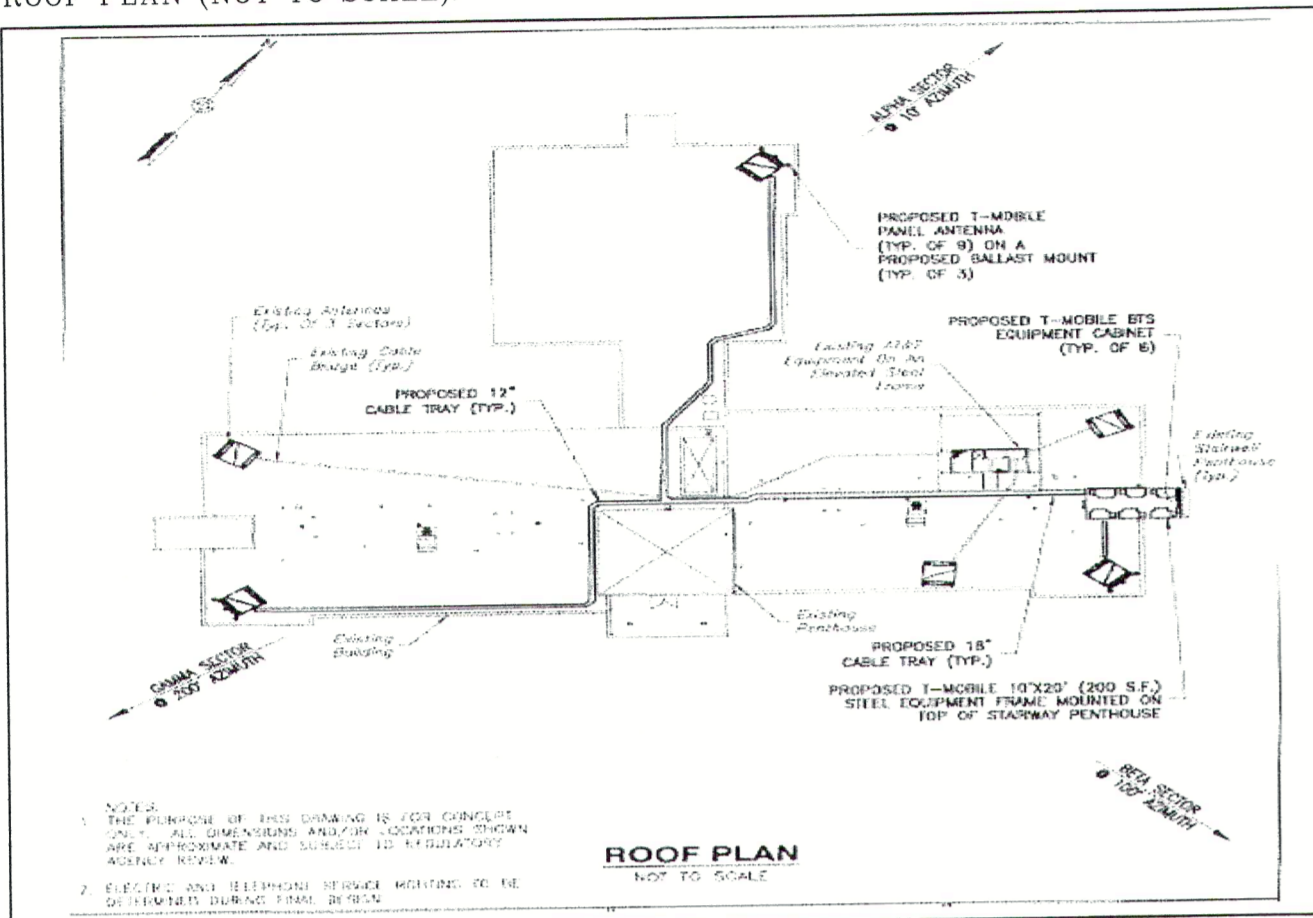
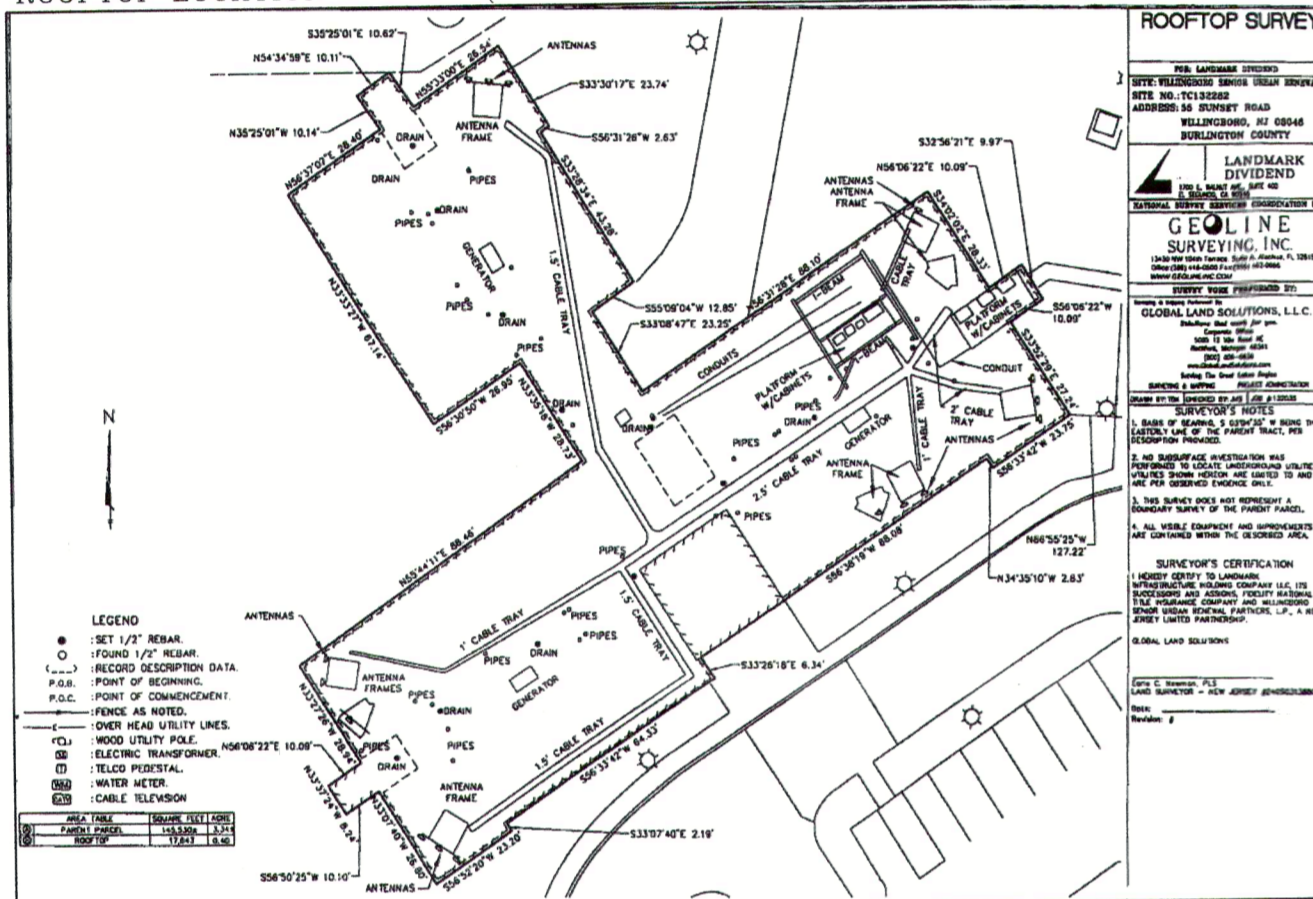


ROOF PLAN (NOT TO SCALE):



ROOFTOP LOCATION SURVEY (NOT TO SCALE):



ROOFTOP EASEMENT LEGAL DESCRIPTION:

All that part of an existing building rooftop lying on Lot 7.04, Block 2, Willingboro Township, Burlington County, New Jersey, as shown on the tax map of Willingboro.

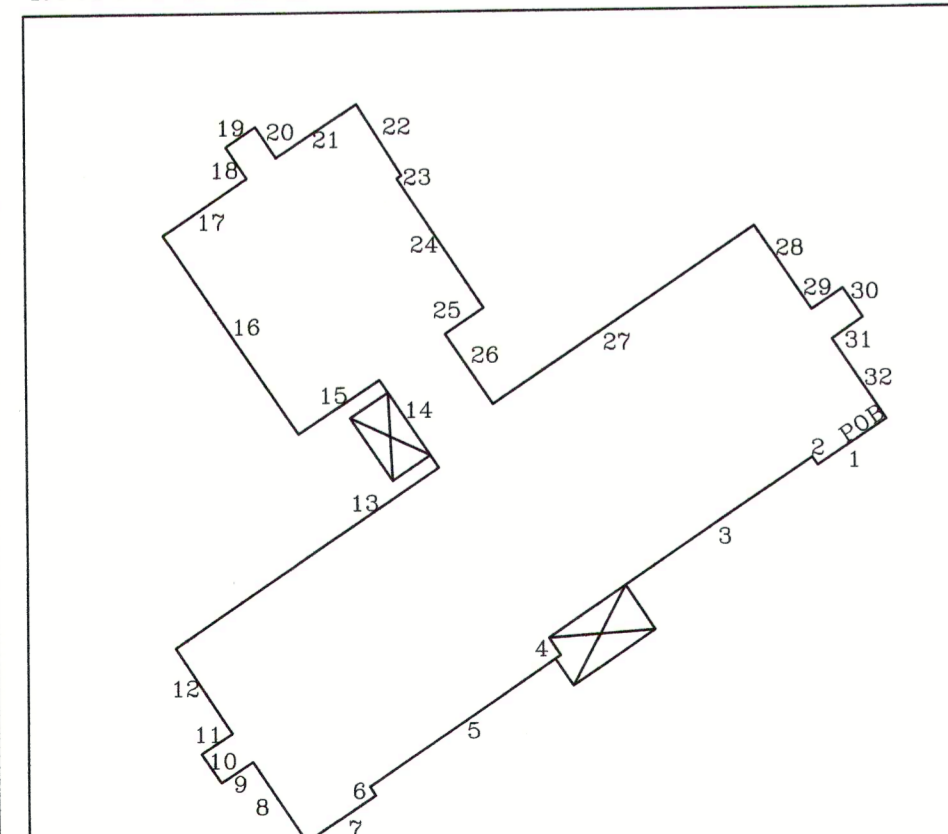
Beginning at a point at the Southeast corner of said existing building and as described for the following courses:

1. S56°33'42"W 23.75 feet, thence;
2. N34°35'10"W 2.83 feet, thence;
3. S58°38'19"W 88.08 feet, thence;
4. S33°28'18"E 6.34 feet, thence;
5. S56°33'42"W 64.33 feet, thence;
6. S33°07'40"E 2.19 feet, thence;
7. S56°32'20"W 23.20 feet, thence;
8. N33°07'40"W 26.80 feet, thence;
9. S56°50'25"W 10.10 feet, thence;
10. N33°37'24"W 8.24 feet, thence;
11. N58°06'22"E 10.09 feet, thence;
12. N33°27'26"W 28.94 feet, thence;
13. N55°44'11"E 88.46 feet, thence;
14. N33°35'18"W 28.73 feet, thence;
15. S56°30'50"W 26.95 feet, thence;
16. N33°33'27"W 67.14 feet, thence;
17. N56°37'07"E 28.40 feet, thence;
18. N35°25'01"W 10.14 feet, thence;
19. N54°34'59"E 10.11 feet, thence;
20. S35°25'01"E 10.52 feet, thence;
21. N53°33'00"E 25.54 feet, thence;
22. S33°30'17"E 23.74 feet, thence;
23. S56°31'26"W 2.63 feet, thence;
24. S33°28'34"E 43.28 feet, thence;
25. S55°09'04"W 12.85 feet, thence;
26. S33°08'47"E 23.25 feet, thence;
27. N56°31'28"E 88.10 feet, thence;
28. S34°02'02"E 28.33 feet, thence;
29. N56°06'22"E 10.09 feet, thence;
30. S32°36'21"E 9.97 feet, thence;
31. S56°06'22"W 10.09 feet, thence;
32. S33°32'29"E 27.24 feet to the point and place of beginning.

Note: The area of the rooftop easement is further limited to the location of certain telecommunications equipment located on the rooftop as detailed in the easement dated 8/15/2003 between Willingboro Senior Urban Renewal Partners, LP, and Landmark Infrastructure Holding Company LLC recorded in Deed Book 13102, Page 4309, Instrument #5025244

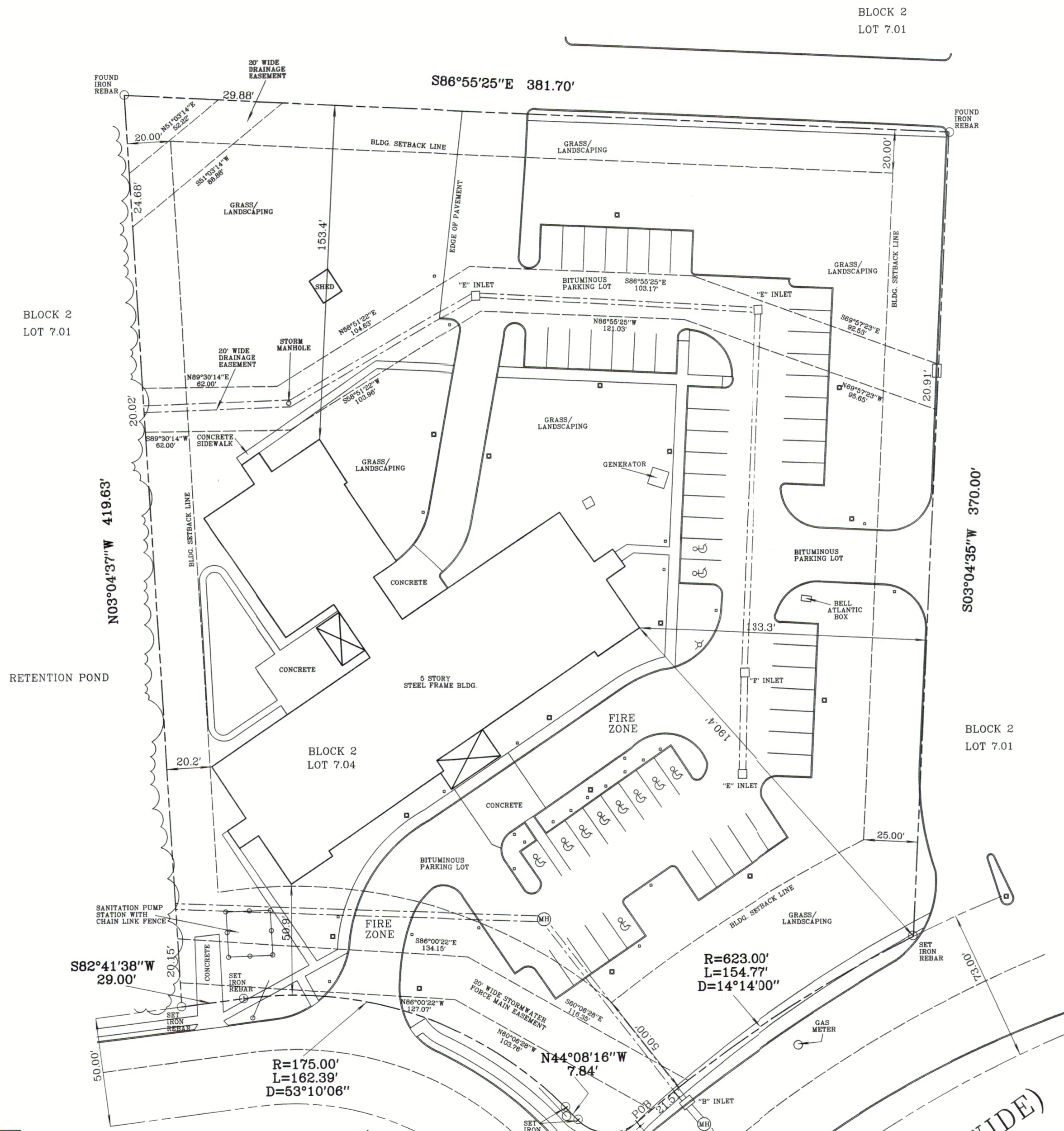
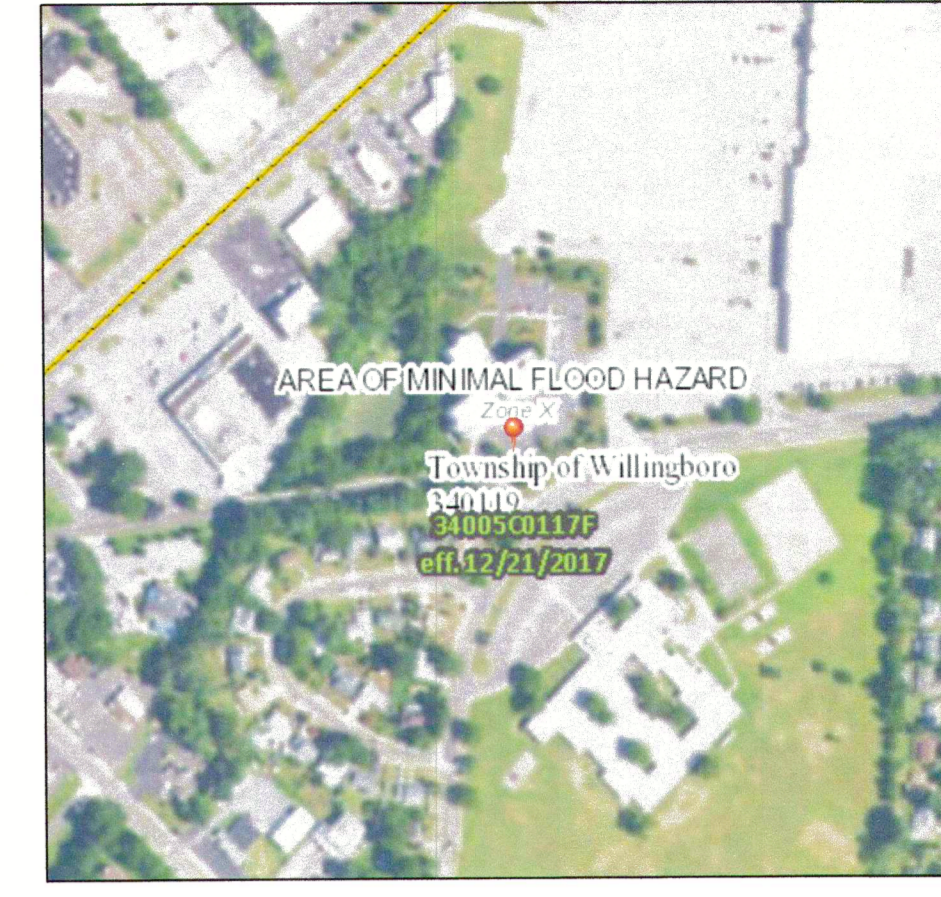
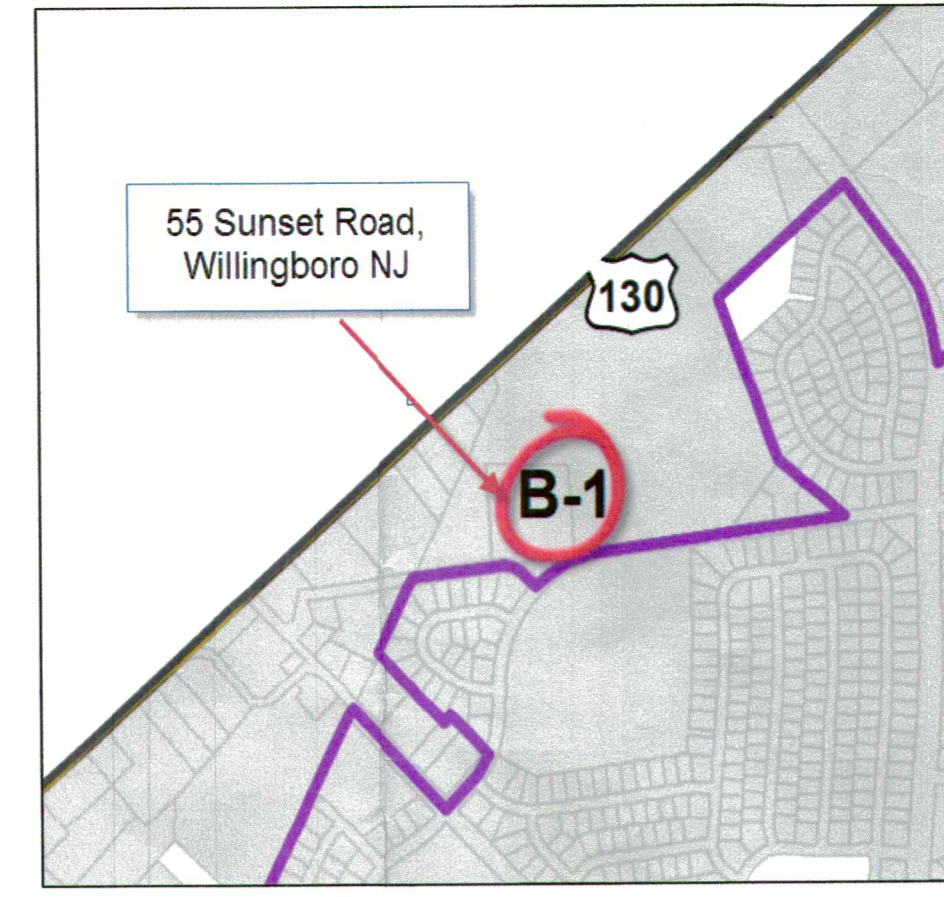
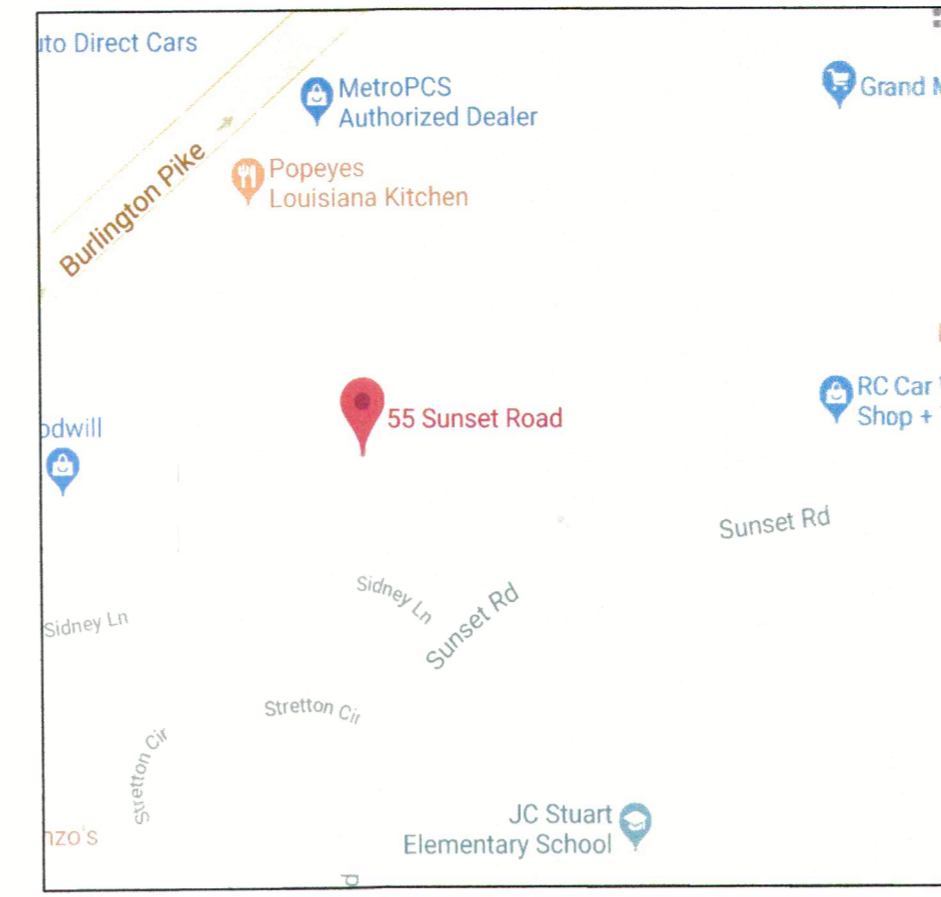
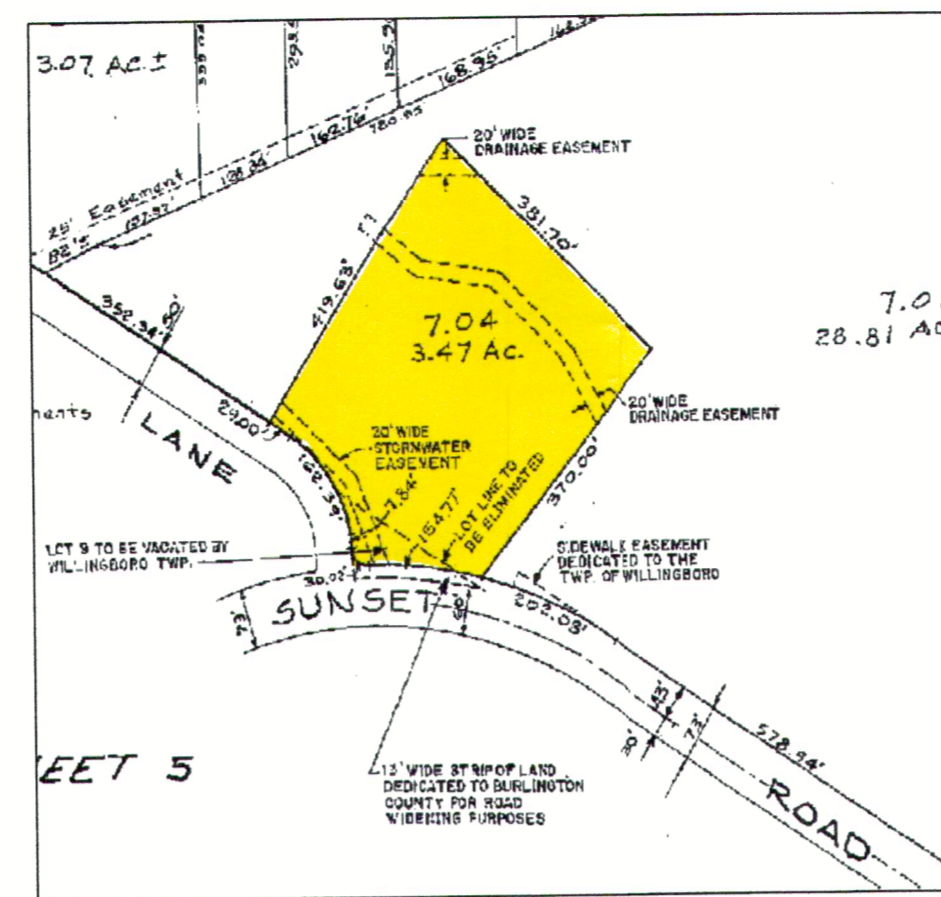
ROOFTOP EASEMENT DIAGRAM:

SCALE: 1"=60'



LEGAL DESCRIPTION FOR 55 SUNSET DRIVE:

1. BEGINNING at a point in the northerly right-of-way of Sunset Road (73.00 feet wide) County Road No. 634, and point being the northwestern point of a corner connecting Sunset Road to the northerly right-of-way of Sidney Lane (50 feet wide); thence
1. Along said curve connecting Sunset Road to Sidney Lane, curving to the right, having a radius of 20.00 feet for an arc distance of 30.02 feet to a point of tangency on Sidney Lane; thence
2. N44°08'16"W a distance of 7.84 feet to a point of curvature; thence
3. Along a curve to the left having a radius of 175.00 feet for an arc distance of 162.39 feet to a point of tangency; thence
4. S82°41'38"W a distance of 29.00 feet to a point of curvature; thence
5. Along Sidney Lane, along Lot 7.01, N03°04'37"W a distance of 419.63 feet to a corner; thence
6. S82°41'38"W a distance of 29.00 feet to a corner; thence
7. S82°41'38"W a distance of 29.00 feet to a corner; thence
8. S82°41'38"W a distance of 29.00 feet to a corner; thence
9. Along said Sunset Road, in a westerly direction along a curve to the left having a radius of 623.00 feet for an arc distance of 154.77 feet to a point and place of BEGINNING.



NOTES:

BEING BLOCK 2, LOT 7.04, SHEET 105 ON TAX MAP OF WILLINGBORO TOWNSHIP ALSO BEING SHOWN ON SUBDIVISION PLAN ENTITLED "WILLINGBORO SENIORS HOUSING, LLP" PREPARED BY LAND ENGINEERING AND SURVEYING CO., INC. DATED 1/3/96, AND REVISED 3/4/98

LOT AREA 151,153.2 SF (3.470 AC)

FIELD WORK COMPLETED BY DONOVAN SURVEYORS UNDER THE SUPERVISION OF JACK DONOVAN, PLS 30798

LEGAL DESCRIPTION PROVIDED BY CLIENT, DEED BOOK 13197, PAGE 1981

SURVEY BASED ON PLAN OF SURVEY BY JAMES MADDONI, PLS 35383, DATED 1/15/01

KEY, TAX, ZONING, AND FLOODPLAIN MAPS NOT TO SCALE

LOT MODERATELY OPEN

CORNER MARKERS SET AS PER CONTRACT

57 PARKING SPOTS ON SITE, INCLUDING 11 HANDICAP STALLS

ALL STREETS AND PUBLIC RIGHT OF WAYS AS SHOWN ON OFFICIAL TAX MAP

ALL SURROUNDING LOTS OWNED BY FRANKLIN AVE, LLC.

THIS PARCEL IS LOCATED IN FEMA FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD, PANEL #34005C0117F, EFFECTIVE 12/21/17

TAX, ZONING, KEY, AND FLOODPLAIN MAPS NOT TO SCALE

ATTACHED METES AND BOUNDS DESCRIPTION DOES NOT EXCEPT OUT THE 13' STRIP OF ROAD DEDICATION AS SHOWN ON FM 3318840

THIS SURVEY IS IN REFERENCE TO FOUNDATION TITLE COMPANY TITLE COMMITMENT 501-10253

THIS PARCEL SUBJECT TO THE FOLLOWING EASEMENTS:

- DEED BOOK 1865, PAGE 623 - PSE&G/ NJ BELL TELEPHONE EASEMENT
- DEED BOOK 5652, PAGE 257 - DECLARATION OF EASEMENTS
- DEED BOOK 5876, PAGE 429 AND DEED BOOK 5881, PAGE 996 - EXTENDED LOW INCOME OCCUPANCY
- DEED BOOK 5881, PAGE 983 - DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
- DEED BOOK 13102, PAGE 4309 - LEASE AGREEMENT GRANTED TO LANDMARK INFRASTRUCTURE HOLDING CO.
- TAX MAP - 20' WIDE DRAINAGE EASEMENT AND 20' WIDE STORMWATER EASEMENT
- DEED BOOK 13212, PAGE 9819 - ASSIGNMENT OF LEASE AGREEMENT TO LANDMARK INFRASTRUCTURE OPERATING COMPANY, LLC
- DEED BOOK 13197, PAGE 1981 - ASSIGNMENT OF LEASE AGREEMENT AND EASEMENT TO LD ACQUISITION COMPANY 12 LLC
- SUBJECT TO A 15' WIDE STRIP OF LAND DEDICATED TO BURLINGTON COUNTY FOR FUTURE ROAD WIDENING PURPOSES
- RIGHTS IN ANY ROAD, STREET HIGHWAY, OR LANE BOUNDING OR AFFECTING SUBJECT PREMISES
- RIGHTS OF UTILITY COMPANIES TO SERVICED AND MAINTAIN FACILITIES CROSSING, BOUNDING, OR OTHERWISE LOCATED ON OR NEAR THE PREMISES
- RIGHTS, PUBLIC AND PRIVATE, TOGETHER WITH FLOODING AND DRAINAGE RIGHTS, IF ANY, IN AND TO ALL STREAMS, RIVERS, OR WATERCOURSES BOUNDING OR AFFECTING THE PREMISES

ZONE B-1 GENERAL ORDINANCES:

ZONE B-1	REQUIRED	EXISTING	REQUIRES VARIANCE
LOT AREA	3.00 ACRES MIN.	3.470 AC.	NO
FRONTAGE	150.00' MIN.	384.00'	NO
FRONT SETBACK	50.00' MIN.	50.90'	NO
REAR SETBACK	20.00' MIN.	153.40'	NO
1st SIDE SETBACK	20.00' MIN.	20.20'	NO
2nd SIDE SETBACK	25.00' MIN.	133.30'	NO
BLDG. HEIGHT	5 STORY MAX.	5 STORY	NO
LOT COVERAGE	50% MAX.	12%	NO
FLOOR AREA	1,000.00 SF MIN.	87,177 SF	NO

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK/EASEMENT LINE
- TREELINE
- CONCRETE CURB
- UTILITY
- LIGHT POST
- METAL STREET SIGN
- TELEPHONE POLE
- MANHOLE
- HANDICAP PARKING STALL

STATEMENT OF EASEMENTS AND ENCROACHMENTS:

1. EASEMENT IN DEED BOOK 1865, PAGE 623 DOES NOT AFFECT THIS PARCEL.
2. SLOPE AND DRAINAGE RIGHTS OF THE STATE OF NEW JERSEY IN DEED BOOK 1641, PAGE 908 DO NOT AFFECT THIS PARCEL.
3. DECLARATION OF EASEMENT IN DEED BOOK 5652, PAGE 257 REFERS TO NON-EXCLUSIVE AND UNINTERRUPTED CROSS EASEMENTS FOR PARKING, UTILITIES, AND MAINTENANCE NOT ABLE TO BE PLOTTED, NO SPECIFIC METES AND BOUNDS FOR THE EASEMENTS
4. AREA OF ROOFTOP EASEMENT IS LIMITED TO THE LOCATION OF THE TELECOMMUNICATIONS EQUIPMENT LOCATED ON THE ROOFTOP OF THE BUILDING ON THE PROPERTY PURSUANT TO LEASES, AS PARTICULARLY SHOWN ON THIS SITE PLAN
5. THE AREA OF THE ROOFTOP EASEMENT IS FURTHER LIMITED TO THE LOCATION OF CERTAIN TELECOMMUNICATIONS EQUIPMENT LOCATED ON THE ROOFTOP AS DETAILED IN THE EASEMENT DATED 8/15/03 BETWEEN WILLINGBORO SENIOR URBAN RENEWAL PARTNERS, LP, AND LANDMARK INFRASTRUCTURE HOLDING COMPANY LLC, RECORDED IN DEED BOOK 13102, PAGE 4309, INSTRUMENT #5025244

TITLE COMPANY EXCEPTIONS:

STEWART TITLE GUARANTY COMPANY COMMITMENT

SCHEDULE B SECTION II

File Number: 501-10253

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims by parties in possession not shown by the public records.
3. Notwithstanding any provision of the policy to the contrary, the following matters are expressly excluded from the coverage of the policy, and the Company will not pay loss or damage, costs, attorney's fees or expenses that arise by reason of any encumbrance, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any liens on your title, arising now or later, for labor or material, not shown by the public records.
5. Subject to possible additional taxes, assessed or levied due to new construction.
6. All taxes, levies, assessments and other governmental liens.

ALTA/ACSM LAND TITLE SURVEY FOR:
LOT 7.04, BLOCK 2, SHEET 105, WILLINGBORO, NJ

DONOVAN Surveyors
19 Hillcrest Road
Stratford, NJ 08084
(856) 627-3550
Fax: (856) 627-0330
DonovanSurveyors@comcast.net

DATE: 7/25/18
SCALE: 1"=40'
SURVEY NO: 1807026
DRAWN BY: B. HILES

REVISIONS:
8/14/18 TITLE COMMITMENT NUMBER

SURVEY OF PREMISES: 55 SUNSET ROAD

SITUATE IN: WILLINGBORO TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY

TO: FOUNDATION TITLE, LLC INVESTORS BANK ISAOA/ATIMA
STEWART TITLE GUARANTY COMPANY HILL WALLACK LLP
WILLINGBORO SENIOR URBAN RENEWAL PARTNERS, LP

1. John Donovan, a New Jersey Licensed Land Surveyor, has prepared a land survey of the above mentioned site and has based the conditions shown, that can be seen, except such easements that are not visible and in accordance with a description that has been furnished. This statement runs for the above-mentioned client and companies and this transaction only. All others relying on this survey must have express written permission from this surveyor.

JOHN DONOVAN NJ Prof. Land Surveyor # GS 30736
Prof. Planner #JI 04190