

**CHICAGO TITLE INSURANCE COMPANY**  
**COMMITMENT NO. 2007-80064 - SCHEDULE A:**

ALL THAT CERTAIN TRACT, PARCEL AND LOT OF LAND LYING AND BEING SITUATE IN THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PART OF THE PREMISES DESCRIBED BELOW, SHOWN AS TRACT NO. 1 IN DEED BOOK 1486,  
PAGE 463:

(1) BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERNLY LINE OF SOUTH BROAD STREET (96 FEET WIDE), WITH THE SOUTHWESTERLY LINE OF EAST BARBER AVENUE (50 FEET WIDE); THENCE NORTH 33 DEGREES, 24 MINUTES EAST ALONG THE SOUTHWESTERLY LINE OF EAST BARBER AVENUE 37.33 FEET TO A NINETEENTH'S CORNER; THENCE WEST 86.50 FEET TO AN IRON PIN; THENCE (2) ALONG SAID LINE OF ALLEN LANE SOUTH 21 DEGREES, 09 MINUTES WEST, 120.79 FEET TO POINT; THENCE (3) NORTH 39 DEGREES, 55 MINUTES WEST, 321.28 FEET TO CORKBOARD MONUMENT IN THE SOUTHERNLY LINE OF SOUTH RICHMOND STREET; THENCE (4) ALONG SAID LINE OF SOUTH RICHMOND STREET SOUTH 30 DEGREES, 07 MINUTES EAST, 257.03 FEET TO THE SOUTHWESTERLY LINE OF EAST BARBER AVENUE AND THE PLACE OF BEGINNING.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATION PURPOSES ONLY):

LOTS 4, 5, 13.01, 14, 14 AND 16, BLOCK 107, ON THE OFFICIAL TAX MAP OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY.

**CHICAGO TITLE INSURANCE COMPANY**  
**COMMITMENT NO. 2007-80064 - SCHEDULE B, SECTION II:**

Numbers correspond with Schedule B exception items contained in the above referenced Title Commitment.

**T. Road Easement to the County of Gloucester in Deed Book 1675, Page 13 AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON**

**PARKING:**

53	Parking Spaces
1	Handicap Parking Spaces
54	Total Parking Spaces

## ZONING:

Zoning Classification: C1 (Commercial)  
Maximum Building Height: 45'  
Building Setbacks: Front=50', Side=15', Rear=20'  
Parking Setbacks: None  
Parking Ratio: 1 space per 300 square feet

### BASIS OF BEARING:

The meridian for all bearings shown herein is the westerly right of way line of East Barber Avenue known as being S 35°24'00" E per Deed Book 1486, Page 463.

**ENCROACHMENTS:**

**A** Subject's building violated the front 50' building setback

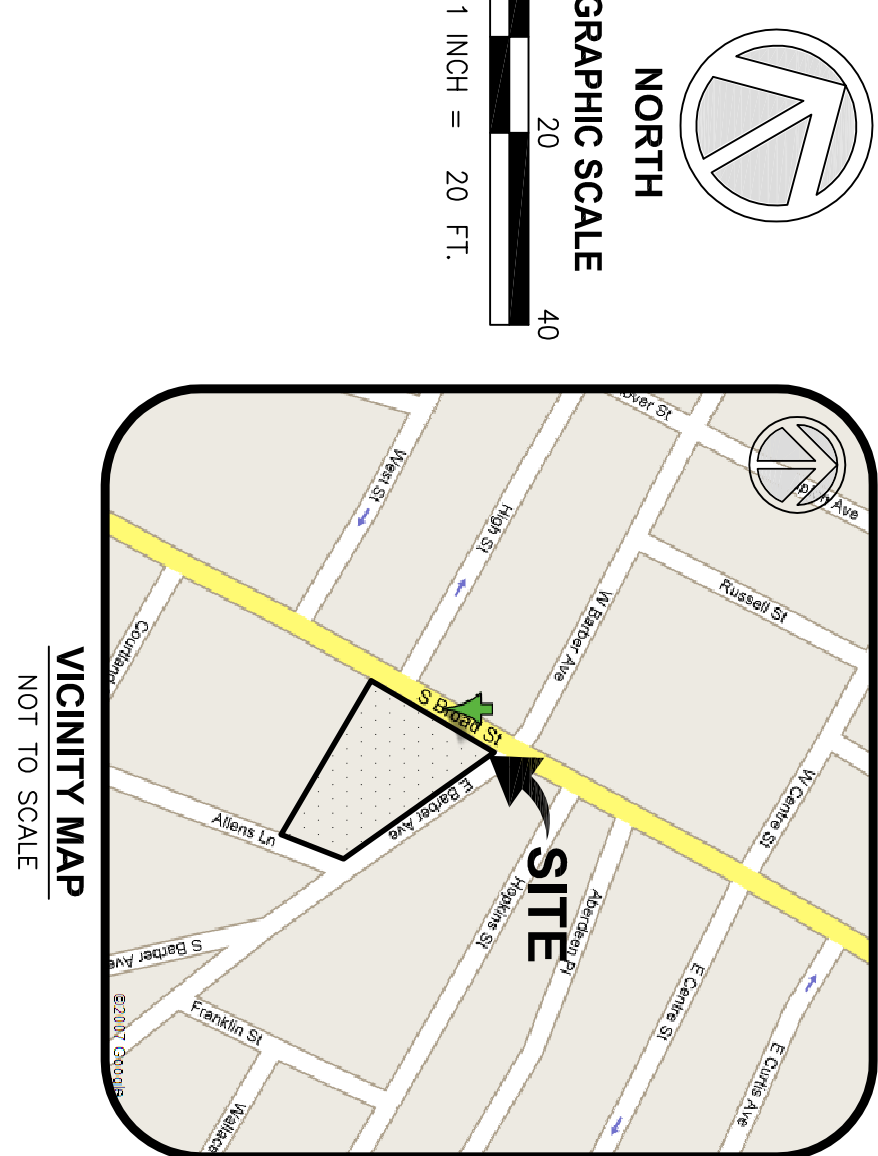
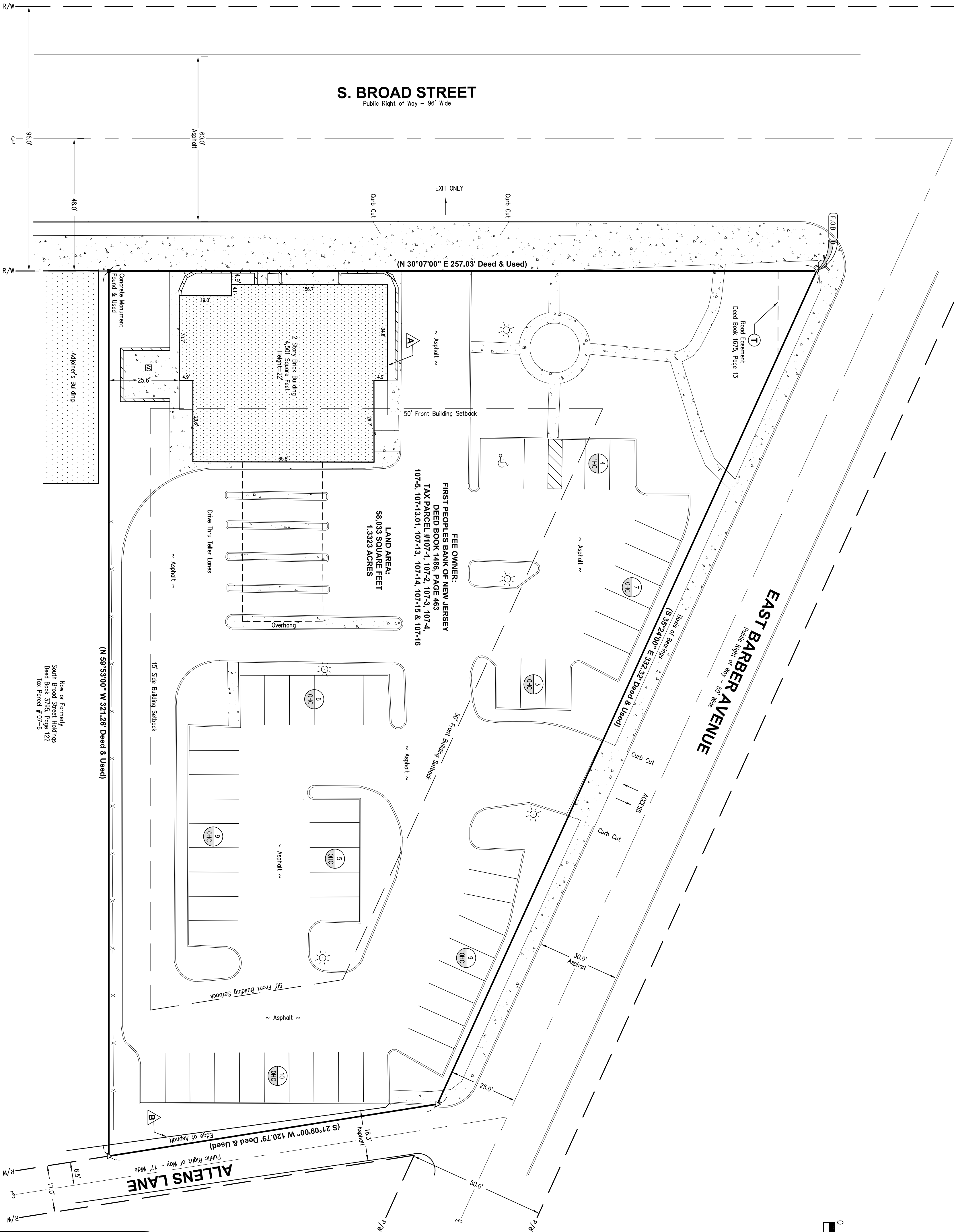
3 Allen Lane pavement encroaches upon subject property by 4.0' at its greatest point.

**FLOOD ZONE:**

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone C (Areas of minimal flooding) according to the Flood Insurance Rate Map for the County of Gloucester, Community Panel No. 340216B, Effective Date May 11, 1979.

**MISCELLANEOUS NOTES:**

1. There is a right-of-way to the subject property on S. Broad Street and East Barker Avenue, both being public right-of-ways.
2. The current zoning classification for the subject property is to be used as a bank.
3. The subject property is not subject to any other zoning or restrictive covenants or easements.
4. The posted address on the site is 205 S. Broad Street.
5. At the time of this survey there was no observable surface evidence of earth moving work, bulldozing or building operations within recent months.
6. At the time of this survey there was no observable evidence of the subject property being used as a retail store, temporary parking lot, or temporary landfill.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk right-of-way lines either completed or proposed, and emanate from the controlling jurisdiction.
8. At the time of this survey, there was no observable evidence of any recent street or sidewalk.
9. The property surveyed and shown herein is the same property described in Schedule A of Chicago's Comprehensive Zoning Ordinance, Chapter 47A, Article 2, Section 2-02-001.
10. The Insurance Company The Commitment No. 2007-08064 was on an effective date of February 12, 2009.



**CERTIFICATION:**

To American Financial Realty Trust; First States Group, L.P.; Chicago Title Insurance Company; Wochowia Bank, National Association.; [Purchaser]; and Morgan, Lewis & Bockius LLP.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Data Requirements for ALTA/ACSM Land Title Surveys," 70(2) 72(1), 76(2), 78(1), 80(1), 83(1), 85(1), 86(1), 87(1), 88(1), 89(1), 90(1), 91(1), 92(1), 93(1), 94(1), 95(1), 96(1), 97(1), 98(1), 99(1), 100(1), 101(1), 102(1), 103(1), 104(1), 105(1), 106(1), 107(1), 108(1), 109(1), 110(1), 111(1), 112(1), 113(1), 114(1), 115(1), 116(1), 117(1), 118(1), 119(1), 120(1), 121(1), 122(1), 123(1), 124(1), 125(1), 126(1), 127(1), 128(1), 129(1), 130(1), 131(1), 132(1), 133(1), 134(1), 135(1), 136(1), 137(1), 138(1), 139(1), 140(1), 141(1), 142(1), 143(1), 144(1), 145(1), 146(1), 147(1), 148(1), 149(1), 150(1), 151(1), 152(1), 153(1), 154(1), 155(1), 156(1), 157(1), 158(1), 159(1), 160(1), 161(1), 162(1), 163(1), 164(1), 165(1), 166(1), 167(1), 168(1), 169(1), 170(1), 171(1), 172(1), 173(1), 174(1), 175(1), 176(1), 177(1), 178(1), 179(1), 180(1), 181(1), 182(1), 183(1), 184(1), 185(1), 186(1), 187(1), 188(1), 189(1), 190(1), 191(1), 192(1), 193(1), 194(1), 195(1), 196(1), 197(1), 198(1), 199(1), 200(1), 201(1), 202(1), 203(1), 204(1), 205(1), 206(1), 207(1), 208(1), 209(1), 210(1), 211(1), 212(1), 213(1), 214(1), 215(1), 216(1), 217(1), 218(1), 219(1), 220(1), 221(1), 222(1), 223(1), 224(1), 225(1), 226(1), 227(1), 228(1), 229(1), 230(1), 231(1), 232(1), 233(1), 234(1), 235(1), 236(1), 237(1), 238(1), 239(1), 240(1), 241(1), 242(1), 243(1), 244(1), 245(1), 246(1), 247(1), 248(1), 249(1), 250(1), 251(1), 252(1), 253(1), 254(1), 255(1), 256(1), 257(1), 258(1), 259(1), 260(1), 261(1), 262(1), 263(1), 264(1), 265(1), 266(1), 267(1), 268(1), 269(1), 270(1), 271(1), 272(1), 273(1), 274(1), 275(1), 276(1), 277(1), 278(1), 279(1), 280(1), 281(1), 282(1), 283(1), 284(1), 285(1), 286(1), 287(1), 288(1), 289(1), 290(1), 291(1), 292(1), 293(1), 294(1), 295(1), 296(1), 297(1), 298(1), 299(1), 300(1), 301(1), 302(1), 303(1), 304(1), 305(1), 306(1), 307(1), 308(1), 309(1), 310(1), 311(1), 312(1), 313(1), 314(1), 315(1), 316(1), 317(1), 318(1), 319(1), 320(1), 321(1), 322(1), 323(1), 324(1), 325(1), 326(1), 327(1), 328(1), 329(1), 330(1), 331(1), 332(1), 333(1), 334(1), 335(1), 336(1), 337(1), 338(1), 339(1), 340(1), 341(1), 342(1), 343(1), 344(1), 345(1), 346(1), 347(1), 348(1), 349(1), 350(1), 351(1), 352(1), 353(1), 354(1), 355(1), 356(1), 357(1), 358(1), 359(1), 360(1), 361(1), 362(1), 363(1), 364(1), 365(1), 366(1), 367(1), 368(1), 369(1), 370(1), 371(1), 372(1), 373(1), 374(1), 375(1), 376(1), 377(1), 378(1), 379(1), 380(1), 381(1), 382(1), 383(1), 384(1), 385(1), 386(1), 387(1), 388(1), 389(1), 390(1), 391(1), 392(1), 393(1), 394(1), 395(1), 396(1), 397(1), 398(1), 399(1), 400(1), 401(1), 402(1), 403(1), 404(1), 405(1), 406(1), 407(1), 408(1), 409(1), 410(1), 411(1), 412(1), 413(1), 414(1), 415(1), 416(1), 417(1), 418(1), 419(1), 420(1), 421(1), 422(1), 423(1), 424(1), 425(1), 426(1), 427(1), 428(1), 429(1), 430(1), 431(1), 432(1), 433(1), 434(1), 435(1), 436(1), 437(1), 438(1), 439(1), 440(1), 441(1), 442(1), 443(1), 444(1), 445(1), 446(1), 447(1), 448(1), 449(1), 450(1), 451(1), 452(1), 453(1), 454(1), 455(1), 456(1), 457(1), 458(1), 459(1), 460(1), 461(1), 462(1), 463(1), 464(1), 465(1), 466(1), 467(1), 468(1), 469(1), 470(1), 471(1), 472(1), 473(1), 474(1), 475(1), 476(1), 477(1), 478(1), 479(1), 480(1), 481(1), 482(1), 483(1), 484(1), 485(1), 486(1), 487(1), 488(1), 489(1), 490(1), 491(1), 492(1), 493(1), 494(1), 495(1), 496(1), 497(1), 498(1), 499(1), 500(1), 501(1), 502(1), 503(1), 504(1), 505(1), 506(1), 507(1), 508(1), 509(1), 510(1), 511(1), 512(1), 513(1), 514(1), 515(1), 516(1), 517(1), 518(1), 519(1), 520(1), 521(1), 522(1), 523(1), 524(1), 525(1), 526(1), 527(1), 528(1), 529(1), 530(1), 531(1), 532(1), 533(1), 534(1), 535(1), 536(1), 537(1), 538(1), 539(1), 540(1), 541(1), 542(1), 543(1), 544(1), 545(1), 546(1), 547(1), 548(1), 549(1), 550(1), 551(1), 552(1), 553(1), 554(1), 555(1), 556(1), 557(1), 558(1), 559(1), 560(1), 561(1), 562(1), 563(1), 564(1), 565(1), 566(1), 567(1), 568(1), 569(1), 570(1), 571(1), 572(1), 573(1), 574(1), 575(1), 576(1), 577(1), 578(1), 579(1), 580(1), 581(1), 582(1), 583(1), 584(1), 585(1), 586(1), 587(1), 588(1), 589(1), 590(1), 591(1), 592(1), 593(1), 594(1), 595(1), 596(1), 597(1), 598(1), 599(1), 600(1), 601(1), 602(1), 603(1), 604(1), 605(1), 606(1), 607(1), 608(1), 609(1), 610(1), 611(1), 612(1), 613(1), 614(1), 615(1), 616(1), 617(1), 618(1), 619(1), 620(1), 621(1), 622(1), 623(1), 624(1), 625(1), 626(1), 627(1), 628(1), 629(1), 630(1), 631(1), 632(1), 633(1), 634(1), 635(1), 636(1), 637(1), 638(1), 639(1), 640(1), 641(1), 642(1), 643(1), 644(1), 645(1), 646(1), 647(1), 648(1), 649(1), 650(1), 651(1), 652(1), 653(1), 654(1), 655(1), 656(1), 657(1), 658(1), 659(1), 660(1), 66

By, \_\_\_\_\_,  
New Jersey Professional Land Surveyor No. \_\_\_\_\_,  
For and on behalf of Millman Surveying, Inc.  
Date of Survey: March 13, 2007

**ALTA/MCSM LAND TITLE SURVEY  
PREPARED FOR:**

**AMERICAN FINANCIAL  
REALTY TRUST**

Street Address  
City, State, Zip

**MILLMAN SURVEYING, Inc.**  
CORPORATE HEADQUARTERS: [www.SURVEYING.com](http://www.SURVEYING.com)  
1742 Georgetown Road, Suite H Phone: (800) 555-5555  
Hudson, Ohio 44236 Fax: (330) 333-3333

CORPORATE HEADQUARTERS:  
1742 Georgetown Road, Suite H  
Hudson, Ohio 44236

Phone: (800) 520-1010  
Fax: (330) 342-0834

Drawn by: MES	Project Manager:
Scale: 3/32" = 1"	Scale: 1" = 20'
Checked: EEN	Sheet: 1 of 1

REVISION NOTES

Date:	Comment:

National Commercial Division  
 MES Site No.: 10660  
 New Jersey Corp. No. 0100854397

