

March 31, 1992

Stanton Properties--Section I
 Situate in Readington Township, Hunterdon County, New Jersey

Beginning at a point being the intersection of the centerline of Whitehouse-Flemington Road (County Route 523), with the common corner between Lots 14 and 25 in Block 45, distant the following three courses from the intersection between the easterly right-of-way line of Mountain View Road (50' wide) and the centerline of County Route 523 (33' wide) as shown on a map entitled "Subdivision of Lands of Mario Norio", prepared by Frank W. Bohren, C.E, dated May 1963 and filed in the Hunterdon County Clerk's Office as Map #212; thence (i) along County Route 523, North $48^{\circ}45'36''$ East, 414.72' to a p.k. nail at the centerline intersection of County Route 523 with Edgewood Road; thence (ii) still along the same, North $49^{\circ}54'34''$ East, 998.96' to a point; thence (iii) still along the same, North $72^{\circ}11'30''$ East, 80.94' to the point of beginning; and from said point of beginning running; thence (1) along the centerline of Whitehouse-Flemington Road South seventy-two degrees, eleven minutes, thirty seconds West ($S-72^{\circ}-11'-30''-W$) a distance of fifty-one and forty hundredths feet (51.40') to a point and corner; thence (2) leaving said road and along the common line between Lots 17 and 25 in Block 45 North thirty-one degrees, thirteen minutes, thirty seconds West ($N-31^{\circ}-13'-30''-W$) a distance of eight hundred seventeen and fifty-six hundredths feet (817.56') to a point and corner; thence (3) along the common line between Lots 16 and 17 in Block 45 South forty-eight degrees, thirty-three minutes, thirty seconds West ($S-48^{\circ}33'-30''-W$) a distance of five hundred eighty and eighty-eight hundredths feet (580.88') to a point and corner on the common line with Lot 18 in Block 45; thence (4) along the common line between Lots 16 and 18 in Block 45 North forty-eight degrees, twenty-four minutes, thirty seconds West ($N-48^{\circ}-24'30''-W$) a distance of seventy and zero hundredths feet (70.00') to a point; thence (5) along the common line between Lots 16, 18, 19, 19.01 and 25 in Block 45 South forty-seven degrees, forty-three minutes, thirty seconds West ($S-47^{\circ}-43'30''-W$) a distance of seven hundred thirty-two and seventy-two hundredths feet (732.72') to a point and corner on the common line with Lot 25 in Block 45; thence (6) along the common line between Lots 24 and 25 in Block 45 North forty degrees, forty-eight minutes, thirty seconds West ($N-40^{\circ}-48'-30''-W$) a distance of two hundred twenty-eight and forty-one hundredths feet (228.41') to a point and corner; thence (7) along the common line between Lots 24 and 25 in Block 45, the northerly terminus of Mountain View Road and Lots 19 and 21 in Block 51

South forty-eight degrees, thirty-five minutes, thirty seconds West (S-48°-35'-30"-W) a distance of six hundred thirty-two and seventeen hundredths feet (632.17') to a point and corner; thence (8) along the common line between Lots 21 and 19 in Block 51 South thirty-nine degrees, forty-three minutes, thirty seconds East (S-39°-43'-30"-E) a distance of two hundred forty-two and ninety hundredths feet (242.90') to a point; thence (9) South forty-nine degrees, eleven minutes, thirty seconds West (S-49°-11'-30"-W) a distance of one hundred seventy-five and sixty-nine hundredths feet (175.69') to a point and corner between Lots 14 and 16 in Block 51; thence (10) along the common line between Lots 14 and 16 in Block 51 South thirty-nine degrees, forty-six minutes, thirty seconds East (S-39°-46'-30"-E) a distance of four hundred eighty-nine and nine hundredths feet (489.09') to a point, said point being also the common northeasterly corner of Lot 15 in Block 51; thence (11) along a common line between Lots 14 and 15 in Block 51, South forty-nine degrees, eleven minutes, thirty seconds West (S-49°-11'-30"-W) a distance of two hundred fifty and zero hundredths feet (250.00') to a point and corner; thence (12) along another common line between Lots 14 and 15 in Block 51, South thirty-nine degrees, forty-six minutes, thirty seconds East (S-39°-46'-30"-E) a distance of three hundred and zero hundredths feet (300.00') to a point and corner in the centerline of Whitehouse-Flemington Road; thence along the aforementioned centerline the following three courses; thence (13) South forty-nine degrees, eleven minutes, thirty seconds West (S-49°-11'-30"-W) a distance of thirty and zero hundredths feet (30.00') to a point; thence (14) South forty-eight degrees, fifty minutes, forty seconds West (S-48°-50'-40"-W) a distance of two hundred seventy-nine and seventy hundredths feet (279.70'); thence (15) South forty-nine degrees, thirty minutes, thirteen seconds West (S-49°-30'-13"-W) a distance of nine hundred thirty-one and ninety-two hundredths feet (931.92') to a point and corner; thence (16) leaving said road and along the common line between Lots 12 and 13 in Block 51 North forty degrees, fifty-three minutes, forty-nine seconds West (N-40°-53'-49"-W) a distance of two hundred twenty-seven and sixteen hundredths feet (227.16') to a point and common corner of Lot 5 in Block 51; thence (17) along the common line between Lots 5 and 12 in Block 51, South forty-eight degrees, fifty-three minutes, eleven

seconds West (S-48°-53'-11"-W) a distance of two hundred and zero hundredths feet (200.00') to a point and corner; thence (18) along another common line between Lots 5 and 12 in Block 51 South forty degrees, fifty-three minutes, forty-nine seconds East (S-40°-53'-49"-E) a distance of eighty hundredths feet (0.80') to a point and common corner with Lot 11 in Block 51; thence (19) along the common line between Lots 5, 10 and 11 in Block 51 South forty-eight degrees, forty-three minutes, eleven seconds West (S-48°-43'-11"-W) a distance of four hundred and zero hundredths feet (400.00') to a point and corner; thence (20) along a common line between Lots 5 and 10 in Block 51 South forty degrees, fifty-three minutes, forty-nine seconds East (S-40°-53'-49"-E) a distance of two hundred thirty-three and sixty hundredths feet (233.60') to a point in the centerline of Whitehouse-Flemington Road; thence (21) along the aforementioned centerline South forty-eight degrees, twelve minutes, eleven seconds West (S-48°-12'-11"-W) a distance of one thousand two hundred forty-two and seventy hundredths feet (1242.70') to a point and corner; thence (22) leaving said road and along the common line between Lots 5, 6 and 7 in Block 51 North forty-one degrees, forty-seven minutes, forty-nine seconds West (N-41°-47'-49"-W) a distance of one thousand one hundred forty-eight and sixty hundredths feet (1148.60') to a point and corner on the common line with Lot 5.01 in Block 51; thence along common lines between Lots 5 and 5.01 the following two courses; thence (23) North forty-one degrees, fourteen minutes, eleven seconds East (N-41°-14'-11"-E) a distance of three hundred sixty-eight and zero hundredths feet (368.00') to a point; thence (24) North sixty-nine degrees, twenty minutes, eleven seconds East (N-69°-20'-11"-E) a distance of two hundred thirty-seven and twenty-two hundredths feet (237.22') to a point and common corner with Lot 3 in Block 51; thence (25) along the common line of Lots 3 and 5.01 North thirty-eight degrees, forty-eight minutes, twenty-eight seconds West (N-38°-48'-28"-W) a distance of four hundred seventy-six and forty-five hundredths feet (476.45') to a point and corner; thence (26) along another common line between Lots 3 and 5.01 South forty-seven degrees, twenty minutes, thirty-two seconds West (S-47°-20'-32"-W) a distance of two hundred fifty-two and seventy-eight hundredths feet (252.78') to a point; thence (27) along the common line between Lots 3, 5.01 and 5.02 in Block 51

South forty-five degrees, fifty-nine minutes, seventeen seconds West (S-45°-59'-17"-W) a distance of three hundred seventy-four and ninety-seven hundredths feet (374.97') to a point and common corner with Lot 4 in Block 51; thence (28) along a common line between Lots 3 and 4 in Block 51, North forty-three degrees, thirty-two minutes, forty-three seconds West (N-43°-32'-43"-W) a distance of two hundred seventy and zero hundredths feet (270.00') to a point; thence (29) continuing along said common line North eighty-three degrees, twenty-six minutes, forty-three seconds West (N-83°-26'-43"-W) a distance of one hundred seventy-three and seventy hundredths feet (173.70') to a point and corner in the centerline of Springtown Road; thence along the aforementioned centerline the following three courses; thence (30) North fourteen degrees, ten minutes, twenty-six seconds East (N-14°-10'-26"-E) a distance of two hundred ninety-seven and seventy-nine hundredths feet (297.79') to a point; thence (31) North eight degrees, thirty-six minutes, thirty-four minutes West (N-08°-36'-34"-W) a distance of one hundred and seventy-five hundredths feet (100.75') to a point; thence (32) North thirty-two degrees, forty-two minutes, thirty-four seconds West (N-32°-42'-34"-W) a distance of one hundred thirty and fifty-seven hundredths feet (130.57') to a point and corner; thence (33) leaving said road and along the common line between Lots 3, 59.01, 2.34, 2.12, a 50' right of way, 2.03, 2.04 and 2.05 North fifty-two degrees, forty-five minutes, thirteen seconds East (N-52°-45'-13"-E) a distance of one thousand six hundred twenty-six and zero hundredths feet (1626.00') to a point and common corner of Lot 13 in Block 51; thence (34) along the common line between Lots 13 and 2.05, the easterly terminus of Pasture Road, Lots 2.11, 2.10, the easterly terminus of Cornfield Lane, Lot 2.12, the easterly terminus of a 50' right-of-way and Lot 59 North twenty-one degrees, zero minutes, fifty-two seconds West (N-21°-00'-52"-W) a distance of two thousand three hundred forty-six and sixty-one hundredths feet (2346.61') to a point and corner on the common line with Lot 25.02; thence (35) along the common line between Lots 13 and 25.02 in Block 51 North seventy-two degrees, forty-seven minutes, forty-three seconds East (N-72°-47'-43"-E) a distance of three hundred fourteen and sixty-six hundredths feet (314.66') to a point and common corner between Lots 13, 21, 24.02 and 25.02 in Block 51; thence (36) along the common line

between Lots 21 and 24.02 in Block 51 North seventy-four degrees, one minute, thirty seconds East ($N-74^{\circ}-01'-30''-E$) a distance of two hundred ninety-three and fifty-nine hundredths feet (293.59') to a point and corner; thence (37) along another common line between Lots 21 and 24.02 North seventy degrees, fifty-four minutes, thirty seconds East ($N-70^{\circ}-54'-30''-E$) a distance of two hundred eleven and forty-one degrees (211.41') to a point and corner on the common line with Lot 35 in Block 51; thence (38) along the common line between Lots 21, 34 and 35 in Block 51 South twenty-five degrees, fifty-seven minutes, thirty seconds East ($S-25^{\circ}-57'-30''-E$) a distance of two hundred sixty-three and eight hundredths feet (263.08') to a point and common corner; thence (39) along another common line between Lots 21 and 34 in Block 51 and the Southern terminus of Voorhees Road North seventy-two degrees, eight minutes thirty seconds East ($N-72^{\circ}-08'-30''-E$) a distance of three hundred fifty and fifty hundredths feet (350.50') to a point and corner; thence (40) along a common line between Lots 21 and 33 in Block 51 North fifty-six degrees, twenty-two minutes, thirty seconds East ($N-56^{\circ}-22'-30''-E$) a distance of three hundred and zero hundredths feet (300.00') to a point and corner; thence (41) along the common line between Lots 21, 30, 31, 32 and 33 in Block 51 North twenty-five degrees, fifty-seven minutes, thirty seconds West ($N-25^{\circ}-57'-30''-W$) a distance of one thousand and zero hundredths feet (1000.00') to a point and corner with the common line of Lot 29 in Block 51; thence along the common line of Lots 21 and 29 the following two courses; thence (42) North fifty-six degrees, twenty-two minutes, thirty seconds East ($N-56^{\circ}-22'-30''-E$) a distance of two hundred and one hundredths feet (200.01') to a point and corner; thence (43) North twenty-five degrees, fifty-seven minutes, thirty seconds West ($N-25^{\circ}-57'-30''-W$) a distance of three hundred twenty and forty-four hundredths feet (320.44') to a point and corner on the centerline of Dreahook Road; thence along the aforementioned centerline the following two courses; thence (44) along the aforementioned centerline North fifty-six degrees, forty-eight minutes, thirty seconds East ($N-56^{\circ}-48'-30''-E$) a distance of three hundred two and forty-one hundredths feet (302.41') to a point; thence (45) North seventy-three degrees, thirty-seven minutes, thirty seconds East ($N-73^{\circ}-37'-30''-E$) a distance of seven hundred sixteen and six hundredths feet (716.06') to a point; thence leaving said road

and along the common line between Lots 25 and 26 in Block 45 the following five courses; thence (46) South thirteen degrees, twenty-seven minutes, thirty seconds East (S-13°-27'-30"-E) a distance of five hundred seventy-six and ninety-seven hundredths feet (576.97) to a point; thence (47) South twenty-seven degrees, forty-six minutes, thirty seconds East (S-27°-46'-30"-E) a distance of twenty-three and fifteen hundredths feet (23.15'); thence (48) South twenty-one degrees, thirty-six minutes, thirty seconds East (S-21°-36'-30"-E) a distance of one hundred thirty-one and fifty-seven hundredths feet (131.57); thence (49) South twenty degrees, nineteen minutes, thirty seconds East (S-20°-19'-30"-E) a distance of one hundred ninety-one and thirty-six hundredths feet (191.36'); thence (50) North seventy-two degrees, seven minutes, thirty seconds East (N-72°-07'-30"-E) a distance of eight hundred two and sixteen hundredths feet (802.16') to a point in Holland Brook; thence along Holland Brook the following fifty-two courses as located in August, 1986; (51) South eleven degrees, twenty-seven minutes, zero seconds East (S-11°-27'-00"-E) a distance of 49.15' to a point; thence (52) S-50°-26'-36"-E a distance of 30.35' to a point; thence (53) S-13°-20'-10"-E a distance of 54.50' to a point; thence (54) S-21°-54'-40"-E a distance of 67.75' to a point; thence (55) S-28°-11'-10"-E a distance of 34.30' to a point; thence (56) S-34°-50'-30"-E a distance of 81.50' to a point; thence (57) S-67°-52'-55"-E a distance of 28.25' to a point; thence (58) S-52°-40'-50"-E a distance of 21.60' to a point; thence (59) S-06°-27'-35"-E a distance of 30.90' to a point; thence (60) S-26°-12'-05"-E a distance of 32.20' to a point; thence (61) S-50°-41'-10"-E a distance of 68.75' to a point; thence (62) S-58°-30'-10"-E a distance of 25.40' to a point; thence (63) S-34°-25'-15"-E a distance of 32.30' to a point; thence (64) S-58°-50'-00"-E a distance of 28.70' to a point; thence (65) S-72°-06'-35"-E a distance of 48.65' to a point; thence (66) S-54°-38'-30"-E a distance of 40.05' to a point; thence (67) S-62°-36'-10"-E a distance of 58.25' to a point; thence (68) S-84°-16'-20"-E a distance of 37.75' to a point; thence (69) S-89°-40'-10"-E a distance of 56.20' to a point; thence (70) S-71°-19'-20"-E a distance of 111.75' to a point; thence (71) N-80°-45'-45"-E a distance of 73.05' to a point; thence (72)

S-77°-30'-40"-E a distance of 48.75' to a point; thence (73)
 N-75°-39'-00"-E a distance of 172.05' to a point; thence (74)
 N-16°-41'-10"-E a distance of 22.25' to a point; thence (75)
 N-83°-28'-45"-E a distance of 29.50' to a point; thence (76)
 S-72°-46'-55"-E a distance of 27.10' to a point; thence (77)
 S-59°-51'-55"-E a distance of 48.45' to a point; thence (78)
 N-85°-31'-00"-E a distance of 68.00' to a point; thence (79)
 S-59°-04'-15"-E a distance of 35.00' to a point; thence (80)
 S-52°-03'-40"-E a distance of 72.65' to a point; thence (81)
 S-75°-56'-35"-E a distance of 34.50' to a point; thence (82)
 S-88°-07'-45"-E a distance of 52.70' to a point; thence (83)
 N-86°-27'-25"-E a distance of 52.30' to a point; thence (84)
 S-31°-18'-25"-E a distance of 51.65' to a point; thence (85)
 S-57°-12'-55"-E a distance of 30.75' to a point; thence (86)
 S-77°-04'-55"-E a distance of 14.75' to a point; thence (87)
 N-79°-38'-30"-E a distance of 28.75' to a point; thence (88)
 N-26°-17'-30"-E a distance of 44.75' to a point; thence (89)
 N-88°-09'-15"-E a distance of 24.10' to a point; thence (90)
 S-41°-52'-50"-E a distance of 46.30' to a point; thence (91)
 S-39°-26'-30"-E a distance of 59.20' to a point; thence (92)
 S-33°-30'-15"-E a distance of 51.15' to a point; thence (93)
 S-78°-53'-40"-E a distance of 61.40' to a point; thence (94)
 S-55°-11'-10"-E a distance of 43.35' to a point; thence (95)
 S-37°-54'-00"-E a distance of 28.85' to a point; thence (96)
 S-16°-39'-10"-W a distance of 96.15' to a point; thence (97)
 S-21°-05'-30"-E a distance of 67.90' to a point; thence (98)
 S-11°-47'-30"-E a distance of 52.30' to a point; thence (99)
 S-35°-05'-40"-E a distance of 94.45' to a point; thence (100)
 S-32°-52'-30"-E a distance of 107.60' to a point; thence (101) S-55°-09'-
 30"-E a distance of 91.44' to a point; thence (102) S-32°-21'-15"-E
 a distance of 35.83' to a point and Northeast corner of Lot 15 in Block
 45; thence (103) along the Northwesterly line of Lot 15 S-71°-21'-30"-W
 a distance of 819.11' to a point and corner; thence (104) along the
 Southwesterly line of Lot 15 and partially along the Southwesterly line
 of Lot 14 in Block 45, S-38°-34'-30"-E a distance of 796.00' to a point;
 thence (105) continuing along the Southwesterly line of Lot 14,

S-31°-13'-30"-E a distance of 835.59' to the point and place of beginning.
Containing 413.563 more or less acres of land.

The above described lands being subject to a 20' wide AT&T Co. right-of-way described in Deed Book 773, Page 544.

The above described lands being subject to 16.5' wide AT&T Co. easement contained in Deed Book 613, Page 100 and modified in Deed Book 773, Page 544.

The above described lands being subject to a 50' wide right-of-way for ingress and egress proposed for Lots 14, 15, 16 and 17, Block 45.

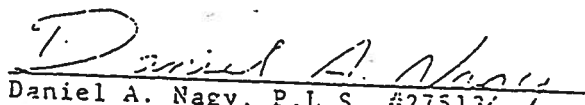
The above described lands being subject to the rights of the public in and along County Route 523, Springtown Road and Dreahook Road.

The above described lands being subject to existing easements of record.

The above described lands subject to a current title search.

The above described lands being prepared in accordance with a map entitled "Boundary Survey, Lands of Stanton Properties, Section I, Block 51, Lots 10 & 11, Situate in Readington Township, Hunterdon County, New Jersey", dated March 18, 1992, last revised March 31, 1992, as prepared by Van Cleef Engineering Associates.

The above described lands being known as Tax Map Lots 16 and 25 in Block 45 and Lots 3, 5, 13, 14, 20 and 21 in Block 51.


Daniel A. Nagy, P.L.S. #27513
Van Cleef Engineering Associates

DAN/-ig
3/18/92
R120/10

Rev. 3/31/92 Per Attorney

Metes and Bounds Description
Block 45, Lot 27 and Lot 26.04
Readington Township, Hunterdon County, New Jersey

Beginning at a railroad spike in the existing pavement of Dreahook Road, said point also being the most northwesterly corner of Block 45, Lot 28.01, lands now or formerly John and Jacqueline Santoro, and from said point running:

thence (1) along the southwesterly lines of Block 45, Lots 28.01, 28.03, 28.14, 28.13 and 28.12, South $48^{\circ}42'18''$ East, 2,190.23' to a concrete monument found for a corner of Block 45, Lot 28.12, said point also being in the northwesterly line of Block 45, Lot 72;

thence (2) along the said northwesterly line, South $40^{\circ}21'07''$ West, 9.50' to a point and southwest corner of Lot 72;

thence (3) along the southwesterly line of Block 45, Lot 72, Lot 71 and part of Lot 70, South $48^{\circ}59'03''$ East, and passing over a concrete monument, 337.35' from the beginning of this course, a total of 812.51' to a point and northwest corner of Block 45, Lot 4;

thence (4) along the northwesterly line of Block 45, Lot 4, Lot 5 and Lot 45, South $44^{\circ}09'57''$ West, 1,285.76' to a point and northeast corner of Block 45, Lot 35.01;

thence (5) along the northeasterly line of Block 45, Lot 35.01, North $67^{\circ}59'03''$ West, 438.27' to a point;

thence (6) still along the northeasterly line of Block 45, Lot 35.01 and Lot 35, North $55^{\circ}13'03''$ West, 522.99' to a point;

thence (7) along the northerly line of Block 45, Lot 35, South $45^{\circ}25'57''$ West, 457.53' to a point;

thence (8) along the northerly line of Block 45, Lot 10, South $45^{\circ}33'57''$ West, 974.73' to a point in Holland Brook, also lands of Stanton Properties Section I (Block 45, Lot 25 et al.);

thence (9) along the said Holland Brook and lands of Stanton Properties Section I, North $32^{\circ}52'30''$ West, 50.08' to a point;

thence (10) still along the same, North $35^{\circ}05'40''$ West, 94.45' to a point;

thence (11) still along the same, North $11^{\circ}47'30''$ West, 52.30' to a point;

thence (12) still along the same, North $21^{\circ}05'30''$ West, 67.90' to a point;

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thence (13) still along the same, North 16°39'10" East, 96.15' to a point;
 thence (14) still along the same, North 37°54'00" West, 28.85' to a point;
 thence (15) still along the same, North 55°11'10" West, 43.35' to a point;
 thence (16) still along the same, North 78°53'40" West, 61.40' to a point;
 thence (17) still along the same, North 33°30'15" West, 51.15' to a point;
 thence (18) still along the same, North 39°26'30" West, 59.20' to a point;
 thence (19) still along the same, North 41°52'50" West, 46.30' to a point;
 thence (20) still along the same, South 88°09'15" West, 10.19' to a point
 where the same is intersected by a tributary of Holland Brook;
 thence (21) along the said tributary, the following twenty-seven courses,
 North 53°47'45" West, 4.73' to a point;
 thence (22) North 74°17'06" West, 32.61' to a point;
 thence (23) North 12°39'26" West, 27.24' to a point;
 thence (24) North 24°46'04" East, 20.14' to a point;
 thence (25) North 09°22'08" West, 24.58' to a point;
 thence (26) North 47°41'13" West, 42.01' to a point;
 thence (27) North 30°27'30" West, 16.00' to a point;
 thence (28) North 05°18'10" East, 78.85' to a point;
 thence (29) North 17°41'23" East, 37.04' to a point;
 thence (30) North 07°10'52" West, 63.85' to a point;
 thence (31) North 23°56'56" West, 105.56' to a point;
 thence (32) North 35°19'28" West, 53.14' to a point;
 thence (33) North 34°42'52" West, 51.10' to a point;
 thence (34) North 30°05'45" West, 38.52' to a point;
 thence (35) North 06°48'38" West, 26.16' to a point;

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Block 45, Lot 27 and Lot 26.04

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- thence (36) North 12°18'06" West, 70.04' to a point;
- thence (37) North 06°39'35" West, 59.80' to a point;
- thence (38) North 14°17'29" West, 62.04' to a point;
- thence (39) North 06°59'46" West, 209.25' to a point;
- thence (40) North 03°46'38" West, 130.60' to a point;
- thence (41) North 14°12'37" East, 35.83' to a point;
- thence (42) North 07°54'46" West, 101.58' to a point;
- thence (43) North 03°38'54" West, 60.96' to a point;
- thence (44) North 03°38'41" West, 122.23' to a point;
- thence (45) North 00°31'25" West, 87.31' to a point;
- thence (46) North 01°44'07" West, 67.43' to a point;
- thence (47) North 07°41'42" West, 51.31' to a point where the same is intersected by the northeasterly line of Block 45, Lot 26.01;
- thence (48) along the said northeasterly line of Block 45, Lot 26.01, North 55°53'33" West, 540.21' to a point;
- thence (49) continuing along the said line, North 36°02'03" West, 338.79' to a point in the existing pavement of Dreahook Road;
- thence (50) along Dreahook Road, North 69°51'07" East, 652.89' to a spike found;
- thence (51) continuing along the same, North 71°32'08" East, 169.84' to a point and northwest corner of Block 45, Lot 27.01;
- thence (52) leaving said road and along the southwesterly line of Block 45, Lot 27.01, South 25°49'52" East, 350.72' to a point and corner;
- thence (53) along the southeasterly line of Block 45, Lot 27.01, North 69°32'05" East, 175.16' to a point and corner;
- thence (54) along the easterly line of Block 45, Lot 27.01 the following four courses;
- thence (55) North 18°48'52" West, 90.72' to a point;

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thence (56) North 09°26'08" East, 32.74' to a point;

thence (57) North 54°10'08" East, 39.36' to a point;

thence (58) North 18°16'52" West, 210.58' to a point and corner in Dreahook Road;

thence (59) along Dreahook Road, North 67°06'08" East, 50.16' to a point and northwest corner of Block 45, Lot 27.02;

thence (60) along the southwesterly line of Block 45, Lot 27.02, South 18°16'52" East, 180.59' to a point and corner;

thence (61) along the southeasterly line of Block 45, Lot 27.02, North 67°06'08" East, 228.85' to a point and corner;

thence (62) along another southwesterly line of Block 45, Lot 27.02, South 32°53'22" East, 201.60' to a point and corner;

thence (63) along another southeasterly line of Block 45, Lot 27.02, North 52°25'58" East, 317.97' to a point and corner;

thence (64) along the northeasterly line of Block 45, Lot 27.02, North 37°34'02" West, 326.36' to a point and corner in Dreahook Road;

thence (65) along Dreahook Road, North 52°25'58" East, 300.00' to the point and place of beginning.

Containing a calculated area of 152.315 acres.

Subject to a 200' wide PSE&C easement contained in Deed Book 730, Page 95.

Subject to New Jersey Power & Light Company easements recorded in Deed Book 425 page 449 and Deed Book 706 page 443.

Subject to the rights of the public in and along Dreahook Road as they may exist.

Subject to any other easements or restrictions of record.

Subject to wetlands and associated buffer areas as they may exist.

Metes and Bounds Description
Block 45, Lot 27 and Lot 26.04
Readington Township, Hunterdon County, New Jersey
Page 5

The above description is in accordance with a map entitled "Plan of Survey Prepared for Block 45, Lot 27, Situated in Readington Township, Hunterdon County, New Jersey, dated February 26, 1988, last revised March 28, 1992, prepared by Van Cleef Engineering Associates, Lebanon, New Jersey and a map entitled "Minor Subdivision for Block 45, Lot 26.01 and Boundary Line Adjustment Between Block 45, Lots 26.01 and 27, Located in Readington Township, Hunterdon County, New Jersey", dated February 10, 1992 and last revised March 28, 1992, prepared by Van Cleef Engineering Associates, Lebanon, New Jersey.



Errol Melnick, P.L.S. #GS34013
Van Cleef Engineering Associates

EM/r1g
6/25/92
R120/28

EXCEPTING THEREOUT AND THEREFROM

Meters and Bounds Description
Block 45, Proposed Portion of Lot 27
Readington Township, Hunterdon County, New Jersey

Beginning at the most northwesterly corner of Block 45, Lot 27, located in the existing right-of-way of Dreshook Road, where the same is intersected by the line dividing Block 45, Lot 27 and Block 45, Lot 26.01 and from said point of beginning running:

thence (1) along Dreshook Road, North 69°51'07" East, 652.89' to a point;

thence (2) still along the same, North 71°32'08" East, 169.84' to a point where the same is intersected by the line dividing Block 45, Lot 27 and Block 45, Lot 27.01;

thence (3) along the said dividing line, South 25°49'52" East, 350.72' to a point;

thence (4) along a new line, South 51°18'51" West, 147.47' to a point;

thence (5) still along the same, South 36°32'29" East, 341.46' to a point;

thence (6) still along the same, South 51°11'18" West, 405.98' to a point in the line dividing Block 45, Lot 27 and proposed Block 45, Lot 26.04;

thence (7) along the said dividing line and along the line dividing Block 45, Lot 27 and Block 45, Lot 26.01, North 55°53'33" West, 567.00' to a point;

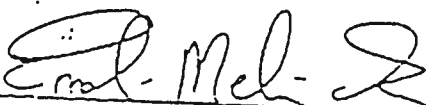
thence (8) still along the same, North 36°02'03" West, 338.79' to the point and place of beginning.

Containing a calculated area of 11.201 acres.

Subject to the rights of the public in and along Dreshook Road.

Subject to modifications and revisions per Readington Township Planning Board final approval.

The above description is in accordance with a map entitled "Minor Subdivision for Block 45, Lot 26.01 & Boundary Line Adjustment Between Block 45, Lots 26.01 and 27, Located in Readington Township, Hunterdon County, New Jersey", dated February 10, 1992, last revised March 28, 1992, prepared by Van Cleef Engineering Associates, Lebanon, New Jersey.



Errol Melnick, P.L.S. #GS34013
Van Cleef Engineering Associates

EM/rig
4/2/92
R120/22

Exhibit C to the
Declaration of Covenants,
Easements and Restrictions

Metes and Bounds Description
Stanton Properties, Section I
Proposed Open Space Area, Lot 25.01
Readington Township, Hunterdon County, New Jersey

Beginning at a point located in the southerly sideline of Dreahook Road (25' from physical centerline) where the same is intersected by the line dividing Block 45, Lot 26.03 and lands of Stanton Properties and from said point running:

- thence (1) along the said dividing line, South $13^{\circ}27'30''$ East, 551.94' to a point;
- thence (2) still along the same, South $27^{\circ}45'30''$ East, 23.15' to a point;
- thence (3) still along the same, South $21^{\circ}36'30''$ East, 131.57' to a point;
- thence (4) still along the same, South $20^{\circ}19'30''$ East, 191.36' to a point;
- thence (5) along a new line, South $24^{\circ}28'52''$ West, 406.89' to a point;
- thence (6) still along the same, South $57^{\circ}29'53''$ West, 416.14' to a point;
- thence (7) still along the same, on a curve to the right, having a radius of 3,470.00', an arc length of 305.01', a chord bearing and distance of North $23^{\circ}27'03''$ West, 304.91' to a point of tangency;
- thence (8) still along the same, North $20^{\circ}56'03''$ West, 613.03' to a point of curvature;
- thence (9) still along the same, on a curve to the left, having a radius of 680.00', an arc length of 140.40', a chord bearing and distance of North $26^{\circ}50'56''$ West, 140.15' to a point of reverse curvature;
- thence (10) still along the same, on a curve to the right, having a radius of 25.00', an arc length of 41.56', a chord bearing and distance of North $14^{\circ}51'29''$ East, 36.94' to a point of compound curvature in the southerly sideline of Dreahook Road;
- thence (11) along the said sideline, on a curve to the right, having a radius of 1,100.00', an arc length of 213.96', a chord bearing and distance of North $68^{\circ}03'09''$ East, 213.63' to a point of tangency;
- thence (12) still along the same, North $73^{\circ}37'30''$ East, 548.50' to the point and place of beginning.

Metes and Bounds Description
Stanton Properties, Section I
Proposed Open Space Area, Lot 25.01
Readington Township, Hunterdon County, New Jersey
Page 2


Containing a calculated area of 18.23 acres.

Subject to a sight easement as shown on a map entitled "Final Plat for Stanton Ridge -- Section I, Block 51, Lots 3, 5, 13, 14, 20 & 21, Block 45, Lots 16 & 25, Readington Township, Hunterdon County, New Jersey", dated October 16, 1992, Sheet 3 of 3, prepared by Van Cleef Engineering Associates, and filed or about to be filed in the Hunterdon County Clerk's Office.

Subject to existing easements of record.

Subject to modifications and revisions per Readington Township Planning Board final approval.

The above description is in accordance with a map entitled "Stanton Properties, Section I, Proposed Open Space Lots 115 & 116, Located in Readington Township, Hunterdon County, New Jersey", prepared by Van Cleef Engineering Associates, Lebanon, New Jersey, dated March 18, 1992, last revised December 16, 1992.


Eric Melnick, P.L.S. #GS34013
Van Cleef Engineering Associates

EM/rlg
3/18/92
R120/4

Rev. 12/16/92 -- per lot line revisions

Motes and Bounds Description
Stanton Properties -- Section I
Proposed Open Area, Lot 21.01
Readington Township, Hunterdon County, New Jersey

Beginning at a point located in the southerly sideline of Dreahook Road (25' from physical centerline) where the same is intersected by the line dividing Block 51, Lot 28 and lands of Stanton Properties and from said point running:

thence (1) along the said sideline of Dreahook Road, North $56^{\circ}48'30''$ East, 135.55' to a point of curvature;

thence (2) along a new line, on a curve to the right, having a radius of 25.00', an arc length of 39.27', a chord bearing and distance of South $78^{\circ}11'30''$ East, 35.36' to a point of compound curvature;

thence (3) still along the same, on a curve to the right, having a radius of 620.00', an arc length of 132.64', a chord bearing and distance of South $27^{\circ}03'46''$ East, 132.39' to a point of tangency;

thence (4) still along the same, South $20^{\circ}56'03''$ East, 500.53' to a point;

thence (5) still along the same, South $69^{\circ}03'57''$ West, 84.00' to a point;

thence (6) still along the same, North $65^{\circ}56'03''$ West, 181.00' to a point;

thence (7) still along the same, South $69^{\circ}03'57''$ West, 119.86' to a point in the easterly line of Block 51, Lot 30;

thence (8) along the said easterly line, North $25^{\circ}57'30''$ West, 157.08' to a point in the southerly line of Block 51, Lot 28;

thence (9) along the said southerly line, North $56^{\circ}22'30''$ East, 200.01' to a point;

thence (10) along the easterly line of Block 51, Lot 28, North $25^{\circ}57'30''$ West, 295.24' to the point and place of beginning.

Containing a calculated area of 3.055 acres.

Subject to a sight easement as shown on a map entitled "Final Plat for Stanton Ridge -- Section I, Block 51, Lots 3, 5, 13, 14, 20 & 21, Block 45, Lots 16 & 25, Readington Township, Hunterdon County, New Jersey", dated October 16, 1992, Sheet 3 of 3, prepared by Van Cleef Engineering Associates, and filed or about to be filed in the Hunterdon County Clerk's Office.

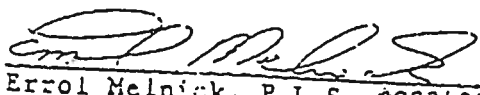
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Metes and Bounds Description
Stanton Properties -- Section I
Proposed Open Area, Lot 21.01
Readington Township, Hunterdon County, New Jersey
Page 2

Subject to existing easements of record.

Subject to modifications and revisions per Readington Township Planning Board final approval.

The above description is in accordance with a map entitled "Stanton Properties -- Section I, Proposed Open Space Lots 115 & 116, Located in Readington Township, Hunterdon County, New Jersey", prepared by Van Cleef Engineering Associates, Lebanon, New Jersey, dated March 18, 1992, last revised December 16, 1992.


Errol Melnick, P.L.S. #GS34013
Van Cleef Engineering Associates

EM/rig
3/18/92
R120/5

Rev. 12/16/92 -- per lot line revisions

Metes and Bounds Description
Proposed Open Space Lot 25
Readington Township, Hunterdon County, New Jersey

Beginning at a point in the line dividing lands of Stanton Properties Section I and Block 51, Lot 2.02, said point distant 675.92' measured easterly along the said dividing line extended from a corner of Stanton Properties Section I, located in Springtown Road and from said point running:

- thence (1) along the said dividing line and along Block 51, Lots 2.03, 2.04 and 2.05, North $52^{\circ}45'13''$ East, 950.08' to a point;
- thence (2) along Block 51, Lot 2.05, North $21^{\circ}00'52''$ West, 226.61' to a point;
- thence (3) along a new line, North $55^{\circ}16'08''$ East, 755.00' to a point;
- thence (4) still along the same, North $18^{\circ}13'30''$ West, 822.88' to a point;
- thence (5) still along the same, North $55^{\circ}10'44''$ East, 1,226.34' to a point;
- thence (6) still along the same, South $55^{\circ}11'26''$ East, 54.62' to a point of curvature;
- thence (7) still along the same, on a curve to the right, having a radius of 25.00', an arc length of 37.45', a chord bearing and distance of South $12^{\circ}16'46''$ East, 34.04' to a point of tangency;
- thence (8) still along the same, South $30^{\circ}37'55''$ West, 24.26' to a point of curvature;
- thence (9) still along the same, on a curve to the left, having a radius of 530.00', an arc length of 487.15', a chord bearing and distance of South $04^{\circ}18'00''$ West, 470.18' to a point of tangency;
- thence (10) still along the same, South $22^{\circ}01'55''$ East, 145.49' to a point of curvature;
- thence (11) still along the same, on a curve to the right, having a radius of 1,170', an arc length of 1,093.55', a chord bearing and distance of South $04^{\circ}44'39''$ West, 1,054.18' to a point of tangency;
- thence (12) still along the same, South $31^{\circ}31'12''$ West, 364.13' to a point;
- thence (13) still along the same, North $77^{\circ}45'17''$ West, 173.36' to a point;
- thence (14) still along the same, South $85^{\circ}21'25''$ West, 435.91' to a point;
- thence (15) still along the same, South $45^{\circ}57'25''$ West, 363.90' to a point;

1000 10.02.12

Metes and Bounds Description
Proposed Open Space Lot 25
Readington Township, Hunterdon County, New Jersey
Page 2

thence (16) still along the same, South 56°19'10" West, 917.93' to a point;
thence (17) still along the same, South 36°25'27" East, 255.96' to a point;
thence (18) still along the same, South 64°32'52" West, 30.56' to a point;
thence (19) still along the same, North 36°25'27" West, 236.18' to a point;
thence (20) still along the same, North 78°09'01" West, 105.53' to a point;
thence (21) still along the same, North 33°09'09" West, 142.60' to the point
and place of beginning.

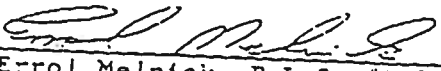
Containing a calculated area of 46.806 acres.

Subject to modifications and revisions per Readington Township Planning Board approval.

Subject to a 16.5' wide AT&T Company easement as shown on plans entitled "Final Plat for Stanton Ridge -- Section 1, Block 51, Lots 3, 5, 13, 14, 20 & 21, Block 45, Lots 16 & 25, Readington Township, Hunterdon County, New Jersey", dated October 16, 1992, comprising three sheets, prepared by Van Cleef Engineering Associates, and filed or about to be filed in the Hunterdon County Clerk's Office.

Subject to existing easements of record.

The above description is in accordance with a map entitled "Stanton Properties Golf Course, Located in Readington Township, Hunterdon County, New Jersey", dated March 17, 1992, last revised December 3, 1992, Sheet 1 of 2, prepared by Van Cleef Engineering Associates, Lebanon, New Jersey.


Errol Melnick, P.L.S. #GS34013
Van Cleef Engineering Associates

EM/-lg
3/23/92
R120/2

Rev. 12/9/92 -- per revised lot lines

GOLF COURSE

Metes and Bounds Description
Proposed Open Area Lot 117
Readington Township, Hunterdon County, New Jersey

Beginning at a point in the existing right-of-way of County Route 523, where the same is intersected by the line dividing lands of Stanton Properties and Block 51, Lot 12 and from said point running:

- thence (1) along the said dividing line, North $40^{\circ}53'49''$ West, 227.16' to a point;
- thence (2) still along the same, South $48^{\circ}53'11''$ West, 200.00' to a point;
- thence (3) still along the same, South $40^{\circ}53'49''$ East, 0.80 to a point where the same is intersected by the northwesterly line of Block 51, Lot 11;
- thence (4) along the said northwesterly line and along the northwesterly line of Lot 10, South $48^{\circ}43'11''$ West, 400.00' to a point;
- thence (5) along the southwesterly line of Block 51, Lot 10, South $40^{\circ}53'49''$ East, 233.60' to a point in the existing right-of-way of County Route 523;
- thence (6) along County Route 523, South $48^{\circ}12'11''$ West, 34.94' to a point;
- thence (7) along a new line, North $41^{\circ}47'49''$ West, 41.24' to a point;
- thence (8) still along the same, on a curve to the right, having a radius of 25.00', an arc length of 39.27', a chord bearing and distance of North $86^{\circ}42'58''$ West, 35.36' to a point of tangency;
- thence (9) still along the same, North $41^{\circ}42'50''$ West, 67.95' to a point of curvature;
- thence (10) still along the same, on a curve to the right, having a radius of 460.00', an arc length of 393.40', a chord bearing and distance of North $17^{\circ}12'50''$ West, 381.52' to a point;
- thence (11) still along the same, North $04^{\circ}25'26''$ East, 200.25' to a point;
- thence (12) still along the same, North $59^{\circ}57'20''$ East, 365.48' to a point;
- thence (13) still along the same, North $72^{\circ}49'38''$ East, 325.00' to a point;
- thence (14) still along the same, North $17^{\circ}49'21''$ East, 212.57' to a point;
- thence (15) still along the same, North $22^{\circ}53'14''$ West, 586.46' to a point;
- thence (16) still along the same, North $17^{\circ}31'07''$ West, 193.21' to a point;

Metes and Bounds Description
Proposed Open Area Lot 117
Readington Township, Hunterdon County, New Jersey
Page 2

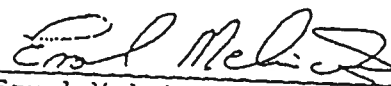
thence (17) still along the same, North $08^{\circ}03'23''$ West, 344.29' to a point;
thence (18) still along the same, North $31^{\circ}31'12''$ East, 199.21' to a point;
thence (19) still along the same, South $32^{\circ}50'57''$ East, 292.80' to a point;
thence (20) still along the same, South $25^{\circ}53'47''$ East, 135.57' to a point;
thence (21) still along the same, South $16^{\circ}24'18''$ East, 215.19' to a point;
thence (22) still along the same, South $10^{\circ}34'17''$ East, 266.75' to a point;
thence (23) still along the same, South $31^{\circ}18'21''$ East, 776.74' to a point
in the existing right-of-way of County Route 523;
thence (24) along County Route 523, South $49^{\circ}30'13''$ West, 677.10' to the
point and place of beginning.

Containing a calculated area of 19.816 acres.

Subject to the rights of the public in and along the existing right-of-way
of County Route 523 as they may now exist.

Subject to modifications and revisions per Readington Township Planning
Board final approval.

The above description is in accordance with a map entitled "Stanton Properties
Golf Course, Located in Readington Township, Hunterdon County, New Jersey",
dated March 17, 1992, last revised December 15, 1992, Sheet 1 of 2, prepared
by Van Cleef Engineering Associates, Lebanon, New Jersey.


Errol Melnick, P.L.S. #GS34013
Van Cleef Engineering Associates

EM/-lg
3/23/92
R120/6

Rev. 12/9/92 -- per revised lot lines
Rev. 12/15/92 -- course #7

GOLF COURSE

Metes and Bounds Description
Proposed Open Space Area Lot 118
Readington Township, Hunterdon County, New Jersey

Beginning at a corner of Stanton Properties Section I, located in Holland Brook where the same is intersected by the line dividing lands of Stanton Properties and Block 45, Lot 15 and from said point running:

- thence (1) along the said dividing line, South $71^{\circ}21'30''$ West, 819.11' to a point;
- thence (2) still along the same, South $38^{\circ}34'30''$ East, 70.00' to a point;
- thence (3) along a new line, South $51^{\circ}25'30''$ West, 350.25' to a point;
- thence (4) still along the same, South $24^{\circ}10'43''$ West, 178.67' to a point;
- thence (5) still along the same, South $63^{\circ}06'31''$ West, 705.78' to a point;
- thence (6) still along the same, South $84^{\circ}59'37''$ West, 601.68' to a point;
- thence (7) still along the same, South $87^{\circ}25'51''$ West, 292.36' to a point;
- thence (8) still along the same, on a curve to the left, having a radius of 1,230.00', an arc length of 303.99', a chord bearing and distance of North $14^{\circ}57'06''$ West, 303.22' to a point of tangency;
- thence (9) still along the same, North $22^{\circ}01'55''$ West, 65.22' to a point;
- thence (10) still along the same, North $69^{\circ}25'31''$ East, 251.98' to a point;
- thence (11) still along the same, North $78^{\circ}57'04''$ East, 603.70' to a point;
- thence (12) still along the same, North $62^{\circ}13'53''$ East, 667.66' to a point;
- thence (13) still along the same, North $50^{\circ}38'00''$ East, 743.95' to a point;
- thence (14) still along the same, North $62^{\circ}13'17''$ West, 206.61' to a point;
- thence (15) still along the same, on a curve to the left, having a radius of 63.00', an arc length of 31.27', a chord bearing and distance of North $13^{\circ}33'21''$ East, 30.95' to a point;
- thence (16) still along the same, South $62^{\circ}13'17''$ East, 226.86' to a point;
- thence (17) still along the same; North $50^{\circ}38'00''$ East, 429.93' to a point in Holland Brook;
- thence (18) along Holland Brook, South $33^{\circ}30'15''$ East, 41.91' to a point;
- thence (19) still along the same, South $78^{\circ}53'40''$ East, 61.40' to a point;

Meters and Bounds Description
Proposed Open Space Area Lot 116
Readington Township, Hunterdon County, New Jersey
Page 2

thence (20) still along the same, South 55°11'10" East, 43.35' to a point;
thence (21) still along the same, South 37°54'00" East, 28.85' to a point;
thence (22) still along the same, South 16°39'10" West, 96.15' to a point;
thence (23) still along the same, South 21°05'30" East, 67.90' to a point;
thence (24) still along the same, South 11°47'30" East, 52.30' to a point;
thence (25) still along the same, South 35°05'40" East, 94.45' to a point;
thence (26) still along the same, South 32°52'30" East, 107.60' to a point;
thence (27) still along the same, South 55°09'30" East, 91.44' to a point;
thence (28) still along the same, South 32°21'15" East, 35.83' to the point
and place of beginning.

Containing a calculated area of 31.001 acres.

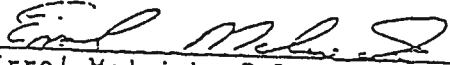
Subject to a 16.5' wide AT&T Company easement as shown on plans entitled
"Final Plat for Stanton Ridge -- Section I, Block 51, Lots 3, 5, 13, 14,
20 & 21, Block 45, Lots 16 & 25, Readington Township, Hunterdon County,
New Jersey", dated October 16, 1992, comprising three sheets, prepared by
Van Cleef Engineering Associates, and filed or about to be filed in the
Hunterdon County Clerk's Office.

Subject to 70' x 40' utility easement as shown on the above-referenced plans.

Subject to modifications and revisions per Readington Township Planning
Board approval.

Subject to existing easements of record.

The above description is in accordance with a map entitled "Stanton Properties
Golf Course, Located in Readington Township, Hunterdon County, New Jersey",
dated March 17, 1992, last revised December 3, 1992, Sheet 1 of 2, prepared
by Van Cleef Engineering Associates, Lebanon, New Jersey.


Errol Melnick, P.L.S. #GS34013
Van Cleef Engineering Associates

EM/r1g
3/23/92
R120/3

Rev. 12/9/92 -- per revised lot lines

**Exhibit F to the
Declaration of Covenants,
Easements and Restrictions**

Metes and Bounds Description

Proposed Open Area Lot 18

Readington Township, Hunterdon County, New Jersey

Page 2

thence (19) still along the same, North $65^{\circ}31'37''$ East, 453.76' to a point;

thence (20) still along the same, South $41^{\circ}42'50''$ East, 67.96' to a point of curvature;

thence (21) still along the same, on a curve to the right, having a radius of 25.00', an arc length of 39.27', a chord bearing and distance of South $03^{\circ}17'02''$ West, 35.35' to a point;

thence (22) still along the same, South $41^{\circ}47'49''$ East, 41.42' to a point in County Route 523;

thence (23) along County Route 523, South $48^{\circ}12'11''$ West, 1,077.75' to the point and place of beginning.

Containing a calculated area of 28.180 acres.

Subject to a 16.5' wide AT&T Company easement as shown on plans entitled "Final Plat for Stanton Ridge -- Section I, Block 51, Lots 3, 5, 13, 14, 20 & 21, Block 45, Lots 16 & 25, Readington Township, Hunterdon County, New Jersey", dated October 16, 1992, comprising three sheets, prepared by Van Cleef Engineering Associates, and filed or about to be filed in the Hunterdon County Clerk's Office.

Subject to any other existing easements of record.

Subject to the rights of the public in and along County Route 523 as they now exist.

Subject to modifications and revisions per Readington Township Planning Board final approval.

The above description is in accordance with a map entitled "Stanton Properties Golf Course, Located in Readington Township, Hunterdon County, New Jersey", dated March 17, 1992, last revised December 3, 1992, Sheet 1 of 2, prepared by Van Cleef Engineering Associates, Lebanon, New Jersey.



Errol Melnick, P.L.S. #GS34013
Van Cleef Engineering Associates

EM/r1g
3/23/92
R120/14

Rev. 12/9/92 -- per revised lot lines

GOLF COURSE

2004 1000 45.02 19

Mates and Bounds Description
Proposed Open Space Lot 27.34
Readington Township, Hunterdon County, New Jersey

Beginning at a point in the southerly line of Stanton Properties Section II where the same is intersected by the line dividing lands of Stanton Properties Section II and Block 45, Lot 35.01, said point distant the following two courses from the most southeasterly corner of the lands of Stanton Properties Section II;

- (1) North $67^{\circ}59'03''$ West, 438.27' to a point;
- (11) North $55^{\circ}13'03''$ West, 357.80' to a point;
- thence (1) along the said southerly line of Stanton Properties Section II, North $55^{\circ}13'03''$ West, 165.19' to a point;
- thence (2) still along the same, North $55^{\circ}53'33''$ West, 810.71' to a point;
- thence (3) along a new line, North $34^{\circ}59'59''$ East, 68.83' to a point;
- thence (4) still along the same, North $08^{\circ}11'51''$ West, 759.21' to a point;
- thence (5) still along the same, North $22^{\circ}04'24''$ East, 433.27' to a point;
- thence (6) still along the same, North $31^{\circ}32'08''$ East, 167.69' to a point;
- thence (7) still along the same, North $48^{\circ}01'35''$ West, 115.22' to a point;
- thence (8) still along the same, on a curve to the left, having a radius of 325.00', an arc length of 120.50', a chord bearing and distance of North $31^{\circ}21'06''$ East, 119.80' to a point of tangency;
- thence (9) still along the same, North $20^{\circ}43'48''$ East, 20.15' to a point of curvature;
- thence (10) still along the same, on a curve to the right, having a radius of 25.00', an arc length of 35.69', a chord bearing and distance of North $61^{\circ}37'24''$ East, 32.73' to a point of reverse curvature;
- thence (11) still along the same, on a curve to the left, having a radius of 325.00', an arc length of 91.23', a chord bearing and distance of South $85^{\circ}31'31''$ East, 90.93' to a point of tangency;
- thence (12) still along the same, North $66^{\circ}25'58''$ East, 104.08' to a point of curvature;
- thence (13) still along the same, on a curve to the right, having a radius of 300.00', an arc length of 392.70', a chord bearing and distance of South $56^{\circ}04'02''$ East, 365.26' to a point of tangency;

Exhibit G to the
Declaration of Covenants,
Easements and Restrictions

Meters and Bounds Description
Proposed Open Space Lot 27.34
Readington Township, Hunterdon County, New Jersey
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thence (14) still along the same, South 18°34'02" East, 306.58' to a point;
thence (15) still along the same, South 71°25'58" West, 183.86' to a point;
thence (16) still along the same, South 22°01'15" West, 121.25' to a point;
thence (17) still along the same, South 11°23'46" East, 524.70' to a point;
thence (18) still along the same, South 07°36'00" East, 610.21' to a point;
thence (19) still along the same, South 09°05'32" East, 333.78' to the point
and place of beginning.

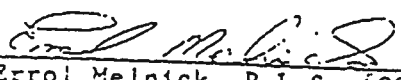
Containing a calculated area of 27.312 acres.

Subject to a 200' wide PSE&G easement described in Deed Book 730, Page 95.

Subject to any other existing easements of record.

Subject to modifications and revisions per Readington Township Planning Board approval.

The above description is in accordance with a map entitled "Stanton Properties Golf Course, Located in Readington Township, Hunterdon County, New Jersey", dated March 17, 1992 and last revised November 5, 1992, Sheet 2 of 2, prepared by Van Cleef Engineering Associates, Lebanon, New Jersey.


Errol Melnick, P.L.S. #GS34013
Van Cleef Engineering Associates

EM/rig
3/23/92
R120/9

Rev. 7/28/92 -- revised distances.
Rev. 11/5/92 -- revised course 3.
Rev. 11/16/92 -- course (11), map revision date.