



SURVEY CERTIFICATION

Kenneth D. Dykstra, a registered land surveyor, License No. 32972, in and for the State of New Jersey, and legally doing business in Morris County, does hereby certify to Credit Suisse First Boston Mortgage Capital LLC, Commonwealth Land Title Insurance Company, and their respective successors and assigns:

1. this survey plan represents a survey made by me in April, 1997, of the land therein particularly described;
2. the Survey and the information, courses and distances shown thereon are in accordance with field measurements and office calculations;
3. the title lines and lines of actual possession are the same;
4. the land described in the Survey is the same as described in the title insurance commitment described below except with Kake-Out Road right-of-way as shown;
5. the area of the subject property and the size, location and type of buildings and improvements and any other matters situated on the subject property are as shown and all buildings and improvements are within the boundary lines and in accordance with previous Site Plan approvals;
6. there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements except for variances and/or waivers previously granted for the subject property;
7. there are no easements or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted on the Survey;
8. there are no encroachments on the adjoining properties, street, or alleys by any of said buildings, structures and improvements, other than as shown on the Survey;
9. there are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on adjoining property, except as shown on the Survey;
10. all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any utilities that pass through or are located on adjoining land;
11. the Survey shows the location and direction of all visible storm drainage systems for the collection and disposal of all roof and surface drainage per inspection and previous Site Plan documents;
12. any discharge into streams, rivers or other conveyance system is shown on the Survey;
13. the subject property has access to and from a duly dedicated and accepted public street or highway;
14. [except as shown on the survey] the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress; and
15. the record description of the subject property forms a mathematically closed figure.

The undersigned has received and examined a copy of Commonwealth Land Title Insurance Company, Title Company's Commitment No. 10970955; and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference.

This Survey is made in accordance with the 1992 "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by American Land Title Association ("ALTA") and American Congress on Surveying and Mapping ("ACSM") and meets the requirements of an Urban Survey, as defined in the current accuracy standards jointly adopted by ALTA and ACSM and includes Items 2, 3, 4, 6, 8, 9, 10, 11, and 13 of Table A thereof.

- NOTES AND REFERENCES:**
1. SEE DEED BOOK 2548 PAGE 152 FOR LOT 12.01, BLOCK 33 THE PROPERTY IN QUESTION.
 2. SEE TAX MAP SHEET #134 FROM THE BOROUGH OF KINNELON, MORRIS COUNTY, NEW JERSEY.
 3. THE PLANIMETRIC INFORMATION AS SHOWN ON THIS PLAN WAS DIGITIZED FROM MAP REF. NO. 9.
 4. THIS SURVEY IS SUBJECT TO FACTS DISCLOSED IN A CURRENT TITLE REPORT.
 5. SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.
 6. MAP ENTITLED "MAP OF RAMP 'B' IN THE BOROUGH OF KINNELON, MORRIS COUNTY, NEW JERSEY" PREPARED BY COUNTY OF MORRIS, ENGINEERING DEPARTMENT COURT HOUSE, MORRISTOWN, NEW JERSEY DEC. 1994.
 7. MAP ENTITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION ROUTE 23 SECTION 3 BLACK OAK RIDGE ROAD TO SMITHS MILLS PARCEL 219B" BOROUGH OF KINNELON, COUNTY OF MORRIS SCALE AS INDICATED, DECEMBER 1, 1988 (EXHIBIT B).
 8. MAP ENTITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION GENERAL PROPERTY PARCEL MAP ROUTE 23 SECTION 3 BLACK OAK RIDGE ROAD TO SMITHS MILLS SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIPS OF WAYNE AND WEST MILFORD COUNTY OF PASSAIC AND THE TOWNSHIP OF PEQUANNOCK AND BOROUGH OF RIVERDALE, KINNELON AND BUTLER COUNTY OF MORRIS SCALE AS INDICATED JANUARY 1987" 2/78.
 9. MAP ENTITLED "SITE LAYOUT PLAN BOROUGH OF KINNELON MORRIS COUNTY, NEW JERSEY PRELIMINARY & FINAL SITE PLAN FOR KINNELON SHOPPING CENTER" PREPARED BY CANGER & CASSERA AS PROJ. NO. 13257C DATED: 8/20/91, REV. TO 11/14/91.
 10. MAP ENTITLED "MAP OF PROPERTY FOR KINNELON MALL LOT 12 BLOCK 33" BOROUGH OF KINNELON, MORRIS COUNTY, NEW JERSEY PREPARED BY CANGER & CASSERA AS PROJ. NO. 13257C DATED MARCH 25, 1988.
 11. MAP ENTITLED "MAP OF PROPERTY FOR KINNELON MALL BOROUGH OF KINNELON, MORRIS COUNTY, NEW JERSEY" PREPARED BY CANGER & CASSERA AS PROJ. NO. 13257B DATED AUGUST 22, 1983 REVISED TO SEPTEMBER 13, 1983.
 12. MAP ENTITLED "BOUNDARY SURVEY KINNELON COMMERCIAL BOROUGH OF KINNELON, MORRIS COUNTY, NEW JERSEY" PREPARED BY CANGER-SPECTER ASSOCIATES, INC. AS PROJ. NO. 13257 DATED 7/26/72, REVISED TO 10/12/73.
 13. PROPERTY CORNERS HAVE NOT BEEN SET PER WAIVER OF SETTING CORNER MARKERS OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.1(d).
 14. RIGHT-OF-WAY DEDICATIONS WERE SHOWN ON VARIOUS APPROVED SITE PLAN DOCUMENTS. ACCEPTANCE AND FORMAL RECORDING INFORMATION WAS NOT EVIDENT IN THE TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE CO. COMMITMENT NO. 10970955 AND DATED FEBRUARY 26, 1997.

Zoning Requirements:

ITEM	REQUIRED	PROVIDED
Front Yard	20% Lot Depth or 50' Min. (218')	318.3'
Side Yard	20% Lot Width or 50' Min. (98.4')	54.4'
Rear Yard	50'	479.1'
Lot Coverage	20% Max. (20.67% per 1987 Variance)	19%
Building Height	2 Stories or 35'	1 Story/35'

Variance Previously Granted:

Application No. 620 including revised Site Plan with Variances Approved: 7/09/87; 25' aisle width 7/09/87; 20.67% lot coverage 7/09/87; 43' sidewalk setback 7/09/87; 5.2 parking spaces per 1000 SF 12/14/89; 9' x 18' interior parking spaces 12/14/89; 9' x 17' perimeter parking spaces

Application No. 621 Approval to Permit the reconstruction of an onsite retaining wall.

Variances Per Site Plan Layout Plan Dated August 20, 1991:

1. 90-10A(4): Parking in front yard and side yard - existing condition.
2. 90-31: Front yard setback and side yard - existing condition.
3. 90-10A(2): 24 foot aisle width versus 30 foot required - existing condition.
4. 90-17A (2): 9' x 18' and 9' x 17' parking stalls versus required 10' x 18'.
5. 90-11: Number of parking spaces (see schedule below).

Parking Requirements Per Site Plan Layout Plan Dated August 20, 1991:

EXISTING BUILDING	REQUIRED SPACES	PROVIDED SPACES
Theater, 1500 seats	375 - 1/4 seats	
Pathmark, 55,600R SF	556 - 1/1000 SF	
Restaurant, 125 Seats	42 - 1/3 seats	
Retail space, 15,330R SF	153 - 1/100 SF	
Total	1,126	655 (a)

(a) - per site layout plan dated Aug. 20, 1991

DESCRIPTION OF PROPERTY
 LOT 12.01, BLOCK 33
 BOROUGH OF KINNELON
 MORRIS COUNTY, NEW JERSEY

BEGINNING AT A POINT IN THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF KINNELON ROAD (75' R.O.W.), WHERE THE SAME IS INTERSECTED BY THE DIVISION LINE BETWEEN LOT 9.01 ON THE WEST AND LOT 12.01 ON THE EAST IN BLOCK 33 AS SHOWN ON A MAP ENTITLED "TAX MAP" BOROUGH OF KINNELON, MORRIS COUNTY, NEW JERSEY, SHEET NUMBER 34, RUNNING, THENCE:

1. ALONG THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF KINNELON ROAD, S 86°46'49" E, 717.78' FEET TO A POINT OF CURVATURE, THENCE;
2. STILL ALONG THE SAME ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1599.52' FEET, AN ARC LENGTH OF 271.50' FEET, AND A DELTA OF 99°43'41" TO A POINT, THENCE;
3. STILL ALONG THE SAME, S 12°56'42" W, 4.50' FEET TO A POINT, THENCE;
4. STILL ALONG THE SAME, S 72°27'11" E, 106.74' FEET TO A POINT OF CURVATURE, THENCE;
5. STILL ALONG THE SAME ON A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00' FEET, AN ARC LENGTH OF 60.61' FEET, AND A DELTA OF 98°49'03" TO A POINT WESTERLY RIGHT-OF-WAY LINE OF KAKEOUT CONNECTOR (70' R.O.W.), THENCE;
6. ALONG THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF KAKEOUT CONNECTOR ON A CURVE TO THE LEFT HAVING A RADIUS OF 635.00' FEET, AN ARC LENGTH OF 357.37' FEET, AND A DELTA OF 32°14'43" TO AN ANGLEPOINT, THENCE;
7. STILL ALONG THE SAME, S 24°53'59" W, 30.15' FEET TO A POINT WHERE THE SAME IS INTERSECTED BY THE NORTHERLY RIGHT-OF-WAY LINE OF KIEL AVENUE (50' R.O.W.), THENCE;
8. ALONG THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF KIEL AVENUE, S 70°39'50" W, 45.38' FEET TO A POINT OF CURVATURE, THENCE;
9. STILL ALONG THE SAME ON A CURVE TO THE LEFT HAVING A RADIUS OF 1444.79' FEET, AN ARC LENGTH OF 177.78' FEET, AND A DELTA OF 07°03'01" TO A POINT OF REVERSE CURVATURE, THENCE;
10. STILL ALONG THE SAME ON A CURVE TO THE RIGHT HAVING A RADIUS OF 170.71' FEET, AN ARC LENGTH OF 106.42' FEET, AND A DELTA OF 35°43'05" TO A POINT, THENCE;
11. STILL ALONG THE SAME, N 80°40'10" W, 178.75' FEET TO POINT OF CURVATURE, THENCE;
12. STILL ALONG THE SAME ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1319.04' FEET, AN ARC LENGTH OF 99.95' FEET, AND A DELTA OF 04°20'30" TO A POINT, THENCE;
13. STILL ALONG THE SAME, N 76°19'40" W, 204.63' FEET TO POINT OF CURVATURE, THENCE;
14. STILL ALONG THE SAME ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2191.60' FEET, AN ARC LENGTH OF 99.98' FEET, AND A DELTA OF 02°36'50" TO A POINT, THENCE;
15. STILL ALONG THE SAME, N 73°42'50" W, 256.51' FEET TO A POINT WHERE THE SAME IS INTERSECTED BY THE DIVISION LINE BETWEEN LOT 12.01 ON THE EAST AND LOT 11 ON THE WEST IN BLOCK 33, THENCE;
16. ALONG THE AFOREMENTIONED DIVISION LINE BETWEEN LOT 12.01 ON THE EAST AND LOT 11 ON THE WEST IN BLOCK 33, N 00°50'10" E, 253.54' FEET TO A POINT WHERE THE SAME IS INTERSECTED BY THE DIVISION LINE BETWEEN LOT 11 ON THE SOUTH AND LOT 9.01 ON THE NORTH IN BLOCK 33, THENCE;
17. ALONG THE DIVISION LINE BETWEEN LOT 12.01 ON THE EAST AND LOT 9.01 ON THE WEST IN BLOCK 33, N 01°51'00" E, 193.50' FEET TO THE POINT OR PLACE OF BEGINNING, AN ARC LENGTH OF 13.56 ACRES ±.

NOTICE

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GRAPHIC SCALE OF FEET

50 0 50 100

REVISION NO. DATE REVISION

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ALTA/ACSM LAND TITLE SURVEY FOR LESTER M. ENTIN ASSOCIATES

BLOCK 33 - LOT 12.01
 MORRIS COUNTY
 NEW JERSEY

PROJECT NO. B13257S	DATE 4/24/97
DRAWN BY MJM	DESIGNED BY SURVEY
SCALE 1" = 50'	FIELD BOOK 490-1
SCHOOR DEPALMA	
SHEET NO. 1 of 1	