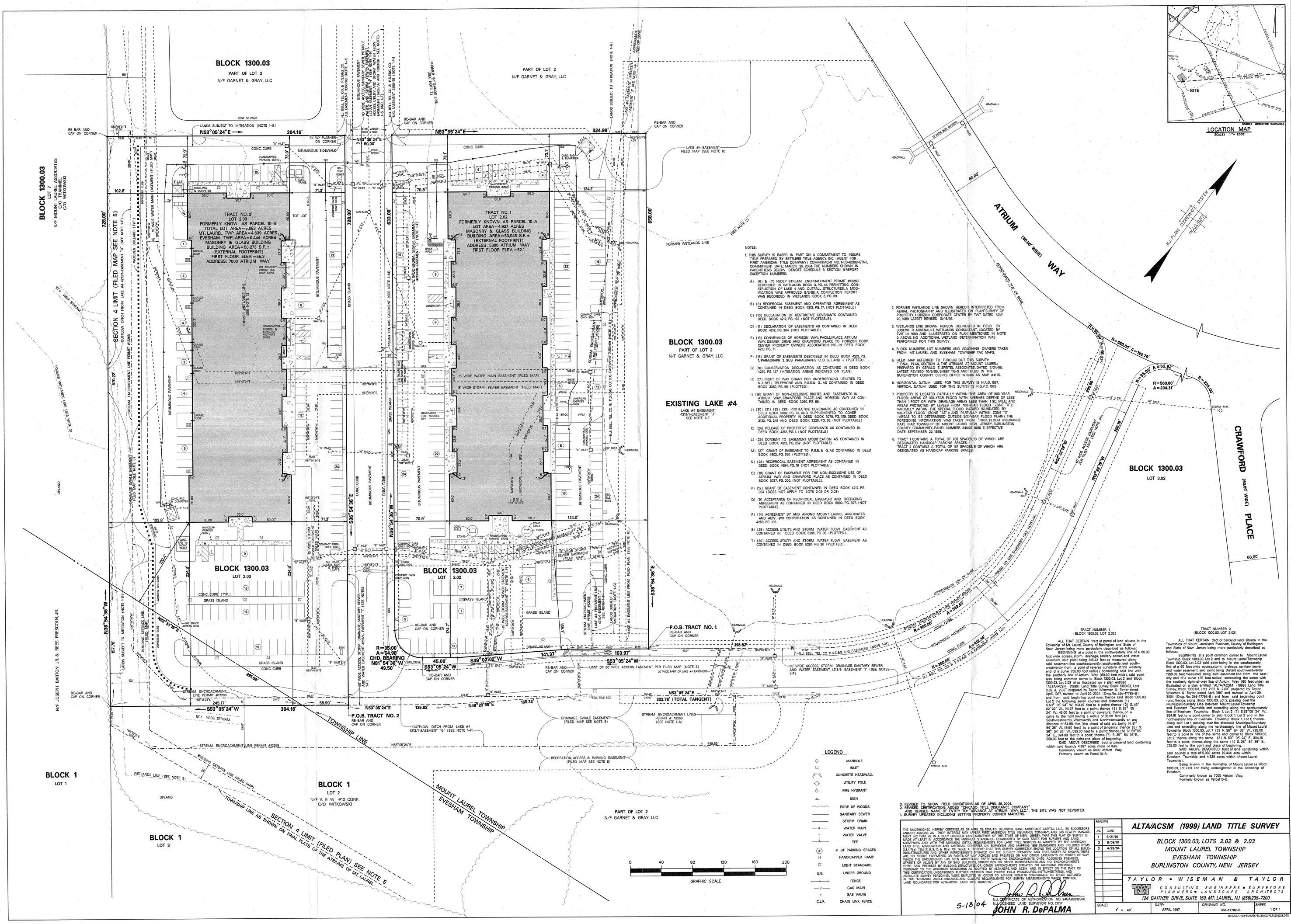

NOTES:

1. THIS SURVEY IS BASED IN PART ON A COMMITMENT TO INSURE TITLE PREPARED BY SETTLERS TITLE AGENCY, INC. (AGENT FOR FIRST AMERICAN TITLE COMPANY) COMMITMENT NO. NCS-82162-STNJ, COMMITMENT DATE: MARCH 29, 2004. THE NUMBERS SHOWN IN PARENTHESIS BELOW DENOTE SCHEDULE B SECTION II REPORT EXCEPTION NUMBERS:

   A) (6) & (7) NJDEP STREAM ENCROACHMENT PERMIT #12268 RECORDED IN WETLANDS BOOK 3, PG. 44 PERMITTING CONSTRUCTION OF LAKE 4 AND OUTFALL STRUCTURES. A MODIFICATION WAS APPROVED 8/8/95. A COMPLETION REPORT WAS RECORDED IN WETLANDS BOOK 6, PG. 39.

   B) (8) RECIPROCAL EASEMENT AND OPERATING AGREEMENT AS CONTAINED IN DEED BOOK 4212, PG. 17. (NOT PLOTTABLE)

   C) (10) DECLARATION OF RESTRICTIVE COVENANTS CONTAINED DEED BOOK 4212, PG. 192 (NOT PLOTTABLE).

   D) (11) DECLARATION OF EASEMENTS AS CONTAINED IN DEED BOOK 4212, PG. 264 (NOT PLOTTABLE).

   E) (13) CONVEYANCE OF HORIZON WAY, PACILLI PLACE, ATRIUM WAY, DEIMER DRIVE AND CRAWFORD PLACE TO HORIZON CORP. CENTER PROPERTY OWNERS ASSOCIATION, INC. IN DEED BOOK 4213, PG. 71.

   F) (15) GRANT OF EASEMENTS DESCRIBED IN DEED BOOK 4213, PG. 1, PARAGRAPH 2, SUB PARAGRAPHS C, D, G, I, AND J (PLOTTED).

   G) (16) CONSERVATION DECLARATION AS CONTAINED IN DEED BOOK 4250, PG. 127 (MITIGATION AREAS INDICATED ON PLAN).

   H) (17) RIGHT OF WAY GRANT FOR UNDERGROUND UTILITIES TO N.J. BELL TELEPHONE AND P.S.E.& G., AS CONTAINED IN DEED BOOK 3360, PG. 69 (PLOTTED).

   I) (18) GRANT OF NON-EXCLUSIVE RIGHTS AND EASEMENTS IN ATRIUM WAY, CRAWFORD PLACE, AND HORIZON WAY AS CONTAINED IN DEED BOOK 3260, PG. 86.

   J) (20) (21) (22) (23) PROTECTIVE COVENANTS AS CONTAINED IN DEED BOOK 3002, PG. 73, AND SUPPLEMENTED TO COVER ADDITIONAL PROPERTY IN DEED BOOK 3079, PG. 108, DEED BOOK 3122, PG. 248 AND DEED BOOK 3225, PG. 56. (NOT PLOTTABLE)

   K) (24) RELEASE OF PROTECTIVE COVENANTS AS CONTAINED IN DEED BOOK 4212, PG. 1. (NOT PLOTTABLE)

   L) (25) CONSENT TO EASEMENT MODIFICATION AS CONTAINED IN DEED BOOK 4212, PG. 262 (NOT PLOTTABLE).

   M) (27) GRANT OF EASEMENT TO P.S.E. & G. AS CONTAINED IN DEED BOOK 4902, PG. 250 (PLOTTED).

   N) (28) RECIPROCAL EASEMENT AGREEMENT AS CONTAINED IN DEED BOOK. 4894, PG. 18 (NOT PLOTTABLE).

   O) (19) GRANT OF EASEMENT FOR THE NON-EXCLUSIVE USE OF ATRIUM WAY AND CRAWFORD PLACE AS CONTAINED IN DEED BOOK 3027, PG. 200. (NOT PLOTTABLE).

   P) (12) GRANT OF EASEMENT CONTAINED IN DEED BOOK 4212, PG. 304 (DOES NOT APPLY TO LOTS 2.02 OR 2.03)

   Q) (9) ACCEPTANCE OF RECIPROCAL EASEMENT AND OPERATING AGREEMENT AS CONTAINED IN DEED BOOK 5880, PG. 827. (NOT PLOTTABLE).

   R) (14) AGREEMENT BY AND AMONG MOUNT LAUREL ASSOCIATES AND AEW #10 CORPORATION AS CONTAINED IN DEED BOOK 4250, PG. 105.

   S) (29) ACCESS, UTILITY, AND STORM WATER FLOW EASEMENT AS CONTAINED IN DEED BOOK 5205, PG. 38 (PLOTTED).

   T) (30) ACCESS, UTILITY AND STORM WATER FLOW EASEMENT AS CONTAINED IN DEED BOOK 5280, PG. 26 (PLOTTED).

2. FORMER WETLANDS LINE SHOWN HEREON INTERPRETED FROM AERIAL PHOTOGRAPHY AND ILLUSTRATED ON PLAN "SURVEY OF PROPERTY, HORIZON CORPORATE CENTER BY TWT DATED MAY 20, 1989 LATEST REVISED 10/5/93.

3. WETLANDS LINE SHOWN HEREON DELINEATED IN FIELD BY JOSEPH R. ARSENAULT, WETLANDS CONSULTANT, LOCATED BY TWT IN 1989 AND ILLUSTRATED ON PLAN MENTIONED IN NOTE 2 ABOVE. NO ADDITIONAL WETLAND DETERMINATION WAS PERFORMED FOR THIS SURVEY.

4. BLOCK NUMBERS, LOT NUMBERS AND ADJOINING OWNERS TAKEN FROM MT. LAUREL AND EVESHAM TOWNSHIP TAX MAPS.

5. FILED MAP REFERRED TO THROUGHOUT THIS SURVEY: " FINAL PLAN, SECTION 4, THE ATRIUMS AT MOUNT LAUREL; PREPARED BY GERALD E. SPOTEL ASSOCIATES, DATED 7/24/95, LATEST REVISED 10/9/95, SHEET 15-3 AND FILED IN THE BURLINGTON COUNTY CLERKS OFFICE 12/5/95 AS MAP #4175.

6. HORIZONTAL DATUM USED FOR THIS SURVEY IS N.A.D. 1927. VERTICAL DATUM USED FOR THIS SURVEY IS N.G.V.D. 1929.

7. PROPERTY IS LOCATED PARTIALLY WITHIN THE AREA OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD (ZONE "X"); PARTIALLY WITHIN THE SPECIAL FLOOD HAZARD INUNDATED BY 100-YEAR FLOOD (ZONE "AE"); AND PARTIALLY WITHIN ZONE "X" (AREAS TO BE DETERMINED OUTSIDE 500-YEAR FLOOD PLAIN). THE FOREGOING INFORMATION WAS TAKEN FROM: FIRM, FLOOD INSURANCE RATE MAP, TOWNSHIP OF MOUNT LAUREL NEW JERSEY, BURLINGTON COUNTY, COMMUNITY-PANEL NUMBER 340007 0010 E, EFFECTIVE DATE SEPTEMBER 22, 1999.

8. TRACT 1 CONTAINS A TOTAL OF 236 SPACES, 10 OF WHICH ARE DESIGNATED HANDICAP PARKING SPACES.
   TRACT 2 CONTAINS A TOTAL OF 157 SPACES, 6 OF WHICH ARE DESIGNATED AS HANDICAP PARKING SPACES.

3. REVISED TO SHOW FIELD CONDITIONS AS OF APRIL 29, 2004.
2. REVISED CERTIFICATION: ADDED "CHICAGO TITLE INSURANCE COMPANY" AND REVISED NAME OF ENTITY TO: "ADVANCE AT ATRIUM WAY, LLC", THE SITE WAS NOT REVISITED.
1. SURVEY UPDATED INCLUDING SETTING PROPERTY CORNER MARKERS.

TRACT NUMBER 1
(BLOCK 1300.03, LOT 2.02)

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

BEGINNING at a point in the northwesterly line of a 60.00' foot wide access, storm drainage, sanitary sewer, and water easement, said point being 818.42 feet as measured along said easement line southeasterly, southwardly, and southwestwardly from a point of reverse curvature at the westerly end of a curve (35.00 foot radius) connecting said line with the southerly line of Atrium Way (60.00 feet wide), said point also being common corner to Block 1300.03, Lot 2 and Block 1300.03, Lot 2.02 all as illustrated on a plan entitled "ALTA/ACSM (1999) Land Title Survey, Block 1300.03, Lots 2.02 & 2.03" prepared by Taylor, Wiseman & Taylor dated April, 1997, revised to April 29, 2004 (Dwg.No. 356-17792-B) and from said beginning point runs; thence said Block 1300.03 Lot 2 the following seven courses and distances (1) S.53° 05' 24" W., 103.97 feet to a point; thence (2) S. 49° 02' 02" W., 141.37 feet to a point; thence (3) S. 53° 05' 24" W., 45.00 feet to a point of curvature; thence, on a curve to the right having a radius of 35.00 feet (4) Southwestwardly, Westwardly and Northwestwardly an arc distance of 54.98 feet (the chord of said arc being N. 81° 54' 36" W. 49.50 feet) to a point of tangency; thence (5) N. 36° 54' 36" W., 633.00 feet to a point; thence,(6) N. 53°05' 24" E., 324.99 feet to a point; thence,(7) S. 36° 54' 36" E., 658.00 feet to the point and place of beginning.

SAID ABOVE DESCRIBED tract or parcel of land containing within said bounds 4.937 acres more or less.

Commonly known as 5000 Atrium Way.
Formerly known as Parcel 10-A.

TRACT NUMBER 2
(BLOCK 1300.03, LOT 2.03)

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

BEGINNING at a point common corner to Mount Laurel Township Block 1300.03, Lot 2 and to Mount Laurel Township Block 1300.03, Lot 2.03 said point being in the southeasterly line of a 60' foot wide access,storm drainage, sanitary sewer and water easement, said point being distant southwestwardly 1269.39 feet measured along said easement line from the easterly end of a curve (35 foot radius) connecting the same with the southerly right-of-way line of Atrium Way (60 feet wide) as illustrated on a plan entitled "ALTA/ACSM (1999) Land Title Survey, Block 1300.03, Lots 2.02 & 2.03" prepared by Taylor, Wiseman & Taylor, dated April, 1997 and revised to April 29, 2004 (Dwg.No. 356-17792-B) and from said beginning point runs; thence, along Block 1300.03, Lot 2, passing over the Municipal Boundary Line between Mount Laurel Township and Evesham Township and extending along the northwesterly line of Evesham Township Block 1, Lot 2 (1) S.53°05' 24" W., 304.16 feet to a point corner to said Block 1, Lot 2 and in the northeasterly line of Evesham Township Block 1, Lot 1; thence, along said Lot 1, passing over the aforesaid Municipal Boundary Line and extending along the northeasterly line of Mount Laurel Township Block 1300.03, Lot 7 (2) N. 36° 54' 36" W., 728.00 feet to a point in line of the same and corner to Block 1300.03, Lot 2; thence, along the same (3) N. 53° 05' 24" E., 304.16 feet to a point; thence, along the same (4) S. 36° 54' 36" E., 728.00 feet to the point and place of beginning.

SAID ABOVE DESCRIBED tract of land containing within said bounds a total of 5.083 acres (0.444 acre within Evesham Township and 4.639 acres within Mount Laurel Township);

Being known in the Township of Mount Laurel as Block 1300.03, Lot 2.03 and being undesignated in the Township of Evesham.

Commonly known as 7000 Atrium Way.
Formerly known as Parcel 10-B.

LEGEND

- MANHOLE
- INLET
- CONCRETE HEADWALL
- UTILITY POLE
- FIRE HYDRANT
- SIGN
- EDGE OF WOODS
- SANITARY SEWER
- STORM DRAIN
- WATER MAIN
- WATER VALVE
- TEE
- # OF PARKING SPACES
- HANDICAPPED RAMP
- LIGHT STANDARD
- U.G. UNDER GROUND
- FENCE
- GAS MAIN
- GAS VALVE
- C.L.F. CHAIN LINK FENCE

THE UNDERSIGNED HEREBY CERTIFIES, AS OF APRIL 29, 2004, TO: DEUTSCHE BANC MORTGAGE CAPITAL, L.L.C., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR, FIRST AMERICAN TITLE INSURANCE COMPANY, AND SJS REALTY MANAGEMENT INC. THAT HE IS A DULY LICENSED LAND SURVEYOR OF THE STATE OF NEW JERSEY, THAT THIS PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE THE MINIMUM STANDARDS ESTABLISHED BY SAID STATE FOR SURVEYS AND LAND SURVEYORS AND WITH THE MINIMUM DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING 1999 STANDARDS AND INCLUDES ITEMS 2,3,4,7(a), 7(b)(1),8, 9, 10, & 11(a) OF TABLE A THEREOF; THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS,STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES; THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PREMISES OTHER EASEMENTS OR RIGHTS OF WAY WHICH THE UNDERSIGNED HAS BEEN ADVISED; THERE ARE NO VISIBLE ENCROACHMENTS ONTO ADJOINING PREMISES, EXCEPT AS SHOWN; THERE IS NO VISIBLE EVIDENCE OF SITE WORK, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDING,STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; 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".

N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA28032900
N.J. LICENSED LAND SURVEYOR NO. 21317

5-18-04 JOHN R. DePALMA

REVISIONS		
NO.	DATE:	
1	6/21/01	
2	8/09/01	
3	4/29/04	

ALTA/ACSM (1999) LAND TITLE SURVEY

BLOCK 1300.03, LOTS 2.02 & 2.03
MOUNT LAUREL TOWNSHIP
EVESHAM TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

TAYLOR • WISEMAN & TAYLOR
CONSULTING ENGINEERS • SURVEYORS
PLANNERS • LANDSCAPE ARCHITECTS
124 GAITHER DRIVE, SUITE 150, MT. LAUREL, NJ (856)235-7200

SCALE:	DATE:	DRAWING NO.	SHEET:
1" = 40'	APRIL 1997	356-17792-B	1 OF 1

Q:/CAD/17792/SUR/EV/BL300DIV/ALTA2002D.DGN