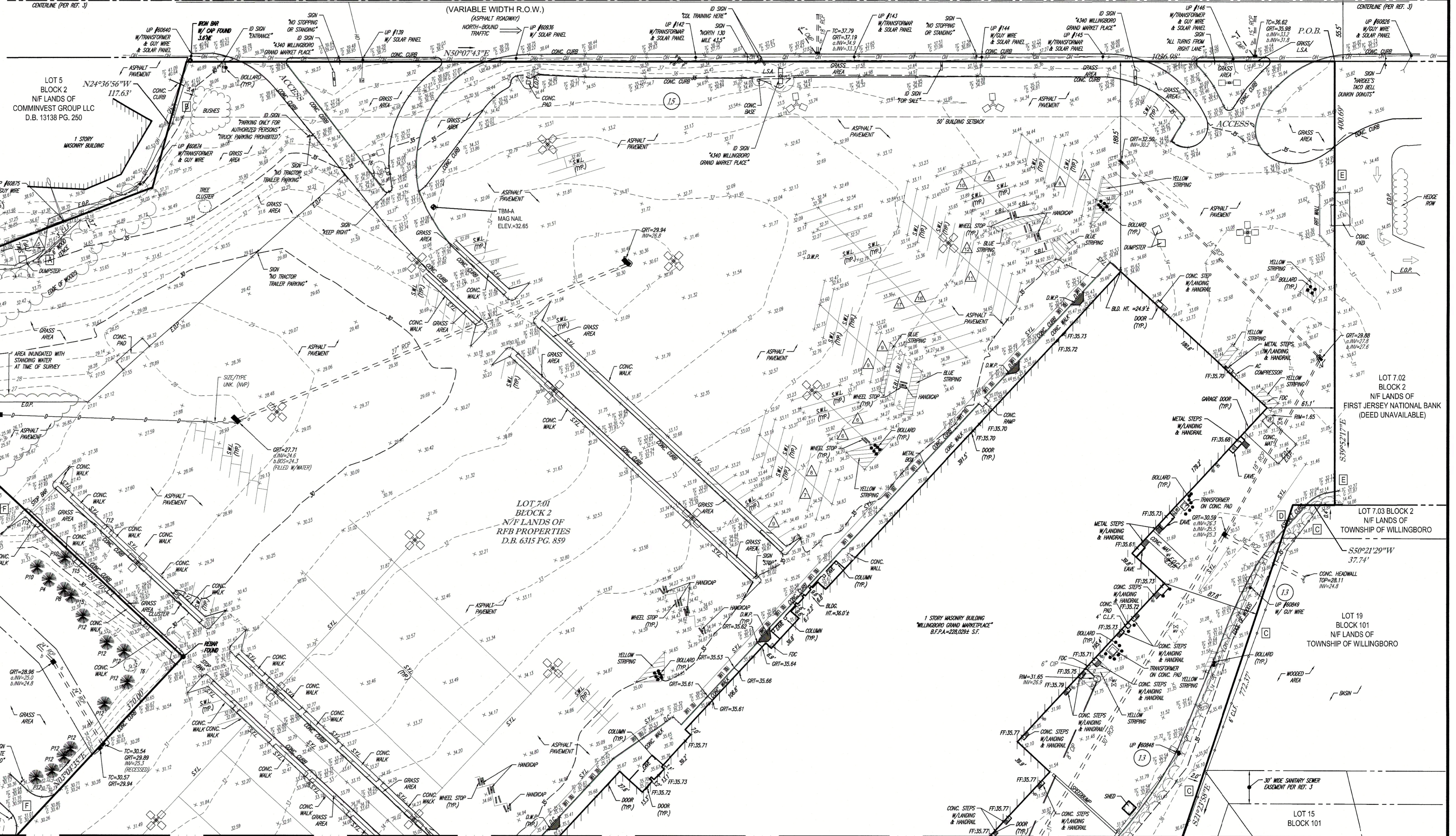


NEW JERSEY STATE HIGHWAY ROUTE 130



MATCHLINE - SEE SHEET 2 OF 2

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. GUTTER ELEVATION
- EXIST. TOP OF WALL ELEVATION
- EXIST. BOTTOM OF WALL ELEVATION
- EXIST. FINISHED FLOOR ELEVATION
- OVERHEAD WIRES
- DEPRESSED CURB
- HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- ELECTRIC METER
- SANITARY/SEWER MANHOLE
- WATER MANHOLE
- CLEAN OUT
- UTILITY POLE
- UTILITY POLE/LIGHT POLE
- GUY WIRE
- STREET LIGHT
- PAINTED ARROWS
- SIGN
- MAIL BOX
- BOLLARD
- MONITORING WELL
- AREA LIGHT
- CATCH BASIN OR INLET
- DECIDUOUS TREE & TRUNK SIZE
- CONIFEROUS TREE & TRUNK SIZE
- PARKING SPACE COUNT
- CHAIN LINK FENCE
- DEPRESSED CURB
- EDGE OF CONC.
- EDGE OF PAVEMENT
- LANDSCAPED AREA
- TYPICAL
- DETECTABLE WARNING PAD
- SOLID WHITE LINE
- SOLID YELLOW LINE
- HEIGHT
- SOLID BLUE LINE
- BUILDING
- BUILDING FOOTPRINT AREA
- UNABLE TO OPEN
- AT&T CORP
- BOTTOM OF STRUCTURE
- FILLED WIDEBRIS

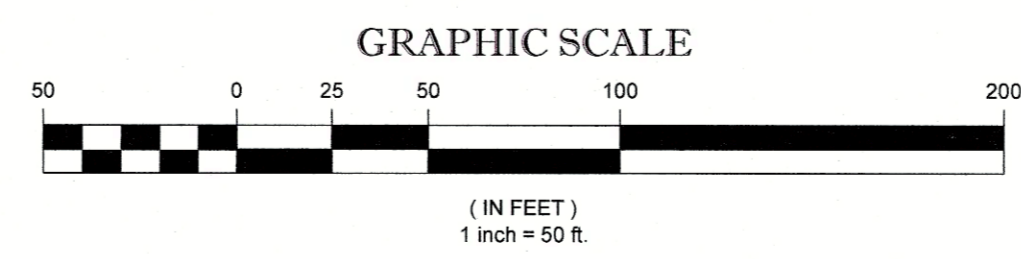
UTILITIES

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 173261192

- UTILITY COMPANY
- PHONE NUMBER
- WILLINGBORO MUNICIPAL UTILITY AUTH.
- 609-877-2900
- VERIZON
- 1-800-837-4666
- COMCAST CABLEVISION
- 609-871-6900
- PUBLIC SERVICE ELECTRIC & GAS
- 1-800-436-7734
- NU AMERICAN WATER
- 609-629-5000
- AT&T CORP
- 770-761-7070
- BURLINGTON COUNTY
- 609-285-5000



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (1-800-272-1000)



SEE SHEET 2 OF 2 FOR NOTES AND REFERENCES

THIS SURVEY IS CERTIFIED TO:
 RFB PROPERTIES, N.A.2, LLC
 MESTER ABSTRACT CORP
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 STERLING NATIONAL BANK, ISADA AT/MA

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SPLS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(C), 8, 11, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9-30-2019.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION

JAMES C. WEED
 NEW JERSEY PROFESSIONAL LAND SURVEYOR #242604327800
 NEW JERSEY CERTIFICATE OF AUTHORIZATION #2426043278000

NO.	ADDED TOPO & UPDATED TITLE REPORT	C.K./R.	D.J.D.	J.C.W.	10-29-2019
1	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

FIELD DATE 12-12-2017 6-30-2019	ALTA/NSPS LAND TITLE SURVEY GRAND MARKETPLACE 4340 ROUTE 130 LOT 7.01 / BLOCK 2 TOWNSHIP OF WILLINGBORO, BURLINGTON COUNTY STATE OF NEW JERSEY
FIELD BOOK NO. CL17-08	
FIELD BOOK PG. 10	
FIELD CREW JO/MD	
DRAWN MTB	
REVIEWED MTT	
DATE 12-20-2017	SCALE 1"=50'
FILE NO. 05-170322	DWG. NO. 1 OF 2

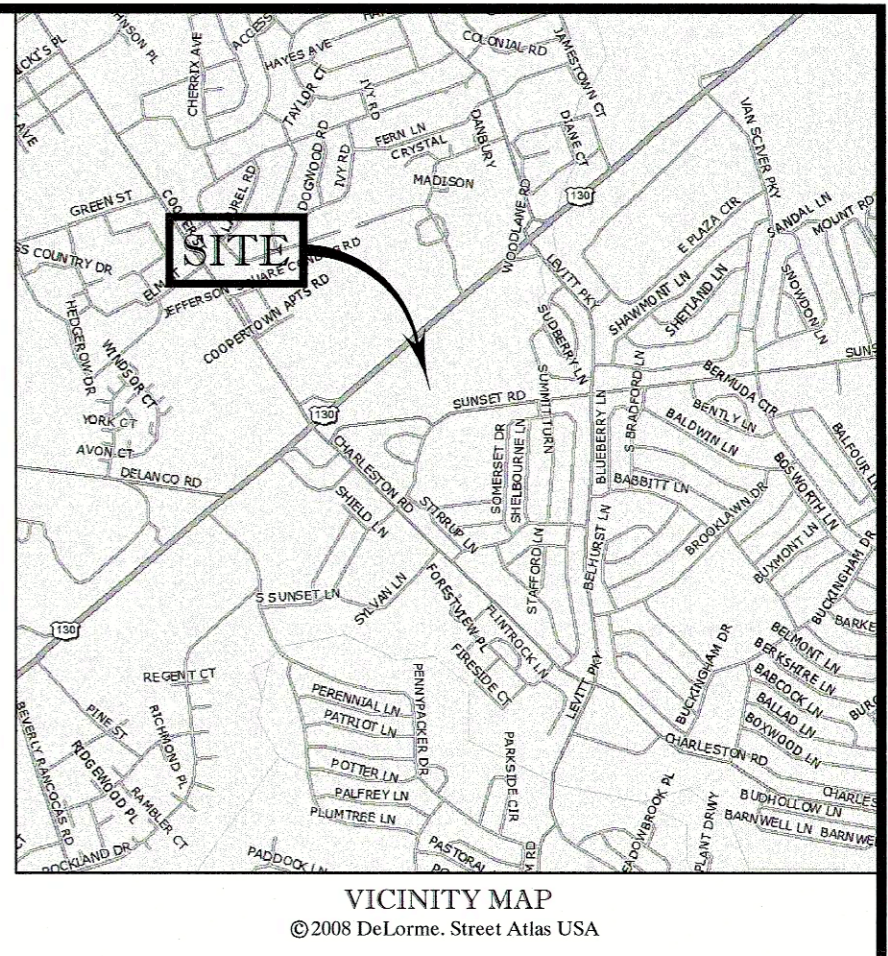
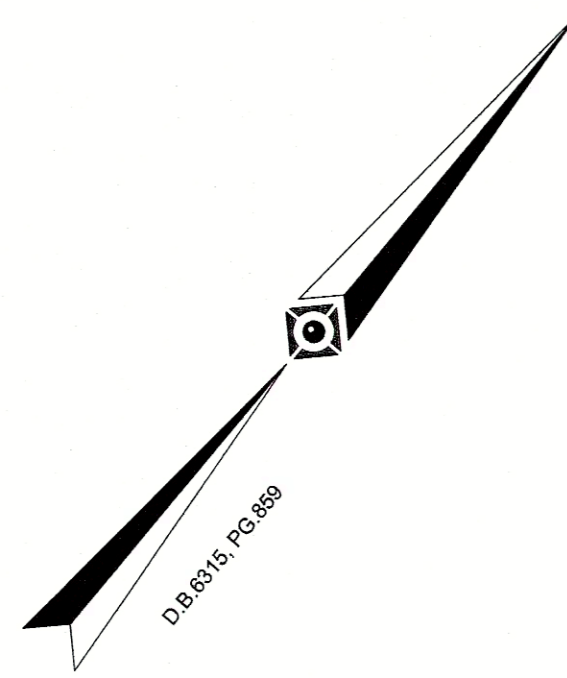


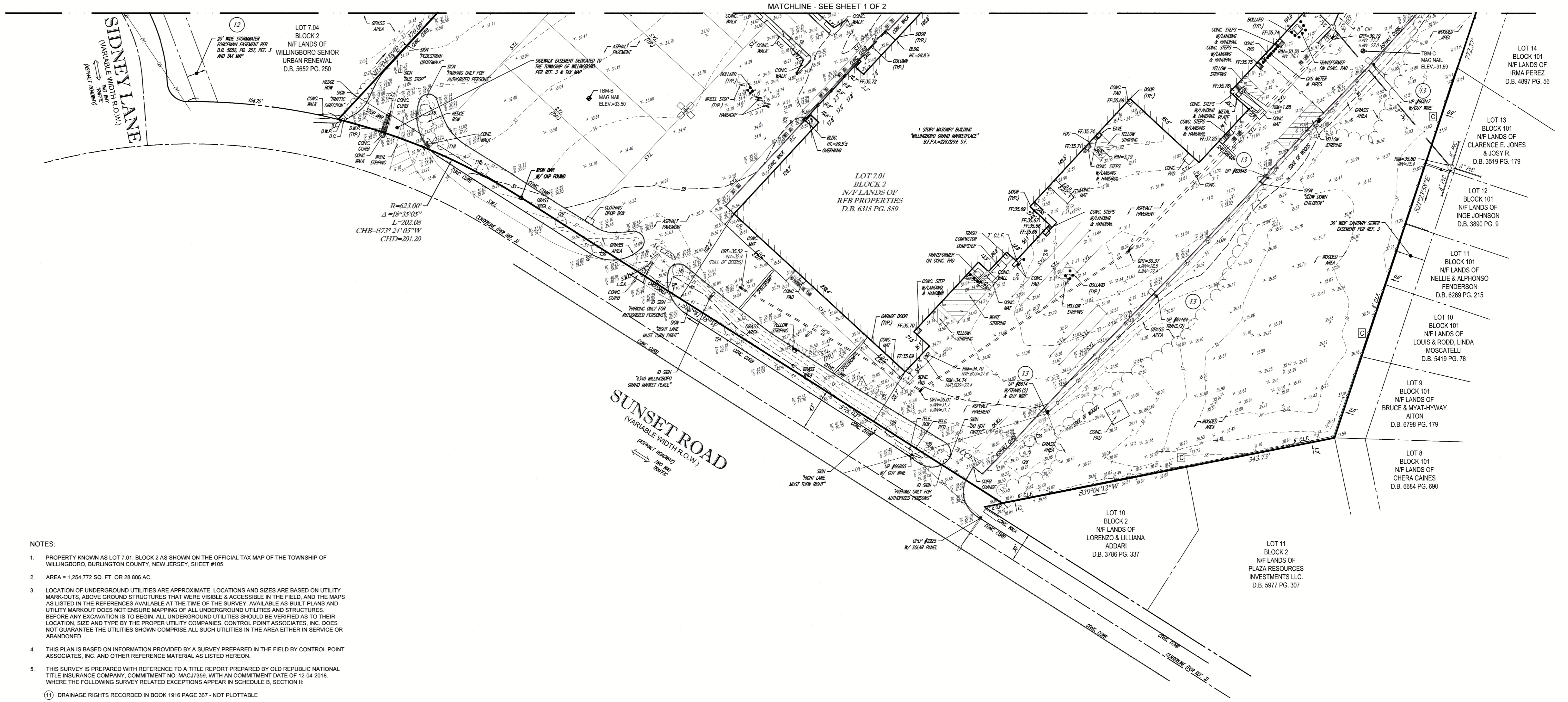
EXHIBIT 'A' LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE LYING AND BEING IN WILLINGBORO TOWNSHIP, COUNTY OF BURLINGTON AND STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED IN THE SOUTHEASTERLY SIDELINE OF U.S. ROUTE #130, (MEASURED 55.50 FEET FROM CENTERLINE) CORNER TO LOT 7.01 AND LOT 7.02, BLOCK 2 AS SHOWN ON THE TOWNSHIP OF WILLINGBORO TAX MAP, AND RUNS THENCE:

1. ALONG THE LINE OF LOT 2, SOUTH 39 DEGREES 52 MINUTES 17 SECONDS EAST, A DISTANCE OF 400.69 FEET TO A POINT CORNER TO THE SAME AND IN THE LINE OF LOT 7.03, THENCE;
2. ALONG THE LINE OF LOT 7.03, SOUTH 50 DEGREES 21 MINUTES 29 SECONDS WEST, A DISTANCE OF 37.74 FEET TO A POINT CORNER TO THE SAME, THENCE;
3. ALONG THE LINE OF LOT 7.03, BLOCK 2, LOTS 15, 14, 13, 12, 11, 10, AND 9, BLOCK 101, SOUTH 21 DEGREES 23 MINUTES 58 SECONDS EAST, A DISTANCE OF 772.37 FEET TO A POINT CORNER TO LOTS 9 AND 8, BLOCK 101, LOT 11, BLOCK 2, THENCE;
4. ALONG LOTS 11 AND 10, SOUTH 38 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 343.73 FEET TO A POINT IN THE LINE OF LOT 10 AND IN THE NORTHERLY SIDELINE OF SUNSET ROAD (73 FEET WIDE), THENCE;
5. ALONG THE NORTHERLY SIDELINE OF SUNSET ROAD, SOUTH 82 DEGREES 41 MINUTES 30 SECONDS WEST, A DISTANCE OF 578.94 FEET TO A POINT OF CURVATURE IN THE SAME, THENCE;
6. ALONG SAID SIDELINE IN A WESTWARDLY DIRECTION AND CURVING TO THE LEFT WITH A RADIUS OF 623.00 FEET, AN ARC LENGTH OF 202.08 FEET TO A POINT IN THE SAME AND CORNER TO LOT 7.04, THENCE;
7. ALONG THE LINE OF LOT 7.04, NORTH 03 DEGREES 00 MINUTES 35 SECONDS EAST, A DISTANCE OF 370.00 FEET TO A POINT CORNER TO THE SAME, THENCE;
8. ALONG THE LINE OF LOT 7.04, NORTH 86 DEGREES 55 MINUTES 25 SECONDS WEST, A DISTANCE OF 381.70 FEET TO A POINT CORNER TO THE SAME, THENCE;
9. ALONG THE LINE OF LOT 7.04, SOUTH 03 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 419.63 FEET TO A POINT CORNER TO THE SAME AND IN THE NORTHERLY SIDELINE OF SIDNEY LANE (50 FEET WIDE), THENCE;
10. ALONG THE SIDELINE OF SIDNEY LANE, SOUTH 82 DEGREES 04 MINUTES 38 SECONDS WEST, A DISTANCE OF 352.34 FEET TO A POINT IN THE SAME AND CORNER TO LOT 3, THENCE;
11. ALONG THE LINE OF LOTS 3, 4, 02, 4.01 AND 5, NORTH 27 DEGREES 45 MINUTES 08 SECONDS EAST, A DISTANCE OF 77.18 FEET TO A POINT, THENCE;
12. ALONG THE LINE OF LOTS 3, 4, 02, 4.01 AND 5, NORTH 29 DEGREES 04 MINUTES 14 SECONDS EAST, A DISTANCE OF 750.95 FEET TO A POINT CORNER TO LOT 5, THENCE;
13. ALONG THE LINE OF LOT 5, NORTH 24 DEGREES 36 MINUTES 58 SECONDS WEST, A DISTANCE OF 117.63 FEET TO A POINT IN THE LINE OF LOT 5 AND IN THE SOUTHEASTERLY SIDELINE OF THE AFORESAID U.S. ROUTE #130, THENCE;
14. ALONG THE SIDELINE OF U.S. ROUTE #130, NORTH 50 DEGREES 01 MINUTES 43 SECONDS EAST, A DISTANCE OF 1036.98 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATION PURPOSES ONLY:
BEING KNOWN AS LOT 7.01, BLOCK 2, ON THE OFFICIAL TAX MAP OF WILLINGBORO TOWNSHIP
BEING COMMONLY KNOWN AS 430 NEW JERSEY STATE HIGHWAY ROUTE 130, WILLINGBORO, NEW JERSEY
THE PROPERTY SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN THE LEGAL DESCRIPTION OF THE TITLE REPORT
* COURSE MISSING FROM SCHEDULE 'A' DESCRIPTION

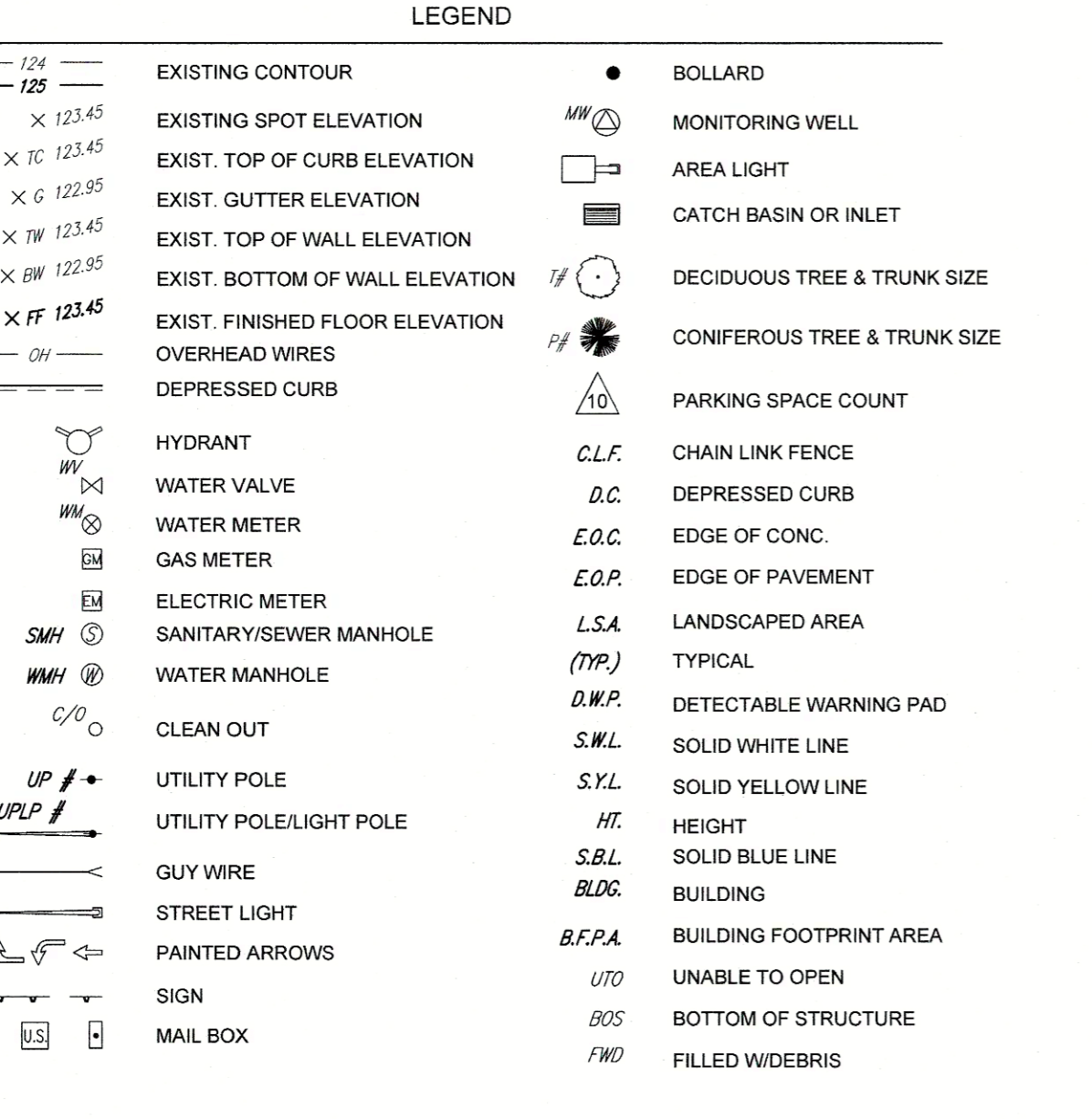


UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBERS: 17281192

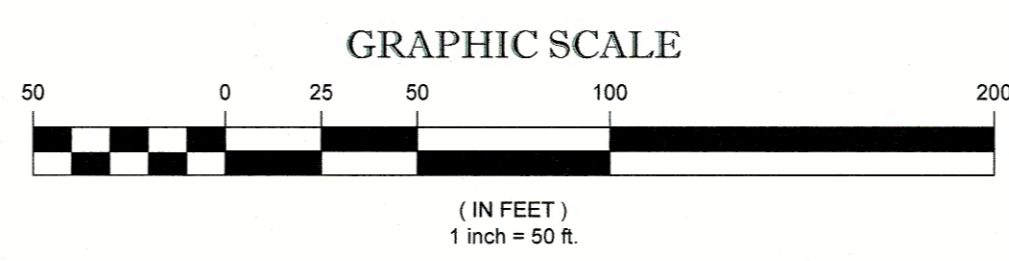
UTILITY COMPANY	PHONE NUMBER
WILLINGBORO MUNICIPAL UTILITY AUTH.	609-877-2900
VERIZON	1-800-837-4666
COMCAST CABLEVISION	609-871-6900
PUBLIC SERVICE ELECTRIC & GAS	1-800-456-7734
NJ AMERICAN WATER	856-829-3630
AT&T CORP	770-781-7070
BURLINGTON COUNTY	609-285-5000

- NOTES:**
1. PROPERTY KNOWN AS LOT 7.01, BLOCK 2 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WILLINGBORO, BURLINGTON COUNTY, NEW JERSEY, SHEET #105.
 2. AREA = 1,254,772 SQ. FT. OR 28,805 AC.
 3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. MAC07389, WITH AN COMMITMENT DATE OF 12-04-2018 WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
 - (11) DRAINAGE RIGHTS RECORDED IN BOOK 1916 PAGE 367 - NOT PLOTTABLE
 - (12) EASEMENT RECORDED IN BOOK 5652 PAGE 257 - SHOWN
 - (13) RIGHT OF WAY RECORDED IN BOOK 1865 PAGE 623 - POLES, OVERHEAD WIRES AND GUY WIRES SHOWN ALONG EASTERLY PROPERTY LINE
 - (15) 50 FT SETBACK LINE ON FILED MAP NO. 3818840 - SHOWN
 - (16) THE RIGHT OF THE STATE OF NEW JERSEY TO LIMIT OR REGULATE INGRESS AND EGRESS FROM THE PREMISES AND STATE HIGHWAY ROUTE NO. 130 PURSUANT TO N.J.A.C. 27:27.44 - BLANKET IN NATURE
 6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) PER REF. # 2.
 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
 - TEMPORARY BENCH MARKS SET:
 - TBM-A: MAG NAIL = 32.65
 - TBM-B: MAG NAIL = 33.50
 - TBM-C: MAG NAIL = 31.69
 9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 10. PARKING LOT STRIPING FADED. ACCURATE PARKING COUNT WAS NOT ABLE TO BE DETERMINED.



- REFERENCES:**
1. THE OFFICIAL TAX ASSESSOR'S MAP OF TOWNSHIP OF WILLINGBORO, BURLINGTON COUNTY, NEW JERSEY, SHEET #105.
 2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, TOWNSHIP OF WILLINGBORO, NEW JERSEY, BURLINGTON COUNTY, COMMUNITY-PANEL NUMBER 340119 0265 B, MAP DATED JULY 2, 1979.
 3. MAP ENTITLED "MINOR SUBDIVISION PLAN, WILLINGBORO SENIOR URBAN RENEWAL PARTNERS, L.P., BLOCK 2, LOTS 7.01 & 9, SHEET 105, WILLINGBORO TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY, PREPARED BY G.S. WATERS & ASSOCIATES, INC., DATED 4-8-98, LAST REVISED 1-22-99 AND FILED IN THE BURLINGTON COUNTY CLERK'S OFFICE ON 7-7-99 AS MAP NO. 3318840.
 4. "NOTD PLANS WERE REQUESTED ON 11-22-2017 BUT HAVE NOT BEEN RECEIVED AS OF 12-19-2017. CONTROL POINT ASSOCIATES RESERVES THE RIGHT TO REVISE THIS PLAN AFTER RECEIPT OF SAID PLANS.

- TABLE OF POSSIBLE ENCROACHMENTS**
- | | |
|---|---|
| ⓐ | ASPHALT PARKING AND 4" HIGH CHAINLINK FENCE CROSSING WESTERLY PROPERTY LINE |
| ⓑ | ASPHALT CROSSING WESTERLY PROPERTY LINE |
| ⓒ | 6" HIGH CHAINLINK FENCE ALONG EASTERLY PROPERTY LINE |
| ⓓ | CURB CROSSING ONTO LOT 7.03 |
| ⓔ | POSSIBLE CROSS-ACCESS BETWEEN LOTS 7.01 AND 7.02 |
| ⓕ | POSSIBLE CROSS-ACCESS BETWEEN LOTS 7.01 AND 7.04 |
- NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



THIS SURVEY IS CERTIFIED TO:
RFB PROPERTIES, N.J. LLC
MEISTER ABSTRACT CORP
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
STERLING NATIONAL BANK, ISACA ATIMA

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE '2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS', JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(C), 8, 11, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9-30-2019.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION

JAMES C. WEED
NEW JERSEY PROFESSIONAL LAND SURVEYOR #240584327800
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

10-29-2019 DATE

NO.	ADDED TOPO & UPDATED TITLE REPORT	C.K./B.	D.J.D.	J.C.W.	10-29-2019
1					

FIELD DATE	ALTA/NSPS LAND TITLE SURVEY
12-12-2017	GRAND MARKETPLACE
9-30-2019	
FIELD BOOK NO. CL17-08	4340 ROUTE 130
FIELD BOOK PG. 10	LOT 7.01 / BLOCK 2
FIELD DREW JOMD	TOWNSHIP OF WILLINGBORO, BURLINGTON COUNTY
DRAWN BY MTT	STATE OF NEW JERSEY
APPROVED BY JAC	DATE 12-20-2017
SCALE 1"=50'	FILE NO. 05-170322
DWG. NO. 2 OF 2	

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. THIS IS A PROFESSIONAL SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE EXTENT OF THE PROFESSIONAL SERVICES PROVIDED. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS SURVEY.