

EXHIBIT "A"
BLOCK 402 LOT 30 (TRACT 3)

ALL THAT CERTAIN TRACT, LOT OR PARCEL OF LAND AND PREMISES LYING, SITUATE AND BEING IN THE CITY OF ATLANTIC CITY, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY, BEING LOT 30 OF BLOCK 402 AS APPEARS ON THE OFFICIAL TAX MAP OF THE CITY OF ATLANTIC CITY, SHEET 72 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A POINT IN THE NORTHERLY LINE OF BALTIMORE AVENUE (60' WIDE), SAID POINT BEING NORTH 62 DEGREES 25 MINUTES 48 SECONDS EAST A DISTANCE OF 119.50 FEET FROM WHAT WOULD BE THE CENTERLINE OF KENTUCKY AVENUE (60' WIDE), AND EXTENDING THENCE:
- NORTH 27 DEGREES 34 MINUTES 12 SECONDS WEST A DISTANCE OF 150.00 FEET TO A POINT IN THE SOUTHERLY LINE OF HOBSON STREET (20' WIDE), THENCE
 - NORTH 62 DEGREES 25 MINUTES 48 SECONDS EAST ALONG SAID LINE OF HOBSON STREET A DISTANCE OF 75.00 FEET TO A POINT, THENCE
 - SOUTH 27 DEGREES 34 MINUTES 12 SECONDS EAST A DISTANCE OF 150.00 FEET TO A POINT IN THE NORTHERLY LINE OF BALTIMORE AVENUE, THENCE
 - SOUTH 62 DEGREES 25 MINUTES 48 SECONDS WEST ALONG SAID LINE OF BALTIMORE AVENUE A DISTANCE OF 75.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THE PROPERTY SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN THE LEGAL DESCRIPTION OF THE TITLE REPORT.

SURVEYOR'S DESCRIPTION
BLOCK 402 LOT 30 (TRACT 3)

ALL THAT CERTAIN TRACT, LOT OR PARCEL OF LAND AND PREMISES LYING, SITUATE AND BEING IN THE CITY OF ATLANTIC CITY, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY, BEING LOT 30 OF BLOCK 402 AS APPEARS ON THE OFFICIAL TAX MAP OF THE CITY OF ATLANTIC CITY, SHEET 72 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A POINT IN THE NORTHERLY LINE OF BALTIMORE AVENUE (60' WIDE), SAID POINT BEING NORTH 62 DEGREES 25 MINUTES 48 SECONDS EAST A DISTANCE OF 119.50 FEET FROM WHAT WOULD BE THE CENTERLINE OF KENTUCKY AVENUE (60' WIDE), AND EXTENDING THENCE:
- NORTH 27 DEGREES 33 MINUTES 09 SECONDS WEST A DISTANCE OF 150.00 FEET TO A POINT IN THE SOUTHERLY LINE OF HOBSON STREET (20' WIDE), THENCE
 - NORTH 62 DEGREES 25 MINUTES 51 SECONDS EAST ALONG SAID LINE OF HOBSON STREET A DISTANCE OF 75.00 FEET TO A POINT, THENCE
 - SOUTH 27 DEGREES 33 MINUTES 09 SECONDS EAST A DISTANCE OF 150.00 FEET TO A POINT IN THE NORTHERLY LINE OF BALTIMORE AVENUE, THENCE
 - SOUTH 62 DEGREES 25 MINUTES 51 SECONDS WEST ALONG SAID LINE OF BALTIMORE AVENUE A DISTANCE OF 75.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THE PROPERTY SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN THE LEGAL DESCRIPTION OF THE TITLE REPORT.

EXHIBIT "A"
BLOCK 402 LOT 37 (TRACT 6)

BEGINNING AT A POINT IN THE NORTHERLY LINE OF HOBSON STREET (20' WIDE) SAID POINT BEING NORTH 62 DEGREES 25 MINUTES 48 SECONDS EAST A DISTANCE OF 144.50 FEET FROM WHAT WOULD BE THE CENTERLINE OF KENTUCKY AVENUE, AND EXTENDING THENCE:

- NORTH 62 DEGREES 25 MINUTES 48 SECONDS EAST ALONG SAID LINE OF HOBSON STREET A DISTANCE OF 50.00 FEET TO A POINT, THENCE
- NORTH 27 DEGREES 34 MINUTES 12 SECONDS WEST A DISTANCE OF 25.57 FEET TO A POINT, THENCE
- SOUTH 70 DEGREES 25 MINUTES 19 SECONDS WEST A DISTANCE OF 50.49 FEET TO A POINT, THENCE
- SOUTH 27 DEGREES 34 MINUTES 12 SECONDS EAST A DISTANCE OF 32.59 FEET TO THE POINT AND PLACE OF BEGINNING.

THE PROPERTY SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN THE LEGAL DESCRIPTION OF THE TITLE REPORT.

SURVEYOR'S LEGAL DESCRIPTION
BLOCK 402 LOT 37 (TRACT 6)

BEGINNING AT A POINT IN THE NORTHERLY LINE OF HOBSON STREET (20' WIDE) SAID POINT BEING NORTH 62 DEGREES 25 MINUTES 48 SECONDS EAST A DISTANCE OF 144.50 FEET FROM WHAT WOULD BE THE CENTERLINE OF KENTUCKY AVENUE, AND EXTENDING THENCE:

- NORTH 62 DEGREES 25 MINUTES 51 SECONDS EAST ALONG SAID LINE OF HOBSON STREET A DISTANCE OF 50.00 FEET TO A POINT, THENCE
- NORTH 27 DEGREES 33 MINUTES 09 SECONDS WEST A DISTANCE OF 25.57 FEET TO A POINT, THENCE
- SOUTH 70 DEGREES 26 MINUTES 22 SECONDS WEST A DISTANCE OF 50.49 FEET TO A POINT, THENCE
- SOUTH 27 DEGREES 33 MINUTES 09 SECONDS EAST A DISTANCE OF 32.59 FEET TO THE POINT AND PLACE OF BEGINNING.

THE PROPERTY SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN THE LEGAL DESCRIPTION OF THE TITLE REPORT.

EXHIBIT "A"
BLOCK 402 LOT 38 (TRACT 7)

BEGINNING AT A POINT IN THE NORTHERLY LINE OF HOBSON STREET (20' WIDE) SAID POINT BEING NORTH 62 DEGREES 25 MINUTES 48 SECONDS EAST A DISTANCE OF 94.50 FEET FROM WHAT WOULD BE THE CENTERLINE OF KENTUCKY AVENUE, AND EXTENDING THENCE:

- NORTH 62 DEGREES 25 MINUTES 48 SECONDS EAST ALONG SAID LINE OF HOBSON STREET A DISTANCE OF 50.00 FEET TO A POINT, THENCE
- NORTH 27 DEGREES 34 MINUTES 12 SECONDS WEST A DISTANCE OF 32.59 FEET TO A POINT, THENCE
- SOUTH 70 DEGREES 26 MINUTES 00 SECONDS WEST A DISTANCE OF 50.49 FEET TO A POINT, THENCE
- SOUTH 27 DEGREES 34 MINUTES 12 SECONDS EAST A DISTANCE OF 38.62 FEET TO THE POINT AND PLACE OF BEGINNING.

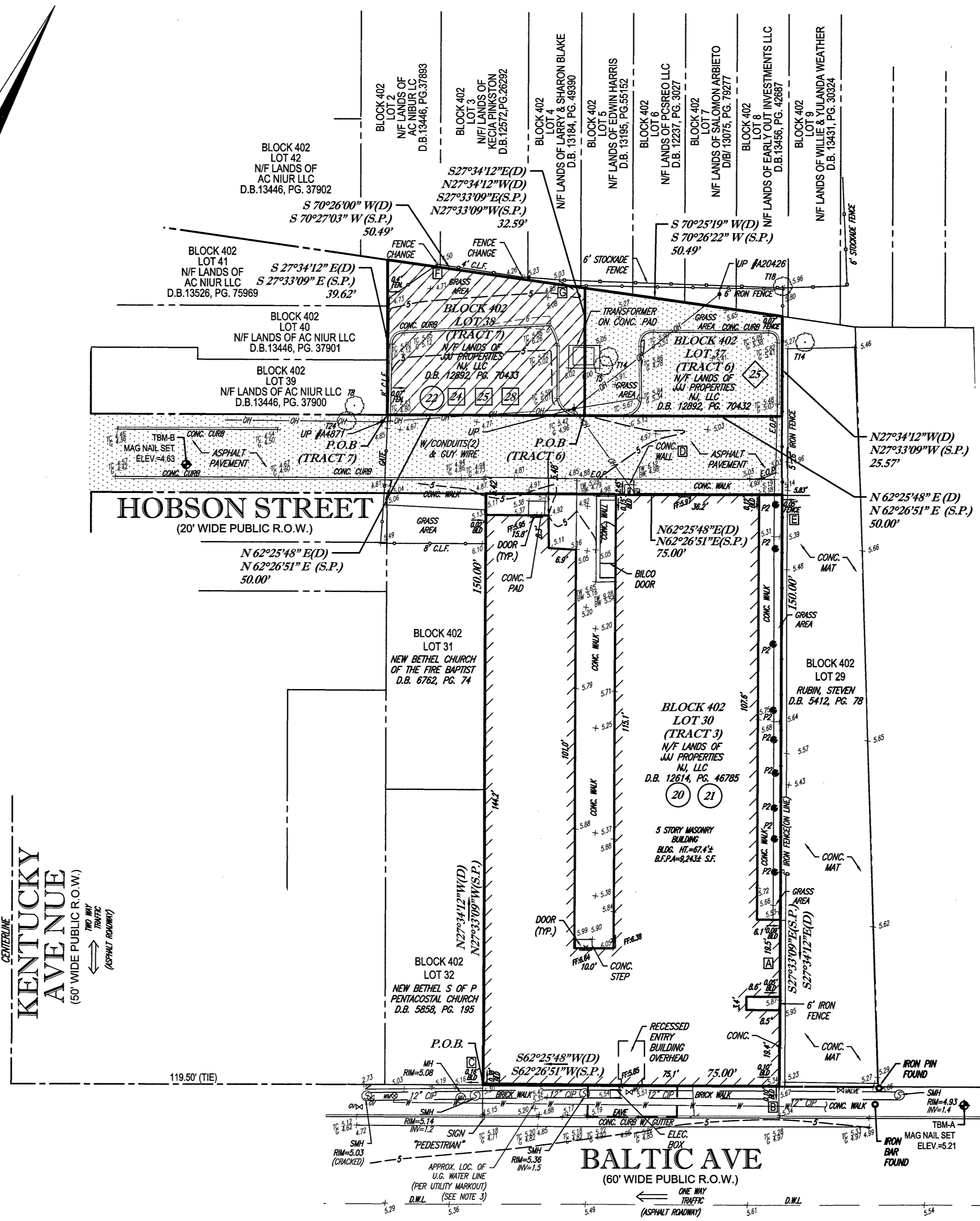
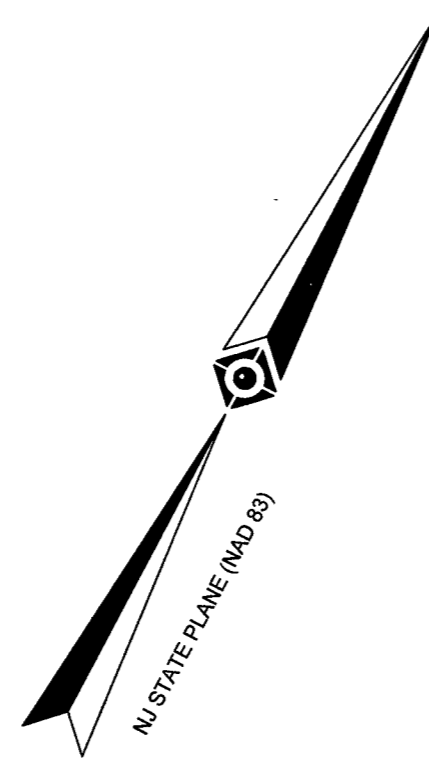
THE PROPERTY SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN THE LEGAL DESCRIPTION OF THE TITLE REPORT.

SURVEYOR'S LEGAL DESCRIPTION
BLOCK 402 LOT 38 (TRACT 7)

BEGINNING AT A POINT IN THE NORTHERLY LINE OF HOBSON STREET (20' WIDE) SAID POINT BEING NORTH 62 DEGREES 25 MINUTES 48 SECONDS EAST A DISTANCE OF 94.50 FEET FROM WHAT WOULD BE THE CENTERLINE OF KENTUCKY AVENUE, AND EXTENDING THENCE:

- NORTH 62 DEGREES 25 MINUTES 51 SECONDS EAST ALONG SAID LINE OF HOBSON STREET A DISTANCE OF 50.00 FEET TO A POINT, THENCE
- NORTH 27 DEGREES 33 MINUTES 09 SECONDS WEST A DISTANCE OF 32.59 FEET TO A POINT, THENCE
- SOUTH 70 DEGREES 27 MINUTES 03 SECONDS WEST A DISTANCE OF 50.49 FEET TO A POINT, THENCE
- SOUTH 27 DEGREES 33 MINUTES 09 SECONDS EAST A DISTANCE OF 38.62 FEET TO THE POINT AND PLACE OF BEGINNING.

THE PROPERTY SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN THE LEGAL DESCRIPTION OF THE TITLE REPORT.



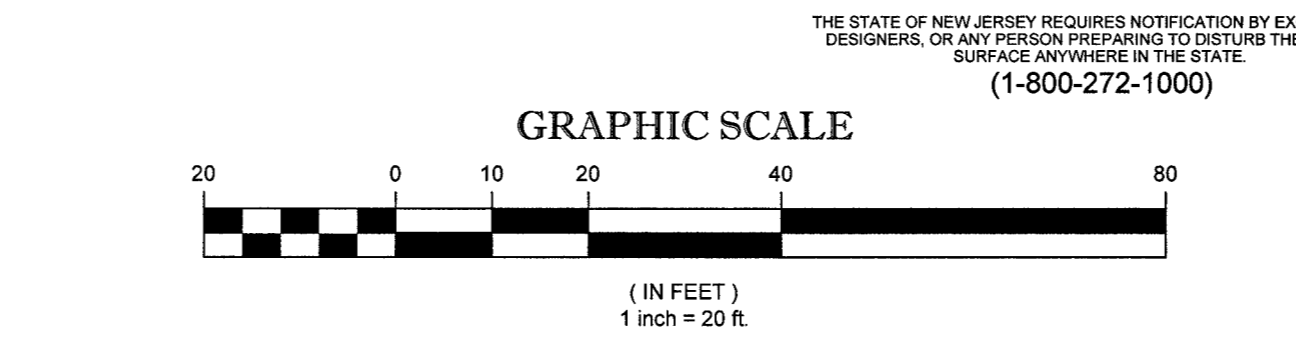
LEGEND

124	EXISTING CONTOUR	SMH	SANITARY/SEWER MANHOLE
125	EXISTING SPOT ELEVATION	MH	UNKNOWN MANHOLE
X 123.45	EXIST. TOP OF CURB ELEVATION	UP / -	UTILITY POLE
X G 122.95	EXIST. GUTTER ELEVATION	—	GUY WIRE
X TW 123.45	EXIST. TOP OF WALL ELEVATION	—	SIGN
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION	—	CATCH BASIN OR INLET
X FF 123.45	EXIST. FINISHED FLOOR ELEVATION	—	DECIDUOUS TREE & TRUNK SIZE
OH	OVERHEAD WIRES	—	CONIFEROUS TREE & TRUNK SIZE
C	APPROX. LOC. UNDERGROUND GAS LINE	CLF	CHAIN LINK FENCE
S	APPROX. LOC. UNDERGROUND SAN. LINE	E.O.P.	EDGE OF PAVEMENT
W	APPROX. LOC. UNDERGROUND WATER LINE	LSA	LANDSCAPED AREA
WV	WATER VALVE	(TP)	TYPICAL
WM	WATER METER	HT	HEIGHT
WVLE	UNKNOWN VALVE	BLDG.	BUILDING
GV	GAS VALVE	B.F.P.A.	BUILDING FOOTPRINT AREA
GM	GAS METER	D.M.L.	DASHED WHITE LINE
EM	ELECTRIC METER		
PL	PROPERTY LINE		
AD	ADJOINER LINE		

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 182253098

UTILITY COMPANY

ATLANTIC CITY SEWERAGE COMPANY	PHONE NUMBER
CITY OF ATLANTIC CITY	(800) 345-0131
ATLANTIC CITY MUNICIPAL UTILIT	(800) 347-5300
ATLANTIC CITY ELECTRIC	(800) 641-0024
VERIZON	(800) 625-6928
COMCAST CABLEVISION OF SOUTH JERSEY	(732) 409-2722
SOUTH JERSEY GAS COMPANY	(800) 266-2278
	(800) 561-9000



THIS SURVEY IS CERTIFIED TO:
CITIBANK, N.A. AND ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
SINCE LIBERTY, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
BLUEHUB LOAN FUND, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7, 8, 9, 11, 13, 16, 17, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8-21-2018.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION

JAMES A. CONWAY JR.
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24G504323500
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24G247938600

DATE: 1-29-2019

TABLE OF POSSIBLE ENCROACHMENTS

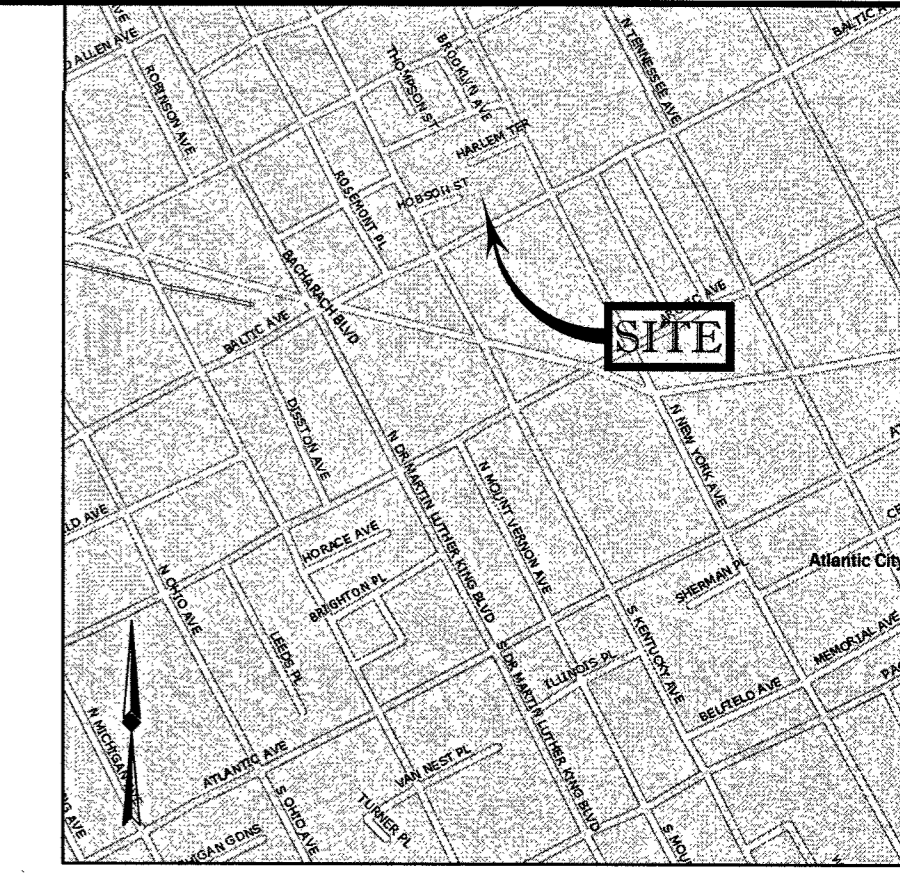
- BUILDING CROSSING EASTERLY PROPERTY LINE OF LOT 30 BLOCK 402
- BUILDING CROSSING SOUTHERLY PROPERTY LINE OF LOT 30 BLOCK 402
- BUILDING CROSSING WESTERLY PROPERTY LINE OF LOT 30 BLOCK 402
- CONC. WALL CROSSING NORTHERLY PROPERTY LINE OF LOT 30 BLOCK 402
- IRON FENCE CROSSING EASTERLY PROPERTY LINE OF LOT 30 BLOCK 402
- IRON FENCE CROSSING NORTHERLY PROPERTY LINE OF LOT 38 BLOCK 402
- CHAIN LINK FENCE CROSSING NORTHERLY PROPERTY LINE OF LOT 38 BLOCK 402

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

- NOTES:**
- PROPERTY KNOWN AS LOTS 30, 37, AND 38 OF BLOCK 402 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF ATLANTIC CITY ATLANTIC COUNTY, NEW JERSEY.
 - AREA LOT 30= 11,250 SQ. FT. OR 0.258 AC.
AREA LOT 37= 1,454 SQ. FT. OR 0.033 AC.
AREA LOT 38= 1,805 SQ. FT. OR 0.041 AC.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE ANY EXCAVATION IS TO BEGIN. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-809506-8051, WITH AN EFFECTIVE DATE OF 12-05-2018. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

- (TRACT 3)
- EASEMENT AS CONTAINED IN DEED BOOK 3441, PAGE 1 - ATLANTIC CITY ELECTRIC EASEMENT FOR HOBSON STREET, (HATCHED AREA), SHOWN HEREON
 - RESTRICTIONS AS SET FORTH IN DEED BOOK 3336, PAGE 31 - PARKING USE ON LOT 38, (HATCHED AREA) SHOWN HEREON
 - EASEMENT AS CONTAINED IN DEED BOOK 3455, PAGE 1. ATLANTIC CITY ELECTRIC EASEMENT FOR LOT 38, (HATCHED AREA), SHOWN HEREON
- (TRACT 6)
- DEED OF EASEMENT AND RESTRICTIVE COVENANT FOR EXTENDED LOW-INCOME OCCUPANCY AS SET FORTH IN DEED BOOK 5946, PAGE 188 - NOT SURVEY RELATED
- (TRACT 7)
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN DEED BOOK 3404 PAGE 113. PARKING USE ON LOT 38, (HATCHED AREA) SHOWN HEREON
 - DEED OF EASEMENT AND RESTRICTIVE COVENANT FOR EXTENDED LOW-INCOME OCCUPANCY AS SET FORTH IN DEED BOOK 5946, PAGE 188 - NOT SURVEY RELATED
 - UTILITY EASEMENT AS SET FORTH IN DEED BOOK 3455 PAGE 1. ATLANTIC CITY ELECTRIC EASEMENT FOR LOT 38, (HATCHED AREA), SHOWN HEREON
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE A8 (AREAS OF 100 YEAR FLOOD, (EL. 10)) PER REF. #2
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS ARE BASED UPON NAVD 88 PER GPS OBSERVATIONS UTILIZING THE KEYSTONE KEYNET VRS NETWORK.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - WAVIVER OF SETTING CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-6.2
 - THERE WERE NO STRIPED PARKING SPACES OBSERVED AT TIME OF SURVEY.
 - NO CEMETERIES OR BURIAL GROUNDS OBSERVED AT TIME OF SURVEY.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF THE CITY OF ATLANTIC CITY ATLANTIC COUNTY, NEW JERSEY, SHEET #72.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM. FIRM. FLOOD INSURANCE RATE MAP. CITY OF ATLANTIC CITY, NEW JERSEY ATLANTIC COUNTY, PANEL 5 OF 5", COMMUNITY-PANEL NUMBER 45278 0005 D, MAP REVISED: 8-15-1983.
 - MAP ENTITLED "ATLANTIC CITY ATLANTIC COUNTY, NEW JERSEY PLAN OF SURVEY BLOCK 402, LOT 30" PREPARED BY POLISTINA & ASSOCIATES, DATED 7-28-2008.



VICINITY MAP
©2008 DeLorme. Street Atlas USA

2	REVISED PER CLIENT COMMENT	-	M.T.B.	J.A.C.	1-29-19	
1	REVISED PER NEW TITLE	-	E.R.	J.A.C.	12-17-18	
No.	DESCRIPTION OF REVISION		FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	ALTA/NSPS LAND TITLE SURVEY					
FIELD BOOK NO.	WINNDEVELOPMENT					
FIELD BOOK PG.	1519 BALTIMORE AVENUE LOTS 30, 37, 38 / BLOCK 402 CITY OF ATLANTIC CITY, ATLANTIC COUNTY STATE OF NEW JERSEY					
FIELD CREW	CONTROL POINT ASSOCIATES, INC.					
DRAWN	WARREN NJ 908.668.0099 CHALFONTE PA 610.332.0080 MANHATTAN NY 646.300.0411 LONG ISLAND NY 631.360.2640 SOUTH BOROUGHS MA 508.648.3000					
REVIEWED	DATE	SCALE	FILE NO.	DWS NO.		
M.T.T.	J.A.C.	9-14-2018	1"=20'	05-180249	1 OF 1	

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