

SCHEDULE "B" ITEMS

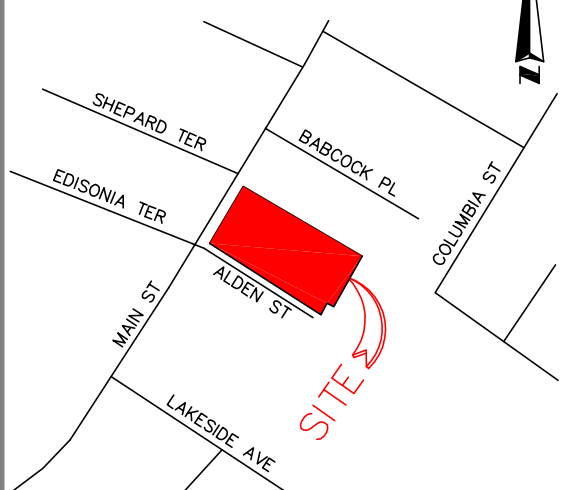
THERE ARE NO SURVEY RELATED AND/OR PLOTTABLE SCHEDULE "B" ITEMS.

SITE PICTURE



VICINITY MAP

NOT TO SCALE



LAND AREA

93,716± SQUARE FEET
2.151± ACRES

PARKING STALLS

REGULAR= 146 HANDICAP= 2
TOTAL= 148

STATEMENT OF ENCROACHMENTS

- ASPHALT PARKING AREA CROSSES INTO RIGHT OF WAY BY AT MOST, 4.4'.
- ASPHALT CROSSES INTO ADJOINING PROPERTY (SOUTHEAST) BY AT MOST, 3.0'.
- GUY ANCHOR CROSSES INTO SUBJECT PROPERTY, WITHOUT THE BENEFIT OF AN EASEMENT BY AT MOST, 6.6'.

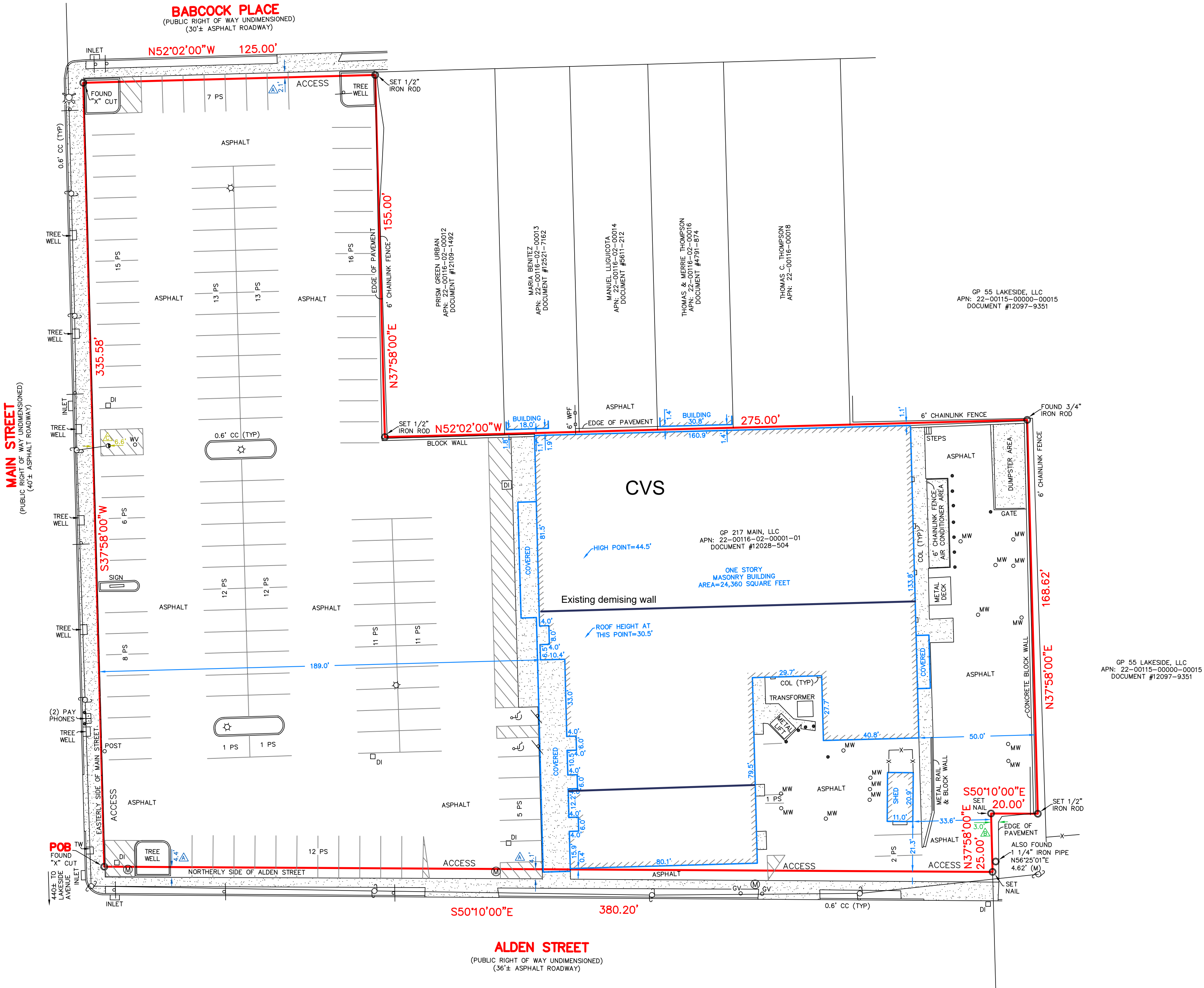
FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 34013C0111F, WHICH BEARS AN EFFECTIVE DATE OF 6/4/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

APN	ASSESSOR'S PARCEL NUMBER	●	BOLLARD
CC	CONCRETE CURB	○	CONCRETE SURFACE
COL	COLUMN	○	FIRE HYDRANT
DI	DRAINAGE INLET	○	GUY ANCHOR
CV	GAS VALVE	○	HANDICAP PARKING SPACE
MW	MONITORING WELL	○	LIGHT POLE
POB	POINT OF BEGINNING	○	MANHOLE
PS	PARKING SPACE(S)	○	NO PARKING AREA
TF	TRANSFORMER	○	SIGN
TW	TELEPHONE RISER	○	UTILITY POLE
TR	TREE WELL	○	
TYP	TYPICAL	○	
6"WP	6" WOOD PANEL FENCE	○	

1" = 30'
GRAPHIC SCALE
0 15 30 60



LEGAL DESCRIPTION

SHEET 1 OF 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, STATE OF NEW JERSEY BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF ALDEN STREET WITH THE EASTERLY SIDE OF MAIN STREET (FORMERLY VALLEY STREET) AND FROM THENCE RUNNING;

1. ALONG THE NORTHERLY SIDE OF ALDEN STREET, SOUTH 50 DEGREES 10 MINUTES EAST, 380.20 FEET, THENCE;
2. NORTH 37 DEGREES 58 MINUTES EAST, 25.00 FEET, THENCE;
3. SOUTH 50 DEGREES 10 MINUTES EAST, 20.00 FEET, THENCE;
4. NORTH 37 DEGREES 58 MINUTES EAST, 168.62 FEET, THENCE;
5. NORTH 52 DEGREES 02 MINUTES WEST, 275.00 FEET, THENCE;
6. NORTH 37 DEGREES 58 MINUTES EAST, 155.00 FEET TO THE SOUTHERLY SIDE OF BABCOCK PLACE, THENCE;
7. ALONG THE SOUTHERLY SIDE OF BABCOCK PLACE, NORTH 52 DEGREES 02 MINUTES WEST, 125.00 FEET, TO THE INTERSECTION OF THE SOUTHERLY SIDE OF BABCOCK PLACE WITH THE EASTERLY SIDE OF MAIN STREET, AND THENCE;
8. ALONG THE EASTERLY SIDE OF MAIN STREET, SOUTH 37 DEGREES 58 MINUTES WEST, 335.58 FEET, TO THE POINT AND PLACE OF BEGINNING.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 15482NJ, WITH AN EFFECTIVE DATE OF AUGUST 04, 2017.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO ALDEN STREET, BABCOCK PLACE & MAIN STREET, ALL OF WHICH ARE DEDICATED PUBLIC STREETS OR HIGHWAYS.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATION OF GRID NORTH.

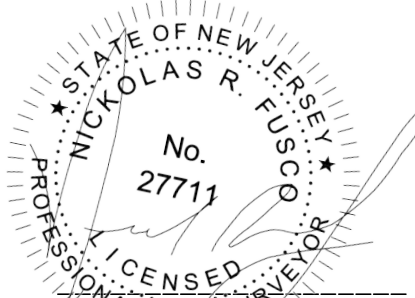
ALTA/NSPS LAND TITLE SURVEY

PROJECT NAME
CVS
217 MAIN STREET
ESSEX COUNTY WEST ORANGE, NJ

SURVEYOR'S CERTIFICATE

TO: MAPLE SVC1 LLC; KEARNY BANK AND FIDELITY NATIONAL TITLE INSURANCE 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, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/24/17. DATE OF PLAT OR MAP: 10/30/17.



REGISTERED SURVEYOR: NICKOLAS R. FUSCO
PROFESSIONAL LAND SURVEYOR NO.: 27711
CERTIFICATE OF AUTHORIZATION: 24GA28248400
STATE OF NEW JERSEY

11/8/17
DATE

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