

ITEMS CORRESPONDING TO SCHEDULE B

- D** UTILITY RIGHT OF WAY IN FAVOR OF PUBLIC SERVICE ELECTRIC AND GAS COMPANY AND JERSEY BELL TELEPHONIC COMPANY AS RECORDED IN DEED BOOK 1899 PAGE 440 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.
- E** AGREEMENT AS RECORDED IN DEED BOOK 1899 PAGE 662 AFFECTS THE SUBJECT PREMISES IS BLANKET IN NATURE AND NOT SHOWN HEREON.

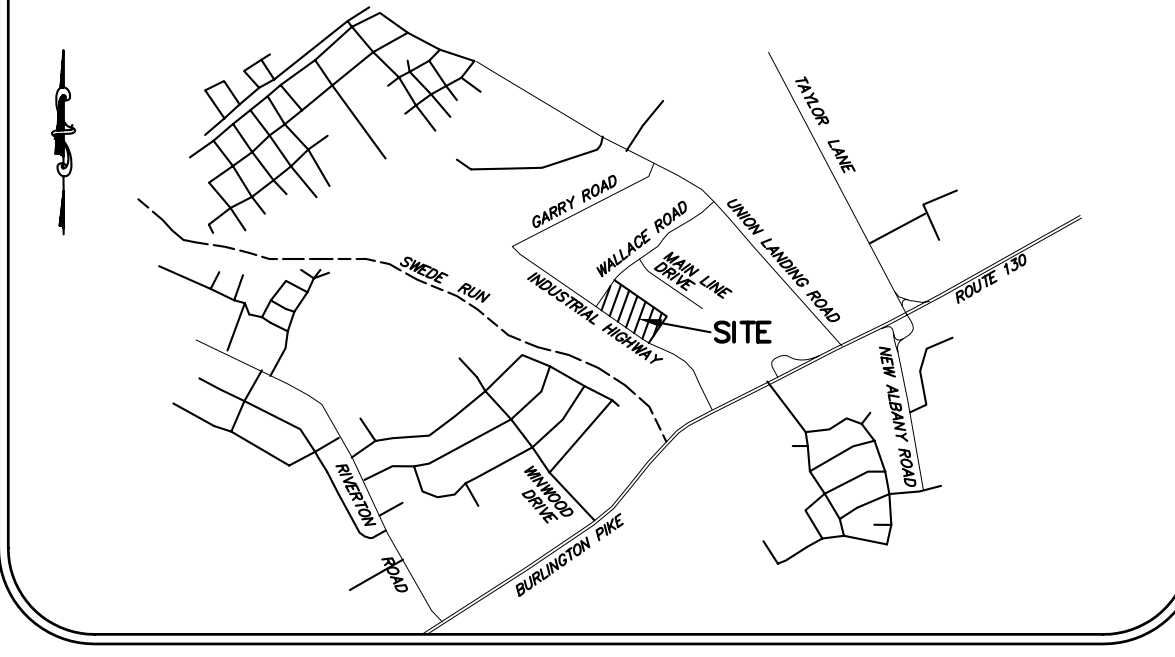
STATEMENT OF ENCROACHMENTS

- A** SUBJECT'S SHOP BUILDING ENCRACHES INTO REAR YARD SETBACK 5.16 FEET AND 5.24 FEET

UTILITY NOTES

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

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1** NO EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE FOUND ON THE PREMISES.
- MN2** NO CHANGES IN THE STREET RIGHT OF WAY LINES, COMPLETED OR PROPOSED WERE FOUND ON THE SUBJECT PREMISES.
- MN3** NO OBSERVABLE EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WERE FOUND ON THE SUBJECT PREMISES.
- MN4** NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WERE FOUND ON THE SUBJECT PREMISES.

TITLE LEGAL DESCRIPTION

All that certain tract, parcel, and lot of land lying and being situate in the Township of Cinnaminson, County of Burlington, State of New Jersey, being more particularly described as follows:
 BEGINNING at a point in the Northeastly line of Industrial Highway in the division line between Lots 5 and 6 in Block 805 of plan of Industrial Center of Cinnaminson; which point is located the following courses and distances Westwardly and Northwesterly from the intersection of the Northeastly line of Industrial Highway with the Northeastly line of New Jersey State Highway Route U.S. 130;
 Thence a) BEGINNING at the end of a curve connecting the said line of Industrial Highway with the said U.S. 130 which curve has a radius of 40 feet and continuing South 25 degrees 30 minutes 40 seconds East a distance of 383.62 feet to a point of curvature;
 Thence b) in a Westerly direction along the curved Northeastly line of said Industrial Highway having a radius of 694.33 feet an arc distance of 499.62 feet to a point;
 Thence c) still along said line South 66 degrees 44 minutes 22 seconds East a distance of 110.27 feet to a point;
 Thence d) still along said line on a curve in a Westerly direction having a radius of 2010.07 feet an arc distance of 201.34 feet to the point and place of BEGINNING;
 Thence 1) along the Northeastly line of Industrial Highway on a curve to the West having a radius of 2010.07 feet an arc distance of 201.34 feet to a point;
 Thence 2) still along said Northeastly line of Industrial Highway North 55 degrees 15 minutes 40 seconds West a distance of 560 feet to a point of curvature;
 Thence 3) on an arc of a curve in a Northerly direction and curving to the right, which curve connects a proposed future road with the Industrial Highway, on a radius of 40 feet an arc distance of 62.83 feet to a point of tangency;
 Thence 4) North 34 degrees 44 minutes 20 seconds East a distance of 360 feet to a monument, point and corner;
 Thence 5) South 55 degrees 15 minutes 40 seconds East a distance of 800 feet to the point and place of BEGINNING;
 Thence 6) South 34 degrees 44 minutes 20 seconds West a distance of 390.02 feet to the point and place of BEGINNING.
 Being Lots 6, 7, 8, and 9 in Block 805 of plan of Industrial Center of Cinnaminson containing within bounds 7.315 acres, M/L, plan filed May 22, 1974, as map no. 01990 in Burlington County Clerk's Office.
 Being also known as (reported for informational purposes only):
 Lots 6, 7, 8 and 9, Block 805, on the official Tax Map of the Township of Cinnaminson, County of Burlington, State of New Jersey.

AS-SURVEYED LEGAL DESCRIPTION

All that certain tract, parcel, and lot of land lying and being situate in the Township of Cinnaminson, County of Burlington, State of New Jersey, being more particularly described as follows:
 Commencing at a point in the Northeastly line of Industrial Highway in the division line between Lots 5 and 6 in Block 805 of plan of Industrial Center of Cinnaminson; which point is located the following courses and distances Westwardly and Northwesterly from the intersection of the Northeastly line of Industrial Highway with the Northeastly line of New Jersey State Highway Route U.S. 130;
 Thence a) from the end of a curve connecting the said line of Industrial Highway with the said U.S. 130 which curve has a radius of 40 feet and continuing North 25 degrees 30 minutes 40 seconds West a distance of 383.62 feet to a point of curvature;
 Thence b) in a Westerly direction along the Northeastly line of said Industrial Highway on a curve to the left having a radius of 694.33 feet an arc distance of 499.62 feet to a point of tangency;
 Thence c) still along said line North 66 degrees 44 minutes 22 seconds West a distance of 110.27 feet to a point of curvature;
 Thence d) still along said line in a Westerly direction along a curve to the right having a radius of 2010.07 feet an arc distance of 201.34 feet to the point and place of BEGINNING;
 Thence 1) westerly along the Northeastly line of Industrial Highway on a curve to the right having a radius of 2010.07 feet an arc distance of 201.34 feet to a point of tangency;
 Thence 2) still along said Northeastly line of Industrial Highway North 55 degrees 15 minutes 40 seconds West a distance of 560.00 feet to a point of curvature;
 Thence 3) Northerly along a curve to the right, which curve connects the sideline of Wallace Boulevard with the sideline of Industrial Highway, having a radius of 40.00 feet an arc distance of 62.83 feet to a point of tangency;
 Thence 4) Continuing along the sideline of Wallace Boulevard North 34 degrees 44 minutes 20 seconds East a distance of 360.00 feet;
 Thence 5) South 55 degrees 15 minutes 40 seconds East a distance of 801.00 feet to a monument, point and corner;
 Thence 6) South 34 degrees 44 minutes 20 seconds West a distance of 389.92 feet to the point and place of BEGINNING.

This description is intended to describe all property described in the title commitment identified as Chicago Title Insurance Company Commitment No. 2010-80203 dated July 1, 2010 and that property as described in deed book 5671 page 686.

- Single-family detached dwelling.
- Retail store, business or professional office, studio, personal service shop, bakery or confectionery shop.
- Dwelling apartment in connection with business use.
- Restaurants:

 - Indoor motion pictures or legitimate theater; bowling alley, or indoor year-round swimming club.

- Mortuary.
- Banking, savings and loan, or other full-service financial institutions
- Tutor shop, dressmaking establishment, or shoe repair shop.
- Newspaper or job-printing establishment.
- Open-air parking lot, excluding automobile junkyard and display of used motor vehicles for sale.
- Public garage, automobile repair shop, motor vehicle service station, car wash or other establishment where motor fuel, lubricating oils or motor accessories are stored or motor services are rendered, except that no public garage, automobile repair shop, motor vehicle service station, car wash or other establishment where motor fuel, lubricating oils or motor accessories are stored or motor services are rendered shall be located within 300 feet of any property upon which a church, school, hospital, theater or place of public assembly seating over 50 persons is located. Said distances shall be measured on a straight line or air line from the outer boundary or property line of the lot containing the proposed use to the outer boundary or property line of the lot containing a church, school, hospital, theater or place of public assembly seating over 50 persons, public garage repair shop, motor vehicle service station, car wash or other establishment where motor fuel, lubricating oils or motor accessories are stored or motor services are rendered. No outdoor storage in connection with any of the uses mentioned in this subsection shall be permitted, except that the outdoor storage of small utility trailers which can be attached to motor vehicles and which have a load limit not in excess of 2,000 pounds, commonly known as "U-haul"-type trailers, shall be permitted at service stations.
- General corporate, administrative and professional offices.
- Banks and other financial institutions.
- Assisted living, rest and convalescent homes, medical facilities, hospitals, physical rehabilitation facilities.
- Restaurants and catering establishments where refreshments and meals may be obtained by the public for consumption on the premises within the building housing the restaurants and at tables provided for the public by the owners or management of the establishment.
- Shopping centers and/or major retail establishments for the sale of goods and services of certain types and descriptions that are not prohibited and provided that:

 - Planned Business Development Parks
 - Funeral homes.
 - Veterinarians.
 - Health club/fitness center.
 - Drive-through restaurants.
 - Warehouse
 - Indoor Storage
 - Vinegar manufacture
 - Wool pulling or scouring
 - Yeast plant.

- Industrial uses, except the following uses and uses substantially similar to the following:

 - Abattoir
 - Acid manufacture
 - Ammonia, bleaching powder or chlorine manufacture
 - Arsenal
 - Asphalt manufacture
 - Candle manufacture
 - Cellulose manufacture
 - Chemical refining, processing or recycling
 - Coke oven
 - Concrete recycling, crushing or processing
 - Crossite treatment or manufacture
 - Disinfectants manufacture
 - Distillation of bones, coal or wood
 - Dye stuff manufacture
 - Emery cloth and sandpaper manufacture
 - Extermination and insect poison manufacture
 - Fat rendering
 - Fertilizer manufacture
 - Fireworks or explosives manufacture or storage
 - Fish smoking or curing
 - Glue, size or gelatin manufacture
 - Junkyard or automobile wrecking yard
 - Lampblack manufacture
 - Match manufacture
 - Oilcloth or linoleum manufacture
 - Oil or rubber goods manufacture
 - Ore reduction
 - Paint, oil, shellac, turpentine or varnish manufacture
 - Petroleum refining or storage
 - Plating works
 - Potash works
 - Pyroxylin manufacture
 - Rubber, caoutchouc or gutta-percha manufacture
 - Rubber or tire recycling
 - Salt works
 - Sawkerfuit manufacture
 - Soap manufacture
 - Softs and compound manufacture
 - Solid waste hauling, maintenance and related and ancillary uses and activities
 - Stockyard
 - Tallow, grease or lard manufacture or refining
 - Tanning, curing or storage of leather, rawhides or skins
 - Tar distillation and manufacture
 - Tie or brick manufacture
 - Trash incineration
 - Truck and busing terminals and transshipment facilities. For purposes of herein, "truck and busing terminals and transportation facilities" shall be defined as those businesses or uses whose primary activity is directed to the transportation of goods, wares, merchandise or people and the consolidation, shipment, transshipment or transport of the same but shall not be construed to prohibit business or uses engaged in the commerce, transportation or loading of goods, wares or merchandise manufactured or sold on the premises. Notwithstanding the foregoing, trucking and busing terminals and transshipment facilities shall not be deemed to include facilities whose primary activity is the production, assembly, handling, packaging, storage and/or distribution of goods, wares and/or merchandise. Such activities and facilities shall be considered permitted uses within this zone.

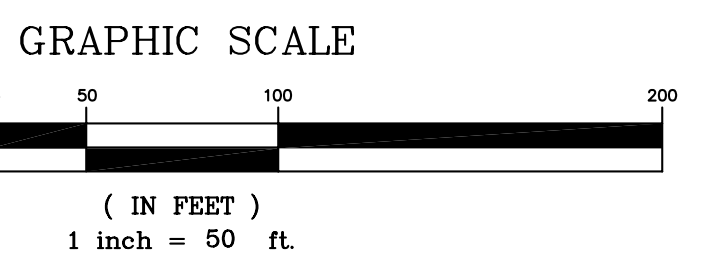
LEGEND OF SYMBOLS & ABBREVIATIONS

- #002 POSTED BUILDING ADDRESS
- ⊕ ELECTRIC MANHOLE
- ⊕ GUARD POST
- ⊕ WATER VALVE
- ⊕ UTILITY MANHOLE
- ⊕ HYDRANT
- ⊕ UTILITY POLE
- ⊕ ANCHOR
- ⊕ HANDICAP SPACE
- ⊕ SIGN (ROAD)
- INLET
- FENCE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- ANGULAR DEGREES
- ' ANGULAR MINUTES
- " ANGULAR SECONDS
- R RADIUS
- L LENGTH OF ARC
- ▒ CONCRETE

ZONING INFORMATION

STATUS	ZONED - IND - INDUSTRIAL DISTRICT	STATUS
PERMITTED USE	SEE NOTE ABOVE	CONTACT INFO:
MIN. LOT AREA	15,000 SQUARE FEET	ADDRESS: 1621 Riverton Road Cinnaminson, NJ 08077
MIN. DEPTH	N/A	CONTACT PERSON: JOHN MARSHALL PHONE: 856 829 6000 ext. 304
MIN. LOT WIDTH	100 FEET	
MAX. BLDG COVERAGE	60 PERCENT	
MIN. SETBACKS FRONT	50 FEET	
MIN. SETBACKS SIDE	25 FEET	
MIN. SETBACKS REAR	25 FEET	
MAX. BUILDING HEIGHT	45 FEET	
PARKING REGULAR	UNKNOWN	
PARKING HANDICAP	UNKNOWN	
PARKING TOTAL	UNKNOWN	

FLOOD NOTE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 340092 00059, which bears an effective date of Nov. 20, 1991 and is not in a Special Flood Hazard Area. As shown on the FEMA website (http://msc.fema.gov) by FIRMette created on July 27, 2010 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency criteria shall govern.



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ALTA/ACSM LAND TITLE SURVEY

Aeroterm Cinnaminson Project
 1500 Industrial Highway, Cinnaminson, NJ 08077

Surveyor's Certification
 To: [Parties to be named later], Chicago Title Insurance Company and Bock & Clark Corporation.
 The undersigned certifies that this map or plat and the survey on which it is based were made on the date shown below of the premises specifically described in Chicago Title Insurance Company Commitment No. 2010-80203 effective July 1, 2010 and were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and (ii) in accordance with the "Survey Requirements for Aeroterm Cinnaminson Project dated 07/13/2010," and includes Items 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion as a land surveyor registered in the State of New Jersey, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Surveyor Richard C. Mathews
 Registration No. 29353
 in the State of New Jersey
 Date of Survey: 7/27/2010
 Date of Last Revision: 7/30/2010
 Date Printed:
 Network Project No. 201001053-1

Survey prepared by:
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