on the plan.
 6. All other buildings are shown on the plan.
 7. All other buildings are shown on the plan.
 8. All other buildings are shown on the plan.
 9. All other buildings are shown on the plan.
 10. All other buildings are shown on the plan.

<p>LYNCH, CARMODY, GIULIANO & KAROL, P.A. CONSULTING ENGINEERS & LAND SURVEYORS & PLANNERS 382 PLAZA TERRACE EAST, BRICK TOWNSHIP, N.J.</p>		<p>CLEARBROOK CLEARBROOK, INC. MONROE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY</p>	
<p>CLEARBROOK SECTION FOURTEEN OXFORD VILLAGE CROWBORNE SURVEY AND EASEMENTS</p>		<p>DATE: 12/10/2003</p>	<p>SCALE: 1" = 40'</p>

EXHIBIT C TO MASTER DEED

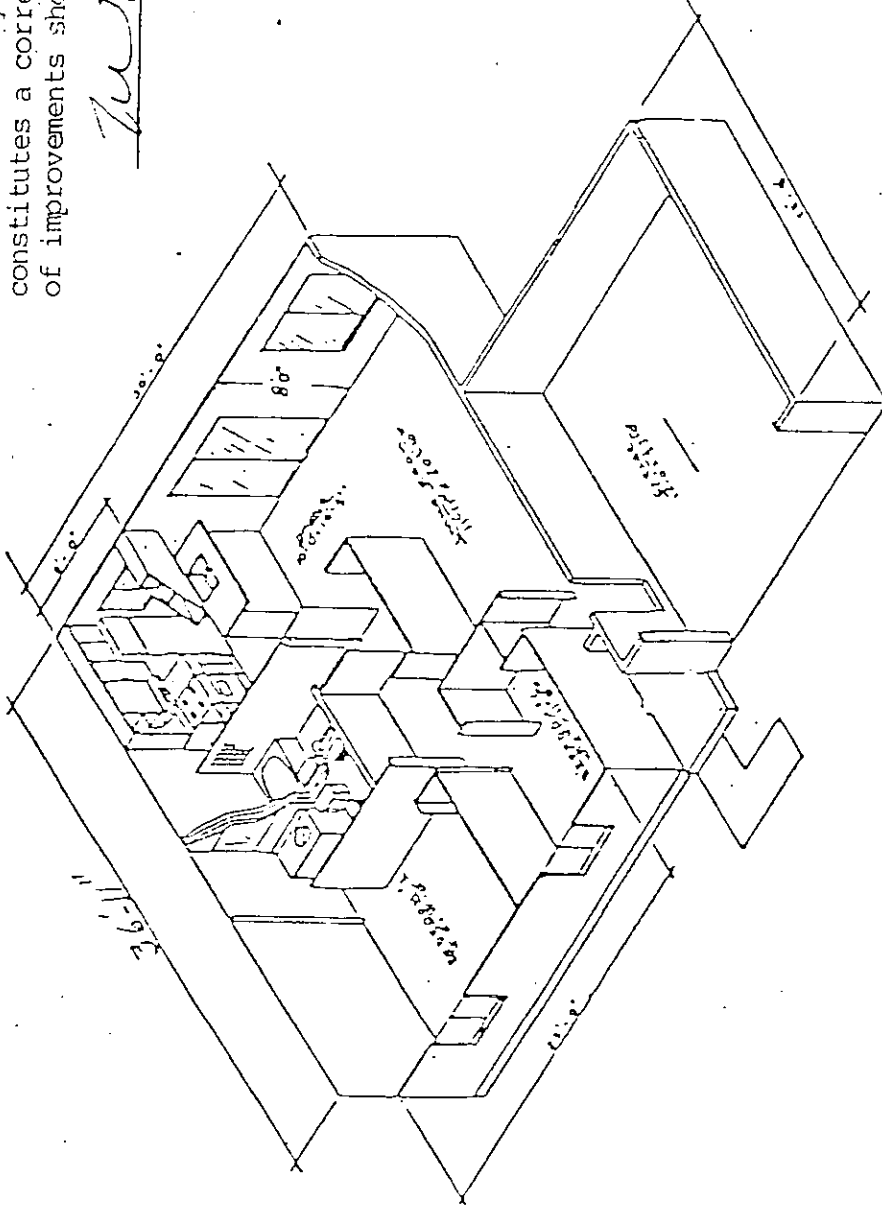
BUILDING LOCATION PLAN

EXHIBIT D TO MASTER DEED

FLOOR PLANS

This is to certify that this drawing constitutes a correct representation of improvements shown thereon.

M. J. ...



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.

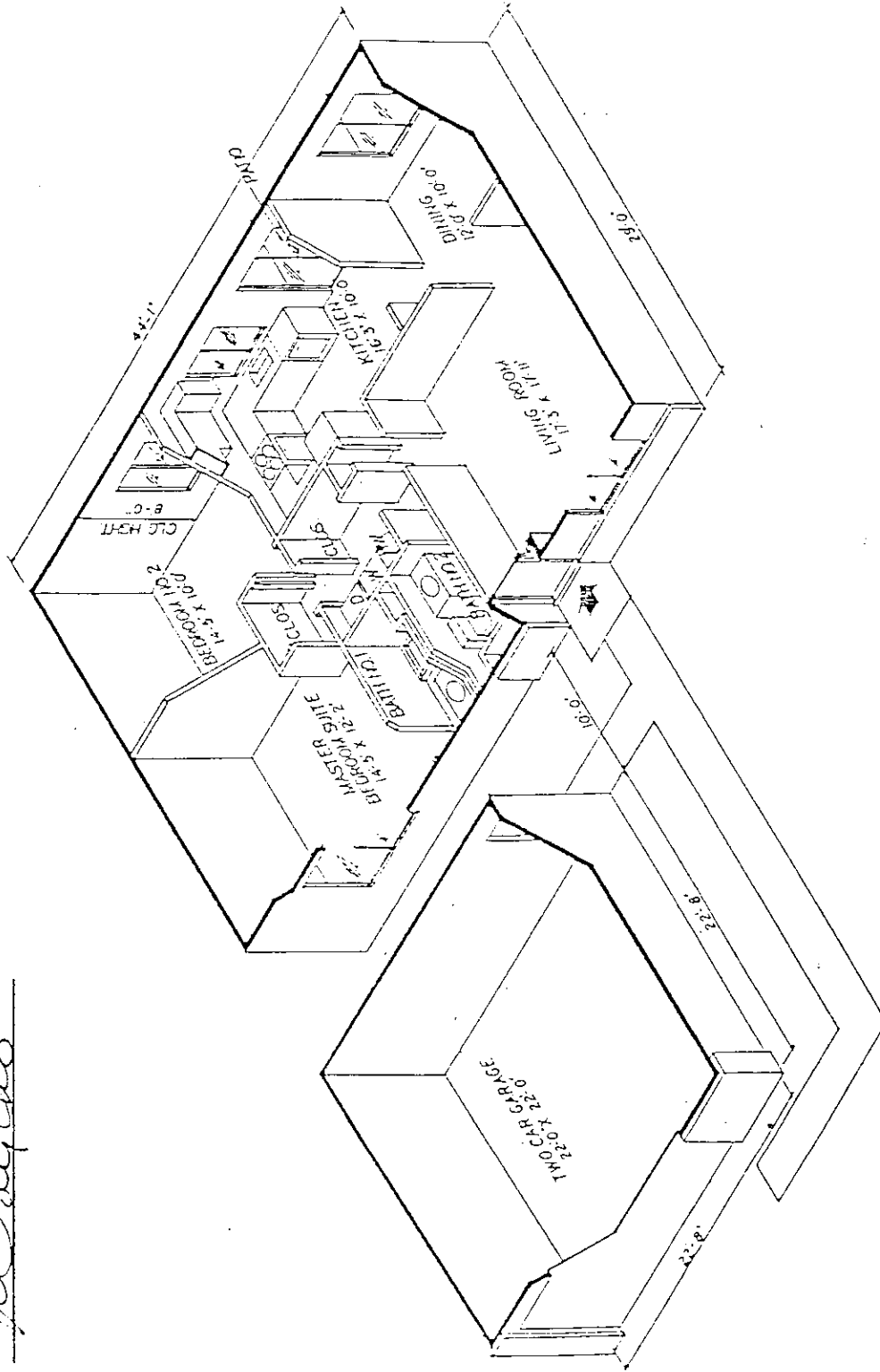
NOTE:

Room sizes are approximate only.
Normal construction practices may result in minor dimensional variations.

UNIT: TIMBERLINE 42 & 42X

This is to certify that this drawing constitutes a correct representation of improvements shown thereon.

M. Laytho



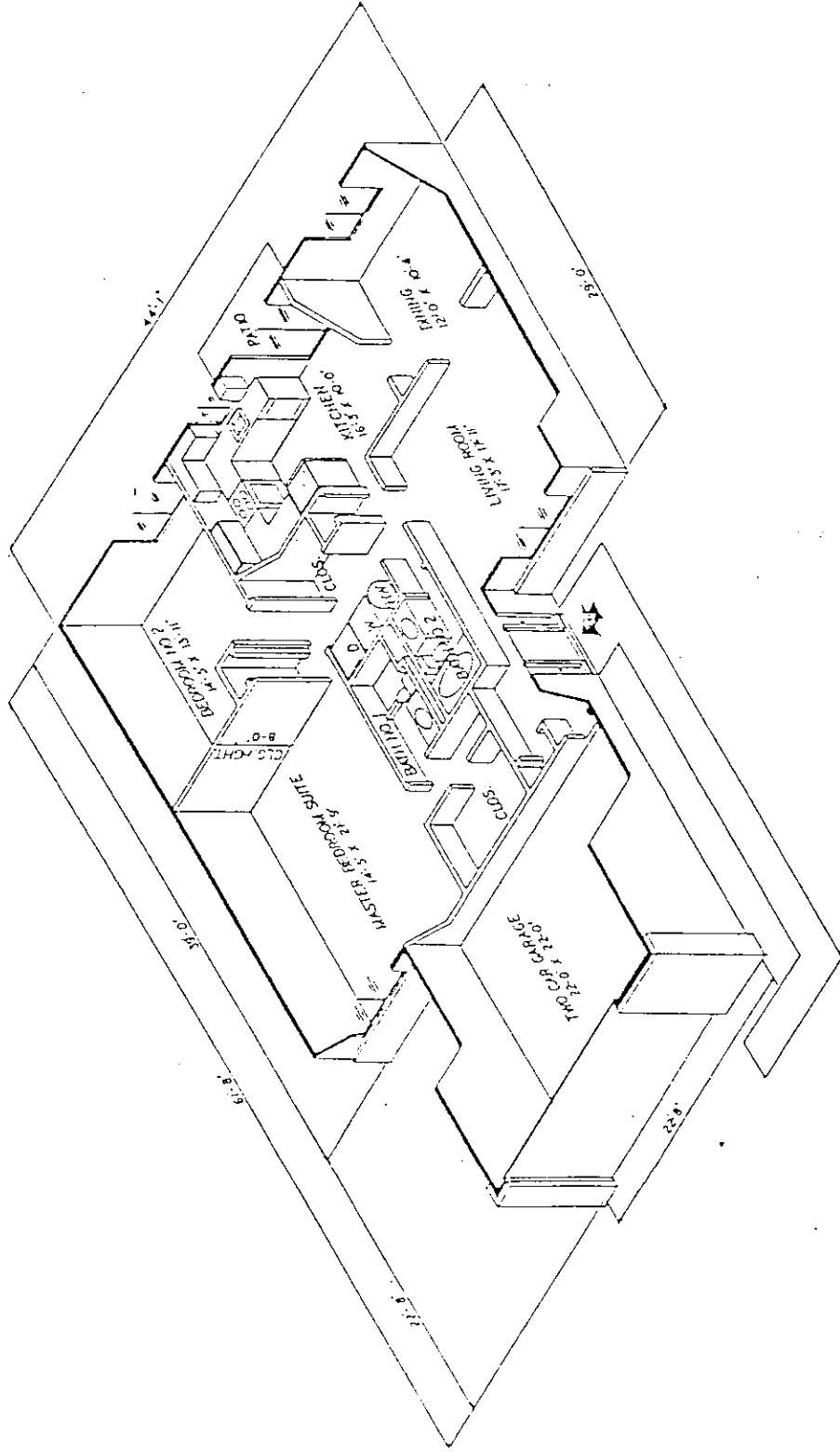
Each Unit generally consists of all space within the area of the dwelling unit and garage bounded by the interior, unfinished and unpainted surfaces of the exterior walls, the first floor and ceiling of the building, as more particularly described in the Master Deed.

NOTE:

Room sizes are approximate only.
Normal construction practices may result in minor dimensional variations.

This is to certify that this drawing constitutes a correct representation of improvements shown thereon.

W. J. Mayo



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:

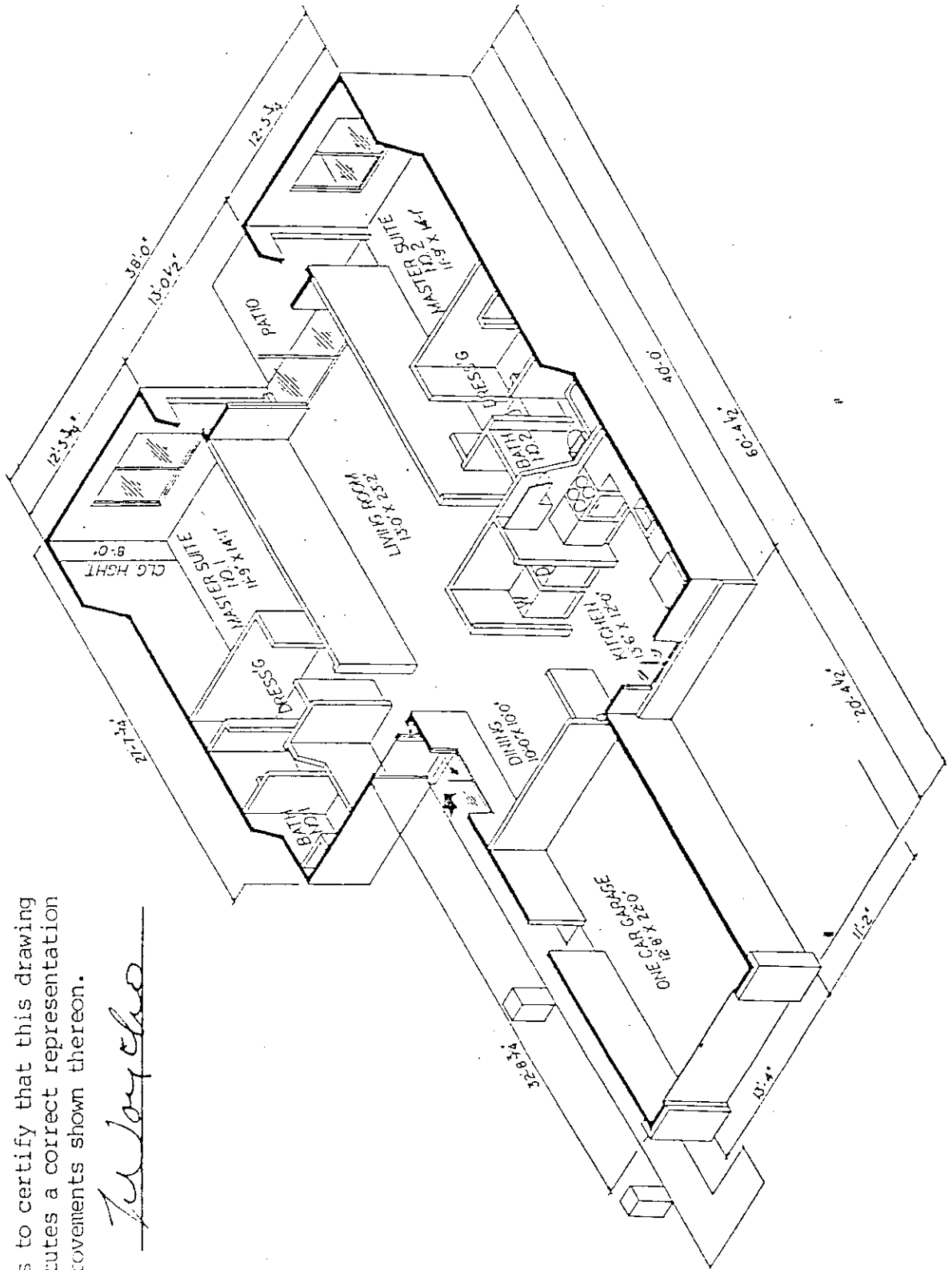
Room sizes shown are approximate only. Normal construction practices may result in minor dimensional variations.

UNIT: EXCELSIOR -43X

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.

This is to certify that this drawing constitutes a correct representation of improvements shown thereon.

T. Boycho

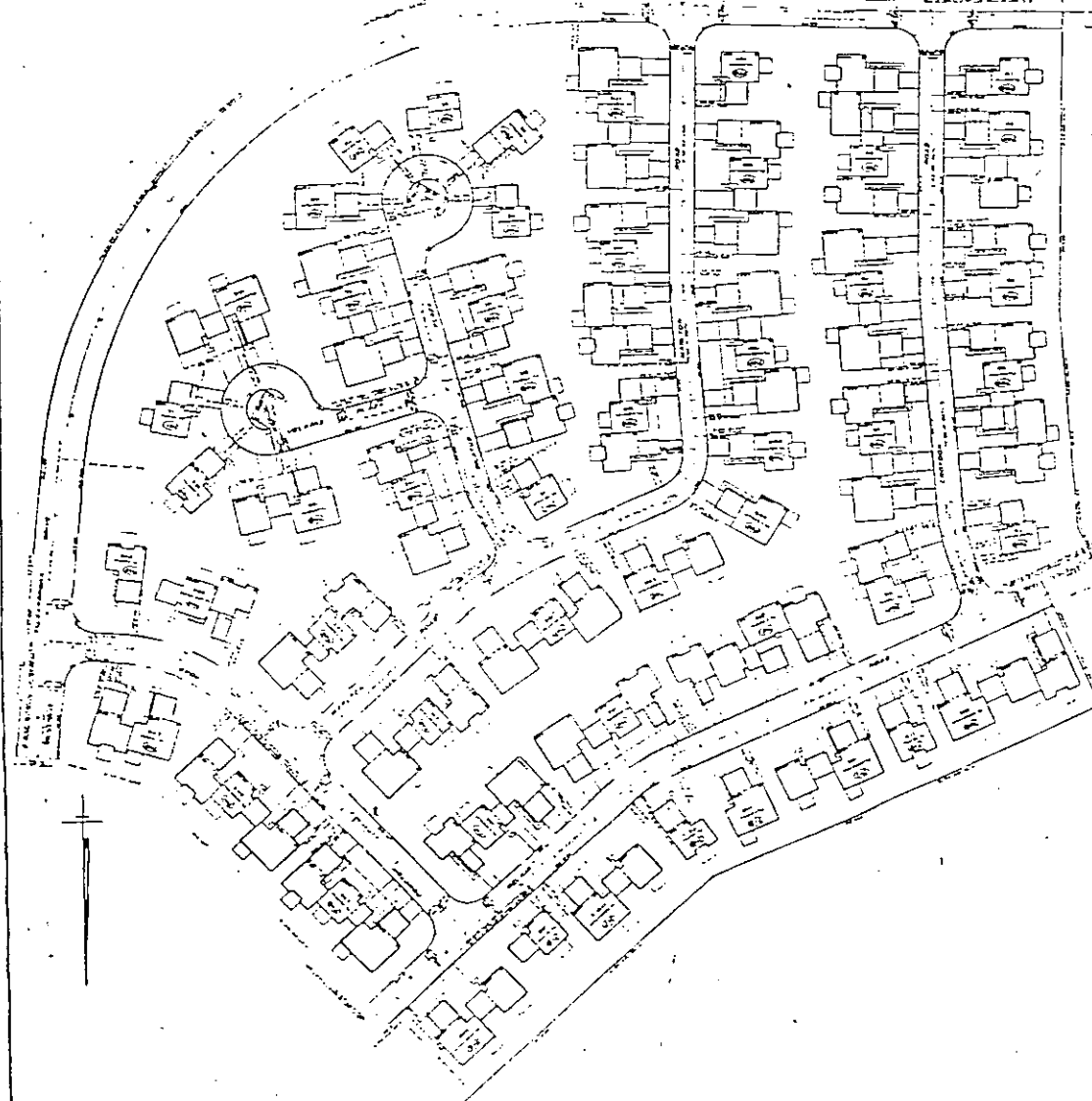


NOTE:
 Room sizes shown are approximate only.
 Normal construction practices may result in minor dimensional variations.

UNIT: MASTER LODGE -46

CURVE DATA

Station	Curve Data
1+00	100.00
1+10	100.00
1+20	100.00
1+30	100.00
1+40	100.00
1+50	100.00
1+60	100.00
1+70	100.00
1+80	100.00
1+90	100.00
2+00	100.00
2+10	100.00
2+20	100.00
2+30	100.00
2+40	100.00
2+50	100.00
2+60	100.00
2+70	100.00
2+80	100.00
2+90	100.00
3+00	100.00
3+10	100.00
3+20	100.00
3+30	100.00
3+40	100.00
3+50	100.00
3+60	100.00
3+70	100.00
3+80	100.00
3+90	100.00
4+00	100.00
4+10	100.00
4+20	100.00
4+30	100.00
4+40	100.00
4+50	100.00
4+60	100.00
4+70	100.00
4+80	100.00
4+90	100.00
5+00	100.00
5+10	100.00
5+20	100.00
5+30	100.00
5+40	100.00
5+50	100.00
5+60	100.00
5+70	100.00
5+80	100.00
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6+00	100.00
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6+30	100.00
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6+60	100.00
6+70	100.00
6+80	100.00
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7+50	100.00
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7+90	100.00
8+00	100.00
8+10	100.00
8+20	100.00
8+30	100.00
8+40	100.00
8+50	100.00
8+60	100.00
8+70	100.00
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9+40	100.00
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17+80	100.00
17+90	100.00
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18+10	100.00
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18+40	100.00
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18+90	100.00
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19+40	100.00
19+50	100.00
19+60	100.00
19+70	100.00
19+80	100.00
19+90	100.00
20+00	100.00
20+10	100.00
20+20	100.00
20+30	100.00
20+40	100.00
20+50	100.00
20+60	100.00
20+70	100.00
20+80	100.00
20+90	100.00



LEGEND

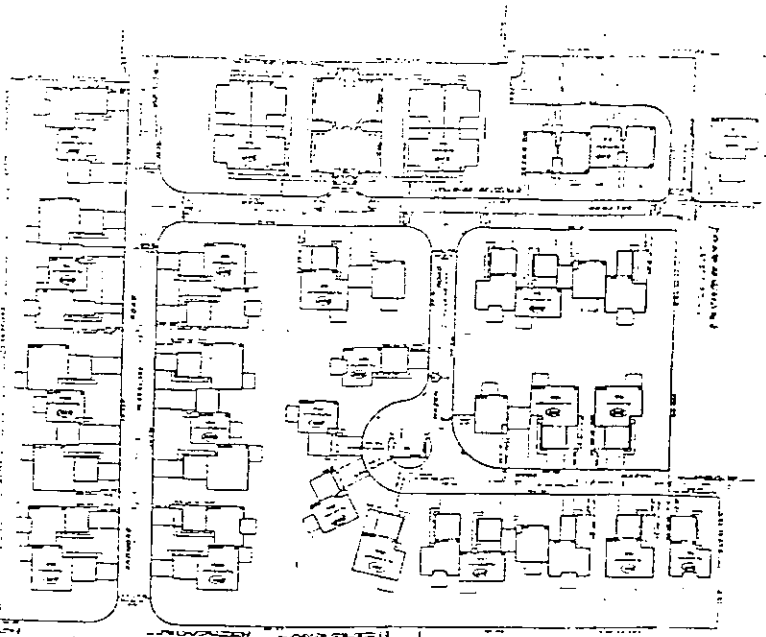
- Building Numbers indicate
- Unit Plans
- Unit Designation
- Individual Sequence of Construction

NOTES

1. All buildings and common elements shall be constructed in accordance with the Section of the State Building Code, Building Code, Chapter 540, Article 1, and the International Building Code, 1963 Edition, as amended.
2. All buildings shall be constructed in accordance with the Section of the State Building Code, Building Code, Chapter 540, Article 1, and the International Building Code, 1963 Edition, as amended.

Thereby certifying that the above is a true and correct copy of the original as submitted to the Commission on January 11, 1966.

Charles J. Lynch
 Charles J. Lynch
 Charles J. Lynch



PROJECT NO.	20-01357
DATE	1/11/66
SCALE	AS SHOWN
DATE	1/11/66
SECTION	14
PAGE NO.	1 OF 1

CLEARBROOK
 CLEARBROOK, INC.
 MONROE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

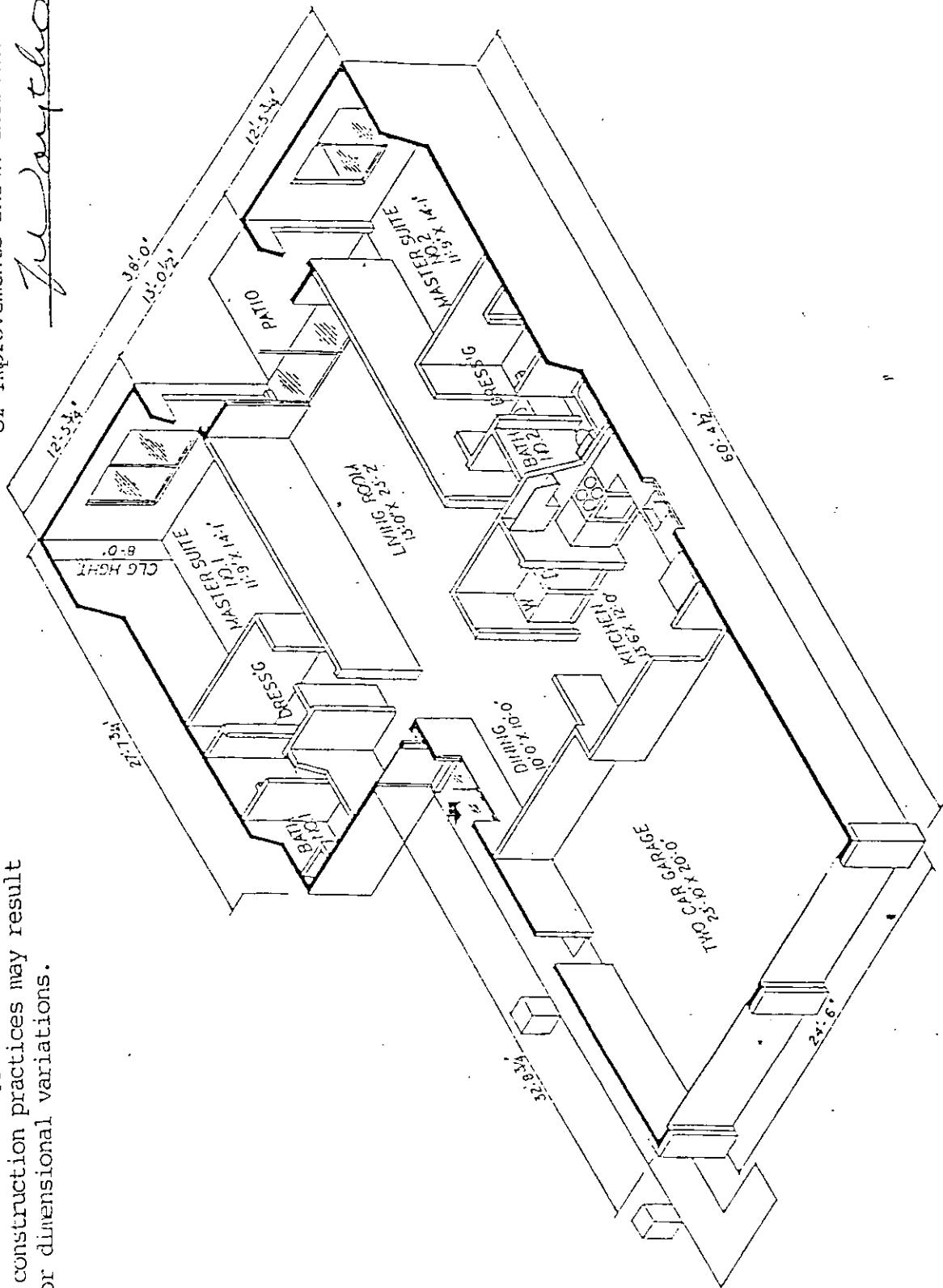
LYNCH, CARMODY, GIULIANO & KAROL, P.A.
 CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
 TERRACE PROFESSIONAL BUILDING
 688 PLAZA TERRACE EAST, BRICK TOWNSHIP, N. J.

Working Notes: Architectural Drawings
 Prepared by: [Signature]
 Checked by: [Signature]
 Date: [Date]

This is to certify that this drawing constitutes a correct representation of improvements shown thereon.

J. J. [Signature]

NOTE:
Room sizes shown are approximate only.
Normal construction practices may result in minor dimensional variations.



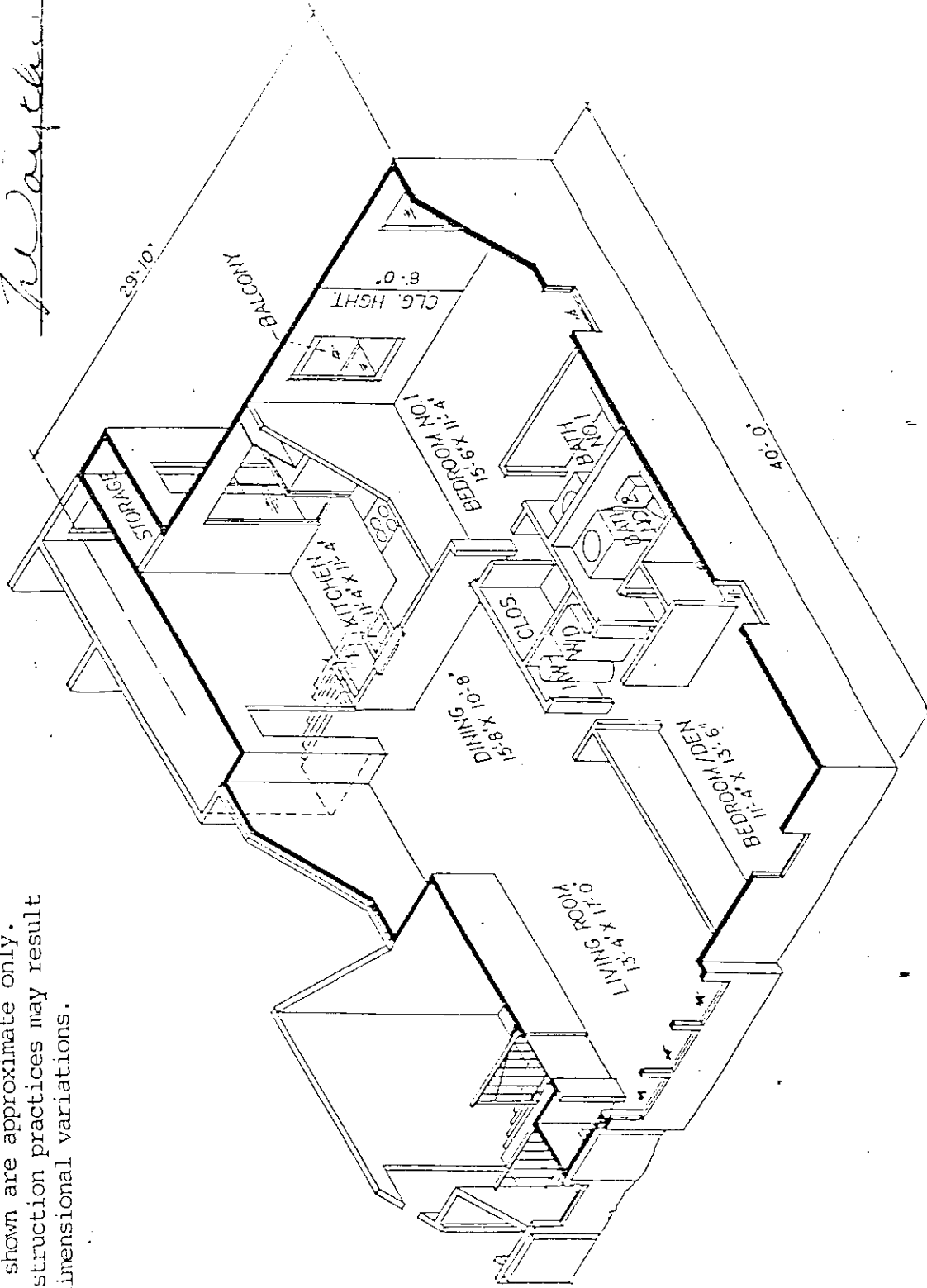
Each Unit generally consists of all space within the area of the dwelling unit and garage bounded by the interior, unfinished and unpainted surfaces of the exterior walls, the first floor and ceiling of the building, as more particularly described in the Master Deed.

UNIT: MASTER LODGE -46X (2-car Garage)

This is to certify that this drawing constitutes a correct representation of improvements shown thereon.

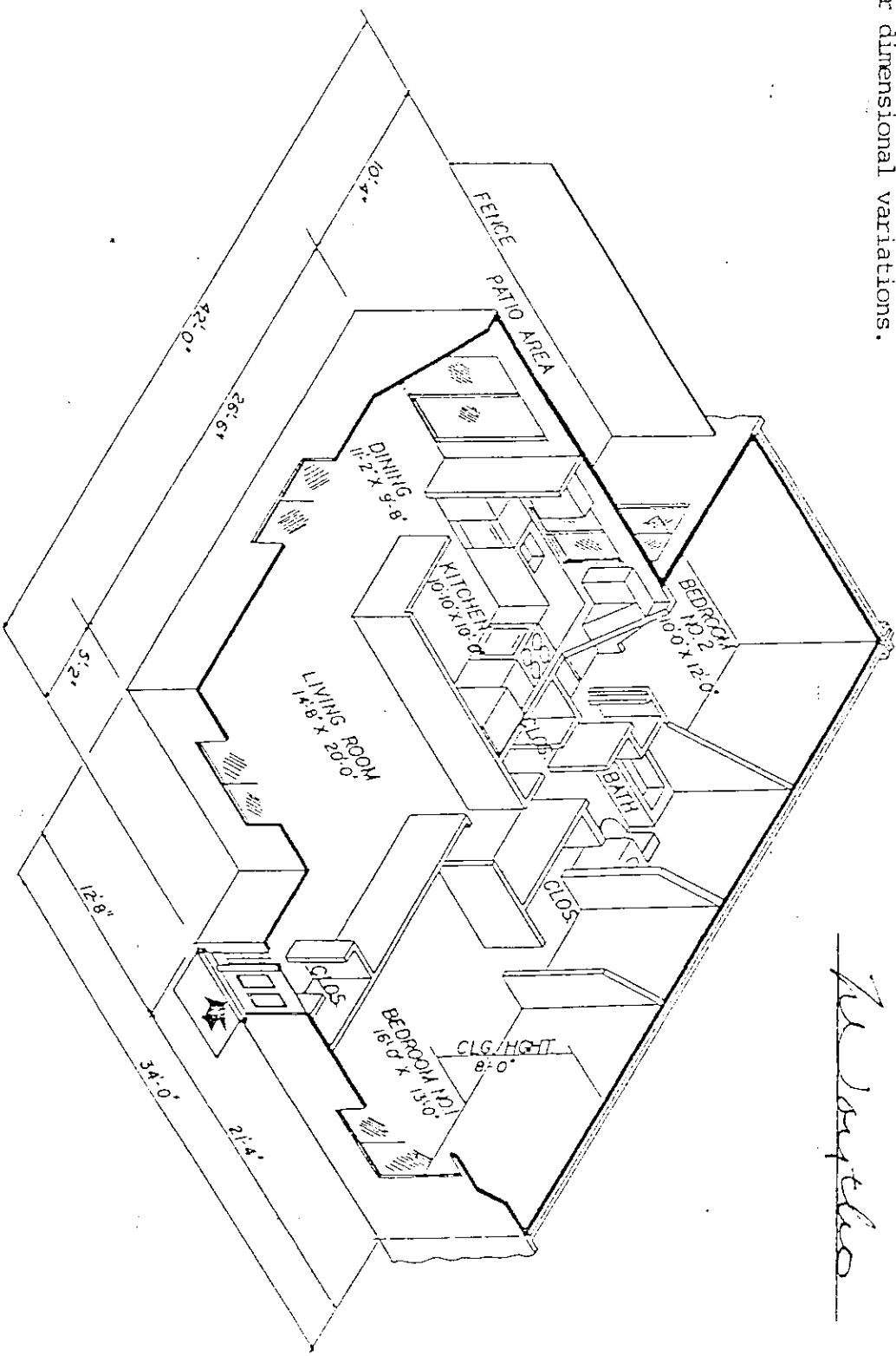
H. D. Taylor

NOTE:
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Normal construction practices may result in minor dimensional variations.



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.



This is to certify that this drawing
 constitutes a correct representation
 of improvements shown thereon.

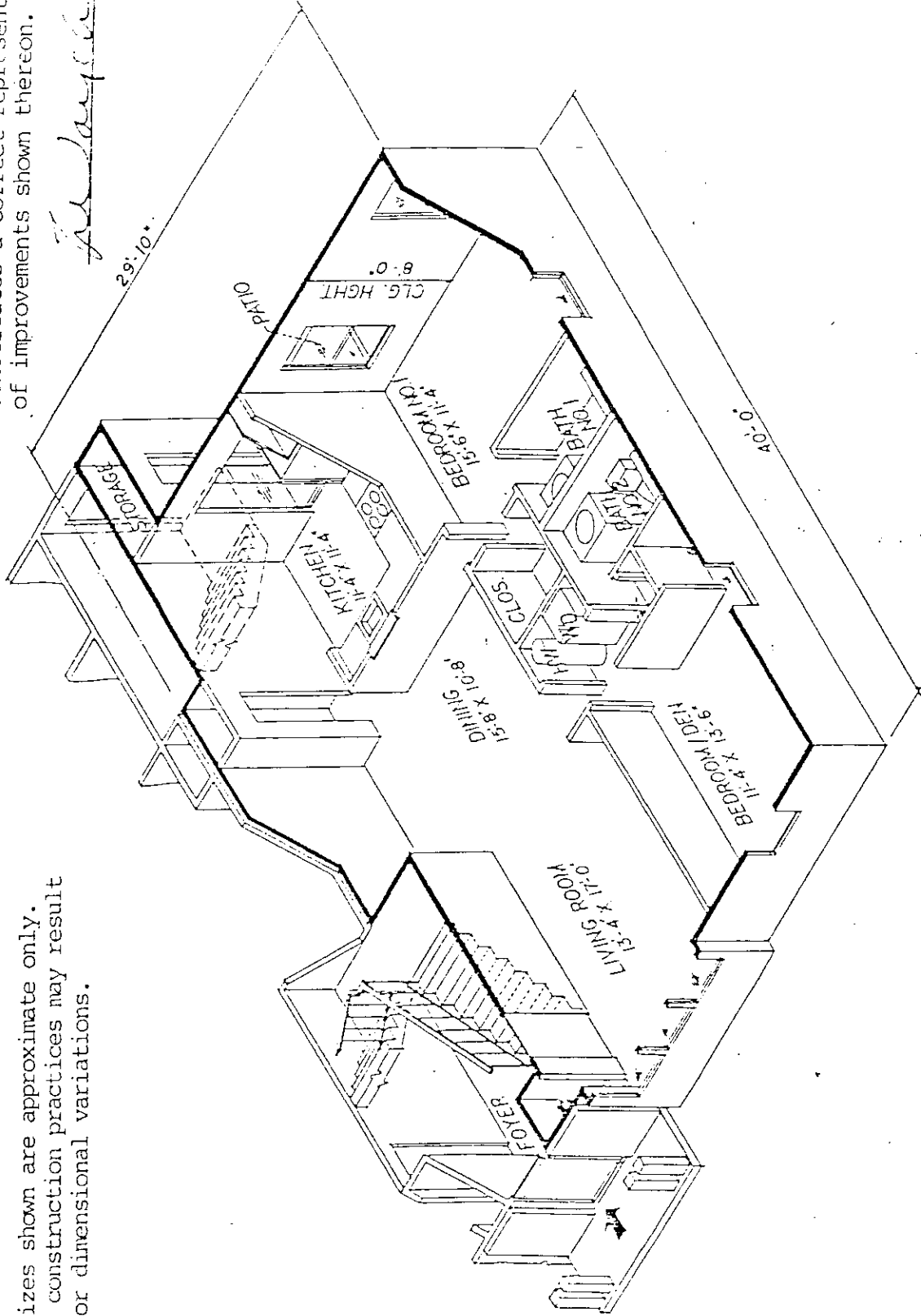
[Handwritten signature]

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.

This is to certify that this drawing constitutes a correct representation of improvements shown thereon.

[Handwritten signature]

NOTE:
Room sizes shown are approximate only.
Normal construction practices may result in minor dimensional variations.



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.

EXHIBIT F TO MASTER DEED

BY-LAWS OF COMMUNITY ASSOCIATION

EXHIBIT G TO MASTER DEED

SCHEDULE OF INITIAL SALES PRICE AND PERCENTAGE
OF INTEREST IN COMMON ELEMENTS

BOOK 3313 PAGE 542

EXHIBIT G
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.
514	A	Master Lodge II	94,000	.6485	527	A	Cambridge	70,000	.4830
515	A	Excelsior	103,000	.7107	527	B	Cambridge	70,000	.4830
516	A	Excelsior	103,000	.7107	527	C	Cambridge	70,000	.4830
517	A	Master Lodge	89,000	.6140	527	D	Cambridge	70,000	.4830
517	B	Timberline	80,000	.5520	528	A	Timberline II	85,000	.5864
517	C	Braeburne	88,000	.6071	528	B	Excelsior	103,000	.7107
517	D	Master Lodge II	94,000	.6485	529	A	Excelsior	103,000	.7107
518	A	Timberline II	85,000	.5864	529	B	Master Lodge II	94,000	.6485
518	B	Excelsior	103,000	.7107	530	A	Excelsior	103,000	.7107
519	A	Excelsior	103,000	.7107	530	B	Timberline II	85,000	.5864
520	A	Timberline II	85,000	.5864	530	C	Excelsior	103,000	.7107
521	A	Timberline II	85,000	.5864	531	A	Master Lodge II	94,000	.6485
522	A	Master Lodge II	94,000	.6485	531	B	Excelsior	103,000	.7107
523	A	Master Lodge	89,000	.6140	532	A	Excelsior	103,000	.7107
523	B	Timberline	80,000	.5520	532	B	Master Lodge II	94,000	.6485
523	C	Braeburne	88,000	.6071	533	A	Excelsior	103,000	.7107
523	D	Master Lodge II	94,000	.6485	533	B	Timberline II	85,000	.5864
524	A	Excelsior	103,000	.7107	533	C	Excelsior	103,000	.7107
525	A	Devon I	65,000	.4485	534	A	Master Lodge	89,000	.6140
525	B	Devon I	65,000	.4485	534	B	Timberline	80,000	.5520
525	C	Devon I	65,000	.4485	534	C	Excelsior	103,000	.7107
525	D	Devon I	65,000	.4485	535	A	Timberline II	85,000	.5864
525	M	Devon II	65,000	.4485	535	B	Master Lodge II	94,000	.6485
525	N	Devon II	65,000	.4485	700	A	Master Lodge II	94,000	.6485
525	O	Devon II	65,000	.4485	701	A	Master Lodge II	94,000	.6485
525	P	Devon II	65,000	.4485	701	B	Timberline	80,000	.5520
525	A	Cambridge	70,000	.4830	701	C	Braeburne	88,000	.6071
525	B	Cambridge	70,000	.4830	701	D	Master Lodge II	94,000	.6485
525	C	Cambridge	70,000	.4830	702	A	Excelsior	103,000	.7107
525	D	Cambridge	70,000	.4830	702	B	Timberline II	85,000	.5864

EXHIBIT G
Schedule of Total 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.
703	A	Excelsior	103,000	.7107	716	C	Excelsior	103,000	.7107
703	B	Timberline II	85,000	.5864	717	A	Timberline II	85,000	.5864
703	C	Excelsior	103,000	.7107	717	B	Excelsior	103,000	.7107
704	A	Master Lodge II	94,000	.6485	718	A	Timberline II	85,000	.5864
704	B	Excelsior	103,000	.7107	719	A	Timberline II	85,000	.5864
705	A	Excelsior	103,000	.7107	719	B	Excelsior	103,000	.7107
705	B	Timberline II	85,000	.5864	740	A	Excelsior	103,000	.7107
705	C	Master Lodge II	94,000	.6485	740	B	Timberline	80,000	.5520
706	A	Master Lodge II	94,000	.6485	740	C	Master Lodge II	94,000	.6485
706	B	Timberline	80,000	.5520	741	A	Excelsior	103,000	.7107
706	C	Braeburne	88,000	.6071	741	B	Timberline II	85,000	.5864
706	D	Master Lodge II	94,000	.6485	741	C	Master Lodge II	94,000	.6485
707	A	Excelsior	103,000	.7107	742	A	Excelsior	103,000	.7107
707	B	Master Lodge II	94,000	.6485	742	B	Master Lodge II	94,000	.6485
708	A	Timberline II	85,000	.5864	743	A	Master Lodge II	94,000	.6485
709	A	Master Lodge II	94,000	.6485	744	A	Timberline II	85,000	.5864
709	B	Timberline II	85,000	.5864	744	B	Master Lodge	89,000	.6140
709	C	Excelsior	103,000	.7107	745	A	Excelsior	103,000	.7107
710	A	Master Lodge II	94,000	.6485	745	B	Timberline	80,000	.5520
711	A	Excelsior	103,000	.7107	745	C	Master Lodge II	94,000	.6485
711	B	Timberline II	85,000	.5864	746	A	Master Lodge II	94,000	.6485
712	A	Master Lodge	89,000	.6140	746	B	Timberline II	85,000	.5864
712	B	Timberline	80,000	.5520	746	C	Excelsior	103,000	.7107
712	C	Braeburne	88,000	.6071	747	A	Excelsior	103,000	.7107
712	D	Master Lodge II	94,000	.6485	747	B	Timberline II	85,000	.5864
713	A	Excelsior	103,000	.7107	747	C	Excelsior	103,000	.7107
714	A	Excelsior	103,000	.7107	748	A	Excelsior	103,000	.7107
714	B	Timberline II	85,000	.5864	748	B	Timberline II	85,000	.5864
714	C	Master Lodge	89,000	.6140	748	C	Master Lodge	89,000	.6140
715	A	Master Lodge II	94,000	.6485	749	A	Excelsior	103,000	.7107
716	A	Master Lodge	89,000	.6140	749	B	Timberline II	85,000	.5864
716	B	Timberline	80,000	.5520	750	A	Master Lodge II	94,000	.6485

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

<u>ldg. No.</u>	<u>Apt. Des.</u>	<u>Unit Type</u>	<u>Initial Sales Price</u>	<u>% Int.</u>	<u>Bldg. No.</u>	<u>Apt. Des.</u>	<u>Unit Type</u>	<u>Initial Sales Price</u>	<u>% Int.</u>
751	A	Timberline II	85,000	.5864	769	A	Master Lodge II	94,000	.6485
752	A	Timberline II	85,000	.5864	769	B	Timberline II	85,000	.5864
752	B	Excelsior	103,000	.7107	769	C	Excelsior	103,000	.7107
753	A	Excelsior	103,000	.7107	770	A	Timberline II	85,000	.5864
753	B	Timberline II	85,000	.5864					
753	C	Excelsior	103,000	.7107					
754	A	Excelsior	103,000	.7107					
755	A	Timberline II	85,000	.5864					
756	A	Timberline II	85,000	.5864					
757	A	Master Lodge II	94,000	.6485					
758	A	Timberline II	85,000	.5864					
759	A	Master Lodge II	94,000	.6485					
759	B	Timberline II	85,000	.5864					
760	A	Excelsior	103,000	.7107					
760	B	Master Lodge II	94,000	.6485					
761	A	Timberline II	85,000	.5864					
762	A	Timberline II	85,000	.5864					
762	B	Excelsior	103,000	.7107					
763	A	Excelsior	103,000	.7107					
764	A	Master Lodge	89,000	.6140					
764	B	Timberline II	85,000	.5864					
765	A	Master Lodge II	94,000	.6485					
766	A	Master Lodge II	94,000	.6485					
766	B	Braeburne	88,000	.6071					
766	C	Timberline	80,000	.5520					
766	D	Master Lodge II	94,000	.6485					
767	A	Excelsior	103,000	.7107					
767	B	Timberline II	85,000	.5864					
767	C	Excelsior	103,000	.7107					
768	A	Excelsior	103,000	.7107					
768	B	Timberline II	85,000	.5864					
768	C	Excelsior	103,000	.7107					

12188

MASTER DEED

CLEARBROOK OXFORD VILLAGE,
A CONDOMINIUM,
SECTION NO. 14

Dated:

7/4/82

Clearbrook, Inc.
201 Forsgate Drive
Jamesburg, NJ 08831
Sponsor

Kenneth T. Bills, Esq.
GREENBAUM, GREENBAUM, ROWE & SMITH
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