

7-18-96

FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, RESTRICTIONS,

EASEMENTS, CHARGES AND LIENS

C.S. TOWNHOME ASSOCIATION

THIS FIRST SUPPLEMENTAL DECLARATION, made this 10th day of July, 1996, by CARRIAGE STOP ASSOCIATES, L.L.C., a New Jersey Limited Liability Company, with an address at P.O. Box 560, Berlin, New Jersey, 08009 (hereinafter referred to as "Developer").

WITNESSETH

WHEREAS, Developer has submitted certain lands to a Declaration of Covenants, Restrictions, Easements, Charges and Liens for C.S. Townhome Association ("Declaration"), dated 12 June 1995, and recorded in the Office of the Camden County Register of Deeds, at Deed Book 4762, Page 758, which lands are described in Exhibit "A" to the Declaration; and

WHEREAS, the Declaration authorizes Developer to subject to the Declaration and add to the C.S. Townhome Association additional land totaling 38.24 acres, which land is described in Exhibit "B" to the Declaration, referred to therein as the "Additional Land;" and

WHEREAS, in the Declaration, Developer reserved the right, power and authority to develop all or any part of the Additional Land, to expand the C.S. Townhome Association into the Additional Land, and to bring the Additional Land under the terms of the Declaration and make it subject to the Association; and

WHEREAS, Developer desires to subject a portion of the Additional Land to the Declaration, as Section 1-B of the C.S. Townhome Association, as provided for in Article

I of the Declaration; and

WHEREAS, the said portion of the Additional Land consists of approximately 3.86 acres, is known as Block 2401, Lots 1 through 29, on the Berlin Borough Tax Map, is more fully described on Exhibit "A" attached hereto and made a part hereof, and is shown on a plan entitled "Carriage Stop, Final Plan of Lots - Section 1-B Townhouses," prepared by James J. Maddonni, P.L.S., dated October 6, 1995, filed May 22, 1996 with the Camden County Register of Deeds as Map No. 438-9.

NOW, THEREFORE, pursuant to the right, power, and authority reserved in the Declaration, Developer supplements the Declaration for C.S. Townhome Association as follows:

1. A portion of the lands described in Exhibit "B" of the Declaration, which lands are described in the attached Exhibit "A," is hereby submitted and declared subject to the Declaration, and shall be held, transferred, sold, conveyed and occupied subject to and in accordance with the terms of said Declaration, which are hereby incorporated by reference as if set forth herein at length, as provided in Article I of the Declaration.

2. The Tract Common Areas in Section 1-B shall be treated as if they were included as "Tract Common Areas" within the Declaration.

3. This First Supplemental Declaration represents only a partial expansion of the Declaration into the Additional Land. Further sections of Additional Land remain within which Developer may construct additional dwelling units and tract common areas and which may in the future be incorporated into the Declaration and the C.S. Townhome Association in accordance with Article I of the Declaration. Developer reserves all of its

✓

rights contained in the Declaration to annex all or any portion of the remaining Additional Land under the Declaration and add the land and the dwelling units built thereon to the Association.

4. All provisions of the Declaration shall remain in full force and effect, except as specifically amended or supplemented herein.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed the day and year first above written.

WITNESS:

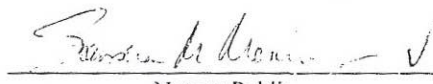
CARRIAGE STOP ASSOCIATES,
L.L.C.

BY:  ✓

Thomas C. Schaeffer, Jr., Member

STATE OF NEW JERSEY :
: SS.
COUNTY OF CAMDEN :

BE IT REMEMBERED, that on this 10th day of July, 1996, before me, the subscriber, personally appeared THOMAS C. SCHAEFFER, JR. who I am satisfied is the person who signed the within instrument as Member of CARRIAGE STOP ASSOCIATES, L.L.C., the company named therein, and he thereupon acknowledged that the said instrument made by the company was signed and delivered by him as such Member and is the voluntary act and deed of the company made by virtue of authority from its members.

 ✓
Notary Public
SANDRA M. MEMMO
Notary Public of New Jersey
My Commission Expires July 22, 1999

All that certain lot, piece or parcel of land, with the buildings
and improvements thereon erected, situate, lying and being in
the Borough of Berlin
County of Camden State of New Jersey:

BEGINNING at a point on the Southwesterly line of Harvard Boulevard
said point being the Southeasterly end of a curve connecting the
said Southwesterly line of Harvard Boulevard with the Southeasterly
line of Westbury Drive and from said beginning point extending
thence

1. South 38 degrees 08 minutes 11 seconds East, along the said
Southwesterly line of Harvard Boulevard, 67.16 feet to a point of
curve in same; thence
2. Southeastwardly, along the curved Southwesterly line of Harvard
Boulevard, along the arc of a curve curving to the right with a
radius of 315.00 feet, an arc distance of 204.31 feet to a point;
thence
3. South 00 degrees 58 minutes 30 seconds East, 177.22 feet to a
point on the Southeasterly boundary line of plan hereinafter
mentioned; thence
4. South 89 degrees 01 minutes 30 seconds West, along the said
Southeasterly boundary line of said plan, 168.31 feet to a point for
an angle in same; thence
5. South 51 degrees 51 minutes 49 seconds West, still along the said
Southeasterly boundary line of said plan, 187.98 feet to a point;
thence
6. South 48 degrees 16 minutes 55 seconds West, still along the said
Southeasterly boundary line of said plan, 24.83 feet to a point on
the Northeasterly line of Duke Drive; thence
7. North 41 degrees 43 minutes 05 seconds West, along the said
Northeasterly line of Duke Drive, 298.20 feet to a point of
connecting curve; thence
8. Northeastwardly, along the arc of a curve, curving to the right
with a radius of 15.00 feet, an arc distance of 24.50 feet to a
point on the Southeasterly line of Westbury Drive; thence
9. North 51 degrees 51 minutes 49 seconds East, along the said
Southeasterly line of Westbury Drive, 502.57 feet to a point of
connecting curve aforesaid; thence
10. Eastwardly and Southeastwardly, along the arc of a curve,
curving to the right with a radius of 15.00 feet, an arc distance of
23.56 feet to a point on the Southwesterly line of Harvard
Boulevard, the first mentioned point and place of BEGINNING.

BEING all of Final Plan of Lots, Section 1-B, Townhouses, Carriage
Stop made 10/6/95 by G.S. Winters & Associates, Inc. and to be filed
in the Office of the Register of Camden County.

EXHIBIT "A"

DB4831-0868

948469

96 JUL 18 AM 11:35

RECORDED CAMDEN COUNTY

James B. Smith

Record and Return To:

Ret. Robert M. Washburn, Esq.
Sherman, Silverstein, Kohl, Rose & Podolsky, P.A.
Fairway Corporate Center
4300 Haddonfield Road, Suite 311
Pennsauken, New Jersey 08109

Washburn
F:\WP\H\WORDPRO\RM\W\AGREEMENTS-TO\ANN SDC

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DB 4831-0869

PD 23.00

1309

Rec 7-15-97

SECOND SUPPLEMENTAL DECLARATION OF COVENANTS, RESTRICTIONS,
EASEMENTS, CHARGES AND LIENS
C.S. TOWNHOME ASSOCIATION

THIS SECOND SUPPLEMENTAL DECLARATION, made this 8 day of May, 1997, by CARRIAGE STOP ASSOCIATES, L.L.C., a New Jersey Limited Liability Company, with an address at P.O. Box 560, Berlin, New Jersey, 08009 (hereinafter referred to as "Developer").

WITNESSETH

WHEREAS, Developer has submitted certain lands to a Declaration of Covenants, Restrictions, Easements, Charges and Liens for C.S. Townhome Association ("Declaration"), dated 12 June 1995, and recorded in the Office of the Camden County Register of Deeds, at Deed Book 4762, Page 758, which lands are described in Exhibit "A" to the Declaration; and

WHEREAS, the Declaration authorizes Developer to subject to the Declaration and add to the C.S. Townhome Association additional land totaling 38.24 acres, which land is described in Exhibit "B" to the Declaration, referred to therein as the "Additional Land;" and

WHEREAS, in the Declaration, Developer reserved the right, power and authority to develop all or any part of the Additional Land, to expand the C.S. Townhome Association into the Additional Land, and to bring the Additional Land under the terms of the Declaration and make it subject to the Association; and

WHEREAS, Developer has subjected a portion of the Additional Land to the Declaration, as Section 1-B of the C.S. Townhome Association, by a First Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Liens for C.S. Townhome

Association, dated 10 July 1996, and recorded in the Office of the Camden County Register of Deeds, at Deed Book 4831, Page 865; and

WHEREAS, Developer desires to subject an additional portion of the Additional Land to the Declaration, as Section 1-C of the C.S. Townhome Association, as provided for in Article I of the Declaration; and

WHEREAS, the said portion of the Additional Land consists of approximately 2.03 acres, is known as Block 2401, Lots 30 through 42, on the Berlin Borough Tax Map, is more fully described on Exhibit "A" attached hereto and made a part hereof, and is shown on a plan entitled "Carriage Stop, Final Plan of Lots - Section 1-C Townhouses," prepared by James J. Maddonni, P.L.S., dated October 6, 1995, filed March 31, 1997 with the Camden County Register of Deeds as Map No. 840-3.

NOW, THEREFORE, pursuant to the right, power, and authority reserved in the Declaration, Developer supplements the Declaration for C.S. Townhome Association as follows:

1. A portion of the lands described in Exhibit "B" of the Declaration, which lands are described in the attached Exhibit "A," is hereby submitted and declared subject to the Declaration, and shall be held, transferred, sold, conveyed and occupied subject to and in accordance with the terms of said Declaration, which are hereby incorporated by reference as if set forth herein at length, as provided in Article I of the Declaration.

2. The Tract Common Areas in Section 1-C shall be treated as if they were included as "Tract Common Areas" within the Declaration.

3. This Second Supplemental Declaration represents only a partial expansion of the Declaration into the Additional Land. Further sections of Additional Land remain within which Developer may construct additional dwelling units and tract common

areas and which may in the future be incorporated into the Declaration and the C.S.

Townhome Association in accordance with Article I of the Declaration. Developer reserves all of its rights contained in the Declaration to annex all or any portion of the remaining Additional Land under the Declaration and add the land and the dwelling units built thereon to the Association.

4. All provisions of the Declaration shall remain in full force and effect, except as specifically amended or supplemented herein.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed the day and year first above written.

WITNESS:

CARRIAGE STOP ASSOCIATES,
L.L.C.



BY: 
Thomas C. Schaeffer, Jr., Member

STATE OF NEW JERSEY :
: SS.
COUNTY OF CAMDEN :

BE IT REMEMBERED, that on this 8 day of May, 1997, before me, the subscriber, personally appeared THOMAS C. SCHAEFFER, JR. who I am satisfied is the person who signed the within instrument as Member of CARRIAGE STOP ASSOCIATES, L.L.C., the company named therein, and he thereupon acknowledged that the said instrument made by the company was signed and delivered by him as such Member and is the voluntary act and deed of the company made by virtue of authority from its members.


Notary Public
Attorney-at-Law
State of New Jersey

301.01

March 10, 1997

DESCRIPTION OF
CARRIAGE STOP SUBDIVISION
TOWNHOUSE SECTION 1C

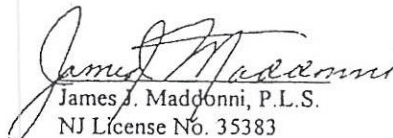
ALL THAT CERTAIN parcel of land designated as Carriage Stop, Townhouse Section 1C, situate in the Borough of Berlin, County of Camden, and State of New Jersey, being more particularly described as follows:

BEGINNING at a point in the northeasterly right-of-way of Duke Drive (50' wide) said point being located S 41° 43' 05" E a distance of 298.20 feet from the eastern most point of a curve connecting the southeasterly right-of-way of Westbury Drive with the northeasterly right-of-way of Duke Drive; thence

1. leaving said Duke Drive, N 48° 16' 55" E a distance of 24.83; thence
2. N 51° 51' 49" E a distance of 187.98 feet to a point; thence
3. N 89° 01' 30" E a distance of 168.31 feet to a point in Harvard Boulevard (50' wide); thence
4. along Harvard Boulevard, S 00° 58' 30" E a distance of 353.33 feet to a point of curvature; thence
5. along a curve to the right having a radius of 15.00 feet for an arc distance of 23.56 feet to a point in the westerly right-of-way of Duke Drive; thence
6. along said Duke Drive (50.00 feet wide), S 89° 01' 30" W a distance of 70.57 feet to a point of curvature; thence
7. along a curve to the right having a radius of 100.00 feet for an arc distance of 85.97 feet of tangency; thence
8. still along said Duke Drive, N 41° 43' 05" W a distance of 269.04 feet to a point and place of BEGINNING.

Containing 2.0307 Acres of Land.

Subject to access easement, utility easements and a shade tree easement in favor of Berlin Borough.


James J. Maddonni, P.L.S.
NJ License No. 35383



G.S. WINTERS & ASSOCIATES, INC. DB4894-0930

CONSULTING ENGINEERS

EXHIBIT "A"

Record and Return To:

Robert M. Washburn, Esq.
Sherman, Silverstein, Kohl, Rose & Pödlowsky, P.A.
Fairway Corporate Center
4300 Haddonfield Road, Suite 311
Pennsauken, New Jersey 08109

511
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Jul. 93
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Robert Washburn

Robert Washburn
CLERK

97 JUL 15 AM 9:40

RECORDED-CAMDEN COUNTY

1028191

Rec. 8-19-98

THIRD SUPPLEMENTAL DECLARATION OF COVENANTS, RESTRICTIONS,

EASEMENTS, CHARGES AND LIENS

C.S. TOWNHOME ASSOCIATION

THIS THIRD SUPPLEMENTAL DECLARATION, made this 3 day of August, 1998, by CARRIAGE STOP ASSOCIATES, L.L.C., a New Jersey Limited Liability Company, with an address at P.O. Box 560, Berlin, New Jersey, 08009 (hereinafter referred to as "Developer").

WITNESSETH

WHEREAS, Developer has submitted certain lands to a Declaration of Covenants, Restrictions, Easements, Charges and Liens for C.S. Townhome Association ("Declaration"), dated 12 June 1995, and recorded in the Office of the Camden County Register of Deeds, at Deed Book 4762, Page 758, which lands are described in Exhibit "A" to the Declaration; and

WHEREAS, the Declaration authorizes Developer to subject to the Declaration and add to the C.S. Townhome Association additional land totaling 38.24 acres, which land is described in Exhibit "B" to the Declaration, referred to therein as the "Additional Land;" and

WHEREAS, in the Declaration, Developer reserved the right, power and authority to develop all or any part of the Additional Land, to expand the C.S. Townhome Association into the Additional Land, to bring the Additional Land under the terms of the Declaration and make it subject to the Association, and to modify the obligations and responsibilities of the Association; and

WHEREAS, in Article VIII, Section 7 of the Declaration, Developer reserved the right and authority to amend the Declaration; and

WHEREAS, Developer has subjected a portion of the Additional Land to the Declaration, as Section 1-B of the C.S. Townhome Association, by a First Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Liens for C.S. Townhome Association, dated 10 July 1996, and recorded in the Office of the Camden County Register of Deeds, at Deed Book 4831, Page 865; and

WHEREAS, Developer has subjected a portion of the Additional Land to the Declaration, as Section 1-C of the C.S. Townhome Association, by a Second Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Liens for C.S. Townhome Association, dated 8 May 1997, and recorded in the Office of the Camden County Clerk, at Deed Book 4894, Page 927; and

WHEREAS, Developer desires to subject an additional portion of the Additional Land to the Declaration, as Section 2-A of the C.S. Townhome Association, as provided for in Article I of the Declaration, and to modify the obligations and responsibilities of the Association and the fee schedule of the Association; and

WHEREAS, the said portion of the Additional Land consists of approximately 5.9 acres, is known as Block 2401, Lots 29, 43 through 56 and 59, and Block 2403, Lots 1 through 23, on the Berlin Borough Tax Map, is more fully described on Exhibit "A" attached hereto and made a part hereof, and is shown on a plan entitled "Carriage Stop, Final Plan of Lots - Section 2-A Townhouses," prepared by James J. Maddonni, P.L.S., dated February 18, 1998, filed June 18, 1998 with the Camden County Clerk as Map No. 846-8.

NOW, THEREFORE, pursuant to the right, power, and authority reserved in the Declaration, Developer supplements the Declaration for C.S. Townhome Association as follows:

1. A portion of the lands described in Exhibit "B" of the Declaration, which lands are described in the attached Exhibit "A," is hereby submitted and declared subject to the Declaration, and shall be held, transferred, sold, conveyed and occupied subject to and in accordance with the terms of said Declaration, which are hereby incorporated by reference as if set forth herein at length, as provided in Article I of the Declaration.

2. The Tract Common Areas in Section 2-A shall be treated as if they were included as "Tract Common Areas" within the Declaration.

3. Article III, Section 1 of the Declaration is hereby amended to add the following as Tract Common Areas: ten foot wide landscape easement, five foot wide pedestrian access easement, ten foot wide pedestrian access easement, and fifteen foot wide drainage easement, as shown along various property lines and lot lines on the Final Plan of Lots of any section of the Development.

4. Article III, Section 2 of the Declaration is hereby amended to add the following Association services:

(c) Maintenance of the ten foot wide landscape easement along various property lines, as shown on the Final Plan of Lots of any section of the Development.

(d) Maintenance of the five foot wide pedestrian easement and the ten foot wide pedestrian easement along the side and rear lot lines of various lots, as shown on the Final Plan of Lots of any section of the Development.

(e) Maintenance of the fifteen foot wide drainage easement across various lots, as shown on the Final Plan of Lots of any section of the Development.

5. Article IV, Section 3(i) of the Declaration is hereby amended to add the following easements:

(4) A perpetual and non-exclusive five foot wide shade tree easement and ten foot wide landscape easement along various property lines, as shown on the Final Plan of Lots of any section of the Development.

(5) A perpetual and non-exclusive five foot wide pedestrian easement and ten foot wide pedestrian easement along the side and rear lot lines of various lots, as shown on the Final Plan of Lots of any section of the Development.

(6) A perpetual and non-exclusive fifteen foot wide drainage easement across various lots as shown on the Final Plan of Lots of any section of the Development.

6. Article V, Section 3 of the Declaration is hereby amended to add the following:

There may be different Tract Common Areas and different maintenance obligations within different sections of the Development. For example, Section 1 contains private courts which are Tract Common Areas, but the streets in Section 2-A are dedicated to Berlin Borough, which will provide maintenance and repair. In consideration thereof, the Board of Trustees is hereby empowered to levy different annual and special assessments in different sections of the Development.

7. Article V, Section 4 of the Declaration is hereby amended to replace the first sentence thereof with the following:

In addition to the annual assessment authorized by Section 3 of this Article V, the Association may levy in any assessment year a special assessment (which may vary from section to section but which must be fixed at a uniform rate for all lots within each section) applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Tract Common Areas, including the necessary fixtures and personal property related thereto.

8. Article V, Section 11 of the Declaration is hereby amended to replace the first sentence with the following:

The Tract Common Areas and maintenance obligations of the Association may be different in different sections of the Development; therefore, the annual and special assessments may vary by section of the Development within the Tract. For example, Section 1 contains private courts which are Tract Common Areas, but the streets in Section 2-A are dedicated to

Berlin Borough, which will provide maintenance and repair. However, within each section of the Development, the annual and special assessments must be fixed at a uniform rate for all lots within the section, it being the intent hereof that all Lots within each section, regardless of the value of the homes or improvement thereon, shall pay the same per Lot assessment hereunder.

9. This Third Supplemental Declaration represents only a partial expansion of the

Declaration into the Additional Land. Further sections of Additional Land remain within which Developer may construct additional dwelling units and tract common areas and which may in the future be incorporated into the Declaration and the C.S. Townhome Association in accordance with Article I of the Declaration. Developer reserves all of its rights contained in the Declaration to annex all or any portion of the remaining Additional Land under the Declaration and add the land and the dwelling units built thereon to the Association.

10. All provisions of the Declaration shall remain in full force and effect, except as specifically amended or supplemented herein.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed the day and year first above written.

WITNESS:

CARRIAGE STOP ASSOCIATES,
L.L.C.



By:


Thomas C. Schaeffer, Jr., Member

STATE OF NEW JERSEY :
: SS.
COUNTY OF CAMDEN :

BE IT REMEMBERED, that on this 3rd day of August, 1998, before me, the subscriber, personally appeared THOMAS C. SCHAEFFER, JR. who I am satisfied is the person who signed the within instrument as Member of CARRIAGE STOP ASSOCIATES, L.L.C., the company named therein, and he thereupon acknowledged that the said instrument made by the company was signed and delivered by him as such Member and is the voluntary act and deed of the company made by virtue of authority from its members.


Notary Public
SANDRA M. MEMMO
Notary Public of New Jersey
My Commission Expires July 22, 1999

301.01

February 2, 1998
Revised: April 28, 1998

**DESCRIPTION OF
CARRIAGE STOP SUBDIVISION
TOWNHOUSE SECTION 2A**

ALL THAT CERTAIN parcel of land designated as Carriage Stop, Townhouse Section 2A situate in the Borough of Berlin, County of Camden, and State of New Jersey, being more particularly described as follows:

BEGINNING at a point in the southwesterly right-of-way of Roosevelt Boulevard (50' wide) said point being the easternmost point of a curve connecting the northeasterly right-of-way of Westbury Drive with the southwesterly right-of-way of Roosevelt Boulevard; thence

1. crossing Roosevelt Boulevard, N 51° 51' 49" E a distance of 50.00 feet to a point on a curve; thence
2. in a northwesterly direction along a curve to the right having a radius of 15.00 feet for an arc distance of 23.56 feet to a point in the southerly right-of-way of Westbury Drive (50' wide); thence
3. along Westbury Drive N 51° 51' 49" E a distance of 37.16 feet to a point of curvature; thence
4. along a curve to the right having a radius of 100.00 feet for an arc distance of 66.03 feet to a point of tangency; thence
5. N 89° 41' 42" E a distance of 69.23 feet to a point of curvature; thence
6. along a curve to the right having a radius of 150.00 feet for an arc distance of 125.27 feet to a point of tangency; thence
7. still along Westbury Drive, S 42° 27' 24" E a distance of 325.54 feet to a point common to Lot 31, Block 900; thence
8. along said Lot 31, S 00° 58' 30" E a distance of 341.84 feet to a point; thence
9. S 89° 13' 25" W a distance of 161.31 feet to a point in the easterly right-of-way of Roosevelt Boulevard; thence
10. along said easterly right-of-way of Roosevelt Boulevard, S 05° 45' 25" E a distance of 33.22 feet to a point; thence



G.S. WINTERS & ASSOCIATES, INC.
CONSULTING ENGINEERS

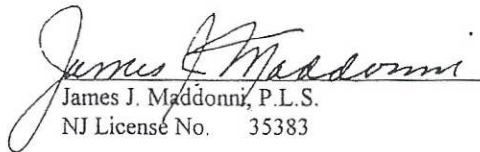
DB 4966-0578

EXHIBIT "A"

Page 2 Carriage Stop - Section 2A

11. crossing Roosevelt Boulevard, S $84^{\circ} 14' 35''$ W a distance of 50.00 feet to a point in the westerly right-of-way of Harvard Boulevard; thence
12. S $05^{\circ} 45' 25''$ E a distance of 17.00 feet to a point; thence
13. leaving the right-of-way line of Roosevelt Boulevard, S $84^{\circ} 14' 35''$ W a distance of 127.38 feet to a point; thence
14. N $00^{\circ} 58' 30''$ W a distance of 33.16 feet to a point in the southerly right-of-way of Wilson Lane; thence
15. along a curve to the right having a radius of 175.00 feet for an arc distance of 10.43 feet; thence
16. along Wilson Lane, S $89^{\circ} 01' 30''$ W a distance of 80.58 feet to a point common to Section I of Carriage Stop Townhouses; thence
17. along same, N $00^{\circ} 58' 30''$ W a distance of 330.82 feet to a point of curvature; thence
18. along a curve to the left having a radius of 315.00 feet for an arc distance of 204.31 feet to a point of tangency; thence
19. N $38^{\circ} 08' 11''$ W a distance of 67.16 feet to a point and place of BEGINNING.

Subject to access easement, utility easements and a shade tree easement in favor of Berlin Borough.


James J. Maddonni, P.L.S.
NJ License No. 35383



G.S. WINTERS & ASSOCIATES, INC. DB4 966-0579
CONSULTING ENGINEERS

15 Deck B5

EN:

SHERMAN, SILVERSTEIN, KOHL, ROSE
& PODOLSKY
4300 HADDONFIELD RD.
STE 311
PENNSAUKEN, NJ 08109

31.00
3.00
34.00

302

CLERK
Record and Return To: Robert M. Washburn, Esquire
Sherman, Silverstein, Kohl, Rose & Podolsky, P.A.
Airway Corporate Center
4300 Haddonfield Road, Suite 311
Pennsauken, New Jersey 08109

DB4966-0580

FOURTH SUPPLEMENTAL DECLARATION OF COVENANTS, RESTRICTIONS,
EASEMENTS, CHARGES AND LIENS
C.S. TOWNHOME ASSOCIATION

THIS FOURTH SUPPLEMENTAL DECLARATION, made this 30 day of July, 1999, by CARRIAGE STOP ASSOCIATES, L.L.C., a New Jersey Limited Liability Company, with an address at P.O. Box 560, Berlin, New Jersey, 08009 (hereinafter referred to as "Developer").

WITNESSETH

WHEREAS, Developer has submitted certain lands to a Declaration of Covenants, Restrictions, Easements, Charges and Liens for C.S. Townhome Association ("Declaration"), dated 12 June 1995, and recorded in the Office of the Camden County Register of Deeds, at Deed Book 4762, Page 758, which lands are described in Exhibit "A" to the Declaration; and

WHEREAS, the Declaration authorizes Developer to subject to the Declaration and add to the C.S. Townhome Association additional land totaling 38.24 acres, which land is described in Exhibit "B" to the Declaration, referred to therein as the "Additional Land;" and

WHEREAS, in the Declaration, Developer reserved the right, power and authority to develop all or any part of the Additional Land, to expand the C.S. Townhome Association into the Additional Land, to bring the Additional Land under the terms of the Declaration and make it subject to the Association, and to modify the obligations and responsibilities of the Association; and

WHEREAS, in Article VIII, Section 7 of the Declaration, Developer reserved the right and authority to amend the Declaration; and

DB5034-0007

WHEREAS, Developer has subjected a portion of the Additional Land to the Declaration, as Section 1-B of the C.S. Townhome Association, by a First Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Liens for C.S. Townhome Association, dated 10 July 1996, and recorded in the Office of the Camden County Register of Deeds, at Deed Book 4831, Page 865; and

WHEREAS, Developer has subjected a portion of the Additional Land to the Declaration, as Section 1-C of the C.S. Townhome Association, by a Second Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Liens for C.S. Townhome Association, dated 8 May 1997, and recorded in the Office of the Camden County Clerk, at Deed Book 4894, Page 927; and

WHEREAS, Developer has subjected a portion of the Additional Land to the Declaration, as Section 2-A of the C.S. Townhome Association, by a Third Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Liens for C.S. Townhome Association, dated 3 August 1998, and recorded in the Office of the Camden County Clerk, at Deed Book 4966, Page 572; and

WHEREAS, Developer desires to subject an additional portion of the Additional Land to the Declaration, as Section 2-B of the C.S. Townhome Association, as provided for in Article 1 of the Declaration, and to modify the obligations and responsibilities of the Association and the fee schedule of the Association; and

WHEREAS, the said portion of the Additional Land consists of (1) approximately 9.63 acres, is known as Block 2401, Lots 57, 58, and 60 through 88, Block 2403, Lots 24 through 36, and Block 2404, Lots 1 through 15, on the Berlin Borough Tax Map, is more fully described on Exhibit "A" attached hereto and made a part hereof, and is shown on a plan entitled

"Carriage Stop, Section 2-B, Final Plan of Lots," prepared by James T. Sapio, P.L.S., dated November 1, 1998, and intended to be filed with the Camden County Clerk.

NOW, THEREFORE, pursuant to the right, power, and authority reserved in the Declaration, Developer supplements the Declaration for C.S. Townhome Association as follows:

1. A portion of the lands described in Exhibit "B" of the Declaration, which lands are described in the attached Exhibit "A," is hereby submitted and declared subject to the Declaration, and shall be held, transferred, sold, conveyed and occupied subject to and in accordance with the terms of said Declaration, which are hereby incorporated by reference as if set forth herein at length, as provided in Article I of the Declaration.
2. The Tract Common Areas in Section 2-B shall be treated as if they were included as "Tract Common Areas" within the Declaration.
3. Article III, Section 1 of the Declaration is hereby amended to add the following as Tract Common Areas: ten foot wide landscape easement, five foot wide pedestrian access easement, ten foot wide pedestrian access easement, and fifteen foot wide drainage easement, as shown along various property lines and lot lines on the Final Plan of Lots of any section of the Development.
4. Article III, Section 2 of the Declaration is hereby amended to add the following Association services:
 - (c) Maintenance of the ten foot wide landscape easement along various property lines, as shown on the Final Plan of Lots of any section of the Development.
 - (d) Maintenance of the five foot wide pedestrian easement and the ten foot wide pedestrian easement along the side and rear lot lines of various lots, as shown on the Final Plan of Lots of any section of the Development.

(e) Maintenance of the fifteen foot wide drainage easement across various lots, as shown on the Final Plan of Lots of any section of the Development.

5. Article IV, Section 3(f) of the Declaration is hereby amended to add the following easements:

(4) A perpetual and non-exclusive five foot wide shade tree easement and ten foot wide landscape easement along various property lines, as shown on the Final Plan of Lots of any section of the Development.

(5) A perpetual and non-exclusive five foot wide pedestrian easement and ten foot wide pedestrian easement along the side and rear lot lines of various lots, as shown on the Final Plan of Lots of any section of the Development.

(6) A perpetual and non-exclusive fifteen foot wide drainage easement across various lots as shown on the Final Plan of Lots of any section of the Development.

6. Article V, Section 3 of the Declaration is hereby amended to add the following:

There may be different Tract Common Areas and different maintenance obligations within different sections of the Development. For example, Section 1 contains private courts which are Tract Common Areas, but the streets in Section 2-B are dedicated to Berlin Borough, which will provide maintenance and repair. In consideration thereof, the Board of Trustees is hereby empowered to levy different annual and special assessments in different sections of the Development.

7. Article V, Section 4 of the Declaration is hereby amended to replace the first sentence thereof with the following:

In addition to the annual assessment authorized by Section 3 of this Article V, the Association may levy in any assessment year a special assessment (which may vary from section to section but which must be fixed at a uniform rate for all lots within each section) applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Tract Common Areas, including the necessary fixtures and personal property related thereto.

8. Article V, Section 11 of the Declaration is hereby amended to replace the first sentence with the following:

The Tract Common Areas and maintenance obligations of the Association may be different in different sections of the Development; therefore, the annual and special assessments may vary by section of the Development within the Tract. For example, Section 1 contains private courts which are Tract Common Areas, but the streets in Section 2-B are dedicated to Berlin Borough, which will provide maintenance and repair. However, within each section of the Development, the annual and special assessments must be fixed at a uniform rate for all lots within the section, it being the intent hereof that all Lots within each section, regardless of the value of the homes or improvement thereon, shall pay the same per Lot assessment hereunder.

9. This Fourth Supplemental Declaration represents only a partial expansion of the Declaration into the Additional Land. Further sections of Additional Land remain within which Developer may construct additional dwelling units and tract common areas and which may in the future be incorporated into the Declaration and the C.S. Townhome Association in accordance with Article I of the Declaration. Developer reserves all of its rights contained in the Declaration to annex all or any portion of the remaining Additional Land under the Declaration and add the land and the dwelling units built thereon to the Association.

10. All provisions of the Declaration shall remain in full force and effect, except as specifically amended or supplemented herein.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed the day and year first above written.

WITNESS:

CARRIAGE STOP ASSOCIATES,
L.L.C.

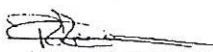

ROBERT WASHBURN

By:


Thomas C. Schaeffer, Jr., Member

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

BE IT REMEMBERED, that on this 30 day of July, 1999, before me, the subscriber, personally appeared THOMAS C. SCHAEFFER, JR. who I am satisfied is the person who signed the within instrument as Member of CARRIAGE STOP ASSOCIATES, L.L.C., the company named therein, and he thereupon acknowledged that the said instrument made by the company was signed and delivered by him as such Member and is the voluntary act and deed of the company made by virtue of authority from its members.


Notary Public

Robert M. Wilson

Attorney-at-Law

State of New Jersey



JAMES T. SAPIO

LICENSED LAND SURVEYOR

LEGAL DESCRIPTION
Contract Number 98-712
January 13, 1999

19 Stratford Ave.
P.O. Box 207
Stratford, N.J. 08064
609-383-0056

ALL THAT TRACT or parcel of land situate in the Borough of Berlin, County of Camden, State of New Jersey more particularly described as follows.

BEGINNING at a point in the Northerly line of Wyndam Road (50 feet wide) and in the Division line of Lot 31, Block 900 as shown on the Plan hereafter mentioned and extending;

thence (1) South 89 Degrees 51 Minutes 22 Seconds West along the Northerly line of Wyndam Road a distance of 245.88 feet to a point of curvature in same.

thence (2) Southwesterly along the curved Northwestern line of Wyndam Road, curving to the left, having a Radius of 190.00 feet, an Arc Distance of 130.11 feet to a point of Tangency in same.

thence (3) South 50 Degrees 37 Minutes 17 Seconds West along the Northwestern line of Wyndam Road a distance of 224.40 feet to a point.

thence (4) South 39 Degrees 22 Minutes 43 Seconds East crossing Wyndam Road a distance of 50.00 feet to a point.

thence (5) South 50 Degrees 37 Minutes 17 Seconds West along the Southeasterly line of Wyndam Road a distance of 624.75 feet to a point.

thence (6) Southwestwardly and Southeasterly along a curve, curving to the left, having a Radius of 25.00 feet, an Arc Distance of 39.27 feet to a point in the Northeasterly line of Watsontown-New Freedom Road as widened to 33.00 feet from the original centerline.

thence (7) North 39 Degrees 22 Minutes 43 Seconds West along the Northeasterly line of Watsontown-New Freedom Road as widened to 33.00 feet from said centerline a distance of 100.00 feet to a point.

thence (8) Southeasterly and Northeasterly along a curve, curving to the left, having a Radius of 25.00 feet, an Arc Distance of 39.27 feet to a point.

thence (9) North 50 Degrees 37 Minutes 17 Seconds East along the Northwestern line of Wyndam Road a distance of 384.43 feet to a point.

EXHIBIT A

DB5034-0013

thence (10) North 19 Degrees 14 Minutes 15 Seconds West a distance of 231.56 feet to a point.

thence (11) North 41 Degrees 43 Minutes 05 Seconds West a distance of 185.50 feet to a point.

thence (12) North 48 Degrees 16 Minutes 56 Seconds East a distance of 419.24 feet to a point.

thence (13) South 41 Degrees 43 Minutes 05 Seconds East a distance of 32.25 feet to a point of curvature.

thence (14) Southeastwardly along a curve, curving to the left, having a Radius of 100.00 feet, an Arc Distance of 85.97 feet to a point.

thence (15) North 89 Degrees 01 Minutes 30 Seconds East a distance of 70.57 feet to a point.

thence (16) Northeastwardly and Northwestwardly, along a curve, curving to the left, having a Radius of 15.00 feet, an Arc Distance of 23.56 feet to a point.

thence (17) North 00 Degrees 58 Minutes 30 Seconds West a distance of 199.74 feet to a point.

thence (18) North 89 Degrees 01 Minutes 30 Seconds East a distance of 80.57 feet to a point.

thence (19) Northeastwardly along the curve, curving to the left, having a Radius of 175.00 feet, an Arc Distance of 10.43 feet to a point.

thence (20) South 00 Degrees 58 Minutes 30 Seconds East a distance of 33.16 feet to a point.

thence (21) North 84 Degrees 14 Minutes 35 Seconds East a distance of 127.38 feet to a point in the Westerly line of Roosevelt Boulevard (50.00 feet wide).

thence (22) North 05 Degrees 45 Minutes 25 Seconds West along the Westerly line of Roosevelt Boulevard a distance of 17.00 feet to a point.

thence (23) North 84 Degrees 14 Minutes 35 Seconds East crossing Roosevelt Boulevard a distance of 50.00 feet to a point.

thence (24) North 05 Degrees 45 Minutes 25 Seconds West along the Easterly line of Roosevelt Boulevard a distance of 33.22 feet to a point.

D85034-0014

thence (25) North 89 Degrees 13 Minutes 25 Seconds East a distance of 161.31 feet to a point.

thence (26) South 00 Degrees 58 Minutes 30 Seconds East along the aforementioned Lot 31, Block 900, as shown on said Plan, a distance of 464.87 feet to a point.

thence (27) South 00 Degrees 08 Minutes 38 Seconds East continuing along said Lot 31, as shown on Plan, a distance of 30.00 feet to the point and place of BEGINNING.

BEING KNOWN as Section 2-B, as shown on the Plan entitled "Carriage Stop", Section 2-B, situated in the Borough of Berlin, County of Camden and State of New Jersey, prepared by James T. Sapio, Professional Land Surveyor.

CONTAINING 9.63 Acres more or less.

DB5034-0015

Record and Return To:

Robert M. Washburn, Esquire
Sherman, Silverstein, Kohl, Rose & Podolsky, P.A.
Fairway Corporate Center
4300 Haddonfield Road, Suite 311
Pennsauken, New Jersey 08109

Red Book

1210124
D85034-0017
1703 014 35⁰⁰

Congressville #270.

1703 014 35⁰⁰

FIFTH SUPPLEMENTAL DECLARATION OF COVENANTS, RESTRICTIONS,

EASEMENTS, CHARGES AND LIENS

C.S. TOWNHOME ASSOCIATION

THIS FIFTH SUPPLEMENTAL DECLARATION, made this 23rd day of March, 1999, by CARRIAGE STOP ASSOCIATES, L.L.C., a New Jersey Limited Liability Company, with an address at P.O. Box 560, Berlin, New Jersey, 08009 (hereinafter referred to as "Developer").

WITNESSETH

WHEREAS, Developer has submitted certain lands to a Declaration of Covenants, Restrictions, Easements, Charges and Liens for C.S. Townhome Association ("Declaration"), dated 12 June 1995, and recorded in the Office of the Camden County Register of Deeds, at Deed Book 4762, Page 758, which lands are described in Exhibit "A" to the Declaration; and

WHEREAS, the Declaration authorizes Developer to subject to the Declaration and add to the C.S. Townhome Association additional land totaling 38.24 acres, which land is described in Exhibit "B" to the Declaration, referred to therein as the "Additional Land;" and

WHEREAS, in the Declaration, Developer reserved the right, power and authority to develop all or any part of the Additional Land, to expand the C.S. Townhome Association into the Additional Land, to bring the Additional Land under the terms of the Declaration and make it subject to the Association, and to modify the obligations and responsibilities of the Association; and

DB5062-0017

WHEREAS, in Article VIII, Section 7 of the Declaration, Developer reserved the right and authority to amend the Declaration; and

WHEREAS, Developer has subjected a portion of the Additional Land to the Declaration, as Section 1-B of the C.S. Townhome Association, by a First Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Liens for C.S. Townhome Association, dated 10 July 1996, and recorded in the Office of the Camden County Register of Deeds, at Deed Book 4831, Page 865; and

WHEREAS, Developer has subjected a portion of the Additional Land to the Declaration, as Section 1-C of the C.S. Townhome Association, by a Second Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Liens for C.S. Townhome Association, dated 8 May 1997, and recorded in the Office of the Camden County Clerk, at Deed Book 4894, Page 927; and

WHEREAS, Developer has subjected a portion of the Additional Land to the Declaration, as Section 2-A of the C.S. Townhome Association, by a Third Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Liens for C.S. Townhome Association, dated 3 August 1998, and recorded in the Office of the Camden County Clerk, at Deed Book 4966, Page 572; and

WHEREAS, Developer has subjected a portion of the Additional Land, as Section 2-B of the C.S. Townhome Association, by a Fourth Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Liens for C.S. Townhome Association, dated 30 July 1999, and recorded in the Office of the Camden County Clerk, at Deed Book 5034, Page 0007; and

WHEREAS, Developer desires to subject an additional portion of the Additional Land to the Declaration, as Section 2-D of the C.S. Townhome Association (Section 2-C not being part of the Association), as provided for in Article I of the Declaration, and to modify the obligations and responsibilities of the Association and the fee schedule of the Association; and

WHEREAS, the said portion of the Additional Land consists of (1) approximately 6.14 acres, is known as Block 2405, Lots 1 through 11, and Block 2406, Lots 1 through 23, on the Berlin Borough Tax Map, is more fully described on Exhibit "A" attached hereto and made a part hereof, and is shown on a plan entitled "Carriage Stop, Section 2-D, Final Plan of Lots," prepared by James T. Sapio, P.L.S., dated November 1, 1998, last revised February 25, 1999, and intended to be filed with the Camden County Clerk,

NOW, THEREFORE, pursuant to the right, power, and authority reserved in the Declaration, Developer supplements the Declaration for C.S. Townhome Association as follows:

1. A portion of the lands described in Exhibit "B" of the Declaration, which lands are described in the attached Exhibit "A," is hereby submitted and declared subject to the Declaration, and shall be held, transferred, sold, conveyed and occupied subject to and in accordance with the terms of said Declaration, which are hereby incorporated by reference as if set forth herein at length, as provided in Article I of the Declaration.
2. The Tract Common Areas in Section 2-D shall be treated as if they were included as "Tract Common Areas" within the Declaration.
3. Article III, Section I of the Declaration is hereby amended to add the following as Tract Common Areas: ten foot wide landscape easement, five foot wide pedestrian access easement, ten foot wide pedestrian access easement, and fifteen foot wide drainage easement, as

shown along various property lines and lot lines on the Final Plan of Lots of any section of the Development.

4. Article III, Section 2 of the Declaration is hereby amended to add the following Association services:

(c) Maintenance of the ten foot wide landscape easement along various property lines, as shown on the Final Plan of Lots of any section of the Development.

(d) Maintenance of the five foot wide pedestrian easement and the ten foot wide pedestrian easement along the side and rear lot lines of various lots, as shown on the Final Plan of Lots of any section of the Development.

(e) Maintenance of the fifteen foot wide drainage easement across various lots, as shown on the Final Plan of Lots of any section of the Development.

5. Article IV, Section 3(i) of the Declaration is hereby amended to add the following easements:

(4) A perpetual and non-exclusive five foot wide shade tree easement and ten foot wide landscape easement along various property lines, as shown on the Final Plan of Lots of any section of the Development.

(5) A perpetual and non-exclusive five foot wide pedestrian easement and ten foot wide pedestrian easement along the side and rear lot lines of various lots, as shown on the Final Plan of Lots of any section of the Development.

(6) A perpetual and non-exclusive fifteen foot wide drainage easement across various lots as shown on the Final Plan of Lots of any section of the Development.

6. Article V, Section 3 of the Declaration is hereby amended to add the following:

There may be different Tract Common Areas and different maintenance obligations within different sections of the Development. For example, Section 1 contains private courts which are Tract Common Areas, but the streets in Section 2-13 are dedicated to Berlin Borough, which will provide maintenance and

repair. In consideration thereof, the Board of Trustees is hereby empowered to levy different annual and special assessments in different sections of the Development.

7. Article V, Section 4 of the Declaration is hereby amended to replace the first sentence thereof with the following:

In addition to the annual assessment authorized by Section 3 of this Article V, the Association may levy in any assessment year a special assessment (which may vary from section to section but which must be fixed at a uniform rate for all lots within each section) applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Tract Common Areas, including the necessary fixtures and personal property related thereto.

8. Article V, Section 11 of the Declaration is hereby amended to replace the first sentence with the following:

The Tract Common Areas and maintenance obligations of the Association may be different in different sections of the Development; therefore, the annual and special assessments may vary by section of the Development within the Tract. For example, Section 1 contains private courts which are Tract Common Areas, but the streets in Section 2-D are dedicated to Berlin Borough, which will provide maintenance and repair. However, within each section of the Development, the annual and special assessments must be fixed at a uniform rate for all lots within the section, it being the intent hereof that all lots within each section, regardless of the value of the homes or improvement thereon, shall pay the same per lot assessment hereunder.

9. This Fifth Supplemental Declaration represents only a partial expansion of the Declaration into the Additional Land. Further sections of Additional Land remain within which Developer may construct additional dwelling units and tract common areas and which may in the future be incorporated into the Declaration and the C.S. Townhome Association in accordance with Article I of the Declaration. Developer reserves all of its rights contained in the Declaration

to annex all or any portion of the remaining Additional Land under the Declaration and add the land and the dwelling units built thereon to the Association.

10. All provisions of the Declaration shall remain in full force and effect, except as specifically amended or supplemented herein.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed the day and year first above written.

WITNESS:

CARRIAGE STOP ASSOCIATES,
L.L.C.

John G. [unclear] ✓

By:

Thomas C. Schaeffer, Jr. ✓
Thomas C. Schaeffer, Jr., Member

STATE OF NEW JERSEY :
COUNTY OF CAMDEN : ss.

BE IT REMEMBERED, that on this 3rd day of November, 1999, before me, the subscriber, personally appeared THOMAS C. SCHAEFFER, JR. who I am satisfied is the person who signed the within instrument as Member of CARRIAGE STOP ASSOCIATES, L.L.C., the company named therein, and he thereupon acknowledged that the said instrument made by the company was signed and delivered by him as such Member and is the voluntary act and deed of the company made by virtue of authority from its members.

Elaine D. Flecco
Notary Public

Elaine D. Flecco
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires October 18, 2001

7

005062-0023



JAMES T. SAPIO

LICENSED LAND SURVEYOR

LEGAL DESCRIPTION

December 7, 1998

Contract No. 98-712

Revised: February 25, 1999

19 Stratford Ave.
P.O. Box 201
Stratford, N.J. 08884
609-783 0656

ALL THAT CERTAIN tract or parcel of land and premises situated in the Borough of Berlin, County of Camden and the State of New Jersey more particularly described as follows:

BEGINNING at a point in the Northerly line of Wyndam Road (50.00 feet wide) and in the Division Line of Lot 31, Block 900 as shown on the Plan hereafter mentioned and extending:

thence (1) South 00 Degrees 08 Minutes 38 Seconds East along the Division line of Lot 31, Block 900 of said Plan a distance of 824.57 feet to a point.

thence (2) North 81 Degrees 12 Minutes 42 Seconds West a distance of 355.00 feet to a point.

thence (3) North 08 Degrees 47 Minutes 48 Seconds East a distance of 140.00 feet to a point in the Southerly line of Roosevelt Boulevard (50.00 feet wide).

thence (4) South 81 Degrees 12 Minutes 42 Seconds East along the Southerly line of Roosevelt Boulevard a distance of 16.15 feet to a point.

thence (5) North 00 Degrees 08 Minutes 38 Seconds West a distance of 566.52 feet to a point in the curved Southerly Line of Wyndam Road.

thence (6) Southwestwardly along the curve Southerly line of Wyndam Road, curving to the left, having a Radius of 140.00 feet an Arc distance of 25.88 feet to a point of Tangency in the same.

thence (7) South 50 Degrees 37 Minutes 17 Seconds West along the Southeasterly line of Wyndam Road a distance of 224.40 feet to a point.

thence (8) North 39 Degrees 22 Minutes 43 Seconds West crossing Wyndam Road a distance of 50.00 feet to a point.

thence (9) North 50 Degrees 37 Minutes 17 Seconds East along the Northwesterly line of Wyndam Road a distance of 224.40 feet to a point of curvature in same.

DB5062-0024 EXHIBIT A

-0024

thence (10) Northeastwardly along the curved Northwesternly and Northerly line of Wyndam Road, curving to the right, having a Radius of 190.00 feet, an Arc Distance of 130.11 feet to a point.

thence (11) North 89 Degrees 51 Minutes 22 Seconds East along the Northerly line of Wyndam Road a distance of 245.88 feet to the point and place of BEGINNING.

BEING Section 2-D, as shown on the Plan entitled Carriage Stop, Section 2-D, Borough of Berlin, County of Camden, State of New Jersey, prepared by James T. Sapio, Professional Land Surveyor, dated 11/1/98.

CONTAINING 6.14 Acres more or less

DB5062-0025

1254468

00 JAN 3 1981
RECEIVED
FBI NEW YORK

2-17

FD-3500

Record and Return To:

Robert M. Washburn, Esquire
Sherman, Silverstein, Kohl, Rose & Podolsky, P.A.
Fairway Corporate Center, Suite 311
4300 Haddonfield Road
Pennsauken, New Jersey 08109

005062-0026

J. Reed