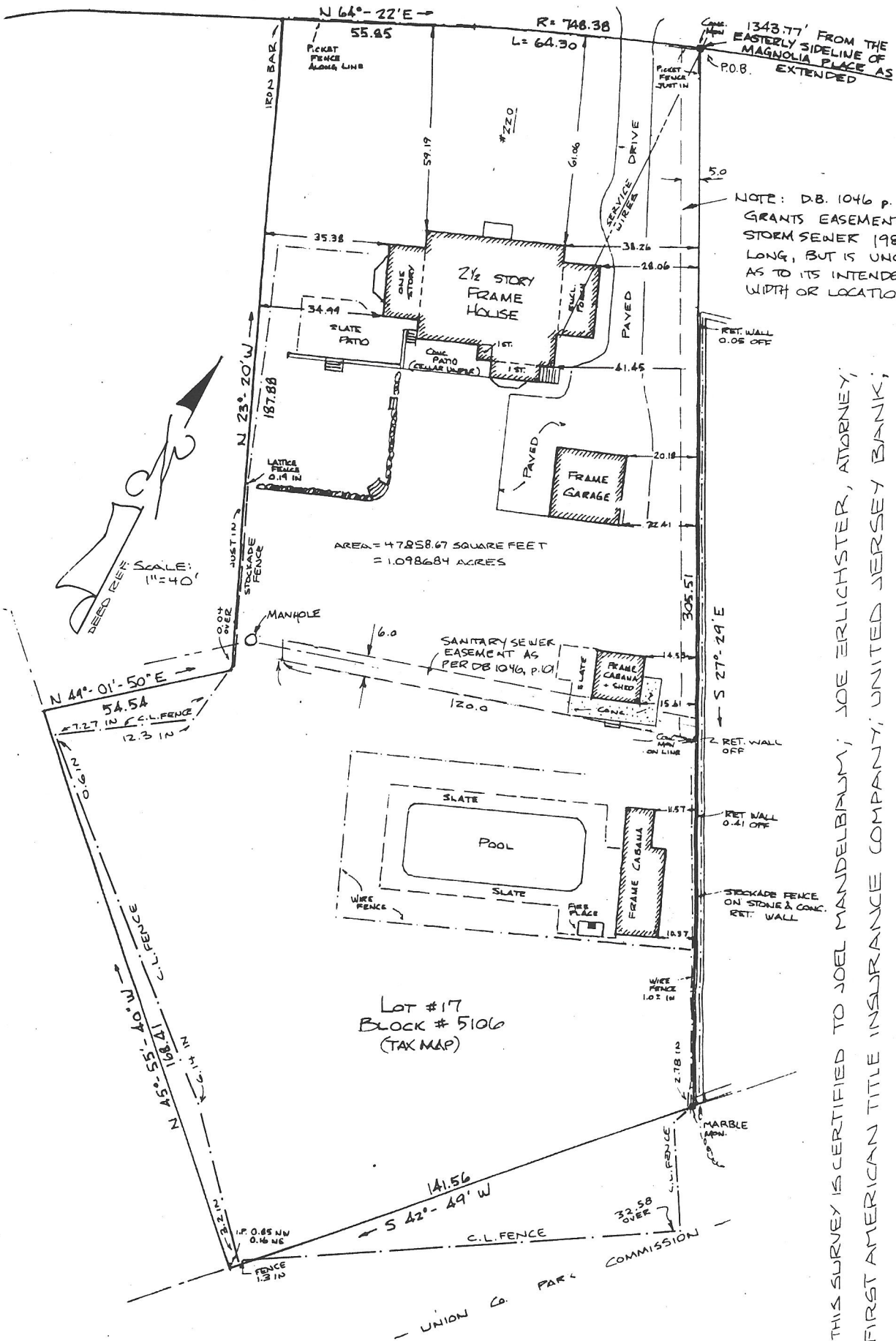


OAK RIDGE AVENUE



THIS SURVEY IS CERTIFIED TO JOEL MANDELBAUM, JOE ERLICHTER, ATTORNEY,
FIRST AMERICAN TITLE INSURANCE COMPANY, UNITED JERSEY BANK,
DARRYL GUGIG, ESQUIRE, LOWENSTEIN & SANDLER,
ESQUIRES.

277-0388

Location Survey of Property at:

220 OAK RIDGE AVENUE, CITY OF SUMMIT, UNION COUNTY, NEW JERSEY



SINGER-MURPHY ASSOCIATES, INC.

Professional Land Surveyors

P.O. Box 505, 90 North Avenue, Fanwood, NJ 07023

PROPERTY MARKERS TO BE SET.

Paul R. Murphy
PAUL R. MURPHY, PLS #30091

WAYNE H. CANADA, PLS #37182

93-292

Date Surveyed: AUGUST 23, 1993

Date Signed: 9/22/93