

EXHIBIT "A"
LOT 1 BLOCK 290 (TRACT 1)

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, SHEET LOT 1 OF BLOCK 290 AS APPEARS ON THE OFFICIAL TAX MAP OF THE CITY OF ATLANTIC CITY, SHEET 48 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF ARCTIC AVENUE (60' WIDE) WHERE SAME IS INTERSECTED BY THE EASTERLY LINE OF DR. MARTIN LUTHER KING, JR. BOULEVARD (90' WIDE), AND EXTENDING THENCE

- NORTH 62 DEGREES 25 MINUTES 48 SECONDS EAST ALONG THE SOUTHERLY LINE OF ARCTIC AVENUE A DISTANCE OF 165.00 FEET TO A POINT IN THE WESTERLY LINE OF MT. VERNON AVENUE (20' WIDE), THENCE
- SOUTH 27 DEGREES 34 MINUTES 12 SECONDS EAST ALONG SAID LINE OF MT. VERNON AVENUE A DISTANCE OF 205.00 FEET TO A POINT, THENCE
- SOUTH 82 DEGREES 25 MINUTES 48 SECONDS WEST A DISTANCE OF 165.00 FEET TO A POINT IN THE EASTERLY LINE OF DR. MARTIN LUTHER KING, JR. BOULEVARD, THENCE
- NORTH 27 DEGREES 34 MINUTES 12 SECONDS WEST A DISTANCE OF 205.00 FEET ALONG SAID LINE OF DR. MARTIN LUTHER KING, JR. BOULEVARD 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
LOT 1 BLOCK 290 (TRACT 1)

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 1 OF BLOCK 290 AS APPEARS ON THE OFFICIAL TAX MAP OF THE CITY OF ATLANTIC CITY, SHEET 48 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF ARCTIC AVENUE (60' WIDE) WHERE SAME IS INTERSECTED BY THE EASTERLY LINE OF DR. MARTIN LUTHER KING, JR. BOULEVARD (90' WIDE), AND EXTENDING THENCE

- NORTH 62 DEGREES 29 MINUTES 36 SECONDS EAST ALONG THE SOUTHERLY LINE OF ARCTIC AVENUE A DISTANCE OF 165.00 FEET TO A POINT IN THE WESTERLY LINE OF MT. VERNON AVENUE (20' WIDE), THENCE
- SOUTH 27 DEGREES 30 MINUTES 24 SECONDS EAST ALONG SAID LINE OF MT. VERNON AVENUE A DISTANCE OF 205.00 FEET TO A POINT, THENCE
- SOUTH 62 DEGREES 29 MINUTES 36 SECONDS WEST A DISTANCE OF 165.00 FEET TO A POINT IN THE EASTERLY LINE OF DR. MARTIN LUTHER KING, JR. BOULEVARD, THENCE
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THE PROPERTY SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN THE LEGAL DESCRIPTION OF THE TITLE REPORT.

EXHIBIT "A"
BLOCK 326 LOT 6 (TRACT 4)

1. BEGINNING AT A POINT IN THE NORTHERLY LINE OF ARCTIC AVENUE (60' WIDE), SAID POINT BEING NORTH 62 DEGREES 25 MINUTES 48 SECONDS EAST A DISTANCE OF 150.00 FEET FROM THE INTERSECTION OF SAID LINE AND THE EASTERLY LINE OF DR. MARTIN LUTHER KING, JR. BOULEVARD (90' WIDE), AND EXTENDING THENCE

- NORTH 62 DEGREES 25 MINUTES 48 SECONDS EAST ALONG THE NORTHERLY LINE OF ARCTIC AVENUE A DISTANCE OF 50.00 FEET TO A POINT, THENCE
- NORTH 27 DEGREES 34 MINUTES 12 SECONDS WEST A DISTANCE OF 150.00 FEET TO A POINT, THENCE
- SOUTH 82 DEGREES 25 MINUTES 48 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT, THENCE
- SOUTH 27 DEGREES 34 MINUTES 12 SECONDS EAST A DISTANCE OF 150.00 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.

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BLOCK 326 LOT 6 (TRACT 4)

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

LEGEND

124	EXISTING CONTOUR	GUY WIRE
128	EXISTING SPOT ELEVATION	TRAFFIC SIGNAL
X 123.45	EXIST. TOP OF CURB ELEVATION	SIGN
X G 122.95	EXIST. GUTTER ELEVATION	MAIL BOX
X TW 123.45	EXIST. TOP OF WALL ELEVATION	BOLLARD
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION	AREA LIGHT
X FF 123.45	EXIST. FINISHED FLOOR ELEVATION	CATCH BASIN OR INLET
X DS 123.45	EXIST. DOOR SILL ELEVATION	DECIDUOUS TREE & TRUNK SIZE
OH	OVERHEAD WIRES	PARKING SPACE COUNT
G	APPROX. LOC. UNDERGROUND GAS LINE	P.A.R.K.
E	APPROX. LOC. UNDERGROUND ELEC. LINE	C.L.F.
S	APPROX. LOC. UNDERGROUND SAN. LINE	D.C.
W	APPROX. LOC. UNDERGROUND WATER LINE	E.O.C.
	DEPRESSED CURB	E.O.P.
	HYDRANT	G.L.
	WATER VALVE	L.S.A.
	WATER METER	M.C.
	GAS VALVE	R.T.W.
	GAS METER	(TYP.)
	ELECTRIC METER	D.W.P.
	SANITARY/SEWER MANHOLE	S.W.L.
	UNKNOWN MANHOLE	S.Y.L.
	CLEAN OUT	H.T.
	VENT & NUMBER OF VENTS	B.L.G.
	UTILITY POLE	B.F.P.A.
	UTILITY POLE/LIGHT POLE	D.W.L.
	WATER MANHOLE	PROPERTY LINE
		ADJOINER LINE

DR. MARTIN LUTHER KING
JR. BOULEVARD
(E.K.A. LUNGS AVENUE)
(90' WIDE PUBLIC R.O.W.)



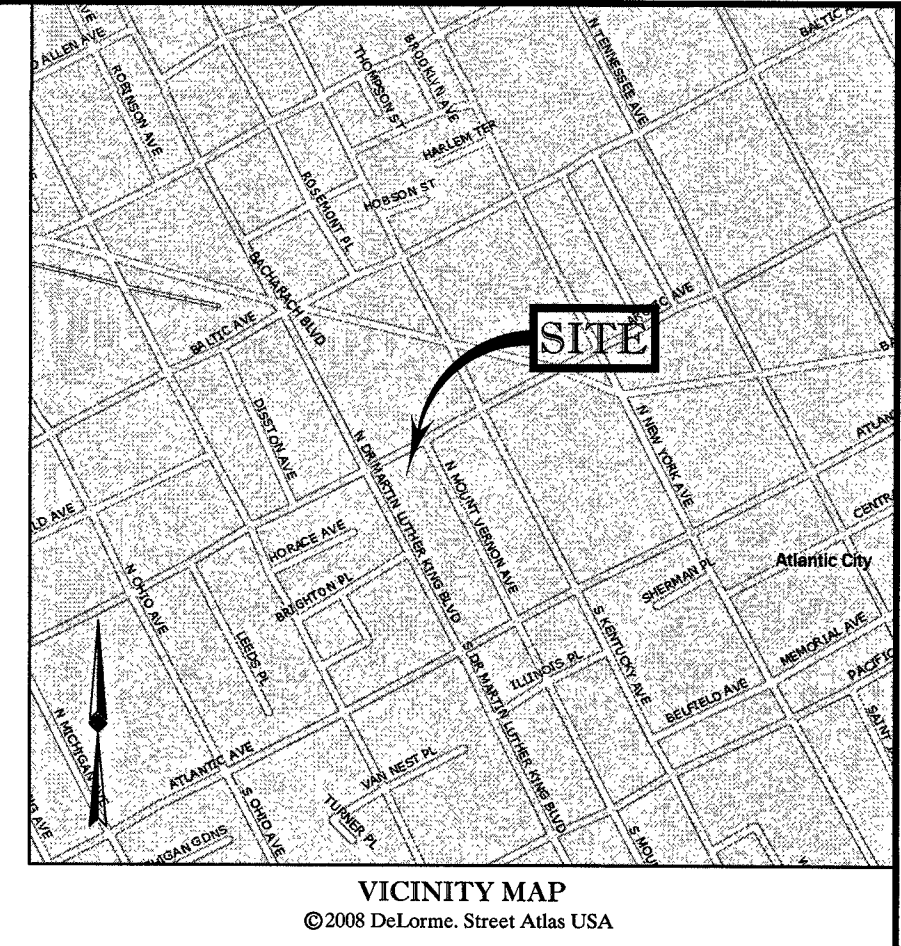
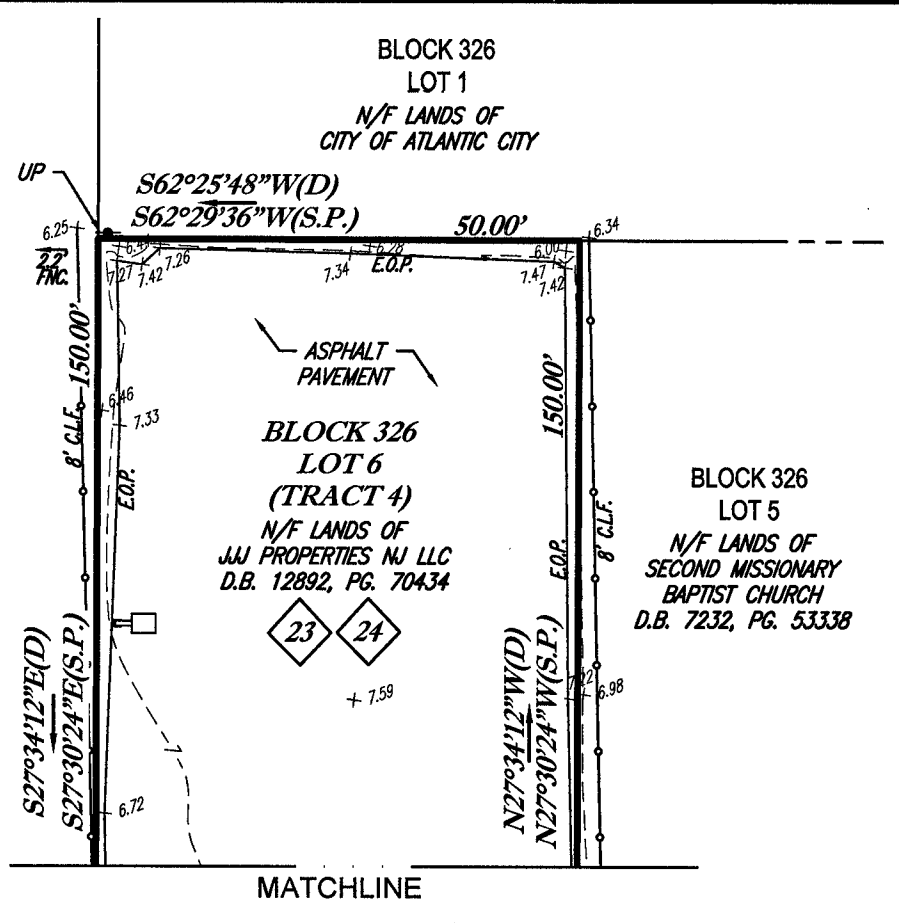
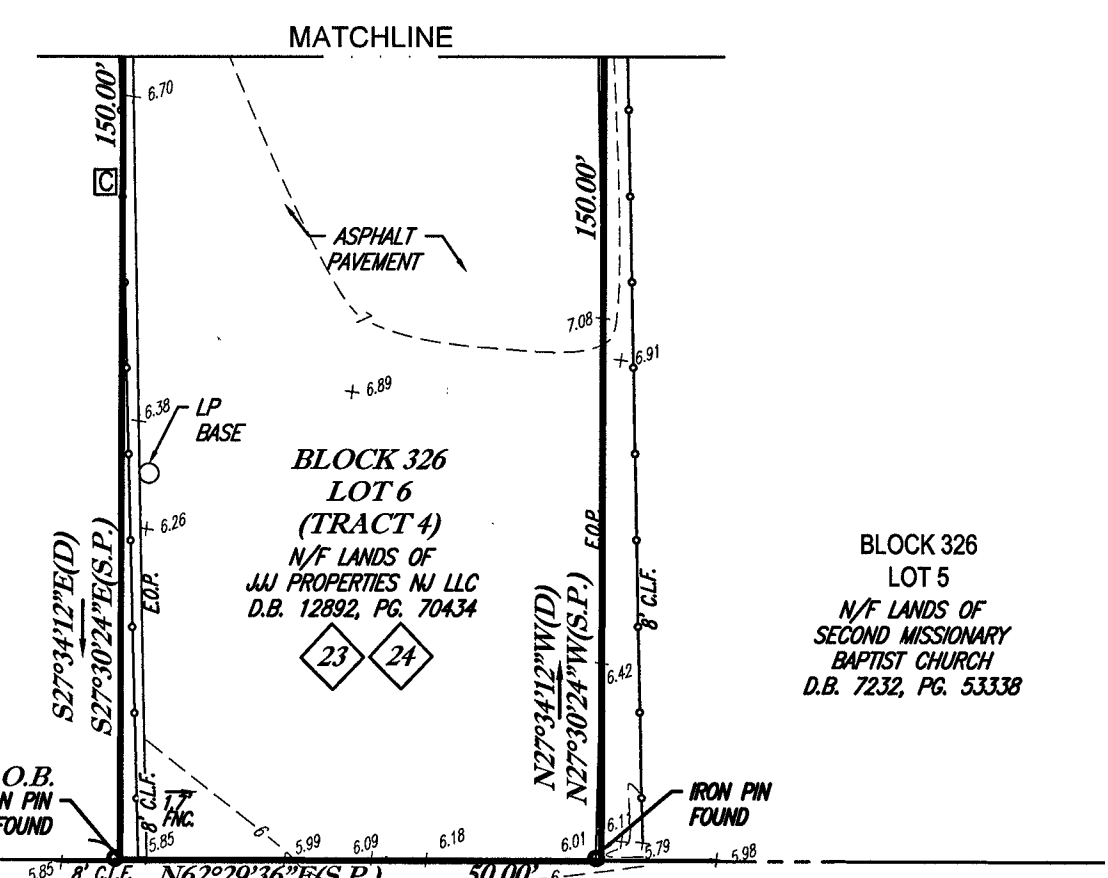
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY ELEVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
(1-800-272-1000)

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): 18225100

UTILITY COMPANY	PHONE NUMBER
ATLANTIC CITY SEWERAGE COMPANY	(609) 345-0131
CITY OF ATLANTIC CITY	(609) 347-5300
ATLANTIC CITY MUNICIPAL UTILIT	(609) 641-0224
ATLANTIC CITY ELECTRIC	(609) 625-6928
VERIZON	(732) 408-2722
COMCAST CABLEVISION OF SOUTH JERSEY	(800) 256-2278
SOUTH JERSEY GAS COMPANY	(609) 561-0000

BLOCK 326
LOT 7
N/F LANDS OF
SECOND MISSIONARY
BAPTIST CHURCH
D.B. 6957, PG. 86665



NOTES:

- PROPERTY KNOWN AS LOT 1 BLOCK 290 & LOT 6 BLOCK 326 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF ATLANTIC CITY ATLANTIC COUNTY, NEW JERSEY.
- AREA = LOT 1 = 33,825 SQ. FT. OR 0.776 AC.
LOT 6 = 7,400 SQ. FT. OR 0.172 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 MARKOUTS 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 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-805605-BOS1, WITH AN EFFECTIVE DATE OF 12-05-2018. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

- (TRACT 1)
- EASEMENTS AS CONTAINED IN DEED BOOK 3468, PAGE 100 - ATLANTIC CITY ELECTRIC EASEMENT FOR LOT 1 BLOCK 290, BLANKET IN NATURE
 - EASEMENTS AS CONTAINED IN DEED BOOK 3500, PAGE 327 - ATLANTIC CITY ELECTRIC/TELEPHONE EASEMENT FOR LOT 1 BLOCK 290 - SHOWN HEREON
 - EASEMENTS AS CONTAINED IN DEED BOOK 5181, PAGE 91 - ATLANTIC CITY ELECTRIC EASEMENT FOR LOT 1 BLOCK 290, BLANKET IN NATURE
 - COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AS CONTAINED IN DEED BOOK 3404, PAGE 113 - PARKING USE ON LOT 6 BLOCK 326, BLANKET IN NATURE
 - COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AS CONTAINED IN DEED BOOK 3340, PAGE 109 - PARKING USE ON LOT 2 BLOCK 326, BLANKET IN NATURE
 - RIGHTS OF OTHERS IN AND TO THE 20 FOOT RIGHT OF WAY REFERRED TO IN BOOK 436, PAGE 471. - RIGHT OF WAY SHOWN HEREON, LANGUAGE IN TITLE DOCUMENT IS FOR A FEE SIMPLE TITLE TRANSFER.

- (TRACT 4)
- TERMS, RESTRICTIONS AND CONDITIONS AS SET FORTH IN DEED BOOK 3336, PAGE 35. PARKING USE ON LOT 6 BLOCK 326, BLANKET IN NATURE
 - TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN DEED BOOK 3404, PAGE 113 - PARKING USE ON LOT 6 BLOCK 326, BLANKET IN NATURE
 - DEED OF EASEMENT AND RESTRICTIVE COVENANT FOR EXTENDED LOW-INCOME OCCUPANCY AS SET FORTH IN DEED BOOK 5946, PAGE 189 - NOT SURVEY RELATED

- 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.
- WAIVER 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. 13-40-5.2.
- 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 #48 & 56.
- 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 346278 0005 D, MAP REVISION: 8-15-1983.
- MAP ENTITLED "ATLANTIC CITY ATLANTIC COUNTY, NEW JERSEY PLAN OF SURVEY BLOCK 290, LOT 1" PREPARED BY POLISTINA & ASSOCIATES, DATED 1-15-2010.

TABLE OF POSSIBLE ENCROACHMENTS

- BUILDING CROSSING EASTERLY PROPERTY LINE OF LOT 1 BLOCK 290
- CONC. PAD & CURB CROSSING SOUTHERLY PROPERTY LINE OF LOT 1 BLOCK 290
- CHAIN LINK FENCE CROSSING WESTERLY PROPERTY LINE OF LOT 6 BLOCK 326

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

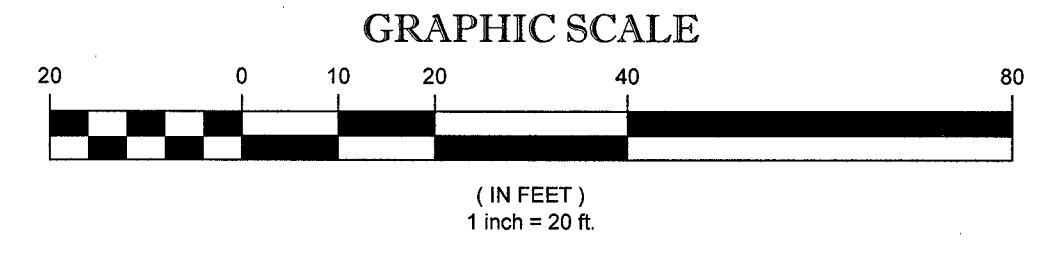
THIS SURVEY IS CERTIFIED TO:
CITIBANK, N.A. AND ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
SENCO LIBERTY, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
BLUEHUB LOAN FUND, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2018 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 #246804323500
NEW JERSEY CERTIFICATE OF AUTHORIZATION #240427386300



2	REVISED PER CLIENT COMMENT	M.T.B.	J.A.C.	1-29-18	
1	REVISED PER NEW TITLE	E.R.	J.A.C.	12-17-18	
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	8-21-2018				
FIELD BOOK NO.	CL18-06				
FIELD BOOK-FO	61 NORTH MARTIN LUTHER KING JR. BOULEVARD LOT 1 / BLOCK 290 & LOT 6 / BLOCK 326				
FIELD BOOK-FO	22,47.48				
FIELD CREW	T.Z./M.D.				
DRAWN	PRIMA/M.T.B.				
REVIEWED	APPROVED	DATE	SCALE	FILE NO.	
M.T.T.	J.A.C.	9-14-2018	1"=20'	05-180250	
				DWG NO.	
				1 OF 1	

ALTA/NSPS LAND TITLE SURVEY
WINNDEVELOPMENT
61 NORTH MARTIN LUTHER KING JR. BOULEVARD
LOT 1 / BLOCK 290 & LOT 6 / BLOCK 326
CITY OF ATLANTIC CITY, ATLANTIC COUNTY
STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
305 FELLOWSHIP ROAD - SUITE 210
MT. LAUREL, NJ 08054
609.857.2099 - 908.668.9595 FAX

WARREN, NJ 908.668.0099
CHALFONT, PA 610.731.8888
MANHATTAN, NY 646.780.0411
LONG BEACH, CA 562.590.2645
SOUTH BRIDGEFORD, MA 508.948.9200