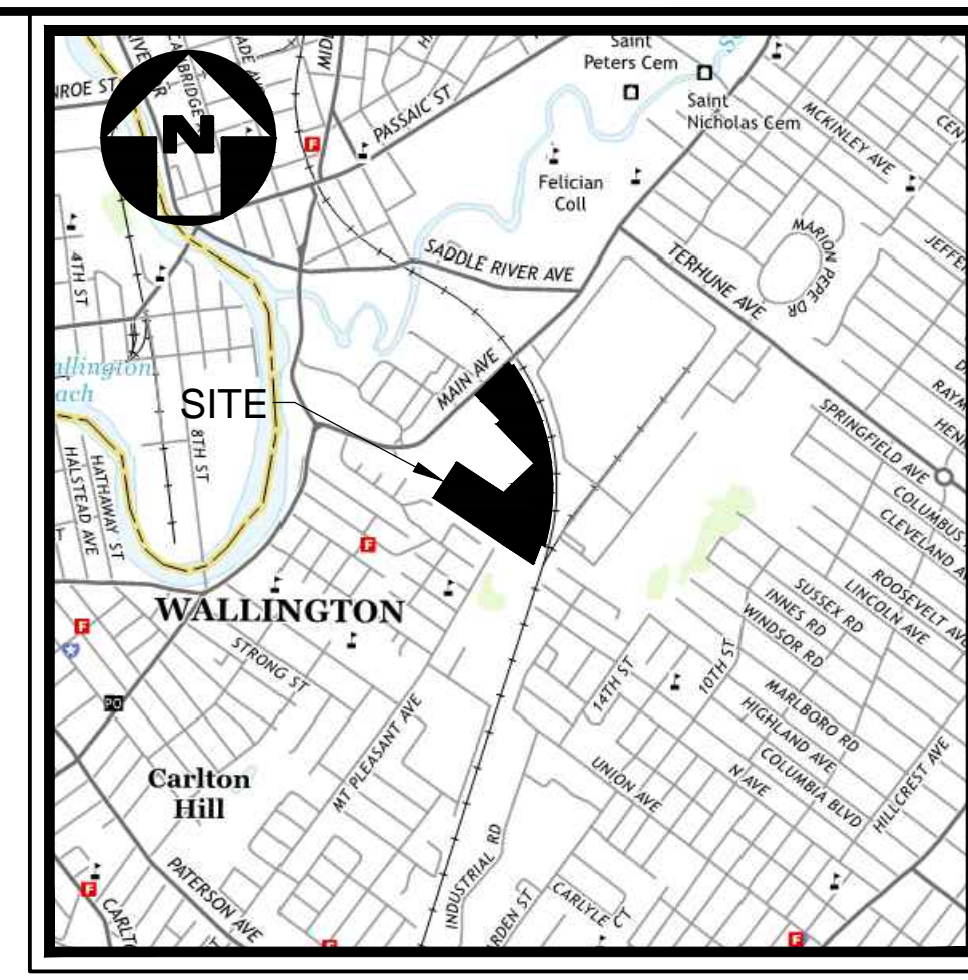


INFORMATION OF FACT

- THIS SURVEY AND PLAN IS BASED UPON THE FOLLOWING DATA AND/OR EXCEPTIONS:

	YES	NO	ITEM
a) DEED OF RECORD	X		DEED BOOK 815, PAGE 971
b) FILED MAP	X		SEE NOTE 7
c) TITLE SEARCH BINDER	X		RECORDED BY FIRST AMERICAN TITLE INSURANCE COMPANY
d) TAX MAP	X		SHEET NO. 7
e) OTHER (SEE REFERENCES)		X	N/A
- A WAIVER OF SETTING CORNER MARKERS OBTAINED FROM THE ULTIMATE CONSUMER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, REGULATION N.J.A.C. 17:27.140.
- THIS PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSES STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED PROFESSIONAL IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS PLAN BEYOND ITS INTENDED PURPOSE.
- THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THESE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, PREPARATION AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
- PROPERTY REFERENCE: BEING KNOWN AND DESIGNATED AS BLOCK 70.01, LOTS 1.01, 1.02, 4.03 & 4.04, 520 MAIN AVENUE, BOROUGH OF WALLINGTON, BERGEN COUNTY, NEW JERSEY.
- AREAS: LOTS 1.01, 1.02 & 4.03 = 1,071,653 S.F. OR 24,598 AC.
LOT 4.04 = 65,163 S.F. OR 1,500 AC.
LOT 4.04 - 21,988 S.F. OR 502 AC.
TOTAL = 1,158,804 S.F. OR 26,600 AC.
- MAP & DOCUMENT REFERENCES:
 - A MAP ENTITLED "MAP OF RIVER VIEW GARDENS, BORO. OF WALLINGTON, BERGEN CO. N.J." FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON NOVEMBER 14, 1961, AS MAP NO. 3015.
 - A MAP ENTITLED "PROPERTY OF STAR HOMES, INC., WALLINGTON, BERGEN COUNTY, N.J." FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON AUGUST 1, 1991, AS MAP NO. 2801.
 - A MAP ENTITLED "MAP OF PROPERTY OF WALLINGTON LAND COMPANY, WALLINGTON, BERGEN COUNTY, NEW JERSEY" FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON DECEMBER 5, 1917, AS MAP NO. 1637.
- THE HORIZONTAL POSITION OF THIS SURVEY IS BASED ON NAD 83.
- EXISTING TOPOGRAPHY AS SHOWN HEREON IS BASED ON NAVD 88.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND MARKETS OBSERVED AT THE TIME OF SURVEY. IT IS IN THE BEST INTEREST OF THE CLIENT AND/OR THE CONTRACTORS TO HAVE THE UTILITIES MARKED OUT BY THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY AND ALL FUTURE WORK.
- PROPERTY IS LOCATED IN ZONE I (AS HAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE MAP 34060C021G, PANEL 251, LAST REVISED SEPTEMBER 30TH 2005).
- ALL TOPOGRAPHIC & EXISTING SITE FEATURE DATA SHOWN HEREON IS BASED ON AN AERIAL SURVEY PERFORMED BY COOPER AERIAL AND RECEIVED BY MASER CONSULTING P.A. IN ATGARD FORMAT ON 10/18/2016. SUPPLEMENTAL FIELD SURVEY OF SURFACE UTILITY FEATURES PERFORMED BY MASER CONSULTING P.A. ON 12/14/2016.
- WETLANDS AND TOXIC WASTES: THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AND/OR TOXIC WASTES. THEREFORE, IT SHOULD NOT BE ASSUMED OR CONSIDERED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR TOXIC WASTES IS PORTAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THESE MATTERS AS A SEPARATE CONCERN APART FROM THIS SURVEY.
- CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
- SEE PAGE 2 OF 3 FOR SCHEDULE BII EXCEPTIONS.
- SEE PAGE 2 OF 3 FOR SCHEDULE C LEGAL DESCRIPTION.

$R=2,235.54'$
 $L=1,987.65'$
 $L=1,979.31'$ (REVISED)
 $\Delta=50^{\circ}56'33''$
 $CHB=S\ 8^{\circ}46'46''\ E$
 $CHD=1,922.83'$



VICINITY MAP
U.S.G.S. QUADRANGLE MAP
WEEHAWKEN, NJ - PANEL
SCALE: 1"=2,000'

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Small print text regarding professional liability and certification.

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LEGEND

—+—	TRANSVERSE LINE, CENTER LINE OR ALLEWAY	—+—	WETLAND MARKER
—+—	RIGHT OF WAY LINE	—+—	TREE
—+—	PROPERTY LINE	—+—	ROADWAY SIGNS
—+—	EDGE OF PAVEMENT	—+—	TRAFFIC FLOW
—+—	CURB LINE	—+—	MALBOXY
—+—	DEPRESSED CURB	—+—	TRAFFIC SIGNAL POLE
—+—	CHAIN FENCE	—+—	POLE MOUNTED LIGHT
—+—	WETLAND LINE	—+—	UTILITY POLE
—+—	MUNICIPAL BOUNDARY	—+—	GUY WIRE
—+—	TREELINE	—+—	TRANSFORMER
—+—	ELECTRICAL MANHOLE	—+—	FIRE DEPT. CONNECTION
—+—	WATER MANHOLE	—+—	FIRE HYDRANT
—+—	UNMARKED MANHOLE	—+—	WATER VALVE
—+—	SANITARY MANHOLE	—+—	GAS VALVE
—+—	DRAINAGE MANHOLE	—+—	SANITARY CLEANOUT
—+—	MAJOR CONTOUR	—+—	CONCRETE MONUMENT
—+—	MINOR CONTOUR	—+—	CAPPED REBAR/IRON PIPE
—+—	SPOT ELEVATION	—+—	STORM INLET TYPE "A"
—+—	TOP OF CURB ELEV.	—+—	STORM INLET TYPE "B"
—+—	BOTTOM OF CURB ELEV.	—+—	STM. DBL. INLET TYPE "B"
—+—	U/G CABLE TV LINE	—+—	STORM INLET TYPE "C"
—+—	U/G FIBER OPTIC LINE	—+—	STM. DBL. INLET TYPE "C"
—+—	U/G TELEPHONE LINE	—+—	FLARED END SECTION
—+—	U/G ELECTRIC LINE	—+—	HEADWALL
—+—	OVERHEAD WIRE		
—+—	WATER MAIN		
—+—	GAS MAIN		
—+—	SAN. SEWER LATERAL		
—+—	SAN. SEWER MAIN		
—+—	STORM PIPE		

ABBREVIATIONS

B.C.	DEPRESSED CURB	FF	FINISH FLOOR	MWH	MEAN HIGH WATERLINE
BC	BOTTOM OF CURB	UV	UNKNOWN VALVE	MLWK	MEAN LOW WATERLINE
TC	TOP OF CURB	MH	MANHOLE	MLW	MEAN LOW WATERLINE
BSL	BOTTOM OF SLOPE	DP	DEPRESSED	WT	WATERLINE
GR	GRATE	CL	CENTERLINE	TW	TOP OF WALL
MB	MALBOXY	PM	PARKING METER	WB	WATERLINE
				WB	WATERLINE

REV.	DATE	DRAWN BY	DESCRIPTION
1	08/27/17	JDB	ISSUE FOR PERMIT
2	08/27/17	JDB	REVISIONS AND COMMENTS - REVISED PERMITS

TO: -LANDMASH REAL ESTATE USA LTD
 -KAUFMAN, SCHMIDT & LEBMAN, LLP
 -TOWN TITLE AGENCY LLC
 -FIRST AMERICAN TITLE INSURANCE COMPANY
 -FARMLAND DAIRIES LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALPINE LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 3, 4, 5, 7(a), 8, 9, & 11 OF TABLE A THEREOF. THE FIELD WORK WAS PERFORMED ON 12/14/2016.

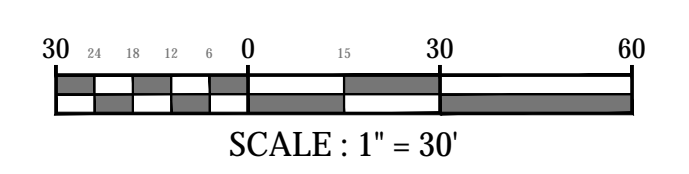
JEFFREY D. BUNCE
 LAND SURVEYOR - LICENSE NUMBER: G541045

ALTA/NSPS
 LAND TITLE SURVEY
 FOR
BLOCK 70.01
LOTS 1.01, 1.02, 4.02,
4.03 & 4.04

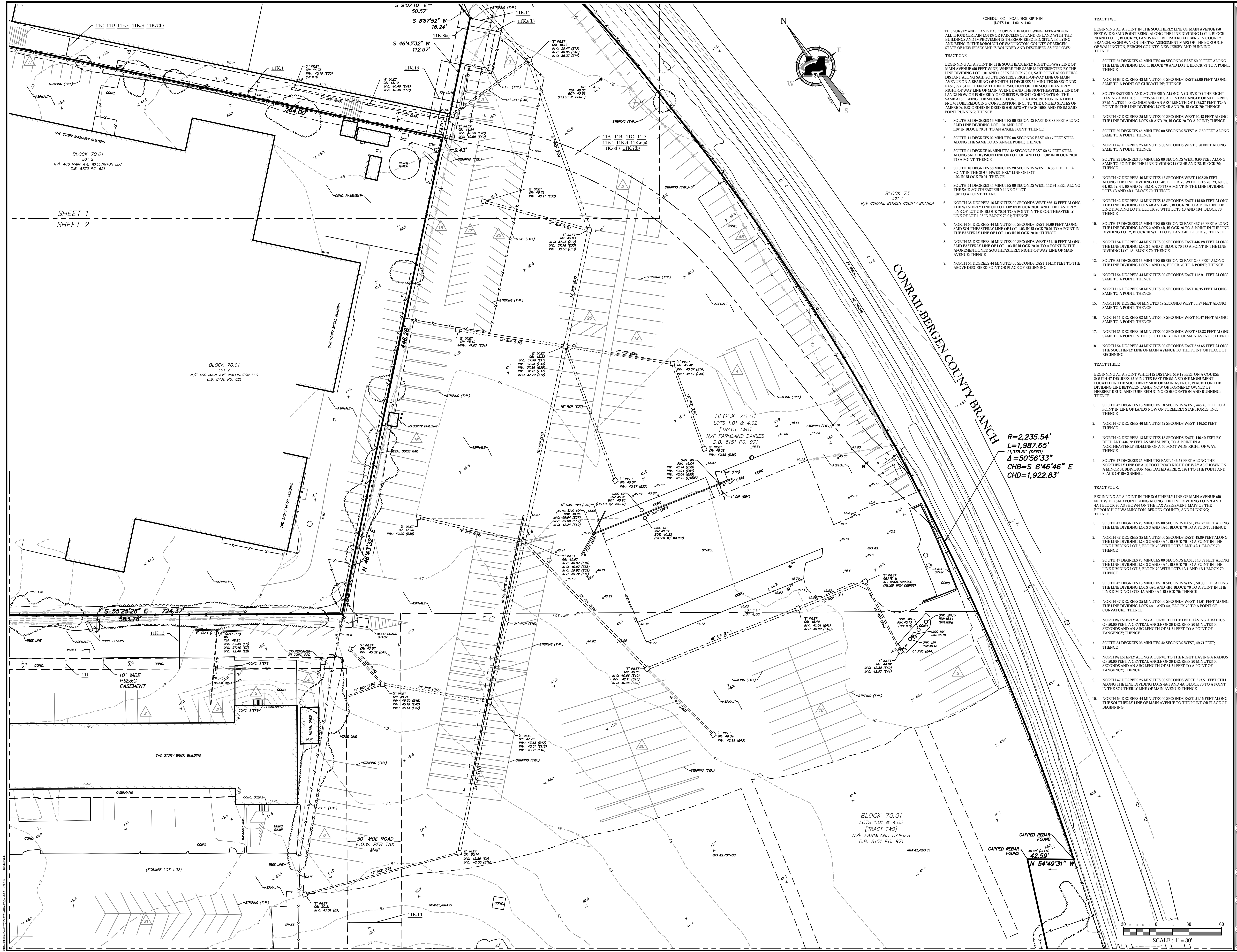
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 NEW JERSEY

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 Fax: 973.398.3199

DATE	2/7/2017	DRAWN BY	DAP	CHECKED BY	
PROJECT NUMBER	1000251A	DRAWING NAME	Y-535V		
ALTA/NSPS LAND TITLE SURVEY					
1 of 3					



SHEET 1
SHEET 2



BLOCK 70.01
LOT 2
N/F 460 MAIN AVE WALLINGTON LLC
D.B. 8730 PG. 621

BLOCK 70.01
LOT 2
N/F 460 MAIN AVE WALLINGTON LLC
D.B. 8730 PG. 621

BLOCK 70.01
LOT 2
N/F 460 MAIN AVE WALLINGTON LLC
D.B. 8730 PG. 621

BLOCK 70.01
LOTS 1.01 & 4.02
[TRACT TWO]
N/F FARMLAND DAIRIES
D.B. 8151 PG. 971

BLOCK 73
LOT 1
N/F CONRAIL BERGEN COUNTY BRANCH

BLOCK 70.01
LOTS 1.01 & 4.02
[TRACT TWO]
N/F FARMLAND DAIRIES
D.B. 8151 PG. 971

SCHEDULE C LEGAL DESCRIPTION
LOTS 1.01, 1.02, 4.02 & 4.03

TRACT TWO:
BEGINNING AT A POINT IN THE SOUTHERLY LINE OF MAIN AVENUE (50 FEET WIDE) SAID POINT BEING ALONG THE LINE DIVIDING LOT 1, BLOCK 70 AND LOT 1, BLOCK 70, LANDS N/F FARM ROAD, BERGEN COUNTY AND BEING IN THE BOROUGH OF WALLINGTON, COUNTY OF BERGEN, STATE OF NEW JERSEY AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

- TRACT ONE:
- BEGINNING AT A POINT IN THE SOUTHEASTERY RIGHT-OF-WAY LINE OF MAIN AVENUE (50 FEET WIDE) WHERE THE SAME IS INTERCEPTED BY THE LINE DIVIDING LOT 1.01 AND LOT 1.02 IN BLOCK 70.01, SAID POINT ALSO BEING DISTANT 1.02 ALONG SAID SOUTHEASTERY RIGHT-OF-WAY LINE OF MAIN AVENUE ON A BEARING OF NORTH 44 DEGREES 54 MINUTES 00 SECONDS EAST 772.54 FEET FROM THE INTERSECTION OF THE SOUTHEASTERY RIGHT-OF-WAY LINE OF MAIN AVENUE AND THE NORTHEASTERY LINE OF LANDS NOW OR FORMERLY OF CLURTS WRIGHT CORPORATION, THE SAME ALSO BEING THE SECOND COURSE OF A DESCRIPTION IN A DEED FROM TUBE REDUCING CORPORATION, INC. TO THE UNITED STATES OF AMERICA, RECORDED IN DEED BOOK 3373 AT PAGE 1680, AND FROM SAID POINT RUNNING: THENCE
 - SOUTH 35 DEGREES 16 MINUTES 00 SECONDS EAST 848.83 FEET ALONG SAID LINE DIVIDING LOT 1.01 AND LOT 1.02 IN BLOCK 70.01, TO AN ANGLE POINT; THENCE
 - SOUTH 11 DEGREES 02 MINUTES 00 SECONDS EAST 40.47 FEET STILL ALONG SAID DIVISION LINE OF LOT 1.01 AND LOT 1.02 IN BLOCK 70.01 TO A POINT; THENCE
 - SOUTH 14 DEGREES 58 MINUTES 20 SECONDS WEST 16.35 FEET TO A POINT IN THE SOUTHWESTERY LINE OF LOT 1.02 IN BLOCK 70.01; THENCE
 - SOUTH 14 DEGREES 54 MINUTES 00 SECONDS WEST 112.91 FEET ALONG THE SAID SOUTHEASTERY LINE OF LOT 1.02 TO A POINT; THENCE
 - NORTH 35 DEGREES 16 MINUTES 00 SECONDS WEST 366.43 FEET ALONG THE WESTERY LINE OF LOT 1.02 IN BLOCK 70.01 AND THE EASTERY LINE OF LOT 2 IN BLOCK 70.01 TO A POINT IN THE SOUTHEASTERY LINE OF LOT 1.02 IN BLOCK 70.01; THENCE
 - SOUTH 14 DEGREES 54 MINUTES 00 SECONDS EAST 30.86 FEET ALONG SAID SOUTHEASTERY LINE OF LOT 1.02 IN BLOCK 70.01 TO A POINT IN THE EASTERY LINE OF LOT 1.02 IN BLOCK 70.01; THENCE
 - NORTH 35 DEGREES 16 MINUTES 00 SECONDS WEST 371.10 FEET ALONG SAID EASTERY LINE OF LOT 1.02 IN BLOCK 70.01 TO A POINT IN THE FOREMENTIONED SOUTHEASTERY RIGHT-OF-WAY LINE OF MAIN AVENUE; THENCE
 - NORTH 34 DEGREES 44 MINUTES 00 SECONDS EAST 30.86 FEET ALONG SAID SOUTHEASTERY LINE OF LOT 1.02 IN BLOCK 70.01 TO A POINT IN THE EASTERY LINE OF LOT 1.02 IN BLOCK 70.01; THENCE
 - NORTH 34 DEGREES 44 MINUTES 00 SECONDS WEST 371.10 FEET ALONG SAID EASTERY LINE OF LOT 1.02 IN BLOCK 70.01 TO A POINT IN THE FOREMENTIONED SOUTHEASTERY RIGHT-OF-WAY LINE OF MAIN AVENUE; THENCE
 - NORTH 34 DEGREES 44 MINUTES 00 SECONDS EAST 114.12 FEET TO THE ABOVE-DESCRIBED POINT OR PLACE OF BEGINNING.

R=2,235.54'
L=1,987.65'
(1,975.31' (DEED))
Δ=50°56'33"
CHB=5' 8'46"46" E
CHD=1,922.83'

TRACT THREE:
BEGINNING AT A POINT WHICH IS DISTANT 519.12 FEET ON A COURSE SOUTH 47 DEGREES 25 MINUTES EAST FROM A STONE MONUMENT LOCATED IN THE SOUTHERLY SIDE OF MAIN AVENUE, PLACED ON THE DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OWNED BY HERBERT KRUG AND TUBE REDUCING CORPORATION AND RUNNING: THENCE

- SOUTH 42 DEGREES 13 MINUTES 18 SECONDS WEST 445.48 FEET TO A POINT IN THE LINE OF LANDS NOW OR FORMERLY STAR HOMES, INC.; THENCE
- NORTH 47 DEGREES 46 MINUTES 42 SECONDS WEST 146.52 FEET; THENCE
- NORTH 42 DEGREES 13 MINUTES 18 SECONDS EAST 446.40 FEET BY DEED AND 446.72 FEET AS MEASURED, TO A POINT IN A NORTHEASTERY SIDELINE OF A 50 FOOT WIDE RIGHT OF WAY; THENCE
- SOUTH 47 DEGREES 25 MINUTES EAST 146.52 FEET ALONG THE NORTHERLY LINE OF A 50 FOOT ROAD RIGHT OF WAY AS SHOWN ON A MINOR SUBDIVISION MAP DATED APRIL 2, 1971 TO THE POINT AND PLACE OF BEGINNING.

TRACT FOUR:
BEGINNING AT A POINT IN THE SOUTHERLY LINE OF MAIN AVENUE (50 FEET WIDE) SAID POINT BEING ALONG THE LINE DIVIDING LOTS 3 AND 4A1 BLOCK 70 AS SHOWN ON THE TAX ASSESSMENT MAPS OF THE BOROUGH OF WALLINGTON, BERGEN COUNTY, AND RUNNING: THENCE

- SOUTH 47 DEGREES 25 MINUTES 00 SECONDS EAST 242.72 FEET ALONG THE LINE DIVIDING LOTS 3 AND 4A1, BLOCK 70 TO A POINT; THENCE
- NORTH 47 DEGREES 25 MINUTES 00 SECONDS EAST 48.88 FEET ALONG THE LINE DIVIDING LOTS 3 AND 4A1, BLOCK 70 TO A POINT IN THE LINE DIVIDING LOT 2, BLOCK 70 WITH LOTS 3 AND 4A1, BLOCK 70; THENCE
- SOUTH 47 DEGREES 25 MINUTES 00 SECONDS EAST 140.59 FEET ALONG THE LINE DIVIDING LOTS 2 AND 4A1, BLOCK 70 TO A POINT IN THE LINE DIVIDING LOT 2, BLOCK 70 WITH LOTS 4A1 AND 4B1, BLOCK 70; THENCE
- SOUTH 47 DEGREES 13 MINUTES 18 SECONDS WEST 50.00 FEET ALONG THE LINE DIVIDING LOTS 4A1 AND 4A1, BLOCK 70 TO A POINT IN THE LINE DIVIDING LOTS 4A1 AND 4A1, BLOCK 70; THENCE
- NORTH 47 DEGREES 25 MINUTES 00 SECONDS WEST 41.61 FEET ALONG THE LINE DIVIDING LOTS 4A1 AND 4A, BLOCK 70 TO A POINT OF CURVATURE; THENCE
- NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 98 DEGREES 00 MINUTES 00 SECONDS AND AN ARC LENGTH OF 31.71 FEET TO A POINT OF TANGENCY; THENCE
- SOUTH 84 DEGREES 06 MINUTES 42 SECONDS WEST 49.71 FEET; THENCE
- NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 98 DEGREES 00 MINUTES 00 SECONDS AND AN ARC LENGTH OF 31.71 FEET TO A POINT OF TANGENCY; THENCE
- NORTH 47 DEGREES 25 MINUTES 00 SECONDS WEST 233.51 FEET STILL ALONG THE LINE DIVIDING LOTS 4A1 AND 4A, BLOCK 70 TO A POINT IN THE SOUTHERLY LINE OF MAIN AVENUE; THENCE
- NORTH 54 DEGREES 44 MINUTES 00 SECONDS EAST 51.15 FEET ALONG THE SOUTHERLY LINE OF MAIN AVENUE TO THE POINT OR PLACE OF BEGINNING.

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 -KAPLAN, SOMMER & EDMAN, LLP
 -FOUN TITLE AGENCY LLC
 -FARMER AMERICAN TITLE INSURANCE COMPANY
 -FARMLAND DAIRIES LLC

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JEFFREY D. BUNCE
 LAND SURVEYOR - LICENSE NUMBER: 054105

ALTA/NSPS
 LAND TITLE SURVEY
 FOR
BLOCK 70.01
LOTS 1.01, 1.02, 4.02,
4.03 & 4.04

520 MAIN AVENUE
 BOROUGH OF WALLINGTON
 BERGEN COUNTY
 NEW JERSEY

MT ARBINGTON OFFICE
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 Suite 304
 Mount Arlington, NJ 07856
 Phone: 973.388.5110
 Fax: 973.388.5199

DATE	DATE	DRAWN BY	CHECKED BY
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PROJECT NUMBER	DRAWING NAME	SCALE	DATE
1000211A	Y-535V	1" = 30'	

ALTA/NSPS
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BY: *[Signature]* DATE: *[Date]*
 PROJECT: *[Project Name]*
 SHEET: *[Sheet Number]*
 SCALE: *[Scale]*

JEFFREY D. BUNCE
 LAND SURVEYOR - LICENSE NUMBER: G541045

ALTA/NSPS
 LAND TITLE SURVEY

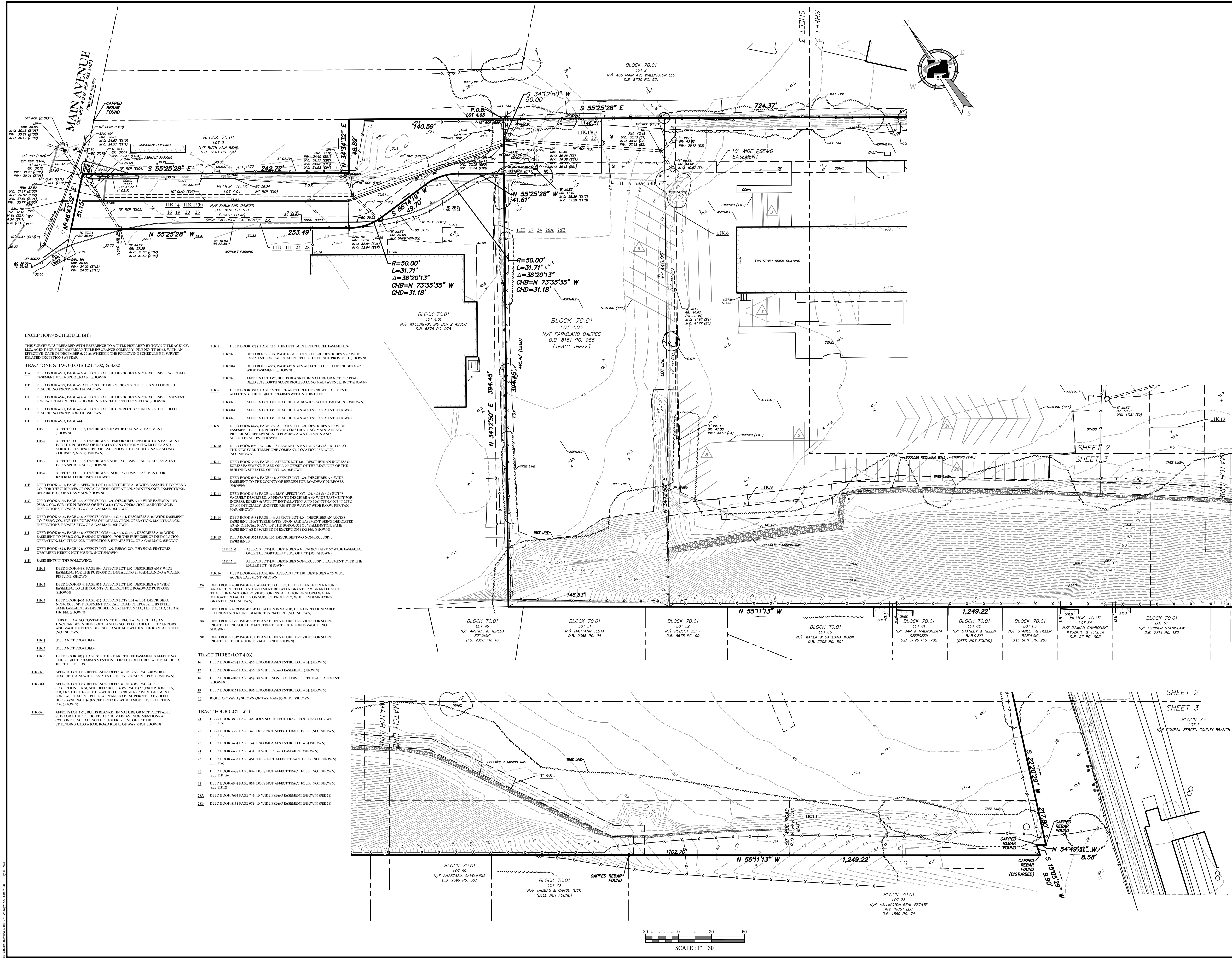
FOR
BLOCK 70.01
 LOTS 1.01, 1.02, 4.02,
 4.03 & 4.04

520 MAIN AVENUE
 BOROUGH OF WALLINGTON
 BERGEN COUNTY
 NEW JERSEY

MT. ARLINGTON OFFICE
 400 Valley Road
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 Mount Arlington, NJ 07856
 Phone: 973.398.3110
 Fax: 973.398.3199

SCALE: AS SHOWN DATE: 7/7/2017 DRAWN BY: DAP CHECKED BY:
 PROJECT NUMBER: 10000314 DRAWING NAME:
 SHEET TITLE: Y-558V

ALTA/NSPS
 LAND TITLE SURVEY
 3 of 3



EXCEPTIONS (SCHEDULE BII)

THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE PREPARED BY TOWN TITLE AGENCY, LLC, AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. JT-2066 WITH AN EFFECTIVE DATE OF DECEMBER 6, 2016, WHEREIN THE FOLLOWING SCHEDULE BII SURVEY RELATED EXCEPTIONS APPLY:

TRACT ONE & TWO (LOTS 1.01, 1.02, & 4.02)

11A DEED BOOK 4605, PAGE 422 AFFECTS LOT 1.01, DESCRIBES A NON-EXCLUSIVE RAILROAD EASEMENT FOR A SPUR TRACK. (SHOWN)

11B DEED BOOK 4729, PAGE 46 AFFECTS LOT 1.01, CORRECTS COURSES 3 & 11 OF DEED DESCRIBING EXCEPTION 11A. (SHOWN)

11C DEED BOOK 4646, PAGE 477 AFFECTS LOT 1.01, DESCRIBES A NON-EXCLUSIVE EASEMENT FOR RAILROAD PURPOSES, COMBINES EXCEPTIONS 11.2 & 11.3. (SHOWN)

11D DEED BOOK 4721, PAGE 479 AFFECTS LOT 1.01, CORRECTS COURSES 3 & 11 OF DEED DESCRIBING EXCEPTION 11C. (SHOWN)

11E DEED BOOK 4693, PAGE 444

11E.1 AFFECTS LOT 1.02, DESCRIBES A 10' WIDE DRAINAGE EASEMENT. (SHOWN)

11E.2 AFFECTS LOT 1.02, DESCRIBES A TEMPORARY CONSTRUCTION EASEMENT FOR THE PURPOSES OF INSTALLATION OF STORAGE TANKS AND STRUCTURES DESCRIBED IN EXCEPTION 11E.1 (ADDITIONAL 5' ALONG COURSES 2, 6, & 7). (SHOWN)

11E.3 AFFECTS LOT 1.02, DESCRIBES A NON-EXCLUSIVE RAILROAD EASEMENT FOR A SPUR TRACK. (SHOWN)

11E.4 AFFECTS LOT 1.02, DESCRIBES A NON-EXCLUSIVE EASEMENT FOR RAILROAD PURPOSES. (SHOWN)

11F DEED BOOK 4751, PAGE 7 AFFECTS LOT 1.02, DESCRIBES A 10' WIDE EASEMENT TO PSE&G CO. FOR THE PURPOSES OF INSTALLATION, OPERATION, MAINTENANCE, INSPECTIONS, REPAIRS ETC., OF A GAS MAIN. (SHOWN)

11G DEED BOOK 5386, PAGE 148 AFFECTS LOT 1.01, DESCRIBES A 10' WIDE EASEMENT TO PSE&G CO. FOR THE PURPOSES OF INSTALLATION, OPERATION, MAINTENANCE, INSPECTIONS, REPAIRS ETC., OF A GAS MAIN. (SHOWN)

11H DEED BOOK 5400, PAGE 243 AFFECTS LOTS 4.03 & 4.04, DESCRIBES A 10' WIDE EASEMENT TO PSE&G CO. FOR THE PURPOSES OF INSTALLATION, OPERATION, MAINTENANCE, INSPECTIONS, REPAIRS ETC., OF A GAS MAIN. (SHOWN)

11I DEED BOOK 4860, PAGE 411 AFFECTS LOTS 4.03 & 4.04, DESCRIBES A 10' WIDE EASEMENT TO PSE&G CO., PASSAIC DIVISION, FOR THE PURPOSES OF INSTALLATION, OPERATION, MAINTENANCE, INSPECTIONS, REPAIRS ETC., OF A GAS MAIN. (SHOWN)

11J DEED BOOK 4825, PAGE 174 AFFECTS LOT 1.02, PSE&G CO., PHYSICAL FEATURES DESCRIBED HEREIN NOT EXIST. (NOT SHOWN)

11K EASEMENTS IN THE FOLLOWING:

11K.1 DEED BOOK 6485, PAGE 394 AFFECTS LOT 1.02, DESCRIBES AN 8' WIDE EASEMENT FOR THE PURPOSE OF INSTALLING & MAINTAINING A WATER PIPELINE. (SHOWN)

11K.2 DEED BOOK 6544, PAGE 412 AFFECTS LOT 1.02, DESCRIBES A 5' WIDE EASEMENT TO THE COUNTY OF BERGEN FOR ROADWAY PURPOSES. (SHOWN)

11K.3 DEED BOOK 4605, PAGE 413 AFFECTS LOTS 1.01 & 1.02, DESCRIBES A NON-EXCLUSIVE EASEMENT FOR RAILROAD PURPOSES, THIS IS THE SAME EASEMENT AS DESCRIBED IN EXCEPTION 11A, 11C, 11D, 11E.3 & 11K.36. (SHOWN)

THIS DEED ALSO CONTAINS ANOTHER RECITAL WHICH HAS AN UNCLEAR BEGINNING POINT AND IS NOT PLOTTABLE DUE TO ERRORS AND VAGUE METES & BOUNDS LANGUAGE WITHIN THE RECITAL ITSELF. (NOT SHOWN)

11K.4 (DEED NOT PROVIDED)

11K.5 (DEED NOT PROVIDED)

11K.6 DEED BOOK 5072, PAGE 113, THERE ARE THREE EASEMENTS AFFECTING THE SUBJECT PREMISES MENTIONED IN THIS DEED, BUT ARE DESCRIBED IN OTHER DEEDS.

11K.6a AFFECTS LOT 1.01, REFERENCES DEED BOOK 3853, PAGE 40 WHICH DESCRIBES A 20' WIDE EASEMENT FOR RAILROAD PURPOSES. (SHOWN)

11K.6b AFFECTS LOT 1.01, REFERENCES DEED BOOK 4605, PAGE 417 EXCEPTION 11K.5, AND DEED BOOK 4605, PAGE 422 EXCEPTIONS 11A, 11B, 11C, 11D, 11E.2 & 11E.3 WHICH DESCRIBE A 20' WIDE EASEMENT FOR RAILROAD PURPOSES, APPEARS TO BE SUPERSEDED BY DEED BOOK 4729, PAGE 46 (EXCEPTION 11B WHICH MODIFIES EXCEPTION 11A, SHOWN)

11K.6c AFFECTS LOT 1.01, BUT IS BLANKET IN NATURE OR NOT PLOTTABLE. SETS FORTH SLOPE RIGHTS ALONG MAIN AVENUE. MENTIONS A CYCLONE FENCE ALONG THE EASTERN LINE OF LOT 1.01 EXTENDING INTO A RAIL ROAD RIGHT-OF-WAY. (NOT SHOWN)

TRACT THREE (LOT 4.03)

16 DEED BOOK 6284 PAGE 456 ENCOMPASSES ENTIRE LOT 4.04. (SHOWN)

17 DEED BOOK 6480 PAGE 436, 10' WIDE PSE&G EASEMENT. (SHOWN)

18 DEED BOOK 6410 PAGE 457, 50' WIDE NON EXCLUSIVE PERPETUAL EASEMENT. (SHOWN)

19 DEED BOOK 8153 PAGE 986 ENCOMPASSES ENTIRE LOT 4.04. (SHOWN)

20 RIGHT OF WAY AS SHOWN ON TAX MAPS, 50' WIDE. (SHOWN)

TRACT FOUR (LOT 4.04)

21 DEED BOOK 3853 PAGE 40 DOES NOT AFFECT TRACT FOUR (NOT SHOWN) (SEE 11A)

22 DEED BOOK 5388 PAGE 148 DOES NOT AFFECT TRACT FOUR (NOT SHOWN) (SEE 11G)

23 DEED BOOK 5484 PAGE 144 ENCOMPASSES ENTIRE LOT 4.04 (SHOWN)

24 DEED BOOK 6480 PAGE 431, 10' WIDE PSE&G EASEMENT (SHOWN)

25 DEED BOOK 6485 PAGE 461, DOES NOT AFFECT TRACT FOUR (NOT SHOWN) (SEE 11A)

26 DEED BOOK 6485 PAGE 389, DOES NOT AFFECT TRACT FOUR (NOT SHOWN) (SEE 11K.16)

27 DEED BOOK 6444 PAGE 852, DOES NOT AFFECT TRACT FOUR (NOT SHOWN) (SEE 11K.2)

28a DEED BOOK 7993 PAGE 243, 10' WIDE PSE&G EASEMENT (SHOWN) (SEE 24)

28b DEED BOOK 8153 PAGE 971, 10' WIDE PSE&G EASEMENT (SHOWN) (SEE 24)