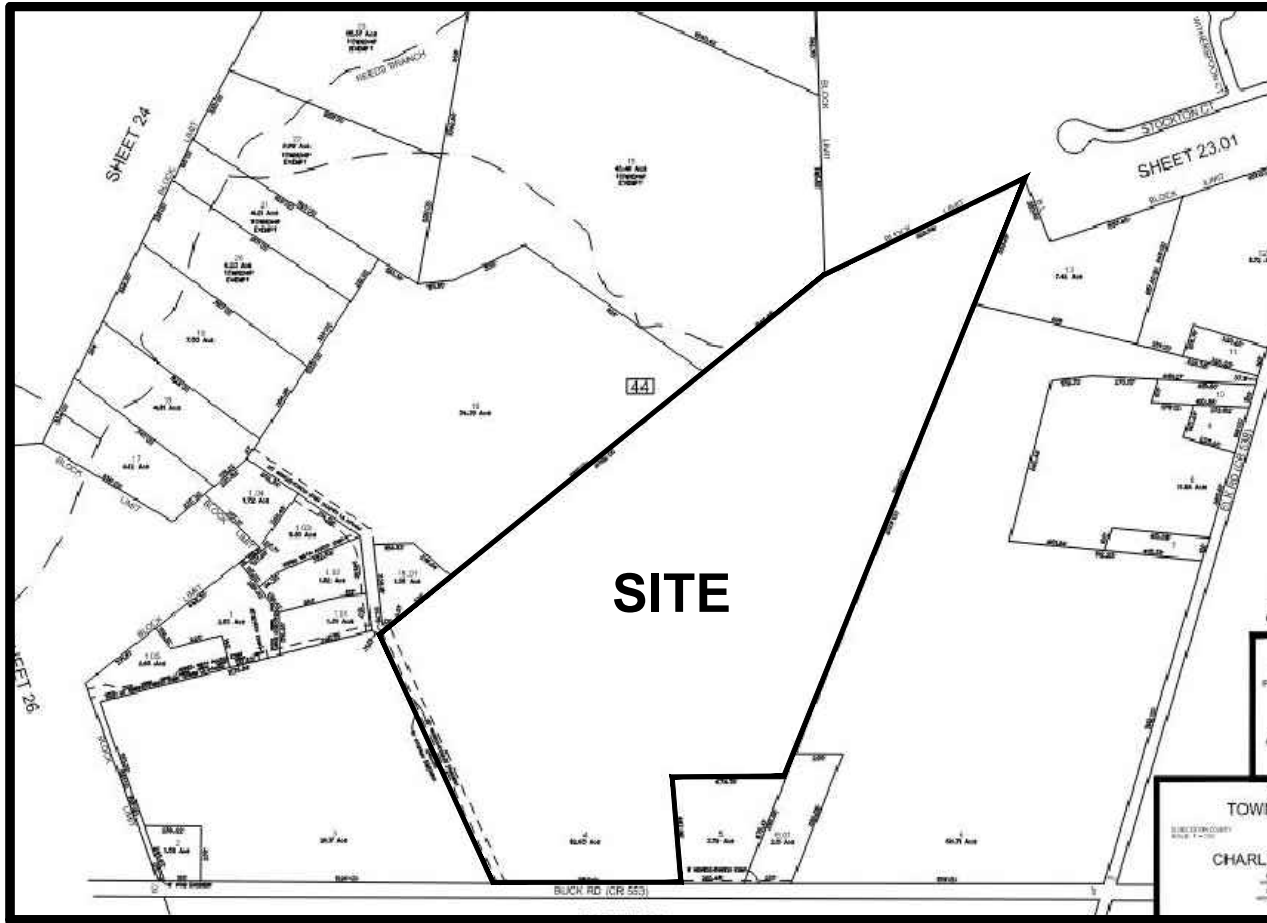




TAX MAP

DEED DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE LYING AND BEGINNING IN THE TOWNSHIP OF ELK, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AS SHOWN ON A PLAN BY PENNONI ASSOCIATES ENTITLED "ELK CANNABIS - BOUNDARY & TOPOGRAPHIC SURVEY", DATED 5/24/2022, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF BUCK ROAD (66 FEET WIDE) (COUNTY ROUTE 533) (AKA BUCKTON - CENTER TOWN ROAD), WHERE IT INTERSECTS WITH THE NORTHERLY LINE OF BLOCK 44, LOT 3:

1) THENCE: FROM SAID BEGINNING POINT, LEAVING SAID THE WESTERLY SIDE OF BUCK ROAD AND COINCIDENT WITH THE NORTHERLY LINE OF BLOCK 44, LOT 3, S 70°43'58" W, A DISTANCE OF 1165.09 TO A POINT COMMON CORNER TO BLOCK 44, LOT 16;

2) THENCE: COINCIDENT WITH THE NORTHEASTERY LINE OF BLOCK 44, LOTS 16, 01, 16 AND 15, N 34°15'02" W, A DISTANCE OF 2559.90 TO A STONE FOUND, COMMON CORNER TO BLOCK 42, LOT 1;

3) THENCE: COINCIDENT WITH THE WESTERLY LINE OF BLOCK 42, LOT 1, N 12°23'32" W, A DISTANCE OF 790.06 TO A STONE FOUND, COMMON CORNER TO BLOCK 44, LOT 13;

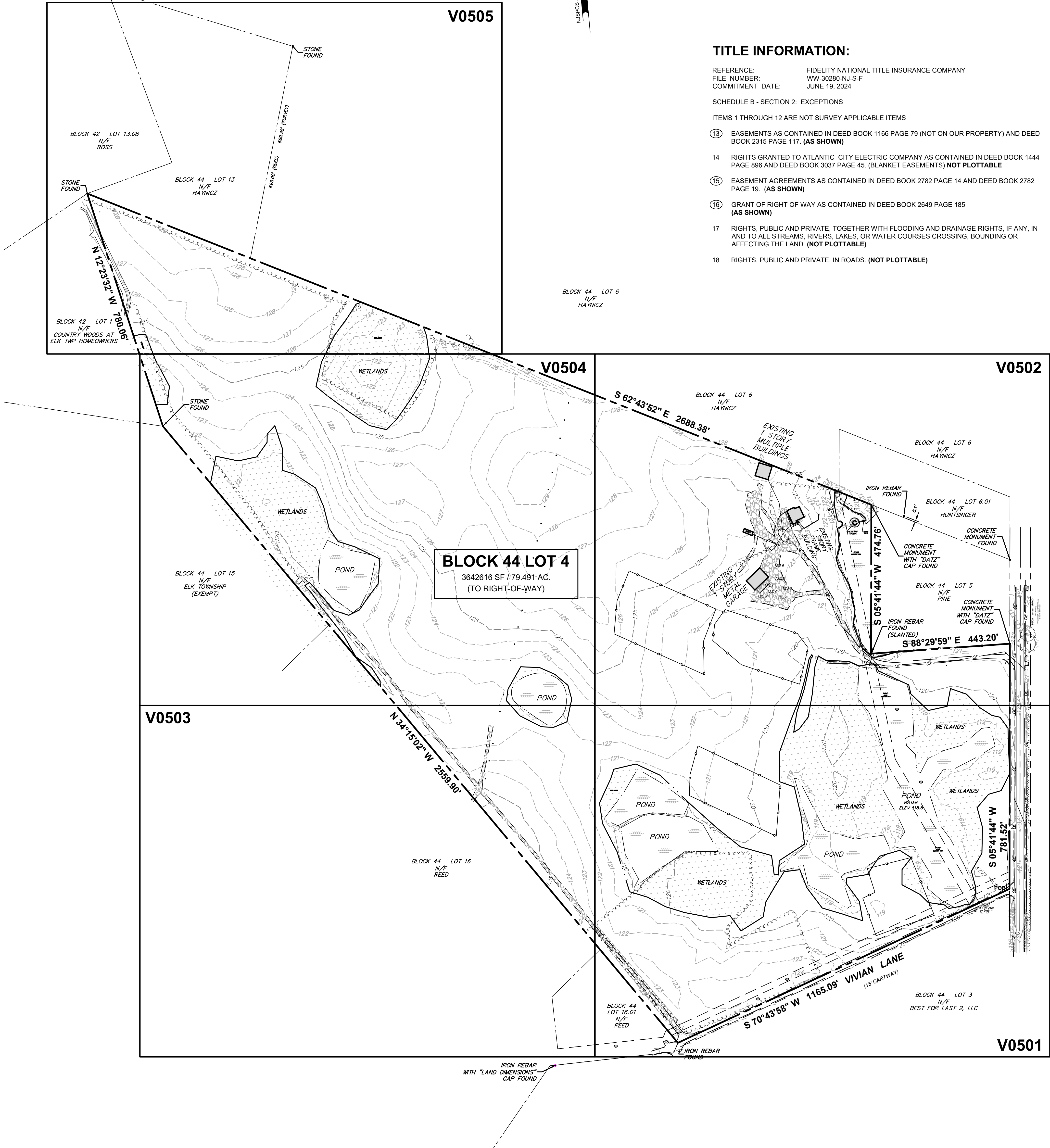
4) THENCE: COINCIDENT WITH THE SOUTHWESTER LINE BLOCK 44, LOTS 13, 6 AND 6.01, S 62°43'52" E, A DISTANCE OF 2688.38 TO A MONUMENT FOUND, COMMON CORNER TO BLOCK 44, LOT 5;

5) THENCE: COINCIDENT WITH THE WESTERLY LINE OF BLOCK 44, LOT 5, S 05°41'44" W, A DISTANCE OF 474.76 TO A POINT, COMMON CORNER TO BLOCK 44, LOT 5;

6) THENCE: COINCIDENT WITH THE SOUTHERLY LINE OF BLOCK 44, LOT 5, S 88°29'59" E, A DISTANCE OF 443.20 TO A MONUMENT FOUND ON THE WESTERLY SIDE OF BUCK ROAD;

7) THENCE: COINCIDENT WITH THE WESTERLY SIDE OF BUCK ROAD, S 05°41'44" W, A DISTANCE OF 781.52 TO THE POINT OF BEGINNING

CONTAINING 3.642,616 S.F. / 79.491 AC. OF LAND, MORE OR LESS.



TITLE INFORMATION:

REFERENCE: FIDELITY NATIONAL TITLE INSURANCE COMPANY
FILE NUMBER: WW-30280-NJ-S-F
COMMITMENT DATE: JUNE 19, 2024

SCHEDULE B - SECTION 2: EXCEPTIONS

ITEMS 1 THROUGH 12 ARE NOT SURVEY APPLICABLE ITEMS

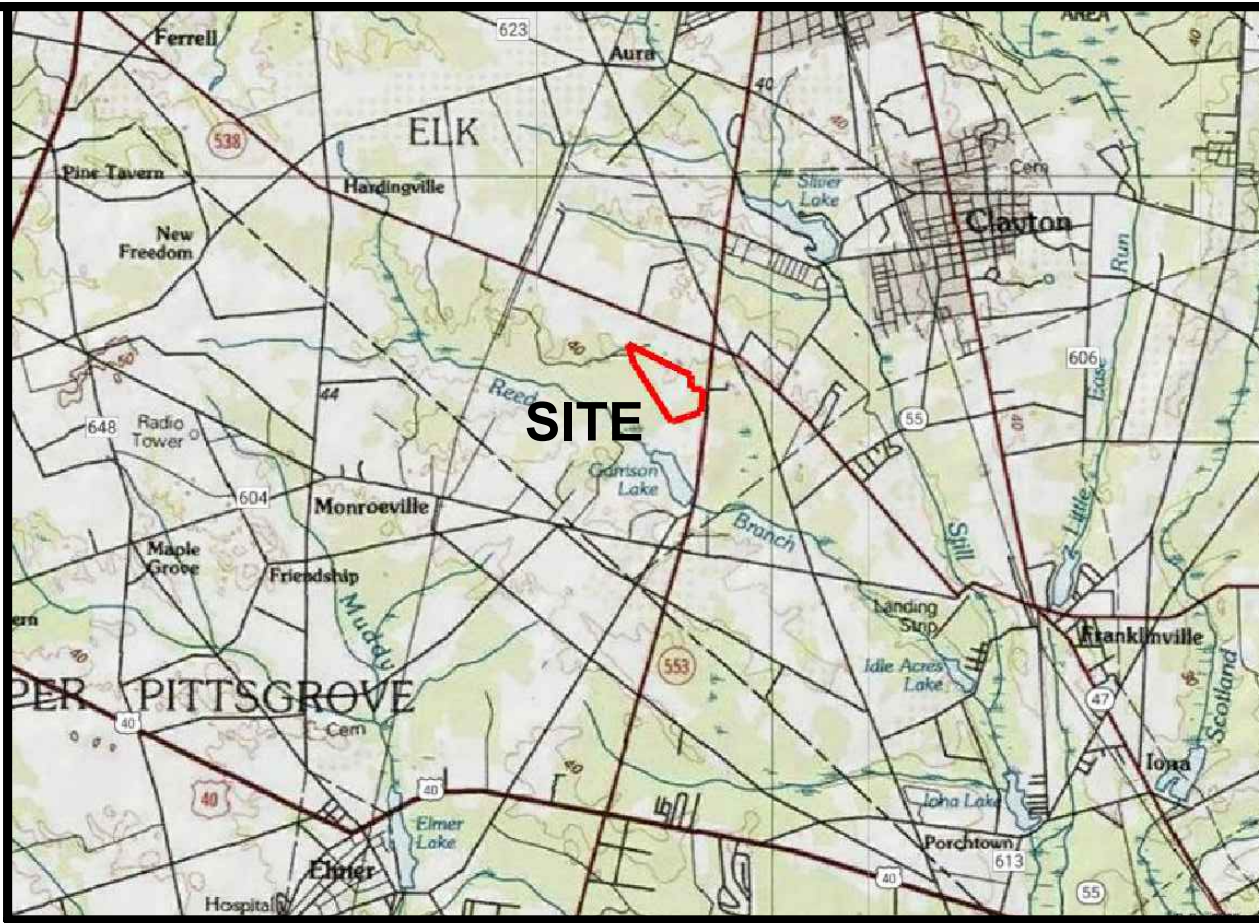
- 13 EASEMENTS AS CONTAINED IN DEED BOOK 1166 PAGE 79 (NOT ON OUR PROPERTY) AND DEED BOOK 2315 PAGE 117. (AS SHOWN)
- 14 RIGHTS GRANTED TO ATLANTIC CITY ELECTRIC COMPANY AS CONTAINED IN DEED BOOK 1444 PAGE 896 AND DEED BOOK 3037 PAGE 45. (BLANKET EASEMENTS) NOT PLOTTABLE
- 15 EASEMENT AGREEMENTS AS CONTAINED IN DEED BOOK 2782 PAGE 14 AND DEED BOOK 2782 PAGE 19. (AS SHOWN)
- 16 GRANT OF RIGHT OF WAY AS CONTAINED IN DEED BOOK 2649 PAGE 185 (AS SHOWN)
- 17 RIGHTS, PUBLIC AND PRIVATE, TOGETHER WITH FLOODING AND DRAINAGE RIGHTS, IF ANY, IN AND TO ALL STREAMS, RIVERS, LAKES, OR WATER COURSES CROSSING, BOUNDING OR AFFECTING THE LAND. (NOT PLOTTABLE)
- 18 RIGHTS, PUBLIC AND PRIVATE, IN ROADS. (NOT PLOTTABLE)

NOTES:

1. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING SOURCES OF INFORMATION:
- A. DEEDS OF RECORD
- B. AN ACTUAL FIELD SURVEY PERFORMED BY PENNONI ASSOCIATES
- C. PLAN ENTITLED "FINAL PLAN OF LOTS - PLATE 25, BLOCK 44, LOT 1", BY LAND DIMENSIONS ENGINEERING, DATED 11/2009, REVISED 10/02/2017.
3. BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF ELK, GLOUCESTER COUNTY, NEW JERSEY, PLATE #25.
4. PLANIMETRIC & TOPOGRAPHIC FEATURES SHOWN ARE TAKEN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PENNONI ASSOCIATES ON 5/23/2022 & 9/20/2024.
5. THIS SURVEY IS NOT INTENDED TO GUARANTEE OWNERSHIP.
6. SURVEY BASED ON N.J.S.P.C.S. NAD 83 (2011), S SURVEY SCALED TO GROUND AT POINT 9999
- GROUND SCALE FACTOR: 1.0000648802
- GROUND COORDINATES: N: 294700.00 E: 314800.00 Z: 127.00
- VERTICAL DATUM: NAVD 1988
7. IT IS BEYOND THE SCOPE OF THIS SURVEY TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF ANY REGULATED ENVIRONMENTAL CONDITION ON OR NEAR THE SUBJECT PARCELS. UNDERGROUND EXPLORATIONS WERE NOT CONDUCTED OR UTILIZED DURING THE PREPARATION OF THIS SURVEY. CONCERNED PARTIES SHOULD PURSUE ANY ENVIRONMENTAL MATTERS SEPARATE AND APART FROM THIS SURVEY.
8. THIS PLAN HAS BEEN DIGITALLY SIGNED IN ACCORDANCE WITH N.J.A.C. 13-40-1A AND THUS CARRIES THE SAME WEIGHT, AUTHORITY AND EFFECT AS A HANDWRITTEN SIGNATURE AND IMPRESSION-TYPE SEAL.
9. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS ILLUSTRATED ARE BASED UPON UTILITY MARKOUT AND ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD. THE STATE OF NEW JERSEY REQUIRES NOTIFICATION PRIOR TO ANY EXCAVATION BY UTILIZING THE NEW JERSEY ONE-CALL SYSTEM (1-800-272-1000).
10. A SIGNED WAIVER AND DIRECTION NOT TO SET CORNER MARKERS IN ACCORDANCE WITH THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION (N.J.A.C. 13-46-5.3) HAS BEEN RECEIVED FROM THE ULTIMATE USER.
11. THE WETLANDS SHOWN HEREON WERE DELINEATED BY DUBOIS ENVIRONMENTAL CONSULTANTS, LLC ON 5/9/2022. SKETCH DATED: 5/9/2022. AND FIELD LOCATED BY PENNONI ASSOCIATES ON 5/10/2022.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- FENCE
- CURB
- DEPRESSED CURB
- CONTOUR
- OVERHEAD ELECTRIC
- STORM PIPE
- TREE LINE
- WATER LINE
- WETLANDS LINE
- WETLANDS FLAG
- UTILITY POLE
- GUY
- TELEPHONE PANEL BOX
- MAILBOX
- SIGN
- SPOT GRADE
- BENCH MARK
- MONUMENT FOUND
- IRON PIN FOUND
- STONE FOUND
- CONCRETE
- GRAVEL
- WETLANDS
- POND



LOCATION MAP
N 39-38-23 W 75-07-42

Pennoni

PENNONI ASSOCIATES INC.
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9774
NJ COA NO. G426033500

THIS PLAN WAS PREPARED UNDER MY IMMEDIATE SUPERVISION

Keith M. Ludwig, PLS
New Jersey LIC: 245504324400

ELK CANNABIS
730 BUCK ROAD
TOWNSHIP OF ELK, GLOUCESTER COUNTY, NEW JERSEY

BOUNDARY & TOPOGRAPHIC SURVEY

PAUL PLOSKONKA
210 N VINEYARD BOULEVARD
COLLINGSWOOD, NJ 08108

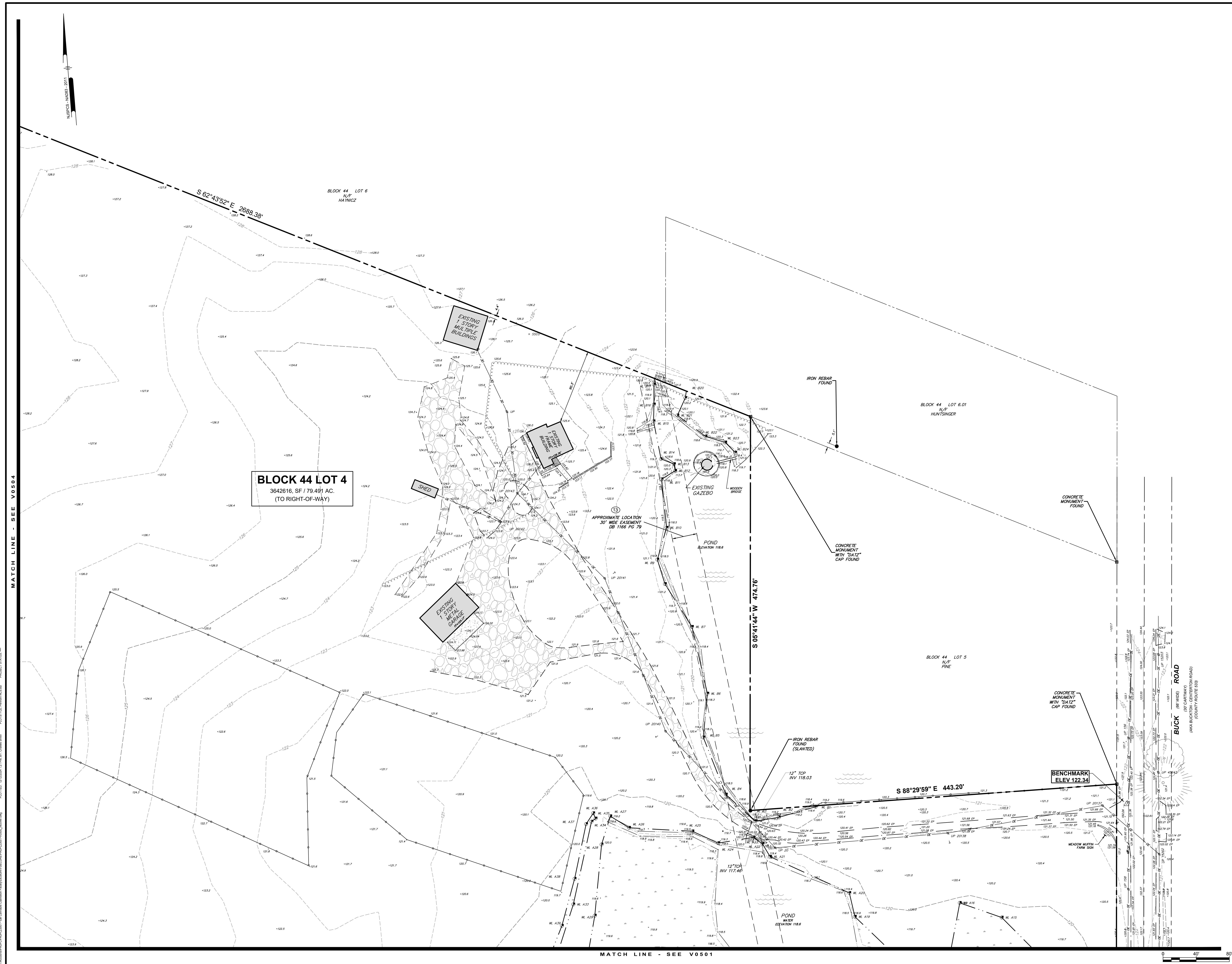
NO.	DATE	REVISIONS
1	10/14/24	UPDATED TO CURRENT CONDITIONS & TITLE REPORT

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES AND INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE INSTALLED FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR EQUAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDemnIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	PAUPL23001
DATE	2022.10.03
DRAWING SCALE	1"= 150'
DRAWN BY	CWS/ER
APPROVED BY	KML

V0500

SHEET 1 OF 6





BLOCK 44 LOT 4
3642616, SF / 79.491 AC.
(TO RIGHT-OF-WAY)

BLOCK 44 LOT 16
N/F
REED

N 34°15'02" W 2559.90'

MATCH LINE - SEE V0501

ELK CANNABIS

730 BUCK ROAD
TOWNSHIP OF ELK GLoucester County NEW JERSEY

BOUNDARY & TOPOGRAPHIC SURVEY

PAUL PLOSKONKA
19 N VINEYARD BOULEVARD
COLLINGSWOOD NJ 08108

THIS PLAN WAS PREPARED UNDER MY IMMEDIATE SUPERVISION.



PENNONI ASSOCIATES INC.
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174
NJ COA NO. GA28033300

Keith M. Ludwig, PLS
New Jersey LIC. 24GS04324400

[illegible]

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PROJECT PAUPL23001

DATE	2022 10 03
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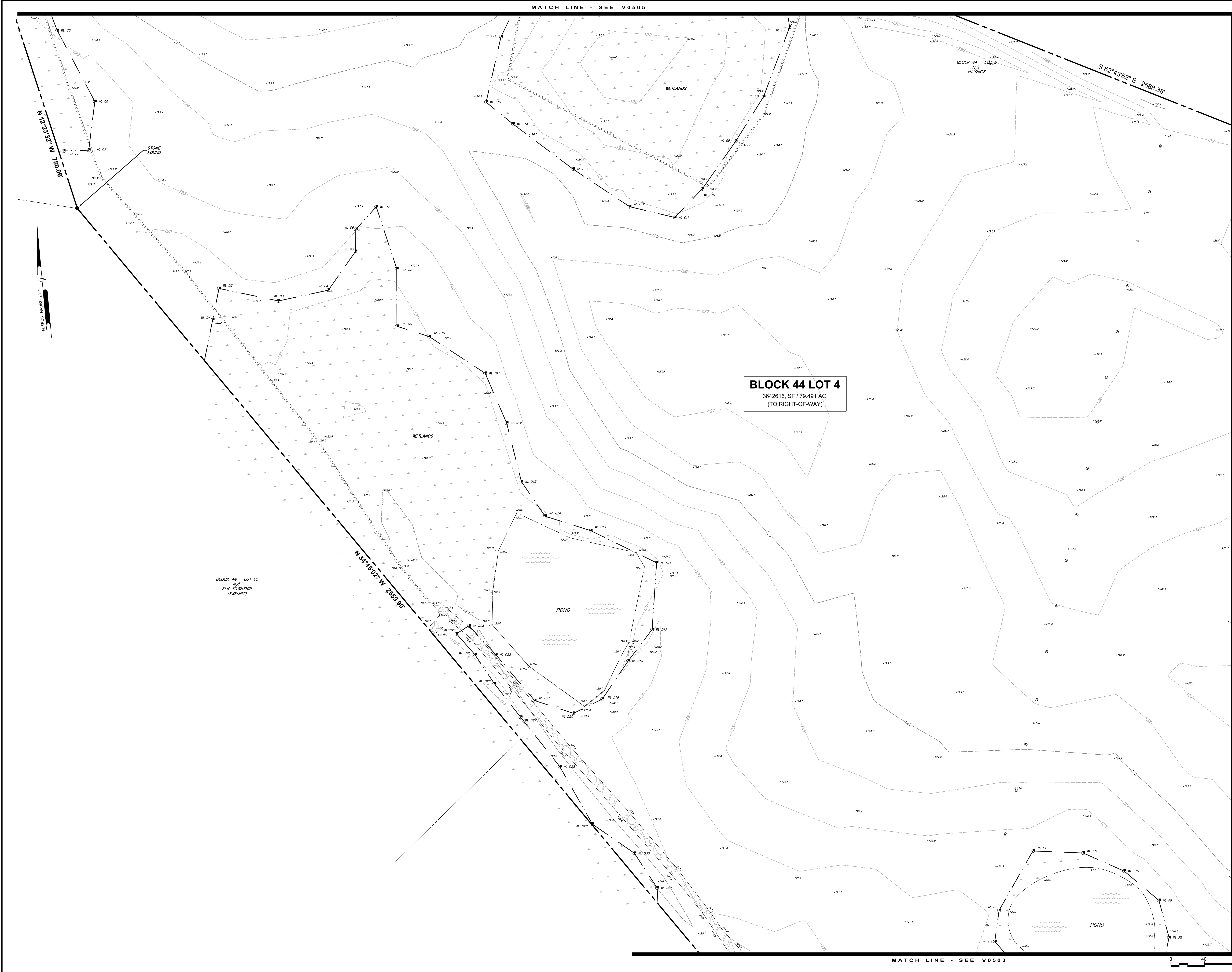
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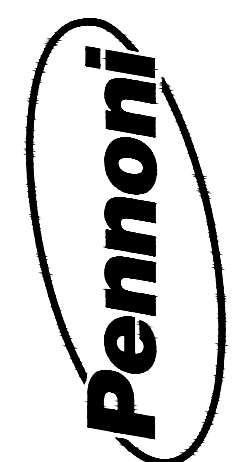
DRAWN BY CWS/ER

V0503

SHEET 4 OF 6

\\houston\planning\2001-28\Canada\Canada\Public\GIS\DWG\SETUP\2001\0000_0000_0000.dwg PLOTTED: 01/20/2024 12:04:07 Charles Smith PLOTTED BY: Pennon Associates, Inc. PROJECT STATUS: ---





PENNON ASSOCIATES INC.
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9774
NJ CCA NO. G42633300

THIS PLAN WAS PREPARED UNDER MY IMMEDIATE SUPERVISION.

Keith M. Ludwig, PLS
New Jersey LIC 243504324400

ELK CANNABIS
739 BUCK ROAD
TOWNSHIP OF ELK, GLOUCESTER COUNTY, NEW JERSEY

BOUNDARY & TOPOGRAPHIC SURVEY

PAUL PLOSKONKA
219 N VINEYARD BOULEVARD
COLLINGSWOOD, NJ 08108

NO	DATE	REVISIONS	BY
1	10/14/24	UPDATED TO CURRENT CONDITIONS & TITLE REPORT	ER

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PROJECT: PAUPL23001
DATE: 2022.10.03
DRAWING SCALE: 1"= 40'
DRAWN BY: CWS/ER
APPROVED BY: KML

V0504
SHEET 5 OF 6



V0505

SHEET 6 OF 6