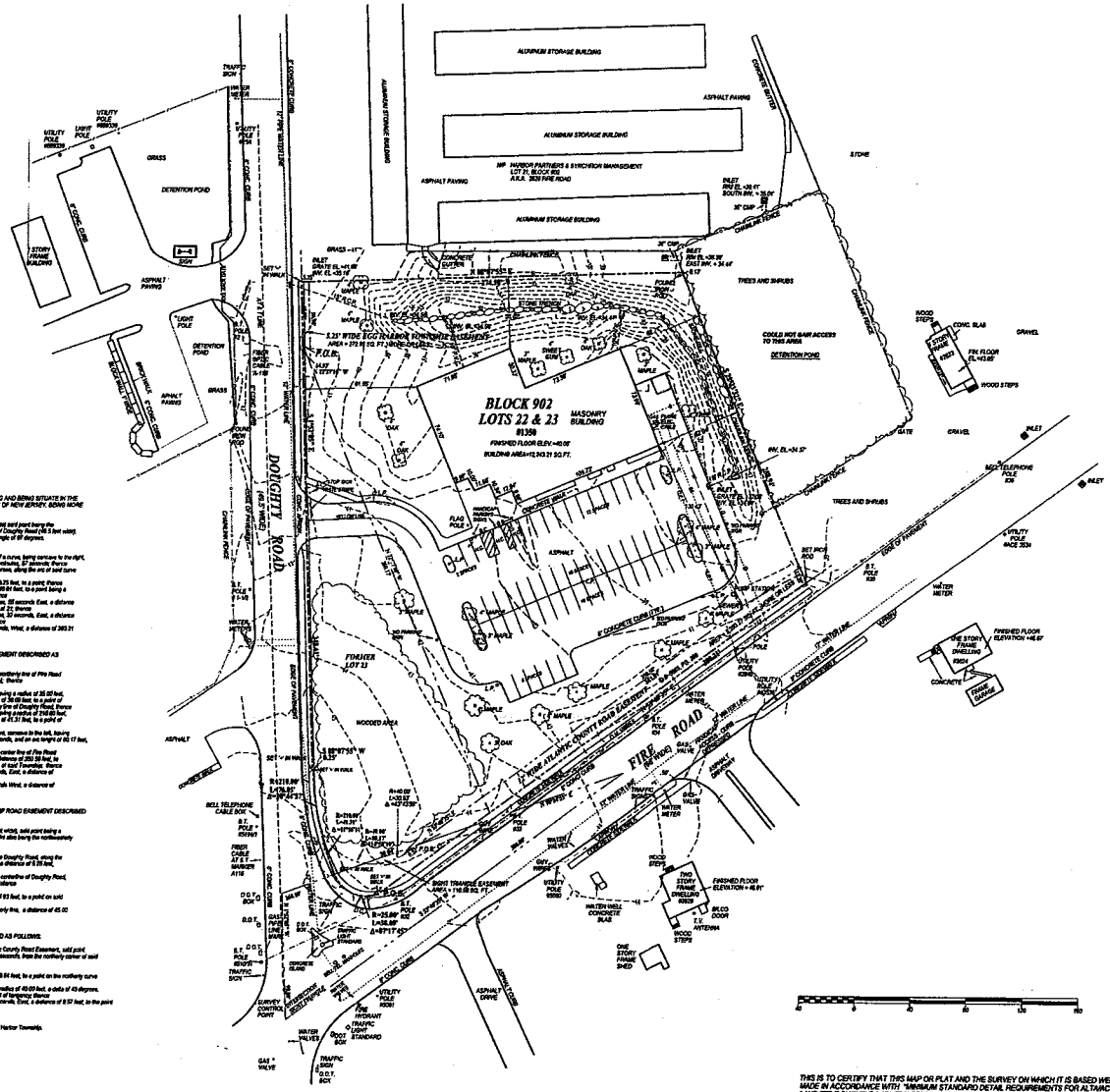

ALL THAT CERTAIN TRACT, PARCEL AND LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF EGG HARBOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the northerly line of Fire Road (66 feet wide) said point being the point of curvature of a curve, said curve also being the easterly line of Doughty Road (66 feet wide), being common to the right, having a radius of 25.00 feet, a central angle of 89 degrees, 17 minutes, 49 seconds; thence

1. Along the arc of said curve, 38.09 feet, to the point of curvature of a curve, being common to the right, having a radius of 910.00 feet, a central angle of 20 degrees, 14 minutes, 57 seconds; thence
2. Continuing along said easterly line, for the following three (3) courses, along the arc of said curve 36.85 feet, thence
3. South 89 degrees, 07 minutes, 05 seconds, West, a distance of 0.75 feet, to a point; thence
4. North 61 degrees, 53 minutes, 55 seconds West, a distance of 349.61 feet, to a point being a southeasterly corner of Lot 21, Block 902, of said Township; thence
5. Along a southerly line of said Lot 21, North 89 degrees, 07 minutes, 05 seconds East, a distance of 271.55 feet, to the point being a southeasterly corner of said Lot 21; thence
6. Along a westerly line of said Lot 21, South 20 degrees, 33 minutes, 55 seconds, East, a distance of 228.14 feet, to a point on said northerly line of Fire Road; thence
7. Along said northerly line, South 89 degrees, 46 minutes, 35 seconds, West, a distance of 303.21 feet, to the point and place of BEGINNING.

Containing 113,490.02 square feet, or 2.61 acres, more or less.

SUBJECT TO A 12 FEET WIDE ATLANTIC COUNTY ROAD EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING at a point of curvature of a curve, said curve being the northerly line of Fire Road (66 feet wide) and the westerly line of Doughty Road (66 feet wide); thence

1. Northwesterly along the arc of said curve, continue in the right, having a radius of 25.00 feet, a delta of 89 degrees, 17 minutes, 49 seconds, and an arc length of 38.09 feet, to a point of compound curvature of a curve, said curve being the said westerly line of Doughty Road; thence
2. Northwesterly along the arc of said curve, continue in the right, having a radius of 910.00 feet, a delta of 11 degrees, 14 minutes, 11 seconds, and an arc length of 31.21 feet, to a point of curvature of a curve; thence
3. Leaving said westerly line, southwesterly along the arc of said curve, continue in the left, having a radius of 10.00 feet, a delta of 114 degrees, 59 minutes, 10 seconds, and an arc length of 20.17 feet, to a point of tangency; thence
4. North 53 degrees, 49 minutes, 36 seconds East, parallel with the center line of Fire Road and 66 feet therefrom when measured at right angles thereto, a distance of 250.38 feet, to a point, said point being on the westerly line of Lot 23, Block 902, of said Township; thence
5. Along said westerly line, North 53 degrees, 53 minutes, 55 seconds, East, a distance of 12.39 feet to a point on the said northerly line of Fire Road; thence
6. Along said northerly line, South 89 degrees, 46 minutes, 35 seconds West, a distance of 303.21 feet, to the point and place of BEGINNING.

Containing 3,392.37 square feet, more or less.

ALSO SUBJECT TO A 8.25 FEET WIDE EGG HARBOR TOWNSHIP ROAD EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING at a point in the westerly line of Doughty Road (66.0 feet wide), said point being a southeasterly corner of Lot 21, Block 902, of said Township, said point also being the northeasterly corner of Lot 22, of said Block; thence

1. North 89 degrees, 07 minutes, 05 seconds, East, at right angles to Doughty Road, along the southerly line of said Lot 21, and the northerly line of said Lot 22, a distance of 8.25 feet, to a point; thence
2. South 01 degrees, 53 minutes, 55 seconds East, parallel with the centerline of Doughty Road, and 33 feet therefrom when measured at right angles thereto, a distance of 66.00 feet, to a point; thence
3. North 57 degrees, 37 minutes, 10 seconds, West, a distance of 14.93 feet, to a point on said westerly line; thence
4. North 61 degrees, 53 minutes, 55 seconds, West, along said westerly line, a distance of 45.00 feet, to the point and place of BEGINNING.

Containing 375.56 square feet, more or less.

ALSO SUBJECT TO A SIGHT TRIANGLE EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING at a point on the northerly side of a 12 foot wide Atlantic County Road Easement, said point being distant 345.84 feet, bearing South 53 degrees, 49 minutes, 36 seconds, from the northerly corner of said Easement; thence

1. South 76 degrees, 24 minutes, 57 seconds, West, a distance of 36.64 feet, to a point on the northerly curve of said Easement; thence
2. Easterly along the arc of said curve, continue to the left, having a radius of 40.00 feet, a delta of 43 degrees, 43 minutes, 58 seconds, and an arc length of 30.53 feet, to a point of tangency; thence
3. Along the said northerly line, North 53 degrees, 49 minutes, 36 seconds, East, a distance of 6.57 feet, to the point and place of BEGINNING.

Containing 115.58 square feet.

BEING known as: Lot 22, Block 902, on the Official Tax Map of Egg Harbor Township.

Exhibit A

Loaner 7 Gov't MM

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