

NOTES:

- ELEVATION DATUM IS NAVD 1988.
- BLOCK AND LOT NUMBERS SHOWN ARE FROM SHEET #271 OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, N.J.
- SUBJECT TO EASEMENTS AS CONTAINED IN STEWART TITLE GUARANTY COMPANY, SCHEDULE B - SECTION 2, COMMITMENT NO. 989-25171, DATED 3/5/2009 AS FOLLOWS:
 - EASEMENT AS CONTAINED IN DEED BOOK 3110, PAGE 1118.
 - EASEMENT AS CONTAINED IN DEED BOOK 3110, PAGE 1126.
 - EASEMENT AS CONTAINED IN DEED BOOK 4270, PAGE 258.
 - RIGHT OF WAY AS CONTAINED IN DEED BOOK 4301, PAGE 591.
- DECLARATION OF RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATIONS OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN DEED BOOK 5155, PAGE 298.

MODIFICATION OF DECLARATION OF RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATIONS OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN DEED BOOK 5239, PAGE 541.

JOINER IN DECLARATION OF RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATIONS OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN DEED BOOK 5236, PAGE 294.
- STREAM ENCROACHMENT FRESHWATER WETLANDS PERMIT AS CONTAINED IN DEED BOOK 7630, PAGE 1223.
- DECLARATION OF RESTRICTION FOR FRESHWATER WETLAND AREA (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATIONS OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN DEED BOOK 8850, PAGE 35.
- GRANT OF CONSERVATION RESTRICTION/EASEMENT (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATIONS OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN DEED BOOK 8951, PAGE 1215.
- SUBJECT TO A 4 FOOT WIDE FUTURE ROAD WIDENING EASEMENT AS SHOWN ON FILED PLAN.
- SUBJECT TO A 20 FOOT WIDE STORM DRAINAGE EASEMENT AS SHOWN ON FILED PLAN.
- SUBJECT TO A 100 YEAR FLOOD ENCROACHMENT LINE AS SHOWN ON FILED PLAN.
- SAD DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "I-1" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 340070028E WITH A DATE OF IDENTIFICATION OF SEPTEMBER 28, 2007, COMMUNITY PANEL NO. 02 OF 305, IN CAMDEN COUNTY STATE OF NEW JERSEY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- SURVEY REFERENCE:
 - A PLAN ENTITLED "ALTA/ACSM (1995) LAND TITLE SURVEY, PLATE 271, BLOCK 468.03, LOT 2, 87 CARNEGIE PLAZA, CHERRY HILL TOWNSHIP, CAMDEN COUNTY, NEW JERSEY, PREPARED BY TAYLOR, WISMAN & TAYLOR, DATED FEBRUARY 24, 2004 & REVISED TO 3-18-04, DRAWING NO. 387-20139, SHEET 1 OF 1.
 - A PLAN ENTITLED "PLAN OF SUBDIVISION, PLATE 55, BLOCK 468, LOT 3, CHERRY HILL TOWNSHIP, CAMDEN COUNTY, NEW JERSEY, PREPARED BY HOWARTH, BENHKS & GORDON ASSOCIATES, DATED 4, MAY, 1982, DRAWING NO. HS-24-36-240, BLOCK 373, PAGE 7.

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | |
|------------------------|---------------------------|-----------|
| TREELINE/WOODS | POINT OF BEGINNING | SIGN/POST |
| DECIDUOUS TREE | GAS METER | P.O.B. |
| PIKE TREE | WATER METER | CONCRETE |
| SHRUB/BUSH | MARSHY AREA | BUILDING |
| STOCKADE FENCE | FOUND. CONCRETE MONUMENT | |
| CHAIN LINK FENCE | SET CONCRETE MONUMENT | |
| WIRE FENCE | FOUND. IRON PIN | |
| METAL/RAIL FENCE | IRON PIN W/ CAP TO BE SET | |
| INTERIOR LOT LINE | FOUND. STONE | |
| ENTH DRIVE | POWER POLE | |
| CENTERLINE OF STREAM | LIGHT POLE | |
| BOUNDARY LINE | INLET | |
| OVERHEAD WIRE | SANITARY/STORM MANHOLE | |
| SEWER MAIN LINE | WATER VALVE/DAS VALVE | |
| STORM SEWER LINE | FIRE HYDRANT | |
| ELECTRIC LINE | SEWER VENT/CLEANOUT | |
| TELEPHONE LINE | FLAG POLE | |
| GAS LINE | BOLLARD | |
| MINOR CONTOUR | SOIL BORING | |
| MAJOR CONTOUR | NUMBER OF PARKING SPACES | |
| TOWNSHIP LINE | HANDICAP PARKING | |
| WETLANDS LINE/FLAG NO. | CONCRETE | |
| | BUILDING | |

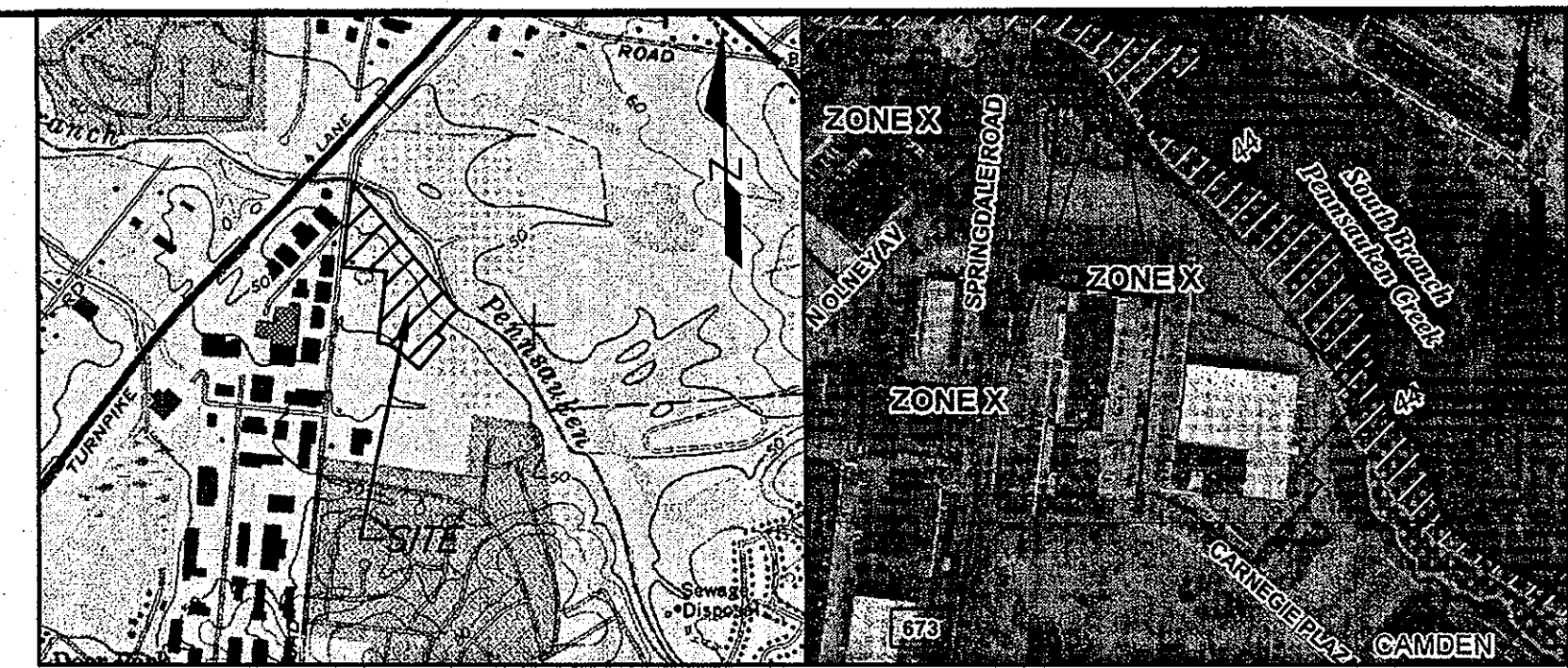
BUILDING OFFSETS:

ALL BUILDING OFFSETS ARE TO THE FACE OF THE SIDING UNLESS OTHERWISE NOTED, AND ARE SHOWN FOR THE PURPOSE OF CHECKING ZONING AND DEED RESTRICTIONS. NO RESPONSIBILITY OR LIABILITY SHALL BE ASSUMED BY THIS SURVEYOR IF THEY ARE USED FOR ANY OTHER PURPOSES.

THIS PLAN DOES NOT SHOW, OR INTEND TO SHOW, ANY NON-RECORDED EASEMENTS OR RIGHTS.

UTILITY NOTES:

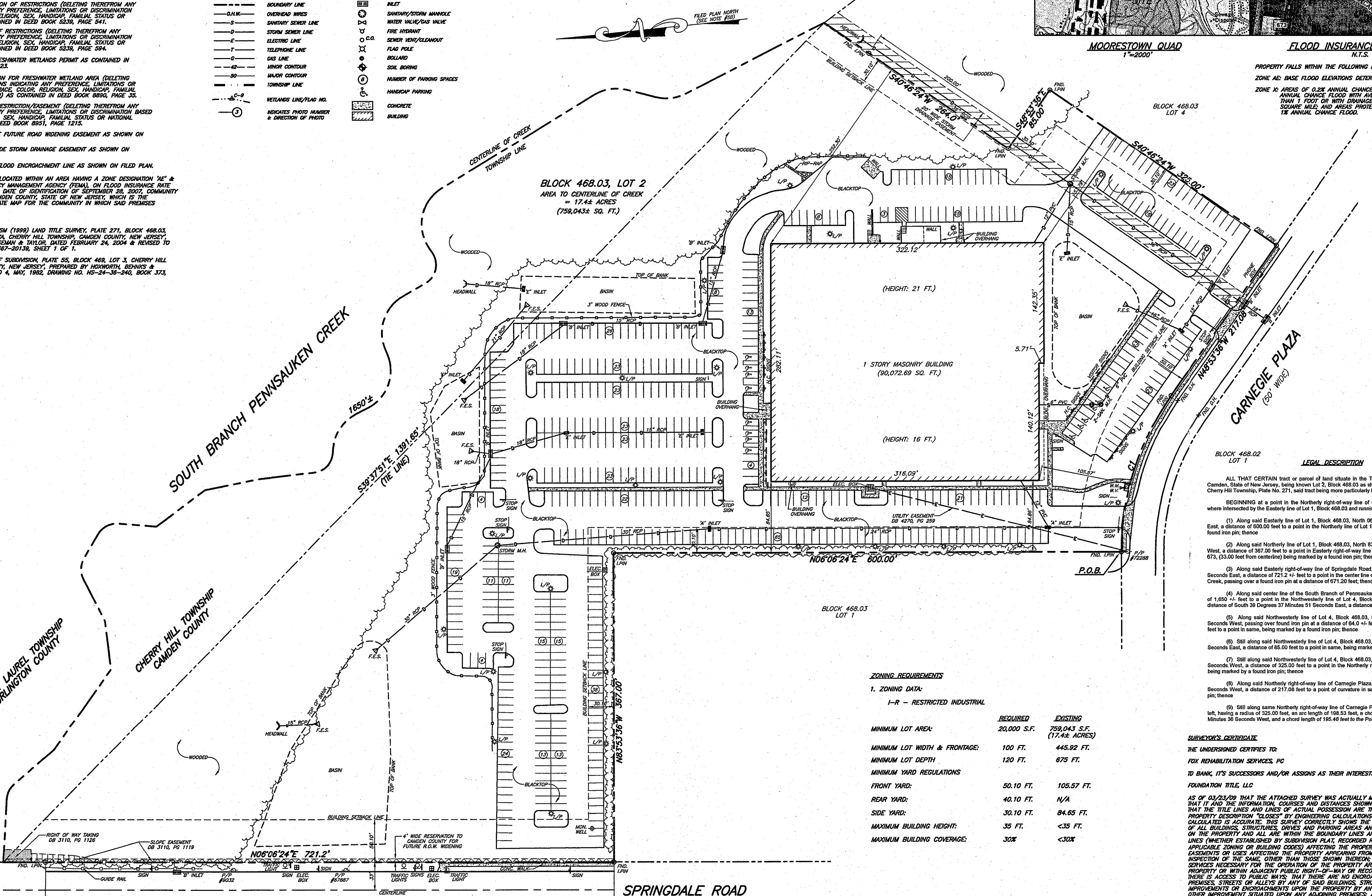
UTILITIES SHOWN HERE ON WERE OBSERVED IN THE FIELD. NO ATTEMPT WAS MADE TO LOCATE THE UNDERGROUND UTILITIES WHICH MAY EXIST ON THE PROPERTY. PRIOR TO ANY EXCAVATION, CONTRACTORS SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION.



MOORESTOWN QUAD 1"=2000'
FLOOD INSURANCE RATE MAP N.T.S.

PROPERTY FALLS WITHIN THE FOLLOWING FLOOD HAZARD AREAS:
 ZONE AE: BASE FLOOD ELEVATIONS DETERMINED
 ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AVERAGE DEPTHS OF 1 TO 3 FEET PER SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BLOCK 468.03, LOT 2
 AREA TO CENTERLINE OF CREEK
 = 17.4± ACRES
 (759,043± SQ. FT.)



LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land situate in the Township of Cherry Hill, County of Camden, State of New Jersey, being known as Lot 2, Block 468.03 as shown on the official Tax Map of the Cherry Hill Township, Plate No. 271, said tract being more particularly bounded and described as follows:

BEGINNING at a point in the Northernly right-of-way line of Carnegie Plaza, (50.00 feet wide) where intersected by the Eastern line of Lot 1, Block 468.03, and running:

- Along said Eastern line of Lot 1, Block 468.03, North 06 Degrees 06 Minutes 24 Seconds East, a distance of 600.00 feet to a point in the Northernly line of Lot 1, Block 468.03, being marked by a found iron pin; thence
- Along said Northernly line of Lot 1, Block 468.03, North 83 Degrees 53 Minutes 36 Seconds West, a distance of 587.00 feet to a point in the Eastern right-of-way line of Springdale Road, County Route 673, (33.00 feet from centerline) being marked by a found iron pin; thence
- Along said Eastern right-of-way line of Springdale Road, North 06 Degrees 06 Minutes 24 Seconds East, a distance of 721.2 +/- feet to a point in the center line of the South Branch of Pennsauken Creek, passing over a found iron pin at a distance of 671.20 feet; thence
- Along said center line of the South Branch of Pennsauken Creek, Southeastly, a distance of 1,850 +/- feet to a point in the Northwestly line of Lot 4, Block 468.03, having a tie bearing and distance of South 39 Degrees 37 Minutes 51 Seconds East, a distance of 1,391.65 feet; thence
- Along said Northwestly line of Lot 4, Block 468.03, South 40 Degrees 46 Minutes 24 Seconds West, passing over found iron pin at a distance of 64.0 +/- feet and a total distance of 284.0 +/- feet to a point in same, being marked by a found iron pin; thence
- Still along said Northwestly line of Lot 4, Block 468.03, South 48 Degrees 53 Minutes 36 Seconds East, a distance of 65.00 feet to a point in same, being marked by a found iron pin; thence
- Still along said Northwestly line of Lot 4, Block 468.03, South 40 Degrees 46 Minutes 24 Seconds West, a distance of 325.00 feet to a point in the Northernly right-of-way line of Carnegie Plaza, being marked by a found iron pin; thence
- Along said Northernly right-of-way line of Carnegie Plaza, North 48 Degrees 53 Minutes 36 Seconds West, a distance of 217.00 feet to a point of curvature in same, being marked by a found iron pin; thence
- Still along same Northernly right-of-way line of Carnegie Plaza, along a curve, curving to the left, having a radius of 325.00 feet, an arc length of 198.53 feet, a chord bearing of North 06 Degrees 23 Minutes 36 Seconds West, and a chord length of 195.46 feet to the Point and Place of Beginning.

ZONING REQUIREMENTS

1. ZONING DATA:
 I-R - RESTRICTED INDUSTRIAL

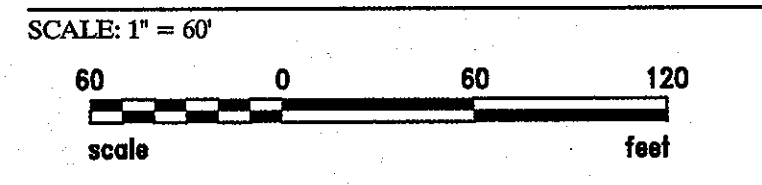
	REQUIRED	EXISTING
MINIMUM LOT AREA:	20,000 S.F.	759,043 S.F. (17.4± ACRES)
MINIMUM LOT WIDTH & FRONTAGE:	100 FT.	445.92 FT.
MINIMUM LOT DEPTH:	120 FT.	675 FT.
MINIMUM YARD REGULATIONS		
FRONT YARD:	50.10 FT.	105.57 FT.
REAR YARD:	40.10 FT.	N/A
SIDE YARD:	30.10 FT.	84.65 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.	<35 FT.
MAXIMUM BUILDING COVERAGE:	30%	<30%

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED CERTIFIES TO:
 FOX REHABILITATION SERVICES, PC
 TO BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
 FOUNDATION TITLE, LLC

AS OF 03/23/09 THAT THE ATTACHED SURVEY WAS ACTUALLY MADE UPON THE GROUND; THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE PROPERTY DESCRIPTION "CLOSES" BY ENGINEERING CALCULATIONS AND THE LAND AREA CALCULATED IS ACCURATE; THIS SURVEY CORRECTLY SHOWS THE LOCATION AND TYPE OF ALL BUILDINGS, DRIVEWAYS, DRIVES AND PARKING AREAS AND OTHER IMPROVEMENTS ON THE PROPERTY AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES (WHETHER ESTABLISHED BY SUBDIVISION PLAN, RECORDED RESTRICTIONS OR APPLICABLE ZONING OR BUILDING CODES) AFFECTING THE PROPERTY; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME OTHER THAN THOSE SHOWN THEREON; THAT ALL UTILITY SERVICES NECESSARY FOR THE OPERATION OF THE PROPERTY ARE PRESENT ON THE PROPERTY OR WITHIN ADJACENT PUBLIC RIGHT-OF-WAY OR RECORDED EASEMENTS; THAT THERE IS ACCESS TO PUBLIC WAYS THAT THERE ARE NO ENCROACHMENTS ON ADJACENT PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS OR ENRIGHTENED USES UPON ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENT SITUATED UPON ANY ADJACENT PREMISES; AND THAT THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA SHOWN ON ANY U.S. DEPARTMENT OF HUD FLOOD INSURANCE BOUNDARY MAP OR SPECIAL FLOOD HAZARD AREA MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS SURVEY WAS MADE ACCORDING WITH THE "MINIMUM STANDARD DETAIL REQUIREMENT FOR ALTA/ACSM LAND TITLE SURVEYS" WHICH IS ESTABLISHED BY ALTA, ACSM AND NPS IN 2005.

ALTA / ACSM LAND TITLE SURVEY



LOT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	325.00'	198.53'	N66°23'36" W	195.46'	34°59'59"	102.47'

BACH Associates, PC
 ENGINEERS • ARCHITECTS • PLANNERS

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 Fax: 856-546-8612
 www.BachDesignGroup.com

JAMES A. CONWAY JR., PLS
 N.J. PROFESSIONAL LAND SURVEYOR No. GS 43235

3/23/09

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

ALTA / ACSM LAND TITLE SURVEY
BLOCK 468.03, LOT 2
 TAX MAP SHEET #271
 CHERRY HILL TOWNSHIP
 CAMDEN COUNTY, NEW JERSEY

ALL DOCUMENTS PREPARED BY BACH ASSOCIATES, PC ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BACH ASSOCIATES, PC FOR THE SPECIFIC PURPOSES INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BACH ASSOCIATES, PC AND OTHER SMALL INDEMNIFY AND HOLD HARMLESS BACH ASSOCIATES, PC FROM ALL DAMAGES, DAMAGES LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS

NO.	DESCRIPTION	DATE

ALTA / ACSM LAND TITLE SURVEY

JOB NO: 2677-1	DESIGNED BY: LML
DATE: 03/23/09	DRAWN BY: JAC, JR.
SCALE: 1"=60'	CHECKED BY: JAC, JR.
DRAWING NUMBER:	

ALTA-1