

GENERAL NOTES

- THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY, SHEET NO. 97.
- HORIZONTAL DATUM - BASED ON DEED REFERENCE 1a-1.
- VERTICAL DATUM - NAVD 88 (GEOID 12A) BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON JULY 30, 2019, UTILIZING THE LEICA RTK CORES NETWORK.
- FIELD WORK PERFORMED BY DYNAMIC SURVEY ON JULY 30, 2019.
- A WRITTEN WAIVER AND DECLARATION TO SET PROPERTY CORNERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C14 (C4S-36.3) AND N.J.A.C. 13:40-5.1(i).
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
- DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.
- SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD.
- PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
- THIS SURVEY WAS PERFORMED BASED ON A TITLE COMMITMENT ISSUED BY PRESTIGE TITLE AGENCY, INC., AGENT FOR WESTCOAST LAND TITLE INSURANCE COMPANY, TITLE NUMBER: 19-058895-L15-P1-NR, EFFECTIVE COMMITMENT DATE: 07/18/2019 SEARCH.
- BY GRAPHICAL PLOTTING A PORTION OF THE PREMISES IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET, USUALLY AREAS OF FLOODING, BASE ELEVATION DETERMINED 80 FEET), PER FLOOD INSURANCE RATE MAP, UNION COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 40 OF 49, MAP NUMBER: 340300040F, COMMUNITY NAME: PLAINFIELD, CITY OF, EFFECTIVE DATE: SEPTEMBER 20, 2006.
- TIDELANDS SEARCH CERTIFICATE, TITLE COMMITMENT REFERENCE 19-058895-P1 FOUND SUBJECT PROPERTY TO BE "UNCLAIMED" PER 07/18/2019 SEARCH.
- SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD, PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
- PARKING SPACE COUNT: 265 REGULAR SPACES, 0 HANDICAP SPACES, 265 TOTAL SPACES.
- NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK.
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, SUCH INFORMATION IS LISTED HEREON.
- THE EXISTENCE OR NONEXISTENCE OF WETLANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
- PER CONTRACTUAL AGREEMENT TREES 4" AND GREATER ARE SHOWN HEREON.

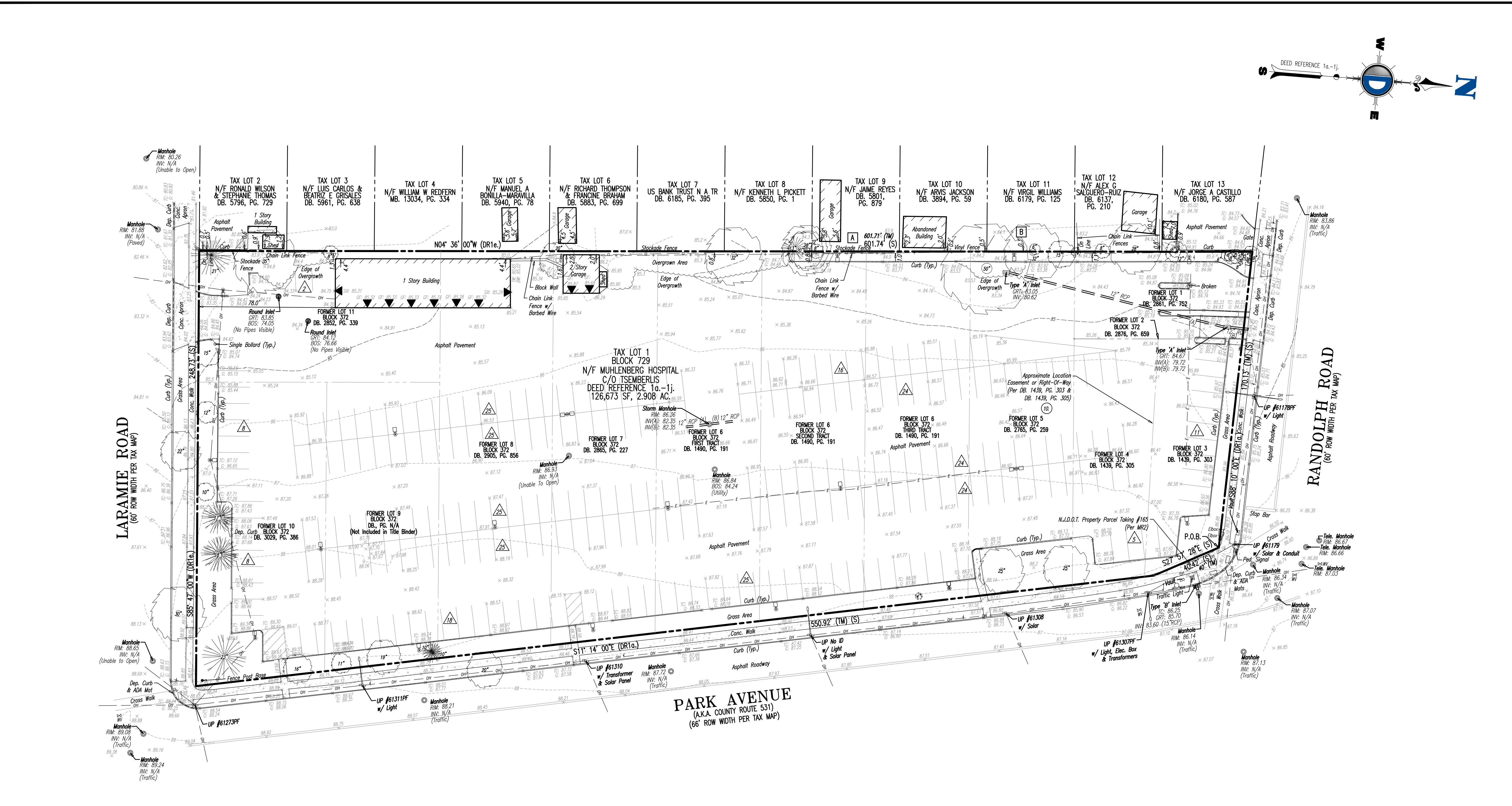
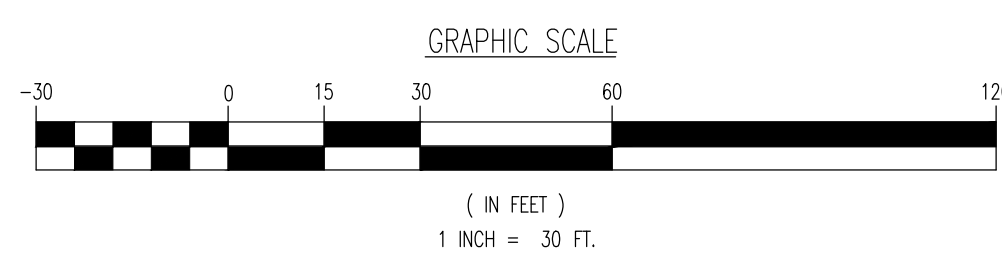
MAP REFERENCES

- A PLAN ENTITLED "MAP OF LARAMIE PARK, SITUATED IN THE CITY OF PLAINFIELD, NEW JERSEY, PREPARED BY F. J. HARRERA, C.E., DATED SEPTEMBER 1905, FILED IN THE UNION COUNTY CLERK'S OFFICE ON FEBRUARY 23, 1906 AS MAP NO. 234-A.
- A PLAN ENTITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCELS MAP, PARK AVENUE AT RANDOLPH ROAD, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE CITY OF PLAINFIELD, COUNTY OF UNION, SHEET 3 OF 4, DATED NOVEMBER 1978.

CERTIFICATION

TO:
 1204 PARK AVENUE ASSOCIATES, LLC,
 2 BROAD STREET, SUITE 400,
 BLOOMFIELD, NJ 07003;
 PRESTIGE TITLE AGENCY, INC., AGENT FOR
 WESTCOAST LAND TITLE INSURANCE COMPANY;
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN OR PLAT 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, 8, 9, 11, 13, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 30, 2019.
 DATE OF PLAT OR MAP: AUGUST 29, 2019

CRAIG BLACK
 PROFESSIONAL ENGINEER AND LAND SURVEYOR
 N.J. LICENSE NO. 246804257400



TITLE COMMITMENT LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL, OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE CITY OF PLAINFIELD, COUNTY OF UNION, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 TO BE SUPPLIED UPON RECEIPT OF A SURVEY
 FOR INFORMATIONAL PURPOSES ONLY: ALSO BEING KNOWN AS TAX LOT 1, TAX BLOCK 729 ON THE OFFICIAL TAX MAP OF THE CITY OF PLAINFIELD, UNION COUNTY, STATE OF NEW JERSEY.

SURVEY LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL, OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE CITY OF PLAINFIELD, COUNTY OF UNION, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY SIDELINE OF RANDOLPH ROAD (60' ROW PER TAX MAP) AND THE WESTERLY SIDELINE OF PARK AVENUE (A.K.A. COUNTY ROUTE 531) (66' ROW PER TAX MAP), THENCE RUNNING:
 1. SOUTH 27 DEGREES 57 MINUTES 28 SECONDS EAST, ALONG SAID WESTERLY SIDELINE OF PARK AVENUE, 40.42 FEET TO A POINT IN SAME; THENCE
 2. SOUTH 11 DEGREES 14 MINUTES 00 SECONDS EAST, STILL ALONG SAID WESTERLY SIDELINE, 550.92 FEET TO A POINT IN SAME, WHERE IT IS INTERSECTED WITH THE NORTHERLY SIDELINE OF LARAMIE ROAD (60' ROW PER TAX MAP); THENCE
 3. SOUTH 85 DEGREES 47 MINUTES 00 SECONDS WEST, ALONG SAID NORTHERLY SIDELINE, 248.73 FEET TO A POINT IN SAME, WHERE IT IS INTERSECTED WITH THE DIVISION LINE BETWEEN LOT 1 AND LOT 2, BLOCK 729; THENCE
 4. NORTH 04 DEGREES 36 MINUTES 00 SECONDS WEST, ALONG THE DIVISION LINE BETWEEN LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13, BLOCK 729, 601.74 FEET TO A POINT ON THE SOUTHERLY SIDELINE OF RANDOLPH ROAD; THENCE
 5. SOUTH 88 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY SIDELINE, 170.13 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE
 FOR INFORMATIONAL PURPOSES ONLY: ALSO BEING KNOWN AS TAX LOT 1, TAX BLOCK 729 ON THE OFFICIAL TAX MAP OF THE CITY OF PLAINFIELD, UNION COUNTY, STATE OF NEW JERSEY.

DEED REFERENCES

- LOT 1 - PD
 a. DEED BOOK 1439, PAGE 303
 b. DEED BOOK 1439, PAGE 305
 c. DEED BOOK 1490, PAGE 191
 d. DEED BOOK 2765, PAGE 259
 e. DEED BOOK 2961, PAGE 732
 f. DEED BOOK 2965, PAGE 227
 g. DEED BOOK 2976, PAGE 659
 h. DEED BOOK 2905, PAGE 856
 i. DEED BOOK 3025, PAGE 386
- DEED BOOK 5796, PAGE 729 - LOT 2
- DEED BOOK 5961, PAGE 638 - LOT 3
- MORTGAGE BOOK 13034, PAGE 334 - LOT 4
- DEED BOOK 5940, PAGE 78 - LOT 5
- DEED BOOK 5883, PAGE 699 - LOT 6
- DEED BOOK 6185, PAGE 395 - LOT 7
- DEED BOOK 5850, PAGE 1 - LOT 8
- DEED BOOK 5801, PAGE 879 - LOT 9
- DEED BOOK 3894, PAGE 59 - LOT 10
- DEED BOOK 6179, PAGE 125 - LOT 11
- DEED BOOK 6137, PAGE 210 - LOT 12
- DEED BOOK 6180, PAGE 587 - LOT 13

SCHEDULE B - SECTION 2 EXCEPTIONS

- RIGHTS OR CLAIMS OR INTEREST OF PARTIES IN POSSESSION OF THE LAND, NOT SHOWN BY THE PUBLIC RECORD.
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.
- SUBSURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY AN INSTRUMENT IN THE PUBLIC RECORD.
- EASEMENTS OR RIGHTS-OF-WAY AS CONTAINED IN DEED BOOK 1439, PAGE 303 AND DEED BOOK 1439, PAGE 305. (APPROXIMATE LOCATION SHOWN HEREON - AFFECTS PROPERTY)

POSSIBLE ENCROACHMENTS

- STOCKADE FENCE ALONG THE DIVISION LINE BETWEEN LOT 1 AND LOT 9, BLOCK 729.
- CHAIN LINK FENCE W/ BARBED WIRE ALONG THE DIVISION LINE BETWEEN LOT 1 AND LOT 11, BLOCK 729.

LEGEND

<ul style="list-style-type: none"> PROPERTY LINES OFF-SITE PROPERTY LINES EXISTING MAJOR CONTOUR & ELEVATION EXISTING MINOR CONTOUR & ELEVATION APPROX. LOC. EXIST. UNDERGROUND ELECTRIC LINES APPROX. LOC. EXIST. UNDERGROUND FIBER OPTIC LINES APPROX. LOC. EXIST. UNDERGROUND GAS LINES APPROX. LOC. EXIST. UNDERGROUND OVERHEAD LINES APPROX. LOC. EXIST. UNDERGROUND SANITARY SEWER LINES APPROX. LOC. EXIST. UNDERGROUND TELEPHONE LINES APPROX. LOC. EXIST. UNDERGROUND WATER LINES EXISTING BARRIAGE FENCE EXISTING BOARD ON BOARD FENCE EXISTING CHAIN LINK FENCE EXISTING SHOWN AND PAINT FENCE EXISTING STOCKADE FENCE EXISTING VINYL FENCE EXISTING EDGE OF WATER EXISTING WETLANDS LINES EXISTING SANITARY SEWER EXISTING STORM SEWER 	<ul style="list-style-type: none"> UTILITY POLE CONC. MONUMENT FND CONC. MONUMENT SET IP / LB. SET STAKE FND PK NAIL FND PK NAIL SET DRILL HOLE FND DRILL HOLE SET SURVEY STONE FND SURVEY CAP FND CROSS OUT FOUND CROSS OUT SET 	<ul style="list-style-type: none"> EGRESS/INGRESS DEED REFERENCE SURVEY BOTTOM OF STRUCTURE TOP OF STRUCTURE ALSO KNOWN AS FORMERLY KNOWN AS CENTERLINE SPOT ELEVATIONS GUTTER ELEV. TOP OF CURB ELEV. FINISH FLOOR ELEV. GARAGE FLOOR ELEV. BASEMENT FLOOR ELEV. TOP OF WALL ELEV. WATER SURFACE ELEV. 	<ul style="list-style-type: none"> MAP REFERENCE DEED REFERENCE SURVEY BOTTOM OF STRUCTURE TOP OF STRUCTURE ALSO KNOWN AS FORMERLY KNOWN AS CENTERLINE SPOT ELEVATIONS GUTTER ELEV. TOP OF CURB ELEV. FINISH FLOOR ELEV. GARAGE FLOOR ELEV. BASEMENT FLOOR ELEV. TOP OF WALL ELEV. WATER SURFACE ELEV. 	<ul style="list-style-type: none"> BENCHMARK CONC. MONUMENT FND CONC. MONUMENT SET IP / LB. SET STAKE FND PK NAIL FND PK NAIL SET DRILL HOLE FND DRILL HOLE SET SURVEY STONE FND SURVEY CAP FND CROSS OUT FOUND CROSS OUT SET
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Product: 09/11/19 - 3:12 PM, By: admin, File: V:\DYNAMIC\PROJECTS\2340 Metro Real Estate Components\VP-008 Plainfield\Draw\2340.dwg, Date: 24/08/2019

DYNAMIC SURVEY, LLC
 BOUNDARY & TOPOGRAPHIC SURVEY • HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT • ALTA/NSPS LAND TITLE • FOUNDATION LOCATION • FINAL SURVEYS
 243 Main Street, Suite 110, Chester, NJ 07930 | 908.879.9229 | 8 Robinson Street, Suite 102, Torrs River, NJ 08753 | 732.974.0198 | F: 732.974.3521
 790 Newtown Proxemy Road, Suite 425, Newtown, PA 18940 | 267.683.0276 | F: 267.683.0361 | 901 Moccasin Expressway South, Bolton Oaks Plaza One, Suite 300, Austin, TX 78746 | 512.646.2646
 1301 Central Expressway South, Suite 210, Allen, TX 75013 | 972.354.2102 | 14031 Oak Park Road, Suite 200, Houston, TX 77059 | 713.789.4400

PROJECT: **METRO REAL ESTATE COMPANIES**
 EXISTING CONDITIONS
 BLOCK 729, LOT 1
 1204-48 PARK AVENUE
 CITY OF PLAINFIELD, UNION COUNTY, NEW JERSEY

JOB No: 2340-99-0085
 DATE: 08/29/2019
 FIELD BY: JRG/BFB
 SCALE: (H) 1"=30'
 (V) N/A
 DRAWN BY: RLG
 CHECKED BY: CJK
 SHEET No: 1 OF 1

TITLE: **ALTA/NSPS LAND TITLE SURVEY**

CRAIG BLACK
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. LICENSE NO. 246804257400

DATE: 08/17/19
 REVISED CERTIFICATION

DSURVEY Client Code: 2340 Rev. # 1