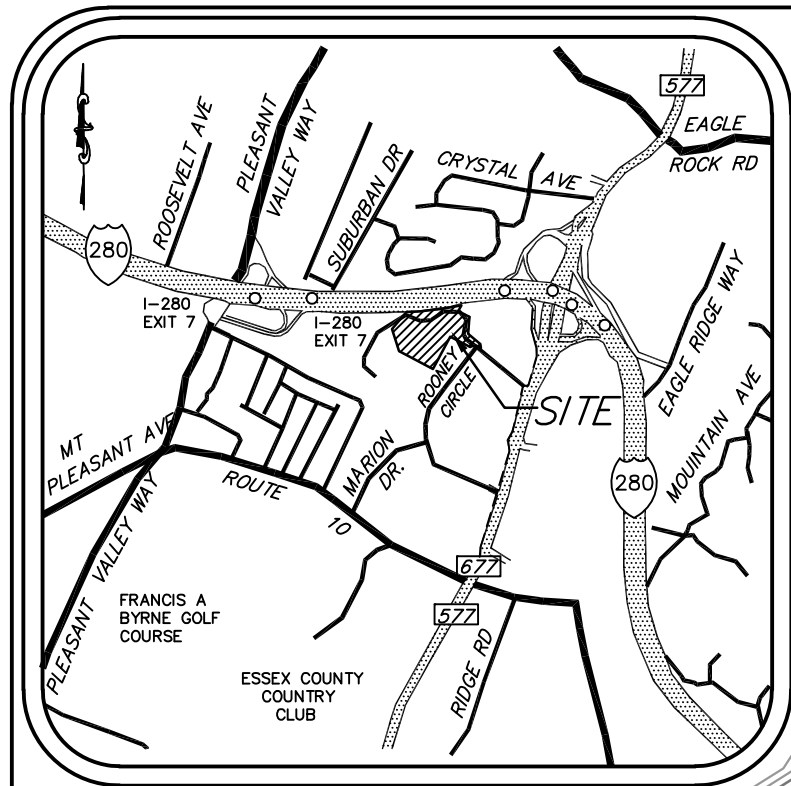
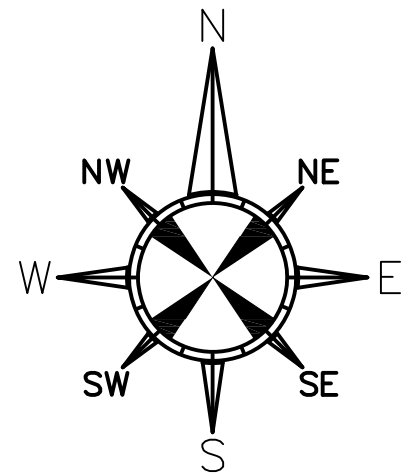




VICINITY MAP

LOT 42.01 BLOCK 155
NOW OR FORMERLY
WEST ORANGE OFFICE EXECUTIVE PARK



STATEMENT OF ENCROACHMENTS

- E1 UTILITY POLE LINE FROM ADJOINING PREMISES NO EASEMENT REPORTED
E2 SHARED ACCESS DRIVE LOCATED OUTSIDE OF DESCRIBED EASEMENT.
E3 LIGHT POLE 2.20' IN SIDE YARD SETBACK

UTILITY NOTE

- 1 LOCATIONS OF UTILITIES ARE SHOWN HEREON BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS FROM UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES. THE SOURCES OF THIS INFORMATION IS FROM PAINTED MARKOUT OF UTILITIES FOUND IN FIELD.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 3401300892F DATED JUNE 4, 2007 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON MARCH 13, 2020 BY ONLINE (<https://masc.fema.gov>)

TITLE LEGAL DESCRIPTION

All that certain lot, place or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of West Orange, County of Essex, State of New Jersey.

Tract II:

BEGINNING at a point on the northerly side line of Rooney Circle, said point being 753.47 feet along its various courses from its intersection with the westerly side line of Prospect Avenue. Said point also being a point of curve in the northerly side line of Rooney Circle; thence

1. North 42 degrees 30 minutes West a distance of 199.58 feet to a point; thence
2. North 12 degrees 33 minutes 03 seconds East a distance of 238.91 feet to a point on the southerly side line of Lot 41.02; thence
3. North 54 degrees 30 minutes 50 seconds West a distance of 149.02 feet to a point; thence
4. Along the westerly line of 41.02, North 35 degrees 29 minutes 10 seconds East a distance of 77.00 feet to a point on the side line of Interstate Highway Route 280; thence
5. Along said side line South 87 degrees 15 minutes 18 seconds West a distance of 235.19 feet to a point; thence
6. Still along the same North 88 degrees 47 minutes 20 seconds West a distance of 265.49 feet to a point; thence
7. Still along the same North 84 degrees 29 minutes 49 seconds West a distance of 153.44 feet to a point; thence
8. South 48 degrees 00 minutes 11 seconds West a distance of 263.39 feet to a point; thence
9. South 09 degrees 30 minutes 50 seconds East a distance of 273.28 feet to a point; thence
10. South 54 degrees 30 minutes 50 seconds East a distance of 469.30 feet to a point on the westerly line of the lands n/f Principal Life Insurance Co.; thence
11. Along said line, North 35 degrees 29 minutes 10 seconds East a distance of 433.70 feet to a point; thence
12. Along the northerly side line of said lands n/f Principal Life Insurance Co. South 54 degrees 30 minutes 50 seconds East a distance of 252.57 feet to a point on the northerly side line of Rooney Circle; thence
13. Easterly on a non-tangent curve to the right with a radius of 110.00 feet, a length along the arc of 134.86 feet, a bearing along the chord of South 77 degrees 42 minutes 13 seconds East and a distance along the chord of 126.86 feet to the point and place of BEGINNING.

NOTE: Being Lot 40.02, Block 155, on the Tax Map of the Township of West Orange, County of Essex State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN MADISON TITLE AGENCY POLICY, REFERENCE NO. MTANJ DATED DECEMBER 27, 2016.

ALTA/NSPS LAND TITLE SURVEY

FOR
EXECUTIVE PARK

PARTNER PROJECT NUMBER 20-275915.1 SITE NUMBER XX

ALTA SURVEY BASED AND RELIED ON BY MADISON TITLE AGENCY, POLICY NUMBER MTANJ-116937 CONTAINING AN EFFECTIVE DATE OF DECEMBER 27, 2016.

CERTIFICATION

TO: WEST ORANGE OFFICE EXECUTIVE PARK LLC, a Delaware limited liability 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 1-5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11, 13, 14 16-17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 13, 2020.

DATE OF PLAT OR MAP: MARCH XX, 2020.

Richard C. Mathews, PLS
New Jersey License No. 29353

PROPERTY ADDRESS:
100 EXECUTIVE DRIVE, WEST ORANGE, NEW JERSEY 07052

SURVEY PREPARED BY:
STIRES ASSOCIATES, P.A.
43 WEST HIGH STREET
SOMERVILLE, NJ 08876
TELEPHONE: 908-725-0230
EMAIL: cstires@stiresassociates.com
JOB 20075

SURVEYOR: RICHARD C. MATHEWS
REGISTRATION NUMBER: 29353
STATE OF REGISTRATION: NJ
FIELD DATE OF SURVEY 03/13/2020
LATEST REVISION DATE: 03/XX/2020

STAMP

SIGNATURE

PARTNER
Engineering and Science, Inc.

812 HURON RD, SUITE 235
CLEVELAND, OHIO 44115
T 440-809-8501
jdavenport@partneresi.com

<http://www.partneresi.com/>
PAGE 1 OF 1

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON DEED BOOK 12386 PAGE 4218 AND IS REFLECTED IN THE TITLE LEGAL DESCRIPTION. THE BEARING IS DENOTED AS BEARING DIRECTION

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	HANDICAP	TRAILER	PARTIAL	TOTAL
390	5	0	0	395

N3 DURING OUR FIELD SITE VISIT, THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILD ADDITIONS WITHIN RECENT MONTHS.

N4 THERE WAS NOT ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

N5 THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUND FOUND ON SITE.

N6 THE PROPERTY HAS ACCESS TO ROONEY CIRCLE A DEDICATED PUBLIC RIGHT OF WAY OVER EXECUTIVE DRIVE A PRIVATE RIGHT OF WAY.

N7 THE DISTANCE TO THE NEAREST INTERSECTING STREET BEING PROSPECT AVENUE A DEDICATED PUBLIC RIGHT OF WAY IS 753.47 FEET.

N8 NO OBSERVABLE EVIDENCE OF WETLANDS FOUND ON SITE.

N9 ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PROPERTY EITHER ENTER FROM A PUBLIC STREET (ROONEY CIRCLE) AND/OR PRIVATE UTILITY EASEMENTS SERVICING THE LOT.

- ☆ LIGHT POLE
○ HANDICAP SPACE
○ HYDRANT
+ SIGN (ROAD)
+ SIGN (PRIVATE)
+ UTILITY POLE
+ GUY ANCHOR
□ INLET
○ ELECTRIC JUNCTION BOX
+ FENCE
+ ELECTRIC/TELEPHONE CABLES
+ WATER LINE
+ OVERHEAD WIRES
+ STORM SEWER PIPE
+ SANITARY SEWER PIPE
OP GRATE
TC TOP OF CURB ELEVATION
BC BOTTOM OF CURB ELEVATION
FF ELEV. FINISHED FLOOR ELEVATION
- RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
FES FLARED END SECTION
BOLLARD (CONCRETE POST)
FLAGPOLE
WATER VALVE
SANITARY SEWER CLEANOUT
○ UTILITY MANHOLE
N NORTH
S SOUTH
E EAST
W WEST
+ ANGULAR DEGREES
+ ANGULAR MINUTES
+ ANGULAR SECONDS
R RADIUS
L LENGTH
C CHORD
BRG CHORD BEARING
CONCRETE

LEGEND

SURVEY RELATED ITEMS
CORRESPONDING TO SCHEDULE
B TITLE COMMITMENT

- 17 DECLARATION OF EASEMENTS AND COVENANTS AS RECORDED IN DEED BOOK 4578 PAGE 187 AFFECT THE SUBJECT PREMISES AS SHOWN HEREON.
- 19 UTILITY EASEMENT IN FAVOR OF PUBLIC SERVICE ELECTRIC AND GAS COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY AS RECORDED IN DEED BOOK 4503 PAGE 37 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.
- 20 EXCHANGE OF UTILITY AND SLOPE RIGHT EASEMENT AS RECORDED IN DEED BOOK 4503 PAGE 674 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.
- 21 DECLARATION OF EASEMENTS AND COVENANTS AS RECORDED IN DEED BOOK 3836 PAGE 459 IS BLANKET IN NATURE AND AFFECTS A PORTION OF THE PREMISES AS SHOWN HEREON.
- 21 AGREEMENT AS RECITED IN DEED BOOK 4499 PAGE 164 AFFECTS AND BENEFITS THE SUBJECT PREMISES, SLOPE EASEMENT AS SHOWN HEREON.
- 22 RIGHTS OF THE STATE OF NEW JERSEY AS RECORD IN DEED BOOK 4210 PAGE 241 AND DEED BOOK 4210 PAGE 258 AFFECT THE SUBJECT PREMISES AS SHOWN HEREON.
- 23 EASEMENT AS RECORDED IN DEED BOOK 3434 PAGE 565 DOES NOT AFFECT THE SUBJECT PREMISES.

NOT IN REPORT (FROM PRIOR SURVEY)

- X1 UTILITY EASEMENT IN FAVOR OF PUBLIC SERVICE ELECTRIC AND GAS COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY AS RECORDED IN DEED BOOK 4351 PAGE 26 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.

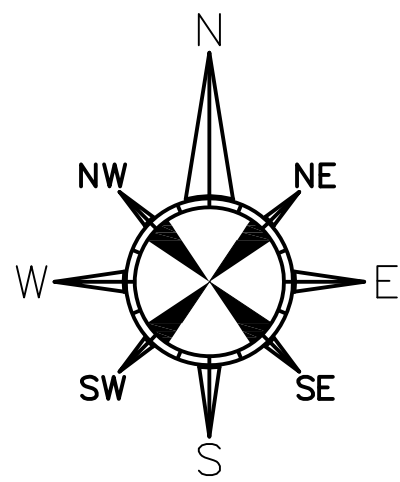
ZONING INFORMATION

LISTED BELOW ARE SETBACK, HEIGHT, AND FLOOR SPACE AREA RESTRICTIONS AS DISCLOSED BY APPLICABLE ZONING OR BUILDING CODES (BEYOND THOSE REQUIRED UNDER PARAGRAPH 5d OF THE ALTA STANDARDS) UNLESS "NONE" IS STATED BELOW. THE SOURCE OF THIS INFORMATION IS PARTNER ENGINEERING AND SCIENCE INC ZONING REPORT, PROJECT NUMBER 17-178987.6, DATE OF REPORT MARCH 29, 2017

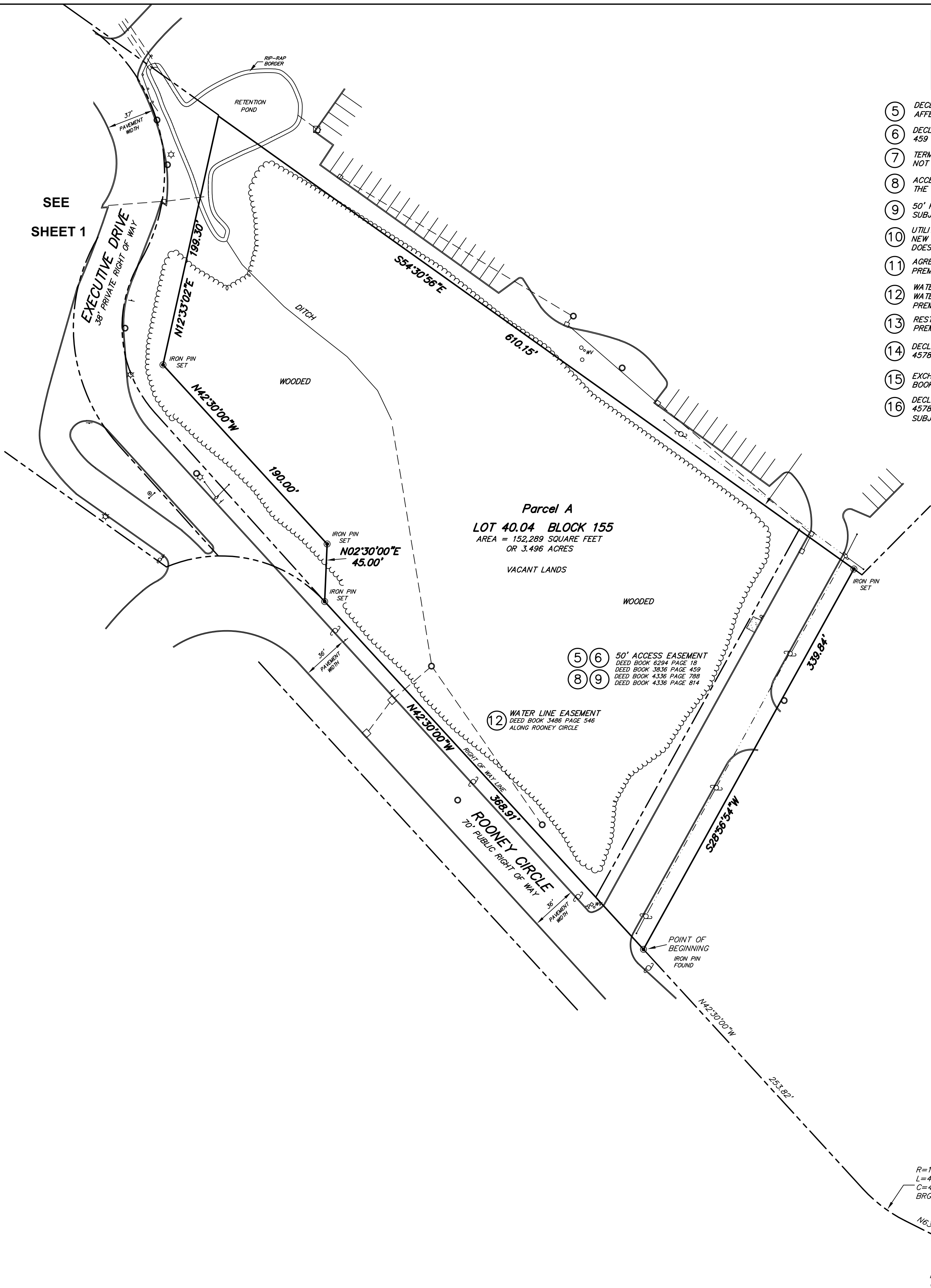
OB-1 ZONE - Office Building District

MINIMUM FRONT YARD 30 FEET
MINIMUM REAR YARD 30 FEET
MINIMUM SIDE YARD 10 + 8 FEET
MINIMUM LOT WIDTH 60 FEET
MINIMUM LOT AREA 10,000 SQ. FT.
MAXIMUM BUILDING COVERAGE 40%
MAXIMUM IMPV. LOT COVERAGE 50%
MAXIMUM HEIGHT 35 FEET
MAXIMUM STORIES 2.5

PARKING
PARKING REQUIREMENT 1 Space per 250 SQUARE FEET
TOTAL REQUIRED PARKING 373 SPACES



SEE
SHEET 1



SURVEY RELATED ITEMS
CORRESPONDING TO SCHEDULE
B TITLE COMMITMENT

- 5 DECLARATION OF ACCESS EASEMENTS AS RECORDED IN DEED BOOK 6294 PAGE 18 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.
- 6 DECLARATION OF EASEMENTS AND COVENANTS AS RECORDED IN DEED BOOK 3836 PAGE 459 IS BLANKET IN NATURE, AFFECTS THE SUBJECT PREMISES AND IS NOT SHOWN HEREON.
- 7 TERMS AND PROVISIONS OF LEASE AS RECORDED IN DEED BOOK 12097 PAGE 9544 DOES NOT AFFECT THE SUBJECT PREMISES.
- 8 ACCESS AND UTILITY EASEMENT AS RECORDED IN DEED BOOK 4336 PAGE 788 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.
- 9 50' PERPETUAL EASEMENT AS RECORDED IN DEED BOOK 4336 PAGE 814 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.
- 10 UTILITY EASEMENT IN FAVOR OF PUBLIC SERVICE ELECTRIC AND GAS COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY AS RECORDED IN DEED BOOK 4351 PAGE 26 DOES NOT AFFECT THE SUBJECT PREMISES.
- 11 AGREEMENT AS RECITED IN DEED BOOK 4499 PAGE 164 DOES NOT AFFECT THE SUBJECT PREMISES.
- 12 WATER LINE EASEMENT IN OR ALONG ROONEY CIRCLE IN FAVOR OF COMMONWEALTH WATER COMPANY AS RECORDED IN DEED BOOK 3486 PAGE 546 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.
- 13 RESTRICTIONS AS RECORDED IN DEED BOOK 3401 PAGE 425 AFFECT THE SUBJECT PREMISES, ARE BLANKET IN NATURE AND NOT SHOWN HEREON.
- 14 DECLARATION OF EASEMENTS AND COVENANTS AS RECORDED IN DEED BOOK 4578 PAGE 187 DOES NOT AFFECT THE SUBJECT PREMISES.
- 15 EXCHANGE OF UTILITY AND SLOPE RIGHT EASEMENT AS RECORDED IN DEED BOOK 4503 PAGE 674 DOES NOT AFFECT THE SUBJECT PREMISES.
- 16 DECLARATION OF EASEMENTS AND COVENANTS AS RECORDED IN DEED BOOK 4578 PAGE 187 SUPPLEMENTED BY DEED BOOK 4620 PAGE 1011 DOES NOT AFFECT THE SUBJECT PREMISES.

TITLE LEGAL DESCRIPTION

Real property in the Township of West Orange, County of Essex, State of New Jersey, described as follows:

PARCEL A:

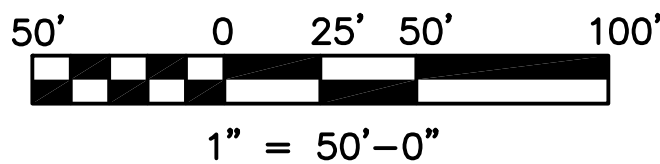
Commencing at the intersection of the Westerly side sideline of Prospect Avenue (90 feet wide) and the Northerly sideline of Rooney Circle Drive (70 feet wide) and running the following courses and distances to the point of Beginning:

- (A) Along said Northerly sideline of Rooney Circle Drive North 63 degrees 22 minutes 20 seconds West, a distance of 88.83 feet to a point; thence,
- (B) Still along the same on a curve to the right having a radius of 115.00 feet, an arc distance of 41.89 feet, being subtended by a chord bearing North 52 degrees 56 minutes 10 seconds West, 41.66 feet to a point; thence,
- (C) North 42 degrees 30 minutes 00 seconds West, a distance of 253.82 feet to the point of Beginning and running; thence,
 1. North 42 degrees 30 minutes 00 seconds West, a distance of 368.91 feet; thence,
 2. North 02 degrees 30 minutes 00 seconds East, a distance of 45.00 feet; thence,
 3. North 42 degrees 30 minutes 00 seconds West, a distance of 190.00 feet; thence,
 4. North 12 degrees 33 minutes 02 seconds East, a distance of 199.30 feet; thence,
 5. South 54 degrees 30 minutes 56 seconds East, a distance of 610.15 feet; thence,
 6. South 28 degrees 56 minutes 54 seconds West, a distance of 339.84 feet to the point of Beginning.

NOTE: FOR INFORMATION ONLY: Being Lot(s) 40.04, Block(s) 155; Tax Map of the Township of Wet Orange, County of Essex, State of New Jersey.

- 5 6 50' ACCESS EASEMENT
DEED BOOK 6294 PAGE 18
DEED BOOK 3836 PAGE 459
DEED BOOK 4336 PAGE 788
DEED BOOK 4336 PAGE 814
- 8 9

- 12 WATER LINE EASEMENT
DEED BOOK 3486 PAGE 546
ALONG ROONEY CIRCLE



ALTA/NSPS LAND TITLE SURVEY
EXECUTIVE PARK
TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY

PARTNER
Engineering and Science, Inc.

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