

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF FRANKLIN AND GEORGETOWN TURNPIKE AND THE WESTERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 27 (LINCOLN HIGHWAY), AND RUNNING; THENCE

- (1) SOUTH 05 DEGREES 30 MINUTES 50 SECONDS WEST ALONG NJ STATE HWY. RT. 27, 204.34 FEET TO A POINT; THENCE
- (2) NORTH 84 DEGREES 29 MINUTES 10 SECONDS WEST, 80.00 FEET TO A POINT; THENCE
- (3) SOUTH 05 DEGREES 30 MINUTES 50 SECONDS WEST, 50.00 FEET TO A POINT; THENCE
- (4) SOUTH 84 DEGREES 29 MINUTES 10 SECONDS EAST, 80.00 FEET TO A POINT IN SAID LINE OF NJ STATE HWY. RT. 27; THENCE
- (5) SOUTH 05 DEGREES 30 MINUTES 50 SECONDS WEST ALONG SAME, 238.45 FEET TO A POINT; THENCE
- (6) SOUTH 69 DEGREES 49 MINUTES 30 SECONDS WEST, 520.83 FEET TO A POINT; THENCE
- (7) NORTH 04 DEGREES 07 MINUTES 30 SECONDS EAST, 565.95 FEET TO A POINT IN THE SOUTHERLY LINE OF FRANKLIN AND GEORGETOWN TURNPIKE; THENCE
- (8) NORTH 79 DEGREES 44 MINUTES 50 SECONDS EAST TILL SAME, 289.53 FEET TO AN ANGLE POINT; THENCE
- (9) NORTH 75 DEGREES 35 MINUTES 20 SECONDS EAST STILL ALONG SAME, 217.45 FEET TO THE POINT AND PLACE OF BEGINNING.

NOTE: FOR INFORMATIONAL PURPOSES ONLY: BEING LOT 53, BLOCK 5.02 ON A TAX MAP OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY.

THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1145827-CH2, WITH A COMMITMENT DATE OF SEPTEMBER 09, 2022.

- NOTES:**
1. PROPERTY KNOWN AS LOT 53, BLOCK 5.02, AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY.
 2. AREA PER DEED= 247,067 S.F. OR 5.672 AC. AREA PER REF #6= 239,745 S.F. OR 5.504 AC.
 3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
 4. THIS PLAN IS BASED ON DATA ACQUIRED BY A FIELD SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 5. THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1145827-CH2, WITH A COMMITMENT DATE OF SEPTEMBER 09, 2022. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS ARE IN SCHEDULE B, SECTION II:
 - (10) SIGHT RIGHT EASEMENT AS CONTAINED IN DEED BOOK 1264, PAGE 237 - SHOWN HEREON
 - (11) ROAD EASEMENT AS CONTAINED IN DEED BOOK 1264, PAGE 240 - SHOWN HEREON
 - (12) RIGHTS GRANTED TO NEW JERSEY BELL TELEPHONE COMPANY AS SET FORTH IN DEED BOOK 1803, PAGE 316 - SHOWN HEREON
 - (13) PERMANENT EASEMENT AGREEMENT AS CONTAINED IN DEED BOOK 1901, PAGE 524 - SHOWN HEREON
 - (14) RIGHTS GRANTED TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS SET FORTH IN DEED BOOK 2088, PAGE 389 - SHOWN HEREON
 - (15) DEVELOPER'S AGREEMENT AS CONTAINED IN DEED BOOK 6786, PAGE 1057 - BLANKET IN NATURE AGREEMENT
 6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 9. BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
 10. THE EXISTENCE OF BASEMENT AREAS WERE UNKNOWN AT THE TIME OF THE FIELD SURVEY.

- REFERENCES:**
1. THE OFFICIAL TAX MAP OF FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, SHEET #7.
 2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 265 OF 301", MAP NUMBER 3403C0265E, EFFECTIVE DATE: SEPTEMBER 28, 2007.
 3. MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR FIRST UNION NATIONAL BANK SITUATED IN FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY", PREPARED BY ABBINGTON ASSOCIATES, INC., DATED 08/20/96, MAP NO. 25.
 4. MAP ENTITLED "STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION, AS-BUILT PLANS OF ROUTE N.J. 27 (1953), SECTIONS 2C, 3C, & 4A FROM ROCKY HILL ROAD TO HOW LANE, RESURFACING, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY AND THE TOWNSHIP OF SOUTH BRUNSWICK & NORTH BRUNSWICK, MIDDLESEX COUNTY", DATED SEPTEMBER, 1971, SHEETS 5 & 6 OF 22.
 5. MAP ENTITLED "STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION, AS-BUILT PLANS OF ROUTE N.J. 27 (1953), SECTIONS 2D, ROUTE 27 AND ROUTE 518 INTERSECTION, INTERSECTION IMPROVEMENTS, TOWNSHIP OF SOUTH BRUNSWICK & FRANKLIN, MIDDLESEX AND SOMERSET COUNTIES", DATED MARCH, 1982, SHEETS 9 & 10 OF 84.
 6. MAP ENTITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCEL MAP, ROUTE 27 (1953), SECTION 2, MILLSTONE RIVER TO BUNKER HILL ROAD, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET AND TOWNSHIP OF SOUTH BRUNSWICK, COUNTY OF MIDDLESEX", DATED MARCH, 1967, SHEETS 1A & 2A OF 3A.
 7. ZONE LOCATION MAP OF THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY.
 8. MAP ENTITLED "ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY, WALGREENS, NEW JERSEY STATE HIGHWAY ROUTE 27, LOT 53, BLOCK 5.02, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, STATE OF NEW JERSEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 06-01-2005, LAST REVISED 08-31-15 AS REVISION NO. 6.
 9. MAP ENTITLED "UTILITY PLAN, BOWEN DEVELOPMENT COMPANY, PROPOSED WALGREEN'S PHARMACY #10277, BLOCK 5.02, LOT 53, N.J.S.H. ROUTE 27, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NJ, PREPARED BY BOHLER ENGINEERING, DATED 10-16-06, LAST REVISED 04-11-17 AS REVISION NO. 37.
 10. MAP ENTITLED "ALTANSPS LAND TITLE SURVEY, WALGREENS, NEW JERSEY STATE HIGHWAY ROUTE 27, LOT 53, BLOCK 5.02, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, STATE OF NEW JERSEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 11-28-2017.

THIS SURVEY IS CERTIFIED TO:
 -FIRST AMERICAN TITLE INSURANCE COMPANY
 -VAN STREET REALTY ASSOCIATES, INC.
 -JACOBI, SIEGHARDT BOUSANTI, PIAZZA & FITZPATRICK, PC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09-22-2022.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

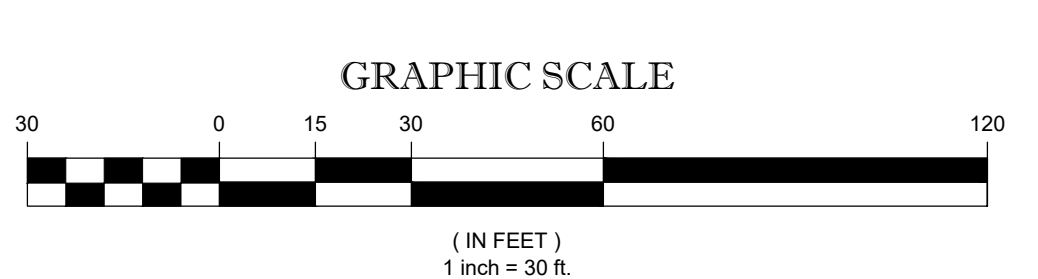
JAMES D. SENS
 NEW JERSEY PROFESSIONAL LAND SURVEYOR #246504322600
 NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

FIELD DATE 09-22-2022	ALTA/NSPS LAND TITLE SURVEY Walgreens
FIELD BOOK NO. 22-36	NEW JERSEY STATE HIGHWAY ROUTE 27 LOT 53, BLOCK 5.02 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY STATE OF NEW JERSEY
FIELD BOOK PG. 1	
FIELD CREW D.O.C.	CONTROL POINT ASSOCIATES, INC.
DRAWN: U.B.	35 TECHNOLOGY DRIVE WARREN, NJ 07059 908.668.0999 - 908.668.5555 FAX WWW.CONTROLPOINT.COM
REVIEWED: K.V.G.	APPROVED: J.D.S.
DATE 09-23-2022	SCALE 1"=30'
FILE NO. 01-050132-08	DWG. NO. 1 OF 1

- LEGEND**
- HYDRANT
 - WATER VALVE
 - GAS VALVE
 - GAS METER
 - ELECTRIC METER
 - DMH (DRAINAGE/STORM MANHOLE)
 - SMH (SANITARY/SEWER MANHOLE)
 - IRRI (IRRIGATION CONTROL VALVE)
 - POST
 - VENT
 - DETECTABLE WARNING PAD
 - UTILITY POLE
 - UTILITY POLE/LIGHT POLE
 - QUI WIRE
 - PAINTED ARROWS
 - SIGN
 - DOUBLE SIGN
 - BOLLARD
 - AREA LIGHT
 - CATCH BASIN OR INLET
 - U.G. (UNDER GROUND)
 - C.L.F. (CHAIN LINK FENCE)
 - D.C. (DEPRESSED CURB)
 - E.O.C. (EDGE OF CONC.)
 - E.O.P. (EDGE OF PAVEMENT)
 - R.D.S.G. (ROLL DOOR SECURITY GATE)
 - L.S.A. (LANDSCAPED AREA)
 - M.C. (METAL COVER)
 - (TYP.) (TYPICAL)
 - S.W.L. (SOLID WHITE LINE)
 - S.Y.L. (SOLID YELLOW LINE)
 - S.B.L. (SOLID BLUE LINE)
 - S.B. (STOP BAR)
 - B.F.P.A. (BUILDING FOOTPRINT AREA)
 - UNOBT. (UNOBTAINABLE)
 - REC. (RECESSED)
 - 1.0' (OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE)
 - 1/4" (DECIDUOUS TREE & TRUNK SIZE)
 - 10' (PARKING SPACE COUNT)

PARKING SPACE COUNT

REGULAR SPACES	196
HANDICAP SPACES	7
TOTAL SPACES	203



CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.