

N.J. STATE PLANE COORDINATE SYSTEM (NAD 27)
 TOWNSHIP LINE PER TAX MAP
 DELAWARE RIVER PORT AUTHORITY
 BLOCK 1
 LOT 4
 BERLIN AVENUE (LINDENWOLD ROAD)
 (VARIABLE WIDTH)

(COUNTY ROUTE NO. 702)

BOROUGH OF LINDENWOLD
 BOROUGH OF STRATFORD

LOT 14
 N/F
 CONTINENTAL BANK OF NEW JERSEY (DEED BOOK 4487, PAGE 248)

LOT 13
 N/F
 CONTINENTAL BANK OF NEW JERSEY (DEED BOOK 4487, PAGE 448)

LOT 12
 N/F
 DELAWARE RIVER PORT AUTHORITY

LOT 11
 N/F
 HERBERT G. SHENBERG & ROBERT RAPHAEL

LOT 10
 N/F
 COMMERCE BANK

LOT 10.01
 N/F
 AMOCO CORPORATION-PROPERTY TAX DEPARTMENT

LOT 15.02
 N/F
 CONTINENTAL BANK OF NEW JERSEY (DEED BOOK 4487, PAGE 449)

LOT 15.01
 N/F
 RICHARD H. HUNT, JR. & CAROLYN J. HUNT (DEED BOOK 2842, PAGE 8)

BLOCK 52
 LOT 15
 N/F
 IEO M. SMITH, SR. & FRANCIS M. SMITH

LOT 16
 N/F
 JAMES & TERESA HENDRY

LOT 17
 N/F
 JAMES J. MCHUGH, JR. & COLETTE TAYLOR

LOT 18
 N/F
 JUPITER MORTGAGE CORP.

LOT 19
 N/F
 FRANCES M. HAGAN

BLOCK 52
 LOT 20
 N/F
 STEVEN A. & FAWN SUB

LOT 22
 N/F
 MICHAEL J. & ELISSA M. CAVANAUGH

LOT 23
 N/F
 WILLIAM KOMESARUK

LOT 24
 N/F
 THEODORE B. & FERNANDE A. STEEN

BLOCK 61
 LOT 2

LOT 1

LOT 3

LOT 4
 N/F
 JAMES P. & DAWN M. HARRISON

LOT 5
 N/F
 LARRY & CAROL MCNALLY

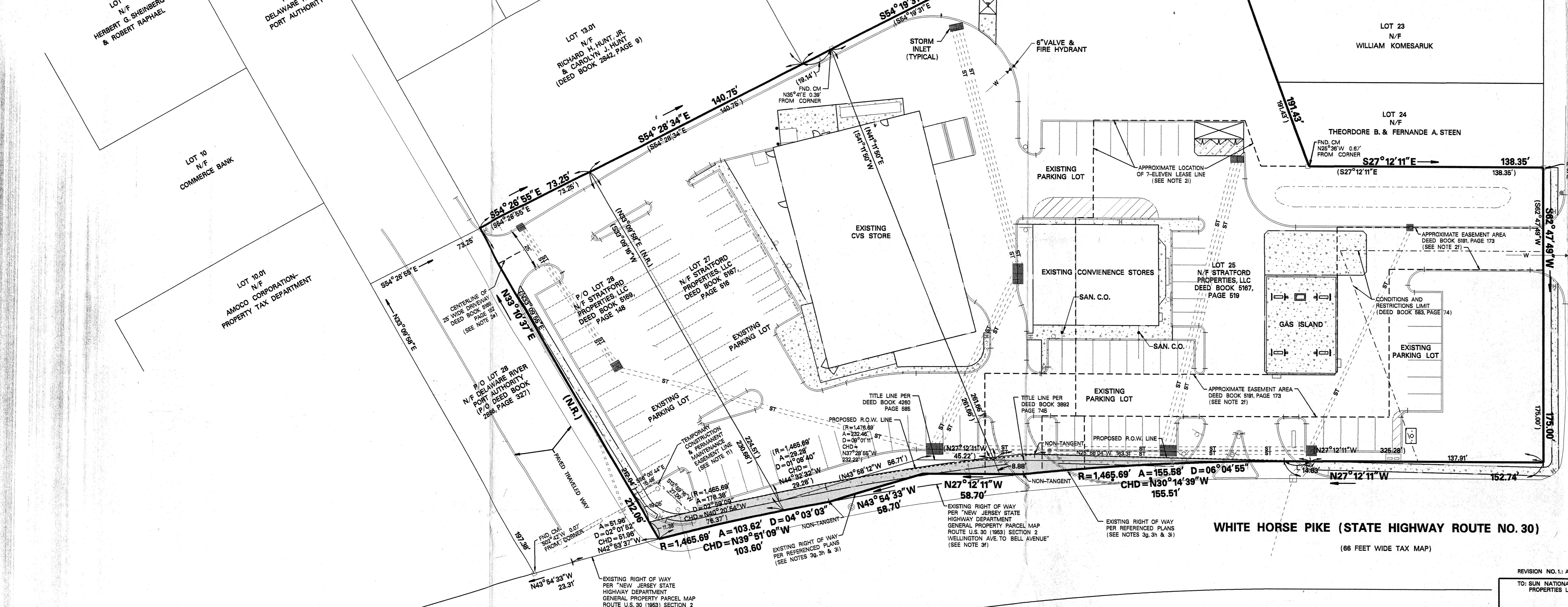
LOT 7
 N/F
 WILLIAM & MABLE MAE KOMESARUK

LOT 8
 N/F
 WILLIAM WEBERS KOMESARUK

ATLANTIC AVENUE
 (500 FEET WIDE)

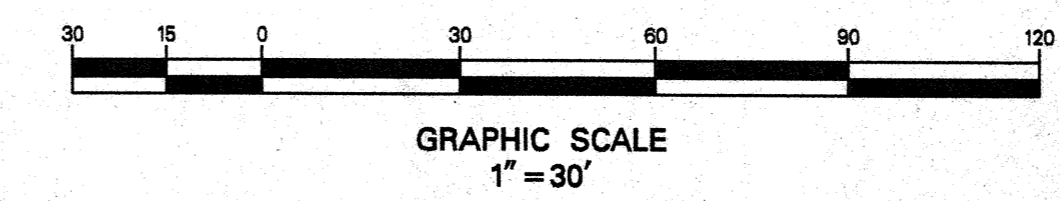
- NOTES:
- THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED WITHIN THE SERVICETRAK NETWORK AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY AGREEMENT TO ISSUE POLICY, COMMITMENT NO. 124588, DATED MARCH 15, 2002 AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS AND ENCUMBRANCES CONTAINED THEREIN.
 - THIS PROPERTY IS SUBJECT TO THE RIGHTS AND AGREEMENTS REFERENCED IN THE FOLLOWING:
 - RESTRICTIONS AS TO NUMBER, VALUE, ORIENTATION AND SETBACK OF BUILDINGS AS CONTAINED IN DEED BOOK 583, PAGE 74. (AS ILLUSTRATED; SCHEDULE BII, EXCEPTION 10)
 - ATLANTIC CITY ELECTRIC COMPANY BLANKET UTILITY EASEMENT OVER BLOCK 52, LOT 27 AS CONTAINED IN DEED BOOK 3108, PAGE 52. (NOT PLOTTABLE; SCHEDULE BII, EXCEPTION 12)
 - SLOPE, GRADING AND DRAINAGE RIGHTS OF THE STATE OF NEW JERSEY IN AND ALONG WHITE HORSE PIKE (SCHEDULE BII, EXCEPTION 8)
 - RIGHTS IN ANY ROAD, STREET, HIGHWAY OR LANE BOUNDING OR AFFECTING PREMISES IN QUESTION (SCHEDULE BII, EXCEPTION 8)
 - EASEMENT AGREEMENT FOR INGRESS AND EGRESS AS CONTAINED IN DEED BOOK 5169, PAGE 152. (AS ILLUSTRATED; SCHEDULE BII, EXCEPTION 13)
 - ACCESS EASEMENT AS CONTAINED IN DEED BOOK 5191, PAGE 173. (PERTAINS TO LOT 25; EASEMENT AREA AS ILLUSTRATED; SCHEDULE BII, EXCEPTION 14)
 - FINANCING STATEMENT NO. 835-01 (PERTAINS TO LOTS 25, 27 AND PART OF 28; NOT PLOTTABLE; SCHEDULE BII, EXCEPTION 17)
 - MORTGAGE SPREADER AGREEMENT AS CONTAINED IN MORTGAGE BOOK 5674, PAGE 757 (PERTAINS TO LOTS 25, 27 AND PART OF 28; NOT PLOTTABLE; SCHEDULE BII, EXCEPTION 18)
 - MEMORANDUM OF LEASE AS CONTAINED IN DEED BOOK 5169, PAGE 165. (PERTAINS TO LOT 25; 7-11 LEASE AREA AS ILLUSTRATED; SCHEDULE BII, EXCEPTION 19)
 - THIS SURVEY IS BASED IN PART ON INFORMATION TAKEN FROM THE FOLLOWING PLANS:
 - "SURVEY OF LANDS, NO. 69 WHITE HORSE PIKE," PREPARED BY WALTER H. MACNAMARA ASSOC., INC., DATED NOVEMBER 16, 1997
 - "DELAWARE RIVER PORT AUTHORITY, SOUTHERN NEW JERSEY RAPID TRANSIT SYSTEM, LINDENWOLD LINE, PROPERTY PARCEL MAP" PREPARED BY MCFARLAND-JOHNSON ENGINEERS, INC., DATED APRIL 25, 1977, JOB NO. 76-1384, DRAWING NO. 52 OF 54
 - "PLAN OF SURVEY, AMOCO SERVICE STATION, PLATE 8, BLOCK 52, LOT 10.01, 57 WHITE HORSE PIKE," PREPARED BY KEY ENGINEERS, INC., DATED DECEMBER 4, 1998, PROJECT NO. 9-300
 - "EXISTING CONDITIONS, 'COMMUNITY CHECK CASHING,' NO. 69 WHITE HORSE PIKE, BLOCK 52, LOT 27, PLATE 8," PREPARED BY J.T.S. ENGINEERS AND LAND SURVEYORS, INC., LAST REVISED JUNE 11, 1997, PROJECT NO. E97-017, SHEET 3 OF 3
 - "SURVEY OF PREMISES FOR COMMERCE BANK, WHITE HORSE PIKE, US ROUTE 30, LOTS 10 & 30 OF BLOCK 52," PREPARED BY JAMES T. SAPIO, LAST REVISED AUGUST 2, 1996, PROJECT NO. 96-37
 - "NEW JERSEY STATE HIGHWAY DEPARTMENT, GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 30 (1983) SECTION 2, WELLINGTON AVE. TO BELL AVENUE," DATED SEPTEMBER 1982, SHEET 1 OF 2
 - "NEW JERSEY STATE HIGHWAY DEPARTMENT, GENERAL RIGHT OF WAY PLAN ROUTE 3, SECTION 10, DATED MARCH, 1922.
 - "NEW JERSEY STATE HIGHWAY ROUTE 3, SECTION 10, PARCEL MAPS 163, 164, 165 AND 166, DATED MAY, 1922.
 - "NEW JERSEY STATE HIGHWAY DEPARTMENT ROUTE 3 (RT. 43, REV. 1927) SECTION 10, PARCEL R-162.
 - HORIZONTAL DATUM IS BASED ON NAD 1927.
 - THE PRESENCE OR ABSENCE OF WETLANDS HAS NOT BEEN DETERMINED BY THIS SURVEY.
 - BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE BOROUGH OF STRATFORD, SHEETS 8, 9 AND 10 AND THE OFFICIAL TAX MAPS OF THE BOROUGH OF LINDENWOLD, SHEET 2.
 - ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD INSURANCE RATE MAP FOR THE BOROUGH OF STRATFORD, CAMDEN COUNTY, NEW JERSEY, COMMUNITY PANEL NUMBER 34048 0001 B, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 1980 THE SUBJECT PROPERTIES LIE WITHIN ZONE C, "AREAS OF MINIMAL FLOODING."
 - PROPERTY CORNERS NOT SET PER WRITTEN, CONTRACTUAL AGREEMENT WITH SITE DEVELOPMENT INC. (SDI).
 - LOTS 28 AND 12 CONTAIN AN UNDEDICATED, IMPROVED STREET, SIGNED AND KNOWN LOCALLY AS NEW STREET.
 - THE ILLUSTRATION OF INTERIOR IMPROVEMENTS WITHIN BLOCK 52, LOTS 25, 27 AND PART OF 28 WAS TAKEN FROM VARIOUS DESIGN PLANS. THIS PLAN WAS PREPARED WITHOUT THE FIELD LOCATION OR VERIFICATION OF SAID IMPROVEMENTS WITHIN THE BOUNDS OF THE AFORESAID LOTS.
 - "PROPOSED R.O.W. LINE" AND "TEMPORARY CONSTRUCTION & PERMANENT MAINTENANCE EASEMENT LINE" TAKEN FROM A PLAN ENTITLED "GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 30 (1983), SECTION 1, TAUNTON ROAD TO WELLINGTON AVENUE, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE BOROUGH OF BERLIN, LINDENWOLD, CLEMENTON, LAUREL SPRINGS AND STRATFORD, COUNTY OF CAMDEN," PREPARED FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION BY TAYLOR WISEMAN & TAYLOR, DATED DECEMBER 2001, SHEET 1 OF 1.
 - THIS PROPERTY MAY BE SUBJECT TO THE RIGHTS AND AGREEMENTS REFERENCED IN THE FOLLOWING:
 - MORTGAGE AS CONTAINED IN MORTGAGE BOOK 5667, PAGE 37 (INCOMPLETE COPY; SCHEDULE BII, EXCEPTION 15).
 - ASSIGNMENT OF RENTS, LEASES AND PROFITS AS CONTAINED IN MORTGAGE BOOK 5667, PAGE 59 (INCOMPLETE COPY; SCHEDULE BII, EXCEPTION 16).
 - SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT AS CONTAINED IN MORTGAGE BOOK 5674, PAGE 682 (INCOMPLETE COPY; SCHEDULE BII, EXCEPTION 20).
 - JUDGEMENT NO. J-198467-2001 (INCOMPLETE COPY; SCHEDULE BII, EXCEPTION 21)
 - THIS PROPERTY IS NOT SUBJECT TO THE RIGHTS AND AGREEMENTS REFERENCED IN THE FOLLOWING:
 - ATLANTIC CITY ELECTRIC COMPANY EASEMENT AS CONTAINED IN DEED BOOK 1164, PAGE 221 (PERTAINS TO THE BED OF BERLIN AVENUE ADJACENT TO BLOCK 52, LOTS 13, 13.02, AND 14; NOT PLOTTABLE)

- LEGEND:
- (S27°12'11"E, 138.35') DENOTES DEED INFORMATION
 - MANHOLE
 - UTILITY POLE W/LIGHT
 - VALVE
 - INLET
 - WATER MARKOUT
 - GAS MARKOUT
 - SANITARY MARKOUT
 - TELEPHONE MARKOUT
 - OVERHEAD ELECTRIC
 - SIGN
 - FIRE HYDRANT
 - UTILITY POLE
 - GUY WIRE
 - FENCE LINE
 - WATER METER
 - WATER VALVE
 - GAS VALVE
 - TREE



WHITE HORSE PIKE (STATE HIGHWAY ROUTE NO. 30)
 (66 FEET WIDE TAX MAP)

BLOCK 62
 LOT 2
 N/F
 JUSTER MANAGEMENT CO.



REVISION NO. 1.1: ADDED "PROPOSED R.O.W. LINE" AND INFORMATION PERTAINING TO SAME (SEE NOTE 11)
 TO: SUN NATIONAL BANK, SERVICETRAK NETWORK, INC. AND STRATFORD PROPERTIES LLC

IN CONSIDERATION OF THE FEE PAID FOR THIS SURVEY, I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, THIS SURVEY IS ACCURATE (EXCEPT SUCH EASEMENTS IN ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN ENCUMBRANCE FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON.

Leonard M. Strickland
 N.J. LICENSED LAND SURVEYOR NO. 26066
LEONARD M. STRICKLAND

SURVEY OF PROPERTY	
BLOCK 52 LOTS 25, 27 AND PART OF 28 BOROUGH OF STRATFORD CAMDEN COUNTY, NEW JERSEY	
TAYLOR • WISEMAN & TAYLOR CONSULTING ENGINEERS & SURVEY PLANNERS • LANDSCAPE ARCHITECTS 124 GAITHER DRIVE, SUITE 150, MT. LAUREL, NJ (856)235-7200	
SCALE: 1" = 30'	DRAWING NO. 384-19551-SUR
DATE: MAY 23, 2002	SHEET: 1 OF 1