

EXHIBIT "A"
LOT 6 BLOCK 328 (TRACT 2)

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 6 OF BLOCK 328 AS APPEARS ON THE OFFICIAL TAX MAP OF THE CITY OF ATLANTIC CITY, SHEET 57 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A POINT IN THE NORTHERLY LINE OF ARCTIC AVENUE (60' WIDE) WHERE SAME IS INTERSECTED BY THE WESTERLY LINE OF A 20' WIDE ALLEY; AND EXTENDING THENCE
1. SOUTH 82 DEGREES 25 MINUTES 48 SECONDS WEST ALONG THE NORTHERLY LINE OF ARCTIC AVENUE A DISTANCE OF 42.50 FEET TO A POINT; THENCE
 2. NORTH 27 DEGREES 34 MINUTES 12 SECONDS WEST A DISTANCE OF 150.00 FEET TO A POINT; THENCE
 3. NORTH 62 DEGREES 25 MINUTES 48 SECONDS EAST A DISTANCE OF 42.50 FEET TO A POINT IN THE WESTERLY LINE OF A 20' WIDE ALLEY; THENCE
 4. SOUTH 27 DEGREES 34 MINUTES 12 SECONDS EAST A DISTANCE OF 150.00 FEET ALONG SAID LINE OF A 20' WIDE ALLEY 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.

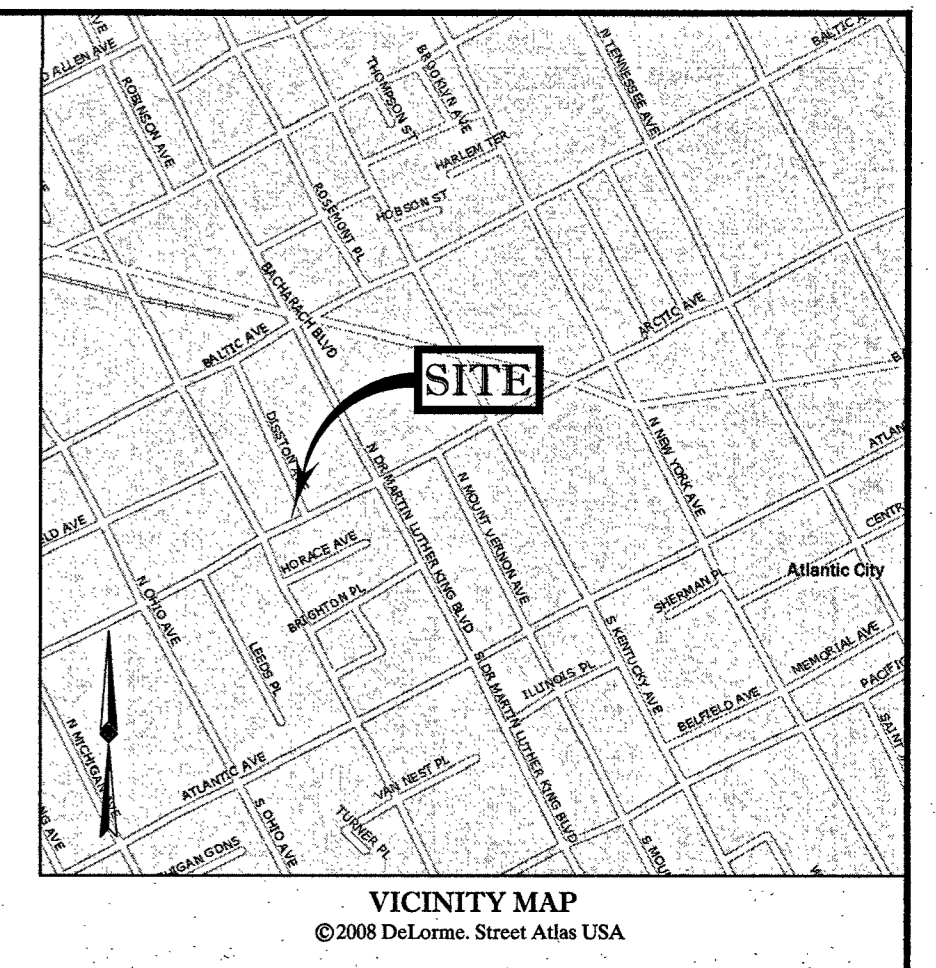
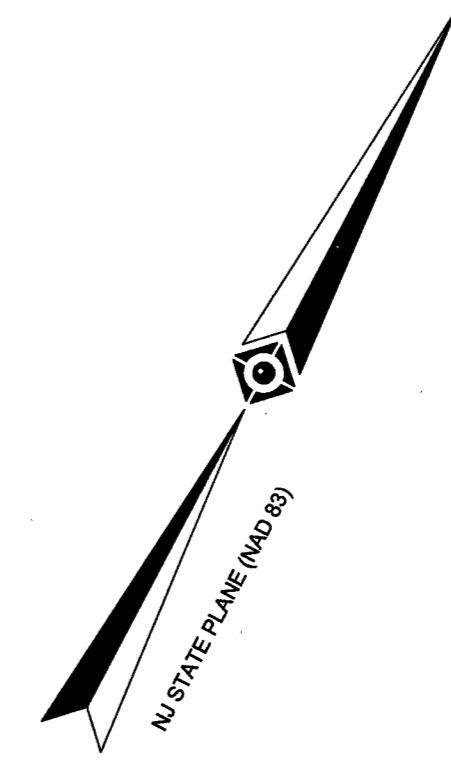
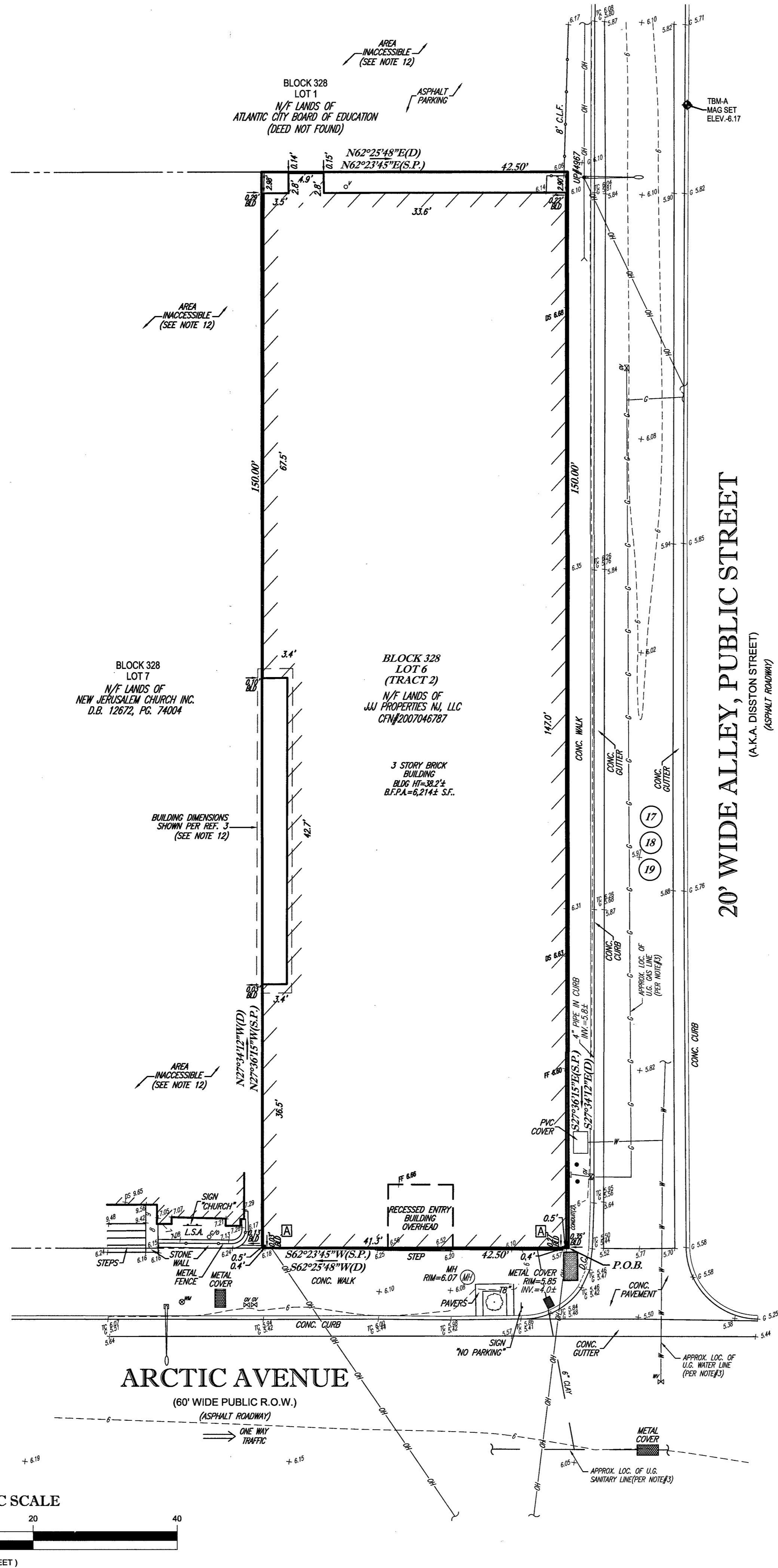
SURVEYOR'S LEGAL DESCRIPTION
LOT 6 BLOCK 328 (TRACT 2)

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 6 OF BLOCK 328 AS APPEARS ON THE OFFICIAL TAX MAP OF THE CITY OF ATLANTIC CITY, SHEET 57 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF ARCTIC AVENUE (60' WIDE) WHERE SAME IS INTERSECTED BY THE WESTERLY LINE OF A 20' WIDE ALLEY; AND EXTENDING THENCE

1. SOUTH 62 DEGREES 23 MINUTES 45 SECONDS WEST ALONG THE NORTHERLY LINE OF ARCTIC AVENUE A DISTANCE OF 42.50 FEET TO A POINT; THENCE
2. NORTH 27 DEGREES 36 MINUTES 15 SECONDS WEST A DISTANCE OF 150.00 FEET TO A POINT; THENCE
3. NORTH 62 DEGREES 23 MINUTES 45 SECONDS EAST A DISTANCE OF 42.50 FEET TO A POINT IN THE WESTERLY LINE OF A 20' WIDE ALLEY; THENCE
4. SOUTH 27 DEGREES 36 MINUTES 15 SECONDS EAST A DISTANCE OF 150.00 FEET ALONG SAID LINE OF A 20' WIDE ALLEY 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.



- NOTES:**
1. PROPERTY KNOWN AS LOT 6, BLOCK 328 AS SHOWN ON THE TAX MAP OF THE CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY, SHEET #57.
 2. AREA = 6375 S.F. OR 0.146 AC.
 3. 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 MARKOUT 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.
 4. 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.
 5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-905505-B051, WITH AN EFFECTIVE DATE OF 12-05-2018, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
 (TRACT 2)
 (17) RIGHT OF WAY AS CONTAINED IN DEED BOOK 73, PAGE 544 - BLANKET IN NATURE - ALLEY SHOWN
 (18) RIGHT OF WAY AS CONTAINED IN DEED BOOK 445, PAGE 414 - BLANKET IN NATURE - ALLEY SHOWN
 (19) RIGHTS IN AND TO 20 FOOT WIDE ALLEY KNOWN AS DISSTON STREET - BLANKET IN NATURE - ALLEY SHOWN
 6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE A6 (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATION DETERMINED TO BE 10') PER REF. #2.
 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 8. ELEVATIONS ARE BASED UPON NAVD 88 PER GPS OBSERVATIONS UTILIZING THE KEYSTONE KEYNET VRS NETWORK.
 9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 10. 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.
 11. THERE WERE NO STRIPED PARKING SPACES OBSERVED AT TIME OF SURVEY.
 12. AREA NOTED WAS INACCESSIBLE AT TIME OF FIELD SURVEY (8-17-2018). THE SURVEY CAN BE UPDATED TO REFLECT THIS AREA ONCE ACCESS IS GRANTED.
 13. NO CEMETERIES OR BURIAL GROUNDS OBSERVED AT TIME OF SURVEY.
 14. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 15. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 16. THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.

- REFERENCES:**
1. THE TAX MAP OF THE CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY, SHEET #57.
 2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY, PANEL 5 OF 5", COMMUNITY-PANEL NUMBER 345278 0005 D, MAP REVISED: AUGUST 15, 1983.
 3. MAP ENTITLED "PLAN OF SURVEY, ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY, BLOCK 328, LOT 6" PREPARED BY POLISTINA ASSOCIATES, LLC, DATED 7-28-08, LAST REVISED 1-15-10.
- TABLE OF POSSIBLE ENCROACHMENTS**
- | | |
|----------|--|
| A | BUILDING CROSSING SOUTHERLY PROPERTY LINE OF LOT 6 BLOCK 328 |
|----------|--|
- NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



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

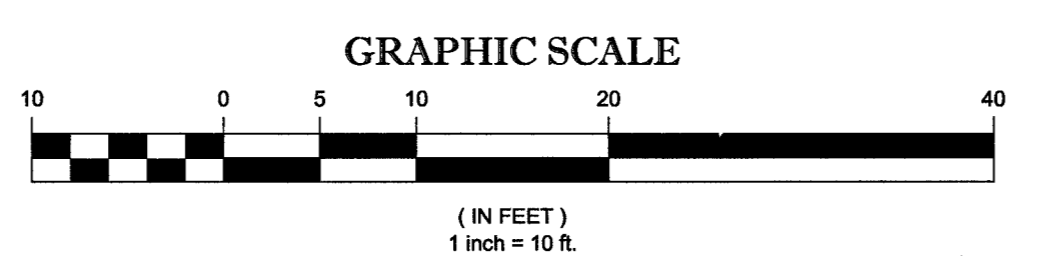
UTILITIES:

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): 182253102

UTILITY COMPANY	PHONE NUMBER
ATLANTIC CITY SEWERAGE COMPANY	(809) 345-0131
CITY OF ATLANTIC CITY	(809) 347-6300
ATLANTIC CITY MUNICIPAL UTILIT	(809) 641-0024
ATLANTIC CITY ELECTRIC	(809) 625-6928
VERIZON	(732) 409-2722
COMCAST CABLEVISION OF SOUTH JERSEY	(800) 266-2278
SOUTH JERSEY GAS COMPANY	(809) 561-9000

LEGEND

—	PROPERTY LINE	⊗	GAS VALVE
—	ADJOINER LINE	⊗	GAS METER
- - -	EXISTING CONTOUR	⊗	WATER METER
x 5.50	EXISTING SPOT ELEVATION	⊗	GAS VALVE
x TO 5.50	EXIST. TOP OF CURB ELEVATION	—	UTILITY POLE W/LIGHT & POLE #
x G 5.00	EXIST. GUTTER ELEVATION	—	STREET LIGHT
x DS 6.50	EXIST. FIRST FLOOR ELEVATION	—	GUY WIRE
RM=5.50	RIM ELEVATION	—	SIGN
IK=3.5#	INVERT ELEVATION	•	BOLLARD
—	CURB	•	VENT
—	DEPRESSED CURB	•	DECIDUOUS TREE & TRUNK SIZE
—	OVERHEAD LINES	•	DETECTABLE WARNING PAD
—	APPROX. LOC. UNDERGROUND GAS LINE	CONC.	CONCRETE
—	APPROX. LOC. UNDERGROUND WATER LINE	CL.F.	CHAIN LINK FENCE
—	APPROX. LOC. UNDERGROUND SANITARY LINE	LSA	LANDSCAPED AREA
MH ⊗	UNKNOWN MANHOLE	PVC	POLYVINYL CHLORIDE
⊗	CLEANOUT		



THIS SURVEY IS CERTIFIED TO: CITIBANK, N.A., AND ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR. SENOT 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 8-17-2018.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION

JAMES A. CONWAY JR.
 NEW JERSEY PROFESSIONAL LAND SURVEYOR #242804323500
 NEW JERSEY CERTIFICATE OF AUTHORIZATION #242804323500

1-29-2019 DATE

NO.	REVISION	FIELD CREW	DATE
2	REVISED PER CLIENT COMMENT		1-29-19
1	REVISED PER NEW TITLE		12-17-18

ALTA/NSPS LAND TITLE SURVEY
WINNDEVELOPMENT
 1711 ARCTIC AVENUE
 LOT 6 / BLOCK 328
 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 908.668.0009
 CHATEAUX, PA 717.332.9900
 MANHATTAN, NY 946.780.0411
 LONG ISLAND, NY 631.586.3645
 SOUTHBOROUGH, MA 508.948.3000

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
MTT	JAC	9-14-2018	1"=10'	05-180251	1 OF 1