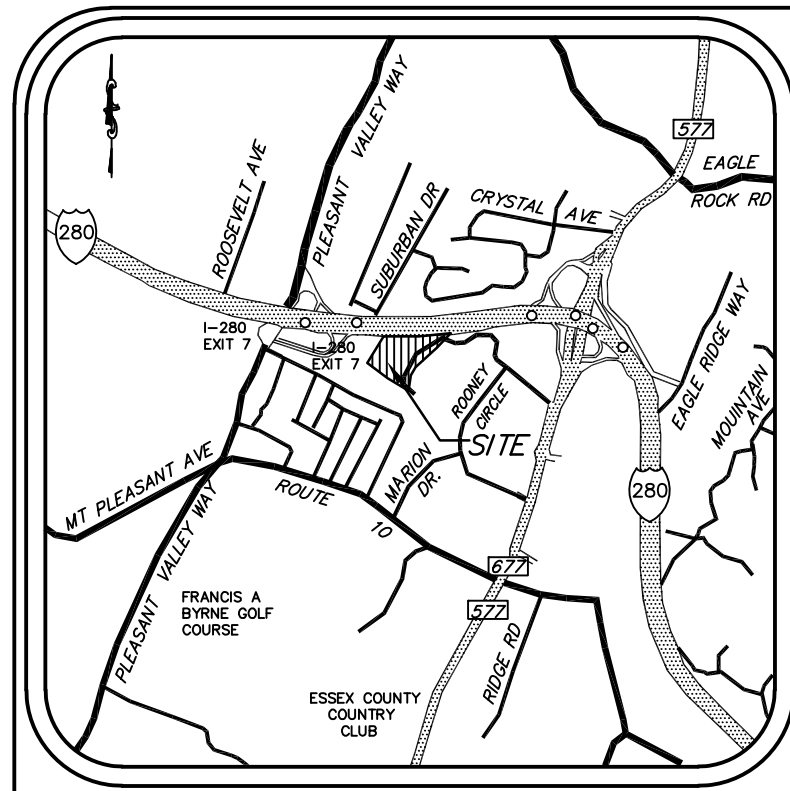
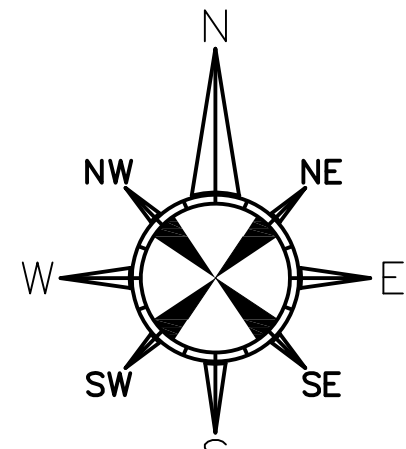




VICINITY MAP



STATEMENT OF ENCROACHMENTS

E1 GENERATOR 8.34' FEET WITHIN SETBACK

UTILITY NOTE

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. 3401300092F 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://msc.fema.gov)

TITLE LEGAL DESCRIPTION

All that certain lot, piece 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 IV:

BEGINNING at a point on the southerly line of land n/f of Paragon Enterprises (said property line being the dividing line between Paragon Enterprise and lands n/f of Public Service Electric and Gas Company) said point being North 54 degrees 30 minutes 50 seconds West a distance of 675.00 feet from the corner formed by the intersection of the northerly line of lands n/f of Public Service Electric and Gas Company and the dividing line between lands n/f of Paragon Enterprises and land n/f of Centre Properties Co. and running; thence

1. Along a new line North 12 degrees 47 minutes 33 seconds East a distance of 196.87 feet; thence
2. Still along the same North 35 degrees 29 minutes 10 seconds East a distance of 123.00 feet; thence
3. Still along the same, North 51 degrees 57 minutes 20 seconds East a distance of 362.26 feet to a corner of lands known as Block 155 Lot 408; thence
4. Along the westerly line of said lot North 48 degrees 00 minutes 11 seconds East a distance of 263.39 feet to a point on the sideline of Interstate Route I-280; thence
5. Along the sideline of Route I-280 South 88 degrees 48 minutes 49 seconds West a distance of 411.21 feet; thence
6. Still along the same North 85 degrees 58 minutes 30 seconds West a distance of 449.84 feet; thence
7. South 36 degrees 01 minute 20 seconds West a distance of 395.79 feet to the northerly sideline of lands n/f of Public Service Electric & Gas Company; thence:
8. Along same, South 48 degrees 44 minutes 45 seconds East a distance of 328.35 feet; thence
9. Still along the same, South 54 degrees 30 minutes 50 seconds East a distance of 306.69 feet to the point and place of BEGINNING.

NOTE: Being Lot 42.01, Block 155, 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 X

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:
300 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 20076

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 6202 PAGE 940 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
485	9	0	0	494

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 ALONG EXECUTIVE DRIVE TO ROONEY CIRCLE A DEDICATED PUBLIC RIGHT OF WAY IS 1149.52 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	ROP REINFORCED CONCRETE PIPE
✱ HANDICAP SPACE	CMP CORRUGATED METAL PIPE
⚡ HYDRANT	FES FLARED END SECTION
⚡ SIGN (ROAD)	⚡ FLANGE (CONCRETE POST)
⚡ SIGN (PRIVATE)	⚡ WATER VALVE
⚡ UTILITY POLE	⚡ SANITARY SEWER CLEANOUT
⚡ GUY ANCHOR	⚡ UTILITY MANHOLE
⚡ ELECTRIC JUNCTION BOX	
	N NORTH
	S SOUTH
	E EAST
	W WEST
	° ANGULAR DEGREES
	' ANGULAR MINUTES
	" ANGULAR SECONDS
	R RADIUS
	L LENGTH
	C CHORD
	BC CHORD BEARING
GR GRATE	BC BOTTOM OF CURB ELEVATION
TC TOP OF CURB ELEVATION	FF FINISHED FLOOR ELEVATION
FF ELEV. FINISHED FLOOR ELEVATION	

LEGEND

NEW JERSEY INTERSTATE HIGHWAY ROUTE 280

VARIABLE WIDTH PUBLIC RIGHT OF WAY

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 17-176987.6, 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	502 SPACES

SURVEY RELATED ITEMS
CORRESPONDING TO SCHEDULE
B TITLE COMMITMENT

13 RESTRICTIONS AS RECORDED IN DEED BOOK 4784 PAGE 444 AFFECT THE SUBJECT PREMISES. RESTRICTIONS DEAL WITH CONSTRUCTION OF IMPROVEMENTS IN ACCORDANCE WITH SITE PLAN APPROVAL AND VARIANCES FOR BUILDING HEIGHT AND PARKING IN FRONT OF BUILDING. RESTRICTIONS NOT SHOWN HEREON.

17 DECLARATION OF EASEMENTS AND COVENANTS AS RECORDED IN DEED BOOK 4578 PAGE 187 AFFECT THE SUBJECT PREMISES AS SHOWN HEREON.

18 RESTRICTIONS AS RECORDED IN DEED BOOK 3401 PAGE 425 AND DEED BOOK 3401 PAGE 422 AFFECT THE SUBJECT PREMISES. ARE BLANKET IN NATURE AND NOT 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.

25 SUPPLEMENT TO DECLARATION OF EASEMENTS AND COVENANTS AS RECORDED IN DEED BOOK 4620 PAGE 1011 BENEFITS THE SUBJECT PREMISES AS SHOWN HEREON.

