

Prepared by:
Elizabeth P. Stein
Elizabeth P. Stein, BS, MBA
Toll Bros. Legal Department

25

11/8.33

DEED


20070709000198830 1/B
07/09/2007 03:49:20 PM D
Bk: 2188 Pg: 328
Mary H. Melfi
Hunterdon County Clerk

THIS DEED is made on June 29, 2007,

BETWEEN

Toll Land IV Limited Partnership, a New Jersey limited partnership, having an address at 250 Gibraltar Road, Horsham, PA 19044, referred to as the "Grantor";

AND

Lookout Pointe Community Association, Inc., a New Jersey corporation, having an address at 250 Gibraltar Road, Horsham, PA 19044, referred to as the "Grantee".

Transfer of Ownership. The Grantor hereby grants and conveys (transfer ownership of) the property described below (the "Property") to the Grantee. This transfer is made for the sum of **One Dollar (\$1.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. The Property being transferred hereby is situated in the Township of Union and is designated on the Municipal Tax Map as Lot 8.33, in Block 11 and Lot 1 in Block 11.01 (formerly known as part of Lot 8, Block 11), pursuant to a major subdivision plan captioned "Final Plat, Lookout Pointe", which was filed in the Office of the Hunterdon County Clerk on February 23, 2006, as Instrument No. 8577543 (the "Filed Plan").

Property. The Property consists of those certain tracts or parcels of land, located in the Township of Union, County of Hunterdon and State of New Jersey, together with the improvements thereon, as more particularly described on **Exhibits A-1 and A-2** attached hereto.

The Property is part of the same property that was conveyed to the Grantor by a Deed from Alpheus H. Albert and Catherine K. Albert, his wife, dated December 10, 2002, and recorded on December 16, 2002, in the Hunterdon County Clerk's Office in Deed Book 2053, at page 750.

The Property is being conveyed **UNDER AND SUBJECT TO** all covenants, easements and restrictions of record, including (without limitation) (a) all matters shown on the Filed Plan; (b) that certain Declaration of Covenants and Restrictions for Lookout Pointe, recorded in the Hunterdon County Clerk's Office in Deed Book 2148, at page 378; and (c) that certain Deed of Easement and Easement Agreement, between Grantor and Applied Wastewater Management, Inc., dated of even date herewith and intended to be recorded immediately prior to this deed.

Exhibit A-1

DESCRIPTION OF PROPERTY
LOT 8.33, BLOCK 11

All that certain lot or parcel of land known and designated as Lot 8.33, Block 11, situated in the Township of Union, County of Hunterdon, and State of New Jersey, shown on a plan entitled, "Final Plat, Lookout Pointe", dated April 2, 2001, last revised October 31, 2005, prepared by Eastern States Engineering, Inc., Horsham, Pennsylvania, 19044, and filed in the Hunterdon County Clerk's Office on February 23, 2006 as Instrument Number 8577543; being more particularly described as follows:

BEGINNING at a point of reverse curve in the proposed new northerly Right of Way line of Rupell Road as shown on said map, said curve leading into the easterly Right of Way line of Albert Drive, and running;

1. Along the arc of a curve to the right having a radius of 20.00 feet, an arc length of 30.75 feet and a central angle of 88 degrees 05 minutes 04 seconds, the chord of which bears North 47 degrees 46 minutes 25 seconds West, distant 27.81 feet to a point of tangency in the easterly Right of Way line of Albert Drive (90' wide R.O.W.); thence along said easterly Right of Way line on the following two courses:
 2. North 03 degrees 43 minutes 53 seconds West, 119.21 feet to a point of curvature; thence,
 3. Along the arc of a curve to the left having a radius of 245.00 feet, an arc length of 86.27 feet and a central angle of 20 degrees 10 minutes 28 seconds, the chord of which bears North 13 degrees 49 minutes 01 seconds West, distant 85.82 feet; thence
 4. Along a line common to Lot 8.34 and Lot 8.33, North 00 degrees 43 minutes 28 seconds West, 100.02 feet to an iron pin found; thence
 5. Along a line common to Lot 8.06 and Lot 8.33, North 89 degrees 16 minutes 32 seconds East, 300.00 feet to an iron pin found; thence
 6. Along a line common to Lot 8.33 with Lots 8.32, 8.31 and 8.30, North 40 degrees 50 minutes 37 seconds East, 475.22 feet; thence
 7. Along a line common to Lot 8.30 and Lot 8.33, North 38 degrees 23 minutes 11 seconds West, 296.12 feet to a point on a curve in the southeasterly Right of Way line of Albert Drive (50' wide R.O.W.); thence
 8. Along said Right of Way line, on the arc of a curve to the left having a radius of 310.00 feet, an arc length of 60.09 feet and a central angle of 11 degrees 06 minutes 22 seconds, the chord of which bears North 46 degrees 03 minutes 38 seconds East, distant 60.00 feet; thence
 9. Along a line common to Lot 8.29 and Lot 8.33, South 49 degrees 29 minutes 36 seconds East, 209.90 feet; thence
-

10. Continuing along said common line, North 85 degrees 17minutes 59 seconds East, 187.89 feet; thence
 11. South 04 degrees 42 minutes 01 seconds East, 961.75 feet, to an iron pipe found; thence
 12. South 78 degrees 29 minutes 35 seconds West, 143.20 feet, to an iron pin found; thence
 13. South 03 degrees 58 minutes 25 seconds West, 15.29 feet to a point in the northerly Right of Way line of Rupell Road; thence along same on the following three courses:
 14. Along the arc of a curve to the right having a radius of 793.79 feet, an arc length of 153.20 feet and a central angle of 11 degrees 03 minutes 29 seconds, the chord of which bears South 84 degrees 26 minutes 56 seconds West, distant 152.96 feet to a point of tangency; thence
 15. South 89 degrees 58 minutes 41 seconds West, 448.75 feet to a point of curvature; thence,
 16. Along the arc of a curve to the left having a radius of 2889.85 feet, an arc length of 90.48 feet and a central angle of 01 degrees 47 minutes 38 seconds, the chord of which bears South 89 degrees 04 minutes 52 seconds West, distant 90.47 feet to the point of Beginning.
-

Exhibit A-2

DESCRIPTION OF PROPERTY
LOT 1, BLOCK 11.01

All that certain lot or parcel of land known and designated as Lot 1, Block 11.01, situated in the Township of Union, County of Hunterdon, and State of New Jersey, shown on a plan entitled, "Final Plat, Lookout Pointe", dated April 2, 2001, last revised October 31, 2005, prepared by Eastern States Engineering, Inc., Horsham, Pennsylvania, 19044, and filed in the Hunterdon County Clerk's Office on February 23, 2006 as Instrument Number 8577543; being more particularly described as follows:

Beginning at a point on the curved northeasterly Right of Way line of Albert Drive (50' wide R.O.W.) said point located where said Right of Way line is intersected by the division line between Lot 1 and Lot 2 in Block 11.01 as shown on said Plat and running;

1. Along a line common to said Lot 1 and Lot 2, North 23 degrees 37 minutes 02 seconds East, 295.54 feet; thence
2. Along a line common to Lot 1 with Lots 12, 13, 14, 15, and 16, North 88 degrees 55 minutes 04 seconds East, 505.80 feet; thence
3. Along a line common to Lot 1 and Lot 22, South 6 degrees 56 minutes 37 seconds East, 450.42 feet to the northwesterly Right of Way line of Albert Drive (50' wide R.O.W.); thence along said Right of Way line on the following three courses:
4. South 55 degrees 06 minutes 31 seconds West, 174.71 feet to a point of curvature; thence
5. Along the arc of a curve to the left having a radius of 225.00 feet, an arc length of 147.20 feet, and a central angle of 37 degrees 29 minutes 04 seconds, the chord of which bears South 36 degrees 21 minutes 59 seconds West, distant 144.59 feet to a point of tangency; thence
6. South 17 degrees 37 minutes 27 seconds West, a distance of 6.82 feet to a point of curvature; thence
7. Along the arc of a curve to the right having a radius of 15.00 feet, an arc length of 21.99 feet, and a central angle of 84 degrees 00 minutes 49 seconds, the chord of which bears South 59 degrees 37 minutes 51 seconds West, distant 20.08 feet to a point of tangency on the northeasterly Right of Way line of Albert Drive (90' wide R.O.W.); thence
8. Along northeasterly Right of Way line, North 78 degrees 21 minutes 44 seconds West, 153.72 feet to a point of curvature; thence along the northeasterly Right of Way line of Albert Drive (transitioning from a 90' wide R.O.W to a 50' wide R.O.W.) on the following three courses:
9. Along the arc of a curve to the right having a radius of 252.00 feet, an arc length of 279.79 feet, and a central angle of 63 degrees 36 minutes 51 seconds, the chord of which bears North 46 degrees 33 minutes 19 seconds West, distant 265.64 feet to a point of tangency; thence
10. North 14 degrees 44 minutes 53 seconds West, 95.11 feet to a point of curvature; thence
11. Along the arc of a curve to the left having a radius of 175.00 feet, an arc length of 115.06 feet, and a central angle of 37 degrees 40 minutes 16 seconds, the chord of which bears North 33 degrees 35 minutes 01 seconds West, distant 113.00 feet to the point of Beginning.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property, except for the easements, restrictions and other matters described above. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights that affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor), except as stated above.

Signatures. This Deed is executed by the Grantor as of the date and year at the top of the first page.

WITNESS/ATTEST:

TOLL LAND IV LIMITED PARTNERSHIP

**By: Toll Land Corp. No. 10,
General Partner**

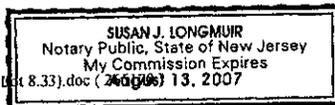
Sherry Cooper
Name: Sherry Cooper

By: James Majewski
James Majewski
Authorized Representative

STATE OF NEW JERSEY :
: SS
COUNTY OF HUNTERDON :

BE IT REMEMBERED that on this 29th day of JUNE, 2007, before me, the undersigned authority, personally appeared **James Majewski**, being an Authorized Representative of **Toll Land Corp. No. 10**, which is the general partner of **TOLL LAND IV LIMITED PARTNERSHIP**, the Grantor named in the foregoing instrument, who I am satisfied is the person who executed the foregoing instrument, and he acknowledged that he signed and delivered such instrument on behalf of such corporation, in its capacity as the general partner of the Grantor, being authorized to do so.

Susan J. Longmuir
Notary Public



DEED

Toll Land IV Limited Partnership,

Grantor

TO

Lookout Pointe Community Association, Inc.,

Grantee

Dated: JUNE 29, 2007

Record and return to:

**VIZZONI & COSTELLO, L.L.C.
1256 ROUTE 202/208 NORTH
BRIDGEWATER, NEW JERSEY 08807**

MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Hunterdon } SS. County Municipal Code 1025

FOR RECORDER'S USE ONLY
Consideration \$ 1.00
RTF paid by seller \$ E
Date 7-9-07 By NJF

*Use symbol "C" to indicate that fee is exclusively for county use.

MUNICIPALITY OF PROPERTY LOCATION Union

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, James Majewski (Name) being duly sworn according to law upon his/her oath, deposes and says that he/she is the Authorized Rep. of the Grantor in a deed dated May, 2007 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 11 and 11.01 Lot number 8.33 and 1 located at Rupell Road, Union Township (Street Address, Town) and annexed thereto.

(2) CONSIDERATION \$ 1.00 (See Instructions #1 and #5 on reverse side)

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS: (See Instructions #5A and #7 on reverse side)

Total Assessed Valuation * Director's Ratio = Equalized Assessed Valuation

\$ * % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(a) For a consideration of less than \$100.

(5) PARTIAL EXEMPTION FROM FEE (See Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over.
B. BLIND PERSON Grantor(s) legally blind or;
DISABLED PERSON Grantor(s) permanently and totally disabled

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- Owned and occupied by grantor(s) at time of sale.
One or two-family residential premises.
Resident of State of New Jersey.
Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)

- Affordable according to H.U.D. standards.
Meets income requirements of region.
Reserved for occupancy.
Subject to resale controls.

(6) NEW CONSTRUCTION (See Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement.
Not previously used for any purpose.
Not previously occupied.
"NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 29th day of JUNE, 2007

Signature of Deponent James Majewski

Toil Land IV Limited Partnership Grantor Name

250 Gibraltar Rd, Horsham, PA Deponent Address

250 Gibraltar Rd, Horsham, PA Grantor Address at Time of Sale

XXX-XXX- Last 3 digits in Grantor's Social Security Number

Name/Company of Settlement Officer

Susan J Longmuir

SUSAN J. LONGMUIR Notary Public, State of New Jersey My Commission Expires August 13, 2007

FOR OFFICIAL USE ONLY
Instrument Number
Deed Number
Deed Dated 6-29-07
County Hunterdon
Book 2168 Page 328
Date Recorded 7-9-07

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/pt/localtax.htm.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
 (C.55, P.L. 2004)

GIT/REP-3
 (2-07)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s) _____
 Toll Land IV Limited Partnership
 Current Resident Address: _____
 Street: 250 Gibraltar Road
 City, Town, Post Office _____
 Horsham _____ State _____ Zip Code _____
 PA _____ 19044

PROPERTY INFORMATION (Brief Property Description)

Block(s) _____ Lot(s) _____ Qualifier _____
 11 and 11.01 _____ 8.33 and 1 _____
 Street Address: _____
 City, Town, Post Office _____ State _____ Zip Code _____
 Seller's Percentage of Ownership _____ Consideration _____ Closing Date _____
 100% _____ \$1.00 _____

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

1. I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.
8. Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

6/29/07
 Date

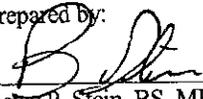
James Mayski
 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

20070709000198830 8/8
 07/09/2007 03:49:20 PM D
 Recording Fee: \$110.00
 Tax Fee: \$.00
 Consideration: \$1.00
 Buyers Fee: \$.00
 NF11

 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

20080804000192660 1/6
08/04/2008 03:46:10 PM D
Bk: 2214 Pg: 831
Mary H. Melfi
Hunterdon County Clerk

Prepared by:


Betsy P. Stein, BS, MBA

25

DEED

THIS DEED is made on August 4, 2008,

BETWEEN LOOKOUT POINT COMMUNITY ASSOCIATION, INC., a New Jersey corporation, maintaining offices at 250 Gibraltar Road, Horsham, PA 19044, referred to as the Grantor.

AND TOLL LAND IV LIMITED PARTNERSHIP, a New Jersey limited partnership, maintaining an office at 250 Gibraltar Road, Horsham, PA 19044, referred to as the Grantee.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One and no/100 Dollar (\$1.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE (N.J.S.A. 46:15-2.1) Township of Union, Hunterdon County, New Jersey, Block No. 11.01, Lot 1, as shown on a map entitled "Final Plat, Lookout Pointe, dated April 2, 2001, last revised October 31, 2005, prepared by Eastern States Engineering, Inc., and filed in the Hunterdon County Clerk's Office on February 23, 2006 as Instrument No. 8577543.

PROPERTY The property consists of the land and all the buildings and structures on the land in the Township of Union, County of Hunterdon, and State of New Jersey, as described on the attached **Exhibit "A"**.

Being a portion of the same property conveyed to the Grantor herein by a deed from Toll Land IV Limited Partnership, dated June 29, 2007, and recorded on July 9, 2007, in the Hunterdon County Clerk's Office in Deed Book 2188, Page 328.

SUBJECT to all municipal ordinances and easements and restrictions of record.

PROMISES BY GRANTOR. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights that affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

11.01
1

EXHIBIT "A"

LEGAL DESCRIPTION

**HUNTERDON COUNTY CLERK
COUNTY OF HUNTERDON
PO BOX 2900
FLEMINGTON NJ 08822-2900**

Exhibit A-2

DESCRIPTION OF PROPERTY
LOT 1, BLOCK 11.01

All that certain lot or parcel of land known and designated as Lot 1, Block 11.01, situated in the Township of Union, County of Hunterdon, and State of New Jersey, shown on a plan entitled, "Final Plat, Lookout Pointe", dated April 2, 2001, last revised October 31, 2005, prepared by Eastern States Engineering, Inc., Horsham, Pennsylvania, 19044, and filed in the Hunterdon County Clerk's Office on February 23, 2006 as Instrument Number 8577543; being more particularly described as follows:

Beginning at a point on the curved northeasterly Right of Way line of Albert Drive (50' wide R.O.W.) said point located where said Right of Way line is intersected by the division line between Lot 1 and Lot 2 in Block 11.01 as shown on said Plat and running:

1. Along a line common to said Lot 1 and Lot 2, North 23 degrees 37 minutes 02 seconds East, 295.54 feet; thence
2. Along a line common to Lot 1 with Lots 12, 13, 14, 15, and 16, North 88 degrees 55 minutes 04 seconds East, 505.80 feet; thence
3. Along a line common to Lot 1 and Lot 22, South 8 degrees 58 minutes 37 seconds East, 450.42 feet to the northwesterly Right of Way line of Albert Drive (50' wide R.O.W.); thence along said Right of Way line on the following three courses:
4. South 55 degrees 06 minutes 31 seconds West, 174.71 feet to a point of curvature; thence
5. Along the arc of a curve to the left having a radius of 225.00 feet, an arc length of 147.20 feet, and a central angle of 37 degrees 29 minutes 04 seconds, the chord of which bears South 36 degrees 21 minutes 59 seconds West, distant 144.58 feet to a point of tangency; thence
6. South 17 degrees 37 minutes 27 seconds West, a distance of 6.82 feet to a point of curvature; thence
7. Along the arc of a curve to the right having a radius of 15.00 feet, an arc length of 21.99 feet, and a central angle of 84 degrees 00 minutes 49 seconds, the chord of which bears South 59 degrees 37 minutes 51 seconds West, distant 20.08 feet to a point of tangency on the northeasterly Right of Way line of Albert Drive (90' wide R.O.W.); thence
8. Along northeasterly Right of Way line, North 78 degrees 21 minutes 44 seconds West, 153.72 feet to a point of curvature; thence along the northeasterly Right of Way line of Albert Drive (transitioning from a 90' wide R.O.W. to a 50' wide R.O.W.) on the following three courses:
9. Along the arc of a curve to the right having a radius of 252.00 feet, an arc length of 279.79 feet, and a central angle of 83 degrees 36 minutes 51 seconds, the chord of which bears North 46 degrees 33 minutes 19 seconds West, distant 265.64 feet to a point of tangency; thence
10. North 14 degrees 44 minutes 53 seconds West, 95.11 feet to a point of curvature; thence
11. Along the arc of a curve to the left having a radius of 175.00 feet, an arc length of 115.06 feet, and a central angle of 37 degrees 40 minutes 18 seconds, the chord of which bears North 33 degrees 35 minutes 01 seconds West, distant 113.00 feet to the point of Beginning.

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER (Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.) BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY } SS. County Municipal Code
COUNTY Hunterdon
MUNICIPALITY OF PROPERTY LOCATION Union Township

FOR RECORDER'S USE ONLY
Consideration \$ 1.00
RTF paid by seller \$
Date 8/4/08 By ASB E

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)
Deponent, John Peck, being duly sworn according to law upon his/her oath, deposes and says that he/she is the President and Director of Grantor in a deed dated August 4, 2008 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 11.01 Lot number Lot 1 located at Lookout Pointe, Union Township, Hunterdon County, NJ and annexed thereto.

(2) CONSIDERATION \$ 1.00 (See Instructions #1 and #5 on reverse side)

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS: (See Instructions #5A and #7 on reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$ + % = \$
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
Consideration is less than \$100.00

(5) PARTIAL EXEMPTION FROM FEE (See Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 68, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over.
B. BLIND PERSON Grantor(s) legally blind or;
DISABLED PERSON Grantor(s) permanently and totally disabled
C. LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)

(6) NEW CONSTRUCTION (See Instructions #2, #10 and #12 on reverse side)
Entirely new improvement.
Not previously used for any purpose.
Not previously occupied.
"NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) Deponent makes this Affidavit to induce county clerk to register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49 P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 4th day of August, 2008
Signature of Deponent
Deponent Address
Grantor Address at Time of Sale

SUSAN J LONGMUIR
Notary Public, State of New Jersey
My Commission Expires August 17, 2012

FOR OFFICIAL USE ONLY
Instrument Number
Deed Number
Deed Dated
Book
Page
County
Date Recorded

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.
STATE OF NEW JERSEY - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/rlpt/localtax.htm

AMY S. BANKO
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 3/21/2012



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
 (C.55, P.L. 2004)

GIT/REP-3
 (12-07)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)
 Lookout Pointe Community Association, Inc.
 Current Resident Address:
 Street: 250 Gibraltar Road
 City, Town, Post Office State Zip Code
 Horsham PA 19044

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
Block 11.01	Lot 1	

Street Address:
 Union Township, Hunterdon County, NJ
 City, Town, Post Office State Zip Code

Seller's Percentage of Ownership	Consideration	Closing Date
100%		

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

1. I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
 No non-like kind property received.
8. Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

Date: 8/14/08
 Signature: [Handwritten Signature]
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

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 Recording Fee: \$90.00
 Tax Fee: \$.00
 Consideration: \$1.00
 Buyers Fee: \$.00
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