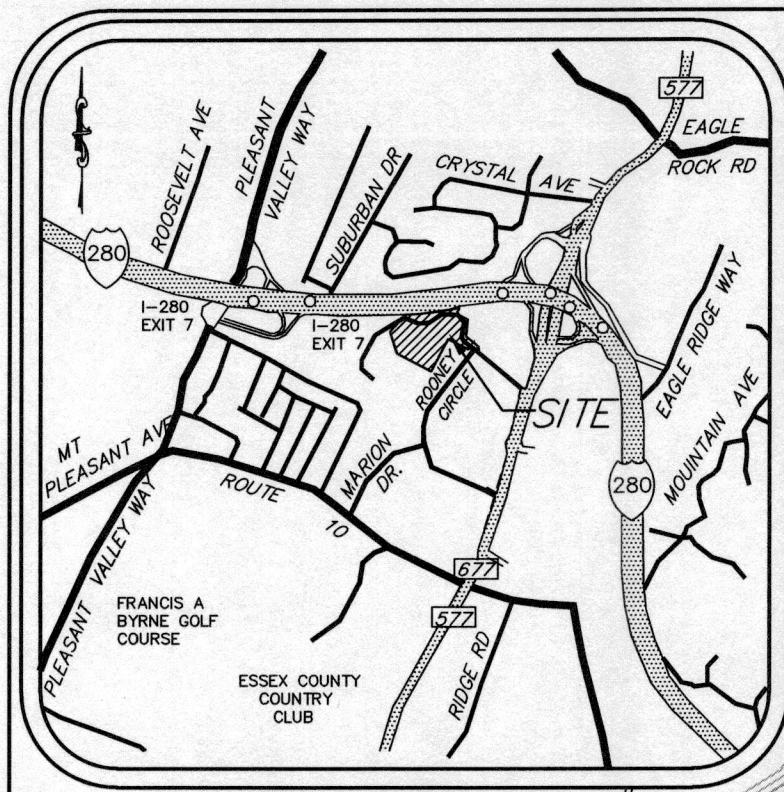




VICINITY MAP

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

17 EXECUTIVE DRIVE
50' PRIVATE RIGHT OF WAY
ROADWAY EASEMENT 4 DEED BOOK 4578 PAGE 187

17 SANITARY SEWER
DEED BOOK 4578 PAGE 187

LOT 42.02 BLOCK 155
NOW OR FORMERLY
WEST ORANGE OFFICE EXECUTIVE PARK
200' EXECUTIVE DRIVE

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.



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. 34013000282 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)

- LIGHT POLE
- HANDICAP SPACE
- HYDRANT
- SIGN (ROAD)
- UTILITY POLE
- GUY ANCHOR
- INLET
- ELECTRIC JUNCTION BOX
- FENCE
- ELECTRIC/TELEPHONE CABLES
- WATER LINE
- OVERHEAD WIRES
- STORM SEWER PIPE
- OR SEWER
- 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
- NORTH
- SOUTH
- EAST
- WEST
- ANGULAR DEGREES
- ANGULAR MINUTES
- ANGULAR SECONDS
- RADIUS
- LENGTH
- CHORD
- BRG CHORD BEARING
- CONCRETE

TITLE LEGAL DESCRIPTION

TRACT II:

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.

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 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 One 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 sideline 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.

Together with and subject to Exchange of Utility and Slope Right Easement as set forth in Deed Book 4503 page 674.

Together with existing beneficial right appurtenant out to the land as set forth in Deed Book 4499 page 164. NOTE: Being Lot(s) 40.02, Block 155, Tax Map of the Township of West Orange, County of Essex.

NOTE: Lot and Block shown for informational purposes only.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY, REFERENCE NO. GA-2246-20A DATED FEBRUARY 7, 2020.

ALTA/NSPS LAND TITLE SURVEY FOR EXECUTIVE PARK

PARTNER PROJECT NUMBER 20-275915.1 SITE NUMBER

ALTA SURVEY BASED AND RELIED ON BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NUMBER GA-2246-20A CONTAINING AN EFFECTIVE DATE OF FEBRUARY 07, 2020.

CERTIFICATION

TO: BNE ACQUISITIONS LLC;
GREEN ESSEX PARTNERS URBAN RENEWAL ENTITY, LLC.

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: MAY 11, 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: 04/20/2020

STAMP

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SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B II TITLE COMMITMENT

- 12 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.
- 12 AGREEMENT AS RECITED IN DEED BOOK 4499 PAGE 164 AFFECTS AND BENEFITS THE SUBJECT PREMISES, SLOPE EASEMENT AS SHOWN HEREON.
- 12 DECLARATION OF EASEMENTS AND COVENANTS AS RECORDED IN DEED BOOK 4336 PAGE 814 AND DEED BOOK 4582 PAGE 908 DOES NOT AFFECT THE SUBJECT PREMISES.
- 13 RIGHTS OF THE STATE OF NEW JERSEY AS RECORDED IN DEED BOOK 4210 PAGE 241 AND DEED BOOK 4210 PAGE 258 AFFECT THE SUBJECT PREMISES AS SHOWN HEREON.
- 14 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, BOOK 4588 PAGE 61 AND BOOK 4951 PAGE 111 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.
- 15 RESTRICTIONS AS CONTAINED IN DEED BOOK 3401 PAGE 422; BOOK 3401 PAGE 425 DOES NOT AFFECT THE SUBJECT PREMISES.
- 16 EXCHANGE OF UTILITY AND SLOPE RIGHT EASEMENT AS RECORDED IN DEED BOOK 4503 PAGE 674 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.
- 17 DECLARATION OF EASEMENTS AND COVENANTS AS CONTAINED IN DEED BOOK 4578, PAGE 187 AS AMENDED BY BOOK 4620 PAGE 1011 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.

LAND USE AND ZONING

[BLOCK 155, LOTS 40.02 & 42.02]

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.

EXECUTIVE DRIVE ESSEX GREEN REDEVELOPMENT AREA-EXECUTIVE DRIVE MULTI-FAMILY RESIDENTIAL	
MINIMUM LOT AREA	80,000 SQUARE FEET
MINIMUM LOT SETBACK	
BLOCK 155, LOT 26.01	15 FEET
BLOCK 155, LOT 40.03	15 FEET
BLOCK 155, LOT 40.04	75 FEET
ALL OTHER LOTS	0 FEET
MAXIMUM BUILDING HEIGHT	4 HABITABLE STORIES
MAXIMUM RESIDENTIAL DENSITY	24 UNITS PER ACRE
MAXIMUM IMPERVIOUS LOT COVERAGE	65%

OFF-STREET PARKING REQUIREMENTS	
MINIMUM DRIVE AISLE WIDTH:	
PARALLEL PARKING: 12 FT.	
90° PARKING: 10 FT.	
60° PARKING: 16 FT.	
90° PARKING: 24 FT (2-WAY)	
MINIMUM DRIVEWAY WIDTH	
2-WAY: 25 FT	
1-WAY: 14 FT	
MINIMUM PARKING SPACE DIMENSIONS	
LENGTH: 18 FT	
WIDTH: 9 FT	
REQUIRED PARKING:	
1 BEDROOM	
1.8 SPACES PER UNIT (162 DU) 1.8 SPACES/UNIT=292 SPACES	
2 BEDROOM	
2.0 SPACES PER UNIT (250 DU) 2.0 SPACES/UNIT=500 SPACES	
3 BEDROOM	
2.1 SPACES PER UNIT (13 DU) 2.1 SPACES/UNIT=27 SPACES	
TOTAL: 819 SPACES	

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

- 18 EASEMENTS AS CONTAINED IN DEED BOOK 4820 PAGE 1101; BOOK 4588 PAGE 65; BOOK 4951 PAGE 111; INSTRUMENT NUMBER 2020004555, AFFECTS THE SUBJECT PREMISES AS SHOWN.
- 19 RELEASE AGREEMENT AS CONTAINED IN DEED BOOK 4582 PAGE 908 DOES NOT AFFECT THE SUBJECT PREMISES IS BLANKET IN NATURE.
- 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 4331 PAGE 26 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.