

SURVEY NOTES

1. THE ADDRESS FOR THIS PROPERTY IS 575 MILLTOWN ROAD. (FROM RECORD DOCUMENTS)
2. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING MARCH OF 2023, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RECORDS OF WAYS AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
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. ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKOUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES, STORM DRAINAGE AND OR SANITARY INVERTS ARE DEPICTED BASED ON OBSERVATIONS MADE IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UTILITIES BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
6. BEARINGS ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
7. BENCHMARK = MAGNAIL = 104.31' (NAVD88).
BENCHMARK = MAGNAIL = 105.64' (NAVD88).
8. BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) UNKNOWN.
9. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C14 (C458-36.3) AND N.J.A.C. 13-40.5.1(D).
10. THE PROPERTY CURRENTLY HAS ACCESS TO MILLTOWN ROAD AND NEW JERSEY STATE HIGHWAY ROUTE 171.

SURVEY REFERENCES

1. DEED BETWEEN BANK OF AMERICA, NATIONAL ASSOCIATION (GRANTOR) AND C.P. EAST BRUNSWICK, INC. (GRANTEE) DATED OCTOBER 4, 2022 AND RECORDED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON DECEMBER 8, 2022 IN DEED BOOK 19105, PAGE 1482.
2. TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER NCS-1168292-NJ, COMMITMENT DATE: MARCH 03, 2023.
3. TAX MAP, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY SHEET 50, DATED JUNE OF 1998 AND REVISED THROUGH APRIL OF 2013.
4. TAX MAP, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY SHEET 69, DATED JUNE OF 1998 AND REVISED THROUGH JANUARY OF 2019.
5. A MAP ENTITLED "MAP OF PROPERTY OF CAL'S AUTO SERVICE, INC., SITUATE IN NORTH BRUNSWICK TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY" DATED MAY OF 1975 AND RECORDED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON JULY 30, 1975 AS MAP #3787 AND FILE #961.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340271, MAP NUMBER 34023C0129F WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2010.

SCHEDULE 'B' PART II

11. SUBJECT TO LAND LEASE AGREEMENT BETWEEN C.P. EAST BRUNSWICK, INC. (LANDLORD) AND SPARK CAR WASH LLC (TENANT) ABOUT TO BE RECORDED IN THE MIDDLESEX COUNTY CLERK'S OFFICE. (BLANKET IN NATURE, NOT PLOTTABLE, NOT SHOWN)
12. AGREEMENT AS REFERRED TO IN DEED BOOK 19105, PAGE 1482. (PLOTS OUT ENTIRETY OF SUBJECT PROPERTY, PERMITTED EXCEPTIONS ARE BLANKET IN NATURE, NOT PLOTTABLE, NOT SHOWN)

Being the same property as described in a title commitment prepared by First American Title Insurance Company, Issuing Office Filing Number NCS-1168292-NJ, Commitment Date March 03, 2023.

EXHIBIT 'A'

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

ALL THAT TRACT OR PARCEL OF LAND AND PREMISES, SITUATE LYING AND BEING IN THE TOWNSHIP OF NORTH BRUNSWICK IN THE COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT SET IN THE SOUTHEASTERLY LINE OF GEORGES ROAD THEREIN DISTANT ONE HUNDRED THIRTY THREE AND EIGHTY EIGHT ONE HUNDREDTHS FEET (133.88) NORTHEASTERLY FROM THE INTERSECTION OF THE NORTHEASTERLY LINE OF MILLTOWN ROAD WITH THE SOUTHEASTERLY LINE OF GEORGES ROAD, THENCE RUNNING (1) ALONG THE SOUTHEASTERLY LINE OF GEORGES ROAD NORTH FORTY EIGHT DEGREES FORTY FIVE MINUTES TEN SECONDS EAST (N48° 45' 10" E) A DISTANCE OF ONE HUNDRED THIRTEEN AND EIGHT FIVE ONE HUNDREDTHS FEET (113.85) TO AN IRON PIPE, THENCE (2) ALONG PROPERTY OWNED BY CUSTOM DEVELOPMENT CO., INC., SOUTH FORTY DEGREES FORTY TWO MINUTES TWENTY SECONDS EAST (S 40° 42' 20" E) A DISTANCE OF ONE HUNDRED TWENTY FEET (120) TO AN IRON PIPE, THENCE (3) AGAIN ALONG PROPERTY OWNED BY CUSTOM DEVELOPMENT CO., INC., NORTH FORTY EIGHT DEGREES FORTY FIVE MINUTES TEN SECONDS EAST (N 48° 45' 10" E) A DISTANCE OF FIFTY FEET (50) TO AN IRON PIPE, THENCE (4) FORMING A NEW LINE THROUGH PROPERTY OF GEORGE J. SMITH SOUTH FORTY DEGREES FORTY TWO MINUTES TWENTY SECONDS EAST (S 40° 42' 20" E) A DISTANCE OF THREE HUNDRED TWENTY AND FORTY FIVE ONE HUNDREDTHS FEET (320.45) TO AN IRON PIPE, THENCE (5) ALONG PROPERTY OF MARIAN BERKMAN SOUTH FORTY FIVE DEGREES THIRTY ONE MINUTES TEN SECONDS WEST (S 45° 31' 10" W) A DISTANCE OF FIFTY AND ELEVEN ONE HUNDREDTHS FEET (50.11) TO A POINT, THENCE (6) ALONG LINE OF PROPERTY OWNED BY STANLEY W. PRZYCHODA, DAVID W. CHRISTMAN AND ANNA PRZYCHODA, NORTH FORTY DEGREES FORTY TWO MINUTES TWENTY SECONDS WEST (N 40° 42' 20" W) A DISTANCE OF NINETY NINE AND SIXTY TWO ONE HUNDREDTHS FEET (99.62) TO AN IRON PIPE, THENCE (7) ALONG LOT OWNED BY ANNA PRZYCHODA SOUTH FORTY EIGHT DEGREES FIFTY NINE MINUTES WEST (S 48° 59' W) TWO HUNDRED SEVENTEEN AND NINETY ONE HUNDREDTHS FEET (217.80) TO AN IRON PIPE SET IN THE NORTHEASTERLY LINE OF MILLTOWN ROAD, THENCE (8) ALONG THE NORTHEASTERLY LINE OF MILLTOWN ROAD NORTH FORTY FIVE DEGREES FORTY ONE MINUTES WEST (N 45° 41' W) A DISTANCE OF ONE HUNDRED NINETY THREE AND EIGHTY ONE ONE HUNDREDTHS FEET (193.81) TO AN IRON PIPE, THENCE (9) ALONG PROPERTY OWNED BY LESLIE SODEN NORTH FORTY EIGHT DEGREES FORTY FIVE MINUTES TEN SECONDS EAST (N 48° 45' 10" E) A DISTANCE OF ONE HUNDRED THIRTY FOUR AND SIX ONE HUNDREDTHS FEET (134.06) TO AN IRON PIPE, THENCE (10) AGAIN ALONG PROPERTY OWNED BY LESLIE SODEN NORTH FORTY FIVE DEGREES FORTY FIVE MINUTES WEST (N 45° 45' W) A DISTANCE OF ONE HUNDRED FIFTY FEET (150) TO THE POINT AND PLACE OF BEGINNING.

NOTE: FOR INFORMATION ONLY: BEING LOT(S) 4, BLOCK(S) 203; TAX MAP OF THE TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY.

Being the same property as described in a title commitment prepared by First American Title Insurance Company, Issuing Office Filing Number NCS-1168292-NJ, Commitment Date March 03, 2023.

SIGNIFICANT OBSERVATIONS

- CONC. CURB ALONG THE DIVISION LINE BETWEEN LOTS 4 AND 44.01 IN BLOCK 203.

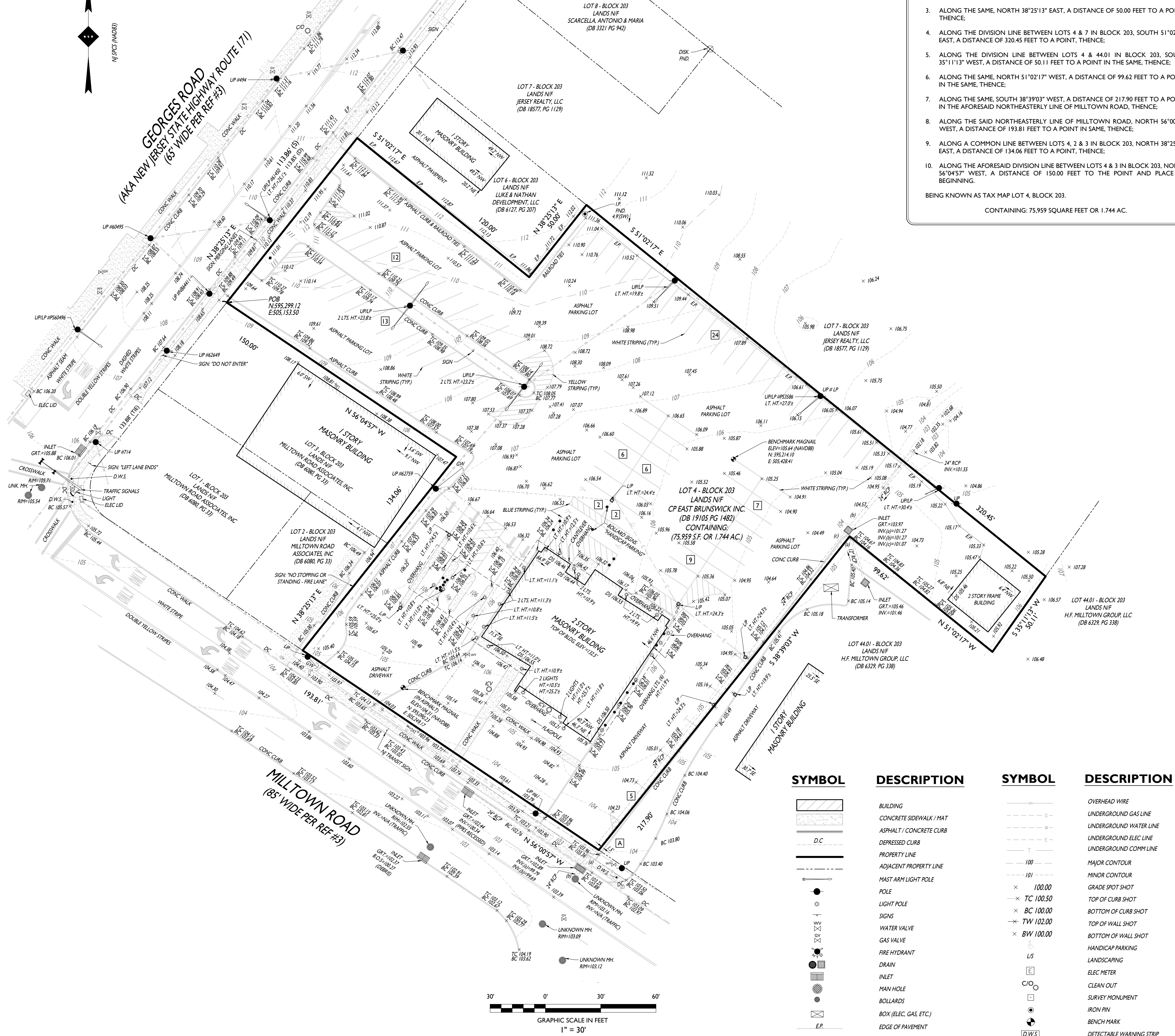
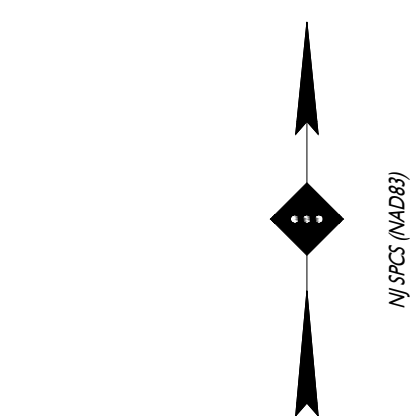
AREA NOTES

TOTAL LAND AREA
75,959 S.F. OR 1.744 AC.

EXISTING STRIPED PARKING

REGULAR = 85 SPACES
HANDICAP = 4 SPACES

TOTAL = 89 SPACES



SURVEYOR'S DESCRIPTION

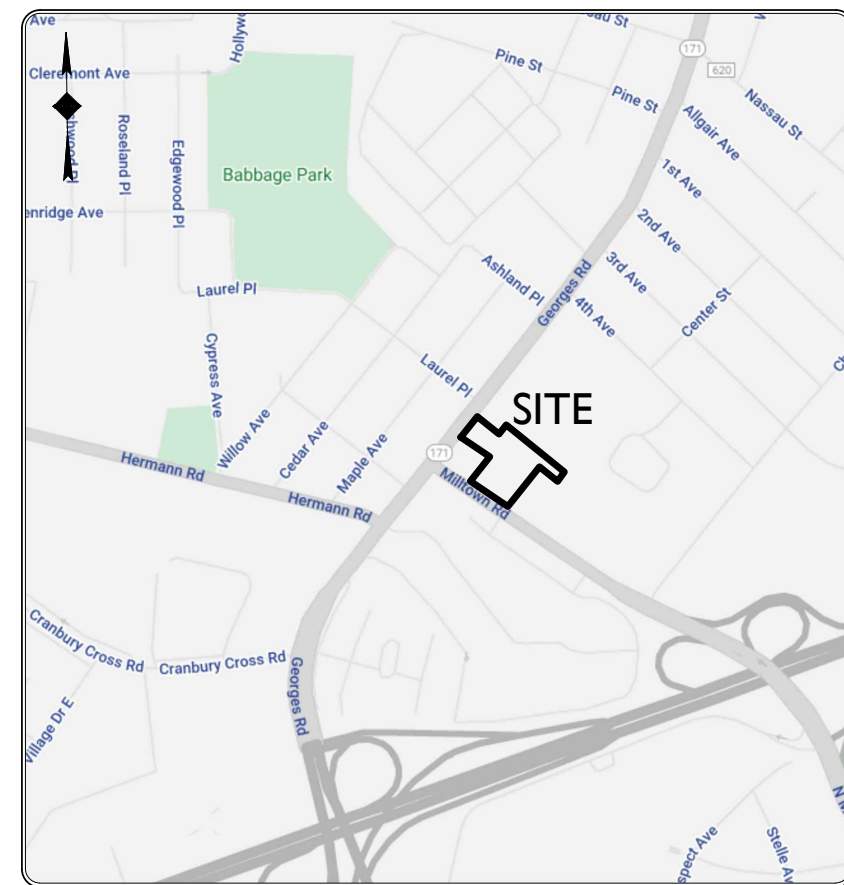
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS HEREON ERECTED, SITUATE, LYING AND BEING IN THE TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF GEORGES ROAD (AK/A NEW JERSEY STATE HIGHWAY ROUTE 171) (65 FEET WIDE), WHERE IT IS INTERSECTED BY THE DIVISION LINE BETWEEN LOTS 4 & 3 IN BLOCK 203, SAID POINT BEING DISTANT 133.88 FEET, NORTHEASTERLY, FROM A POINT OF INTERSECTION BETWEEN THE SAID SOUTHEASTERLY LINE OF GEORGES ROAD AND THE NORTHEASTERLY LINE OF MILLTOWN ROAD (85 FEET WIDE), SAID BEGINNING POINT HAVING COORDINATES N395.299.12, E505.153.50 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM - (NAD83), AND RUNNING THENCE:

1. ALONG SAID SOUTHEASTERLY LINE OF GEORGES ROAD, NORTH 38°25'13" EAST, A DISTANCE OF 113.86 FEET TO A POINT, THENCE;
2. ALONG THE DIVISION LINE BETWEEN LOTS 4 & 6 IN BLOCK 203, SOUTH 51°02'17" EAST, A DISTANCE OF 120.00 FEET TO A POINT IN THE SAME, THENCE;
3. ALONG THE SAME, NORTH 38°25'13" EAST, A DISTANCE OF 50.00 FEET TO A POINT, THENCE;
4. ALONG THE DIVISION LINE BETWEEN LOTS 4 & 7 IN BLOCK 203, SOUTH 51°02'17" EAST, A DISTANCE OF 320.45 FEET TO A POINT, THENCE;
5. ALONG THE DIVISION LINE BETWEEN LOTS 4 & 44.01 IN BLOCK 203, SOUTH 35°11'13" WEST, A DISTANCE OF 50.11 FEET TO A POINT IN THE SAME, THENCE;
6. ALONG THE SAME, NORTH 51°02'17" WEST, A DISTANCE OF 99.62 FEET TO A POINT IN THE SAME, THENCE;
7. ALONG THE SAME, SOUTH 38°39'03" WEST, A DISTANCE OF 217.90 FEET TO A POINT IN THE AFORESAID NORTHEASTERLY LINE OF MILLTOWN ROAD, THENCE;
8. ALONG THE SAID NORTHEASTERLY LINE OF MILLTOWN ROAD, NORTH 56°00'57" WEST, A DISTANCE OF 193.81 FEET TO A POINT IN SAME, THENCE;
9. ALONG A COMMON LINE BETWEEN LOTS 4, 2 & 3 IN BLOCK 203, NORTH 38°25'13" EAST, A DISTANCE OF 134.96 FEET TO A POINT, THENCE;
10. ALONG THE AFORESAID DIVISION LINE BETWEEN LOTS 4 & 3 IN BLOCK 203, NORTH 56°04'57" WEST, A DISTANCE OF 150.00 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING KNOWN AS TAX MAP LOT 4, BLOCK 203.

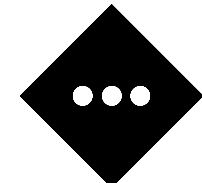
CONTAINING: 75,959 SQUARE FEET OR 1.744 AC.



SOURCE: GOOGLE MAPS
VICINITY MAP
NOT TO SCALE



Know what's below
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ALTA / NSPS LAND TITLE SURVEY

SURVEY OF:

**TAX MAP LOT 4, BLOCK 203
575 MILLTOWN ROAD
TOWNSHIP OF NORTH BRUNSWICK
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

2	05/03/2023	TR	TM	-	-	REV. CERT PARTIES
1	04/28/2023	PL	TR	03/27/2023	GY	FOR ISSUE

ISSUE	DATE	DRAFT BY	CHECK BY	FIELD DATE	FIELD CREW	DESCRIPTION
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CERTIFY TO: SPARK CAR WASH LLC, FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS 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, 5, 8, 9 & 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH 27, 2023

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: PRI-220304 SHEET: 1 OF 2

