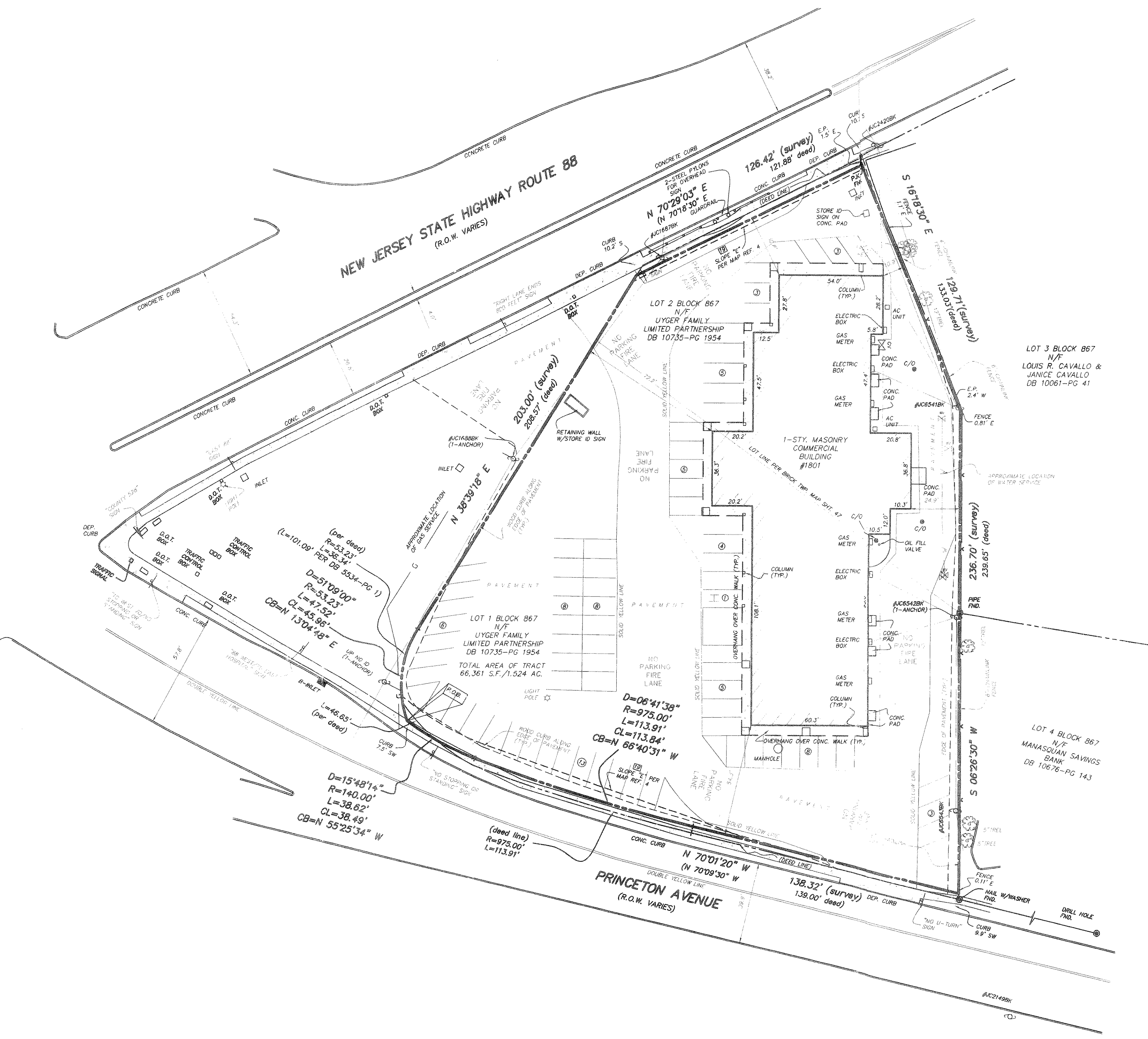


NEW JERSEY STATE HIGHWAY ROUTE 70
(R.O.W. VARIES)

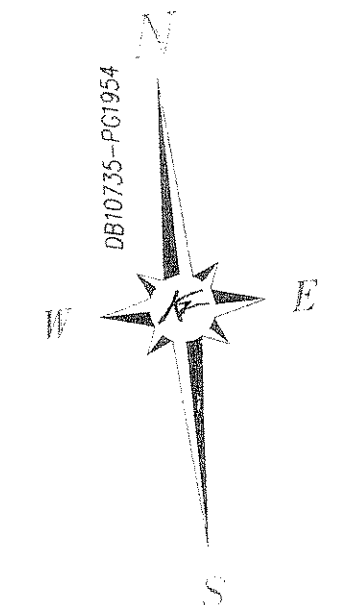


Legal Description
 Of
 Tax Map Lots 1 and 2, Block 867
 Township of Brick
 Ocean County, New Jersey

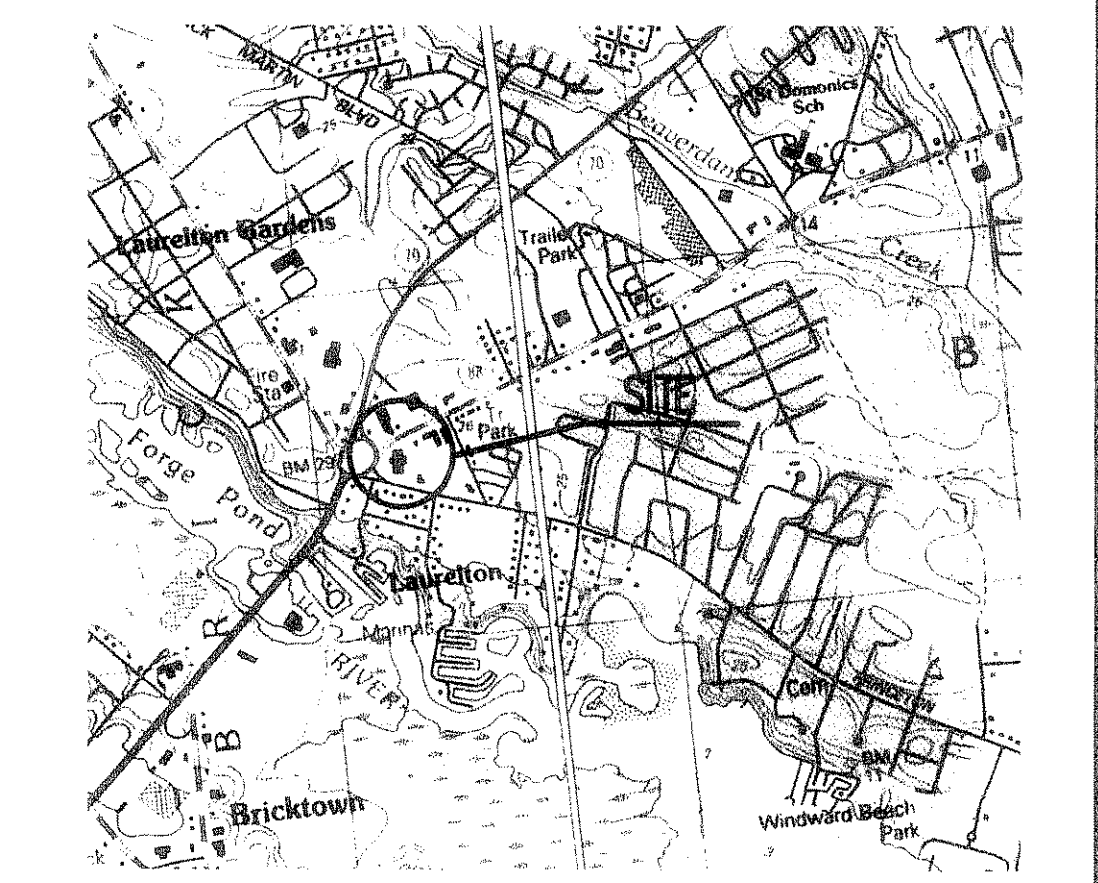
BEGINNING AT THE intersection of the northerly line of Princeton Avenue (R.O.W. varies) with a curve at the southerly side of the former Laureton Circle and running thence

1. Along the line of the former Laureton Circle the following two (2) courses; On a curve to the right having a radius of 53.23 feet (central angle 57° 09' 00") and an arc length of 47.52 feet (chord bearing N 13° 04' 45" E, 45.26 feet) to a point; thence
2. N 38° 39' 18" E a distance of 203.00 feet to a point in the southerly line of New Jersey State Highway Route 88 (R.O.W. varies); thence
3. N 70° 29' 03" E along the southerly line of New Jersey State Highway Route 88 a distance of 126.42 feet to a point; thence
4. S 16° 18' 30" E along the common line of Tax Map Lots 2 (n/f Unger Family Limited Partnership) and 3 (n/f Louis R. Cavallo & Janice Cavallo), Block 867 a distance of 129.71 feet to a point; thence
5. S 06° 26' 30" W along the common line of Tax Map Lots 2 then 1 (n/f Unger Family Limited Partnership) and 3 then 4 (n/f Manasquan Savings Bank, Block 867) a distance of 236.70 feet to a point in the southerly line of Princeton Avenue; thence
6. Along the northerly line of Princeton Avenue the following three (3) courses; N 70° 01' 20" W a distance of 138.32 feet to a point; thence
7. On a curve to the right having a radius of 975.00 feet (central angle 66° 41' 38") and an arc length of 113.21 feet (chord bearing N 68° 40' 31" W, 113.91 feet) to a point; thence
8. On a curve to the right having a radius of 140.00 feet (central angle 15° 48' 14") and an arc length of 38.62 feet (chord bearing N 55° 25' 34" W, 38.49 feet) to the POINT AND PLACE OF BEGINNING.

Containing 66,361 square feet or 1.521 acres
 Subject to easements and restrictions of record, if any



KEY MAP



TITLE REPORT NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER RM-57916 BEARING AN EFFECTIVE DATE OF MAY 20, 2005

DEED OF RECORD: DB 10735 PG 1954

THE FOLLOWING NOTES CORRESPOND TO THE ITEMS CONTAINED IN SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT.

18. UTILITY EASEMENT IN DB 3424 PG 699 IS IN THE CURRENT RIGHT OF WAY OF N.J.S.H. ROUTE 88.
19. SLOPE, DRAINAGE, AND OTHER POSSIBLE RIGHTS OF THE STATE OF NEW JERSEY IN DB 4435, PG 697 SLOPE EASEMENTS AND RIGHT OF WAY BASED ON PARCELS RB34 AND RB28 ARE PLOTTED HEREON.

SURVEYOR'S NOTES

1. PROPERTY KNOWN AS TAX MAP LOTS 1 AND 2 BLOCK 867 TOWNSHIP OF BRICK, OCEAN COUNTY, NEW JERSEY
2. TOTAL AREA OF TRACT IS 66,361 S.F./1.524 AC.
3. DATES OF FIELD WORK: 7/20/05, 7/21/05, 7/26/05 AND 7/27/05
4. THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. A UTILITY MARK OUT PROVIDED BY NEW JERSEY ONE CALL SYSTEM 1-800-272-1000, N.J.S.H. ROUTE 88 051941511, N.J.S.H. ROUTE 70 051941525, PRINCETON AVENUE 051941538. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.
5. PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
6. BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES WITHIN FLOOD ZONE G AS SHOWN ON FLOOD INSURANCE RATE MAP 345285 0004C BEARING AN EFFECTIVE DATE OF MARCH 1, 1984.
7. PROPERTY HAS NOT BEEN SEARCHED FOR DETERMINATION OF WETLANDS, TIDELANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.
9. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
10. A WRITTEN WAIVER AND PERMISSION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13-40-5.1(d).
11. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

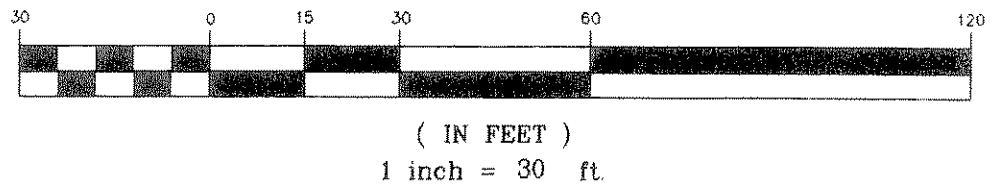
LEGEND

- INLET
- FIRE HYDRANT
- UTILITY POLE
- FENCE
- SILO
- POLE MOUNTED LIGHT
- WATER MAIN
- GAS MAIN
- SANITARY LATERAL
- GAS VALVE
- WATER VALVE
- WELL
- ELECTRIC MANHOLE
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- UNMARKED MANHOLE
- IRON PIN FOUND
- TRAIL MARKERS FOUND

MAP REFERENCES

1. "SURVEY OF PROPERTY LOTS 1 AND 2 BLOCK 867, TOWNSHIP OF BRICK, OCEAN COUNTY, NEW JERSEY," PREPARED BY CHARLES V. BELL ASSOCIATES, INC. DATED SEPTEMBER 23, 1998.
2. "STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION CONSTRUCTION PLANS ROUTE 70 (1953) SECTION 14 G, ROUTE 88 (1953) SECTION 1G & 2C LAURELTON CIRCLE CUT-THRU" SHEETS 47-49 OF 245.
3. "STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION TYPICAL SECTIONS ROUTE 70 (1953) SECTION 14 G, ROUTE 88 (1953) SECTION 1G & 2C LAURELTON CIRCLE CUT-THRU" SHEETS 21 AND 25 OF 245.
4. "NEW JERSEY DEPARTMENT OF TRANSPORTATION GENERAL PROPERTY PARCEL MAP ROUTE 70 (1953) SECTION 14 GARDEN STATE PARKWAY TO HERBERTSALLE ROAD SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIPS OF LAKEWOOD AND BRICK, COUNTY OF OCEAN" DATED JANUARY 1985, SHEETS 28 & 38 OF 108.

GRAPHIC SCALE



CERTIFIED TO: 1801 ROUTE 88/BRICK, LLC
 MICHAEL V. BENEDETTO, ESQ.
 ANSELL ZARO GRIMM & AARON, PC
 METROPOLITAN ABSTRACT, LLC

CHICAGO TITLE INSURANCE COMPANY
 WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION
 UYGER FAMILY LIMITED PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, 9, 10, 11(a) AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS" FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

Errol Melnick
ERROL MELNICK
 PROFESSIONAL LAND SURVEYOR
 NEW JERSEY LICENSE NO. 246503401300

2	10/31/05	REVISED CERTIFICATIONS	JTO
1	8/29/05	REVISE CERTIFICATIONS AND TITLE INFORMATION	AKB
REV.	DATE	DESCRIPTION	BY

ALTA / ACSM LAND TITLE SURVEY
 OF
TAX MAP LOTS 1 AND 2
BLOCK 867
 TOWNSHIP OF BRICK
 OCEAN COUNTY NEW JERSEY

KENDERIAN • ZILINSKI
 CONSULTING ENGINEERS, LAND SURVEYORS, PLAINFIELD
 1955 HIGHWAY 34 • BUILDING 1-6
 WALL, N.J. 07719
 TEL. (732) 282-2200 • FAX. (732) 282-2210
 N.J. AUTHORIZATION NO. 2462793000

CADD	CHRD	DATE	SCALE	FLD. BK.	FILE	DWG./SET No.
JTO	EM	8/12/05	1"=30'	302	050717	1 OF 1