


<b>Morris County Recording Cover Sheet</b>    <b>Honorable Ann F. Grossi, Esq.</b> <b>Morris County Clerk</b>		MORRIS COUNTY, NJ Ann F. Grossi AMND-OR BOOK 24494 PG 97 RECORDED 09/16/2022 11:40:28 FILE NUMBER 2022062435 RCPT # 1747255; RECD BY: LCONDON eRecord RECORDING FEES 300.00 INDEX FEE
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Date of Document: 2022-09-08	Type of Document: AMENDMENT TO MASTER DEED	
First Party Name: Pulte Homes of NJ Limited Partnership a Michigan limited partnership	Second Party Name: Pulte Homes of NJ Limited Partnership a Michigan limited partnership	
Additional Parties:		

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block:	Lot:
Municipality:	
Consideration:	
Mailing Address of Grantee:	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE	
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<p align="center"><b>MORRIS COUNTY RECORDING COVER SHEET</b></p> <p align="center">Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.</p> <p align="center"><b>WARNING:</b> Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.</p>
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**TWENTY-FOURTH AMENDMENT AND SUPPLEMENT TO THE  
MASTER DEED FOR  
DEL WEBB AT FLORHAM PARK CONDOMINIUM**

Prepared by: Christine F. Li, Esq.

**RECORD AND RETURN TO:**

**GREENBAUM, ROWE, SMITH & DAVIS LLP  
P.O. Box 5600  
Woodbridge, New Jersey 07095  
Attention: Christine F. Li, Esq.**

8024805.1

**TWENTY-FOURTH AMENDMENT AND SUPPLEMENT TO THE  
MASTER DEED FOR THE DEL WEBB AT FLORHAM PARK CONDOMINIUM**

**THIS TWENTY-FOURTH AMENDMENT AND SUPPLEMENT** made this 8th day of September, 2022, by Pulte Homes of NJ, Limited Partnership, a New Jersey Limited Partnership, having an address at 150 Allen Road, Suite 303, Basking Ridge, New Jersey 07920 (hereinafter the "Developer").

**WITNESSETH:**

**WHEREAS**, Developer is the owner of the fee simple title to certain real property situate, lying and being in the Borough of Florham Park, County of Morris, and State of New Jersey, as more fully described hereinafter; and

**WHEREAS**, Developer is creating thereon a residential condominium development pursuant to the Master Deed for the Del Webb at Florham Park Condominium (hereinafter the "Master Deed"), which is presently intended to consist of up to three hundred and twenty-one (321) residential condominium dwelling Units, together with certain Common Elements; and

**WHEREAS**, the Developer has reserved the right to incorporate into the Del Webb at Florham Park Condominium (hereinafter the "Condominium") additional Units and related improvements as Common Elements located in the Borough of Florham Park, County of Morris (the "Additional Units"), for up to three hundred and eleven (311) additional residential condominium dwelling Units, together with certain Common Elements; and

**WHEREAS**, Developer has caused to be incorporated under the laws of the State of New Jersey, a non-profit corporation known and designated as the Del Webb at Florham Park Condominium Association, Inc. as the entity to perform the aforesaid functions, and which are hereinafter more fully set forth in the Master Deed; and

**WHEREAS**, the Developer has heretofore subjected to the provisions of the Master Deed all of the lands described in Exhibit "A" and depicted on Exhibit "B" of the Master Deed, together with the five (5) Units within Phase 1-A of the Condominium, as depicted on Exhibit "B-1-A" (the "Phase 1-A Plan") as filed in the Master Deed for the Del Webb at Florham Park Condominium dated November 6, 2019 and recorded November 7, 2019, in the Morris County Clerk's office in Deed Book 23651 at Page 8, et seq., and the Exhibits thereto, as same has been or may be amended; and

**WHEREAS**, the First Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated January 30, 2020 and recorded January 31, 2020, in the Morris County Clerk's office in Book OR-23705 at Page 545, et seq., and the Exhibits thereto, as same may be amended (the "First Amendment to the Master Deed"); and

**WHEREAS**, the First Amendment and Supplement to the Master Deed created the second phase of the Condominium (hereinafter "Phase 1-B"), as depicted in Exhibit "B-1-B" to the First Amendment to the Master Deed, and those improvements consisting of Building 1 (in which are situated five (5) Units); and

**WHEREAS**, the Second Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated March 17, 2020 and recorded March 18, 2020, in the Morris County Clerk's office in Book OR-23734 at Page 706, et seq., and the Exhibits thereto, as same may be amended (the "Second Amendment to the Master Deed"); and

**WHEREAS**, the Second Amendment and Supplement to the Master Deed created the third phase of the Condominium (hereinafter "Phase 1-C"), as depicted in Exhibit "B-1-C" to the Second Amendment to the Master Deed, and those improvements consisting of Building 5 (in which are situated five (5) Units), for a total of fifteen (15) Units; and

**WHEREAS**, the Third Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated May 12, 2020 and recorded May 22, 2020, in the Morris County Clerk's office in Book OR-23779 at Page 272, et seq., and the Exhibits thereto, as same may be amended (the "Third Amendment to the Master Deed"); and

**WHEREAS**, the Third Amendment and Supplement to the Master Deed created the fourth phase of the Condominium (hereinafter "Phase 1-D"), as depicted in Exhibit "B-1-D" to the Third Amendment to the Master Deed, and those improvements consisting of Building 8 (in which are situated five (5) Units), for a total of twenty (20) Units; and

**WHEREAS**, the Fourth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated June 22, 2020 and recorded July 2, 2020, in the Morris County Clerk's office in Book OR-23807 at Page 490, et seq., and the Exhibits thereto, as same may be amended (the "Fourth Amendment to the Master Deed"); and

**WHEREAS**, the Fourth Amendment and Supplement to the Master Deed created the fifth phase of the Condominium (hereinafter "Phase 1-E"), as depicted in Exhibit "B-1-E" to the Fourth Amendment to the Master Deed, and those improvements consisting of Building 7 (in which are situated five (5) Units), for a total of twenty-five (25) Units; and

**WHEREAS**, the Fifth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated August 10, 2020 and recorded August 12, 2020, in the Morris County Clerk's office in Book OR-23842 at Page 416, et seq., and the Exhibits thereto, as same may be amended (the "Fifth Amendment to the Master Deed"); and

**WHEREAS**, the Fifth Amendment and Supplement to the Master Deed created the sixth phase of the Condominium (hereinafter "Phase 1-F"), as depicted in Exhibit "B-1-F" to the Fifth Amendment to the Master Deed, and those improvements consisting of Building 12 (in which are situated six (6) Units), for a total of thirty-one (31) Units; and

**WHEREAS**, the Sixth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated August 31, 2020 and recorded September 2, 2020, in the Morris County Clerk's office in Book OR-23864 at Page 230, et seq., and the Exhibits thereto, as same may be amended (the "Sixth Amendment to the Master Deed"); and

**WHEREAS**, the Sixth Amendment and Supplement to the Master Deed created the seventh phase of the Condominium (hereinafter "Phase 1-G"), as depicted in Exhibit "B-1-G" to the Sixth Amendment to the Master Deed, and those improvements consisting of Building 26 (in which are situated thirty-six (36) Units), for a total of sixty-seven (67) Units; and

**WHEREAS**, the Seventh Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated October 15, 2020 and recorded October 29, 2020, in the Morris County Clerk's office in Book OR-23913 at Page 1937, et seq., and the Exhibits thereto, as same may be amended (the "Seventh Amendment to the Master Deed"); and

**WHEREAS**, the Seventh Amendment and Supplement to the Master Deed created the eighth phase of the Condominium (hereinafter "Phase 1-H"), as depicted in Exhibit "B-1-H" to the Seventh Amendment to the Master Deed, and those improvements consisting of Building 11 (in which are situated seven (7) Units), for a total of seventy-four (74) Units; and

**WHEREAS**, the Eighth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated December 10, 2020 and recorded December 15, 2020, in the Morris County Clerk's office in Book OR-23971 at Page 552, et seq., and the Exhibits thereto, as same may be amended (the "Eighth Amendment to the Master Deed"); and

**WHEREAS**, the Eighth Amendment and Supplement to the Master Deed amended the plan attached to the Sixth Amendment to the Master Deed for Del Webb at Florham Park Condominium, referred to as Exhibit B-1-G, by deleting Exhibit B-1-G in its entirety and replaced it with the corrected plans for Building 26 captioned, "Del Webb at Florham Park Condominium, Phase 1, Building 26", prepared by Kennon Surveying Services, Inc. dated November 6, 2020, (the "Amended Phase B-1-G Plans" attached to the Eighth Amendment to the Master Deed as "Amended Exhibit B-1-G"); and

**WHEREAS**, the Eighth Amendment and Supplement to the Master Deed further amended Exhibit B-1-G, by supplementing the Amended Phase B-1-G Plans with the plan captioned "Garage Plan -- Building 26" prepared by USA Architects, dated July 24, 2018, attached to the Eighth Amendment as part of the "Amended Phase B-1-G Plans"; and

**WHEREAS**, the Ninth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated January 12, 2021 and recorded January 29, 2021, in the Morris County Clerk's office in Book OR-24008 at Page 1544, et seq., and the Exhibits thereto, as same may be amended (the "Ninth Amendment to the Master Deed"); and

**WHEREAS**, the Ninth Amendment and Supplement to the Master Deed created the ninth phase of the Condominium (hereinafter "Phase 1-I"), as depicted in Exhibit "B-1-I" to the Ninth Amendment to the Master Deed, and those improvements consisting of Building 10 (in which are situated six (6) Units), for a total of eighty (80) Units; and

**WHEREAS**, the Tenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated March 18, 2021 and recorded March 26, 2021, in the Morris County Clerk's office in Book OR-24081 at Page 103, et seq., and the Exhibits thereto, as same may be amended (the "Tenth Amendment to the Master Deed"); and



**WHEREAS**, the Tenth Amendment and Supplement to the Master Deed created the tenth phase of the Condominium (hereinafter "Phase 2A and 2B"), as depicted in Exhibit "B-2-A and Exhibit "B-2-B" to the Tenth Amendment to the Master Deed, and those improvements consisting of Building 30 (in which are situated thirty-six (36) Units) and Building 16 (in which are situated five (5) Units), for a total of one hundred and twenty-one (121) Units; and

**WHEREAS**, the Eleventh Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated June 4, 2021 and recorded June 28, 2021, in the Morris County Clerk's office in Book OR-24161 at Page 502, et seq., and the Exhibits thereto, as same may be amended (the "Eleventh Amendment to the Master Deed"); and

**WHEREAS**, the Eleventh Amendment and Supplement to the Master Deed created the eleventh phase of the Condominium (hereinafter "Phase 2C"), as depicted in Exhibit "B-2-C" to the Eleventh Amendment to the Master Deed, and those improvements consisting of Building 15 (in which are situated six (6) Units), for a total of one hundred and twenty-seven (127) Units; and

**WHEREAS**, the Twelfth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated August 12, 2021 and recorded November 3, 2021, in the Morris county Clerk's Office in Book OR-24260 at Page 1334, et seq., and the Exhibits thereto, as same may be amended (the "Twelfth Amendment to the Master Deed"); and

**WHEREAS**, the Twelfth Amendment and Supplement to the Master Deed created the twelfth phase of the Condominium (hereinafter "Phase 2D"), as depicted in Exhibit "B-2-D" to the Twelfth Amendment to the Master Deed, and those improvements consisting of Building 20 (in which are situated six (6) Units), for a total of one hundred and thirty-three (133) Units; and

**WHEREAS**, the Thirteenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated September 14, 2021 and recorded December 8, 2021, in the Morris County Clerk's office in Deed Book 24285 at Page 985, et seq., and the Exhibits thereto, as same may be amended (the "Thirteenth Amendment to the Master Deed"); and

**WHEREAS**, the Thirteenth Amendment and Supplement to the Master Deed created the thirteenth phase of the Condominium (hereinafter "Phase 2E"), as depicted in Exhibit "B-2-E" to the Thirteenth Amendment to the Master Deed, and those improvements consisting of Building 19 (in which are situated seven (7) Units), for a total of one hundred and forty (140) Units; and

**WHEREAS**, the Fourteenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated October 26, 2021 and recorded December 8, 2021, in the Morris County Clerk's office in Deed Book 24285 at Page 1879, et seq., and the Exhibits thereto, as same may be amended (the "Fourteenth Amendment to the Master Deed"); and

**WHEREAS**, the Fourteenth Amendment and Supplement to the Master Deed created the fourteenth phase of the Condominium (hereinafter "Phase 2F"), as depicted in Exhibit "B-2-F"

to the Fourteenth Amendment to the Master Deed, and those improvements consisting of Building 29 (in which are situated thirty-six (36) Units), and the fifteenth phase of the Condominium (hereinafter "Phase 3A"), as depicted in Exhibit "B-3-A" to the Fourteenth Amendment to the Master Deed, and those improvements consisting of Building 14 (in which are situated six (6) Units), for a total of one hundred and eighty-two (182) Units; and

**WHEREAS**, the Fifteenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated November 11, 2021 and recorded December 27, 2021, in the Morris County Clerk's office in Deed Book 24301 at Page 1460, et seq., and the Exhibits thereto, as same may be amended (the "Fifteenth Amendment to the Master Deed"); and

**WHEREAS**, the Fifteenth Amendment and Supplement to the Master Deed created the sixteenth phase of the Condominium (hereinafter "Phase 3B"), as depicted in Exhibit "B-3-B" to the Fifteenth Amendment to the Master Deed, and those improvements consisting of Building 13 (in which are situated five (5) Units), for a total of one hundred and eighty-seven (187) Units; and

**WHEREAS**, the Sixteenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated December 3, 2021 and recorded December 29, 2021, in the Morris County Clerk's office in Deed Book 24303 at Page 1762, et seq., and the Exhibits thereto, as same may be amended (the "Sixteenth Amendment to the Master Deed"); and

**WHEREAS**, the Sixteenth Amendment and Supplement to the Master Deed created the seventeenth phase of the Condominium (hereinafter "Phase 3C"), as depicted in Exhibit "B-3-C" to the Sixteenth Amendment to the Master Deed, and those improvements consisting of Building 18 (in which are situated seven (7) Units), for a total of one hundred and ninety-four (194) Units; and

**WHEREAS**, the Seventeenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated February 14, 2022 and recorded March 23, 2022, in the Morris County Clerk's office in Deed Book 24372 at Page 1777, and the Exhibits thereto, as same may be amended (the "Seventeenth Amendment to the Master Deed"); and

**WHEREAS**, the Seventeenth Amendment and Supplement to the Master Deed created the eighteenth phase of the Condominium (hereinafter "Phase 3D"), as depicted in Exhibit "B-3-D" to the Seventeenth Amendment to the Master Deed, and those improvements consisting of Building 17 (in which are situated six (6) Units), for a total of two hundred (200) Units; and

**WHEREAS**, the Eighteenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated March 16, 2022 and recorded April 22, 2022, in the Morris County Clerk's office in Deed Book 24391 at Page 1417, and the Exhibits thereto, as same may be amended (the "Eighteenth Amendment to the Master Deed"); and

**WHEREAS**, the Eighteenth Amendment and Supplement to the Master Deed created the nineteenth phase of the Condominium (hereinafter "Phase 3E"), as depicted in Exhibit "B-3-E" to the Eighteenth Amendment to the Master Deed, and those improvements consisting of

Building 25 (in which are situated seven (7) Units), for a total of two hundred and seven (207) Units; and

**WHEREAS**, the Nineteenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated April 30, 2022 and recorded May 26, 2022, in the Morris County Clerk's office in Deed Book 24417 at Page 1944, and the Exhibits thereto, as same may be amended (the "Nineteenth Amendment to the Master Deed"); and

**WHEREAS**, the Nineteenth Amendment and Supplement to the Master Deed created the twentieth phase of the Condominium (hereinafter "Phase 3F"), as depicted in Exhibit "B-3-F" to the Nineteenth Amendment to the Master Deed, and those improvements consisting of Building 24 (in which are situated seven (7) Units) and Building 28 (in which are situated thirty-six (36) Units), for a total of two hundred and fifty (250) Units; and

**WHEREAS**, the Twentieth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated May 26, 2022 and recorded June 19, 2022, in the Morris County Clerk's office in Deed Book 24432 at Page 1041, and the Exhibits thereto, as same may be amended (the "Twentieth Amendment to the Master Deed"); and

**WHEREAS**, the Twentieth Amendment and Supplement to the Master Deed created the twenty-first phase of the Condominium (hereinafter "Phase 3G"), as depicted in Exhibit "B-3-G" to the Twentieth Amendment to the Master Deed, and those improvements consisting of Building 23 (in which are situated six (6) Units), for a total of two hundred and fifty-six (256) Units; and

**WHEREAS**, the Twenty-first Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated June 29, 2022 and recorded July 14, 2022, in the Morris County Clerk's office in Deed Book 24452 at Page 119, and the Exhibits thereto, as same may be amended (the "Twenty-first Amendment to the Master Deed"); and

**WHEREAS**, the Twenty-first Amendment and Supplement to the Master Deed created the twenty-second phase of the Condominium (hereinafter "Phase 1-J" and "Phase 3-H"), as depicted in Exhibit "B-1-J" and "B-3-H", respectively, to the Twenty-first Amendment to the Master Deed, and those improvements consisting of Building 3 (in which are situated three (3) Units) and Building 22 (in which are situated seven (7) Units) for a total of two hundred and sixty-six (266) Units; and

**WHEREAS**, the Twenty-second Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated July 26, 2022 and recorded August 8, 2022, in the Morris County Clerk's office in Deed Book 24470 at Page 687, and the Exhibits thereto, as same may be amended (the "Twenty-second Amendment to the Master Deed"); and

**WHEREAS**, the Twenty-second Amendment and Supplement to the Master Deed created the twenty-third phase of the Condominium (hereinafter "Phase 1-K"), as depicted in Exhibit "B-1-K", to the Twenty-second Amendment to the Master Deed, and those improvements consisting of Building 4 (in which are situated five (5) Units) for a total of two hundred and seventy-one (271) Units; and



**WHEREAS**, the Twenty-third Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated August 19, 2022 and recorded August 31, 2022, in the Morris County Clerk's office in Deed Book 24484 at Page 708, and the Exhibits thereto, as same may be amended (the "Twenty-third Amendment to the Master Deed"); and

**WHEREAS**, the Twenty-third Amendment and Supplement to the Master Deed created the twenty-fourth phase of the Condominium (hereinafter "Phase 1-L"), as depicted in Exhibit "B-1-L", to the Twenty-third Amendment to the Master Deed, and those improvements consisting of Building 2 (in which are situated five (4) Units) for a total of two hundred and seventy-five (275) Units; and

**WHEREAS**, the Developer desires to subject to the provisions of the Master Deed and to incorporate into the Condominium additional Units described in Exhibit "B-1-M" and

**WHEREAS**, the Developer desires to subject to the provisions of the Master Deed and to incorporate into the Condominium the additional Units and other improvements depicted on that certain plan entitled: "Phase 1-M Plan, Del Webb at Florham Park Condominium, prepared by Kennon Surveying Services, Inc., dated September 6, 2022, (the "Phase 1-M Plan"), which plan is appended as Exhibit "B-1-M" to this Twenty-fourth Amendment to the Master Deed; and

**WHEREAS**, the Developer desires to amend and supplement the Survey/Site Plan with those plans attached hereto and incorporated as Exhibit "B-1-M"; and

**WHEREAS**, upon the recordation of this Twenty-fourth Amendment, the Developer will have incorporated the additional four (4) Units, situated within Building 1, in Phase 1-M into the Condominium for a total of two hundred and seventy-nine (279) Units in Phases 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, 1-H, 1-I, 1-J, 1-K, 1-L, 1-M, 2-A, 2-B, 2-C, 2-D, 2-E, 2-F, 3-A, 3-B, 3-C, 3-D, 3-E, 3-F, 3-G and 3-H combined; and

**WHEREAS**, upon the recordation of this Twenty-fourth Amendment, the percentage interest appurtenant to each of the Units shall be as set forth on the Schedule of Proportionate (Percentage) Interest in the Common Elements, attached hereto and incorporated as Exhibit "F-1-M."

**NOW THEREFORE**, the Developer hereby amends and supplements the Master Deed as follows:

1. The Developer hereby incorporates into the Del Webb at Florham Park Condominium the additional Units and improvements shown in Exhibit "B-1-M", aforesaid;
2. The Developer declares that such Units and related improvements are and shall be held, transferred, sold, leased, conveyed, occupied and used subject to the covenants, restrictions, conditions, easements, charges, liens and provisions set forth in the Master Deed, as now or hereafter amended, all of which are hereby incorporated by reference as though fully set forth herein;

3. The Developer hereby amends and supplements the Survey/Site Plan appearing as Exhibit "B-1" to the Plan, with the Site Plans appearing as Exhibit "B-1-M" and;

4. The Developer hereby replaces the Schedule of Percentage Interest in the Common Elements, with the Schedule of Percentage Interest in the Common Elements which appears as Exhibit "F-1-M"; and

5. Except as expressly modified herein, all other terms and conditions of the Master Deed shall remain in full force and effect and in the case of any conflict, the provisions hereof shall be deemed controlling.

IN WITNESS WHEREOF, the Developer has caused this Twenty-fourth Amendment and Supplement to the Master Deed to be executed on the date first mentioned above.

**PULTE HOMES OF NJ, LIMITED PARTNERSHIP,**  
a Michigan Limited Partnership, Developer

By: **PULTE HOME CORPORATION OF THE  
DELAWARE VALLEY, General Partner**

By: *James P. Mullen*  
Name: James P. Mullen  
Title: Vice President

STATE OF NEW JERSEY :

:ss.

COUNTY OF SOMERSET :

I CERTIFY that on September 8, 2022, James P. Mullen, personally appeared before me and this person acknowledged under oath, to my satisfaction, that this person:

- (a) signed this instrument as the Vice President of Pulte Home Corporation of the Delaware Valley, the General Partner of Pulte Homes of NJ, Limited Partnership (the "Developer") named in this instrument; and
- (b) was authorized to execute this instrument on behalf of such Developer; and
- (c) executed this instrument as the act of such Developer.

*Ann Marie Maharg*

**ANN MARIE MAHARG**  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50044134  
My Commission Expires 8/19/2026

*This is not an official document*

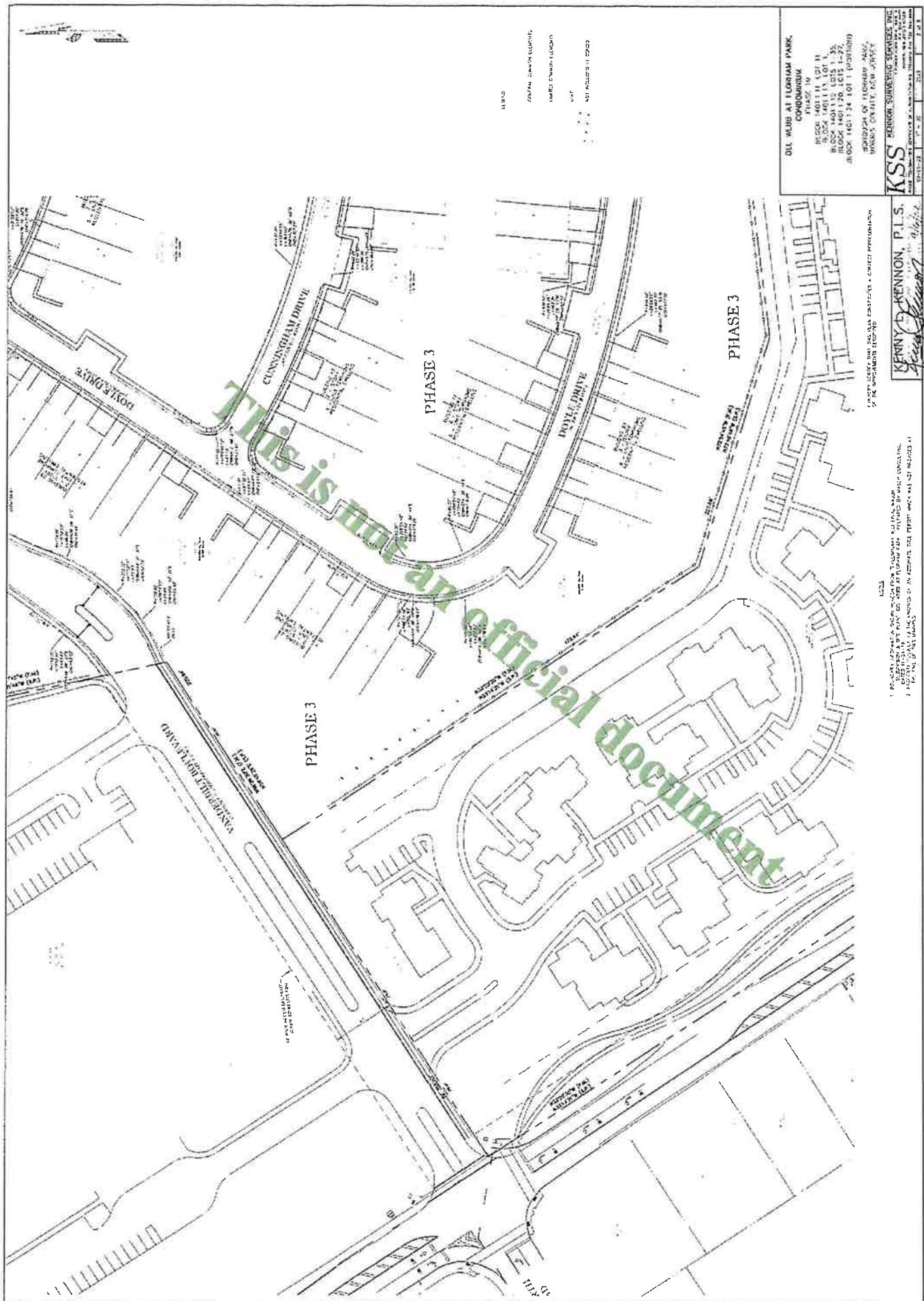
EXHIBIT "B-1-M"

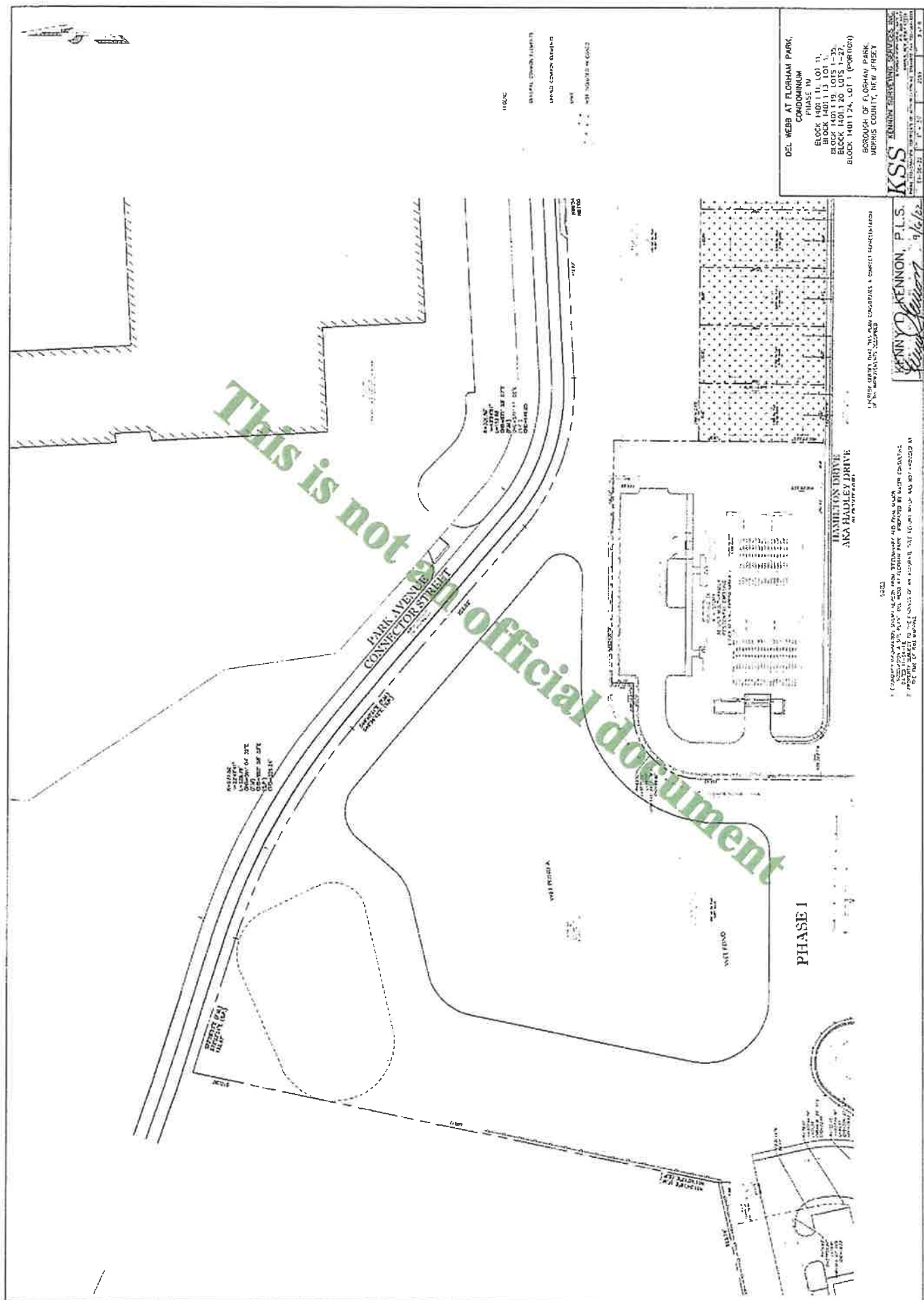
Phase B-1-M Plan

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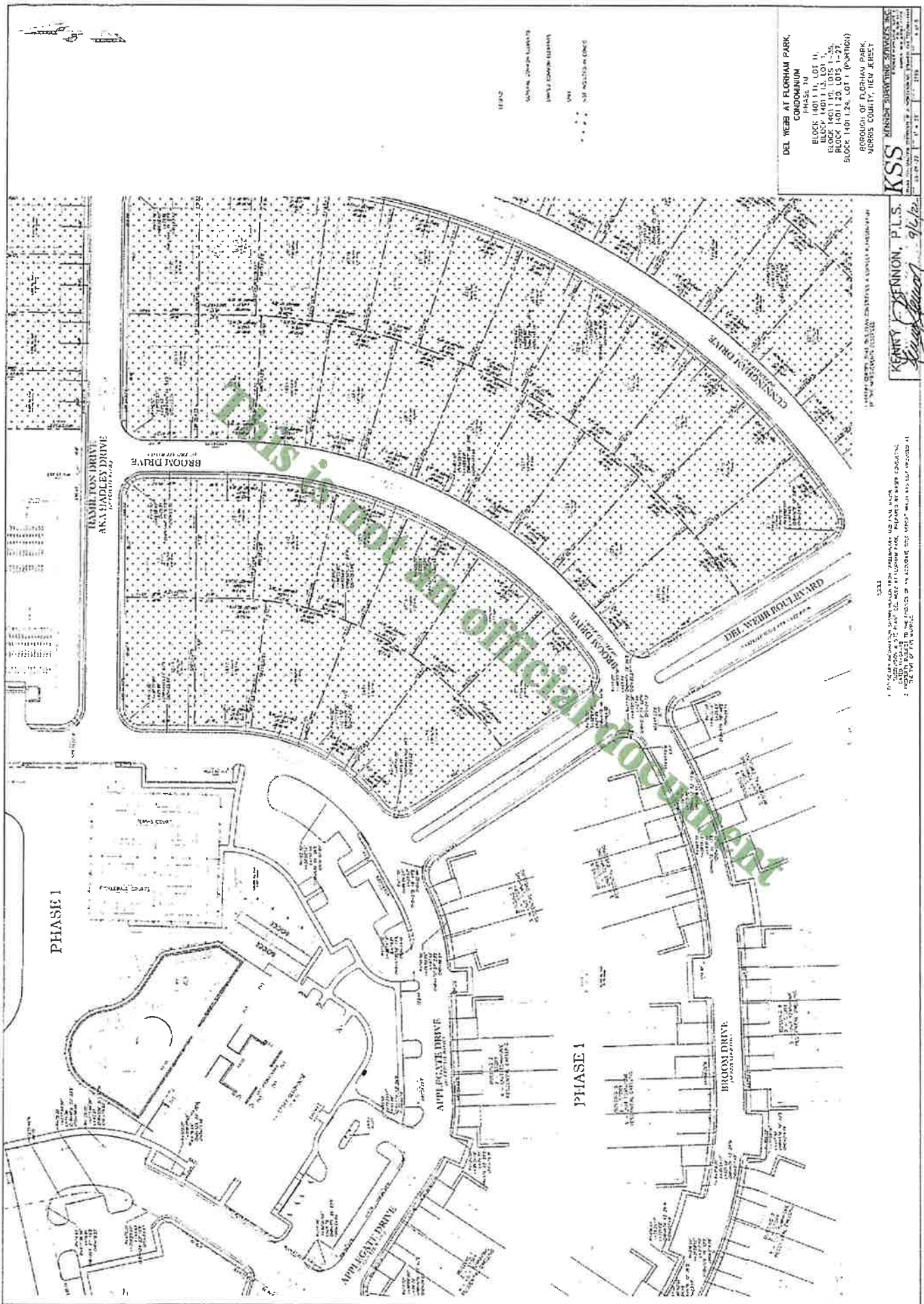
















EXHIBIT "F-1-M"

Percentage Interest Schedule Phases

1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, 1-H, 1-I, 1-J, 1-K, 1-L, 1-M,  
2-A, 2-B, 2-C, 2-D, 2-E, 2-F, 3-A, 3-B, 3-C, 3-D, 3-E, 3-F, 3-G and 3-H

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## Del Webb Florham Park - Percentage Interest Schedule

Phase 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 2A, 2B, 2C, 2D, 2E, 2F, 3A, 3B, 3C, 3D, 3E, 3F, 3G and 3H

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
Phase 1A				
1401.1.20	22	21 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	23	23 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	24	25 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	25	27 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	26	29 Broom Drive	Townhouse Unit	0.3584%
Phase 1B				
1401.1.19	5	22 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	4	24 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	3	26 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	2	28 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	1	30 Broom Drive	Townhouse Unit	0.3584%
Phase 1C				
1401.1.20	17	11 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	18	13 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	19	15 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	20	17 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	21	19 Broom Drive	Townhouse Unit	0.3584%
Phase 1D				
1401.1.19	10	12 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	9	14 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	8	16 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	7	18 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	6	20 Broom Drive	Townhouse Unit	0.3584%
Phase 1E				
1401.1.19	15	2 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	14	4 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	13	6 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	12	8 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	11	10 Broom Drive	Townhouse Unit	0.3584%
Phase 1F				
1401.1.19	29	27 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	30	29 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	31	31 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	32	33 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	33	35 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	34	37 Cunningham Drive	Townhouse Unit	0.3584%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
Phase 1G				
1401.1.13	1.C5101	1 Hadley Drive, Unit 101	Condo Unit	0.3584%
1401.1.13	1.C5102	1 Hadley Drive, Unit 102	Condo Unit	0.3584%
1401.1.13	1.C5103	1 Hadley Drive, Unit 103	Condo Unit	0.3584%
1401.1.13	1.C5104	1 Hadley Drive, Unit 104	Condo Unit	0.3584%
1401.1.13	1.C5105	1 Hadley Drive, Unit 105	Condo Unit	0.3584%
1401.1.13	1.C5106	1 Hadley Drive, Unit 106	Condo Unit	0.3584%
1401.1.13	1.C5107	1 Hadley Drive, Unit 107	Condo Unit	0.3584%
1401.1.13	1.C5108	1 Hadley Drive, Unit 108	Condo Unit	0.3584%
1401.1.13	1.C5109	1 Hadley Drive, Unit 109	Condo Unit	0.3584%
1401.1.13	1.C5201	1 Hadley Drive, Unit 201	Condo Unit	0.3584%
1401.1.13	1.C5202	1 Hadley Drive, Unit 202	Condo Unit	0.3584%
1401.1.13	1.C5203	1 Hadley Drive, Unit 203	Condo Unit	0.3584%
1401.1.13	1.C5204	1 Hadley Drive, Unit 204	Condo Unit	0.3584%
1401.1.13	1.C5205	1 Hadley Drive, Unit 205	Condo Unit	0.3584%
1401.1.13	1.C5206	1 Hadley Drive, Unit 206	Condo Unit	0.3584%
1401.1.13	1.C5207	1 Hadley Drive, Unit 207	Condo Unit	0.3584%
1401.1.13	1.C5208	1 Hadley Drive, Unit 208	Condo Unit	0.3584%
1401.1.13	1.C5209	1 Hadley Drive, Unit 209	Condo Unit	0.3584%
1401.1.13	1.C5301	1 Hadley Drive, Unit 301	Condo Unit	0.3584%
1401.1.13	1.C5302	1 Hadley Drive, Unit 302	Condo Unit	0.3584%
1401.1.13	1.C5303	1 Hadley Drive, Unit 303	Condo Unit	0.3584%
1401.1.13	1.C5304	1 Hadley Drive, Unit 304	Condo Unit	0.3584%
1401.1.13	1.C5305	1 Hadley Drive, Unit 305	Condo Unit	0.3584%
1401.1.13	1.C5306	1 Hadley Drive, Unit 306	Condo Unit	0.3584%
1401.1.13	1.C5307	1 Hadley Drive, Unit 307	Condo Unit	0.3584%
1401.1.13	1.C5308	1 Hadley Drive, Unit 308	Condo Unit	0.3584%
1401.1.13	1.C5309	1 Hadley Drive, Unit 309	Condo Unit	0.3584%
1401.1.13	1.C5401	1 Hadley Drive, Unit 401	Condo Unit	0.3584%
1401.1.13	1.C5402	1 Hadley Drive, Unit 402	Condo Unit	0.3584%
1401.1.13	1.C5403	1 Hadley Drive, Unit 403	Condo Unit	0.3584%
1401.1.13	1.C5404	1 Hadley Drive, Unit 404	Condo Unit	0.3584%
1401.1.13	1.C5405	1 Hadley Drive, Unit 405	Condo Unit	0.3584%
1401.1.13	1.C5406	1 Hadley Drive, Unit 406	Condo Unit	0.3584%
1401.1.13	1.C5407	1 Hadley Drive, Unit 407	Condo Unit	0.3584%
1401.1.13	1.C5408	1 Hadley Drive, Unit 408	Condo Unit	0.3584%
1401.1.13	1.C5409	1 Hadley Drive, Unit 409	Condo Unit	0.3584%
Phase 1H				
1401.1.19	22	13 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	23	15 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	24	17 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	25	19 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	26	21 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	27	23 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	28	25 Cunningham Drive	Townhouse Unit	0.3584%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
Phase 1I				
1401.1.19	16	1 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	17	3 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	18	5 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	19	7 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	20	9 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	21	11 Cunningham Drive	Townhouse Unit	0.3584%
Phase 2A				
1401.1.21	2 . C1101	1 Vanderbilt Blvd., Unit 101	Condo Unit	0.3584%
1401.1.21	2 . C1102	1 Vanderbilt Blvd., Unit 102	Condo Unit	0.3584%
1401.1.21	2 . C1103	1 Vanderbilt Blvd., Unit 103	Condo Unit	0.3584%
1401.1.21	2 . C1104	1 Vanderbilt Blvd., Unit 104	Condo Unit	0.3584%
1401.1.21	2 . C1105	1 Vanderbilt Blvd., Unit 105	Condo Unit	0.3584%
1401.1.21	2 . C1106	1 Vanderbilt Blvd., Unit 106	Condo Unit	0.3584%
1401.1.21	2 . C1107	1 Vanderbilt Blvd., Unit 107	Condo Unit	0.3584%
1401.1.21	2 . C1108	1 Vanderbilt Blvd., Unit 108	Condo Unit	0.3584%
1401.1.21	2 . C1109	1 Vanderbilt Blvd., Unit 109	Condo Unit	0.3584%
1401.1.21	2 . C1201	1 Vanderbilt Blvd., Unit 201	Condo Unit	0.3584%
1401.1.21	2 . C1202	1 Vanderbilt Blvd., Unit 202	Condo Unit	0.3584%
1401.1.21	2 . C1203	1 Vanderbilt Blvd., Unit 203	Condo Unit	0.3584%
1401.1.21	2 . C1204	1 Vanderbilt Blvd., Unit 204	Condo Unit	0.3584%
1401.1.21	2 . C1205	1 Vanderbilt Blvd., Unit 205	Condo Unit	0.3584%
1401.1.21	2 . C1206	1 Vanderbilt Blvd., Unit 206	Condo Unit	0.3584%
1401.1.21	2 . C1207	1 Vanderbilt Blvd., Unit 207	Condo Unit	0.3584%
1401.1.21	2 . C1208	1 Vanderbilt Blvd., Unit 208	Condo Unit	0.3584%
1401.1.21	2 . C1209	1 Vanderbilt Blvd., Unit 209	Condo Unit	0.3584%
1401.1.21	2 . C1301	1 Vanderbilt Blvd., Unit 301	Condo Unit	0.3584%
1401.1.21	2 . C1302	1 Vanderbilt Blvd., Unit 302	Condo Unit	0.3584%
1401.1.21	2 . C1303	1 Vanderbilt Blvd., Unit 303	Condo Unit	0.3584%
1401.1.21	2 . C1304	1 Vanderbilt Blvd., Unit 304	Condo Unit	0.3584%
1401.1.21	2 . C1305	1 Vanderbilt Blvd., Unit 305	Condo Unit	0.3584%
1401.1.21	2 . C1306	1 Vanderbilt Blvd., Unit 306	Condo Unit	0.3584%
1401.1.21	2 . C1307	1 Vanderbilt Blvd., Unit 307	Condo Unit	0.3584%
1401.1.21	2 . C1308	1 Vanderbilt Blvd., Unit 308	Condo Unit	0.3584%
1401.1.21	2 . C1309	1 Vanderbilt Blvd., Unit 309	Condo Unit	0.3584%
1401.1.21	2 . C1401	1 Vanderbilt Blvd., Unit 401	Condo Unit	0.3584%
1401.1.21	2 . C1402	1 Vanderbilt Blvd., Unit 402	Condo Unit	0.3584%
1401.1.21	2 . C1403	1 Vanderbilt Blvd., Unit 403	Condo Unit	0.3584%
1401.1.21	2 . C1404	1 Vanderbilt Blvd., Unit 404	Condo Unit	0.3584%
1401.1.21	2 . C1405	1 Vanderbilt Blvd., Unit 405	Condo Unit	0.3584%
1401.1.21	2 . C1406	1 Vanderbilt Blvd., Unit 406	Condo Unit	0.3584%
1401.1.21	2 . C1407	1 Vanderbilt Blvd., Unit 407	Condo Unit	0.3584%
1401.1.21	2 . C1408	1 Vanderbilt Blvd., Unit 408	Condo Unit	0.3584%
1401.1.21	2 . C1409	1 Vanderbilt Blvd., Unit 409	Condo Unit	0.3584%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
Phase 2B				
1401.1.17	5	36 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	4	38 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	3	40 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	2	42 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	1	44 Cunningham Drive	Townhouse Unit	0.3584%
Phase 2C				
1401.1.17	11	24 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	10	26 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	9	28 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	8	30 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	7	32 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	6	34 Cunningham Drive	Townhouse Unit	0.3584%
Phase 2D				
1401.1.17	19	41 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	20	43 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	21	45 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	22	47 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	23	49 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	24	51 Doyle Drive	Townhouse Unit	0.3584%
Phase 2E				
1401.1.17	12	27 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	13	29 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	14	31 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	15	33 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	16	35 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	17	37 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	18	39 Doyle Drive	Townhouse Unit	0.3584%
Phase 2F				
1401.1.21	2.C2101	2 Vanderbilt Blvd., Unit 101	Condo Unit	0.3584%
1401.1.21	2.C2102	2 Vanderbilt Blvd., Unit 102	Condo Unit	0.3584%
1401.1.21	2.C2103	2 Vanderbilt Blvd., Unit 103	Condo Unit	0.3584%
1401.1.21	2.C2104	2 Vanderbilt Blvd., Unit 104	Condo Unit	0.3584%
1401.1.21	2.C2105	2 Vanderbilt Blvd., Unit 105	Condo Unit	0.3584%
1401.1.21	2.C2106	2 Vanderbilt Blvd., Unit 106	Condo Unit	0.3584%
1401.1.21	2.C2107	2 Vanderbilt Blvd., Unit 107	Condo Unit	0.3584%
1401.1.21	2.C2108	2 Vanderbilt Blvd., Unit 108	Condo Unit	0.3584%
1401.1.21	2.C2109	2 Vanderbilt Blvd., Unit 109	Condo Unit	0.3584%
1401.1.21	2.C2201	2 Vanderbilt Blvd., Unit 201	Condo Unit	0.3584%
1401.1.21	2.C2202	2 Vanderbilt Blvd., Unit 202	Condo Unit	0.3584%
1401.1.21	2.C2203	2 Vanderbilt Blvd., Unit 203	Condo Unit	0.3584%



BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
1401.1.21	2.C2204	2 Vanderbilt Blvd., Unit 204	Condo Unit	0.3584%
1401.1.21	2.C2205	2 Vanderbilt Blvd., Unit 205	Condo Unit	0.3584%
1401.1.21	2.C2206	2 Vanderbilt Blvd., Unit 206	Condo Unit	0.3584%
1401.1.21	2.C2207	2 Vanderbilt Blvd., Unit 207	Condo Unit	0.3584%
1401.1.21	2.C2208	2 Vanderbilt Blvd., Unit 208	Condo Unit	0.3584%
1401.1.21	2.C2209	2 Vanderbilt Blvd., Unit 209	Condo Unit	0.3584%
1401.1.21	2.C2301	2 Vanderbilt Blvd., Unit 301	Condo Unit	0.3584%
1401.1.21	2.C2302	2 Vanderbilt Blvd., Unit 302	Condo Unit	0.3584%
1401.1.21	2.C2303	2 Vanderbilt Blvd., Unit 303	Condo Unit	0.3584%
1401.1.21	2.C2304	2 Vanderbilt Blvd., Unit 304	Condo Unit	0.3584%
1401.1.21	2.C2305	2 Vanderbilt Blvd., Unit 305	Condo Unit	0.3584%
1401.1.21	2.C2306	2 Vanderbilt Blvd., Unit 306	Condo Unit	0.3584%
1401.1.21	2.C2307	2 Vanderbilt Blvd., Unit 307	Condo Unit	0.3584%
1401.1.21	2.C2308	2 Vanderbilt Blvd., Unit 308	Condo Unit	0.3584%
1401.1.21	2.C2309	2 Vanderbilt Blvd., Unit 309	Condo Unit	0.3584%
1401.1.21	2.C2401	2 Vanderbilt Blvd., Unit 401	Condo Unit	0.3584%
1401.1.21	2.C2402	2 Vanderbilt Blvd., Unit 402	Condo Unit	0.3584%
1401.1.21	2.C2403	2 Vanderbilt Blvd., Unit 403	Condo Unit	0.3584%
1401.1.21	2.C2404	2 Vanderbilt Blvd., Unit 404	Condo Unit	0.3584%
1401.1.21	2.C2405	2 Vanderbilt Blvd., Unit 405	Condo Unit	0.3584%
1401.1.21	2.C2406	2 Vanderbilt Blvd., Unit 406	Condo Unit	0.3584%
1401.1.21	2.C2407	2 Vanderbilt Blvd., Unit 407	Condo Unit	0.3584%
1401.1.21	2.C2408	2 Vanderbilt Blvd., Unit 408	Condo Unit	0.3584%
1401.1.21	2.C2409	2 Vanderbilt Blvd., Unit 409	Condo Unit	0.3584%
Phase 3A				
1401.1.18	6	12 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.18	5	14 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.18	4	16 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.18	3	18 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	2	20 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	1	22 Cunningham Drive	Townhouse Unit	0.3585%
Phase 3B				
1401.1.18	11	2 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	10	4 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	9	6 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	8	8 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	7	10 Cunningham Drive	Townhouse Unit	0.3585%
Phase 3C				
1401.1.18	18	13 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	19	15 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	20	17 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	21	19 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	22	21 Doyle Drive	Townhouse Unit	0.3585%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
1401.1.18	23	23 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	24	25 Doyle Drive	Townhouse Unit	0.3585%
Phase 3D				
1401.1.18	12	1 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	13	3 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	14	5 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	15	7 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	16	9 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	17	11 Doyle Drive	Townhouse Unit	0.3585%
Phase 3E				
1401.1.22	28	2 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	27	4 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	26	6 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	25	8 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	24	10 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	23	12 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	22	14 Doyle Drive	Townhouse Unit	0.3585%
Phase 3F				
1401.1.22	21	16 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	20	18 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	19	20 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	18	22 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	17	24 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	16	26 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	15	28 Doyle Drive	Townhouse Unit	0.3585%
1401.1.21	1.C3101	3 Vanderbilt Blvd., Unit 101	Condo Unit	0.3584%
1401.1.21	1.C3102	3 Vanderbilt Blvd., Unit 102	Condo Unit	0.3584%
1401.1.21	1.C3103	3 Vanderbilt Blvd., Unit 103	Condo Unit	0.3584%
1401.1.21	1.C3104	3 Vanderbilt Blvd., Unit 104	Condo Unit	0.3584%
1401.1.21	1.C3105	3 Vanderbilt Blvd., Unit 105	Condo Unit	0.3584%
1401.1.21	1.C3106	3 Vanderbilt Blvd., Unit 106	Condo Unit	0.3584%
1401.1.21	1.C3107	3 Vanderbilt Blvd., Unit 107	Condo Unit	0.3584%
1401.1.21	1.C3108	3 Vanderbilt Blvd., Unit 108	Condo Unit	0.3584%
1401.1.21	1.C3109	3 Vanderbilt Blvd., Unit 109	Condo Unit	0.3584%
1401.1.21	1.C3201	3 Vanderbilt Blvd., Unit 201	Condo Unit	0.3584%
1401.1.21	1.C3202	3 Vanderbilt Blvd., Unit 202	Condo Unit	0.3584%
1401.1.21	1.C3203	3 Vanderbilt Blvd., Unit 203	Condo Unit	0.3584%
1401.1.21	1.C3204	3 Vanderbilt Blvd., Unit 204	Condo Unit	0.3584%
1401.1.21	1.C3205	3 Vanderbilt Blvd., Unit 205	Condo Unit	0.3584%
1401.1.21	1.C3206	3 Vanderbilt Blvd., Unit 206	Condo Unit	0.3584%
1401.1.21	1.C3207	3 Vanderbilt Blvd., Unit 207	Condo Unit	0.3584%
1401.1.21	1.C3208	3 Vanderbilt Blvd., Unit 208	Condo Unit	0.3584%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
1401.1.21	1.C3209	3 Vanderbilt Blvd., Unit 209	Condo Unit	0.3584%
1401.1.21	1.C3301	3 Vanderbilt Blvd., Unit 301	Condo Unit	0.3584%
1401.1.21	1.C3302	3 Vanderbilt Blvd., Unit 302	Condo Unit	0.3584%
1401.1.21	1.C3303	3 Vanderbilt Blvd., Unit 303	Condo Unit	0.3584%
1401.1.21	1.C3304	3 Vanderbilt Blvd., Unit 304	Condo Unit	0.3584%
1401.1.21	1.C3305	3 Vanderbilt Blvd., Unit 305	Condo Unit	0.3584%
1401.1.21	1.C3306	3 Vanderbilt Blvd., Unit 306	Condo Unit	0.3584%
1401.1.21	1.C3307	3 Vanderbilt Blvd., Unit 307	Condo Unit	0.3584%
1401.1.21	1.C3308	3 Vanderbilt Blvd., Unit 308	Condo Unit	0.3584%
1401.1.21	1.C3309	3 Vanderbilt Blvd., Unit 309	Condo Unit	0.3584%
1401.1.21	1.C3401	3 Vanderbilt Blvd., Unit 401	Condo Unit	0.3584%
1401.1.21	1.C3402	3 Vanderbilt Blvd., Unit 402	Condo Unit	0.3584%
1401.1.21	1.C3403	3 Vanderbilt Blvd., Unit 403	Condo Unit	0.3584%
1401.1.21	1.C3404	3 Vanderbilt Blvd., Unit 404	Condo Unit	0.3584%
1401.1.21	1.C3405	3 Vanderbilt Blvd., Unit 405	Condo Unit	0.3584%
1401.1.21	1.C3406	3 Vanderbilt Blvd., Unit 406	Condo Unit	0.3584%
1401.1.21	1.C3407	3 Vanderbilt Blvd., Unit 407	Condo Unit	0.3584%
1401.1.21	1.C3408	3 Vanderbilt Blvd., Unit 408	Condo Unit	0.3584%
1401.1.21	1.C3409	3 Vanderbilt Blvd., Unit 409	Condo Unit	0.3584%
Phase 3G				
1401.1.22	14	30 Doyle Drive	Townhouse	0.3585%
1401.1.22	13	32 Doyle Drive	Townhouse	0.3585%
1401.1.22	12	34 Doyle Drive	Townhouse	0.3585%
1401.1.22	11	36 Doyle Drive	Townhouse	0.3585%
1401.1.22	10	38 Doyle Drive	Townhouse	0.3585%
1401.1.22	9	40 Doyle Drive	Townhouse	0.3585%
Phase 1J				
1401.1.20	3	18 Applegate Drive	Townhouse	0.3585%
1401.1.20	2	20 Applegate Drive	Townhouse	0.3585%
1401.1.20	1	22 Applegate Drive	Townhouse	0.3585%
Phase 3H				
1401.1.22	8	42 Doyle Drive	Townhouse	0.3585%
1401.1.22	7	44 Doyle Drive	Townhouse	0.3585%
1401.1.22	6	46 Doyle Drive	Townhouse	0.3585%
1401.1.22	5	48 Doyle Drive	Townhouse	0.3585%
1401.1.22	4	50 Doyle Drive	Townhouse	0.3585%
1401.1.22	3	52 Doyle Drive	Townhouse	0.3585%
1401.1.22	2	54 Doyle Drive	Townhouse	0.3585%
Phase 1K				
1401.1.20	12	1 Broom Drive	Townhouse	0.3585%
1401.1.20	13	3 Broom Drive	Townhouse	0.3585%
1401.1.20	14	5 Broom Drive	Townhouse	0.3585%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
1401.1.20	15	7 Broom Drive	Townhouse	0.3585%
1401.1.20	16	9 Broom Drive	Townhouse	0.3585%
Phase 1L				
1401.1.20	7	10 Applegate Drive	Townhouse	0.3585%
1401.1.20	6	12 Applegate Drive	Townhouse	0.3585%
1401.1.20	5	14 Applegate Drive	Townhouse	0.3585%
1401.1.20	4	16 Applegate Drive	Townhouse	0.3585%
Phase 1M				
1401.1.20	11	2 Applegate Drive	Townhouse	0.3585%
1401.1.20	10	4 Applegate Drive	Townhouse	0.3585%
1401.1.20	9	6 Applegate Drive	Townhouse	0.3585%
1401.1.20	8	8 Applegate Drive	Townhouse	0.3585%
Total				100.0000%

6025929

*This is not an official document*



<b>Morris County Recording Cover Sheet</b>    <b>Honorable Ann F. Grossi, Esq.</b> <b>Morris County Clerk</b>		MORRIS COUNTY, NJ Ann F. Grossi DEED-OR BOOK 24533 PG 957 RECORDED 11/29/2022 12:39:46 FILE NUMBER 2022075388 RCPT # 1769279; RECD BY: SKEEFE eRecord RECORDING FEES 110.00 TOTAL TAX 114.50 INDEX FEE
Official Use Only - Realty Transfer Fee  \$ 114.50		Official Use Only - Barcode
Date of Document: 2022-11-21	Type of Document: DEED AND REALTY TAX FEES	
First Party Name: Elbaum Homes at Pleasant Ridge Inc a New Jersey Corporation	Second Party Name: Devin Jade Riley	
Additional Parties:		

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 1906,	Lot: 12.04,
Municipality: FLORHAM PARK BORO	
Consideration: 114294.00	
Mailing Address of Grantee: 165 Ridgedale Avenue Unit 4 Florham Park, NJ 07932	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE	
Original Book:	Original Page:

<p align="center"><b>MORRIS COUNTY RECORDING COVER SHEET</b></p> <p align="center">Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.</p> <p align="center"><b>WARNING:</b> Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.</p>
--

updated June 2007

**RECORD & RETURN TO:**

CGP&H, LLC

ATTN: Closing Department

1249 South River Suite 301

Cranbury, NJ 08512

PREPARED BY: XIMENA CALLE

APPENDIX A

NEW CONSTRUCTION  
MANDATORY DEED FORM FOR OWNERSHIP UNITS

Deed

**DEED-RESTRICTED AFFORDABLE HOUSING UNIT WITH  
RESTRICTIONS ON RESALE AND REFINANCING**

To State Regulated Property  
With Covenants Restricting Conveyance  
And Mortgage Debt

THIS DEED is made on 11/21/2022 by and between Elbaum Homes at Pleasant Ridge, Inc., a New Jersey Corporation (Grantor) having its principle address at 17 Pinnacle Pt. Randolph, NJ 07869 and Devin Jade Riley (Grantee), whose address is about to be: 165 Ridgedale Avenue, Florham Park, NJ 07932

Article 1. Consideration and Conveyance

in return for payment to the Grantor by the Grantee of ONE HUNDRED FOURTEEN THOUSAND, TWO HUNDRED AND NINETY FOUR, 00/100 DOLLARS (\$114,294.00), the receipt of which is hereby acknowledged by the Grantor, the Grantor hereby grants and conveys to the Grantee all of the land and improvements thereon as is more specifically described in Article 2, hereof (the Property).

Article 2. Description of Property

The Property consists of all of the land, and improvements thereon, that is located in the municipality of Stafford Township, County of Ocean, State of New Jersey, and described more specifically as Block No. 1906 Lot No. 12.04, and known by the street address 165 Ridgedale Avenue, Florham Park, NJ 07932 as more particularly described in Schedule A attached hereto (attach metes and bounds description - "Schedule A.")

updated June 2007

Being the same premises conveyed to Elbaum Homes at Pleasant Ridge, Inc., a New Jersey Corporation by deed from B & B Associates, LLC, a New Jersey Limited Liability Company, dated July 30, 2021, recorded August 18, 2021, in the Clerk's Office of the County of Morris, New Jersey, in Deed Book OR 24197, page 1338.

**Article 3. Grantor's Covenant**

The Grantor hereby covenants and affirms that Grantor has taken no action to encumber the Property.

**Article 4. Affordable Housing Covenants**

Sale and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, et seq, the "Regulations"). Consistent with the Regulations, the following covenants (the "Covenants") shall run with the land for the period of time commencing upon the earlier of (a) the date hereof or (b) the prior commencement of the "Control Period", as that term is defined in the Regulations, and terminating upon the expiration of the Control Period as provided in the Regulations. In accordance with N.J.A.C. 5:80-26.5, each restricted unit shall remain subject to the requirements of this subchapter, the "Control Period," until the municipality in which the unit is located elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 30 years that commenced on the date of first conveyance of title, which is 11/21/2022; provided, however, that units located in high-poverty census tracts shall remain subject to these affordability requirements for a period of at least 10 years;

- A. The Property may be conveyed only to a household who has been approved in advance and in writing by CGP&H, LLC, an administrative agent appointed under the Regulations (hereinafter, collectively, the "Administrative Agent").
- B. No sale of the Property shall be lawful, unless approved in advance and in writing by the Administrative Agent, and no sale shall be for a consideration greater than maximum permitted price ("Maximum Resale Price", or "MRP") as determined by the Administrative Agent.
- C. No refinancing, equity loan, secured letter of credit, or any other mortgage obligation or other debt (collectively, "Debt") secured by the Property, may be incurred except as approved in advance and in writing by the Administrative Agent. At no time shall the Administrative Agent approve any such Debt, if incurring the Debt would make the total of all such Debt exceed Ninety-Five Percent (95%) of the applicable MRP.
- D. The owner of the Property shall at all times maintain the Property as his or her principal place of residence.



updated June 2007

- E. Except as set forth in F, below, at no time shall the owner of the Property lease or rent the Property to any person or persons, except on a short-term hardship basis as approved in advance and in writing by the Administrative Agent.
- F. If the Property is a two-family home, the owner shall lease the rental unit only to income-certified low-income households approved in writing by the Administrative Agent, shall charge rent no greater than the maximum permitted rent as determined by the Administrative Agent, and shall submit for written approval of the Administrative Agent copies of all proposed leases prior to having them signed by any proposed tenant.
- G. No improvements may be made to the Property that would affect its bedroom configuration, and in any event no improvement made to the Property will be taken into consideration to increase the MRP, except for improvements approved in advance and in writing by the Administrative Agent.

#### **Article 5. Remedies for Breach of Affordable Housing Covenants**

A breach of the Covenants will cause irreparable harm to the Administrative Agent and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing. Accordingly, and as set forth in N.J.A.C. 5:80-26.10A(b):

- A. In the event of a threatened breach of any of the Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent shall have all remedies provided at law or equity including but not limited to forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

American Land Title Association

Commitment for Title Insurance  
Adopted 08-01-2016  
Technical Corrections 04-02-2018

Old Republic Title Insurance Company

SCHEDULE A

(continued)

File No. ORN13278

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the Borough of Florham Park, County of Morris, State of New Jersey, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Unit No. 4 in "Dahlia Brook Townhomes, a Condominium," together with an undivided 14.2857 percentage interest in and to the common elements appurtenant thereto, in accordance with, and subject to the terms, conditions, provisions, covenants, restrictions, easements, and other matters contained in the Master Deed for said Dahlia Brook Townhomes, a Condominium, which Master Deed was dated September 27, 2021, and recorded on November 22, 2021, in the Clerk's Office of the County of Morris, in OR Book 24273, Page 609, as the same may hereafter be lawfully amended.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 12.04 in Block 1906, Unit 4 on the Borough of Florham Park Tax Map.

*This page is only a part of a 2015 ALTA® Commitment for Title Insurance issued by Old Republic Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy; the Commitment Conditions, Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

NEW JERSEY LAND TITLE  
INSURANCE RATING BUREAU

NJRB 3-09  
Last Revised: 09/01/19

GIT/REP-3  
(2-21)  
(Print or Type)

## State of New Jersey Seller's Residency Certification/Exemption

### Seller's Information

Name(s) **Elbaum Homes at Pleasant Ridge, Inc., a New Jersey Corporation**

Current Street Address  
**17 Pinnacle Point**

City, Town, Post Office  
**Randolph**

State  
**NJ**

ZIP Code  
**07869**

### Property Information

Block(s) **1906** Lot(s) **12.04** Qualifier

Street Address  
**165 Ridgedale Avenue, Unit 4**

City, Town, Post Office  
**Florham Park**

State  
**New Jersey**

ZIP Code  
**07932**

Seller's Percentage of Ownership  
**100**

Total Consideration  
**114,294.00**

Owner's Share of Consideration  
**114,294.00**

Closing Date  
**11/21/22**

### Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121
3. ☐ Seller is 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 is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.  
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred 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.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage
10. ☐ The deed is dated prior to August 1, 2004 and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust and is therefore not required to make the estimated Gross Income Tax payment
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

### 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 may 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. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Nov. 18, 2022  
Date

Bernard Elbaum  
Signature (Seller)

Bernard Elbaum, President  
Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact



RTF-1 (Rev. 3/2/22)  
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 Morris } SS. County Municipal Code  
1411

FOR RECORDER'S USE ONLY  
Consideration \$ 114,294  
RTF paid by seller \$ 114.50  
Date 11-21-22 SK

MUNICIPALITY OF PROPERTY LOCATION Borough of Florham Park

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

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

Deponent, Elbaum Homes at Pleasant Ridge, Inc., a New Jersey Corporation, being duly sworn according to law upon his/her oath,

deposes and says that he/she is the Grantor in a deed dated 11/21/22 transferring

(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 1906 Lot number 12.04 located at

155 Ridgedale Avenue, Unit 4, Borough of Florham Park, Morris and annexed (hereto).  
(Street Address, Town)

(2) CONSIDERATION \$ 114,294.00 (Instructions #1 and #5 on reverse side) ☒ no prior mortgage to which property is subject.

(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.

(5) PARTIAL EXEMPTION FROM FEE (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, Supplemental, and General Purpose Fees, 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) ☐ 82 years of age or over (Instruction #9 on reverse side for A or B)  
B. BLIND PERSON Grantor(s) ☐ legally blind or;  
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed

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. ☐ Resident of State of New Jersey.  
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

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

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

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

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

☐ No prior mortgage assumed or to which property is subject at time of sale.  
☐ No contributions to capital by either grantor or grantee legal entity.  
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

☐ Intercompany transfer between combined group members as part of the unitary business  
☐ Combined group NU ID number (Required)

(9) 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 18 day of November, 2022

Perennial  
Signature of Deponent

Elbaum Homes at Pleasant Ridge, Inc., a

New Jersey Corporation

Grantor Name

17 Pinnacle Point

Randolph, NJ 07869

Grantor Address at Time of Sale

Deponent Address

Michelle R. Kott, Esq.

XXX-XXX-320  
Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

State of New Jersey  
Attorney At Law  
Chad Weiss

Chad Weiss  
Attorney At Law  
State of New Jersey

FOR OFFICIAL USE ONLY Morris  
Instrument Number 20060588  
Deed Number 24533 Page 957  
Deed Dated 11-21-22 Date Recorded 11-29-22

County recording officer shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

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.

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/rtf/localtax.htm](http://www.state.nj.us/treasury/taxation/rtf/localtax.htm)

updated June 2007

# EXECUTION BY GRANTOR

Signed by the Grantor on the date hereof. If the Grantor is a corporation, this Deed is signed by a corporate officer who has authority to (a) convey all interests of the corporation that are conveyed by this Deed, and (b) to bind the corporation with respect to all matters dealt with herein.

Barbara Elbaum  
Barbara Elbaum, Secretary

Bernard Elbaum seal )  
Bernard Elbaum, President

## CORPORATE PROOF BY SUBSCRIBING WITNESS

State of New Jersey, County of ~~Essex~~ Morris

I am either (check one) ☒ a Notary Public or ☐ a \_\_\_\_\_, an officer authorized to take acknowledgements and proofs in the state of New Jersey. On this the 18<sup>th</sup> day of November, 2022

Barbara Elbaum + Bernard Elbaum (hereinafter the "Witness") appeared before me in person. The Witness was duly sworn by me, and under oath stated and proved to my satisfaction that:

1. The Witness is the President secretary of the corporation which is the Grantor described as such in this deed (hereinafter the "Corporation").
2. Barbara Elbaum, the officer who signed this Deed is the (title) President of the Corporation (hereinafter the "Corporate Officer").
3. The making, signing, sealing and delivery of this Deed have been duly authorized by a proper resolution of the Board of Directors of the Corporation.
4. The Witness knows the corporate seal affixed to this Deed is the corporate seal of the Corporation. The Corporate Officer affixed the seal to this Deed. The Corporate Officer signed and delivered this Deed as and for the voluntary act and deed of the Corporation. All this was done in the presence of the Witness who signed this Deed as attesting witness. The Witness signs this proof to attest to the truth of these facts.

The Witness also acknowledges that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, c. 49, sec. 1(c), is \$114,294.00

Sworn and signed before me on the date above written:

Chad Weiss, Esq.

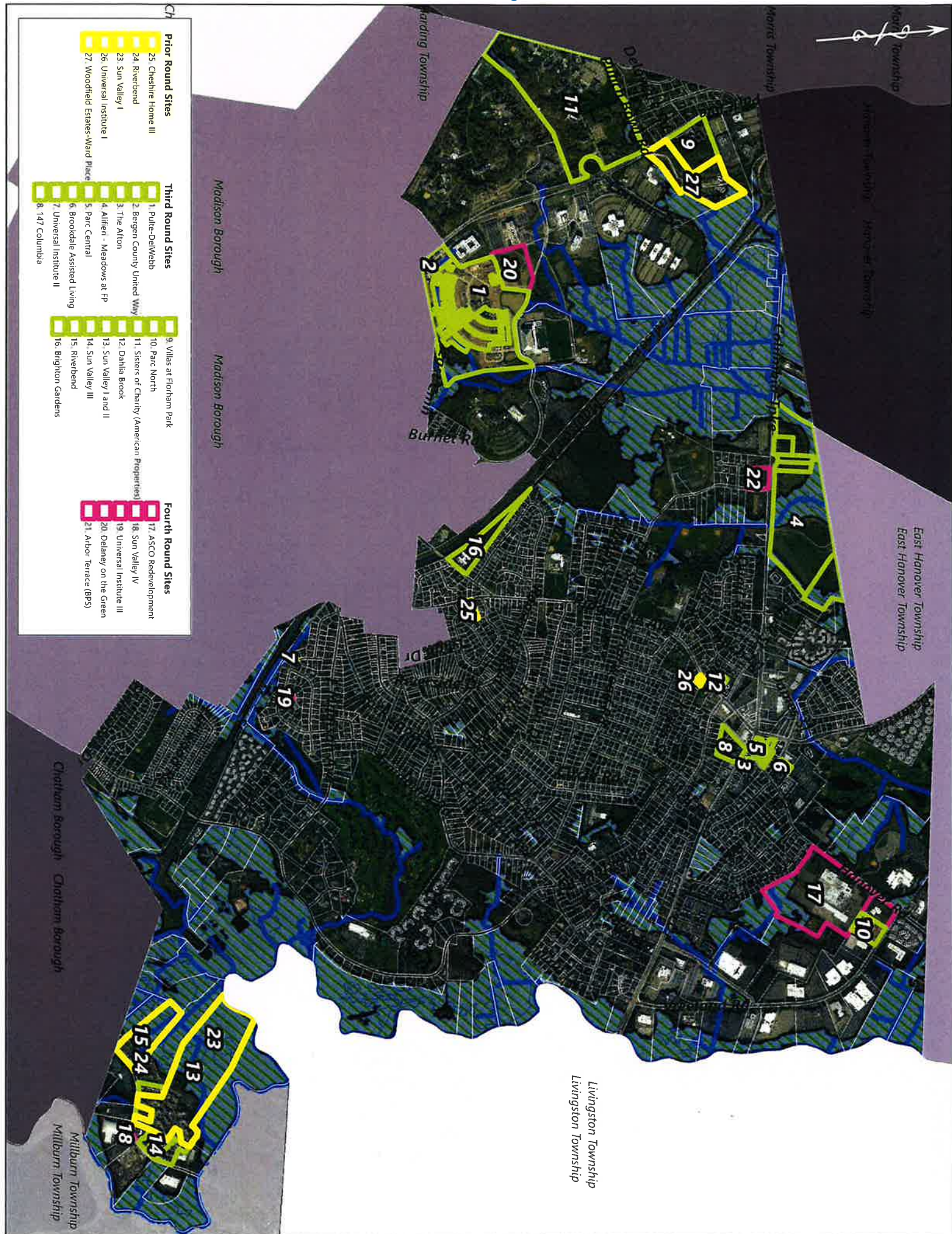
Officer's signature: Sign above, and print stamp or type name below

**Chad Weiss**  
**Attorney At Law**  
**State of New Jersey**

## APPENDIX H.

### MAP OF AFFORDABLE HOUSING SITES







**PLANNING BOARD OF THE BOROUGH OF FLORHAM PARK**

**RESOLUTION #25PB-01**

**RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF FLORHAM PARK ADOPTING  
THE 2025 MASTER PLAN HOUSING ELEMENT AND FAIR SHARE PLAN**


**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of Florham Park (the "Board"), held a public hearing on the proposed 2025 Fourth Round Housing Element and Fair Share Plan (the "2025 HEFSP") on June 23, 2025;

**WHEREAS**, upon the conclusion of the public hearing, the Board determined that the proposed 2025 HEFSP will guide the use of lands in the Borough in a manner that protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28, and is designed to achieve access to affordable housing to meet the Borough's Fourth Round constitutional affordable housing obligations and considers the lands that are most appropriate for construction of low and moderate-income housing in accordance with the Fair Housing Act, as amended;

**NOW THEREFORE BE IT RESOLVED**, by motion duly made and seconded on June 23, 2025, that the Board hereby adopts the 2025 Fourth Round Housing Element and Fair Share Plan.

**I HEREBY CERTIFY** that this is a true copy of a Resolution of the Borough of Florham Park Planning Board duly adopted at the public meeting held on June 23, 2025.

Pursuant to N.J.S.A. 40:55D-10(g)(2), this Resolution memorializes the action taken by the Board at the public meeting held on June 23, 2025.

  
Michael DeAngelis, Chairman

On motion of:

Joseph Guerin

Seconded by:

Michael DeAngelis

The vote on the Resolution was as follows:


AYES: 6

NAYS: 0

ABSTAINING:

ABSENT: 3

DATE: June 23, 2025

  
Marlene Rawson, Secretary of  
the Planning Board of the Borough of Florham Park