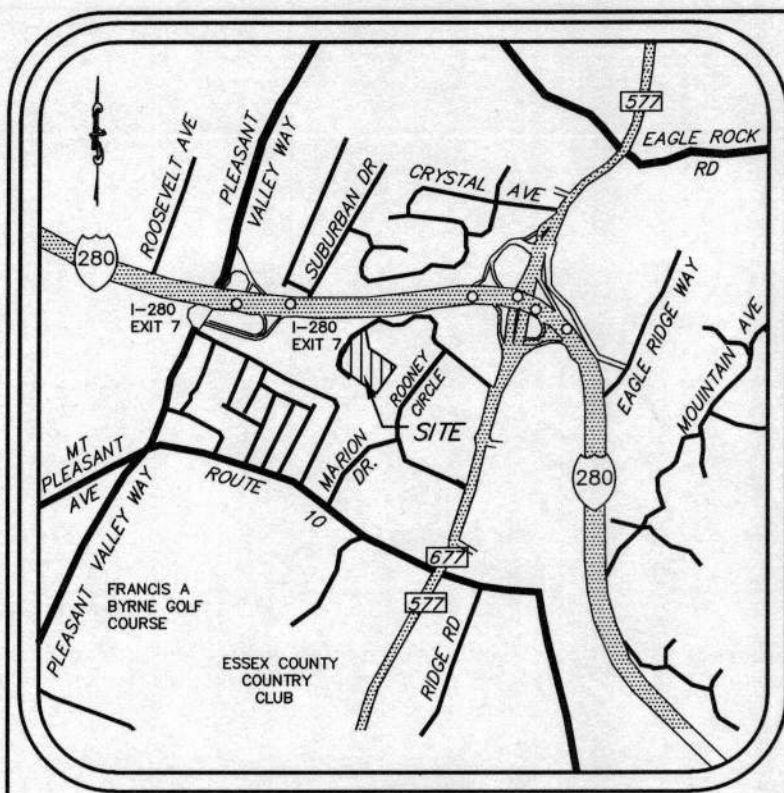
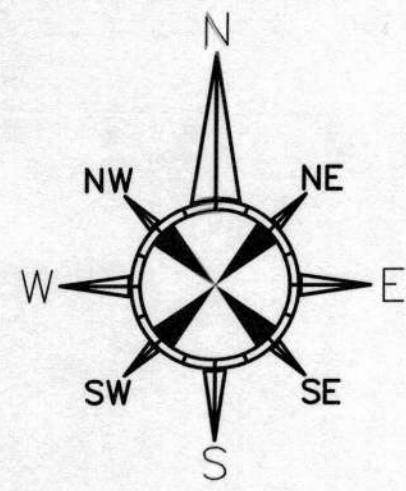




VICINITY MAP



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.

STATEMENT OF ENCROACHMENTS

- E1 SUBJECT'S GARAGE ENCROACHES OVER WATERLINE EASEMENT
E2 PARKING AREA FALLS WITHIN FRONT YARD SETBACK

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 17-178987.7, 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	426 SPACES

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	80,000 SQUARE FEET
MINIMUM LOT AREA	
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:	REQUIRED PARKING:
PARALLEL PARKING: 12 FT.	1. BEDROOM
30' PARKING: 11 FT.	1.8 SPACES PER UNIT
45' PARKING: 13 FT.	(182 DU) 1.8 SPACES/UNIT=292 SPACES
60' PARKING: 18 FT.	2. BEDROOM
90' PARKING: 24 FT (2-WAY)	2.0 SPACES PER UNIT
MINIMUM DRIVEWAY WIDTH	(200 DU) 2.0 SPACES/UNIT=500 SPACES
2-WAY: 25.4 FT	3. BEDROOM
1-WAY: 14 FT	2.1 SPACES PER UNIT
MINIMUM PARKING SPACE DIMENSIONS	(13 DU) 2.1 SPACES/UNIT=27 SPACES
LENGTH: 18 FT	TOTAL: 819 SPACES
WIDTH: 9 FT	

TITLE LEGAL DESCRIPTION

TRACT III:

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 easterly property line of lands nit of Paragon Enterprises which is the dividing line between said lands and the lands n/f Centre Properties Co., said point also being the southeasterly corner of the whole tract and is formed by the intersection of said property line and the southeasterly line of lands n/f of Public Service Electric and Gas Company and running Thence

1. Along the northerly line of lands n/f of Public Service Electric and Gas Company North 54 degrees 30 minutes 50 seconds West 675.00 feet; thence;
2. By a new line, North 12 degrees 47 minutes 33 seconds East, 196.87 feet; thence
3. By a new line, North 35 degrees 29 minutes 10 seconds East, 123 .00 feet; thence
4. By a new line, North 51 degrees 57 minutes 20 seconds East. 362.26 feet to a corner of lands known as Block 155 Lot 40B; thence
5. Along the line of said lot, South 09 degrees 30 minutes 50 seconds East, 273.28 feet; thence
6. Still along the same, South 54 degrees 30 minutes 50 seconds, East a distance of 455.00 feet to the easterly sideline of the tract, which sideline is also the dividing line between said tract and lands n/f of Centre Properties Co.; thence
7. Along said track line south 35 degrees 29 minutes 10 seconds west 458.77 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.

The above description is in accordance with a survey made by Partner Engineering & Science Inc. dated February 24, 2017 and last revised on May 4, 2017.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 42.02 in Tax Block 155 on the Official Tax Map of the Township of West Orange, Essex County, State of NJ.FOR INFORMATION PURPOSES ONLY:

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:
200 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: 04/20/2020
SIGNATURE

STAMP

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 2

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON DEED BOOK 6202 PAGE 924 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	9	0	0	399

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 PROPERTY IS LOCATED ON A PRIVATE DRIVE AND DOES NOT ABUT ANY PUBLIC RIGHT OF WAY.

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 SERVING THE LOT.

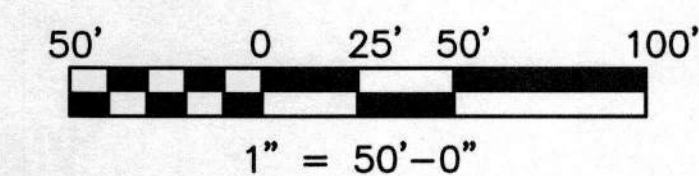
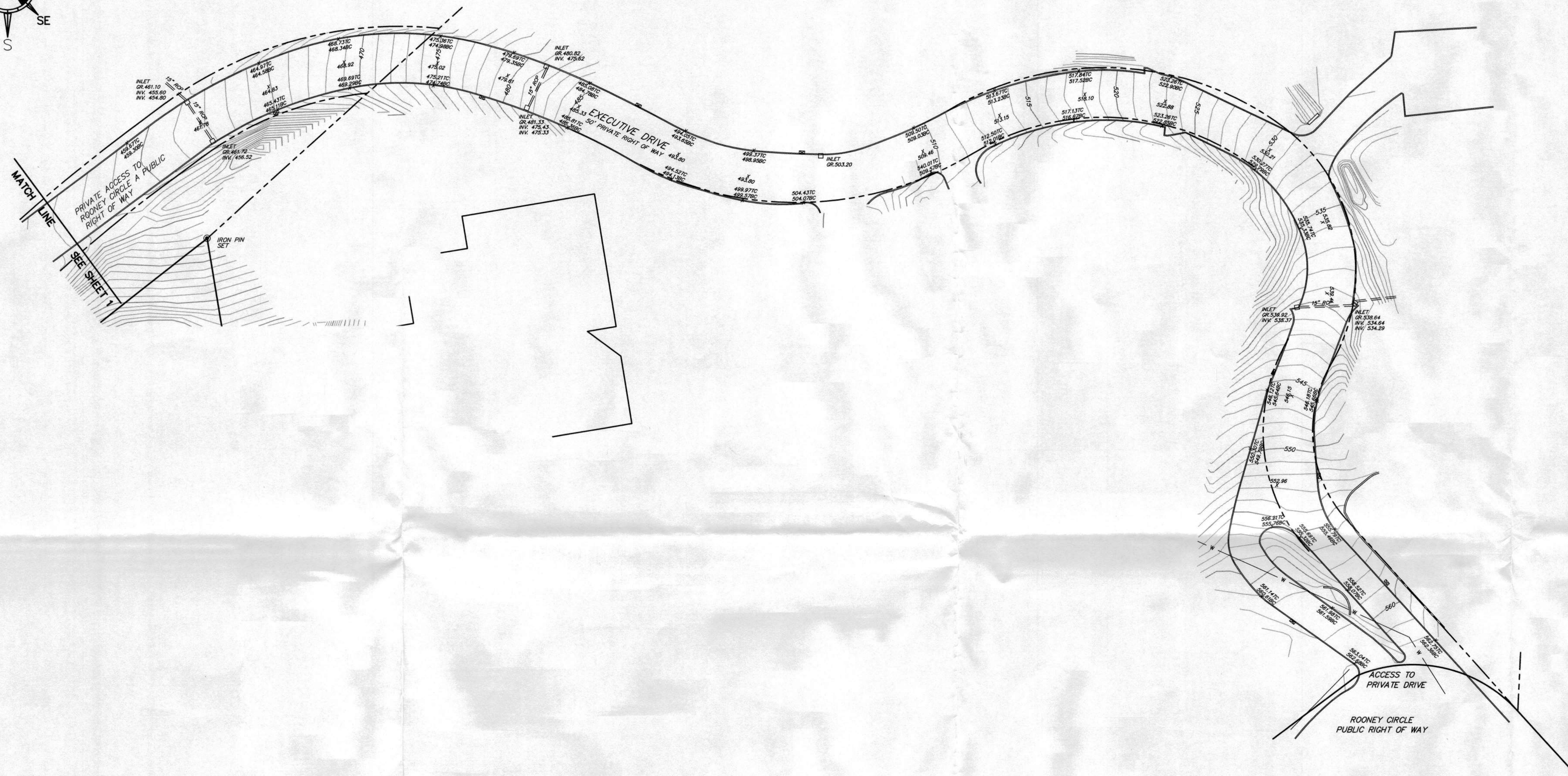
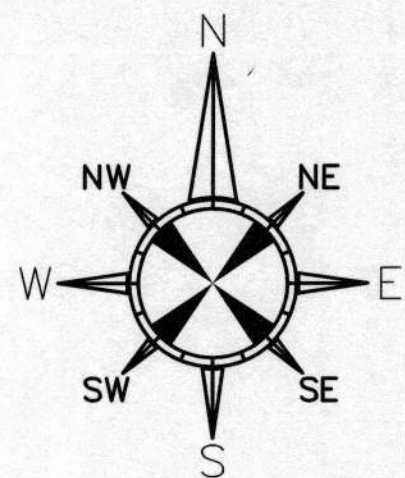
50' 0 25' 50' 100'
1" = 50'-0"

HANDICAP SPACE	LIGHT POLE
HYDRANT	BOLLARD (CONCRETE POST)
SIGN (ROAD)	FLAGPOLE
SIGN (PRIVATE)	WATER VALVE
UTILITY POLE	SANITARY SEWER CLEANOUT
GUY ANCHOR	UTILITY MANHOLE
ELECTRIC JUNCTION BOX	NORTH
FENCE	SOUTH
ELECTRIC/TELEPHONE CABLES	EAST
WATER LINE	WEST
OVERHEAD WIRES	ANGULAR DEGREES
STORM SEWER PIPE	ANGULAR MINUTES
SANITARY SEWER PIPE	ANGULAR SECONDS
TOP OF CURB ELEVATION	CONCRETE
BC BOTTOM OF CURB ELEVATION	
FF ELEV. FINISHED FLOOR ELEVATION	
RCP REINFORCED CONCRETE PIPE	
CMP CORRUGATED METAL PIPE	

LEGEND

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. 240132002F 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/>)



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

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