

PUBLIC OFFERING STATEMENT

FILED BY

AMERICAN PROPERTIES AT JEFFERSON, L.L.C.
517 Route One South, Suite 2100
Iselin, New Jersey 08830-3011

for

235 Condominium Units

located in the Township of Ewing pursuant to the requirements of the Planned Real Estate Development Full Disclosure Act (N.J.S.A. 45:22A-21 et seq.), and the Rules and regulations promulgated thereunder.

Designated as

THE JEFFERSON AT EWING, A CONDOMINIUM

NOTICE TO PURCHASERS

THIS PUBLIC OFFERING STATEMENT IS FOR INFORMATIONAL PURPOSES ONLY. PURCHASERS SHOULD ASCERTAIN FOR THEMSELVES THAT THE PROPERTY OFFERED MEETS THEIR PERSONAL REQUIREMENTS. THE NEW JERSEY DIVISION OF CODES AND STANDARDS HAS NEITHER APPROVED NOR DISAPPROVED THE MERITS OF THIS OFFERING.

BE SURE TO READ CAREFULLY ALL DOCUMENTS BEFORE YOU SIGN THEM.

EFFECTIVE DATE OF THIS STATEMENT: APRIL 10, 2008

REGISTRATION NUMBER: R#4424

EFFECTIVE DATE OF FIRST AMENDMENT: JANUARY 26, 2009

EFFECTIVE DATE OF SECOND AMENDMENT: DECEMBER 4, 2009

Second Amendment to Public Offering Statement

The Jefferson at Ewing, A Condominium

The Public Offering Statement for The Jefferson at Ewing, A Condominium is hereby amended as follows:

1. Phase 2 which contains 48 Units in Buildings 7 and 10 is hereby added to the Condominium in accordance with the First Amendment to the Master Deed attached hereto as Exhibit A and as described in the First Amendment to the Public Offering Statement distributed with this Second Amendment to the Public Offering Statement. The Condominium will now contain a total of 97 Units.

2. The percentages for determination of turnover of control set forth in Section 7 of the Public Offering Statement will be based on the full build-out of the 235 Unit Condominium.

3. For 2009, the tax ratio is 49.19 and the tax rate per hundred dollars of assessed value was 4.597. The approximate annual real estate tax is estimated to range from \$4748 to \$5088. These figures are merely estimates, and each purchaser is advised to make independent inquiry with the tax assessor of the Township of Ewing to ascertain the exact real estate tax to be assessed against a particular Unit.

Exhibits to This Second Amendment to Public Offering Statement:

Exhibit A – First Amendment to the Master Deed for The Jefferson at Ewing, A Condominium

Exhibit A-1- Description of Phase 2

Exhibit B- Map of Condominium showing Phases

Exhibit F- Schedule of Percentage of Common Interest reflecting addition of Phase 2

Exhibit H- Specimen Title Policy

Effective Date of This Statement: December 4, 2009

FIRST AMENDMENT AND SUPPLEMENT TO THE MASTER DEED FOR
THE JEFFERSON AT EWING, A CONDOMINIUM

THIS FIRST AMENDMENT AND SUPPLEMENT TO THE MASTER DEED made this _____ day of _____, 200____, by American Properties at Jefferson, L.L.C., a New Jersey Limited Liability Company, having offices at 517 Route One South, Suite 2100, Iselin, New Jersey 08830-3011 (hereinafter referred to as "Developer").

WITNESSETH:

WHEREAS, Developer is the owner of the fee simple title to certain lands and premises in the Township of Ewing, County of Mercer, State of New Jersey, which lands and premises are hereinafter referred to as the "Property"; and

WHEREAS, Developer has established the form of ownership of the Property as a Condominium pursuant to the provisions of the New Jersey Condominium Act, N.J.S.A. 46:8B-1 et seq., under the name of "The Jefferson at Ewing, A Condominium," (hereinafter referred to as the "Condominium") by virtue of a Master Deed recorded May 14, 2009 in Book 5998, Page 321 in the Office of the Clerk of Mercer County; and

WHEREAS, it is the present intention of the Developer to construct 235 Condominium Units, hereinafter referred to collectively as "Units", together with certain driveways, walkways and other improvements all as are more particularly shown on that certain map attached to the Master Deed and made a part thereof as Exhibit "B" and on those certain floor plans attached to the Master Deed and made a part thereof as Exhibit "C"; and

WHEREAS, the Developer determined it would be necessary to submit the Condominium to the provisions of the Master Deed in Phases to meet the exigencies of the mortgage market, thereby setting forth a schedule of Phases for submission of lands and Units to the Master Deed; and

WHEREAS, the Developer at present has submitted 49 Condominium Units to the terms and conditions of the Master Deed as Phase 1 and seeks to add Phase 2 consisting of lands and improvements including but not limited to Buildings 7 and 10 as shown on Exhibit B to the Master Deed; and

WHEREAS, the Developer has established or is about to establish The Jefferson at Ewing Condominium Association, Inc., a New Jersey non-profit corporation, for the administration, operation and management of the

EXHIBIT A TO SECOND
AMENDMENT TO PUBLIC
OFFERING STATEMENT

Condominium and other improvements intended for the common use and enjoyment of the residents of the Condominium; and

WHEREAS, Article 30 of the Master Deed gives the Developer the right to add such additional phases as it deems necessary; and

WHEREAS, the Developer seeks to amend the Master Deed to effectuate the amendment to the phasing as described and to add Phase 2;

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

2. Pursuant to Article 30 of the Master Deed, the Developer hereby adds Phase 2, which shall include the lands described in Exhibit A-1 hereto and made a part hereof and shown on Exhibit B hereto, and shall contain two buildings with a total of 48 Units, as described in Exhibit A-1 hereto, bringing the total number of Units in the Condominium to 97.

3. Exhibit F hereto supercedes and replaces the Exhibit F attached to the Master Deed and sets forth the percentage of interest of each Unit in the Common Elements as reflected by the addition of Units to the Condominium.

Exhibits:

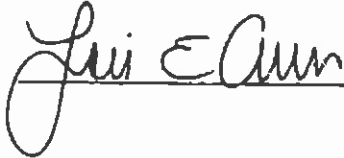
Exhibit A-1-Description of additional lands in Phase 2
Exhibit B-Site Plan of the Property and Phasing Schedule
Exhibit F- Schedule of Percentage Interest

All other provisions of the aforesaid Master Deed and the Exhibits annexed thereto remain in full force and effect.

IN WITNESS WHEREOF, the Developer hereby executes this document as of the date hereinabove written.

AMERICAN PROPERTIES AT JEFFERSON, L.L.C.,
A New Jersey Limited Liability Company

Witness:



By:



Randy J. Csik
Managing Member

Managing Member

STATE OF NEW JERSEY)
COUNTY OF Middlesex)ss.

I CERTIFY that on December 15, 2009,
Randy Csik, managing member of American Properties at Jefferson,
L.L.C., personally came before me and acknowledged under oath, to my
satisfaction, that:

(a) he signed, sealed and delivered the attached document as a managing
member of American Properties at Jefferson, L.L.C., the limited liability company
named in this document; and

(b) this document was signed and made by the limited liability company
as its voluntary act and deed authorized by a Resolution of the limited liability
company.

Lorie E. Curreri
A NOTARY PUBLIC OF NEW JERSEY

LORIE, CURRERI
Commission # 2224964
Notary Public, State of New Jersey
My Commission Expires
April 26, 2014



Menlo Engineering Associates, Inc.

Civil Engineers • Landscape Architects • Land Planners • Land Surveyors • Wetland Specialists

Legal Description
The Jefferson
Phase 2
Township of Ewing
Mercer County, New Jersey

BEGINNING at a point, said point marking the intersection of the common line between Lot 6 in Block 225.01 & Phase 3 with the easterly phase line of Phase 3 in Block 225.01; thence

- 1.) North 01 degree 58 minutes 14 seconds East, along said easterly phase line, a distance of 555.82 feet to a point lying in the northerly phase line of Phase 5; thence
- 2.) North 88 degrees 01 minute 46 seconds West, along said northerly phase line, a distance of 286.83 feet to a point marking the intersection of the northerly phase line of Phase 3 with the easterly phase line of Phase 4; thence
- 3.) North 01 degree 58 minutes 14 seconds East, along said easterly phase line, a distance of 181.83 feet to a point lying in the southerly lot line of Lot 1 in Block 225.01; thence
- 4.) South 88 degrees 03 minutes 01 second East, along said southerly lot line, a distance of 307.44 feet to a point; thence
- 5.) South 76 degrees 22 minutes 04 seconds East, continuing along said southerly lot line, a distance of 567.59 feet to a point lying in the westerly lot line of Lot 6 in Block 225.01; thence
- 6.) South 44 degrees 44 minutes 53 seconds West, along said westerly lot line, a distance of 848.82 feet to the point or place of BEGINNING.

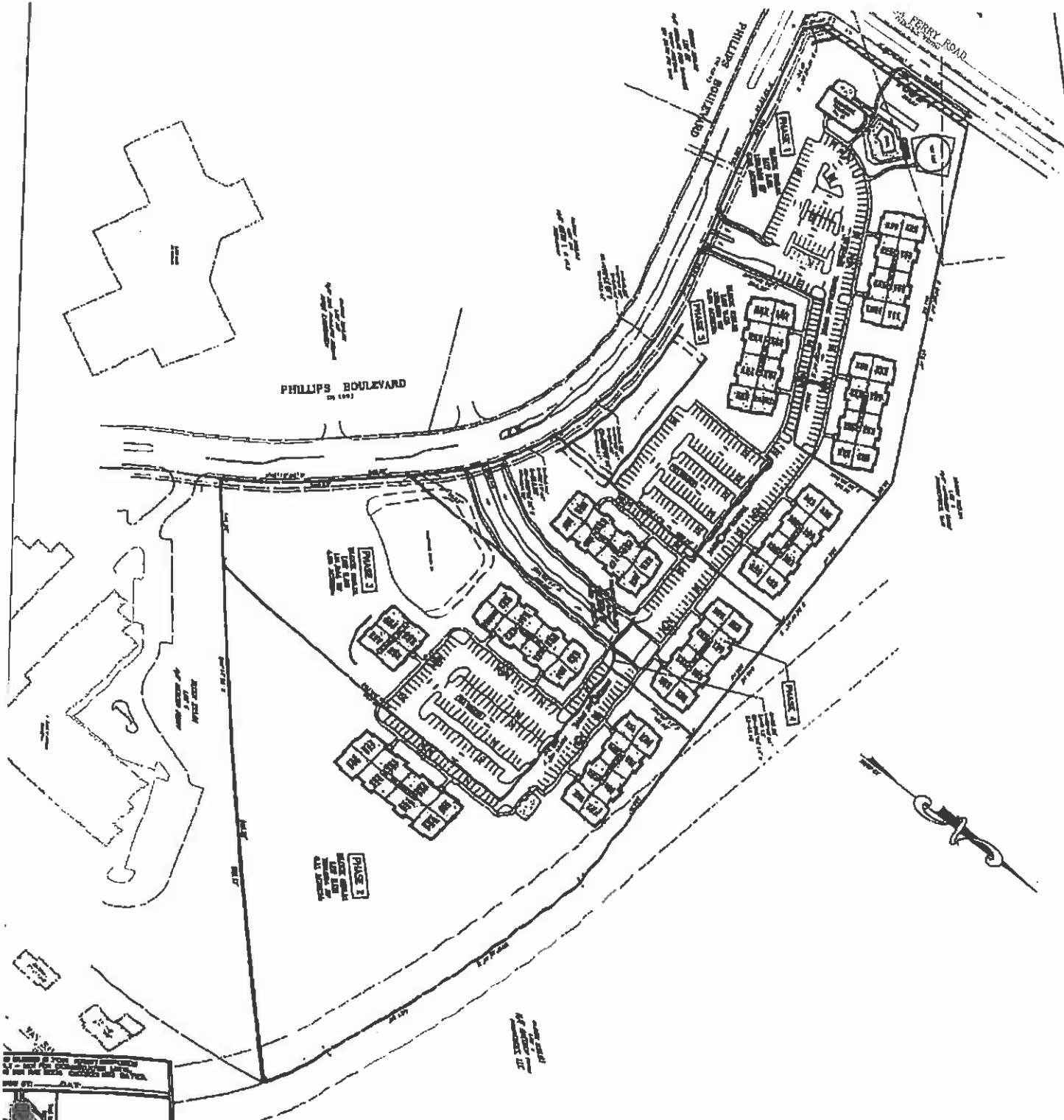
The above described parcel contains 266,004 square feet (6.11 acres), more or less, as shown on a map entitled "The Jefferson-Address Plan" prepared by Menlo Engineering Associates, Inc.; job no. 2004.094; drawing no. AD-1; dated February 28, 2007 and revised through September 26, 2008.

BP/jan
MEA #2004.094
September 29, 2008

Alfred R. Coco
Professional Engineer/Land Surveyor
NJ PE&LS #26264

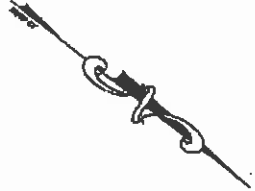
**EXHIBIT A-1 TO FIRST
AMENDMENT TO MASTER
DEED**

D:\Documents\2104\2004 094\ENG\2004.094-Legal Desc.-Block 225.01 Phase 2.docx



PHILLIPS BOULEVARD

FERRY ROAD



PHASING TABLE	
PHASE 1 =	BUILDINGS 1 & 2
PHASE 2 =	BUILDINGS 7 & 10
PHASE 3 =	BUILDINGS 8 & 9
PHASE 4 =	BUILDINGS 5 & 6
PHASE 5 =	BUILDINGS 3 & 4



EHHIBIT B TO FIRST
AMENDMENT TO MASTER
DEED

HERVO ENGINEERING ASSOCIATES
 CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL
 ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202
 PHONE: (303) 733-1111 FAX: (303) 733-1112
 WWW: WWW.HERVO.COM

THE JEFFERSON
 PROJECT OF THE JEFFERSON CENTER
 PHASING PLAN

DATE: 10/15/01
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

Phase 2

Building #	Address	% of Interest
1	111 Timberlake Drive	1.0309%
1	110 Timberlake Drive	1.0309% *
1	112 Timberlake Drive	1.0309%
1	113 Timberlake Drive	1.0309%
1	114 Timberlake Drive	1.0309%
1	115 Timberlake Drive	1.0309% *
1	116 Timberlake Drive	1.0309%
1	117 Timberlake Drive	1.0309% *
1	118 Timberlake Drive	1.0309% *
1	121 Timberlake Drive	1.0309%
1	122 Timberlake Drive	1.0309%
1	123 Timberlake Drive	1.0309%
1	124 Timberlake Drive	1.0309%
1	125 Timberlake Drive	1.0309%
1	126 Timberlake Drive	1.0309%
1	127 Timberlake Drive	1.0309%
1	128 Timberlake Drive	1.0309%
1	131 Timberlake Drive	1.0309%
1	132 Timberlake Drive	1.0309%
1	133 Timberlake Drive	1.0309%
1	134 Timberlake Drive	1.0309%
1	135 Timberlake Drive	1.0309%
1	136 Timberlake Drive	1.0309%
1	137 Timberlake Drive	1.0309%
1	138 Timberlake Drive	1.0309%
2	211 Timberlake Drive	1.0309%
2	212 Timberlake Drive	1.0309%
2	213 Timberlake Drive	1.0309%
2	214 Timberlake Drive	1.0309%
2	215 Timberlake Drive	1.0309%
2	216 Timberlake Drive	1.0309%
2	217 Timberlake Drive	1.0309%
2	218 Timberlake Drive	1.0309%
2	221 Timberlake Drive	1.0309%
2	222 Timberlake Drive	1.0309%
2	223 Timberlake Drive	1.0309%
2	224 Timberlake Drive	1.0309%
2	225 Timberlake Drive	1.0309%
2	226 Timberlake Drive	1.0309%
2	227 Timberlake Drive	1.0309%
2	228 Timberlake Drive	1.0309%
2	231 Timberlake Drive	1.0309%
2	232 Timberlake Drive	1.0309%
2	233 Timberlake Drive	1.0309%
2	234 Timberlake Drive	1.0309%
2	235 Timberlake Drive	1.0309%
2	236 Timberlake Drive	1.0309%
2	237 Timberlake Drive	1.0309%
2	238 Timberlake Drive	1.0309%

EXHIBIT F TO FIRST
AMENDMENT TO MASTER
DEED

7	711	Timberlake Drive	1.0309%
7	712	Timberlake Drive	1.0309%
7	713	Timberlake Drive	1.0309%
7	714	Timberlake Drive	1.0309%
7	715	Timberlake Drive	1.0309%
7	716	Timberlake Drive	1.0309%
7	717	Timberlake Drive	1.0309%
7	718	Timberlake Drive	1.0309%
7	721	Timberlake Drive	1.0309%
7	722	Timberlake Drive	1.0309%
7	723	Timberlake Drive	1.0309%
7	724	Timberlake Drive	1.0309%
7	725	Timberlake Drive	1.0309%
7	726	Timberlake Drive	1.0309%
7	727	Timberlake Drive	1.0309%
7	728	Timberlake Drive	1.0309%
7	731	Timberlake Drive	1.0309%
7	732	Timberlake Drive	1.0309%
7	733	Timberlake Drive	1.0309%
7	734	Timberlake Drive	1.0309%
7	735	Timberlake Drive	1.0309%
7	736	Timberlake Drive	1.0309%
7	737	Timberlake Drive	1.0309%
7	738	Timberlake Drive	1.0309%
10	1011	Timberlake Drive	1.0309%
10	1012	Timberlake Drive	1.0309%
10	1013	Timberlake Drive	1.0309%
10	1014	Timberlake Drive	1.0309%
10	1015	Timberlake Drive	1.0309%
10	1016	Timberlake Drive	1.0309%
10	1017	Timberlake Drive	1.0309%
10	1018	Timberlake Drive	1.0309%
10	1021	Timberlake Drive	1.0309%
10	1022	Timberlake Drive	1.0309%
10	1023	Timberlake Drive	1.0309%
10	1024	Timberlake Drive	1.0309%
10	1025	Timberlake Drive	1.0309%
10	1026	Timberlake Drive	1.0309%
10	1027	Timberlake Drive	1.0309%
10	1028	Timberlake Drive	1.0309%
10	1031	Timberlake Drive	1.0309%
10	1032	Timberlake Drive	1.0309%
10	1033	Timberlake Drive	1.0309%
10	1034	Timberlake Drive	1.0309%
10	1035	Timberlake Drive	1.0309%
10	1036	Timberlake Drive	1.0309%
10	1037	Timberlake Drive	1.0309%
10	1038	Timberlake Drive	1.0309%

* Denotes Affordable Unit