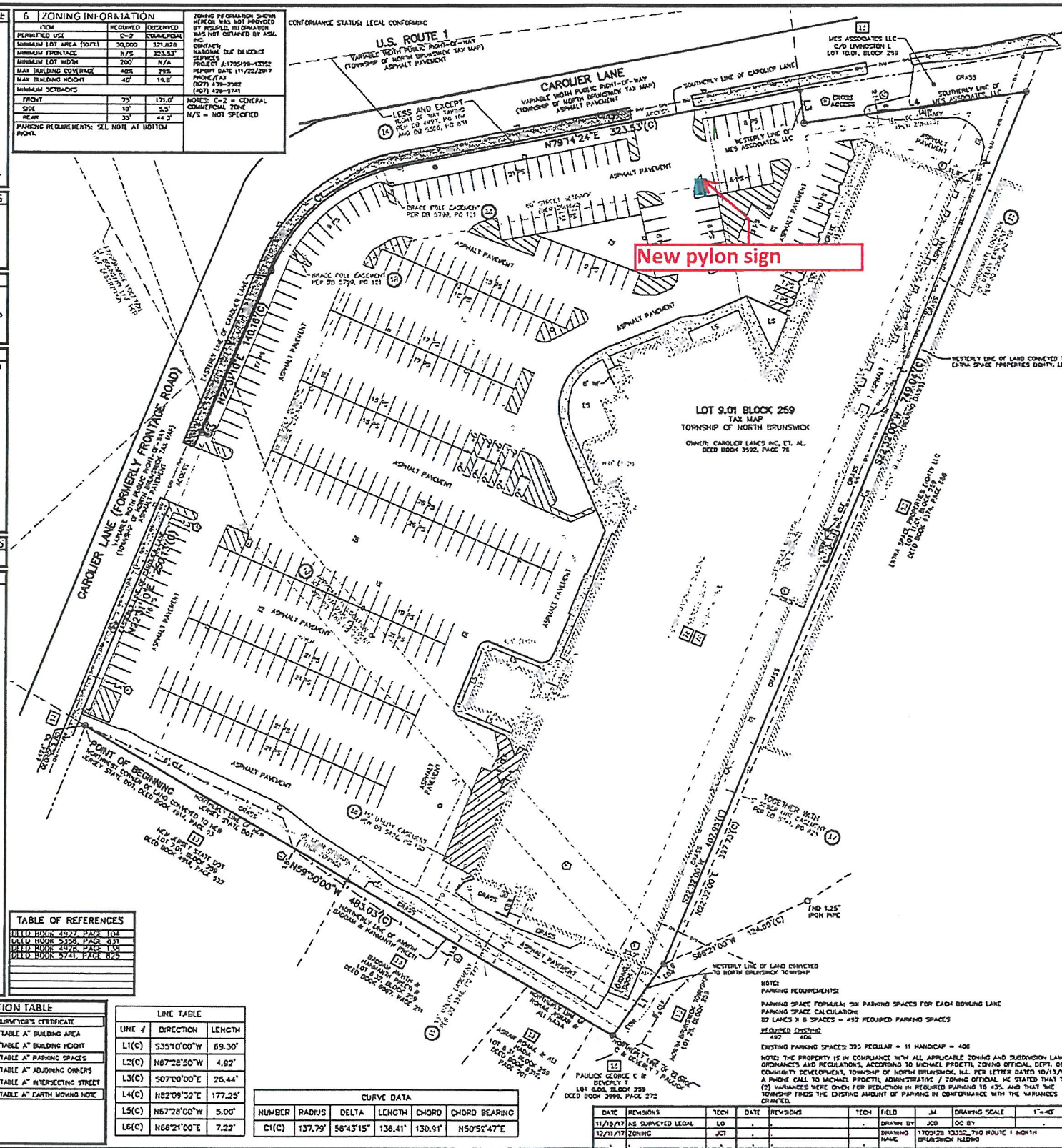


6. ZONING INFORMATION
- | PERMITTED USE | REQUIREMENTS | REMARKS |
|----------------------------|--------------|---------|
| MINIMUM LOT AREA (SQ. FT.) | 30,000 | 37,628 |
| MINIMUM FRONTAGE | N/A | 53.53' |
| MINIMUM LOT WIDTH | 200 | N/A |
| MAX. BUILDING COVERAGE | 40% | 20% |
| MAX. BUILDING HEIGHT | 40' | 13.6' |
| MINIMUM SETBACKS | 25' | 17.0' |
| FRONT | 10' | 5.3' |
| SIDE | 35' | 44.3' |
| REAR | 35' | 44.3' |
- PARKING REQUIREMENTS: SEE NOTE AT BOTTOM FRONT.



3. FLOOD INFORMATION
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE 'X', AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 340271 0002 F (MAP NO. 34022023), WHICH BEARS AN EFFECTIVE DATE OF 07/02/2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. 'X' ZONES ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. CONFORMANCE STATUS: LEGAL CONFORMING

3. SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS
- ASPHALT PARKING EXCEEDS ADJACENT BOUNDARY LINE BY 1.4' AT THE NORTH.
 - DROPS ACCESS WITHOUT THE APPARENT BENEFIT OF AN EASEMENT.
 - CONCRETE WALKWAY CROSSES THE NORTH BOUNDARY LINE BY 2.1' AT THE NORTH.
 - CHAIN LINK FENCE EXCEEDS THE SOUTH BOUNDARY LINE BY 11.5' AT THE NORTH.
 - BUILDING ENCROACHES WATER MAIN EASEMENT.
 - BUILDING EXCEEDS ITS REAR SETBACK BY 10 MORE THAN 28.3'.

3. FLOOD INFORMATION
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE 'X', AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 340271 0002 F (MAP NO. 34022023), WHICH BEARS AN EFFECTIVE DATE OF 07/02/2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. 'X' ZONES ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6. CONFORMANCE STATUS: LEGAL CONFORMING
- U.S. ROUTE 1
- CAROLER LANE
- LOT 9.01 BLOCK 259
- TOWNSHIP OF NORTH BRUNSWICK
- OWNER: CAROLER LANE, INC. ET AL. DEED BOOK 3552, PAGE 78.
- NEW PYLON SIGN

TABLE OF REFERENCES

ITEM NO.	DESCRIPTION
1	DEED BOOK 3552, PAGE 104
2	DEED BOOK 3552, PAGE 631
3	DEED BOOK 2576, PAGE 180
4	DEED BOOK 3271, PAGE 245
5	DEED BOOK 3552, PAGE 231
6	DEED BOOK 3552, PAGE 231

TABLE OF REFERENCES

LINE #	DIRECTION	LENGTH
L1(C)	S55°10'00"W	69.30'
L2(C)	N67°25'50"W	4.92'
L3(C)	S07°00'00"E	26.44'
L4(C)	N82°09'32"E	177.25'
L5(C)	N67°28'00"W	5.00'
L6(C)	N68°21'00"E	7.22'

CURVE DATA

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1(C)	137.79'	58°43'15"	136.41'	130.91'	N50°52'47"E

REVISIONS

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH
11/25/17	AS SURVEYED LEGAL	LO			
12/11/17	ZONING	JCT			

6. CONFORMANCE STATUS: LEGAL CONFORMING

U.S. ROUTE 1

CAROLER LANE

LOT 9.01 BLOCK 259

TOWNSHIP OF NORTH BRUNSWICK

OWNER: CAROLER LANE, INC. ET AL. DEED BOOK 3552, PAGE 78.

NEW PYLON SIGN

6. CONFORMANCE STATUS: LEGAL CONFORMING

U.S. ROUTE 1

CAROLER LANE

LOT 9.01 BLOCK 259

TOWNSHIP OF NORTH BRUNSWICK

OWNER: CAROLER LANE, INC. ET AL. DEED BOOK 3552, PAGE 78.

NEW PYLON SIGN

6. CONFORMANCE STATUS: LEGAL CONFORMING

U.S. ROUTE 1

CAROLER LANE

LOT 9.01 BLOCK 259

TOWNSHIP OF NORTH BRUNSWICK

OWNER: CAROLER LANE, INC. ET AL. DEED BOOK 3552, PAGE 78.

NEW PYLON SIGN

6. CONFORMANCE STATUS: LEGAL CONFORMING

U.S. ROUTE 1

CAROLER LANE

LOT 9.01 BLOCK 259

TOWNSHIP OF NORTH BRUNSWICK

OWNER: CAROLER LANE, INC. ET AL. DEED BOOK 3552, PAGE 78.

NEW PYLON SIGN

6. CONFORMANCE STATUS: LEGAL CONFORMING

U.S. ROUTE 1

CAROLER LANE

LOT 9.01 BLOCK 259

TOWNSHIP OF NORTH BRUNSWICK

OWNER: CAROLER LANE, INC. ET AL. DEED BOOK 3552, PAGE 78.

NEW PYLON SIGN

6. CONFORMANCE STATUS: LEGAL CONFORMING

U.S. ROUTE 1

CAROLER LANE

LOT 9.01 BLOCK 259

TOWNSHIP OF NORTH BRUNSWICK

OWNER: CAROLER LANE, INC. ET AL. DEED BOOK 3552, PAGE 78.

NEW PYLON SIGN

6. CONFORMANCE STATUS: LEGAL CONFORMING

U.S. ROUTE 1

CAROLER LANE

LOT 9.01 BLOCK 259

TOWNSHIP OF NORTH BRUNSWICK

OWNER: CAROLER LANE, INC. ET AL. DEED BOOK 3552, PAGE 78.

NEW PYLON SIGN

6. CONFORMANCE STATUS: LEGAL CONFORMING

U.S. ROUTE 1

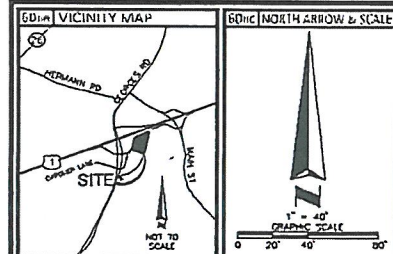
CAROLER LANE

LOT 9.01 BLOCK 259

TOWNSHIP OF NORTH BRUNSWICK

OWNER: CAROLER LANE, INC. ET AL. DEED BOOK 3552, PAGE 78.

NEW PYLON SIGN



6 ZONING INFORMATION		
PERMITTED USE	C-2 COMMERCIAL	CONFORMANCE STATUS: LEGAL CONFORMING
MINIMUM LOT AREA (SDFL)	30,000	
MINIMUM FRONT YIELD	N/S	
MINIMUM LOT WIDTH	200	
MAX BUILDING COVERAGE	40%	
MAX BUILDING HEIGHT	40'	
MINIMUM SETBACKS		
FRONT	25'	
SIDE	10'	
REAR	35'	
PARKING REQUIREMENTS:	SEE NOTE AT BOTTOM RIGHT.	

6. SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

- ASPHALT DRIVE EXCEEDS NORTHWEST BOUNDARY LINE BY 14" AT THE MOST
- DROPS ACROSS WITHOUT THE APPARENT HEIGHT OF AN ENCROACHMENT
- CONCRETE DRIVE WALL EXCEEDS THE NORTH BOUNDARY LINE BY 30" AT THE MOST
- CHAIN LINE FENCE EXCEEDS THE SOUTH BOUNDARY LINE BY 115" AT THE MOST
- BLINDING ENCROACHES WATER MAIN CASING
- BUILDING EXCEEDS 10'5" REAR SETBACK BY 10 MORE THAN 20.5"

7. FLOOD INFORMATION

BY GRAPHIC NOTATION ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 340071 0303 F (MAP NO. 340250203), WHICH BEARS AN EFFECTIVE DATE OF 07/02/2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD FLOODPLAIN.

8. LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	RECOVERED MONUMENT AS NOTED SET BY NAL
NO PARKING AREA	SET BY NAL
HANDICAP PARKING UTILITY POLE	PARKING SPACES
UTILITY POLE	SECOND EDITION CITY ANCHOR
AIR CONDITIONER	3/4" CORRUGATED GALV. SHEET PILING
UTILITY POLE	CONCRETE AREA
STORM MANHOLE	CHAIN LINE FENCE
SHANTY MANHOLE	CHAIN LINE FENCE
WATER METER	FOUND
PIPE FRONT	LANDSCAPED AREA
WATER METER	FIELD MEASURED DATA
MONITORING WELL	NAL IN HIGH
CAST IRON	OVERHANG
CAS VALVE	POINT OF BEGINNING
CAS VALVE	POINT OF COMMENCEMENT
BOLLARD	PAVING SPACE(S)
CHAIN LINE FENCE	RECORD DESCRIPTION
SHOULDER UTILITY LINE	TYPICAL
BURIED CABLE LINE	LEGEND
BURIED GAS LINE	LEGEND
SEWER LINE	LEGEND

9. PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

10. "SCHEDULE B - SECTION 2" ITEMS
- POINT OF BEGINNING OF LOT 9.01 BLOCK 259 AS SET FORTH IN DEED BOOK 2794, PAGE 151, RECORD 11/23/2011.
 - POINTS OF BEGINNING AND END OF EASEMENT AS SET FORTH IN DEED BOOK 2794, PAGE 151, RECORD 11/23/2011.
 - EASEMENT TO NEW JERSEY BELL TELEPHONE COMPANY AND THE PUBLIC SERVICE ELECTRIC AND GAS COMPANY, RECORDED NOVEMBER 12, 2008 IN DEED BOOK 2794, PAGE 151.
 - EASEMENT AS SET FORTH IN DEED BOOK 2794, PAGE 151, RECORD 11/23/2011.
 - POINTS OF BEGINNING AND END OF EASEMENT AS SET FORTH IN DEED BOOK 2794, PAGE 151, RECORD 11/23/2011.
 - EASEMENT TO NEW JERSEY BELL TELEPHONE COMPANY AND THE PUBLIC SERVICE ELECTRIC AND GAS COMPANY, RECORDED NOVEMBER 12, 2008 IN DEED BOOK 2794, PAGE 151.
 - EASEMENT AS SET FORTH IN DEED BOOK 2794, PAGE 151, RECORD 11/23/2011.
 - EASEMENT AS SET FORTH IN DEED BOOK 2794, PAGE 151, RECORD 11/23/2011.
 - EASEMENT AS SET FORTH IN DEED BOOK 2794, PAGE 151, RECORD 11/23/2011.
 - EASEMENT AS SET FORTH IN DEED BOOK 2794, PAGE 151, RECORD 11/23/2011.
 - EASEMENT AS SET FORTH IN DEED BOOK 2794, PAGE 151, RECORD 11/23/2011.
 - EASEMENT AS SET FORTH IN DEED BOOK 2794, PAGE 151, RECORD 11/23/2011.
 - EASEMENT AS SET FORTH IN DEED BOOK 2794, PAGE 151, RECORD 11/23/2011.
 - EASEMENT AS SET FORTH IN DEED BOOK 2794, PAGE 151, RECORD 11/23/2011.
 - EASEMENT AS SET FORTH IN DEED BOOK 2794, PAGE 151, RECORD 11/23/2011.

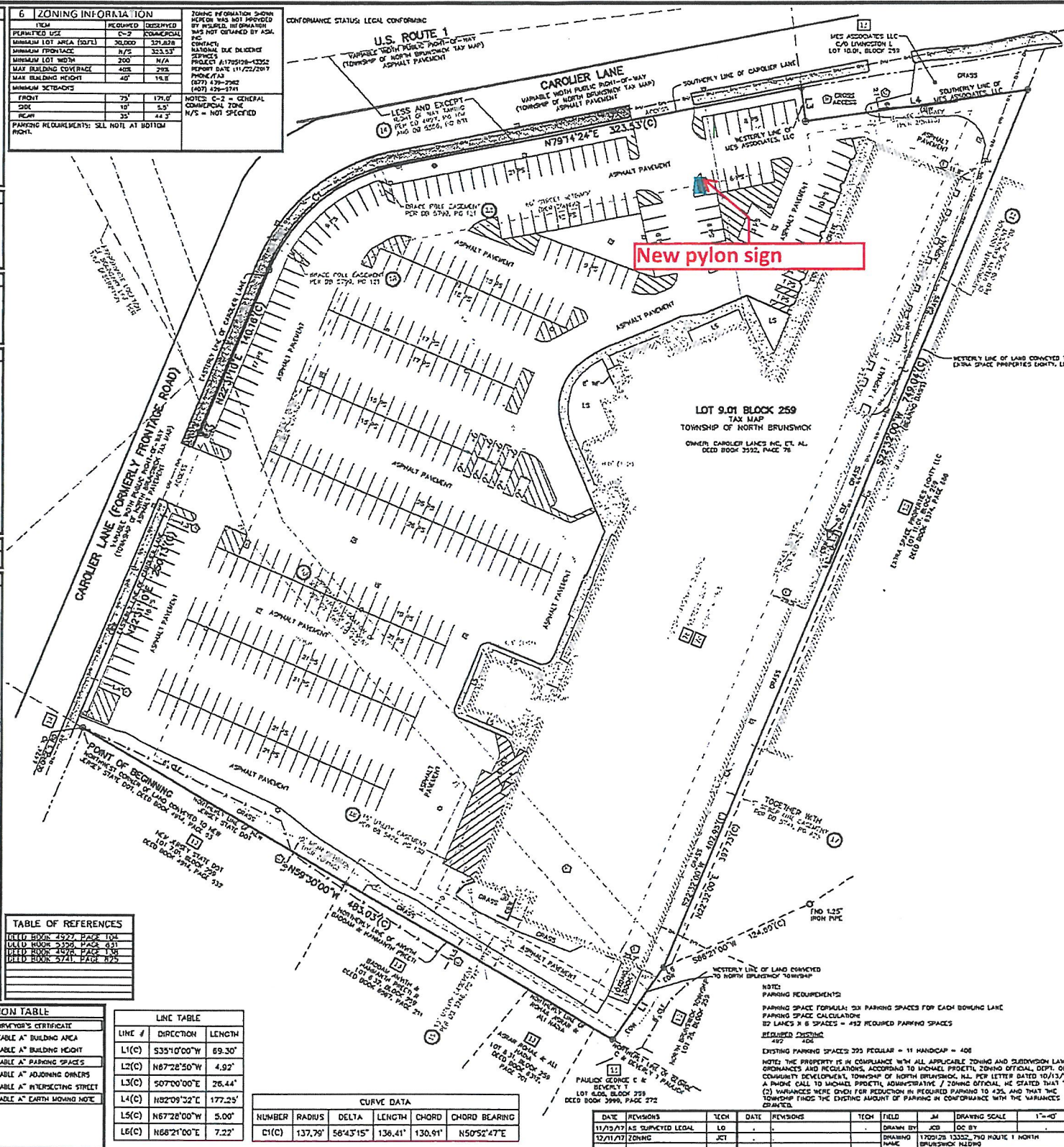


TABLE OF REFERENCES

DEED BOOK 2794, PAGE 151	RECORD 11/23/2011
DEED BOOK 2794, PAGE 151	RECORD 11/23/2011
DEED BOOK 2794, PAGE 151	RECORD 11/23/2011
DEED BOOK 2794, PAGE 151	RECORD 11/23/2011

LINE TABLE

LINE #	DIRECTION	LENGTH
L1(C)	S35°10'00"W	69.30'
L2(C)	N87°28'50"W	4.92'
L3(C)	S07°00'00"E	26.44'
L4(C)	N92°09'32"E	177.25'
L5(C)	N67°28'00"W	5.00'
L6(C)	N68°21'00"E	7.22'

CURVE DATA

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1(C)	137.79'	56°43'15"	136.41'	130.91'	N50°52'47"E

DATE REVISIONS

DATE	REVISIONS	TECH	FIELD	JM	DRIVING SCALE
11/13/17	AS SURVEYED LEGAL	LO			1"=40'
12/11/17	ZONING	JCT			

6. TITLE COMMITMENT INFORMATION

THE TITLE COMMITMENT AND SCHEDULE 7 TITLE RECORD ARE FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2170258/2017-02010, DATED 11/23/2017, EFFECTIVE DATE OF OCTOBER 04, 2017.

6. TITLE DESCRIPTION

BEING AS AT A POINT IN THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. 1 SOUTH 83 DEGREES 00 MINUTES WEST 170 FEET FROM THE POINT IN SAID SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. 1 WHERE THE EASTERLY LINE OF PROPERTY FORMERLY OWNED BY ALBERT TORRES AND THE WESTERLY LINE OF PROPERTY FORMERLY OWNED BY L. SUZUKI INTERSECTED SAID SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. 1, THENCE

- (1) SOUTH 7 DEGREES 00 MINUTES EAST 100.00 FEET TO A POINT, THENCE
- (2) NORTH 83 DEGREES 00 MINUTES WEST 170.00 FEET TO A POINT, THENCE
- (3) SOUTH 22 DEGREES 32 MINUTES WEST 74.04 FEET TO A POINT, THENCE
- (4) SOUTH 75 DEGREES 20 MINUTES WEST 64.30 FEET TO A POINT, THENCE
- (5) NORTH 25 DEGREES 20 MINUTES WEST 124.10 FEET TO A POINT, THENCE
- (6) NORTH 48 DEGREES 44 MINUTES EAST 23.00 FEET TO A POINT, THENCE
- (7) NORTH 25 DEGREES 34 MINUTES WEST 24.10 FEET TO A POINT, THENCE
- (8) ALONG THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. 1 NORTH 83 DEGREES 00 MINUTES EAST 326.50 FEET TO A POINT, THENCE
- (9) ALONG THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. 1 NORTH 83 DEGREES 00 MINUTES EAST 255.00 FEET TO THE POINT OF PLACE OF BEGINNING.

AS SURVEYED DESCRIPTION

THE SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS SHOWN ON OUTBOUND AND TOPOGRAPHIC SURVEY PREPARED FOR CAROLIER LANES, BLOCK 259, LOT 9.01 BY SHAW ASSOCIATES, FILE 2008, DATED DECEMBER 18, 2008.

TOGETHER WITH THE SEVERAL EASEMENT RIGHTS AS SET FORTH IN EASEMENT AGREEMENT BETWEEN NORTH BRUNSWICK 2001, L.L.C. AND CAROLIER LANES, INC., RECORDED NOVEMBER 12, 2008 IN DEED BOOK 2794, PAGE 151.

TOGETHER WITH THE SEVERAL EASEMENT RIGHTS AS SET FORTH IN EASEMENT AGREEMENT BETWEEN NORTH BRUNSWICK 2001, L.L.C. AND CAROLIER LANES, INC., RECORDED NOVEMBER 12, 2008 IN DEED BOOK 2794, PAGE 151.

7. SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATE AND OTHER INSTRUMENTS LOCATED ELSEWHERE ON THIS SURVEY ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE SURVEYOR'S FIELD OBSERVATIONS AND MEASUREMENTS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCROACHMENTS OR EASEMENTS NOT SPECIFICALLY REFERENCED HEREIN.
- NO SURVEY METERS OR INSTRUMENTS WERE USED IN THE CONDUCT OF THIS SURVEY.
- ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF NEW JERSEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
- ALL LOT AND BLOCK INFORMATION SHOWN PER TOWNSHIP OF NORTH BRUNSWICK TAX MAP.

4. LAND AREA: 371,678 SQUARE FEET, 7.288 ACRES

6. BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 9.01, BLOCK 259, WHICH BEARS S22°37'00"W, PER TITLE DESCRIPTION.

9. PARKING SPACES: REGULAR - 395, HANDICAP - 11, TOTAL - 406

16. EARTH MOVING NOTE: THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

7. SURVEYOR'S CERTIFICATE

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 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 12, 14, 16, AND 20 OF TABLE A HEREOF. THE FIELD WORK WAS COMPLETED ON 11/09/2017. DATE OF PLAN OR MAP, 11/13/2017.

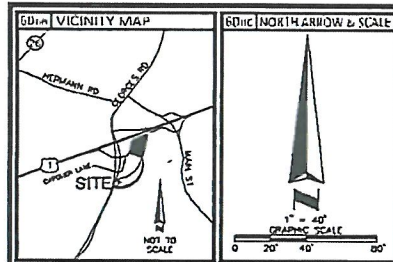
PROFESSIONAL LAND SURVEYOR, REGISTERED WITH THE STATE OF NEW JERSEY, PROJECT NO. 1702128

AMERICAN SURVEYING & MAPPING, INC. 3151 WILSON BLVD., SUITE 200, OAKLAND, FL 32033, PHONE: (407) 426-7979, FAX: (407) 426-8744

SHEET 1 OF 1

ALTA/NSPS LAND TITLE SURVEY OF BRUNSWICK ZONE CAROLIER LANES, 700 ROUTE 1, NORTH BRUNSWICK, NJ

AMERICAN SURVEYING & MAPPING, INC.



6Biv VICINITY MAP

6Bii NORTH ARROW & SCALE

6Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

ASPHALT DRIVEWAY ENCLOSES NORTHWEST CORNER OF LOT 9.01 BY 1' 4" AT THE NORTH.

CONCRETE DRIVEWAY ENCLOSES NORTH BOUNDARY LINE BY 2' 11" AT THE NORTH.

CHAIN LINE FORCE ENCLOSES SOUTH BOUNDARY LINE BY 11.5" AT THE NORTH.

BUILDING ENCLOSES SOUTH BOUNDARY LINE BY 11.5" AT THE NORTH.

BUILDING ENCLOSES WEST REAR SETBACK BY NO MORE THAN 28.5".

6Diii FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 540201/0201 (FIRM NO. 54020202), WHICH SHOWS AN EFFECTIVE DATE OF 07/20/2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

6Eiii LEGEND AND ABBREVIATIONS

CONCRETE SURFACE
NO PARKING AREA
HANDICAP PARKING
UTILITY POLE
LIGHT POLE
AIR CONDITIONER
UTILITY POLE
STORM MANHOLE
SEWER MANHOLE
CLEANOUT
LIFE MOUNTAIN
WATER VALVE
MONITORING WELL
GAS VALVE
GAS METER
BOLLARD
CHAIN LINE FORCE
OVERHEAD UTILITY LINE
UNDERGROUND UTILITY LINE
BURNED OFF LINE
SURVEY SETBACK LINE

RECOVERED MOVEMENT AS NOTED SET FROM 100' ROD AND CAP SET PER NAL.

PARKING SPACE
SECOND DESCRIPTION
CLAY ANCHOR
UTILITY POLE
AIR CONDITIONER
UTILITY POLE
STORM MANHOLE
SEWER MANHOLE
CLEANOUT
LIFE MOUNTAIN
WATER VALVE
MONITORING WELL
GAS VALVE
GAS METER
BOLLARD
CHAIN LINE FORCE
OVERHEAD UTILITY LINE
UNDERGROUND UTILITY LINE
BURNED OFF LINE
SURVEY SETBACK LINE

6Fiii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

6Giii SCHEDULE B - SECTION 2 ITEMS

1. POINT OF BEGINNING AND EASEMENT AS SET FORTH IN RIGHT OF WAY AGREEMENT BETWEEN ALTA TITLE SURVEY AND TOWNSHIP OF NORTH BRUNSWICK, RECORDED NOVEMBER 2, 1954 IN DEED BOOK 1701, PAGE 446. (AFFECTS AS SHOWN)

2. POINTS OF BEGINNING AND EASEMENT AS SET FORTH IN RIGHT OF WAY AGREEMENT BETWEEN BAY HILLER AND NEW BALLEE AND LEWIS D. CHURCH, KRISTINE H. CHURCH, JOHANN W. RUSCH, KATHI R. RUSCH, PLUMB BROS., AND WILHELM H. BLOCH, RECORDED SEPTEMBER 10, 1956 IN DEED BOOK 1871, PAGE 129, WHICH WAS MODIFIED AND CLARIFIED BY AGREEMENT IN DEED BOOK 2037, PAGE 107 RECORDED AUGUST 13, 1962, AND IN DEED BOOK 2714, PAGE 232, RECORDED OCTOBER 30, 1962, AND IN DEED BOOK 2714, PAGE 232, RECORDED OCTOBER 30, 1962. (AFFECTS AS SHOWN)

3. EASEMENT TO NEW JERSEY BELL TELEPHONE COMPANY AND THE PUBLIC SERVICE ELECTRIC AND GAS COMPANY, RECORDED JULY 12, 1961, IN DEED BOOK 2004, PAGE 152. (AFFECTS, APPROXIMATE LOCATION SHOWN)

4. EASEMENT AS SET FORTH IN REHEMANT UTILITY EASEMENT BETWEEN CAROLER LANE, INC. AND THE TOWNSHIP OF NORTH BRUNSWICK, RECORDED NOVEMBER 12, 1998 IN DEED BOOK 2346, PAGE 747. (AFFECTS AS SHOWN)

5. POINTS OF BEGINNING AND EASEMENT AS SET FORTH IN DECLARATION OF TRUST BY STATE OF NEW JERSEY COMMISSIONER OF TREASURY AND REVENUE, RECORDED JULY 12, 2001 IN DEED BOOK 4927, PAGE 104, AS MEMBER OF THE AMENDED DECLARATION TO TRUST, RECORDED JULY 20, 2004 IN DEED BOOK 5356, PAGE 431. (AFFECTS AS SHOWN)

6. POINTS OF BEGINNING AND EASEMENT AS SET FORTH IN DECLARATION OF TRUST BY STATE OF NEW JERSEY COMMISSIONER OF TREASURY AND REVENUE, RECORDED JULY 12, 2001 IN DEED BOOK 4927, PAGE 104, AS MEMBER OF THE AMENDED DECLARATION TO TRUST, RECORDED JULY 20, 2004 IN DEED BOOK 5356, PAGE 431. (AFFECTS AS SHOWN)

7. EASEMENT AND TEMPORARY CONVEYANCE TO TOWNSHIP OF NORTH BRUNSWICK, RECORDED DECEMBER 10, 2004 IN DEED BOOK 5356, PAGE 152. (AFFECTS AS SHOWN)

8. EASEMENT AGREEMENT BETWEEN NORTH BRUNSWICK, 2004, L.L.C. AND CAROLER LANE, INC. RECORDED NOVEMBER 1, 2006 IN DEED BOOK 5741, PAGE 802. (AFFECTS AS SHOWN)

9. EASEMENT AS SET FORTH IN DEED OF EASEMENT BETWEEN CAROLER LANE, INC. AND PUBLIC SERVICE ELECTRIC AND GAS COMPANY, RECORDED MARCH 26, 2007 IN DEED BOOK 5741, PAGE 121. (AFFECTS AS SHOWN)

6Iiii ZONING INFORMATION

PERMITTED USE	PERMITTED	RESTRICTIONS
MINIMUM LOT AREA (SDFU)	30,000	SPR 2.0B
MINIMUM FRONTAGE	N/A	323.53'
MINIMUM LOT WIDTH	200	N/A
MAX. BUILDING COVERAGE	40%	37%
MAX. BUILDING HEIGHT	40'	19.6'
MINIMUM SETBACKS		
FRONT	25'	129.0'
SIDE	15'	13.7'
REAR	35'	44.2'
PARKING REQUIREMENTS	SEE NOTE AT BOTTOM OF PLAN.	

CONFORMANCE STATUS: LEGAL CONFORMING

U.S. ROUTE 1
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY (TOWNSHIP OF NORTH BRUNSWICK TAX MAP)

CAROLER LANE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY (TOWNSHIP OF NORTH BRUNSWICK TAX MAP)

LESS AND EXCEPT
EASEMENT TO NEW JERSEY BELL TELEPHONE COMPANY AND THE PUBLIC SERVICE ELECTRIC AND GAS COMPANY, RECORDED JULY 12, 1961, IN DEED BOOK 2004, PAGE 152.

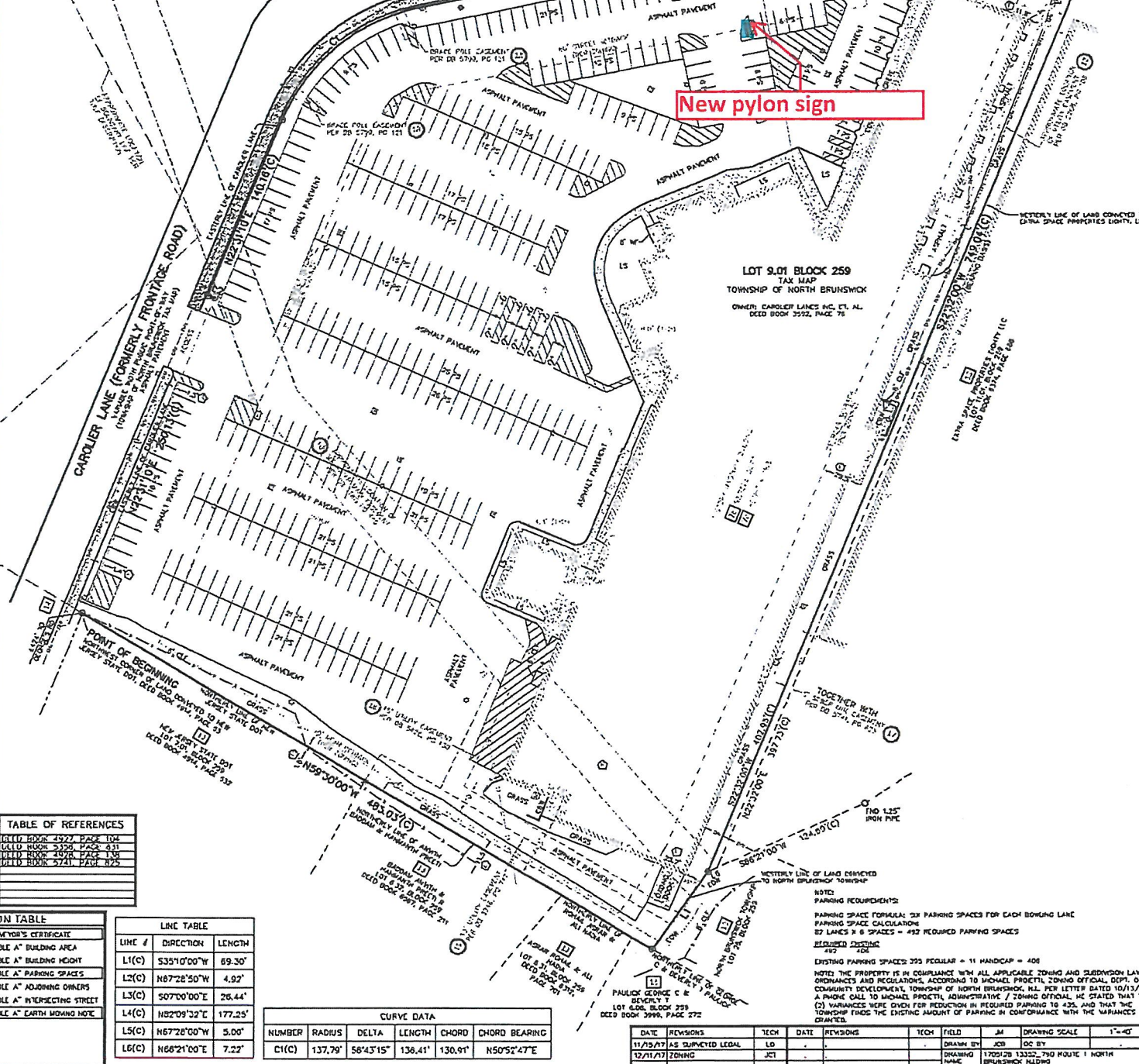


TABLE OF REFERENCES

DEED BOOK	PAGE
4927	104
5356	152
5741	802
5741	121

CURVE DATA

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
CH(C)	137.79'	56°43'15"	136.41'	130.91'	N50°52'47"E

6Siii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 21702036/2017-0010, DATED AND EFFECTIVE DATE OF OCTOBER 04, 2017.

6Biii TITLE DESCRIPTION

BEARING AT A POINT IN THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. # 1 SOUTH 83 DEGREES 00 MINUTES WEST 120 FEET FROM THE POINT IN SAID SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. # 1 WHERE THE EASTERLY LINE OF PROPERTY FORMERLY OWNED BY THE TOWNSHIP OF NORTH BRUNSWICK INTERSECTS SAID SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. # 1, THENCE

(1) SOUTH 7 DEGREES 00 MINUTES EAST 100.00 FEET TO A POINT, THENCE

(2) NORTH 83 DEGREES 00 MINUTES WEST 175.00 FEET TO A POINT, THENCE

(3) SOUTH 22 DEGREES 30 MINUTES WEST 74.04 FEET TO A POINT, THENCE

(4) SOUTH 73 DEGREES 10 MINUTES WEST 64.30 FEET TO A POINT, THENCE

(5) NORTH 21 DEGREES 30 MINUTES WEST 42.00 FEET TO A POINT, THENCE

(6) NORTH 48 DEGREES 44 MINUTES EAST 72.50 FEET TO A POINT, THENCE

(7) NORTH 28 DEGREES 54 MINUTES WEST 28.10 FEET TO A POINT, THENCE

(8) ALONG THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. # 1 NORTH 83 DEGREES 00 MINUTES EAST 328.95 FEET TO A POINT, THENCE

(9) ALONG THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. # 1 NORTH 83 DEGREES 00 MINUTES EAST 257.00 FEET TO THE POINT OF BEGINNING.

AS SURVEYED DESCRIPTION

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

BEARING AT A POINT IN THE SOUTHERLY LINE OF CAROLER LANE, DISTANCE 100.00 FEET TO THE POINT OF BEGINNING, THENCE

(1) SOUTH 7 DEGREES 00 MINUTES WEST 120 FEET TO A POINT, THENCE

(2) NORTH 83 DEGREES 00 MINUTES WEST 175.00 FEET TO A POINT, THENCE

(3) SOUTH 22 DEGREES 30 MINUTES WEST 74.04 FEET TO A POINT, THENCE

(4) SOUTH 73 DEGREES 10 MINUTES WEST 64.30 FEET TO A POINT, THENCE

(5) NORTH 21 DEGREES 30 MINUTES WEST 42.00 FEET TO A POINT, THENCE

(6) NORTH 48 DEGREES 44 MINUTES EAST 72.50 FEET TO A POINT, THENCE

(7) NORTH 28 DEGREES 54 MINUTES WEST 28.10 FEET TO A POINT, THENCE

(8) ALONG THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. # 1 NORTH 83 DEGREES 00 MINUTES EAST 328.95 FEET TO A POINT, THENCE

(9) ALONG THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. # 1 NORTH 83 DEGREES 00 MINUTES EAST 257.00 FEET TO THE POINT OF BEGINNING.

6Biii SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.

2. ALL STATEMENTS WITHIN THIS CERTIFICATION AND OTHER INSTRUMENTS LOCATED ELSEWHERE HEREON RELIED UPON BY THE SURVEYOR IN THE PERFORMANCE OF HIS DUTY.

3. THIS SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STATE OF NEW JERSEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

4. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STATE OF NEW JERSEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

5. ALL LOT AND BLOCK INFORMATION SHOWN PER TOWNSHIP OF NORTH BRUNSWICK TAX MAP.

4 LAND AREA
323,530 SQUARE FEET
7.288 ACRES

6Biv BEARING BASIS
BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 9.01, BLOCK 259, WHICH BEARS 223°20'00" N, PER TITLE DESCRIPTION.

5i CEMETERY NOTE
THERE IS NO VISIBLE EVIDENCE OF CEMETERY ON SUBJECT PROPERTY.

9 PARKING SPACES
REGULAR = 395
HANDICAP = 11
TOTAL = 406

6Biii ACCESS TO PROPERTY
THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CAROLER LANE, A DESIGNATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE
THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN PRECEDENT MONTHS.

6Bviii CONTIGUITY STATEMENT
THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE
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 PDMS 1, 2, 3, 4, 4A, 4B, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/09/2017. DATE OF PLAN OR MAP: 11/13/2017.

NOTES:
PARKING REQUIREMENTS:
PARKING SPACE FORMULA: 53' PARKING SPACES FOR EACH BOWLING LANE
PARKING SPACE CALCULATION:
83 LINES @ 8 SPACES = 664 REQUIRED PARKING SPACES
REQUIRED DUSTING:
492
EXISTING PARKING SPACES 295 REGULAR + 11 HANDICAP = 406

NOTE: THE PROPERTY IS IN COMPLIANCE WITH ALL APPLICABLE TOWNSHIP AND SUBDIVISION LANE ORDINANCES AND REGULATIONS, ACCORDING TO MICHAEL PROFFIT, ZONING OFFICIAL, DEPT. OF COMMUNITY DEVELOPMENT, TOWNSHIP OF NORTH BRUNSWICK, N.J. FOR LETTER DATED 10/13/17 IN A PHONE CALL TO MICHAEL PROFFIT, ADMINISTRATIVE / ZONING OFFICIAL. HE STATED THAT TWO (2) VARIANCES WERE GIVEN FOR REDUCTION IN REQUIRED PARKING TO 436, AND THAT THE TOWNSHIP FORGAVE THE DISTING AMOUNT OF PARKING IN COMPLIANCE WITH THE VARIANCES GRANTED.

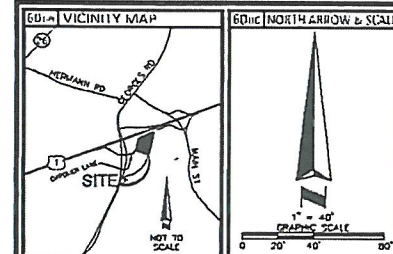
DATE REVISIONS TECH DATE REVISIONS TECH
11/13/17 AS SURVEYED LEGAL LO
12/11/17 ZONING JCI

DRAWN BY JCB
DATE BY JCB
DRAWING NAME 1702036 13332 790 ROUTE 1 NORTH BRUNSWICK TOWNSHIP

SHEET 1 OF 1

ALTA/NSPS LAND TITLE SURVEY OF BRUNSWICK ZONE CAROLER LANE 700 ROUTE 1 TOWNSHIP OF NORTH BRUNSWICK, NEW JERSEY

AMERICAN SURVEYING & MAPPING, INC.
315 MADISON BLVD., SUITE 300
CHICAGO, ILLINOIS 60601
PHONE: (407) 426-8774
FAX: (407) 426-8774
WWW.ASM-SURVEYING.COM



6.00 NORTH ARROW & SCALE

6.01 ZONING INFORMATION

REQUIRE	REQUIRE	REQUIRE
MINIMUM LOT AREA (SQ FT)	C-2	30,000
MINIMUM FRONT YARD SETBACK	N/A	5 FT
MINIMUM SIDE YARD SETBACK	N/A	5 FT
MINIMUM REAR YARD SETBACK	N/A	5 FT
MINIMUM BUILDING HEIGHT	N/A	12 FT

6.02 SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

6.03 FLOOD INFORMATION

6.04 LEGEND AND ABBREVIATIONS

LEGEND	ABBREVIATIONS
CONCRETE SURFACE	O RECOVERED MONUMENT AS NOTED
NO PARKING AREA	SET FF NAL
HANDICAP PARKING	PAVING SPOTS
UTILITY POLE	RECORD INFORMATION
UTILITY POLE	SQUARE FEET
UTILITY POLE	CONCRETE DATA
UTILITY POLE	CONCRETE BLOCK WALL
UTILITY POLE	CONCRETE BLOCK WALL
UTILITY POLE	CONCRETE BLOCK WALL
UTILITY POLE	CONCRETE BLOCK WALL
UTILITY POLE	CONCRETE BLOCK WALL
UTILITY POLE	CONCRETE BLOCK WALL
UTILITY POLE	CONCRETE BLOCK WALL
UTILITY POLE	CONCRETE BLOCK WALL

6.05 FLATTED SETBACK OR RECORDED BUILDING RESTRICTION LIMITS

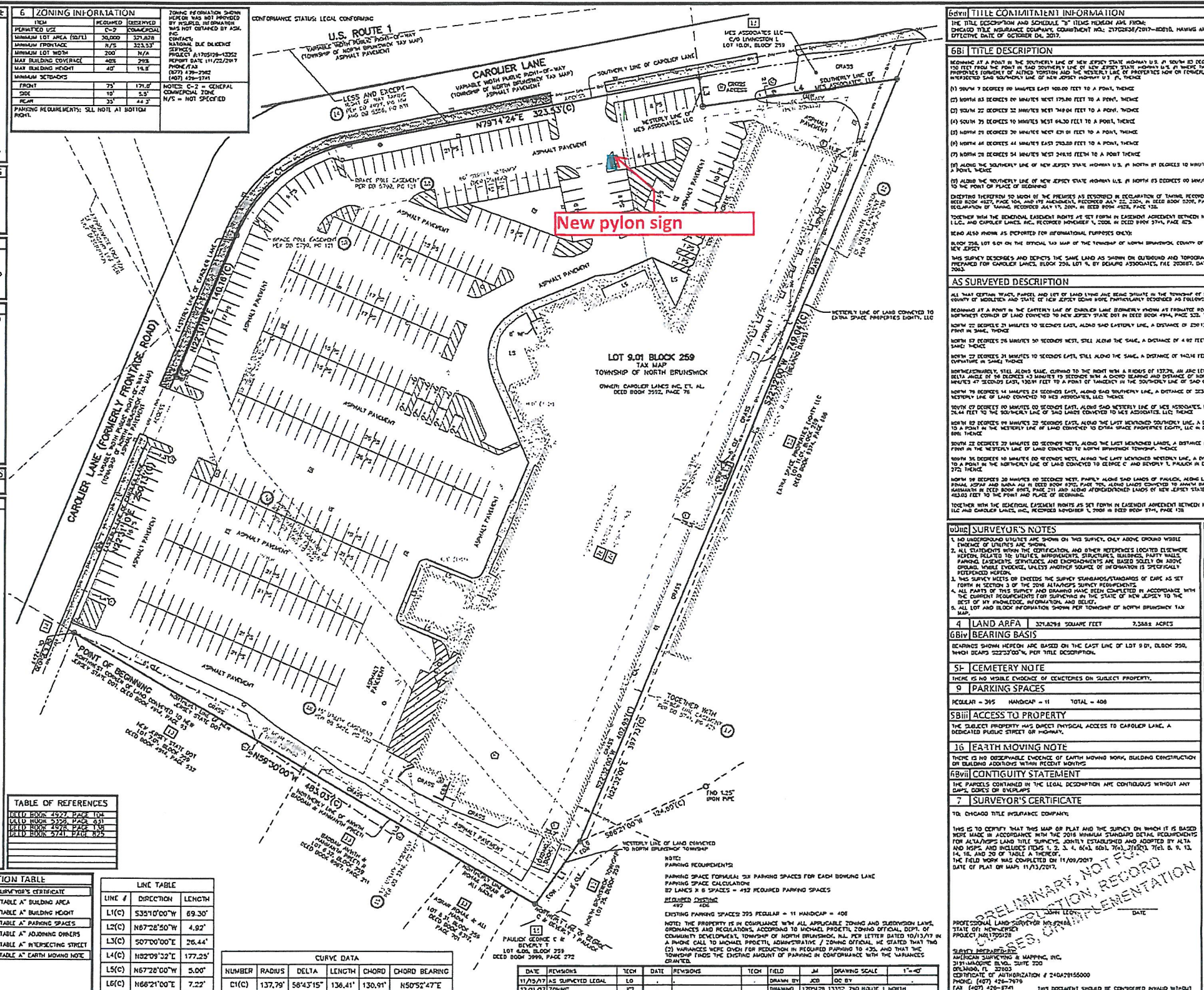
6.06 SCHEDULE B - SECTION 2 ITEMS

- 2. POINT OF BEGINNING AS SET FORTH IN FRONT OF WAY... RECORDED IN DEED BOOK 2529, PAGE 121.
- 3. POINTS OF BEGINNING AND ENDING AS SET FORTH IN FRONT OF WAY...
- 4. POINTS OF BEGINNING AND ENDING AS SET FORTH IN FRONT OF WAY...
- 5. POINTS OF BEGINNING AND ENDING AS SET FORTH IN FRONT OF WAY...
- 6. POINTS OF BEGINNING AND ENDING AS SET FORTH IN FRONT OF WAY...
- 7. POINTS OF BEGINNING AND ENDING AS SET FORTH IN FRONT OF WAY...
- 8. POINTS OF BEGINNING AND ENDING AS SET FORTH IN FRONT OF WAY...
- 9. POINTS OF BEGINNING AND ENDING AS SET FORTH IN FRONT OF WAY...
- 10. POINTS OF BEGINNING AND ENDING AS SET FORTH IN FRONT OF WAY...
- 11. POINTS OF BEGINNING AND ENDING AS SET FORTH IN FRONT OF WAY...
- 12. POINTS OF BEGINNING AND ENDING AS SET FORTH IN FRONT OF WAY...
- 13. POINTS OF BEGINNING AND ENDING AS SET FORTH IN FRONT OF WAY...
- 14. POINTS OF BEGINNING AND ENDING AS SET FORTH IN FRONT OF WAY...
- 15. POINTS OF BEGINNING AND ENDING AS SET FORTH IN FRONT OF WAY...
- 16. POINTS OF BEGINNING AND ENDING AS SET FORTH IN FRONT OF WAY...

TABLE #	TABLE DESCRIPTION	TABLE #	TABLE DESCRIPTION
1	TABLE A PROPERTY ADDRESS	1	SURVEYOR'S CERTIFICATE
2	TABLE B FLOOD INFORMATION	2	CONTIGUITY STATEMENT
3	TABLE C LAND AREA	3	TABLE A' BUILDING AREA
4	TABLE D ACCESS TO PROPERTY	4	TABLE B' BUILDING HEIGHT
5	TABLE E ACCESS TO PROPERTY	5	TABLE C' PARKING SPACES
6	TABLE F ACCESS TO PROPERTY	6	TABLE D' ADJOINING OWNERS
7	TABLE G ACCESS TO PROPERTY	7	TABLE E' INTERSECTING STREET
8	TABLE H ACCESS TO PROPERTY	8	TABLE F' EARTH MOVING NOTE

LINE #	DIRECTION	LENGTH
L1(C)	S35°10'00"W	89.30'
L2(C)	N87°28'50"W	4.92'
L3(C)	S07°00'00"E	26.44'
L4(C)	N82°09'32"E	177.25'
L5(C)	N67°28'00"W	5.00'
L6(C)	N68°21'00"E	7.22'

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
CV(C)	137.79'	58°45'15"	136.41'	130.91'	N50°52'47"E



6.07 TITLE COMMITMENT INFORMATION

6.08 TITLE DESCRIPTION

6.09 SURVEYED DESCRIPTION

6.08 TITLE DESCRIPTION

6.09 SURVEYED DESCRIPTION

6.10 SURVEYOR'S NOTES

6.11 BEARING BASIS

6.12 CEMETERY NOTE

6.13 PARKING SPACES

6.14 ACCESS TO PROPERTY

6.15 EARTH MOVING NOTE

6.16 CONTIGUITY STATEMENT

6.17 SURVEYOR'S CERTIFICATE

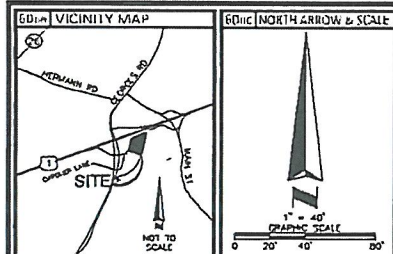
6.18 SURVEYOR'S CERTIFICATE

6.19 PROFESSIONAL LAND SURVEYOR STATEMENT

SHEET 1 OF 1

ALTA/NSPS LAND TITLE SURVEY OF BRUNSWICK ZONE CAROLIER LANE 780 ROUTE 1

AMERICAN SURVEYING & MAPPING, INC. 314 WILSON AVENUE SUITE 200 WILMINGTON, DE 19804-1907



6 ZONING INFORMATION	
PERMITTED USE	COMMERCIAL
MINIMUM LOT AREA (SDFL)	30,000
MINIMUM FRONTAGE	175
MINIMUM LOT WIDTH	200
MAX BUILDING COVERAGE	40%
MAX BUILDING HEIGHT	42'
MINIMUM SETBACKS	
FRONT	25'
SIDE	10'
REAR	33'
PARKING REQUIREMENTS	SEE NOTE AT BOTTOM FRONT.

CONFORMANCE STATUS: LEGAL CONFORMING

U.S. ROUTE 1
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 (TOWNSHIP OF NORTH BRUNSWICK TAX MAP)
 ASPHALT PAVEMENT

CAROLIER LANE
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 (TOWNSHIP OF NORTH BRUNSWICK TAX MAP)
 ASPHALT PAVEMENT

- 65iii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS
- ASPHALT DRIVEWAY CROSSES NORTHWEST BOUNDARY LINE BY 14" AT THE MOST
 - DROPS ACCESS WITHIN THE APPOINTED BOUNDARY OF AN EASEMENT.
 - CONCRETE DRIVEWAY CROSSES THE NORTH BOUNDARY LINE BY 21" AT THE MOST.
 - CHAIN LINE FORCE CROSSES THE SOUTH BOUNDARY LINE BY 11.5" AT THE MOST.
 - BUILDING ENCROACHES INTO THE EASEMENT.
 - BUILDING ENCROACHES INTO REAR SETBACK BY NO MORE THAN 28.5".

66 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 540071 (020) F (MAP NO. 540071020), WHICH SHOWS AN EFFECTIVE DATE OF 07/03/2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THE ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

66ii LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	RECOVERED MOVEMENT AS NOTED
NO PARKING AREA	SET BY NAL
HANDICAP PARKING	PARKING SPACES
UTILITY POLE	RECORD DESCRIPTION
ASPHALT DRIVEWAY	COLLAPSE FEET
AIR CONDITIONER	CONCRETE DATA
CONCRETE BLOCK WALL	CONCRETE BLOCK WALL
STORM MANHOLE	CHAIN LINE FORCE
SEWAGE MANHOLE	CHAIN LINE FORCE
CLEARANCE	FOUND
LIFE HOIST	LANGUAGED AREA
WATER VALVE	RECORD DESCRIPTION
MONITORING CELL	NAME & SIZE
CAP VALVE	OVERLAP
CAP WTER	OVERLAP
BOLLARD	POB POINT OF BEGINNING
CHAIN LINE FORCE	POB POINT OF BEGINNING
OVERHEAD UTILITY LINE	POB POINT OF BEGINNING
BURIED UTILITY LINE	RECORD DESCRIPTION
STORM SEWER LINE	RECORD DESCRIPTION
	RECORD DESCRIPTION
	RECORD DESCRIPTION

66iii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION ON LINES NONE PROVIDED TO THIS SURVEYOR.

- 65i SCHEDULE B - SECTION 2 ITEMS
- RIGHT OF WAY AND EASEMENT AS SET FORTH IN RIGHT OF WAY AGREEMENT BETWEEN AFTER TOWNSHIP AND TOWNSHIP OF NORTH BRUNSWICK, RECORDED NOVEMBER 2, 1954 IN DEED BOOK 1701, PAGE 446. (AFFECTS AS SHOWN)
 - RIGHTS OF WAY AND EASEMENT AS SET FORTH IN RIGHT OF WAY AGREEMENT BETWEEN HAY BAKER AND NEW BAKER AND LEWIS D. COOPER, JAMES H. BUCK, ANTHONY M. PUGH, DALE H. PUGH, PHILIP BURSH, AND WALTER M. BLOOM, RECORDED SEPTEMBER 10, 1956 IN DEED BOOK 1815, PAGE 129, WHICH WAS MODIFIED AND CLARIFIED BY AGREEMENT IN DEED BOOK 2537, PAGE 107 RECORDED APRIL 11, 1967 IN DEED BOOK 2537, PAGE 107, WHICH WAS MODIFIED AND CLARIFIED BY AGREEMENT IN DEED BOOK 2714, PAGE 232, RECORDED OCTOBER 26, 1967, AND IN DEED BOOK 2714, PAGE 232, RECORDED OCTOBER 26, 1967. (WAY OF WAY NOT AFFECT, UNABLE TO DETERMINE LOCATION)
 - EASEMENT TO NEW JERSEY BELL TELEPHONE COMPANY AND THE PUBLIC SERVICE ELECTRIC AND GAS COMPANY, RECORDED JULY 12, 1961, IN DEED BOOK 2044, PAGE 156. (AFFECTS, APPROXIMATE LOCATION SHOWN)
 - EASEMENT AS SET FORTH IN PERMANENT UTILITY EASEMENT BETWEEN CAROLIER LANE, INC. AND THE TOWNSHIP OF NORTH BRUNSWICK, RECORDED NOVEMBER 12, 1991 IN DEED BOOK 3248, PAGE 147. (AFFECTS AS SHOWN)
 - RIGHTS OF THE STATE OF NEW JERSEY AS SET FORTH IN DECLARATION OF TAKING BY STATE OF NEW JERSEY COMMISSIONER OF TRANSPORTATION, RECORDED JULY 13, 2001 IN DEED BOOK 4207, PAGE 104, AS AMENDED BY THE AMENDED DECLARATION OF TAKING, RECORDED JULY 22, 2004 IN DEED BOOK 5256, PAGE 431. (AFFECTS AS SHOWN)
 - RIGHTS OF THE STATE OF NEW JERSEY AS SET FORTH IN DECLARATION OF TAKING BY STATE OF NEW JERSEY COMMISSIONER OF TRANSPORTATION AND DEED CAROLIER LANE, INC. RECORDED JULY 13, 2001 IN DEED BOOK 4207, PAGE 104, AS AMENDED BY THE AMENDED DECLARATION OF TAKING, RECORDED JULY 22, 2004 IN DEED BOOK 5256, PAGE 431. (AFFECTS AS SHOWN)
 - UTILITY EASEMENT AND TEMPORARY RECONSTRUCTION EASEMENT TO THE TOWNSHIP OF NORTH BRUNSWICK, RECORDED DECEMBER 10, 2004 IN DEED BOOK 5256, PAGE 156. (AFFECTS AS SHOWN)
 - EASEMENT AGREEMENT BETWEEN NORTH BRUNSWICK, 2001, L.L.C. AND CAROLIER LANE, INC. RECORDED NOVEMBER 1, 2006 IN DEED BOOK 5741, PAGE 822. (AFFECTS AS SHOWN)
 - EASEMENT AS SET FORTH IN COVENANT OF EASEMENT BETWEEN CAROLIER LANE, INC. AND PUBLIC SERVICE ELECTRIC AND GAS COMPANY, RECORDED MARCH 26, 2007 IN DEED BOOK 5741, PAGE 121. (AFFECTS AS SHOWN)

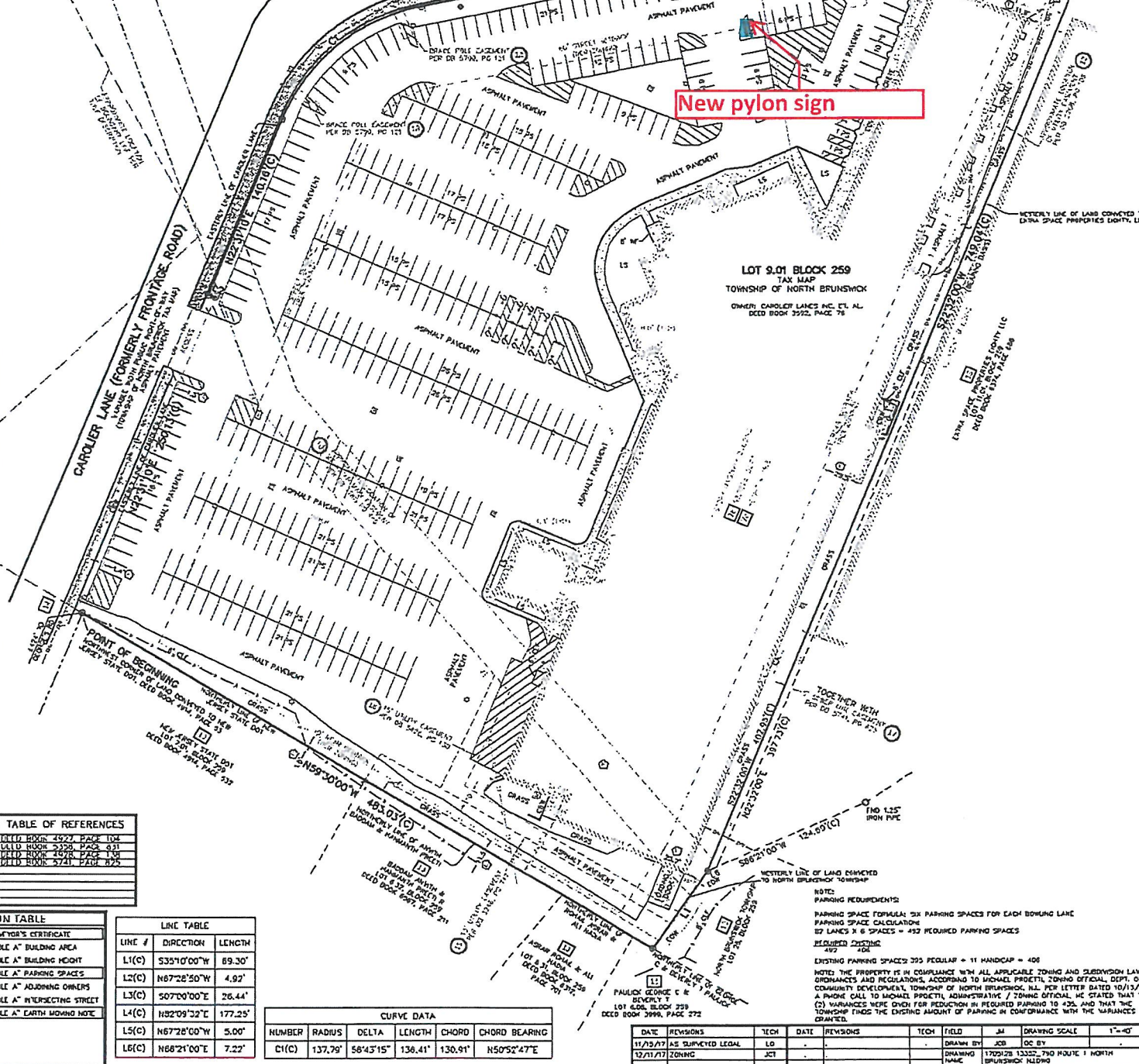


TABLE OF REFERENCES

DEED BOOK 4922, PAGE 104	DEED BOOK 5256, PAGE 431
DEED BOOK 4927, PAGE 107	DEED BOOK 5741, PAGE 822
DEED BOOK 5256, PAGE 431	DEED BOOK 5741, PAGE 822

LINE TABLE

LINE #	DIRECTION	LENGTH
L1(C)	S35°10'00"W	89.30'
L2(C)	N67°28'50"W	4.92'
L3(C)	S07°00'00"E	26.44'
L4(C)	N32°09'32"E	177.25'
L5(C)	N67°28'00"W	5.00'
L6(C)	N68°21'00"E	7.22'

CURVE DATA

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1(C)	137.29'	56°43'15"	136.41'	130.91'	N50°52'47"E

DATE REVISIONS

DATE	REVISIONS	TECH	FIELD	JA	DRAWING SCALE	1"=40'
11/03/17	AS SURVEYED LEGAL	LO				
12/11/17	ZONING	JCT				

65vi TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2170284/2017-0070, DATED OCTOBER 04, 2017.

65vii TITLE DESCRIPTION

BEING AND AS A POINT IN THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. 70 SOUTH 83 DEGREES 00 MINUTES WEST 130 FEET FROM THE POINT IN SAID SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. 70 WHERE THE EASTERLY LINE OF PROPERTY FORMERLY OWNED BY CAROLIER LANE, INC. AND THE WESTERLY LINE OF PROPERTY FORMERLY OWNED BY L. BAKER

AS SURVEYED DESCRIPTION

ALL THAT CERTAIN TRACT, PARCELS AND LOT OF LAND LIES AND BEING SITUATE IN THE TOWNSHIP OF NORTH BRUNSWICK COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY BEING PARTICULARLY RECORDED AS FOLLOWS:

65viii SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER INTERVIEWS LOCATED ELSEWHERE IN THIS SURVEY ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENTS, PARTIES, PUBLIC RECORDS, AND OTHER SOURCES. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED ENCROACHMENTS OR EASEMENTS.
- ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF NEW JERSEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
- ALL LOT AND BLOCK INFORMATION SHOWN PER TOWNSHIP OF NORTH BRUNSWICK TAX MAP.

65ix BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 9.01, BLOCK 259, WHICH BEARS S22°37'00"W, PER TITLE DESCRIPTION.

65x CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

65xi PARKING SPACES

REGULAR - 365 HANDICAP - 11 TOTAL - 400

65xii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CAROLIER LANE, A DEDICATED PUBLIC STREET OF NORTH BRUNSWICK.

65xiii EARTH MOVING NOTE

THERE IS NO DISSEMINABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

65xiv CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, BODIES OF WATER, OR OTHER ENCUMBRANCES.

65xv SURVEYOR'S CERTIFICATE

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 FEES 1, 2, 3, 4, 6, 8(A), 8(B), 9(A), 10(A), 10(B), 11(A), 11(B), 12, 13, 14, 15, AND 20 OF TABLE A HEREOF. THE FIELD WORK WAS COMPLETED ON 11/03/2017. DATE OF PLOT OR MAP: 11/03/2017.

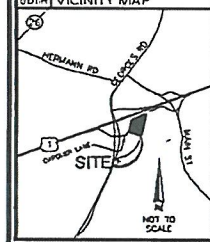
PROFESSIONAL LAND SURVEYOR INFORMATION: STATE OF NEW JERSEY PROJECT NO. 1702218

SURVEYOR INFORMATION: AMERICAN SURVEYING & MAPPING, INC. 3175 W. WINDYBROOK BLVD., SUITE 200 OAKLAND, IL 60451-3700 PHONE: (407) 450-3747 FAX: (407) 450-3747

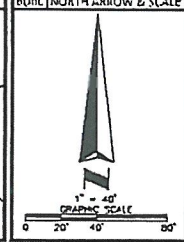
ALTA/NSPS LAND TITLE SURVEY OF BRUNSWICK ZONE CAROLIER LANE 700 ROUTE 1 TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY



6Biv VICINITY MAP



6Bic NORTH ARROW & SCALE



6 ZONING INFORMATION

Table with zoning details including permitted uses (General Commercial C-2), floor area ratio (3.0), and height restrictions (40 feet).

6C SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

- List of encroachment items such as driveway crosses north-south boundary line, driveway crosses street right-of-way, etc.

6D FLOOD INFORMATION

By graphic plotting only, this property lies within Zone "X" as shown on the Flood Insurance Rate Map, Community Panel No. 34071 (05/07).

6E Legend and Abbreviations

Legend table defining symbols for concrete surface, parking area, utility poles, etc., and their corresponding survey notations.

6Fv PLATTED SETBACK OR RECORDED BUILDING RESTRICTIONS

None provided to the surveyor.

6Ei SCHEDULE B - SECTION 2 ITEMS

- Schedule B items detailing easements for utilities (phone, electric, water), easements for frontage road, and various survey notes regarding boundaries and monuments.

ALTA/NPS LAND TITLE SURVEY IDENTIFICATION TABLE

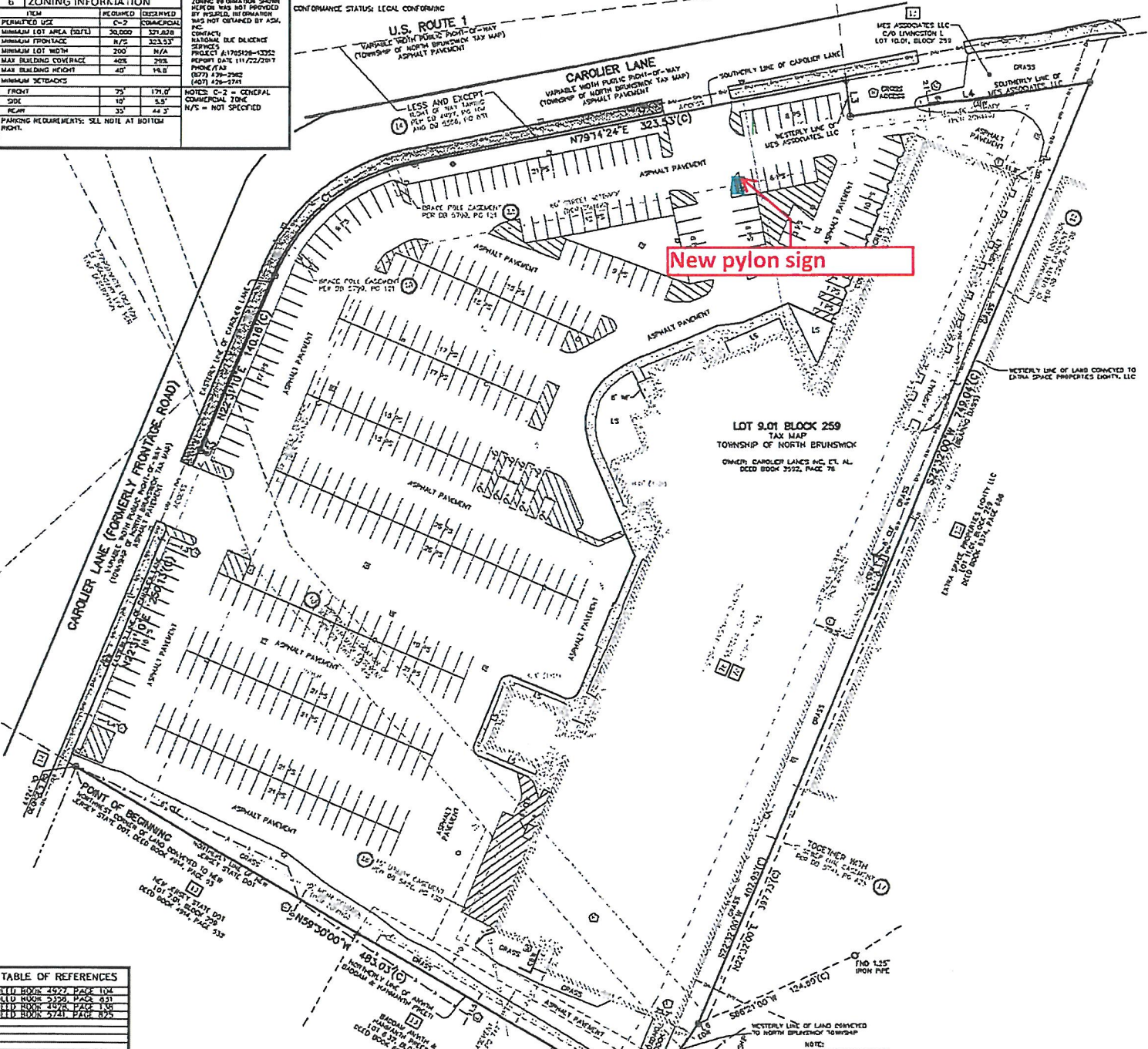
Identification table with 11 columns for various survey components like bearing basis, building area, land area, etc.

TABLE OF REFERENCES

Table of references listing deed books and page numbers for various parcels and easements.

CURVE DATA

Curve data table with columns for Number, Radius, Delta, Length, Chord, and Chord Bearing.



6Bvi TITLE COMMITMENT INFORMATION

Title commitment information including title insurance policy details and effective date of October 04, 2017.

6Bii TITLE DESCRIPTION

Title description detailing the location and boundaries of Lot 9.01 Block 259, including bearings and distances to adjacent lines.

AS SURVEYED DESCRIPTION

As surveyed description providing a detailed boundary survey for the parcel, including bearings, distances, and area measurements.

6Biii SURVEYOR'S NOTES

- Surveyor's notes regarding survey methods, monumentation, and any discrepancies found during the field work.

6Biv BEARING BASIS

Bearing basis information stating that bearings are based on the East line of Lot 9.01, Block 259.

6Bv CEMETERY NOTE

Cemetery note stating there is no visible evidence of cemeteries on the subject property.

6Bvi ACCESS TO PROPERTY

Access to property note stating the subject property has direct physical access to Caroler Lane.

6Bvii EARTH MOVING NOTE

Earth moving note stating there is no observable evidence of earth moving work.

6Bviii CONTIGUITY STATEMENT

Contiguity statement stating the parcels contained in the legal description are contiguous.

6Bix SURVEYOR'S CERTIFICATE

Surveyor's certificate certifying that the map and survey were made in accordance with applicable laws and regulations.

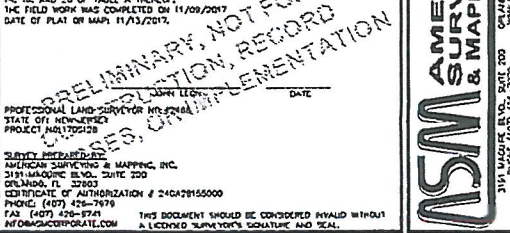
6Bx PROFESSIONAL AND ETHICAL STATEMENT

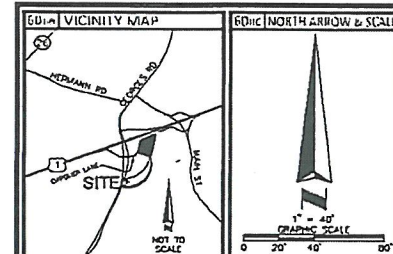
Professional and ethical statement affirming the surveyor's commitment to the highest standards of the profession.

SHEET 1 OF 1

ALTA/NPS LAND TITLE SURVEY OF BRUNSWICK ZONE CAROLER LANE, 700 ROUTE 1, NORTH BRUNSWICK, NEW JERSEY.

AMERICAN SURVEYING & MAPPING, INC. 3114 MAIZE BLVD., SUITE 300, WILMINGTON, DE 19806. PHONE: (407) 456-7878.





6 ZONING INFORMATION		
ITEM	REQUIRED	DESIGNED
PERMITTED USE	C-2	COMMERCIAL
MINIMUM LOT AREA (SQ FT)	30,000	379,828
MINIMUM FRONTAGE	N/A	323.53'
MINIMUM LOT WIDTH	200	N/A
MAX BUILDING COVERAGE	40%	27%
MAX BUILDING HEIGHT	40'	14.8'
MINIMUM SETBACKS		
FRONT	25'	179.0'
SIDE	10'	3.5'
REAR	35'	44.3'
PARKING REQUIREMENTS: ALL NOT AT BOTTOM FRONT		

- 5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS**
- ASPHALT PAVEMENT EXCEEDS NORTHWEST BOUNDARY LINE BY 1.4' AT THE MOST
 - DRAINAGE DITCH CROSSING THE NORTH BOUNDARY LINE BY 3.1' AT THE MOST
 - CHAIN LINK FENCE EXCEEDS THE SOUTH BOUNDARY LINE BY 11.5' AT THE MOST
 - BUILDING ENCROACHES INTERIOR BOUNDARY LINE
 - BUILDING EXCEEDS ITS REAR SETBACK BY NO MORE THAN 28.5'

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 340071 0002 F (MAP NO. 340071-02) WHICH SETS AN EFFECTIVE DATE OF 07/02/2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" CONVEYS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Bii LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	RECOVERED MONUMENT AS NOTED SET BY NAL
NO PARKING AREA	RECOVERED MONUMENT AS NOTED SET BY NAL
HANDICAP PARKING	PARKING SPACE
UTILITY POLE	SECOND DESCRIPTION
CITY ANCHOR	UTILITY COLLAR
UTILITY POLE	UTILITY COLLAR
ASBESTOS	CALCULATED DATA
STORM MANHOLE	CONCRETE BLOCK WALL
CATCH BASIN	CHAIN LINK FENCE
SEWER MANHOLE	DEED BOOK
CLEARANCE	DEED
FIRE HYDRANT	HIGH ROAD
WATER VALVE	FIELD MEASURED DATA
MONITORING WELL	DEED
GAS VALVE	NUMBER
GAS METER	NUMBER
BOLLARD	FACE
CHAIN LINK FENCE	POINT OF BEGINNING
OVERHEAD UTILITY LINE	POINT OF COMMENCEMENT
BURIED UTILITY LINE	POINT OF COMMENCEMENT
STORM CAP LINE	RECORD DESCRIPTION
STORM WATER LINE	TYPICAL
	TYPE
	TYPE

6Biii FLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

- 5Ei "SCHEDULE B - SECTION 2" ITEMS**
- POINT OF BEGINNING AND LAYMENT AS SET FORTH IN RIGHT OF WAY AGREEMENT BETWEEN ALTA AND TOWNSHIP OF NORTH BRUNSWICK, RECORDED NOVEMBER 2, 1954 IN DEED BOOK 1761, PAGE 442. (AFFECTS, AS SHOWN)
 - RIGHTS OF NEW JERSEY TELEPHONE COMPANY AND THE PUBLIC SERVICE ELECTRIC AND GAS COMPANY, RECORDED JULY 12, 1961 IN DEED BOOK 2394, PAGE 158. (AFFECTS, APPROXIMATE LOCATION SHOWN)
 - LAYMENT AS SET FORTH IN EASEMENT BETWEEN CAROLIER LANES, INC. AND THE TOWNSHIP OF NORTH BRUNSWICK, RECORDED NOVEMBER 12, 1994 IN DEED BOOK 2341, PAGE 747. (AFFECTS, AS SHOWN)
 - RIGHTS OF THE STATE OF NEW JERSEY AS SET FORTH IN DECLARATION OF TAKING BY STATE OF NEW JERSEY COMMISSIONER OF TRANSPORTATION, RECORDED JULY 12, 2001 IN DEED BOOK 4327, PAGE 154, AS AMENDED BY THE AMENDED DECLARATION OF TAKING, RECORDED JULY 23, 2004 IN DEED BOOK 5356, PAGE 107. (AFFECTS, AS SHOWN)
 - RIGHTS OF THE STATE OF NEW JERSEY AS SET FORTH IN DECLARATION OF TAKING BY STATE OF NEW JERSEY COMMISSIONER OF TRANSPORTATION AND DEED GRANTED, AS BEST DESCRIBED BY DEED BOOK 5356, PAGE 107, AND RECORDED JULY 17, 2004 IN DEED BOOK 5356, PAGE 107. (AFFECTS, AS SHOWN)
 - UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT TO THE TOWNSHIP OF NORTH BRUNSWICK, RECORDED DECEMBER 15, 2004 IN DEED BOOK 3400, PAGE 151. (AFFECTS, AS SHOWN)
 - EASEMENT AGREEMENT BETWEEN HEPM BRUNSWICK 2001, LLC AND CAROLIER LANES, INC. RECORDED NOVEMBER 1, 2006 IN DEED BOOK 3400, PAGE 151. (AFFECTS, AS SHOWN)
 - EASEMENT AS SET FORTH IN DEED BOOK 2341, PAGE 747. (AFFECTS, AS SHOWN)

ALTA/NRPS LAND TITLE SURVEY IDENTIFICATION TABLE

2 TABLE A PROPERTY ADDRESS	6Bii BEARING BASIS	7 SURVEYOR'S CERTIFICATE
3 TABLE A FLOOD INFORMATION	6Biii CONTIGUITY STATEMENT	12 TABLE A BUILDING AREA
4 TABLE A LAND AREA	6Biv TITLE COMMITMENT INFORMATION	13 TABLE A BUILDING HEIGHT
5aii ACCESS TO PROPERTY	6Bv TITLE INFORMATION	14 TABLE A PARKING SPACES
5bii SURVEYOR'S NOTES	6Bvi NORTH ARROW & SCALE	15 TABLE A ADJOINING OWNERS
6aii SURVEYOR'S NOTES	6Bvii LEGEND & ABBREVIATIONS	16 TABLE A INTERSECTING STREET
6bii VICINITY MAP	6Bviii VICINITY MAP	17 TABLE A EARTH MOVING NOTE
6cii TITLE DESCRIPTION	6Bix SURVEYOR'S NOTES	
6dii ZONING INFORMATION	6Cii TYPE OF SURVEY	

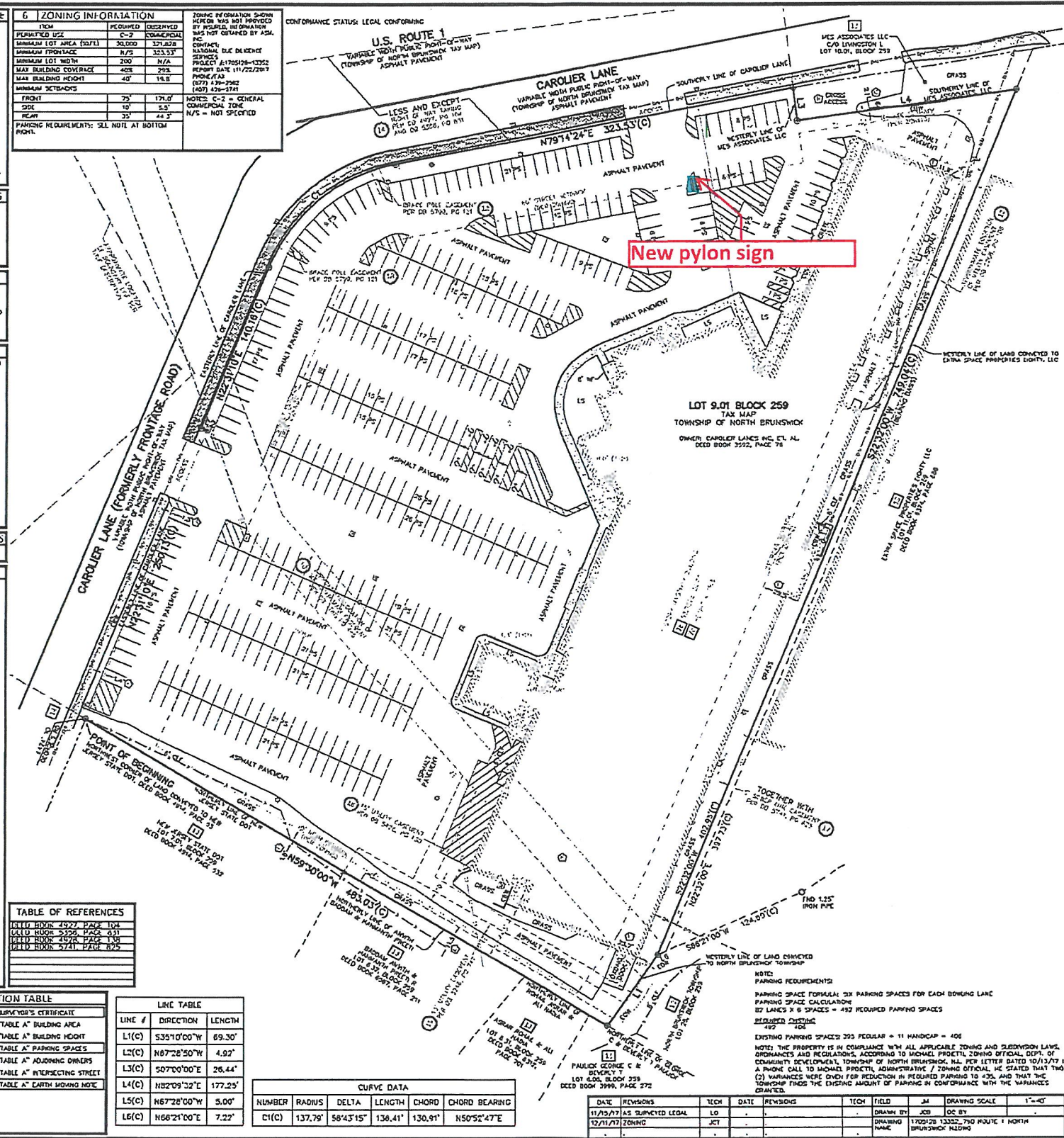


TABLE OF REFERENCES

DEED BOOK 4327, PAGE 104
DEED BOOK 5356, PAGE 107
DEED BOOK 4327, PAGE 107
DEED BOOK 5356, PAGE 107

LINE TABLE

LINE #	DIRECTION	LENGTH
L1(C)	S35°10'00"W	69.30'
L2(C)	N87°28'50"W	4.92'
L3(C)	N07°00'00"E	26.44'
L4(C)	N82°09'32"E	177.25'
L5(C)	N67°28'00"W	5.00'
L6(C)	N68°21'00"E	7.22'

CURVE DATA

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1(C)	137.79'	58°43'15"	138.41'	130.91'	N50°52'47"E

DATE REVISIONS

DATE	REVISIONS	TECH	FIELD	JA	DR	SCALE
11/25/17	AS SURVEYED LEGAL	LO				1"=40'
12/11/17	ZONING	JCT				

6Bvi TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2170236/2017-0010, HAVING AN EFFECTIVE DATE OF OCTOBER 04, 2017.

6Bii TITLE DESCRIPTION

BEING AT A POINT IN THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. # 1 SOUTH 83 DEGREES 00 MINUTES WEST 130 FEET FROM THE POINT IN SAID SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. # 1 WHERE THE EASTERLY LINE OF INTERSECTED SAID SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. # 1, THENCE

(1) SOUTH 75 DEGREES 00 MINUTES EAST 100.00 FEET TO A POINT, THENCE

(2) NORTH 83 DEGREES 00 MINUTES WEST 175.00 FEET TO A POINT, THENCE

(3) SOUTH 22 DEGREES 32 MINUTES WEST 74.04 FEET TO A POINT, THENCE

(4) SOUTH 75 DEGREES 00 MINUTES WEST 64.30 FEET TO A POINT, THENCE

(5) NORTH 25 DEGREES 20 MINUTES EAST 43.11 FEET TO A POINT, THENCE

(6) NORTH 48 DEGREES 44 MINUTES EAST 23.80 FEET TO A POINT, THENCE

(7) NORTH 25 DEGREES 24 MINUTES WEST 24.10 FEET TO A POINT, THENCE

(8) ALONG THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. # 1 NORTH 83 DEGREES 00 MINUTES EAST 328.50 FEET TO A POINT, THENCE

(9) ALONG THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. # 1 NORTH 83 DEGREES 00 MINUTES EAST 257.50 FEET TO A POINT IN THE PLACE OF BEGINNING.

EXCEPT THEREFOR 50 MOON OF THE PREMISES AS DESCRIBED IN DECLARATION OF TAKING, RECORDED JULY 13, 2004 IN DEED BOOK 4327, PAGE 107, AND ITS AMENDMENT, RECORDED JULY 23, 2004 IN DEED BOOK 5356, PAGE 107 AND IN DECLARATION OF TAKING, RECORDED JULY 17, 2004 IN DEED BOOK 5356, PAGE 107.

TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS AS SET FORTH IN EASEMENT AGREEMENT BETWEEN NORTH BRUNSWICK 2001, LLC AND CAROLIER LANES, INC. RECORDED NOVEMBER 1, 2006 IN DEED BOOK 3400, PAGE 151.

BEING ALSO KNOWN AS REPORTED FOR INFORMATIONAL PURPOSES ONLY:

BEING ALSO KNOWN AS REPORTED FOR INFORMATIONAL PURPOSES ONLY:

BEING ALSO KNOWN AS REPORTED FOR INFORMATIONAL PURPOSES ONLY:

THIS SURVEY DESCRIBES AND EXCEPTS THE SAME LAND AS SHOWN ON SURVEYOR'S AND TOPOGRAPHIC SURVEY PREPARED FOR CAROLIER LANES, BLOCK 259, LOT 9.01, BY DORIAN ASSOCIATES, FILE 2008, DATED DECEMBER 14, 2008.

AS SURVEYED DESCRIPTION

ALL THAT CERTAIN TRACT, PARTS AND LOT OF LAND LYING AND BEING DIVIDED IN THE TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY BEING MORE PARTICULARLY RECORDED AS FOLLOWS:

BEING AT A POINT IN THE SOUTHERLY LINE OF CAROLIER LANE, BLOCK 259, LOT 9.01, AS SHOWN ON TAX MAP, DATED DECEMBER 14, 2008, BEING 175.00 FEET TO A POINT OF TANGENCY IN THE SOUTHERLY LINE OF SAID CAROLIER LANE, THENCE

NORTH 22 DEGREES 32 MINUTES WEST 74.04 FEET, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 228.13 FEET TO AN ANGLE POINT IN SAME, THENCE

NORTH 75 DEGREES 00 MINUTES WEST 64.30 FEET, STILL ALONG THE SAME, A DISTANCE OF 14.92 FEET TO AN ANGLE POINT IN SAME, THENCE

NORTH 25 DEGREES 20 MINUTES EAST 43.11 FEET, STILL ALONG THE SAME, A DISTANCE OF 223.13 FEET TO THE WESTERLY LINE OF LAND CONVEYED TO MRS. ASSOCIATES, LLC, THENCE

SOUTH 75 DEGREES 00 MINUTES EAST, ALONG SAID WESTERLY LINE OF MRS. ASSOCIATES, LLC, A DISTANCE OF 26.44 FEET TO THE SOUTHERLY LINE OF SAID LANDS CONVEYED TO MRS. ASSOCIATES, LLC, THENCE

NORTH 83 DEGREES 00 MINUTES EAST, ALONG SAID WESTERLY LINE OF MRS. ASSOCIATES, LLC, A DISTANCE OF 172.50 FEET TO A POINT IN THE WESTERLY LINE OF LAND CONVEYED TO EXTRA SPACE PROPERTIES EIGHTY, LLC IN DEED BOOK 4374, PAGE 158, THENCE

SOUTH 22 DEGREES 32 MINUTES WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 74.04 FEET TO A POINT IN THE WESTERLY LINE OF LAND CONVEYED TO NORTH BRUNSWICK 2001, THENCE

NORTH 83 DEGREES 00 MINUTES EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 89.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LAND CONVEYED TO GEORGE C. AND BEVERLY L. PAULON IN DEED BOOK 3999, PAGE 272, THENCE

NORTH 25 DEGREES 24 MINUTES WEST, PARALLEL ALONG SAID LANDS OF PAULON, ALONG SAID LANDS CONVEYED TO FRANK J. AND BARBARA M. IN DEED BOOK 3702, PAGE 107, ALONG SAID LANDS CONVEYED TO MARY BARBARA AND FRANK J. BARBARA IN DEED BOOK 3702, PAGE 107, ALONG SAID LANDS CONVEYED TO NEW JERSEY STATE DOT, A DISTANCE OF 100.00 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS AS SET FORTH IN EASEMENT AGREEMENT BETWEEN NORTH BRUNSWICK 2001, LLC AND CAROLIER LANES, INC. RECORDED NOVEMBER 1, 2006 IN DEED BOOK 3400, PAGE 151.

6Bix SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON RELATES TO UTILITIES, STRUCTURES, BUILDINGS, BATTERY WALLS, PARKING, LANDSCAPE, SERVICES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/REQUIREMENTS OF STATE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NRPS SURVEY REQUIREMENTS.
- ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NRPS SURVEY REQUIREMENTS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
- ALL LOT AND BLOCK INFORMATION SHOWN PER TOWNSHIP OF NORTH BRUNSWICK TAX MAP.

4 LAND AREA 321,629 SQUARE FEET 7.388 ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 9.01, BLOCK 259, WHICH BEARS S22°32'00"W, PER TITLE DESCRIPTION.

5i CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 395 HANDICAP = 11 TOTAL = 406

6Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CAROLIER LANE, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR REPAIRS ADDITIVE WITHIN PRECEDENT WORKING.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, COPIES OF OVERLAPS.

7 SURVEYOR'S CERTIFICATE

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/NRPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NRPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 12, 14, 15, 16, AND 20 OF TABLE A HEREOF.

THE FIELD WORK WAS COMPLETED ON 11/09/2017 DATE OF PLAN OR MAP, 11/13/2017.

PROFESSIONAL LAND SURVEYOR INFORMATION

STATE OF NEW JERSEY PROJECT NO. 1702128

SURVEY PREPARED BY AMERICAN SURVEYING & MAPPING, INC. 314 W. UNIVERSITY BLVD., SUITE 200 OAKLAND, FL 32063 (407) 438-7979

DATE OF AUTHORIZATION # 240428155000

PHONE: (407) 438-7979 FAX: (407) 438-7979

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LEGIBLY SIGNATURE AND SEAL.

ALTA/NRPS LAND TITLE SURVEY IDENTIFICATION TABLE

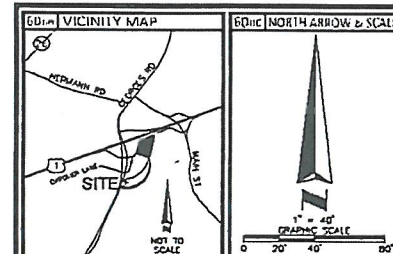
2 TABLE A PROPERTY ADDRESS	6Bii BEARING BASIS	7 SURVEYOR'S CERTIFICATE
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6aii SURVEYOR'S NOTES	6Bvii LEGEND & ABBREVIATIONS	16 TABLE A INTERSECTING STREET
6bii VICINITY MAP	6Bviii VICINITY MAP	17 TABLE A EARTH MOVING NOTE
6cii TITLE DESCRIPTION	6Bix SURVEYOR'S NOTES	
6dii ZONING INFORMATION	6Cii TYPE OF SURVEY	

SHEET 1 OF 1

ALTA/NRPS LAND TITLE SURVEY OF BRUNSWICK ZONE CAROLIER LANES 7800 ROUTE 1 TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

AMERICAN SURVEYING & MAPPING, INC.

314 W. UNIVERSITY BLVD., SUITE 200 OAKLAND, FL 32063 (407) 438-7979



6 ZONING INFORMATION		
MINIMUM LOT AREA (SQU. FT.)	30,000	370,828
MINIMUM FRONTAGE	N/A	323.53'
MINIMUM LOT WIDTH	200	N/A
MAX. BUILDING COVERAGE	40%	79%
MAX. BUILDING HEIGHT	40'	148'
MINIMUM SETBACKS		
FRONT	75'	179.0'
SIDE	10'	33'
REAR	35'	44.3'
PARKING REQUIREMENTS: ALL NOTE AT BOTTOM FRONT.		

CONFORMANCE STATUS: LEGAL CONFORMING

U.S. ROUTE 1
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 (TOWNSHIP OF NORTH BRUNSWICK TAX MAP)
 ASPHALT PAVEMENT

LESS AND EXCEPT
 THAT PORTION OF THE TRACT
 BEING SURVEYED BY THIS
 MAP WHICH IS SHOWN
 AS BEING OWNED BY
 THE STATE OF NEW JERSEY
 AND IS SUBJECT TO THE
 RIGHTS OF THE STATE OF
 NEW JERSEY.

- SCii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS**
- ASPHALT DRIVEWAY ENCLOSED BY CURB AND GUTTER AT THE POINT OF CROSS ACCESS WITHOUT THE APPROPRIATE PERMIT OF AN EASEMENT.
 - CONCRETE FENCE WALL CROSSING THE NORTH BOUNDARY LINE BY 3.4' AT THE WEST CORNER LINE FENCE CROSSING THE SOUTH BOUNDARY LINE BY 11.5' AT THE WEST CORNER.
 - BLINDING ENCROACHES BACK WITH EASEMENT.
 - BLINDING CROSSES INTO REAR EASEMENT BY 10 INCHES FROM 28.35'.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34071 0102 F (MAP NO. 3402020202), WHICH BEARS AN EFFECTIVE DATE OF 07/02/2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Di LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	RECOVERED MOVEMENT AS NOTED
NO PARKING AREA	SEE THE MAP.
HANDICAP PARKING	PARKING SPACE
UTILITY POLE	SECTION DESCRIPTION
UTILITY POLE (ELECTRIC)	SQUARE FEET
UTILITY POLE (TELEPHONE)	CALCULATED AREA
UTILITY POLE (CABLE)	CONCRETE BLOCK WALL
UTILITY POLE (FIBER OPTIC)	TRAIL LINE FENCE
UTILITY POLE (CABLE)	DEED BOOK
UTILITY POLE (CABLE)	BOOK
UTILITY POLE (CABLE)	DEED NUMBER
UTILITY POLE (CABLE)	NUMBER
UTILITY POLE (CABLE)	PAGE
UTILITY POLE (CABLE)	POINT OF BEGINNING
UTILITY POLE (CABLE)	POINT OF COMMENCEMENT
UTILITY POLE (CABLE)	PARKING SPACE(S)
UTILITY POLE (CABLE)	RECORD DISPOSITION
UTILITY POLE (CABLE)	TYPICAL
UTILITY POLE (CABLE)	YIELD IMPACT
UTILITY POLE (CABLE)	EDGE OF WATER

6Eii PLATTED SETBACK OR RECORD EASEMENT RESTRICTION ON LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei "SCHEDULE B - SECTION 2" ITEMS

- POINT OF BEGINNING AND EASEMENT AS SET FORTH IN RIGHT OF WAY AGREEMENT BETWEEN TOWNSHIP OF NORTH BRUNSWICK, RECORDS NOVEMBER 3, 1954 IN DEED BOOK 1700, PAGE 448. (AFFECTS AS SHOWN)
- RIGHTS OF WAY AND EASEMENTS AS SET FORTH IN RIGHT OF WAY AGREEMENT BETWEEN WAY BAKER AND NEW BRUNSWICK TOWNSHIP, DEED BOOK 1828, PAGE 108; RIGHT OF WAY AGREEMENT BETWEEN TOWNSHIP OF NORTH BRUNSWICK AND CAROLIER LANE, INC., DEED BOOK 3334, PAGE 214; RIGHT OF WAY AGREEMENT BETWEEN TOWNSHIP OF NORTH BRUNSWICK AND CAROLIER LANE, INC., DEED BOOK 3334, PAGE 214; RIGHT OF WAY AGREEMENT BETWEEN TOWNSHIP OF NORTH BRUNSWICK AND CAROLIER LANE, INC., DEED BOOK 3334, PAGE 214; RIGHT OF WAY AGREEMENT BETWEEN TOWNSHIP OF NORTH BRUNSWICK AND CAROLIER LANE, INC., DEED BOOK 3334, PAGE 214. (AFFECTS AS SHOWN)
- EASEMENT TO NEW JERSEY TELEPHONE COMPANY AND THE PUBLIC SERVICE ELECTRIC AND GAS COMPANY, RECORDED JULY 12, 1961, IN DEED BOOK 2048, PAGE 168. (AFFECTS AS SHOWN)
- EASEMENT AS SET FORTH IN EASEMENT AND EASEMENT BETWEEN CAROLIER LANE, INC. AND THE TOWNSHIP OF NORTH BRUNSWICK, RECORDED NOVEMBER 12, 1994 IN DEED BOOK 3344, PAGE 147. (AFFECTS AS SHOWN)
- RIGHTS OF THE STATE OF NEW JERSEY AS SET FORTH IN DECLARATION OF TAKING BY STATE OF NEW JERSEY COMMISSIONER OF TRANSPORTATION, RECORDED JULY 12, 2004 IN DEED BOOK 4327, PAGE 104. AS AMENDED BY THE AMENDED DECLARATION OF TAKING, RECORDED JULY 22, 2004 IN DEED BOOK 5256, PAGE 431. (AFFECTS AS SHOWN)
- RIGHTS OF THE STATE OF NEW JERSEY AS SET FORTH IN DECLARATION OF TAKING BY STATE OF NEW JERSEY COMMISSIONER OF TRANSPORTATION AND DEED GRANTS, AS BEST RECORDED BY ALL DATED JUNE 5, 2004 AND RECORDED JULY 12, 2004 IN DEED BOOK 4424, PAGE 170. (AFFECTS AS SHOWN)
- UTILITY EASEMENT AND TEMPORARY EASEMENT TO THE TOWNSHIP OF NORTH BRUNSWICK, RECORDED DECEMBER 12, 2004 IN DEED BOOK 3900, PAGE 130. (AFFECTS AS SHOWN)
- EASEMENT AGREEMENT BETWEEN NORTH BRUNSWICK, LLC AND CAROLIER LANE, INC., RECORDED NOVEMBER 1, 2000 IN DEED BOOK 3741, PAGE 256. (AFFECTS AS SHOWN)
- EASEMENT AS SET FORTH IN DEED BOOK 3741, PAGE 256. (AFFECTS AS SHOWN)
- EASEMENT AS SET FORTH IN DEED BOOK 3741, PAGE 256. (AFFECTS AS SHOWN)

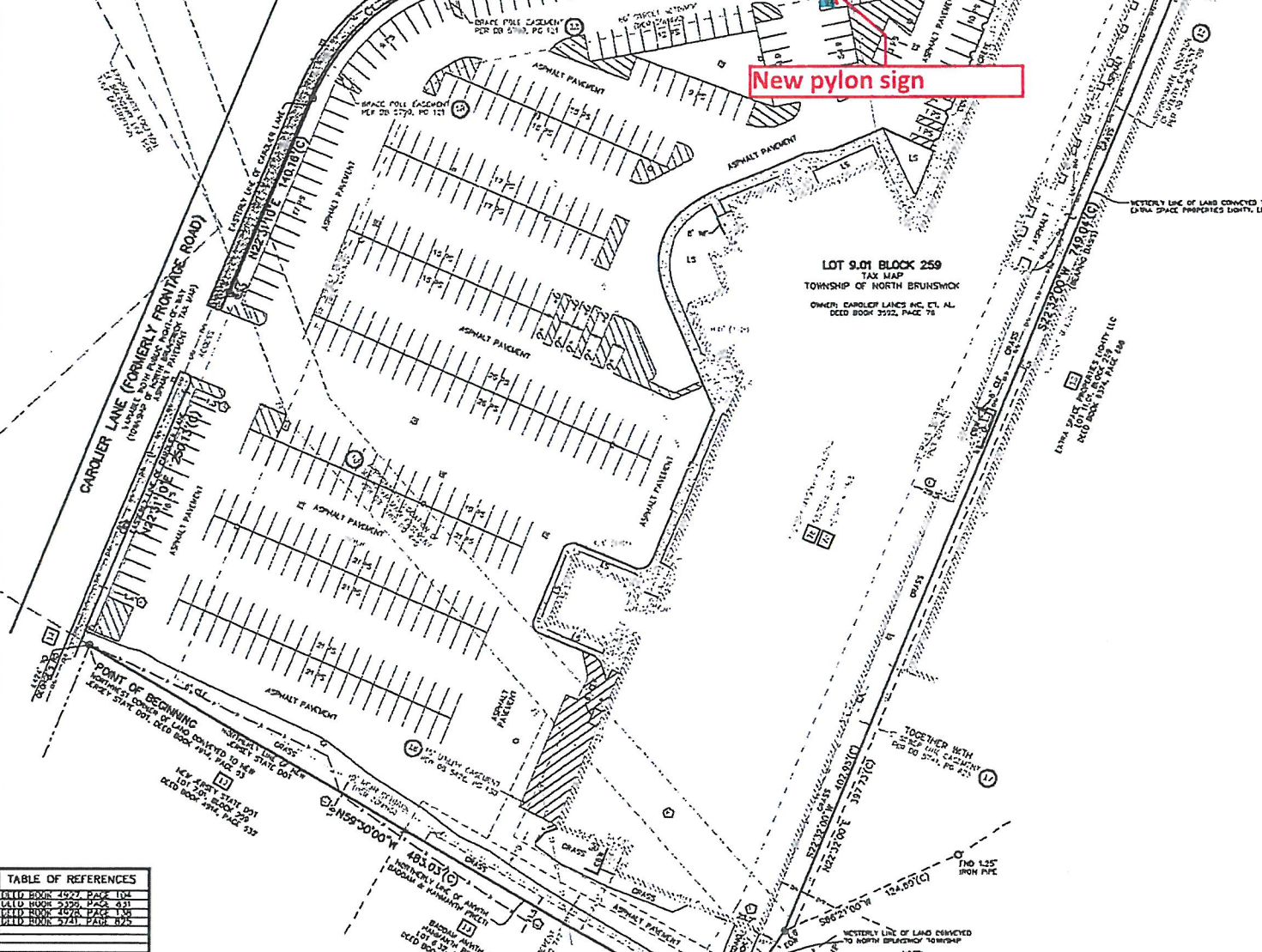


TABLE OF REFERENCES

DEED BOOK 4522, PAGE 104
DEED BOOK 3334, PAGE 214
DEED BOOK 4327, PAGE 104
DEED BOOK 5256, PAGE 431
DEED BOOK 4424, PAGE 170

LINE TABLE

LINE #	DIRECTION	LENGTH
L1(C)	S35°10'00"W	89.30'
L2(C)	N67°28'50"W	4.92'
L3(C)	S07°00'00"E	26.44'
L4(C)	N32°09'22"E	177.25'
L5(C)	N67°28'00"W	5.00'
L6(C)	N68°21'00"E	7.22'

CURVE DATA

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1(C)	137.79'	56°43'15"	136.41'	130.91'	N50°52'47"E

DATE REVISIONS

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	JA	DRAWING SCALE	1"=40'
11/09/07	AS SURVEYED LEGAL	LO						OC BY	
12/11/17	ZONING	JCT						DRAWING NAME	

6Bvi TITLE COMMITMENT INFORMATION

THE TITLE COMMITMENT AND SCHEDULE "B" ITEMS HEREON ARE FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 201702036/2017-0018, DATED AND EFFECTIVE DATE OF OCTOBER 04, 2017.

6Bii TITLE DESCRIPTION

BEARING AT A POINT IN THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. 1 SOUTH 82 DEGREES 00 MINUTES WEST 100 FEET FROM THE POINT IN SAID SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. 1 WHERE THE EASTERLY LINE OF PROPERTY CORNER OF PLYMOUTH AND THE WASTERLY LINE OF PROPERTY CORNER OF FORECASTLE OF L. JAMES INTERSECT SAID SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. 1, THENCE

- (1) SOUTH 7 DEGREES 00 MINUTES EAST 100.00 FEET TO A POINT, THENCE
- (2) NORTH 83 DEGREES 00 MINUTES WEST 175.00 FEET TO A POINT, THENCE
- (3) SOUTH 22 DEGREES 32 MINUTES WEST 74.00 FEET TO A POINT, THENCE
- (4) SOUTH 73 DEGREES 00 MINUTES WEST 64.30 FEET TO A POINT, THENCE
- (5) NORTH 18 DEGREES 30 MINUTES WEST 124.00 FEET TO A POINT, THENCE
- (6) NORTH 44 DEGREES 44 MINUTES EAST 25.00 FEET TO A POINT, THENCE
- (7) NORTH 28 DEGREES 34 MINUTES WEST 24.63 FEET TO A POINT, THENCE
- (8) ALONG THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. 1 NORTH 03 DEGREES 10 MINUTES EAST 324.00 FEET TO A POINT, THENCE
- (9) ALONG THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY U.S. 1 NORTH 03 DEGREES 10 MINUTES EAST 257.00 FEET TO A POINT IN THE POINT OF BEGINNING.

DESCRIBED THEREAFTER TO WORTH OF THE PREMISES AS DESCRIBED IN DECLARATION OF TAKING, RECORDED JULY 13, 2004, IN DEED BOOK 4424, PAGE 104, AND ITS AMENDMENT, RECORDED JULY 22, 2004, IN DEED BOOK 5256, PAGE 431 AND IN DECLARATION OF TAKING, RECORDED JULY 19, 2004, IN DEED BOOK 3741, PAGE 104, TOGETHER WITH THE GENERAL EASEMENT RIGHTS AS SET FORTH IN EASEMENT AGREEMENT BETWEEN NORTH BRUNSWICK, LLC, AND CAROLIER LANE, INC., RECORDED NOVEMBER 1, 2000, IN DEED BOOK 3741, PAGE 256.

BEING ALSO KNOWN AS REFERRED FOR INFORMATIONAL PURPOSES ONLY:

DEED BOOK 107, PAGE 60 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS SHOWN ON OUTDATED AND TOPOGRAPHIC SURVEY PREPARED FOR CAROLIER LANES, BLOCK 259, LOT 9, BY DONALD ASSOCIATES, THE SURVEY DATED SEPTEMBER 19, 2005.

AS SURVEYED DESCRIPTION

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

BEARING AT A POINT IN THE SOUTHERLY LINE OF CAROLIER LANE (FORMERLY FRONTLINE ROAD) SAID POINT THE NORTH CORNER OF LAND CONVEYED TO NEW JERSEY STATE DOT IN DEED BOOK 3900, PAGE 130, THENCE

- NORTH 83 DEGREES 00 MINUTES WEST 100 FEET EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.00 FEET TO AN ANGLE POINT IN SAID LINE, THENCE
- NORTH 03 DEGREES 10 MINUTES WEST 30 FEET WEST, STILL ALONG THE SAME, A DISTANCE OF 4.92 FEET TO AN ANGLE POINT IN SAID LINE, THENCE
- NORTH 22 DEGREES 32 MINUTES WEST 74 FEET WEST, STILL ALONG THE SAME, A DISTANCE OF 74.00 FEET TO A POINT OF CURVATURE IN SAID LINE, THENCE
- SOUTH 73 DEGREES 00 MINUTES WEST 64.30 FEET WEST, STILL ALONG THE SAME, A DISTANCE OF 64.30 FEET TO A POINT OF CURVATURE IN SAID LINE, THENCE
- NORTH 18 DEGREES 30 MINUTES WEST 124 FEET WEST, STILL ALONG THE SAME, A DISTANCE OF 124.00 FEET TO A POINT OF CURVATURE IN SAID LINE, THENCE
- NORTH 44 DEGREES 44 MINUTES EAST 25 FEET EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 25.00 FEET TO THE WASTERLY LINE OF LAND CONVEYED TO NEW JERSEY STATE DOT IN DEED BOOK 3900, PAGE 130, THENCE
- SOUTH 28 DEGREES 34 MINUTES WEST 24.63 FEET WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 24.63 FEET TO THE SOUTHERLY LINE OF SAID LANDS CONVEYED TO M&S ASSOCIATES, LLC, THENCE
- NORTH 03 DEGREES 10 MINUTES WEST 324 FEET WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 324.00 FEET TO A POINT IN THE WASTERLY LINE OF LAND CONVEYED TO DONALD ASSOCIATES, LLC, IN DEED BOOK 3741, PAGE 104, THENCE
- NORTH 03 DEGREES 10 MINUTES WEST 257 FEET WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 257.00 FEET TO A POINT IN THE WASTERLY LINE OF LAND CONVEYED TO DONALD ASSOCIATES, LLC, IN DEED BOOK 3741, PAGE 104, THENCE
- NORTH 03 DEGREES 10 MINUTES WEST 100 FEET WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.00 FEET TO A POINT IN THE WASTERLY LINE OF LAND CONVEYED TO DONALD ASSOCIATES, LLC, IN DEED BOOK 3741, PAGE 104, THENCE
- NORTH 03 DEGREES 10 MINUTES WEST 100 FEET WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.00 FEET TO A POINT IN THE WASTERLY LINE OF LAND CONVEYED TO DONALD ASSOCIATES, LLC, IN DEED BOOK 3741, PAGE 104, THENCE
- NORTH 03 DEGREES 10 MINUTES WEST 100 FEET WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.00 FEET TO A POINT IN THE WASTERLY LINE OF LAND CONVEYED TO DONALD ASSOCIATES, LLC, IN DEED BOOK 3741, PAGE 104, THENCE
- NORTH 03 DEGREES 10 MINUTES WEST 100 FEET WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.00 FEET TO A POINT IN THE WASTERLY LINE OF LAND CONVEYED TO DONALD ASSOCIATES, LLC, IN DEED BOOK 3741, PAGE 104, THENCE

TOGETHER WITH THE GENERAL EASEMENT RIGHTS AS SET FORTH IN EASEMENT AGREEMENT BETWEEN NORTH BRUNSWICK, LLC, AND CAROLIER LANE, INC., RECORDED NOVEMBER 1, 2000, IN DEED BOOK 3741, PAGE 256.

6Biii SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON RELATE TO UTILITIES APPROPRIATE STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVICES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE DESCRIBED VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY NOTES OR EXCEEDS THE SURVEY STANDARDS/PRACTICES OF CARE AS SET FORTH IN SECTION 8 OF THE STATE ALTA/NPS/LAND TITLE SURVEYING ACT.
- ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT PRACTICES AND STANDARDS OF THE STATE OF NEW JERSEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
- ALL LOT AND BLOCK INFORMATION SHOWN PER TOWNSHIP OF NORTH BRUNSWICK TAX MAP.

4 LAND AREA 371,874 SQUARE FEET 7.388 ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 9 D, BLOCK 259, WHICH BEARS S22°32'00"W, PER TITLE DESCRIPTION.

5P ICEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF ICEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 395 HANDICAP = 11 TOTAL = 406

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CAROLIER LANE, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN PRECEDING MONTHS.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, DOPES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

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/NPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 15, AND 20 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON 11/09/2017. DATE OF PLAN OR MAP: 11/13/2017.

PROFESSIONAL LAND SURVEYOR REG. NO. 25414 DATE 12/31/2018

STATE OF NEW JERSEY PROJECT NO. 170101218

SURVEY PREPARED BY: AMERICAN SURVEYING & MAPPING, INC. 3115 WILSON BLVD., SUITE 200 OAKLAND, FL 32003 PHONE: (904) 833-7200 FAX: (904) 833-7201

AMERICAN SURVEYING & MAPPING, INC. 3115 WILSON BLVD., SUITE 200 OAKLAND, FL 32003 PHONE: (904) 833-7200 FAX: (904) 833-7201

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

SHEET 1 OF 1

ALTA/NPS/LAND TITLE SURVEY OF BRUNSWICK ZONE CAROLIER LANES 700 ROUTE 1 NORTH BRUNSWICK, NJ 07814

AS M AMERICAN SURVEYING & MAPPING, INC.

3115 WILSON BLVD., SUITE 200 OAKLAND, FL 32003 PHONE: (904) 833-7200 FAX: (904) 833-7201