

**ITEMS CORRESPONDING TO SCHEDULE B-II**

NONE REPORTED

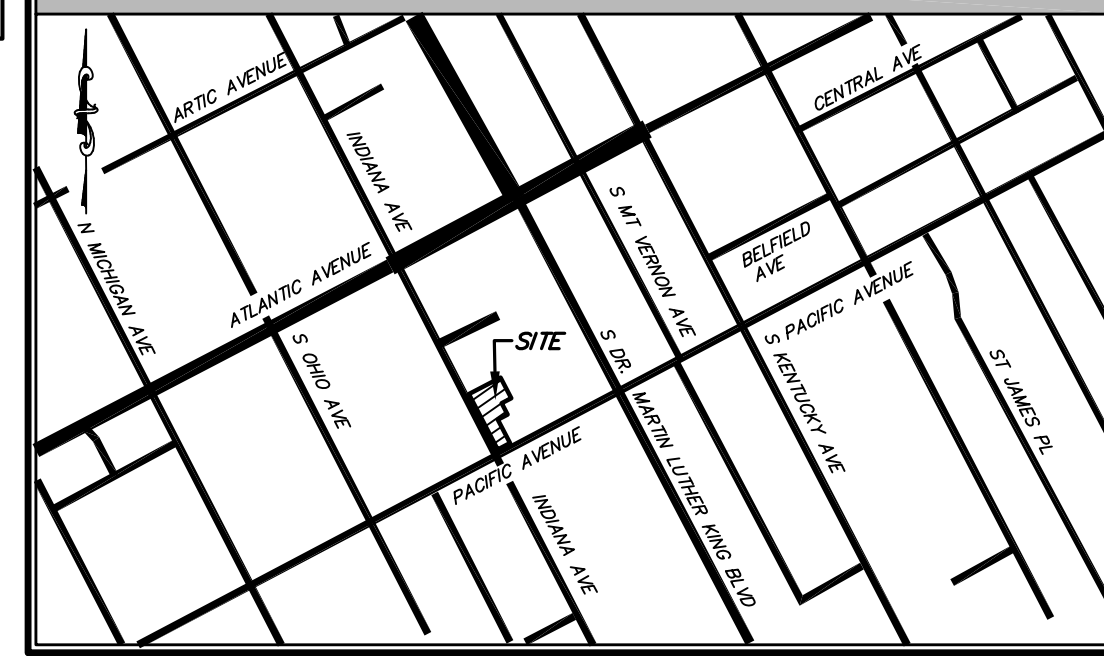
**SIGNIFICANT OBSERVATIONS**

NONE

**UTILITY NOTES**

- UN1 UTILITIES AS SHOWN ARE BY OBSERVABLE EVIDENCE ON THE SURFACE OF THE GROUND AND/OR PAINTED MARKOUT BY OTHERS.
- UN2 SURVEYOR MAKES NO GUARANTEE AS TO THE TRUE LOCATION OR AVAILABILITY OF UTILITY AS SHOWN ON THIS DRAWING.
- UN3 PREMISES HAS VISIBLE EVIDENCE OF ELECTRIC, GAS, SANITARY SEWER STORM SEWER AND WATER SERVICES.

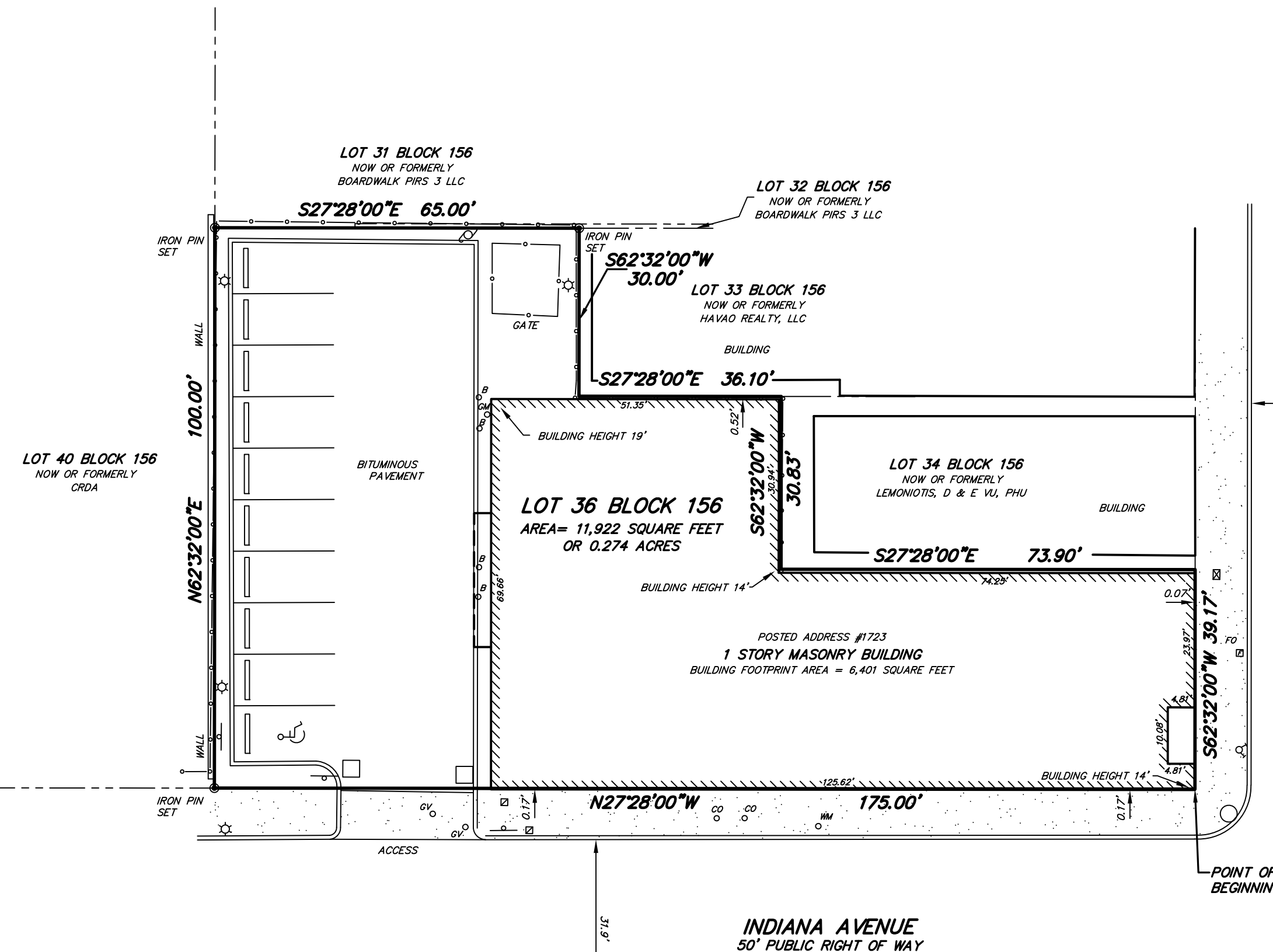
**VICINITY MAP - NOT TO SCALE**



VICINITY MAP (NOT TO SCALE)

**ZONING INFORMATION**

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE CLIENT PURSUANT TO TABLE A ITEM 6(a).



PACIFIC AVENUE  
60' PUBLIC RIGHT OF WAY

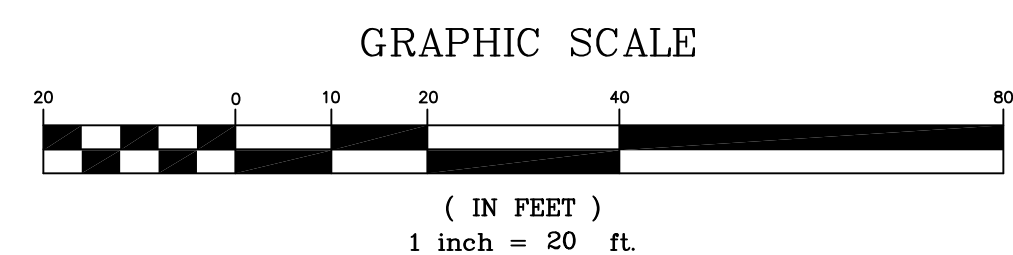
INDIANA AVENUE  
50' PUBLIC RIGHT OF WAY

**LEGEND OF SYMBOLS & ABBREVIATIONS**

- ♣ GUARD POST
- ⊕ GAS VALVE
- ⊕ WATER VALVE
- ⊕ SANITARY SEWER CLEANOUT
- ⊕ UTILITY MANHOLE
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ FIBER OPTIC
- ⊕ LIGHT POLE
- ♿ HANDICAP SPACE
- ⊕ HYDRANT
- ⊕ SIGN (TRAFFIC)
- ⊕ UTILITY POLE
- ⊕ GUY ANCHOR
- ⊕ INLET
- ⊕ FENCE
- ⊕ ELECTRIC/TELEPHONE CABLES
- GAS MAIN
- WATER MAIN
- STORM SEWER PIPE
- OVER HEAD WIRES
- N NORTH
- S SOUTH
- E EAST
- W WEST
- ° ANGULAR DEGREES
- ' ANGULAR MINUTES
- '' ANGULAR SECONDS
- R RADIUS
- L LENGTH
- CONCRETE
- ELEC BOX

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE A-8 OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 345276 0005 D WHICH BEARS AN EFFECTIVE DATE OF AUGUST 15, 1983, AND IS IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV). WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



**MISCELLANEOUS NOTES**

- MN1 NO EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE FOUND ON THE PREMISES.
- MN2 NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- MN3 NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WERE FOUND ON THE SUBJECT PREMISES.
- MN4 THERE EXIST 9 STRIPED REGULAR SPACES, AND 1 STRIPED HANDICAP SPACE FOR A TOTAL OF 10 STRIPED SPACES LOCATED WITHIN THE SUBJECT PREMISES.
- MN5 THE PROPERTY HAS VEHICULAR AND PEDESTRIAN ACCESS TO INDIANA AVENUE AND PEDESTRIAN ACCESS TO PACIFIC AVENUE BOTH DEDICATED PUBLIC RIGHT OF WAYS.
- MN6 THE SURVEYOR WAS NOT PROVIDED WITH ANY INFORMATION AS TO WETLANDS ON THE SUBJECT PREMISES AND THE SURVEYOR MADE NO DETERMINATION AS TO THEIR EXISTENCE OR NON-EXISTENCE.
- MN7 THERE ARE NO GAPS, GORES OR OVERLAY WITHIN THE PROPERTY.
- MN8 THE RECORD DESCRIPTION FORMS A MATHEMATICALLY CLOSED FIGURE.

**PROJECT REVISION RECORD**

DATE	DESCRIPTION	DATE	DESCRIPTION
6/11/2018	FIRST DRAFT		
6/13/2018	NETWORK COMMENTS		
6/18/2018	NETWORK COMMENTS		
FIELD WORK:	DRAFTED:	CHECKED BY:	FB & PG:

**LEGAL**

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**RECORD DESCRIPTION**

TITLE DESCRIPTION  
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED BASE UPON PARCEL A OF THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 73986CD-01, DATED APRIL 10, 2018.

PARCEL A:  
ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Atlantic City, Atlantic County, and State of New Jersey being more particularly described as follows:  
BEGINNING at the point of intersection of the North line of Pacific Avenue (60') and the East line of Indiana Avenue (50' wide) and extending from said beginning point; thence  
1. North 27 degrees 28 minutes 00 seconds West, in and along the East line of Indiana Avenue a distance of 175.00 feet to a point; thence  
2. North 62 degrees 32 minutes 00 seconds East, parallel with Pacific Avenue a distance of 100.00 feet to a point; thence  
3. South 27 degrees 28 minutes 00 seconds East, parallel with Indiana Avenue, a distance of 65.00 feet to a point; thence  
4. South 62 degrees 32 minutes 00 seconds West, parallel with Pacific Avenue, a distance of 30.00 feet to a point; thence  
5. South 27 degrees 28 minutes 00 seconds East, parallel with Indiana Avenue a distance of 36.10 feet to a point; thence  
6. South 62 degrees 32 minutes 00 seconds West, parallel with Pacific Avenue a distance of 30.83 feet to a point; thence  
7. South 27 degrees 28 minutes 00 seconds East, parallel with Indiana Avenue a distance of 73.90 feet to a point in the North line of Pacific Avenue; thence  
8. South 62 degrees 32 minutes 00 seconds West, in and along said line a distance of 39.17 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:  
BEING premises No. 1723 Pacific Avenue, Atlantic City, Atlantic County.  
BEING Block: 156, Lot: 36  
BEING the same land and premises which became vested in NJAC Associates, LLC, by deed from Turnpike Properties LLC, dated 1/23/1998, recorded 2/2/1998, in the Atlantic County Clerk/Register's Office in Deed Book 6249, Page 59.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS BASED UPON PARCEL A OF THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 73986CD-01 DATED APRIL 10, 2018.

**ALTA/NSPS LAND TITLE SURVEY**

for  
**BankUnited**  
B&C Project No. 201802240, 001  
Block 156 Lot 36  
1723 Pacific Avenue, Atlantic City, NJ 08401  
BASED UPON TITLE COMMITMENT NO. 73986CD-01  
OF FIDELITY NATIONAL TITLE INSURANCE COMPANY  
BEARING AN EFFECTIVE DATE OF APRIL 10, 2018.

Surveyor's Certification  
To: BankUnited, ISAOA; NJEC Associates, LLC; NJAC Associates, LLC; Surety Title Company, LLC; Fidelity National Title Insurance Company, East Coast Abstract, Inc. and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is 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 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on 6/1/2018.

Surveyor Richard C. Mathews  
Registration No. 29353  
in the State of New Jersey  
Date of Survey: 6/1/2018  
Date of Last Revision: 9/18/2018  
Date Printed:  
Network Project No. 201802240, 001

Survey prepared by:  
Stires Associates, PA  
43 West High Street  
Somerville, NJ 08876  
Phone: 908-725-0230  
Fax: 908-707-0831  
Email: cstires@stiresassociates.com  
Project No. 18170

**Bock & Clark** National Coordinators  
1-(800)-SURVEYS (787-8397)  
Bock & Clark Corporation  
3550 W. Market Street, Suite 200, Akron, Ohio 44333  
maywehelpyou@bockandclark.com  
www.bockandclark.com