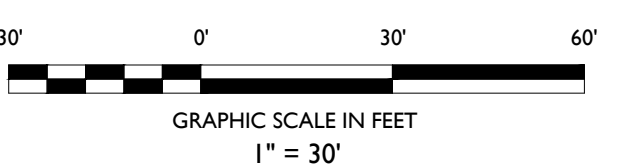


- SURVEY NOTES**
1. THE ADDRESS FOR THIS PROPERTY IS 710 OLD BRIDGE TURNPIKE FROM RECORD DOCUMENTS.
 2. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING MAY 2019, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE.
 3. THIS SURVEY IS VALID ONLY WHEN A DIGITAL OR EMBOSSED SEAL IS AFFIXED HERETO.
 4. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 5. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
 6. BEARINGS ARE REFERENCED TO THE NJ STATE PLANE COORDINATE SYSTEM, NAD 83 (2011). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
 7. THE PROPERTY HAS DIRECT ACCESS TO EDGEBORO ROAD & OLD BRIDGE TURNPIKE.
 8. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45-B-36.3) AND N.J.A.C. 13-40-5.1(D).
 9. BASEMENT OR BELOW GRADE STRUCTURES IF ANY UNKNOWN.



SYMBOL	DESCRIPTION
--- (dashed line)	UNDERGROUND GAS LINE
--- (dotted line)	SIGNS / BOLLARDS
--- (long dashed line)	CHAINLINK FENCE
--- (short dashed line)	GUIDE RAIL
--- (solid line)	MAJOR CONTOUR
--- (dashed line)	MINOR CONTOUR
--- (dotted line)	GRADE SPOT SHOT
--- (dotted line)	TOP OF CURB / BOTTOM OF CURB SPOT SHOT
--- (dotted line)	TOP OF WALL / BOTTOM OF WALL SPOT SHOT
--- (dotted line)	INLET
--- (dotted line)	BOLLARD
--- (dotted line)	WATER VALVE
--- (dotted line)	GAS VALVE
--- (dotted line)	FIRE HYDRANT
--- (dotted line)	LIGHT POLE
--- (dotted line)	POLE
--- (dotted line)	ELECTRIC BOX
--- (dotted line)	CAP
--- (dotted line)	IRON PIPE
--- (dotted line)	CONCRETE MONUMENT
--- (dotted line)	MAST ARM POST LIGHT
--- (dotted line)	OVERHEAD WIRE
--- (dotted line)	SANITARY MANHOLE
--- (dotted line)	STORM MANHOLE
--- (dotted line)	UNKNOWN MANHOLE
--- (dotted line)	DECIDUOUS TREE
--- (dotted line)	CONIFEROUS TREE
--- (dotted line)	RIGHT OF WAY DEDICATION
--- (dotted line)	WETLANDS ON SUBJECT PROPERTY
--- (dotted line)	WETLANDS ON ADJOINING PROPERTIES

SCHEDULE B - PART II EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 20-001574NCS, COMMITMENT DATE: 9/24/2020.

10. UTILITY EASEMENT TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY AS SET FORTH IN DEED BOOK 2436, PAGE 919, SHOWN.
11. EASEMENTS TO EAST BRUNSWICK TOWNSHIP AS SET FORTH IN DEED BOOK 4377, PAGE 20, SHOWN.
12. TERMS AND CONDITIONS OF AGREEMENT OF LEASE BETWEEN MIDDLE BRUNS REALTY CORP., LANDLORD, AND THE FIRST NATIONAL BANK OF MIDDLESEX COUNTY, TENANT, DATED AUGUST 26, 1964 AND RECORDED AUGUST 27, 1964 IN DEED BOOK 2470, PAGE 917, - NOT SURVEY RELATED, NOT SHOWN.

SURVEYOR'S DESCRIPTION

BEGINNING AT THE EASTERLY END OF AN ARC CONNECTING THE EASTERLY LINE OF OLD BRIDGE TURNPIKE (A.K.A. COUNTY ROUTE 527, VARIABLE WIDTH) WITH THE SOUTHERLY LINE OF EDGEBORO ROAD (VARIABLE SAID POINT HAVING COORDINATES N593735.74, E518925.40 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83); RUNNING THENCE

1. ALONG THE SOUTHERLY LINE OF SAID EDGEBORO ROAD, N81°18'02"E 416.59 TO A POINT OF CURVATURE IN THE SAME THENCE
2. ALONG SAID CURVE, HAVING A RADIUS OF 667.22 AND LENGTH OF 71.64, DELTA OF 6°09'07", AND CHORD BEARING N78°13'28"E A DISTANCE OF 71.61 TO A POINT IN THE LINE OF TAX LOT 38; THENCE
3. ALONG THE COMMON LINE OF TAX LOT 38 AND TAX LOT 39.01, S35°06'18"E, 281.92 TO A POINT IN THE LINE OF TAX LOT 10.01 (BLOCK 73 - BOROUGH OF SOUTH RIVER); THENCE
4. ALONG THE COMMON LINE OF TAX LOT 39.01 AND TAX LOTS 10.01 & 4.01 (BLOCK 73 - BOROUGH OF SOUTH RIVER), S81°26'52"W 546.67 TO A POINT IN THE EASTERLY LINE OF SAID OLD BRIDGE TURNPIKE; THENCE
5. ALONG THE LINE OF SAID OLD BRIDGE TURNPIKE, N35°13'08"W 219.75 TO A POINT OF CURVATURE ON THE SAID ARC CONNECTING OLD BRIDGE TURNPIKE WITH EDGEBORO ROAD; THENCE
6. ALONG SAID ARC, HAVING A RADIUS OF 35.00' AND LENGTH OF 71.18', DELTA OF 116°31'10", AND CHORD BEARING N23°02'27"E A DISTANCE OF 59.53 TO THE POINT AND PLACE OF BEGINNING.

CONTAINING AN AREA OF 134,816 S.F. OR 3.095 ACRES.

EXHIBIT 'A' LEGAL DESCRIPTION

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

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY SIDE LINE OF OLD BRIDGE-NEW BRUNSWICK TURNPIKE WITH THE SOUTHERLY LINE OF EDGEBORO INDUSTRIAL ROAD AND RUNNING THENCE

ALONG THE SOUTHERLY LINE OF EDGEBORO INDUSTRIAL ROAD, SOUTH EIGHTY-NINE DEGREES, FORTY-NINE MINUTES EAST (S 89° 49' E), FOUR HUNDRED EIGHTY-FOUR AND NINETY-EIGHT ONE-HUNDREDTHS (484.98) FEET; THENCE

STILL ALONG THE SAME ON A CURVE TO THE LEFT HAVING A RADIUS OF SIX HUNDRED SIXTY-TWO AND TWENTY-TWO ONE-HUNDREDTHS (662.22) FEET AN ARC DISTANCE OF SIXTY-NINE AND TWENTY-SIX ONE-HUNDREDTHS (69.26) FEET; THENCE

SOUTH TWENTY-SIX DEGREES THIRTEEN MINUTES TWENTY SECONDS EAST (S 26° 13' 20" E), TWO HUNDRED EIGHTY-SEVEN AND TWENTY-FIVE ONE-HUNDREDTHS (287.25) FEET TO THE LINE OF LANDS OF THE BOROUGH OF SOUTH RIVER; THENCE

ALONG THE SAME NORTH EIGHTY-NINE DEGREES FORTY MINUTES TEN SECONDS WEST (N 89° 40' 10" W), FIVE HUNDRED FIFTY-FIVE AND NINETY ONE-HUNDREDTHS (555.90) FEET TO THE EASTERLY LINE OF THE OLD BRIDGE-NEW BRUNSWICK TURNPIKE; THENCE

ALONG THE SAME NORTH TWENTY-SIX DEGREES TWENTY MINUTES TEN SECONDS WEST (N 26° 20' 10" W), TWO HUNDRED EIGHTY-ONE AND NINETY ONE-HUNDREDTHS (281.91) FEET TO THE POINT AND PLACE OF BEGINNING.

EXCEPTING THEREFROM A PORTION OF THE ABOVE PROPERTY CONVEYED TO TOWNSHIP OF EAST BRUNSWICK BY DEED DATED JUNE 15, 1964 AND RECORDED JUNE 18, 1964 IN DEED BOOK 2461, PAGE 935 AND CONVEYED TO EAST BRUNSWICK TOWNSHIP BY DEED DATED NOVEMBER 12, 1996 AND RECORDED DECEMBER 16, 1996 IN DEED BOOK 4377, PAGE 20.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY): BLOCK 834.01, LOT 39, EAST BRUNSWICK, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY.

BEING THE SAME PROPERTY AS DESCRIBED IN A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 20-001574NCS, COMMITMENT DATE: 9/24/2020.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340260, MAP NUMBER 34023C0161R WHICH BEARS AN EFFECTIVE DATE OF JULY 06, 2010.

SURVEY REFERENCES

1. DEED BETWEEN SHIRLEY A. SAMIS (GRANTOR) AND SAMIS HOLDINGS, LLC (GRANTEE), RECORDED AT THE MIDDLESEX COUNTY CLERK OFFICE AS BOOK 06412 PAGE 0510 ON 12/27/2012. (LOT 39)
2. DEED BETWEEN SHIRLEY SAMIS (GRANTOR) AND EAST BRUNSWICK TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY, A MUNICIPAL CORPORATION (GRANTEE), RECORDED AT THE MIDDLESEX COUNTY CLERK OFFICE AS BOOK 4377 PAGE 020 ON 12/16/1996. (PORTION OF LOT 39)
3. DEED BETWEEN ZHANNIA BASINA (GRANTOR) AND 7 EDGEBORO, LLC (GRANTEE), RECORDED AT THE MIDDLESEX COUNTY CLERK OFFICE AS BOOK 17317 PAGE 389 ON 10/05/2018. (LOT 38)
4. DEED BETWEEN RICHARD M. BRAND (GRANTOR) AND EDGEBORO REALTY, L.L.C. (GRANTEE), RECORDED AT THE MIDDLESEX COUNTY CLERK OFFICE AS BOOK 05905 PAGE 0829 ON 03/03/2008. (LOT 37)
5. DEED BETWEEN DR. MARVIN BRAM AND CLAIRE BRAM (GRANTOR) AND OBT, LLC (GRANTEE), RECORDED AT THE MIDDLESEX COUNTY CLERK OFFICE AS BOOK 06952 PAGE 0728 ON 03/20/2017. (LOT 4.1)
6. DEED BETWEEN JOHN ANDRE (GRANTOR) AND HILLTOP COMMERCIAL PARK, LLC (GRANTEE), RECORDED AT THE MIDDLESEX COUNTY CLERK OFFICE AS BOOK 06241 PAGE 0775 ON 03/23/2011. (LOT 10.01)
7. TAX MAP - SHEET 3.03 - TOWNSHIP OF EAST BRUNSWICK
8. A PLAN ENTITLED "CONSTRUCTION PLAN FOR THE IMPROVEMENT OF EDGEBORO ROAD, TOWNSHIP OF EAST BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY," PREPARED BY MASER SOSINSKI & ASSOCIATES, P.A., DATED: 10/12/1994 AND LAST REVISED ON 08/25/1997.

AREA NOTES

134,816 S.F. / 3.095 ACRES

EXISTING STRIPED PARKING

REGULAR = 84 SPACES
HANDICAP = 2

TOTAL = 86 SPACES



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ALTA / NSPS LAND TITLE SURVEY

ARCO MURRAY

TAX MAP LOT 39.01, BLOCK 834.01
710 OLD BRIDGE TURNPIKE
TOWNSHIP OF EAST BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY

4	6/17/2021	-	-	-	ADD UTILITY INFORMATION
3	3/17/2021	-	-	-	ADD WETLANDS INFORMATION
2	3/4/2021	DJS	2/23/2021	AW	ADD WETLAND FLAGS
1	11/30/2020	MS	11/19/2020	GY	ISSUED TO CLIENT

ISSUE	DATE	BY	FIELD DATE	FIELD CREW	DESCRIPTION

SURVEY CERTIFICATION:

TO: CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(B)(1), 8, 9, 11, & 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON NOVEMBER 19, 2020

THOMAS F. MILLER
NEW JERSEY LAND SURVEYOR No. 24GS03626400
LICENSED PROFESSIONAL LAND SURVEYOR
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28184500

SCALE: 1"=30' PROJECT ID: RUT-200321 SHEET: 1 OF 1

Z:\PHOTO\2020\2021\ARCO MURRAY - 710 OLD BRIDGE TURNPIKE EAST BRUNSWICK, NJ\JUN2021\GSD\ALTA\0301_1A1 - REV 02.DWG