

NOTES:

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE REFERENCES AS NOTED.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION AFFECTING THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
3. FIRST AMERICAN TITLE INSURANCE COMPANY
POLICY NUMBER: 501434-0067251e
DATE OF POLICY: MARCH 3, 2016
4. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS.
5. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DERIVED USING SURVEY-GRADE GNSS.
6. SITE BENCHMARKS: BM 1-N:714576.4750, E:560071.1370, Z:585.31, PK NAIL 2
BM 2-N:714335.1282, E:559577.3718, Z:571.51, PK NAIL 5
BM 3-N:713967.5253, E:559955.9642, Z:593.62, PK NAIL 11
7. STREET NAMES, RIGHT OF WAY WIDTHS, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH THE TOWNSHIP OF WEST ORANGE TAX MAPS AND REFERENCE B.
8. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED PARTIALLY ON AERIAL PHOTOGRAPHY DATED MARCH 30, 2017 AND PARTIALLY ON GROUND SURVEYS BY LANGAN. DATA SHOWN MEETS NATIONAL MAP ACCURACY STANDARDS.
9. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING APRIL, MAY AND JUNE 2017.
10. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, ESSEX COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 92 OF 200, MAP NUMBER 34013C0092F, EFFECTIVE DATE: JUNE 4, 2004."
11. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND SHOULD NOT BE USED IN CONSTRUCTION OF ANY TYPE. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. RECOMMENDS THE PLACEMENT OF SURVEY MARKERS.
12. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
13. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC...) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

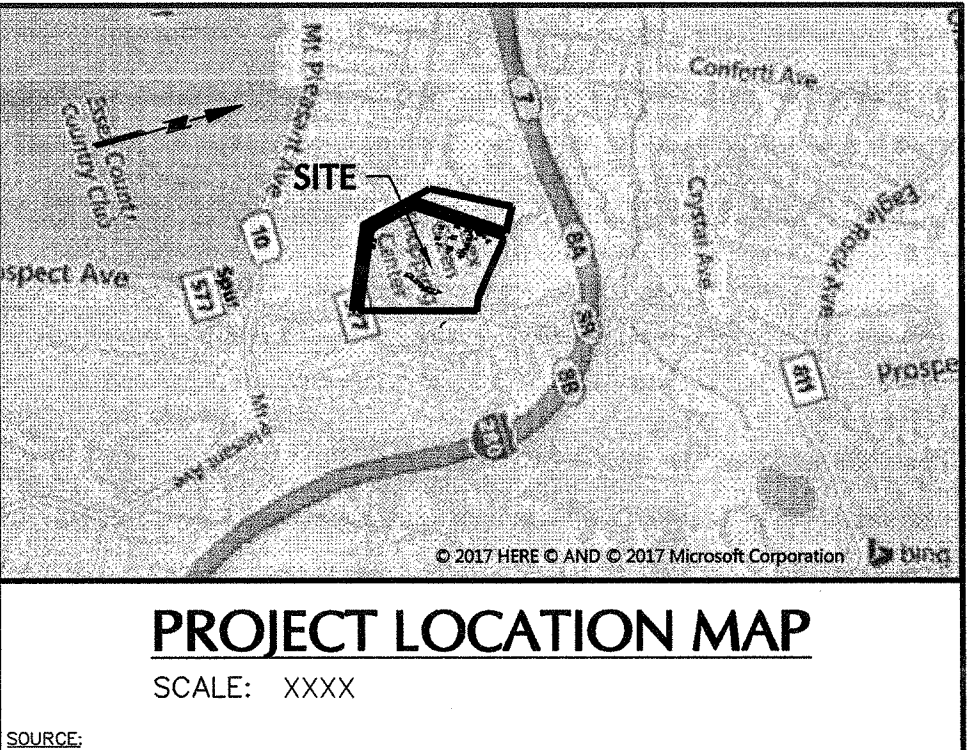
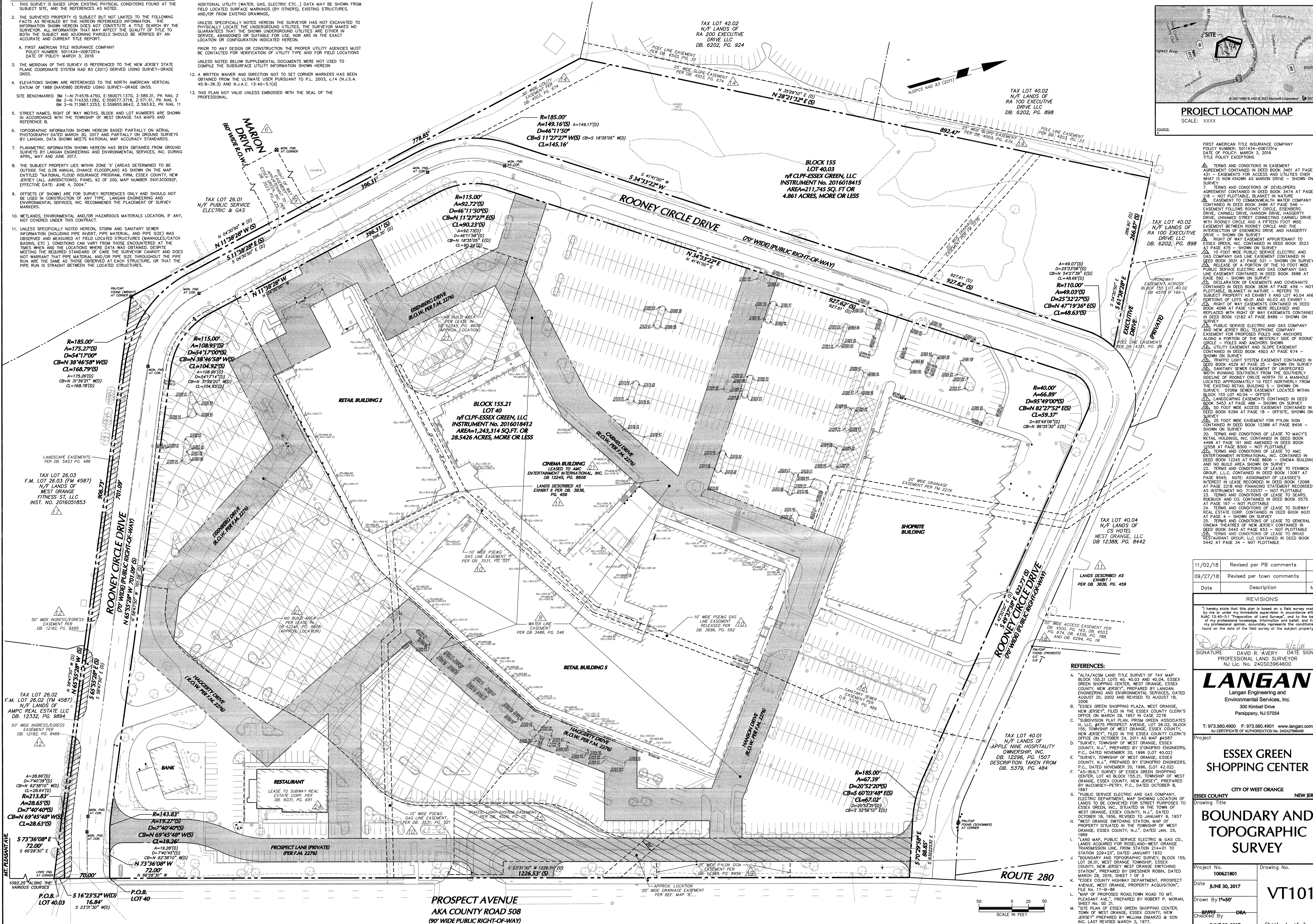
UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.

UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.

12. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

13. THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE PROFESSIONAL.



FIRST AMERICAN TITLE INSURANCE COMPANY
POLICY NUMBER: 501434-0067251e
DATE OF POLICY: MARCH 3, 2016
TITLE POLICY EXCEPTIONS

1. TERMS AND CONDITIONS IN EASEMENT AGREEMENT CONTAINED IN DEED BOOK 3401 AT PAGE 431 - EASEMENTS FOR ACCESS AND UTILITIES OVER WHAT IS NOW KNOWN AS MARION DRIVE - SHOWN ON SURVEY
2. TERMS AND CONDITIONS OF DEVELOPERS AGREEMENT CONTAINED IN DEED BOOK 3474 AT PAGE 118 - NOT PLOTTABLE, BLANKET IN NATURE
3. EASEMENT TO COMMONWEALTH WATER COMPANY CONTAINED IN DEED BOOK 3488 AT PAGE 546 - EASEMENT FOLLOWS ROONEY CIRCLE AND THE INTERSECTION OF EISENBERG DRIVE AND HAGGERTY DRIVE - SHOWN ON SURVEY
4. RIGHT OF WAY EASEMENT APPURTINANT TO ESSEX GREEN, INC. CONTAINED IN DEED BOOK 3523 AT PAGE 475 - SHOWN ON SURVEY
5. 10 FOOT WIDE PUBLIC SERVICE ELECTRIC AND GAS COMPANY GAS LINE EASEMENT CONTAINED IN DEED BOOK 3531 AT PAGE 521 - SHOWN ON SURVEY
6. RELEASE OF A PORTION OF THE 10 FOOT WIDE PUBLIC SERVICE ELECTRIC AND GAS COMPANY GAS LINE EASEMENT CONTAINED IN DEED BOOK 3686 AT PAGE 555 - SHOWN ON SURVEY
7. DECLARATION OF EASEMENTS AND COVENANTS CONTAINED IN DEED BOOK 3836 AT PAGE 450 - NOT PLOTTABLE, BLANKET IN NATURE - REFERS TO SUBJECT PROPERTY AS EXHIBIT II AND LOT 40.04 AND PORTIONS OF LOTS 40.01 AND 40.02 AS EXHIBIT I
8. RIGHT OF WAY EASEMENTS CONTAINED IN DEED BOOK 4099 AT PAGE 104 WERE RELEASED AND REPLACED WITH RIGHT OF WAY EASEMENTS CONTAINED IN DEED BOOK 12181 AT PAGE 849 - SHOWN ON SURVEY
9. PUBLIC SERVICE ELECTRIC AND GAS COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY EASEMENT FOR PROPOSED POLES AND ANCHORS ALONG A PORTION OF THE WESTERLY SIDE OF ROONEY CIRCLE - POLES AND ANCHORS SHOWN
10. UTILITY EASEMENT AND SLOPE EASEMENT CONTAINED IN DEED BOOK 4503 AT PAGE 674 - SHOWN ON SURVEY
11. TRAFFIC LIGHT SYSTEM EASEMENT CONTAINED IN DEED BOOK 4529 AT PAGE 25 - SHOWN ON SURVEY
12. SANITARY SEWER EASEMENT OF UNSPECIFIED WIDTH RUNNING SOUTHERLY FROM THE SOUTHERLY SIDE OF ROONEY CIRCLE NORTH TO A MANHOLE LOCATED APPROXIMATELY 10 FEET NORTHERLY FROM THE EXISTING RETAIL BUILDING 5 - SHOWN ON SURVEY
13. STORM SEWER EASEMENT LOCATED WITHIN BLOCK 155 LOT 40.04 - OFFSITE
14. LANDSCAPING EASEMENTS CONTAINED IN DEED BOOK 5453 AT PAGE 486 - SHOWN ON SURVEY
15. 50 FOOT WIDE ACCESS EASEMENT CONTAINED IN DEED BOOK 6284 AT PAGE 18 - OFFSITE, SHOWN ON SURVEY
16. 25 FOOT WIDE EASEMENT FOR PYLON SIGN CONTAINED IN DEED BOOK 12388 AT PAGE 8456 - SHOWN ON SURVEY
17. TERMS AND CONDITIONS OF LEASE TO MACY'S RETAIL HOLDINGS, INC. CONTAINED IN DEED BOOK 4498 AT PAGE 161 AND IN DEED BOOK 12558 AT PAGE 8300 - NOT PLOTTABLE
18. TERMS AND CONDITIONS OF LEASE TO AMC ENTERTAINMENT INTERNATIONAL, INC. CONTAINED IN DEED BOOK 12245 AT PAGE 8606 - CINEMA BUILDING AND NO BUILD AREA SHOWN ON SURVEY
19. TERMS AND CONDITIONS OF LEASE TO FENWICK GROUP, LLC. CONTAINED IN DEED BOOK 12097 AT PAGE 8454 - NOT PLOTTABLE
20. INTEREST IN LEASE RECORDED IN DEED BOOK 12098 AT PAGE 2218 AND FINANCIAL STATEMENT RECORDED AS INSTRUMENT NO. 7133537 - NOT PLOTTABLE
21. TERMS AND CONDITIONS OF LEASE TO SEARS, ROEBUCK AND CO. CONTAINED IN DEED BOOK 5575 AT PAGE 167 - NOT PLOTTABLE
22. TERMS AND CONDITIONS OF LEASE TO SUBWAY REAL ESTATE CORP. CONTAINED IN DEED BOOK 6031 AT PAGE 14 - SHOWN ON SURVEY
23. TERMS AND CONDITIONS OF LEASE TO GENERAL CINEMA THEATRES OF NEW JERSEY CONTAINED IN DEED BOOK 5443 AT PAGE 833 - NOT PLOTTABLE
24. TERMS AND CONDITIONS OF LEASE TO BRIAD RESTAURANT GROUP, LLC CONTAINED IN DEED BOOK 5442 AT PAGE 34 - NOT PLOTTABLE

11/02/18	Revised per PB comments	2
09/27/18	Revised per town comments	1
Date	Description	No.

REVISIONS

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1 "Preparation of Land Surveys", and to the best of my professional knowledge, information and belief, and in my professional opinion, accurately represents the conditions found on the date of the field survey of the subject property."

DAVID R. AVERY
SIGNATURE
PROFESSIONAL LAND SURVEYOR
NJ Lic. No. 24GS03964600

LANGAN
Langan Engineering and Environmental Services, Inc.
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24G27696400

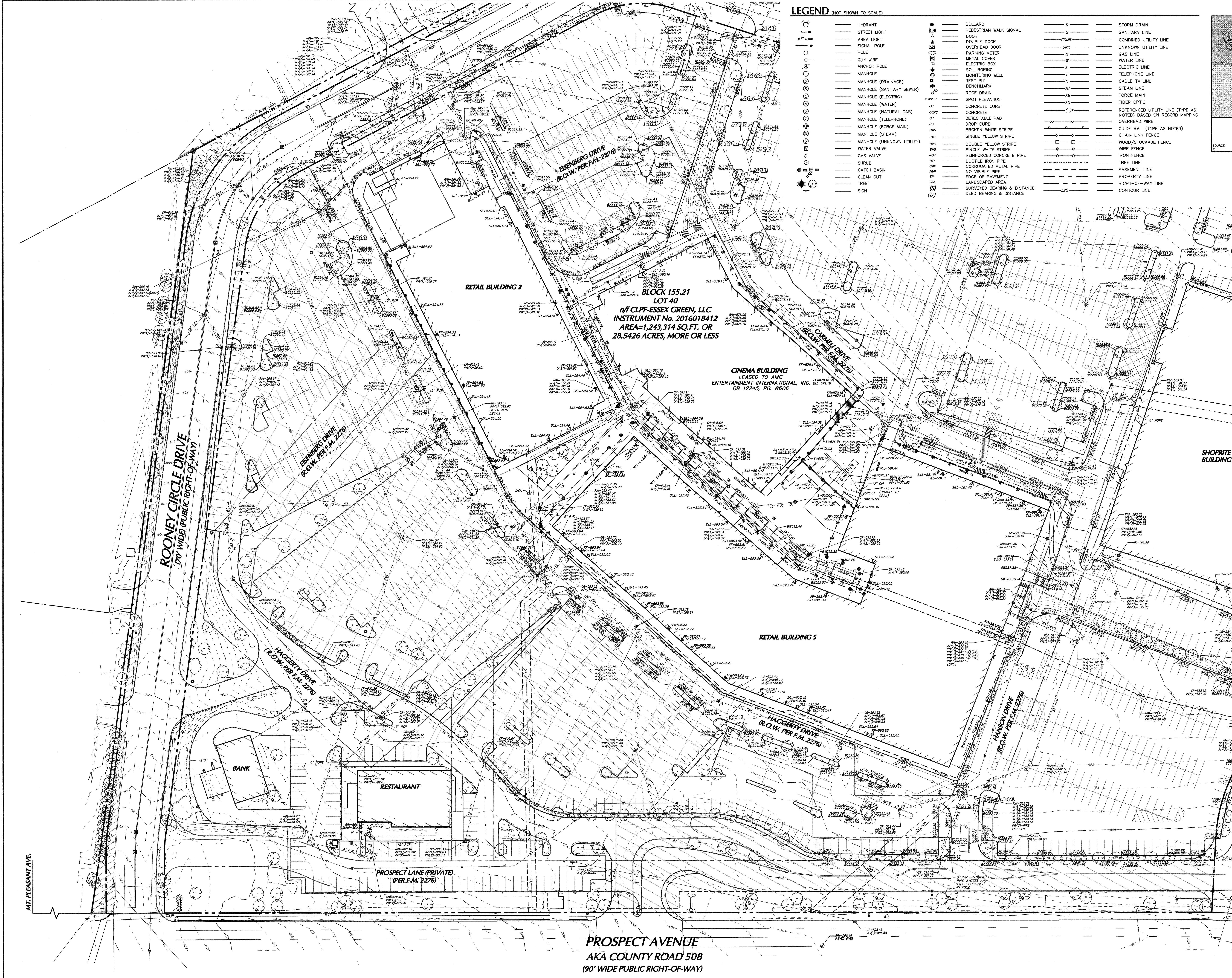
Project
ESSEX GREEN SHOPPING CENTER
CITY OF WEST ORANGE
NEW JERSEY

BOUNDARY AND TOPOGRAPHIC SURVEY

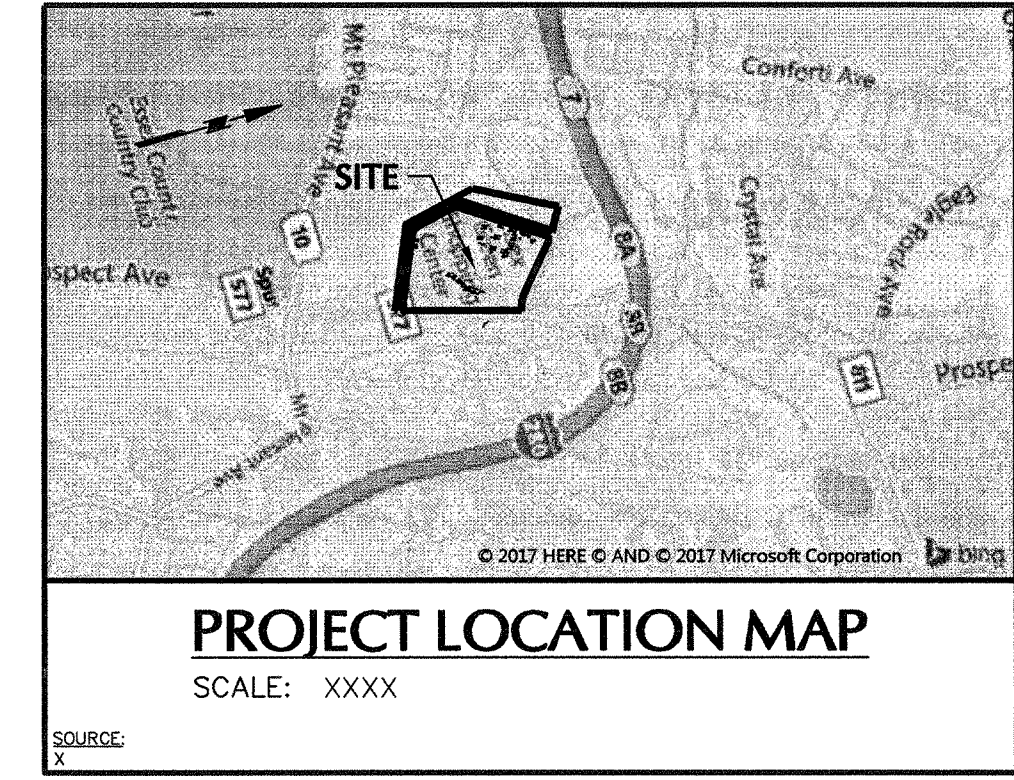
Project No.	100621801	Drawing No.	VT101
Date	JUNE 30, 2017	Drawn By	14550
Checked By	DRB	Sheet	1 of 3

REFERENCES:

- A. "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP BLOCK 155.21 LOTS 40, 40.03 AND 40.04, ESSEX GREEN SHOPPING CENTER, WEST ORANGE, ESSEX COUNTY, NEW JERSEY", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, DATED AUGUST 20, 2002 AND REVISED TO AUGUST 18, 2006
- B. "ESSEX GREEN SHOPPING PLAZA, WEST ORANGE, NEW JERSEY", FILED IN THE ESSEX COUNTY CLERK'S OFFICE ON MARCH 28, 1997 IN CASE 2276
- C. "SUBDIVISION PLAT PLAN, PRISM GREEN ASSOCIATES III, LLC, #475 PROSPECT AVENUE, LOT 26.02, BLOCK 155, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", FILED IN THE ESSEX COUNTY CLERK'S OFFICE ON OCTOBER 24, 2011 AS MAP #4587
- D. "SURVEY, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N.J.", PREPARED BY DONOFRIO ENGINEERS, P.C., DATED NOVEMBER 20, 1996 (LOT 40.02)
- E. "SURVEY, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N.J.", PREPARED BY DONOFRIO ENGINEERS, P.C., DATED NOVEMBER 20, 1996 (LOT 42.02)
- F. "AS-BUILT SURVEY OF ESSEX GREEN SHOPPING CENTER, LOT 40 BLOCK 155.21, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY", PREPARED BY MCCORMACK-PETRY, P.C., DATED OCTOBER 8, 1999
- G. "PUBLIC SERVICE ELECTRIC AND GAS COMPANY, ELECTRIC DEPARTMENT, MAP SHOWING LOCATION OF LANDS TO BE CONVEYED FOR STREET PURPOSES TO ESSEX GREEN, INC., SITUATED IN THE TOWN OF WEST ORANGE, ESSEX COUNTY, N.J.", DATED OCTOBER 18, 1986, REVISED TO JANUARY 9, 1997
- H. "WEST ORANGE SWITCHING STATION, MAP OF PROPERTY SITUATED IN THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N.J.", DATED JAN. 25, 1989
- I. "LAND MAP, PUBLIC SERVICE ELECTRIC & GAS CO., LANDS ACQUIRED FOR ROSELAND-WEST ORANGE TRANSMISSION LINE, FROM STATION 214+01 TO STATION 229+23", DATED JANUARY 1932
- J. "BOUNDARY AND TOPOGRAPHIC SURVEY, BLOCK 155, LOT 26.01, WEST ORANGE TOWNSHIP, ESSEX COUNTY, NEW JERSEY WEST ORANGE SWITCHING STATION", PREPARED BY DRESNER ROBIN, DATED MARCH 29, 2016, SHEET 1 OF 3
- K. "ESSEX COUNTY HIGHWAY DEPARTMENT, PROSPECT AVENUE, WEST ORANGE, PROPERTY ACQUISITION", FILE NO. 17-89-86
- L. "MAP OF PROPOSED ROAD, TOWN ROAD TO MT. PLEASANT AVE., PREPARED BY ROBERT P. MORAN, SHEET NO. SD 21
- M. "SITE PLAN OF ESSEX GREEN SHOPPING CENTER, TOWN OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY WILLIAM DIMARZO & SON INC. LAST REVISED MARCH 2, 1977.



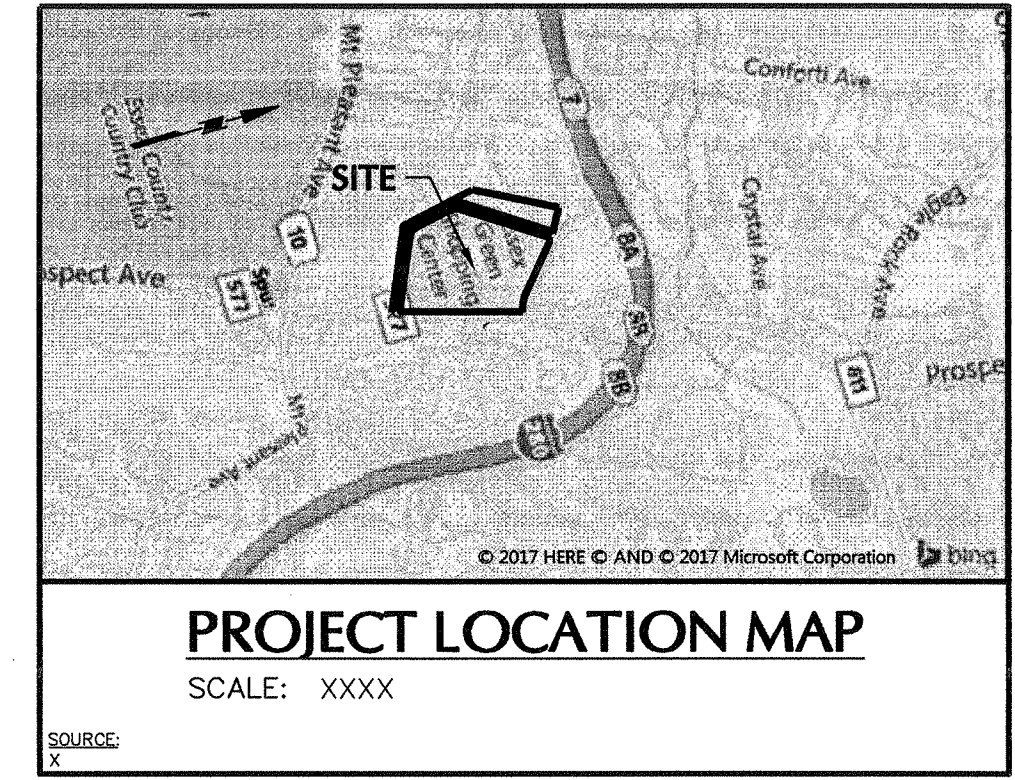
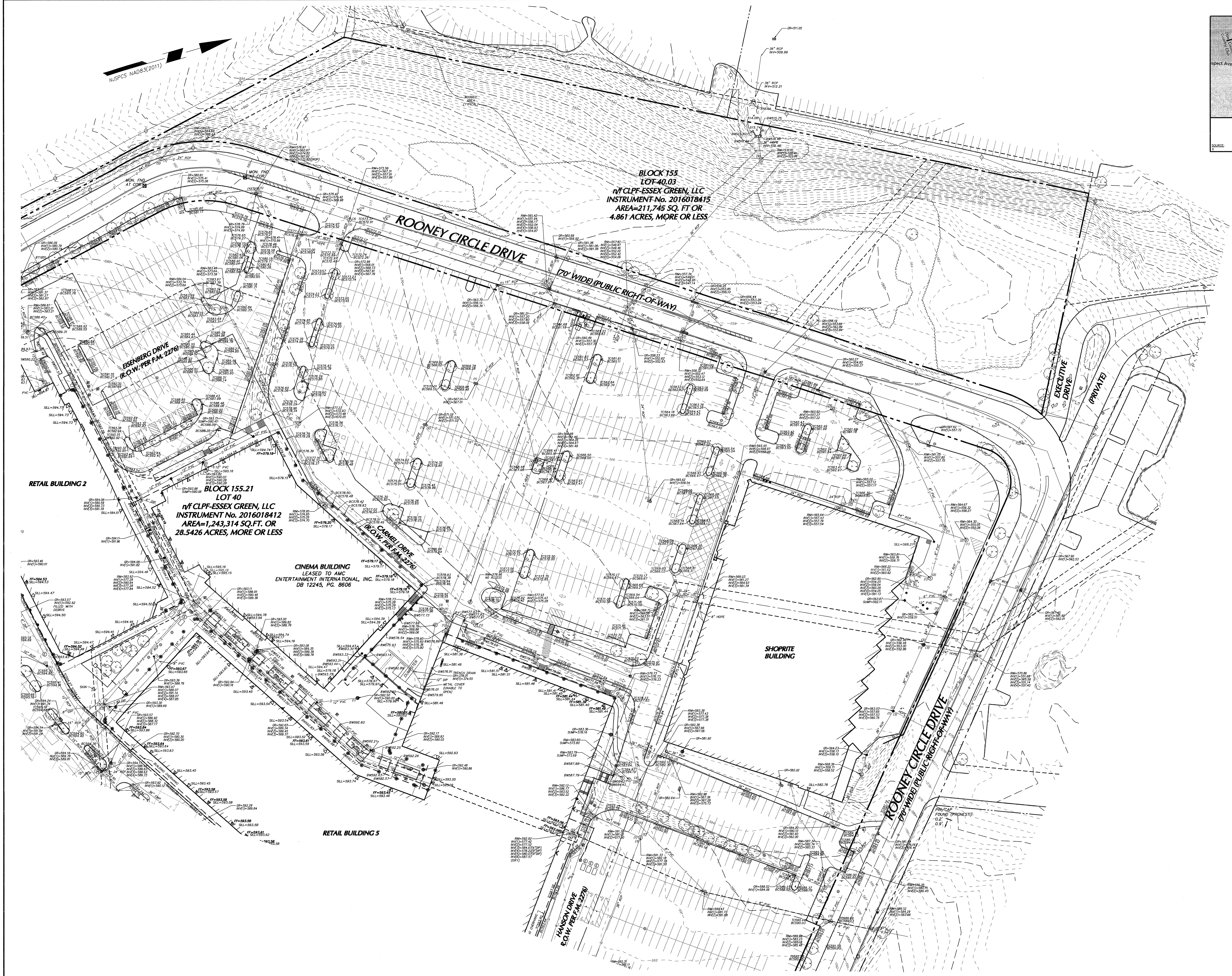
LEGEND (NOT SHOWN TO SCALE)			
	HYDRANT		BOLLARD
	STREET LIGHT		PEDESTRIAN WALK SIGNAL
	AREA LIGHT		DOOR
	SIGNAL POLE		DOUBLE DOOR
	POLE		OVERHEAD DOOR
	GUY WIRE		PARKING METER
	ANCHOR POLE		METAL COVER
	MANHOLE		ELECTRIC BOX
	MANHOLE (DRAINAGE)		SOIL BORING
	MANHOLE (SANITARY SEWER)		MONITORING WELL
	MANHOLE (ELECTRIC)		TEST PIT
	MANHOLE (WATER)		BENCHMARK
	MANHOLE (NATURAL GAS)		ROOF DRAIN
	MANHOLE (TELEPHONE)		SPOT ELEVATION
	MANHOLE (FORCE MAIN)		CONCRETE CURB
	MANHOLE (STEAM)		CONCRETE
	MANHOLE (UNKNOWN UTILITY)		DETECTABLE PAD
	WATER VALVE		DROP CURB
	GAS VALVE		BROKEN WHITE STRIPE
	SHRUB		SINGLE YELLOW STRIPE
	CATCH BASIN		DOUBLE YELLOW STRIPE
	CLEAN OUT		SINGLE WHITE STRIPE
	TREE		REINFORCED CONCRETE PIPE
	SIGN		DUCTILE IRON PIPE
			CORRUGATED METAL PIPE
			NO VISIBLE PIPE
			EDGE OF PAVEMENT
			LANDSCAPED AREA
			SURVEYED BEARING & DISTANCE
			DED BEARING & DISTANCE
			STORM DRAIN
			SANITARY LINE
			COMBINED UTILITY LINE
			UNKNOWN UTILITY LINE
			GAS LINE
			WATER LINE
			ELECTRIC LINE
			TELEPHONE LINE
			CABLE TV LINE
			STEAM LINE
			FORCE MAIN
			FIBER OPTIC
			REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
			OVERHEAD WIRE
			GUIDE RAIL (TYPE AS NOTED)
			CHAIN LINK FENCE
			WOOD/STOCKADE FENCE
			WIRE FENCE
			IRON FENCE
			TREE LINE
			EASEMENT LINE
			PROPERTY LINE
			RIGHT-OF-WAY LINE
			CONTOUR LINE



PROJECT NO. #####

11/02/18	Revised per PB comments	2
09/27/18	Revised per town comments	1
Date	Description	No.
REVISIONS		
"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with N.J.C. 13:40-5.1 "Proportion of Land Surveys", and to the best of my professional knowledge, information and belief, and in my professional opinion, accurately represents the conditions found on the date of the field survey of the subject property."		
SIGNATURE DAVID R. AVERY DATE SIGNED 11/02/18		
PROFESSIONAL LAND SURVEYOR NJ Lic. No. 246503964600		
LANGAN Langan Engineering and Environmental Services, Inc. 300 Kimball Drive Parsippany, NJ 07054		
T: 973.560.4900 F: 973.560.4901 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 246503964600		
Project		
ESSEX GREEN SHOPPING CENTER		
CITY OF WEST ORANGE NEW JERSEY		
Drawing Title		
BOUNDARY AND TOPOGRAPHIC SURVEY		
Project No.	Drawing No.	
100621801	VT102	
Date	JUNE 30, 2017	
Drawn By	15=40'	
Checked By	BP DRA	
JUNE 30, 2017	Sheet 2 of 3	

PROSPECT AVENUE
AKA COUNTY ROAD 508
(90' WIDE PUBLIC RIGHT-OF-WAY)



11/02/18	Revised per PB comments	2
09/27/18	Revised per town comments	1
Date	Description	No.
REVISIONS		
I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with N.J.A.C. 15:40-5.1 "Preparation of Land Survey", and to the best of my professional knowledge, information and belief, and in my professional opinion, accurately represents the conditions found on the date of the field survey at the subject property.		
SIGNATURE: DAVID R. AVERY DATE SIGNED: 11/2/18 PROFESSIONAL LAND SURVEYOR NJ Lic. No. 240503964600		
LANGAN Langan Engineering and Environmental Services, Inc. 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 240427986400		
Project: ESSEX GREEN SHOPPING CENTER		
CITY OF WEST ORANGE NEW JERSEY		
Drawing Title: BOUNDARY AND TOPOGRAPHIC SURVEY		
Project No. 100621801	Drawing No. VT103	
Date: JUNE 30, 2017		
Drawn By: BP		
Checked By: DRA	Sheet 3 of 3	