

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN SURETY TITLE COMPANY, LLC., COMMITMENT FILE NO.: 74415CD-01, WITH AN EFFECTIVE DATE OF APRIL 26, 2018.

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND PREMISES LYING, BEING AND SITUATE IN VOORHEES TOWNSHIP, CAMDEN COUNTY, AND STATE OF NEW JERSEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

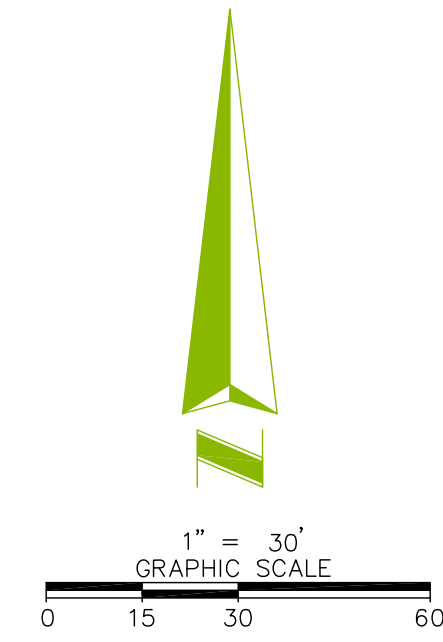
BEGINNING AT A POINT ALONG THE NORTHWESTERLY CURVED RIGHT-OF-WAY LINE OF LAUREL OAK ROAD, SAID POINT BEING 35 FEET FROM THE CENTERLINE OF LAUREL OAK ROAD WHERE MEASURED AT RIGHT ANGLES, SAID POINT ALSO BEING COMMON WITH LOT 10.07, BLOCK 198 ON TAX MAP, TOWNSHIP OF VOORHEES; THENCE

1. ALONG A LINE COMMON WITH SAID LOT 10.07 NORTH 16 DEGREES 37 MINUTES 39 SECONDS EAST A DISTANCE OF 525.85 FEET TO A POINT; THENCE
2. ALONG A LINE DEPARTING THEREFROM SOUTH 43 DEGREES 12 MINUTES 51 SECONDS EAST A DISTANCE OF 253.00 FEET TO A POINT; THENCE
3. ALONG A LINE SOUTH 13 DEGREES 26 MINUTES 07 SECONDS EAST, A DISTANCE OF 340.00 FEET TO A POINT ALONG THE AFOREMENTIONED RIGHT-OF-WAY LINE OF LAUREL OAK ROAD; THENCE
4. ALONG THE SAID RIGHT-OF-WAY LINE OF LAUREL OAK ROAD CURVING TO THE RIGHT WITH A RADIUS OF 776.69 FEET AN ARC DISTANCE OF 407.52 FEET TO A POINT AND PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:
BEING PREMISES NO. 1004 LAUREL OAK ROAD.

BEING BLOCK: 198, LOT: 10.06

BEING THE SAME LAND AND PREMISES WHICH BECAME VESTED IN VONSAR, L.L.C., BY DEED FROM LN LAUREL OAK ASSOCIATES, LLC, DATED 10/31/2000, RECORDED 11/6/2000, IN THE CAMDEN COUNTY CLERK/REGISTER'S OFFICE IN DEED BOOK 5122, PAGE 892.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	776.69'	407.52'	402.86'	S 88°24'14" E	30°03'44"

NOTES CORRESPONDING TO SCHEDULE B

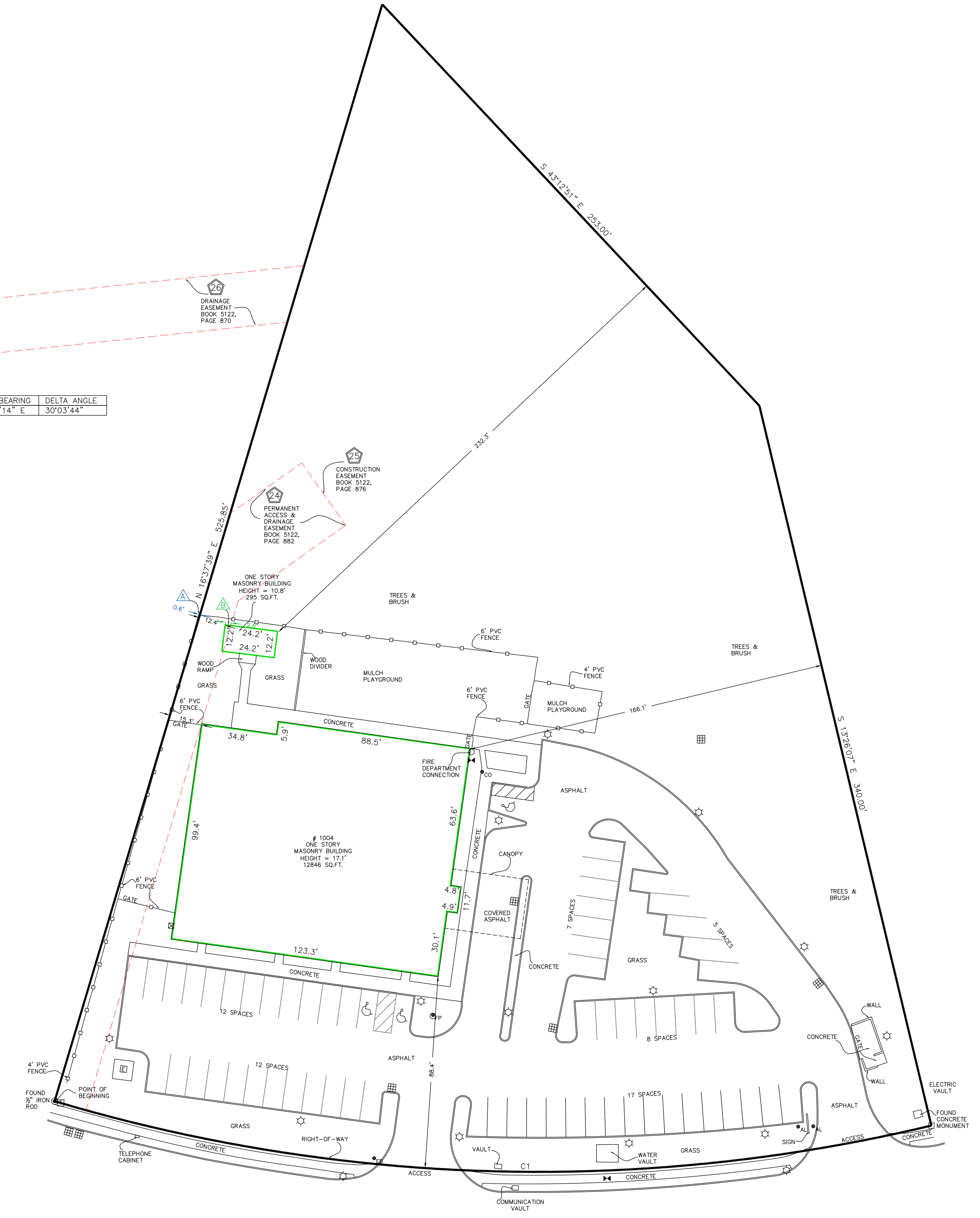
11. Easement as contained in Deed Book 4005, page 35. DOES NOT APPLY OR AFFECT SUBJECT PROPERTY.
12. Easement as contained in Deed Book 4110, page 57. DOCUMENT NOT LEGIBLE.
13. Easement as contained in Deed Book 4228, page 298.1 UNABLE TO PLOT. NO DESCRIPTION PROVIDED IN DOCUMENT.
14. Restrictions as contained in Deed Book 4184, page 119.1 APPLIES AND AFFECTS SUBJECT PROPERTY, AND IS BLANKET IN NATURE.
15. Easement as contained in Deed Book 4165, page 307. APPLIES AND AFFECTS SUBJECT PROPERTY, AND IS BLANKET IN NATURE.
16. Easement as contained in Deed Book 281, page 583. DOCUMENT NOT LEGIBLE.
17. Easement as contained in Deed Book 758, page 337. UNABLE TO PLOT FROM DESCRIPTION IN DOCUMENT.
18. Subject to a 50 foot setback line as shown on filed plan. DOCUMENT NOT PROVIDED.
19. Subject to a Slight Triangle Easement as shown on filed plan. DOCUMENT NOT PROVIDED.
20. Subject to a 15 foot wide Access Easement as shown on filed plan. DOCUMENT NOT PROVIDED.
21. Easement as contained in Deed Book 5208, page 133. UNABLE TO PLOT. NO DESCRIPTION PROVIDED IN DOCUMENT.
22. Developers Agreement as contained in Deed Book 5142, page 905. APPLIES AND AFFECTS SUBJECT PROPERTY, NO SURVEY MATTERS TO PLOT.
23. Maintenance Easement as contained in Deed Book 5122, page 888. APPLIES AND AFFECTS SUBJECT PROPERTY, AND IS BLANKET IN NATURE.
24. Permanent Access and Drainage Easement as contained in Deed Book 5122, page 882. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.
25. Construction Easement as contained in Deed Book 5122, page 876. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.
26. Drainage Easement as contained in Deed Book 5122, page 870. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.
27. Easement as contained in Deed Book 5067, page 423. APPLIES AND AFFECTS SUBJECT PROPERTY, NO SURVEY MATTERS TO PLOT.
28. Declaration of Restrictions for Modified Transition Area as contained in Deed Book 5067, page 418. APPLIES AND AFFECTS SUBJECT PROPERTY, NO SURVEY MATTERS TO PLOT.
29. Developers Agreement as contained in Deed Book 5066, page 272. APPLIES AND AFFECTS SUBJECT PROPERTY, NO SURVEY MATTERS TO PLOT.

LEGEND

- ⊕ = Water Valve
- ⊗ = Gas Meter
- ⊠ = Electric Transformer
- ⊞ = Telephone Riser
- ⊞ = Grate Inlet
- ⊞ = Light Pole
- ⊞ = Area Light
- ⊞ = Sewer Cleanout
- ⊞ = Flag Pole
- ♿ = Handicap Space

STATEMENT OF ENCROACHMENTS

- ⚠ FENCE OFF PROPERTY BY A MAXIMUM OF 0.6'.
- ⚠ BUILDING INTO EASEMENT BY A MAXIMUM OF 2.6'.
- ⚠ XXX



VICINITY MAP
NOT TO SCALE

SHEET 1 OF 1

LAND AREA
130,860± SQUARE FEET
3.004± ACRES

PARKING
REGULAR= 61
HANDICAP= 3
TOTAL= 64

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 340070012E, WHICH BEARS AN EFFECTIVE DATE OF 09-28-07 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF LAUREL OAK RD, WHICH HAS A CHORD BEARING OF S 88°24'14" E ACCORDING TO THE PUBLIC RECORDS OF CAMDEN COUNTY, NEW JERSEY.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO LAUREL OAK RD., A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A NEW JERSEY LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB #
NAME
1004 LAUREL OAK RD.
VOORHEES TOWNSHIP, NJ. 08043

SITE PICTURE

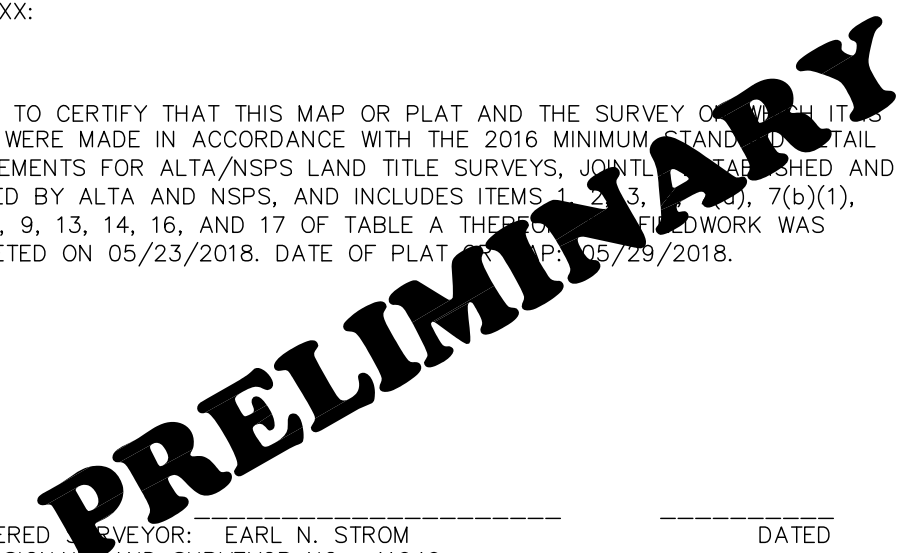
COORDINATED BY:
AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: XXXX:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY OF THE LAND HEREON, IS BASED UPON THE DATA AND FIELD NOTES PROVIDED BY THE CLIENT AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD SURVEYING PRACTICES AND REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, UNTIL OTHERWISE SPECIFIED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 17 OF TABLE A, THE SURVEY WORK WAS COMPLETED ON 05/23/2018. DATE OF PLAT: 05/23/2018.

REGISTERED SURVEYOR: EARL N. STROM
PROFESSIONAL LAND SURVEYOR NO.: 41640
STATE OF NEW JERSEY



SURVEYED BY:	DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 18-05-002
CSSI Commercial Surveying Specialists, Inc. 357 6th Avenue West Bridgewater, NJ 08802 (405) 202-3001				SCALE: 1" = 30'
				DRAWN BY: ECS
				APPROVED BY: ENS