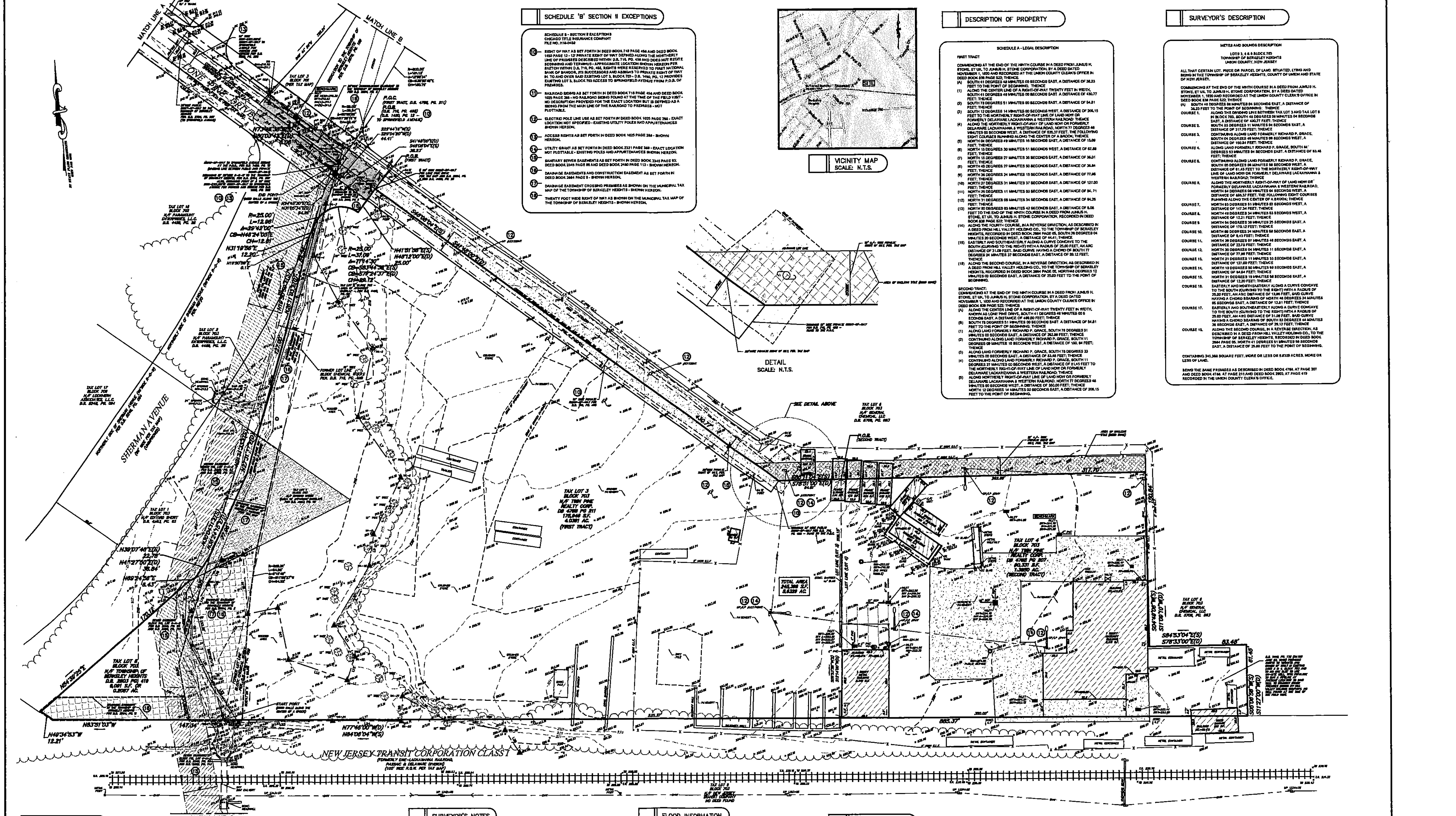


SCHEDULE 'B' SECTION II EXCEPTIONS

SCHEDULE B - SECTION II EXCEPTIONS
CHICAGO TITLE INSURANCE COMPANY
FILE NO. H16-0459

(10) RIGHT OF WAY AS SET FORTH IN DEED BOOK 716 PAGE 456 AND DEED BOOK 1450 PAGE 12 - 12' PRIVATE RIGHT OF WAY DEFINED ALONG THE NORTHERLY LINE OF PREMISES DESCRIBED WITHIN D.B. 716, PG. 456 AND DOES NOT RECITE BEGINNING AND TERMINUS - APPROXIMATE LOCATION SHOWN HEREON PER SKETCH WITHIN D.B. 716, PG. 456. RIGHTS WERE RESERVED TO FIRST NATIONAL BANK OF BANGOR, ITS SUCCESSORS AND ASSIGNS TO PRIVATE RIGHT OF WAY IN, TO AND OVER SAID EXISTING LOT 3, BLOCK 703 - D.B. 1450, PG. 12 PROVIDES EXISTING LOT 3, BLOCK 703 ACCESS TO SPRINGFIELD AVENUE FROM P.O.B. OF PREMISES.

(11) RAILROAD SIDING AS SET FORTH IN DEED BOOK 716 PAGE 456 AND DEED BOOK 1025 PAGE 286 - NO RAILROAD SIDING FOUND AT THE TIME OF THE FIELD VISIT - NO DESCRIPTION PROVIDED FOR THE EXACT LOCATION BUT IS DEFINED AS A SIDING FROM THE MAIN LINE OF THE RAILROAD TO PREMISES - NOT PLOTTABLE.

(12) ELECTRIC POLE LINE USE AS SET FORTH IN DEED BOOK 1025 PAGE 286 - EXACT LOCATION NOT SPECIFIED - EXISTING UTILITY POLES AND APPURTENANCES SHOWN HEREON.

(13) ACCESS RIGHTS AS SET FORTH IN DEED BOOK 1025 PAGE 286 - SHOWN HEREON.

(14) UTILITY GRANT AS SET FORTH IN DEED BOOK 2321 PAGE 349 - EXACT LOCATION NOT PLOTTABLE - EXISTING POLES AND APPURTENANCES SHOWN HEREON.

(15) SANITARY SEWER EASEMENTS AS SET FORTH IN DEED BOOK 2345 PAGE 93; DEED BOOK 2345 PAGE 98 AND DEED BOOK 2480 PAGE 113 - SHOWN HEREON.

(16) DRAINAGE EASEMENTS AND CONSTRUCTION EASEMENT AS SET FORTH IN DEED BOOK 2864 PAGE 5 - SHOWN HEREON.

(17) DRAINAGE EASEMENT CROSSING PREMISES AS SHOWN ON THE MUNICIPAL TAX MAP OF THE TOWNSHIP OF BERKELEY HEIGHTS - SHOWN HEREON.

(18) TWENTY FOOT WIDE RIGHT OF WAY AS SHOWN ON THE MUNICIPAL TAX MAP OF THE TOWNSHIP OF BERKELEY HEIGHTS - SHOWN HEREON.

DESCRIPTION OF PROPERTY

SCHEDULE A - LEGAL DESCRIPTION

FIRST TRACT

COMMENCING AT THE END OF THE NINTH COURSE IN A DEED FROM JUNIUS H. STONE, ET UX, TO JUNIUS H. STONE CORPORATION, BY A DEED DATED NOVEMBER 1, 1920 AND RECORDED AT THE UNION COUNTY CLERK'S OFFICE IN DEED BOOK 838 PAGE 522; THENCE

(A) SOUTH 41 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 38.23 FEET TO THE POINT OF BEGINNING; THENCE
(1) ALONG THE CENTER LINE OF A RIGHT-OF-WAY TWENTY FEET IN WIDTH, SOUTH 41 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 430.77 FEET; THENCE
(2) SOUTH 78 DEGREES 51 MINUTES 00 SECONDS EAST, A DISTANCE OF 54.81 FEET; THENCE
(3) SOUTH 12 DEGREES 14 MINUTES 00 SECONDS WEST, A DISTANCE OF 206.15 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAND NOW OR FORMERLY DELAWARE LACKAWANNA & WESTERN RAILROAD; THENCE
(4) ALONG THE NORTHERLY RIGHT-OF-WAY OF LAND NOW OR FORMERLY DELAWARE LACKAWANNA & WESTERN RAILROAD, NORTH 77 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 535.37 FEET, THE FOLLOWING EIGHT COURSES RUNNING ALONG THE CENTER OF A BROOK; THENCE
(5) NORTH 04 DEGREES 49 MINUTES 16 SECONDS EAST, A DISTANCE OF 15.09 FEET; THENCE
(6) NORTH 15 DEGREES 30 MINUTES 51 SECONDS WEST, A DISTANCE OF 67.69 FEET; THENCE
(7) NORTH 15 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 36.01 FEET; THENCE
(8) NORTH 45 DEGREES 27 MINUTES 50 SECONDS EAST, A DISTANCE OF 36.84 FEET; THENCE
(9) NORTH 36 DEGREES 24 MINUTES 15 SECONDS EAST, A DISTANCE OF 77.96 FEET; THENCE
(10) NORTH 27 DEGREES 31 MINUTES 37 SECONDS EAST, A DISTANCE OF 127.00 FEET; THENCE
(11) NORTH 25 DEGREES 11 MINUTES 03 SECONDS EAST, A DISTANCE OF 84.71 FEET; THENCE
(12) NORTH 31 DEGREES 05 MINUTES 34 SECONDS EAST, A DISTANCE OF 84.26 FEET; THENCE
(13) NORTH 80 DEGREES 03 MINUTES 42 SECONDS EAST, A DISTANCE OF 8.06 FEET TO THE END OF THE NINTH COURSE IN A DEED FROM JUNIUS H. STONE, ET UX, TO JUNIUS H. STONE CORPORATION, RECORDED IN DEED BOOK 838 PAGE 522; THENCE
(14) ALONG THE FOURTH COURSE, IN A REVERSE DIRECTION, AS DESCRIBED IN A DEED FROM HILL VALLEY HOLDING CO., TO THE TOWNSHIP OF BERKELEY HEIGHTS, RECORDED IN DEED BOOK 2864 PAGE 05, SOUTH 29 DEGREES 04 MINUTES 20 SECONDS WEST, A DISTANCE OF 44.41; THENCE
(15) EASTERLY AND SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTH (CURVING TO THE RIGHT) WITH A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 31.09 FEET. SAID CURVE HAVING A CHORD OF SOUTH 77 DEGREES 24 MINUTES 37 SECONDS EAST, A DISTANCE OF 29.12 FEET; THENCE
(16) ALONG THE SECOND COURSE, IN A REVERSE DIRECTION, AS DESCRIBED IN A DEED FROM HILL VALLEY HOLDING CO., TO THE TOWNSHIP OF BERKELEY HEIGHTS, RECORDED IN DEED BOOK 2864 PAGE 05, NORTH 48 DEGREES 12 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SECOND TRACT:
COMMENCING AT THE END OF THE NINTH COURSE IN A DEED FROM JUNIUS H. STONE, ET UX, TO JUNIUS H. STONE CORPORATION, BY A DEED DATED NOVEMBER 1, 1920 AND RECORDED AT THE UNION COUNTY CLERK'S OFFICE IN DEED BOOK 838 PAGE 522; THENCE

(A) ALONG THE CENTER LINE OF A RIGHT-OF-WAY TWENTY FEET IN WIDTH, KNOWN AS LONE PINE DRIVE, SOUTH 41 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 469.00 FEET; THENCE
(B) SOUTH 78 DEGREES 51 MINUTES 00 SECONDS EAST, A DISTANCE OF 54.81 FEET TO THE POINT OF BEGINNING; THENCE
(1) ALONG LAND FORMERLY RICHARD P. GRACE, SOUTH 78 DEGREES 51 MINUTES 00 SECONDS EAST, A DISTANCE OF 262.80 FEET; THENCE
(2) CONTINUING ALONG LAND FORMERLY RICHARD P. GRACE, SOUTH 11 DEGREES 09 MINUTES 10 SECONDS WEST, A DISTANCE OF 150.84 FEET; THENCE
(3) ALONG LAND FORMERLY RICHARD P. GRACE, SOUTH 78 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 83.48 FEET; THENCE
(4) CONTINUING ALONG LAND FORMERLY RICHARD P. GRACE, SOUTH 11 DEGREES 27 MINUTES 00 SECONDS WEST, A DISTANCE OF 61.45 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAND NOW OR FORMERLY DELAWARE LACKAWANNA & WESTERN RAILROAD; THENCE
(5) ALONG NORTHERLY RIGHT-OF-WAY LINE OF LAND NOW OR FORMERLY DELAWARE LACKAWANNA & WESTERN RAILROAD, NORTH 77 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 350.00 FEET; THENCE NORTH 12 DEGREES 14 MINUTES 00 SECONDS EAST, A DISTANCE OF 206.15 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S DESCRIPTION

METES AND BOUNDS DESCRIPTION

LOTS 3, 4 & 8 BLOCK 703
TOWNSHIP OF BERKELEY HEIGHTS
UNION COUNTY, NEW JERSEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE TOWNSHIP OF BERKELEY HEIGHTS, COUNTY OF UNION AND STATE OF NEW JERSEY.

COMMENCING AT THE END OF THE NINTH COURSE IN A DEED FROM JUNIUS H. STONE, ET UX, TO JUNIUS H. STONE CORPORATION, BY A DEED DATED NOVEMBER 1, 1920 AND RECORDED AT THE UNION COUNTY CLERK'S OFFICE IN DEED BOOK 838 PAGE 522; THENCE

(A) SOUTH 48 DEGREES 08 MINUTES 04 SECONDS EAST, A DISTANCE OF 38.23 FEET TO THE POINT OF BEGINNING; THENCE

COURSE 1. ALONG THE DIVIDING LINE BETWEEN TAX LOT 3 AND TAX LOT 6 IN BLOCK 703, SOUTH 48 DEGREES 08 MINUTES 04 SECONDS EAST, A DISTANCE OF 430.77 FEET; THENCE
COURSE 2. SOUTH 85 DEGREES 11 MINUTES 04 SECONDS EAST, A DISTANCE OF 317.70 FEET; THENCE
COURSE 3. CONTINUING ALONG LAND FORMERLY RICHARD P. GRACE, SOUTH 04 DEGREES 49 MINUTES 06 SECONDS WEST, A DISTANCE OF 150.84 FEET; THENCE
COURSE 4. ALONG LAND FORMERLY RICHARD P. GRACE, SOUTH 84 DEGREES 53 MINUTES 04 SECONDS EAST, A DISTANCE OF 83.48 FEET; THENCE
COURSE 5. CONTINUING ALONG LAND FORMERLY RICHARD P. GRACE, SOUTH 05 DEGREES 06 MINUTES 58 SECONDS WEST, A DISTANCE OF 61.45 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAND NOW OR FORMERLY DELAWARE LACKAWANNA & WESTERN RAILROAD; THENCE
COURSE 6. ALONG THE NORTHERLY RIGHT-OF-WAY OF LAND NOW OR FORMERLY DELAWARE LACKAWANNA & WESTERN RAILROAD, NORTH 84 DEGREES 08 MINUTES 04 SECONDS WEST, A DISTANCE OF 885.37 FEET, THE FOLLOWING EIGHT COURSES RUNNING ALONG THE CENTER OF A BROOK; THENCE
COURSE 7. NORTH 83 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 147.34 FEET; THENCE
COURSE 8. NORTH 49 DEGREES 34 MINUTES 53 SECONDS WEST, A DISTANCE OF 12.21 FEET; THENCE
COURSE 9. NORTH 54 DEGREES 39 MINUTES 25 SECONDS EAST, A DISTANCE OF 170.12 FEET; THENCE
COURSE 10. NORTH 89 DEGREES 24 MINUTES 58 SECONDS EAST, A DISTANCE OF 8.43 FEET; THENCE
COURSE 11. NORTH 39 DEGREES 07 MINUTES 48 SECONDS EAST, A DISTANCE OF 22.78 FEET; THENCE
COURSE 12. NORTH 30 DEGREES 04 MINUTES 11 SECONDS EAST, A DISTANCE OF 77.96 FEET; THENCE
COURSE 13. NORTH 21 DEGREES 11 MINUTES 33 SECONDS EAST, A DISTANCE OF 127.00 FEET; THENCE
COURSE 14. NORTH 19 DEGREES 50 MINUTES 59 SECONDS EAST, A DISTANCE OF 84.64 FEET; THENCE
COURSE 15. NORTH 31 DEGREES 19 MINUTES 56 SECONDS EAST, A DISTANCE OF 12.20 FEET; THENCE
COURSE 16. EASTERLY AND NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTH (CURVING TO THE RIGHT) WITH A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 12.96 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 46 DEGREES 24 MINUTES 05 SECONDS EAST, A DISTANCE OF 12.81 FEET; THENCE
COURSE 17. EASTERLY AND SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTH (CURVING TO THE RIGHT) WITH A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 31.09 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 83 DEGREES 44 MINUTES 36 SECONDS EAST, A DISTANCE OF 29.12 FEET; THENCE
COURSE 18. ALONG THE SECOND COURSE, IN A REVERSE DIRECTION, AS DESCRIBED IN A DEED FROM HILL VALLEY HOLDING CO., TO THE TOWNSHIP OF BERKELEY HEIGHTS, RECORDED IN DEED BOOK 2864 PAGE 05, NORTH 41 DEGREES 51 MINUTES 56 SECONDS EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 245,368 SQUARE FEET, MORE OR LESS OR 5.6329 ACRES, MORE OR LESS OF LAND.

BEING THE SAME PREMISES AS DESCRIBED IN DEED BOOK 4768, AT PAGE 207 AND DEED BOOK 4768, AT PAGE 211 AND DEED BOOK 2803, AT PAGE 419 RECORDED IN THE UNION COUNTY CLERK'S OFFICE.

TITLE INFORMATION

THE TITLE COMMITMENT WAS PREPARED BY FIRST BERGEN TITLE AGENCY AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, FILE NO. H16-0459 DATED NOVEMBER 3, 2016.

SURVEYOR CERTIFICATION

TO:
MCRT INVESTMENTS, LLC
FIRST BERGEN TITLE AGENCY, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2017 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, 6(A), 7(A), 7(B), 8, 9, 11, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 14, 2016.

(SIGNED)__________ (SEAL) DATE__________

JAMES J. HEISER
N.J. LIC: 24GS04331100
N.Y. LIC: 050832-1

PARCEL AREAS

IDENTIFICATION

ITEM	SQUARE FEET	ACRES
APPARENT OVERLAP OF LOT 2, BLOCK 703	653	0.0150
APPARENT OVERLAP OF LOT 1, BLOCK 703	6,016	0.1381
AREA - 12' WIDE PRIVATE RIGHT-OF-WAY	5,169	0.1187
GORE AREA BETWEEN TAX LOTS 4&6, BLOCK 703	5,065	0.1163
OVERALL AREA TAX LOT 8, BLOCK 703	9,091	0.2087
OVERALL AREA TAX LOT 3, BLOCK 703	175,946	4.0391
OVERALL AREA TAX LOT 4, BLOCK 703	60,331	1.3850
OVERALL AREA TAX LOTS 3 & 4, BLOCK 703	236,277	5.4242
OVERALL AREA TAX LOTS 3, 4 & 8, BLOCK 703	245,368	5.6329
AREA OF TAX LOTS 3, 4, & 8, LESS APPARENT OVERLAP OF TAX LOTS 1 & 2	238,700	5.4798

BASIS OF BEARING

NEW JERSEY STATE PLANE COORDINATE GRID NAD 83

30 15 0 30 60 90
SCALE: 1"=30'

SURVEYOR'S NOTES

1. THIS SURVEY IS PREPARED IN ACCORDANCE WITH DOCUMENTS CONTAINED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST BERGEN TITLE AGENCY AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, FILE NO. H16-0459 DATED NOVEMBER 3, 2016.
2. THIS SURVEY REPRESENTS FIELD CONDITIONS AS OF NOVEMBER 14, 2016.
3. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY OR HAVE BEEN SHOWN GRAPHICALLY PER SUPPLIED MATERIALS. PARTNER ENGINEERING & SCIENCE, INC. MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. PARTNER ENGINEERING & SCIENCE, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. PARTNER ENGINEERING & SCIENCE, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. PREMISES ARE COMMONLY KNOWN AS LONE PINE DRIVE, BERKELEY HEIGHTS, NEW JERSEY.
5. ALSO KNOWN AS TAX LOTS 3, 4 & 8 IN BLOCK 703 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY, NEW JERSEY.
6. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(D).
7. THE PROJECT VERTICAL DATUM IS BASED UPON NAVD 88 DERIVED USING LEICA GX1230 GPS RECEIVERS AND KEYNET.
8. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.
9. ZONING INFORMATION TO BE PROVIDED BY INSURER.
10. THE SURVEYOR OBSERVED NO REGULAR PARKING SPACES AND NO HANDICAPPED PARKING SPACES AT THE TIME OF THE FIELD VISIT.
11. NO EVIDENCE OF CURRENT EARTH MOVING WORK WAS OBSERVED AT TIME OF FIELD WORK.
12. THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
13. NO EVIDENCE WAS OBSERVED OF SITE USE FOR LANDFILL PURPOSES.
14. BASED ON THE SURVEYORS REVIEW OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S GIS "I-MAP" THERE ARE NO INVENTORIED WETLANDS ON SITE. THE SURVEYOR MAKES NO DETERMINATION OR DEFINITIVE STATEMENT AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THE SITE.
15. VEHICULAR ACCESS TO THE SUBJECT PROPERTY IS BY WAY OF CURB OPENINGS ALONG THE PUBLIC RIGHT OF WAYS KNOWN AS LONE PINE DRIVE WHICH PROVIDES ACCESS TO SPRINGFIELD AVENUE.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THE PREMISES IS LOCATED IN FIRM ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER COMMUNITY PANEL NUMBER 17 OF 49, MAP NUMBER 34039C0017F, EFFECTIVE DATE SEPTEMBER 20, 2006. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

OBSERVED UTILITY SERVICES

SANITARY SEWER - TOWNSHIP OF BERKELEY HEIGHTS
ELECTRIC - PSE&G
GAS - PSE&G
WATER - NJ AMERICAN WATER

MAP REFERENCES

1. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, UNION COUNTY, NEW JERSEY (ALL JURISDICTIONS)," PANEL 17 OF 49, MAP NUMBER 34039C0017F, EFFECTIVE DATE SEPTEMBER 20, 2006.
2. MAP ENTITLED "PLAN OF SURVEY OF PROPERTY KNOWN AS TAX MAP LOT 4 BLOCK 703 SITUATED IN THE TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY, N.J." PREPARED BY TEUNISEN SURVEYING & PLANNING CO., INC., DATED 12-14-88.
3. MAP ENTITLED "SURVEY OF PROPERTY LOT 15, BLOCK 702, LOT 2, BLOCK 703, LONE PINE DRIVE, TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY, NEW JERSEY" PREPARED BY DPK CONSULTING, LLC AND DATED MAY 14, 2002.

SYMBOL LEGEND

	CONC. MONUMENT FND		MAIL BOX
	I.P. / I.B. FND		CABLE TV BOX
	TACK / STAKE FND		TELEPHONE BOX
	WETLAND FLAG		A/C UNIT
	SPOT ELEVATIONS		TRANSFORMER
	TRAFFIC SIGNAL POLE		ELECTRIC METER
	UTILITY POLE		GAS METER
	GUY WIRE		WATER METER
	UTILITY POLE W/LIGHT		WATER VALVE
	LIGHT POLE		GAS VALVE
	SIGN	CO	CLEAN OUT
	FIRE HYDRANT	SP	SPRINKLER HEAD
	BOLLARD	X G	GAS
	MONITORING WELL	X W	WATER
	WELL	X E	ELECTRIC
	MANHOLE	X T	TELEPHONE
	"A"-INLET	X C	CABLE TV
	"B"-INLET		TREE
	"E"-INLET		SHRUB
	YARD INLET	(S)	SURVEY DIMENSION
	FLARED END SECTION	(D)	DEED DIMENSION
D.C.	DEPRESSED CURB	TB	TOP OF BANK
L.S.A.	LANDSCAPED AREA	T.R.	TOP OF RAILROAD TRACK

REV	DATE	DESCRIPTION	BY	CHKD	REL'D
4	11/19/2018	ADDITIONAL TREES, WETLANDS AND UTILITY LOCATIONS	J.J.M.	J.A.S.	
3	09/13/2018	ADDED TAX LOT 8	T.J.D.	J.A.S.	
2	04/17/2018	REVISED NOTES PER CLIENT COMMENTS	B.T.F.	J.A.S.	
1	03/28/2018	REVISED BOUNDARY FOR LOT 3	B.T.F.	J.A.S.	

PARTNER
Engineering and Science, Inc.
(a DBA of Partner Assessment Corp., a NJ Engineering firm)

DATE: 11/19/2018

JAMES J. HEISER, P.L.S.
NJ PROFESSIONAL LAND SURVEYOR LIC. NO. 24GS04331100

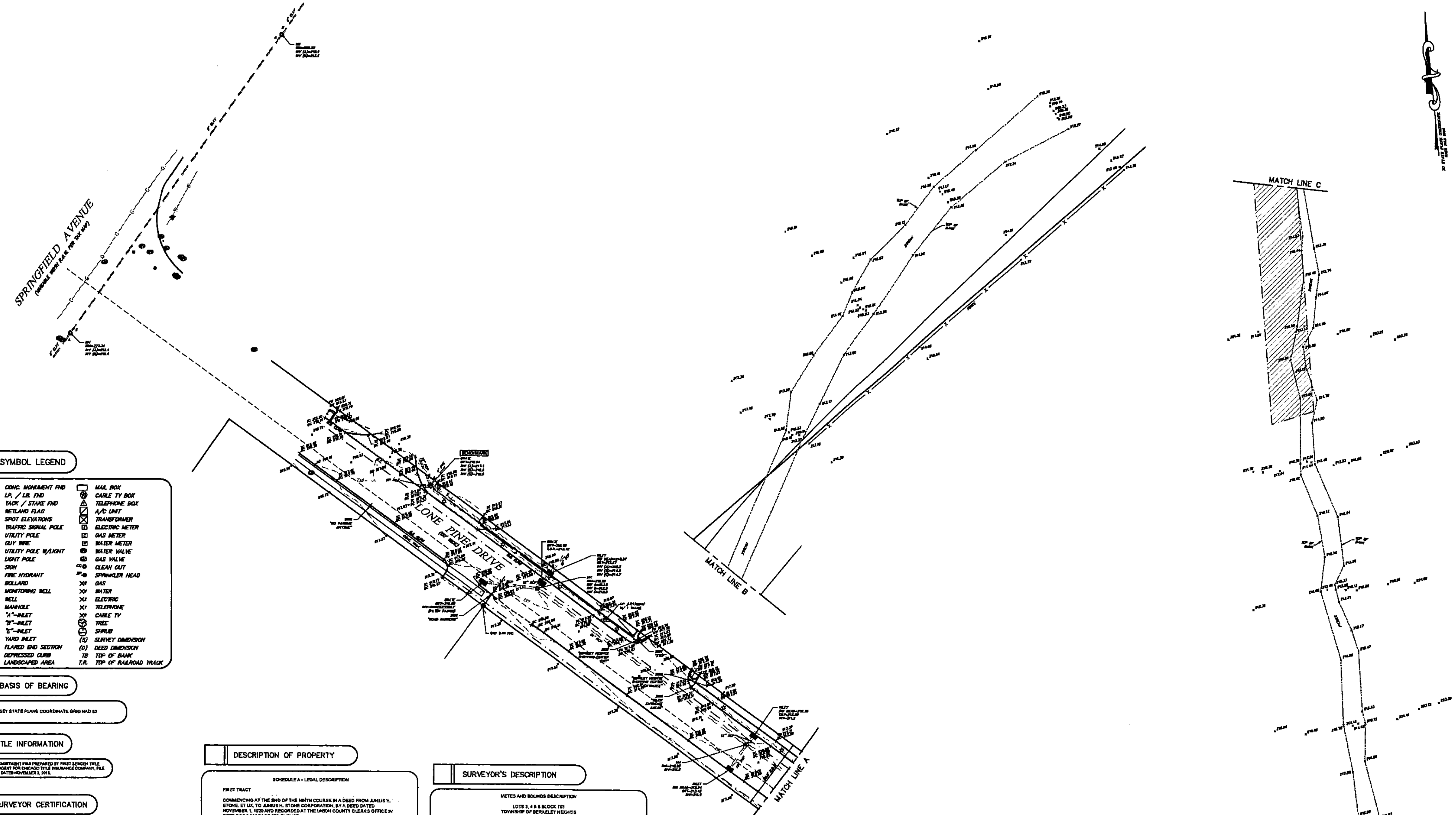
611 Industrial Way West
Eatontown, NJ 07724
NJ Certificate of Authorization No. 24GA28221900
Tel: 732.380.1700
Fax: 732.380.1701
http://www.partneresi.com

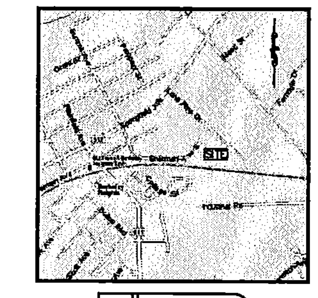
Date	Scale (H) 1"=30' (V) Vert. Scale	Drawn	Designed	Checked	Released
11/13/2017		T.J.D.		C.C.B.	

ALTA/NSPS LAND TITLE SURVEY
TAX LOTS 3, 4 & 8 BLOCK 703
LONE PINE DRIVE

SITUATED IN
TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY, NEW JERSEY

Job No.	Drawer Number	Drawing Name:	
16222890		16-7339ALTM.dwg	1 of 2





VICINITY MAP
SCALE: N.T.S.

SYMBOL LEGEND

CONC. MONUMENT FND	MAIL BOX
I.P. / I.B. FND	CABLE TV BOX
TACK / STAKE FND	TELEPHONE BOX
WETLAND FLAG	A/C UNIT
SPOT ELEVATIONS	TRANSFORMER
TRAFFIC SIGNAL POLE	ELECTRIC METER
UTILITY POLE	GAS METER
GUY WIRE	WATER METER
UTILITY POLE W/LIGHT	WATER VALVE
LIGHT POLE	GAS VALVE
SIGN	CLEAN OUT
FIRE HYDRANT	SPRINKLER HEAD
BOLLARD	GAS
MONITORING WELL	WATER
WELL	ELECTRIC
MANHOLE	TELEPHONE
"A"-INLET	CABLE TV
"B"-INLET	TREE
"E"-INLET	SHRUB
YARD INLET	(S) SURVEY DIMENSION
FLARED END SECTION	(D) DEED DIMENSION
D.C. DEPRESSED CURB	TB TOP OF BANK
L.S.A. LANDSCAPED AREA	T.R. TOP OF RAILROAD TRACK

BASIS OF BEARING

NEW JERSEY STATE PLANE COORDINATE GRID NAD 83

TITLE INFORMATION

THE TITLE COMMITMENT WAS PREPARED BY FIRST BERGEN TITLE AGENCY AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, FILE NO. H16-0458 DATED NOVEMBER 3, 2016.

SURVEYOR CERTIFICATION

TO:
MCRT INVESTMENTS, LLC
FIRST BERGEN TITLE AGENCY, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 6(A), 7(A), 7(B), 8, 9, 11, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 14, 2016.

(SIGNED)______________________(SEAL) DATE:______________

JAMES J. HEISER
N.J. LIC: 24GS04331100
N.Y. LIC: 050833-1

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THE PREMISES IS LOCATED IN FIRM ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER COMMUNITY PANEL NUMBER 17 OF 49, MAP NUMBER 34039C0017F, EFFECTIVE DATE SEPTEMBER 20, 2006. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

OBSERVED UTILITY SERVICES

SANITARY SEWER - TOWNSHIP OF BERKELEY HEIGHTS
ELECTRIC - PSE&G
GAS - PSE&G
WATER - NJ AMERICAN WATER

MAP REFERENCES

1. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, UNION COUNTY, NEW JERSEY (ALL JURISDICTIONS)," PANEL 17 OF 49, MAP NUMBER 34039C0017F, EFFECTIVE DATE SEPTEMBER 20, 2006.
2. MAP ENTITLED "PLAN OF SURVEY OF PROPERTY KNOWN AS TAX MAP LOT 4 BLOCK 703 SITUATED IN THE TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY, N.J." PREPARED BY TEUNISSEN SURVEYING & PLANNING CO., INC., DATED 12-14-98.
3. MAP ENTITLED "SURVEY OF PROPERTY LOT 16, BLOCK 702, LOT 2, BLOCK 703 LONE PINE DRIVE, TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY, NEW JERSEY" PREPARED BY DPK CONSULTING, LLC AND DATED MAY 14, 2002.

30 15 0 30 60 90
SCALE: 1"=30'

DESCRIPTION OF PROPERTY

SCHEDULE A - LEGAL DESCRIPTION

FIRST TRACT

COMMENCING AT THE END OF THE NINTH COURSE IN A DEED FROM JUNIUS H. STONE, ET UX. TO JUNIUS H. STONE CORPORATION, BY A DEED DATED NOVEMBER 1, 1920 AND RECORDED AT THE UNION COUNTY CLERK'S OFFICE IN DEED BOOK 836 PAGE 522; THENCE

(A) SOUTH 41 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 38.23 FEET TO THE POINT OF BEGINNING; THENCE
(1) ALONG THE CENTER LINE OF A RIGHT-OF-WAY TWENTY FEET IN WIDTH, SOUTH 41 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 430.77 FEET; THENCE
(2) SOUTH 78 DEGREES 51 MINUTES 00 SECONDS EAST, A DISTANCE OF 54.81 FEET; THENCE
(3) SOUTH 12 DEGREES 14 MINUTES 00 SECONDS WEST, A DISTANCE OF 208.15 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAND NOW OR FORMERLY DELAWARE LACKAWANNA & WESTERN RAILROAD; THENCE
(4) ALONG THE NORTHERLY RIGHT-OF-WAY OF LAND NOW OR FORMERLY DELAWARE LACKAWANNA & WESTERN RAILROAD, NORTH 77 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 535.37 FEET. THE FOLLOWING EIGHT COURSES RUNNING ALONG THE CENTER OF A BROOK; THENCE
(5) NORTH 04 DEGREES 49 MINUTES 18 SECONDS EAST, A DISTANCE OF 15.09 FEET; THENCE
(6) NORTH 15 DEGREES 30 MINUTES 51 SECONDS WEST, A DISTANCE OF 87.86 FEET; THENCE
(7) NORTH 15 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 38.01 FEET; THENCE
(8) NORTH 45 DEGREES 27 MINUTES 50 SECONDS EAST, A DISTANCE OF 38.84 FEET; THENCE
(9) NORTH 38 DEGREES 24 MINUTES 15 SECONDS EAST, A DISTANCE OF 77.86 FEET; THENCE
(10) NORTH 27 DEGREES 31 MINUTES 37 SECONDS EAST, A DISTANCE OF 127.00 FEET; THENCE
(11) NORTH 25 DEGREES 11 MINUTES 03 SECONDS EAST, A DISTANCE OF 84.71 FEET; THENCE
(12) NORTH 31 DEGREES 05 MINUTES 34 SECONDS EAST, A DISTANCE OF 94.26 FEET; THENCE
(13) NORTH 80 DEGREES 03 MINUTES 42 SECONDS EAST, A DISTANCE OF 8.08 FEET TO THE END OF THE NINTH COURSE IN A DEED FROM JUNIUS H. STONE, ET UX. TO JUNIUS H. STONE CORPORATION, RECORDED IN DEED BOOK 836 PAGE 522; THENCE
(14) ALONG THE FOURTH COURSE, IN A REVERSE DIRECTION, AS DESCRIBED IN A DEED FROM HILL VALLEY HOLDING CO., TO THE TOWNSHIP OF BERKELEY HEIGHTS, RECORDED IN DEED BOOK 2884 PAGE 05, SOUTH 29 DEGREES 04 MINUTES 20 SECONDS WEST, A DISTANCE OF 44.41; THENCE
(15) EASTERLY AND SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTH (CURVING TO THE RIGHT) WITH A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 31.09 FEET, SAID CURVE HAVING A CHORD OF SOUTH 77 DEGREES 24 MINUTES 37 SECONDS EAST, A DISTANCE OF 29.12 FEET; THENCE
(16) ALONG THE SECOND COURSE, IN A REVERSE DIRECTION, AS DESCRIBED IN A DEED FROM HILL VALLEY HOLDING CO., TO THE TOWNSHIP OF BERKELEY HEIGHTS, RECORDED IN DEED BOOK 2884 PAGE 05, NORTH 48 DEGREES 12 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SECOND TRACT:

COMMENCING AT THE END OF THE NINTH COURSE IN A DEED FROM JUNIUS H. STONE, ET UX. TO JUNIUS H. STONE CORPORATION, BY A DEED DATED NOVEMBER 1, 1920 AND RECORDED AT THE UNION COUNTY CLERK'S OFFICE IN DEED BOOK 836 PAGE 522; THENCE

(A) ALONG THE CENTER LINE OF A RIGHT-OF-WAY TWENTY FEET IN WIDTH, KNOWN AS LONE PINE DRIVE, SOUTH 41 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 469.00 FEET; THENCE
(B) SOUTH 78 DEGREES 51 MINUTES 00 SECONDS EAST, A DISTANCE OF 54.81 FEET TO THE POINT OF BEGINNING; THENCE
(1) ALONG LAND FORMERLY RICHARD P. GRACE, SOUTH 78 DEGREES 51 MINUTES 00 SECONDS EAST, A DISTANCE OF 262.89 FEET; THENCE
(2) CONTINUING ALONG LAND FORMERLY RICHARD P. GRACE, SOUTH 11 DEGREES 09 MINUTES 10 SECONDS WEST, A DISTANCE OF 150.84 FEET; THENCE
(3) ALONG LAND FORMERLY RICHARD P. GRACE, SOUTH 78 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 83.46 FEET; THENCE
(4) CONTINUING ALONG LAND FORMERLY RICHARD P. GRACE, SOUTH 11 DEGREES 27 MINUTES 00 SECONDS WEST, A DISTANCE OF 61.45 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAND NOW OR FORMERLY DELAWARE LACKAWANNA & WESTERN RAILROAD; THENCE
(5) ALONG NORTHERLY RIGHT-OF-WAY LINE OF LAND NOW OR FORMERLY DELAWARE LACKAWANNA & WESTERN RAILROAD, NORTH 77 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 350.00 FEET; THENCE NORTH 12 DEGREES 14 MINUTES 00 SECONDS EAST, A DISTANCE OF 208.15 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S DESCRIPTION

METES AND BOUNDS DESCRIPTION

LOTS 3, 4 & 8 BLOCK 703
TOWNSHIP OF BERKELEY HEIGHTS
UNION COUNTY, NEW JERSEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE TOWNSHIP OF BERKELEY HEIGHTS, COUNTY OF UNION AND STATE OF NEW JERSEY.

COMMENCING AT THE END OF THE NINTH COURSE IN A DEED FROM JUNIUS H. STONE, ET UX. TO JUNIUS H. STONE CORPORATION, BY A DEED DATED NOVEMBER 1, 1920 AND RECORDED AT THE UNION COUNTY CLERK'S OFFICE IN DEED BOOK 836 PAGE 522; THENCE

(A) SOUTH 48 DEGREES 08 MINUTES 04 SECONDS EAST, A DISTANCE OF 38.23 FEET TO THE POINT OF BEGINNING; THENCE

COURSE 1. ALONG THE DIVIDING LINE BETWEEN TAX LOT 3 AND TAX LOT 8 IN BLOCK 703, SOUTH 48 DEGREES 08 MINUTES 04 SECONDS EAST, A DISTANCE OF 430.77 FEET; THENCE
COURSE 2. SOUTH 85 DEGREES 11 MINUTES 04 SECONDS EAST, A DISTANCE OF 317.70 FEET; THENCE
COURSE 3. CONTINUING ALONG LAND FORMERLY RICHARD P. GRACE, SOUTH 04 DEGREES 48 MINUTES 08 SECONDS WEST, A DISTANCE OF 150.84 FEET; THENCE
COURSE 4. ALONG LAND FORMERLY RICHARD P. GRACE, SOUTH 84 DEGREES 53 MINUTES 04 SECONDS EAST, A DISTANCE OF 83.48 FEET; THENCE
COURSE 5. CONTINUING ALONG LAND FORMERLY RICHARD P. GRACE, SOUTH 05 DEGREES 08 MINUTES 56 SECONDS WEST, A DISTANCE OF 61.45 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAND NOW OR FORMERLY DELAWARE LACKAWANNA & WESTERN RAILROAD; THENCE
COURSE 6. ALONG THE NORTHERLY RIGHT-OF-WAY OF LAND NOW OR FORMERLY DELAWARE LACKAWANNA & WESTERN RAILROAD, NORTH 84 DEGREES 08 MINUTES 04 SECONDS WEST, A DISTANCE OF 885.37 FEET, THE FOLLOWING EIGHT COURSES RUNNING ALONG THE CENTER OF A BROOK; THENCE
COURSE 7. NORTH 83 DEGREES 51 MINUTES 07 SECONDS WEST, A DISTANCE OF 147.34 FEET; THENCE
COURSE 8. NORTH 49 DEGREES 34 MINUTES 03 SECONDS WEST, A DISTANCE OF 12.21 FEET; THENCE
COURSE 9. NORTH 84 DEGREES 39 MINUTES 25 SECONDS EAST, A DISTANCE OF 170.12 FEET; THENCE
COURSE 10. NORTH 69 DEGREES 24 MINUTES 59 SECONDS EAST, A DISTANCE OF 9.43 FEET; THENCE
COURSE 11. NORTH 39 DEGREES 07 MINUTES 46 SECONDS EAST, A DISTANCE OF 22.78 FEET; THENCE
COURSE 12. NORTH 30 DEGREES 04 MINUTES 11 SECONDS EAST, A DISTANCE OF 77.90 FEET; THENCE
COURSE 13. NORTH 21 DEGREES 11 MINUTES 33 SECONDS EAST, A DISTANCE OF 127.00 FEET; THENCE
COURSE 14. NORTH 19 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 84.84 FEET; THENCE
COURSE 15. NORTH 31 DEGREES 18 MINUTES 58 SECONDS EAST, A DISTANCE OF 12.20 FEET; THENCE
COURSE 16. EASTERLY AND NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTH (CURVING TO THE RIGHT) WITH A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 12.98 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 46 DEGREES 24 MINUTES 05 SECONDS EAST, A DISTANCE OF 12.81 FEET; THENCE
COURSE 17. EASTERLY AND SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTH (CURVING TO THE RIGHT) WITH A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 31.09 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 83 DEGREES 44 MINUTES 38 SECONDS EAST, A DISTANCE OF 29.12 FEET; THENCE
COURSE 18. ALONG THE SECOND COURSE, IN A REVERSE DIRECTION, AS DESCRIBED IN A DEED FROM HILL VALLEY HOLDING CO., TO THE TOWNSHIP OF BERKELEY HEIGHTS, RECORDED IN DEED BOOK 2884 PAGE 05, NORTH 41 DEGREES 51 MINUTES 56 SECONDS EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 245,368 SQUARE FEET, MORE OR LESS OR 5.6329 ACRES, MORE OR LESS OF LAND.

BEING THE SAME PREMISES AS DESCRIBED IN DEED BOOK 4766, AT PAGE 207 AND DEED BOOK 4766, AT PAGE 211 AND DEED BOOK 2903, AT PAGE 419 RECORDED IN THE UNION COUNTY CLERK'S OFFICE.

SURVEYOR'S NOTES

1. THIS SURVEY IS PREPARED IN ACCORDANCE WITH DOCUMENTS CONTAINED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST BERGEN TITLE AGENCY AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY. FILE NO. H16-0458 DATED NOVEMBER 3, 2016.
2. THIS SURVEY REPRESENTS FIELD CONDITIONS AS OF NOVEMBER 14, 2016.
3. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY OR HAVE BEEN SHOWN GRAPHICALLY PER SUPPLIED MATERIALS. PARTNER ENGINEERING & SCIENCE, INC. MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. PARTNER ENGINEERING & SCIENCE, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. PARTNER ENGINEERING & SCIENCE, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. PREMISES ARE COMMONLY KNOWN AS LONE PINE DRIVE, BERKELEY HEIGHTS, NEW JERSEY.
5. ALSO KNOWN AS TAX LOTS 3, 4 & 8 IN BLOCK 703 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY, NEW JERSEY.
6. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(D).
7. THE PROJECT VERTICAL DATUM IS BASED UPON NAVD 88 DERIVED USING LEICA GX1230 GPS RECEIVERS AND KEYNET.
8. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.
9. ZONING INFORMATION TO BE PROVIDED BY INSURER.
10. THE SURVEYOR OBSERVED NO REGULAR PARKING SPACES AND NO HANDICAPPED PARKING SPACES AT THE TIME OF THE FIELD VISIT.
11. NO EVIDENCE OF CURRENT EARTH MOVING WORK WAS OBSERVED AT TIME OF FIELD WORK.
12. THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
13. NO EVIDENCE WAS OBSERVED OF SITE USE FOR LANDFILL PURPOSES.
14. BASED ON THE SURVEYORS REVIEW OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S GIS "I-MAP" THERE ARE NO INVENTORIED WETLANDS ON SITE. THE SURVEYOR MAKES NO DETERMINATION OR DEFINITIVE STATEMENT AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THE SITE.
15. VEHICULAR ACCESS TO THE SUBJECT PROPERTY IS BY WAY OF CURB OPENINGS ALONG THE PUBLIC RIGHT OF WAYS KNOWN AS LONE PINE DRIVE WHICH PROVIDES ACCESS TO SPRINGFIELD AVENUE.

SCHEDULE 'B' SECTION II EXCEPTIONS

SCHEDULE B - SECTION II EXCEPTIONS
CHICAGO TITLE INSURANCE COMPANY
FILE NO. H16-0458

(10) RIGHT OF WAY AS SET FORTH IN DEED BOOK 716 PAGE 458 AND DEED BOOK 1450 PAGE 12 - 12' PRIVATE RIGHT OF WAY DEFINED ALONG THE NORTHERLY LINE OF PREMISES DESCRIBED WITHIN D.B. 716, PG. 458 AND DOES NOT RECITE BEGINNING AND TERMINUS - APPROXIMATE LOCATION SHOWN HEREON PER SKETCH WITHIN D.B. 716, PG. 458. RIGHTS WERE RESERVED TO FIRST NATIONAL BANK OF BANGOR, ITS SUCCESSORS AND ASSIGNS TO PRIVATE RIGHT OF WAY IN, TO AND OVER SAID EXISTING LOT 3, BLOCK 703 - D.B. 1450, PG. 12 PROVIDES EXISTING LOT 3, BLOCK 703 ACCESS TO SPRINGFIELD AVENUE FROM P.O.B. OF PREMISES.

(11) RAILROAD SIDING AS SET FORTH IN DEED BOOK 716 PAGE 458 AND DEED BOOK 1025 PAGE 288 - NO RAILROAD SIDING FOUND AT THE TIME OF THE FIELD VISIT - NO DESCRIPTION PROVIDED FOR THE EXACT LOCATION BUT IS DEFINED AS A SIDING FROM THE MAIN LINE OF THE RAILROAD TO PREMISES - NOT PLOTTABLE.

(12) ELECTRIC POLE LINE USE AS SET FORTH IN DEED BOOK 1025 PAGE 288 - EXACT LOCATION NOT SPECIFIED - EXISTING UTILITY POLES AND APPURTENANCES SHOWN HEREON.

(13) ACCESS RIGHTS AS SET FORTH IN DEED BOOK 1025 PAGE 288 - SHOWN HEREON.

(14) UTILITY GRANT AS SET FORTH IN DEED BOOK 2321 PAGE 389 - EXACT LOCATION NOT PLOTTABLE - EXISTING POLES AND APPURTENANCES SHOWN HEREON.

(15) SANITARY SEWER EASEMENTS AS SET FORTH IN DEED BOOK 2345 PAGE 93; DEED BOOK 2345 PAGE 96 AND DEED BOOK 2480 PAGE 113 - SHOWN HEREON.

(16) DRAINAGE EASEMENTS AND CONSTRUCTION EASEMENT AS SET FORTH IN DEED BOOK 2884 PAGE 5 - SHOWN HEREON.

(17) DRAINAGE EASEMENT CROSSING PREMISES AS SHOWN ON THE MUNICIPAL TAX MAP OF THE TOWNSHIP OF BERKELEY HEIGHTS - SHOWN HEREON.

(18) TWENTY FOOT WIDE RIGHT OF WAY AS SHOWN ON THE MUNICIPAL TAX MAP OF THE TOWNSHIP OF BERKELEY HEIGHTS - SHOWN HEREON.

PARCEL AREAS

IDENTIFICATION

ITEM	SQUARE FEET	ACRES
APPARENT OVERLAP OF LOT 2, BLOCK 703	653	0.0150
APPARENT OVERLAP OF LOT 1, BLOCK 703	6,015	0.1381
AREA - 12' WIDE PRIVATE RIGHT-OF-WAY	5,109	0.1167
GORE AREA BETWEEN TAX LOTS 4&8, BLOCK 703	5,065	0.1163
OVERALL AREA TAX LOT 8, BLOCK 703	9,091	0.2087
OVERALL AREA TAX LOT 3, BLOCK 703	175,946	4.0391
OVERALL AREA TAX LOT 4, BLOCK 703	60,331	1.3850
OVERALL AREA TAX LOTS 3 & 4, BLOCK 703	236,277	5.4242
OVERALL AREA TAX LOTS 3, 4 & 8, BLOCK 703	245,368	5.6329
AREA OF TAX LOTS 3, 4, & 8, LESS APPARENT OVERLAP OF TAX LOTS 1 & 2	238,700	5.4798

REV	DATE	DESCRIPTION	BY	CHKD	RELD
4	11/19/2018	ADDITIONAL TREES, WETLANDS AND UTILITY LOCATIONS	J.L.M.	J.A.S.	
3	09/13/2018	ADDED TAX LOT 8	T.J.D.	J.A.S.	
2	04/17/2018	REVISED NOTES PER CLIENT COMMENTS	B.T.F.	J.A.S.	
1	03/26/2018	REVISED BOUNDARY FOR LOT 3	B.T.F.	J.A.S.	

PARTNER
Engineering and Science, Inc.
(a DBA of Partner Assessment Corp. a NJ Engineering firm)

DATE: 11/19/2018

JAMES J. HEISER, P.L.S.
NJ PROFESSIONAL LAND SURVEYOR LIC. NO. 24GS04331100

611 Industrial Way West
Eatontown, NJ 07724
NJ Cert. of Authorization No. 24GA28222900
Tel.: 732.380.1700
Fax: 732.380.1701
http://www.partneresi.com

Date	Scale: (H) 1"=30' (V) Vert. Scale	Drawn	Designed	Checked	Released
11/13/2017		T.J.D.		C.C.B.	

ALTA/NSPS LAND TITLE SURVEY
TAX LOTS 3, 4 & 8 BLOCK 703
LONE PINE DRIVE

SITUATED IN
TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY, NEW JERSEY

Job No	Drawer Number	Drawing Name:	
16222890		16-7556ALT04.dwg	2 OF 2