

DESCRIPTION OF PROPERTY

BLOCK 33.10 LOT 8

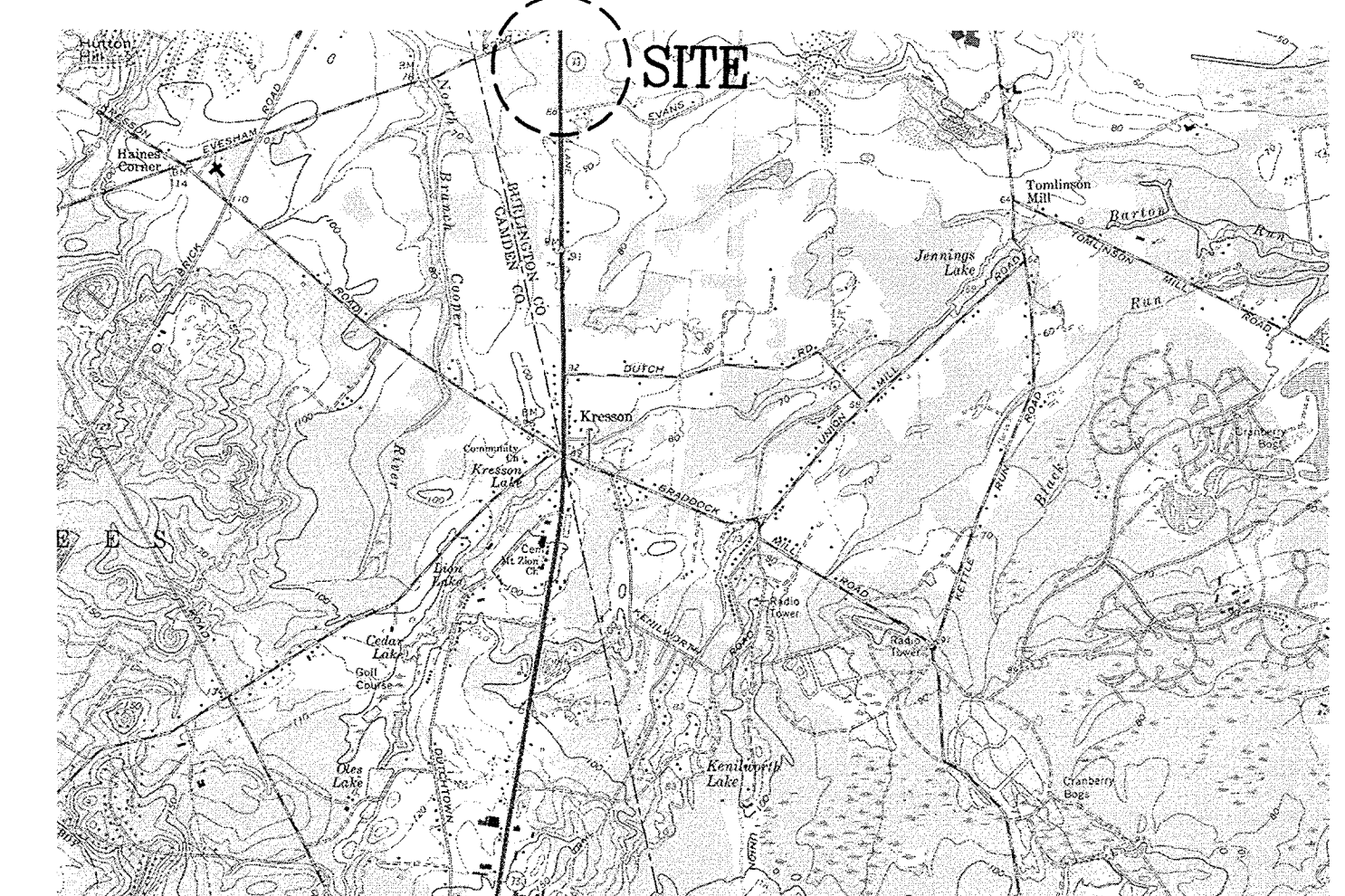
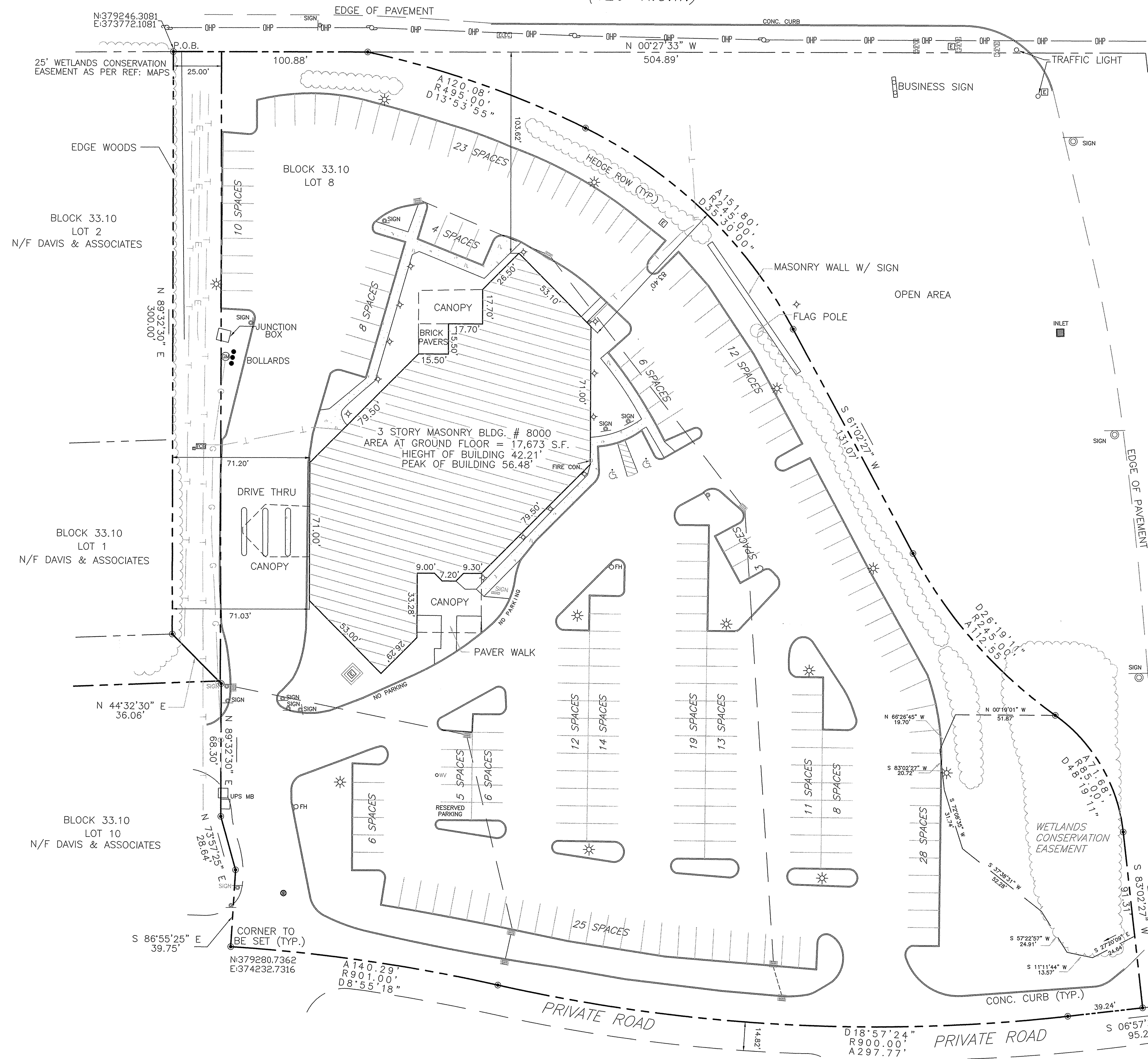
ALL THAT CERTAIN tract of parcel of land situate in Evesham Township, Burlington County and the State of New Jersey being more particularly described as follows:

BEGINNING at the point in the easterly right-of-way line of New Jersey State Highway Route 73 (126.00 feet wide) where the same is intersected by the northerly line of Block 33 Lot 2 as illustrated on a plan entitled "ALTA/ACSM (1992) Land Title Survey Block 33.10 Lot 8" prepared by Taylor, Wiseman and Taylor (Drawing No. 358-16851) dated January 9, 1998 and from said beginning point running; thence along New Jersey State Highway Route 73 (1) N 00° 27' 33" W 100.88 feet to a point in the same; thence along the southerly line of Marlon By-Pass (County Route 544) (variable width) the following six courses to wit; thence on a curve to the right having a radius of 495.00 feet (2) Northeastwardly an arc distance of 120.08 feet to a point of compound curvature; thence, still on a curve to the right having a radius of 245.00 feet (3) Northeastwardly an arc distance of 112.55 feet to a point of reverse curvature; thence, on a curve to the right having a radius of 85.00 feet (4) N 61° 02' 27" E, 131.07 feet to a point of tangency; thence on a curve to the left having a radius of 245.00 feet (5) Northeastwardly an arc distance of 112.55 feet to a point of reverse curvature; thence, on a curve to the right having a radius of 85.00 feet (6) Northeastwardly an arc distance of 71.68 feet to a point of tangency; thence, (7) N 83° 02' 27" E 91.31 feet to a point in the same and corner to Block 33.10 Lot 6 where the same is the centerline of a private road as shown on said referred to plan; thence, along Lot 6 the following three courses (8) S 06° 57' 33" E 39.24 feet to a point of tangency; thence, on a curve to the right having a radius of 900.00 feet (9) southwestwardly an arc distance of 297.77 feet to a point of reverse curvature; thence, on a curve to the left having a radius of 901.00 feet (10) Southwestwardly an arc distance of 140.29 feet to a point in the same where the same intersects by the northerly line of Lot 10, Block 33.10; thence, along said Lot 10 the following four courses (11) N 86° 55' 25" W 39.75 feet to an angle point; thence, (12) S 73° 57' 25" W 28.64 feet to an angle point; thence, (13) S 89° 32' 30" W 68.30 feet to an angle point; thence, (14) S 44° 32' 30" W 36.06 feet to an angle point and common corner to the same and Block 33 Lot 1 (15) S 89° 32' 30" W 300.00 feet to the point and place of beginning.

SAID ABOVE DESCRIBED tract of land being subject of Wetlands Conservation Easements as illustrated on the above referenced plan.

SAID ABOVE DESCRIBED tract of land containing with said bounds 4.090 acres.

NEW JERSEY STATE HIGHWAY ROUTE 73
(126' R.O.W.)



SITE MAP

MARLON BY-PASS
(112.0' R.O.W.)

NOTES:
THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF NEW JERSEY, CERTIFIES TO (1) DAVIS & ASSOCIATES, L.L.C. (2) M & T BANK SURETY TITLE COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR.

- THIS MAP AND THE SURVEY WHICH IT IS BASED ON WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY... ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING (ACSM) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) IN 2005.
- OUTBOUND SHOWN IS BASED ON A PLAN ENTITLED "SAGEMORE HIGHWAY COMMERCIAL SECTION TWO" PREPARED BY TAYLOR, WISEMAN AND TAYLOR DATED SEPTEMBER 1987 (DWC. NO. 328-16851-4) AND FILED IN THE BURLINGTON COUNTY CLERK'S OFFICE ON 10-31-88 AS MAP NO. 04816.
- PLAN REFERS TO A MAP ENTITLED "ALTA/ACSM (1992) LAND TITLE SURVEY, BLOCK 33.10, LOT 10, EVESHAM TOWNSHIP, NEW JERSEY", WHICH, SAID PLAN WAS PREPARED BY TAYLOR WISEMAN & TAYLOR, DATED JANUARY 9, 1998.
- THE SURVEY WAS MADE ON THE GROUND MAY 15, 2012, WHICH CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND OTHER VISIBLE MATTERS SITUATED ON THE SUBJECT PROPERTY. THE CLIENT SHOULD VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- THIS SURVEY WAS BASED ON INFORMATION CONTAINED WITHIN SURETY TITLE COMPANY, L.L.C. COMMITMENT FILE NO. 2108102-01 AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS, ENCUMBRANCES, ETC. CONTAINED THEREIN. THE FOLLOWING EASEMENTS WERE OBTAINED IN SAID COMMITMENT AND ARE SUBJECT TO THE AFFECT THE SAID PROPERTY:
A. ACCESS EASEMENT AS CONTAINED IN DEED BOOK 5835 PAGE 473; "ACCESS EASEMENT" NOT PLOTTABLE.
B. NONEXCLUSIVE RIGHT, PRIVILEGE AND "UTILITY EASEMENT" TO MAINTAIN UTILITIES WITHIN PROPERTY. - NON PLOTTABLE.
C. NONEXCLUSIVE RIGHT, PRIVILEGE AND "UTILITIES EASEMENT" TO THE EVESHAM TOWNSHIP MUA - NON PLOTTABLE.
- PROPERTY CORNERS WILL BE SET UPON COMPLETION OF THE PROJECT UNLESS A WRITTEN NOTIFICATION IS RECEIVED BY DAVIS & ASSOCIATES WAIVING THEIR RESPECTIVE RIGHTS.
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL 4 OF 11 NUMBER 340097 0004 C DATED MAP REVISED MARCH 2, 1995.
- HORIZONTAL INFORMATION SHOWN REFERS TO NORTH AMERICAN DATUM 1983.
- NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PREMISES ARE CLAIMED OR DELINEATED BY THE STATE OF NEW JERSEY OR THE UNITED STATES OF AMERICA AS WETLANDS, EXCEPT AS SPECIFIED AND REFERRED TO ON THE REFERENCED PLAN. VALLEE SURVEYING, LLC DID NOT CONFIRM OR LOCATE THE SHOWN WETLANDS.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS.
- THE RECORD DEED OR DEEDS AND REFERENCED MAPS FORM A MATHEMATICAL CLOSED FIGURE. THE SUBJECT PROPERTY LIES WITHIN ZONE C-1 COMMERCIAL 1 AS ILLUSTRATED ON THE EVESHAM TOWNSHIP ZONING MAP.

BLOCK AND LOT NUMBERS AND ADJOINING OWNERS REFER TO THE OFFICIAL TAX RECORDS OF EVESHAM TOWNSHIP.

AREA WITHIN BLOCK 33.10 LOT 8 = 4.090 ACRES

TOTAL NUMBER OF PARKING SPACES:
REGULAR SPACES = 213
HANDICAP SPACES = 2
TOTAL SPACES = 215

LEGEND

| | |
|----------|---------------------|
| [Symbol] | TYPE "B" CURB INLET |
| [Symbol] | MAIL BOX |
| [Symbol] | GAS VALVE |
| [Symbol] | GAS VENT |
| [Symbol] | CONCRETE MONUMENT |
| [Symbol] | IRON PIN AND CAP |
| [Symbol] | LANDSCAPE LIGHT |
| [Symbol] | LIGHT POLE |
| [Symbol] | ELECTRIC BOX |
| [Symbol] | PROPERTY CORNER |
| [Symbol] | TELEPHONE MARKOUT |
| [Symbol] | GAS MARKOUT |
| [Symbol] | ELECTRIC |
| [Symbol] | OVER HEAD POWER |

| COMMERCIAL-1 (C-1) AREA AND BULK REQUIREMENTS FOR LOTS 2 TO 4.99 ACRES | | |
|---|--------------|--------------|
| MINIMUM LOT AREA | REQUIRED | ORD. SECTION |
| 2 ACRES | 160-68.E (3) | |
| MINIMUM FRONTAGE | 200 FT | 160-68.E (3) |
| MINIMUM WIDTH | 200 FT | 160-68.E (3) |
| MINIMUM DEPTH | 200 FT | 160-68.E (3) |
| SIDE YARD EACH, MINIMUM | | |
| FROM RESIDENTIAL | 50 FT | 160-68.E (3) |
| FROM NON-RESIDENTIAL | 30 FT | 160-68.E (3) |
| FRONT YARD | 100 FT | 160-68.E (3) |
| REAR YARD, MINIMUM | | |
| FROM RESIDENTIAL | 50 FT | 160-68.E (3) |
| FROM NON-RESIDENTIAL | 50 FT | 160-68.E (3) |
| MAXIMUM BUILDING COVER | 15% | 160-68.E (3) |
| MAXIMUM IMPERVIOUS COVER | 55% | 160-68.E (3) |
| MAXIMUM CLEARING LIMIT | 75% | 160-68.E (3) |

SURVEY REFERENCES
PROPERTY SHOWN HEREON IS FURTHER SHOWN ON A PLAN ENTITLED "SAGEMORE HIGHWAY COMMERCIAL SECTION TWO", PREPARED BY TAYLOR WISEMAN & TAYLOR, DATED 10/9/1987. FILED IN COUNTY CLERK'S OFFICE ON 02/10/83 AS MAP #04816.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS IN ACCORDANCE WITH THE CURRENT STATE OF N.J. LAWS AND REGULATIONS FOR A LAND SURVEY.
DAVIS AND ASSOCIATES, L.L.C.
M & T BANK, IT'S SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR;
SURETY TITLE COMPANY, L.L.C.;
FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA/ACSM LAND TITLE SURVEY
OF TAX MAP BLOCK 33.10, LOT 8

SITUATED IN
TOWNSHIP OF EVESHAM
BURLINGTON COUNTY, NEW JERSEY

SCALE: 1" = 30'
DATE: MAY 21, 2012

REVISION DATE
GENERAL 5/22/2012

VALLEE SURVEYING, L.L.C.
LAND SURVEYING & PLANNING
23 CHRISTOPHER LANE
MILY HOLLY, NJ 08060
TEL: (908) 966-3196

ROBERT L. VALLEE
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 43276
CERTIFICATE OF AUTHORIZATION FILE #001993002

DRAWN BY: [Signature] CHECKED BY: [Signature] FILE #001993002

