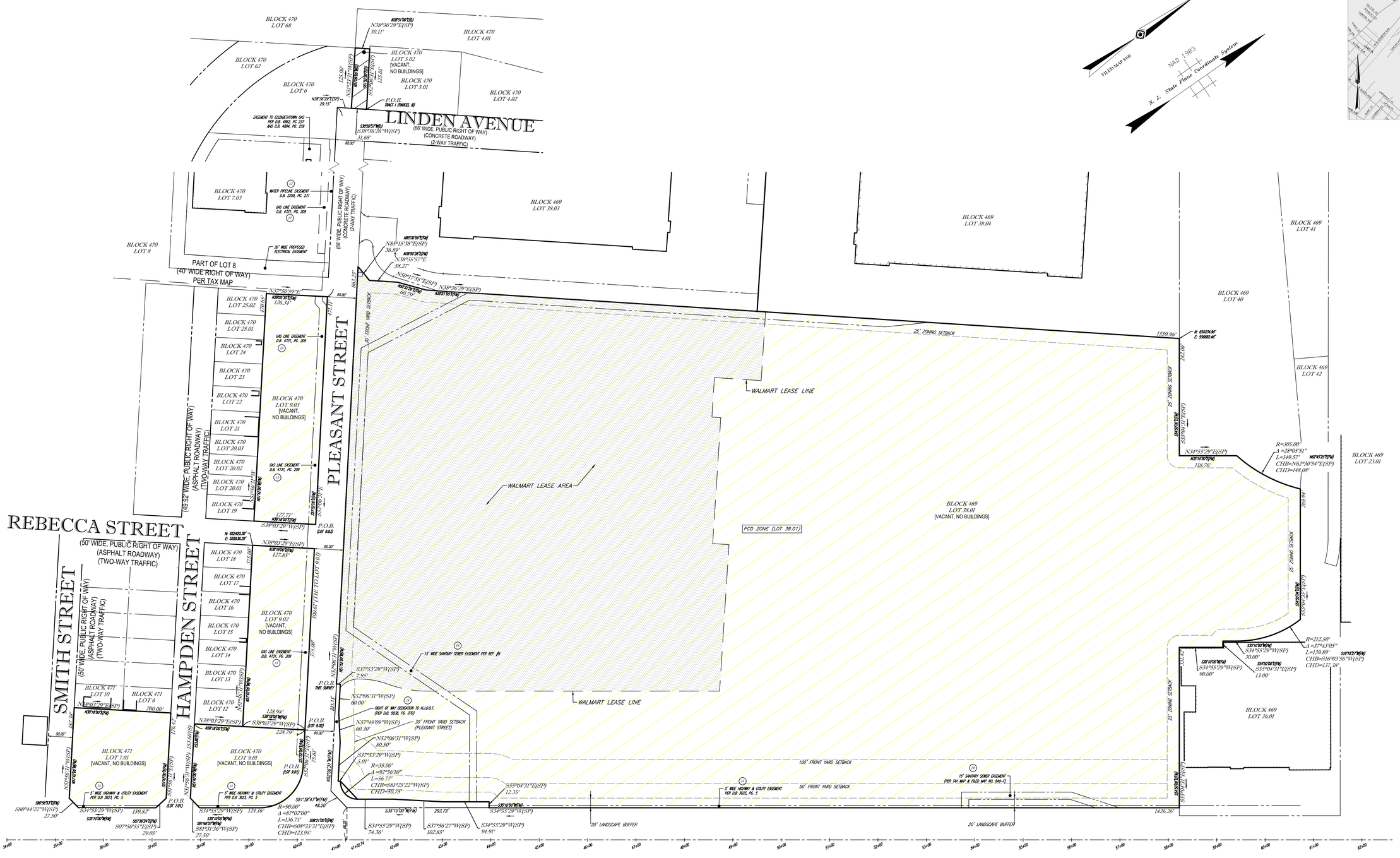

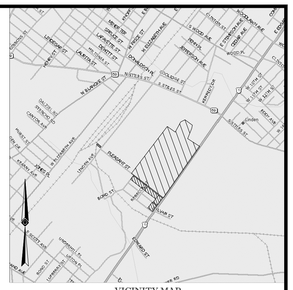

VICINITY MAP
©2008 DeLorme, Street Atlas USA
(NOT TO SCALE)

NOTE:
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SEE SHEET 7 OF 7 FOR NOTES AND REFERENCES

THIS SURVEY IS CERTIFIED TO:
-LINDEN DEVELOPMENT, LLC
-TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS
-WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP
-REPUBLIC TITLE OF TEXAS, INC.
-FIRST AMERICAN TITLE INSURANCE COMPANY

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN.	APPROVED.	DATE
5	REVISED PER RECEIPT OF UPDATED TITLE COMMITMENT	-	J.J.W.	J.D.S.	06-27-2018
4	REVISED PER RECEIPT OF UPDATED TITLE COMMITMENT	-	J.P.J.	J.D.S.	06-18-2018
3	REVISED PER CLIENT COMMENTS	-	J.P.J.	J.D.S.	03-13-2018
2	REVISED TO REMOVE RAILROAD EASEMENT	-	J.P.J.	J.D.S.	01-31-2018
1	REVISED LEGAL DESCRIPTIONS	-	T.J.M.	J.D.S.	11-30-2017

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06-27-2018
DATE

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

FIELD DATE	07-11-17
FIELD BOOK NO.	17-17
FIELD BOOK PG.	102
FIELD CREW	K.R./J.P.
DRAWN:	J.P.J.
REVIEWED:	G.J.G.
APPROVED:	J.D.S.
DATE	11-08-17
SCALE	1"=80'
FILE NO.	01-080079-11
DWG. NO.	1 OF 7

ALTA/NSPS LAND TITLE SURVEY
LINDEN DEVELOPMENT, LLC

EDGAR ROAD (A.K.A. US ROUTE 1 & 9)
BLOCK 469, LOT 38.01 / BLOCK 470, LOTS 5.02, 9.01, 9.02, & 9.03
BLOCK 471, LOT 7.01,
CITY OF LINDEN, UNION COUNTY, STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0099 - 908.668.9505 FAX
WWW.CPASURVEY.COM
CHALFONT, PA 215.712.2050
MT. LAUREL, NJ 609.857.0889
MANHATTAN, NY 646.780.0511
LONG ISLAND, NY 631.580.2640
SOUTHBOROUGH, MA 508.303.0103
BOSTON, MA 508.668.1519
ALBANY, NY 518.213.6144

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1.800.272.1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 110971489 (2011 MARKOUT)

UTILITY COMPANY	PHONE NUMBER	ADDRESS
AT&T	210.821.4105	- -
ELIZABETHTOWN GAS CO.	908.662.8353	520 GREEN LANE, UNION NJ, 07082
LEVEL 3 COMMUNICATIONS	720.888.1000	- -
ABOVENET COMMUNICATIONS	866.859.6971	- -
NJAWC	908.431.3223	1341 NORTH AVENUE, PLAINFIELD NJ, 07061
PRAXAIR, INC.	800.772.9247	- -
VERIZON	800.837.4966	- -
PSE&G	800.782.0067	P.O. BOX 1023, CRANFORD NJ, 07016
CITY OF LINDEN (SEWER)	908.474.8470	301 N. WOOD AVENUE, LINDEN NJ, 07036
NJDOT	609.530.2164	P.O. BOX 600, TRENTON NJ, 08625-0600

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LEGEND

N: 654234.90 NEW JERSEY PLANE COORDINATE (NORTHING)
E: 555936.29 NEW JERSEY PLANE COORDINATE (EASTING)
SUBJECT PREMISES
WALMART LEASE AREA

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED
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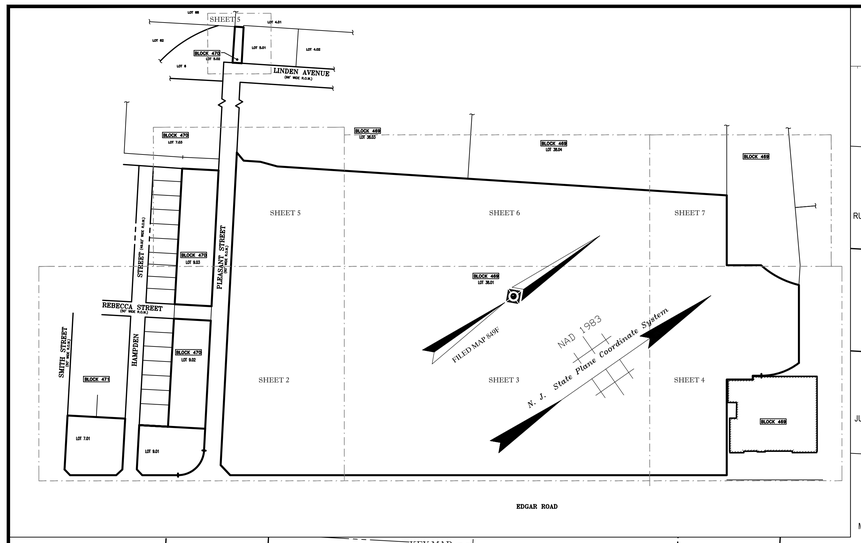
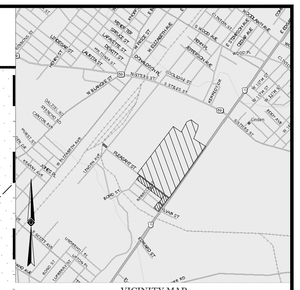


KEY MAP
(NOT TO SCALE)

MATCHLINE "B" - SEE SHEET 5 OF 7



VICINITY MAP
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(NOT TO SCALE)

REBECCA STREET
(50' WIDE, PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(TWO-WAY TRAFFIC)

PLEASANT STREET
(66' WIDE, PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(2-WAY TRAFFIC)

SMITH STREET
(50' WIDE, PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(TWO-WAY TRAFFIC)

HAMPDEN STREET
(49.92' WIDE, PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(TWO-WAY TRAFFIC)

EDGAR ROAD
(A.K.A. US ROUTE 1 & 9)
(F.K.A. N.J.S.H. ROUTE 25)
(VARIABLE WIDTH, PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(SOUTHBOUND TRAFFIC)

BLOCK 470 LOT 20.01 — N/F LANDS OF WOJCIECH TWARDOWSKI & IWONA KONOPKO D.B. 4838, PG. 191
BLOCK 470 LOT 19 — N/F LANDS OF RUI V & MARIA L LAVOURA D.B. 5920, PG. 964
BLOCK 470 LOT 18 — N/F LANDS OF JUAN & DIANA VILLAVICENCIO D.B. 5428, PG. 679
BLOCK 470 LOT 17 — N/F LANDS OF ELBA CERDEIRA & MERCEDES SANCHEZ D.B. 5726, PG. 322
BLOCK 470 LOT 16 — N/F LANDS OF KUMAR BHUPENDER D.B. 3814, PG. 143
BLOCK 470 LOT 15 — N/F LANDS OF JOSEPH F & JOAN M MELLETT
BLOCK 470 LOT 14 — N/F LANDS OF YASMIN & ZAHID HUSSAIN D.B. 5663, PG. 118
BLOCK 470 LOT 13 — N/F LANDS OF ROCCO & ANNMARIE PALI D.B. 5395, PG. 417
BLOCK 470 LOT 12 — N/F LANDS OF LEONARD OCHAL D.B. 4918, PG. 286
BLOCK 470 LOT 9.03 — N/F LANDS OF LINDEN DEVELOPMENT, LLC D.B. 5748, PG. 245
BLOCK 470 LOT 9.02 — N/F LANDS OF LINDEN DEVELOPMENT, LLC D.B. 5748, PG. 245 [VACANT, NO BUILDINGS]
BLOCK 470 LOT 9.01 — N/F LANDS OF LINDEN DEVELOPMENT, LLC D.B. 5748, PG. 238 [VACANT, NO BUILDINGS]
BLOCK 471 LOT 10 — N/F LANDS OF DOUGLAS D.B. 5693, PG. 241
BLOCK 471 LOT 6 — N/F LANDS OF DOUGLAS MELANCON & SUSAN BREWER D.B. 5537, PG. 357
BLOCK 471 LOT 7.01 — N/F LANDS OF LINDEN DEVELOPMENT, LLC D.B. 5748, PG. 252 [VACANT, NO BUILDINGS]
BLOCK 469 LOT 38.01 — N/F LANDS OF LINDEN DEVELOPMENT, LLC D.B. 5748, PG. 252 (PART OF TRACT 1 PARCEL 1 DB 5683 PG 241)

WALMART LEASE AREA
WALMART LEASE LINE
MATCHLINE "A" - SEE SHEET 3 OF 7

SEE SHEET 7 OF 7 FOR NOTES AND REFERENCES

LEGEND

124	EXISTING CONTOUR
125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
× TC 123.45	EXIST. TOP OF CURB ELEVATION
× G 122.95	EXIST. GUTTER ELEVATION
× TW 123.45	EXIST. TOP OF WALL ELEVATION
× BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
× FF 123.45	EXIST. FINISHED FLOOR ELEVATION
× GF 123.45	EXIST. GARAGE FLOOR ELEVATION
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
E	APPROX. LOC. UNDERGROUND ELEC. LINE
FO	APPROX. LOC. UNDERGROUND FIBER OPTIC LINE
S	APPROX. LOC. UNDERGROUND SAN. LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
	HYDRANT
	SIAMESE CONNECTION
WV	WATER VALVE
VALVE	UNKNOWN VALVE
GV	GAS VALVE
GM	GAS METER
EM	ELECTRIC METER
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
EMH	ELECTRIC MANHOLE
FOMH	FIBER OPTIC MANHOLE
MH	UNKNOWN MANHOLE
WMH	WATER MANHOLE
	CLEAN OUT
SB	SOIL BORING
	DETECTABLE WARNING PAD
UP	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE
	GUY WIRE
	STREET LIGHT
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL
	PAINTED ARROWS
	SIGN
	STREET SIGN
	BOLLARD
MW	MONITORING WELL
	MONITORING WELL ON CONC.
	AREA LIGHT
	CATCH BASIN OR INLET
	DECIDUOUS TREE & TRUNK SIZE
C.L.F.	CHAIN LINK FENCE
D.C.	DEPRESSED CURB
E.O.C.	EDGE OF CONC.
E.O.P.	EDGE OF PAVEMENT
G.L.	G.L.
L.S.A.	LANDSCAPED AREA
M.C.	METAL COVER
(TYP.)	TYPICAL
S.W.L.	SOLID WHITE LINE
S.Y.L.	SOLID YELLOW LINE
S.B.L.	SOLID BLUE LINE
D.Y.L.	DOUBLE YELLOW LINE
DA.W.L.	DASHED WHITE LINE
S.B.	STOP BAR
N.V.P.	NO VISIBLE PIPE
UNOBT.	UNOBTAINABLE
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
(FM)	FILED MAP
(SP)	STATE PLANE

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
5	REVISED PER RECEIPT OF UPDATED TITLE COMMITMENT	-	J.J.W.	J.D.S.	06-27-2018
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2	REVISED TO REMOVE RAILROAD EASEMENT	-	J.P.J.	J.D.S.	01-31-2018
1	REVISED LEGAL DESCRIPTIONS	-	T.J.M.	J.D.S.	11-30-2017

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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600
06-27-2018
DATE

FIELD DATE	07-11-17
FIELD BOOK NO.	17-17
FIELD BOOK PG.	102
FIELD CREW	K.R./J.P.
DRAWN:	J.P.J.
REVIEWED:	G.J.G.
APPROVED:	J.D.S.
DATE	11-08-17
SCALE	1"=30'
FILE NO.	01-080079-11
DWG. NO.	2 OF 7

ALTA/NSPS LAND TITLE SURVEY
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BLOCK 471, LOT 7.01,
CITY OF LINDEN, UNION COUNTY, STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0099 - 908.668.9595 FAX
WWW.CPASURVEY.COM
CHALFONT, PA 215.712.0800
MALVERN, PA 610.296.7000
MANALAPAN, NJ 848.702.0015
LONG ISLAND, NY 631.580.2685
SOUTHBOROUGH, MA 508.845.2400
ALBANY, NY 518.456.7310
ALBANY, NY 518.213.8100

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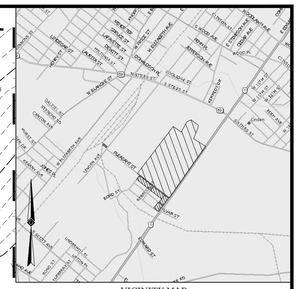

VICINITY MAP
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LEGEND

124	EXISTING CONTOUR
125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
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× G 122.95	EXIST. GUTTER ELEVATION
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OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
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S	APPROX. LOC. UNDERGROUND SAN. LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
	HYDRANT
	SIAMESE CONNECTION
WV	WATER VALVE
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GV	GAS VALVE
GM	GAS METER
EM	ELECTRIC METER
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
EMH	ELECTRIC MANHOLE
FOMH	FIBER OPTIC MANHOLE
MH	UNKNOWN MANHOLE
WMH	WATER MANHOLE
C/O	CLEAN OUT
SB	SOIL BORING
	DETECTABLE WARNING PAD
UP	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE
	GUY WIRE
	STREET LIGHT
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL
	PAINTED ARROWS
	SIGN
	STREET SIGN
	BOLLARD
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	MONITORING WELL ON CONC.
	AREA LIGHT
	CATCH BASIN OR INLET
	DECIDUOUS TREE & TRUNK SIZE
C.L.F.	CHAIN LINK FENCE
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APPROVED:	J.D.S.
DATE	11-08-17
SCALE	1"=30'
FILE NO.	01-080079-11
DWG. NO.	3 OF 7

ALTA/NSPS LAND TITLE SURVEY
LINDEN DEVELOPMENT, LLC

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CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0099 - 908.668.9595 FAX
WWW.CPASURVEY.COM
4 SHALEOST, PA 215 712-0800
NEW YORK, NY 646 380-6690
MANALEN, NY 646 380-6691
LONG ISLAND, NY 631 580-2685
SOUTHBOROUGH, MA 508 624-1000
BOSTON, MA 508 624-1000
ALBANY, NY 518 217-1561

NOTE:
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(IN FEET)
1 inch = 30 ft.

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CITY OF LINDEN (SEWER)	908.474.8470	301 N. WOOD AVENUE, LINDEN NJ, 07036
NJDOT	609.530.2164	P.O. BOX 600, TRENTON NJ, 08625-0600

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CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED
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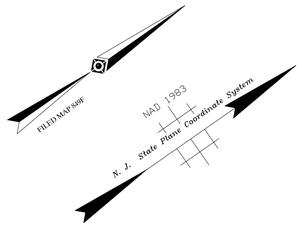
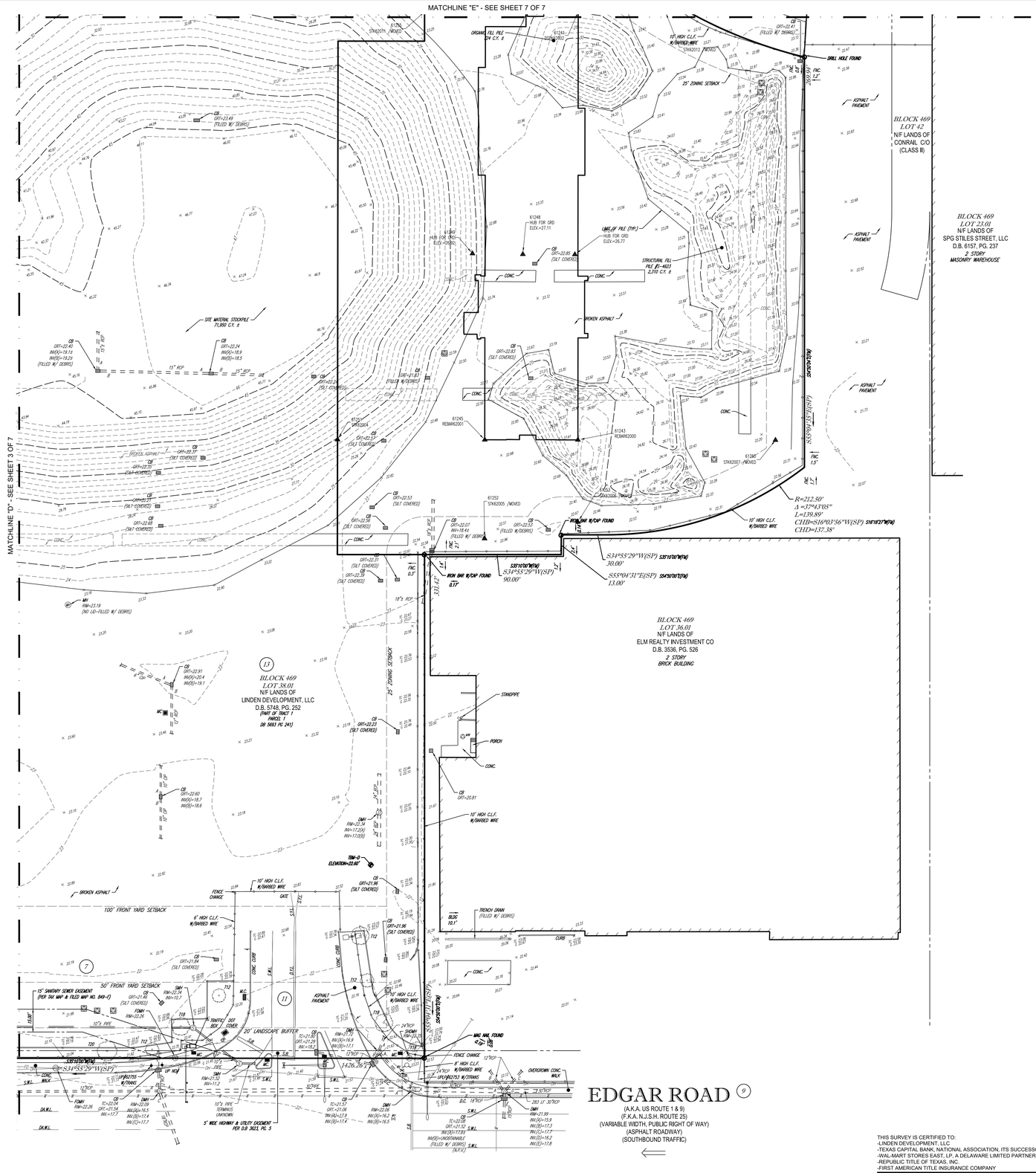
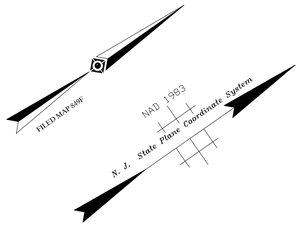
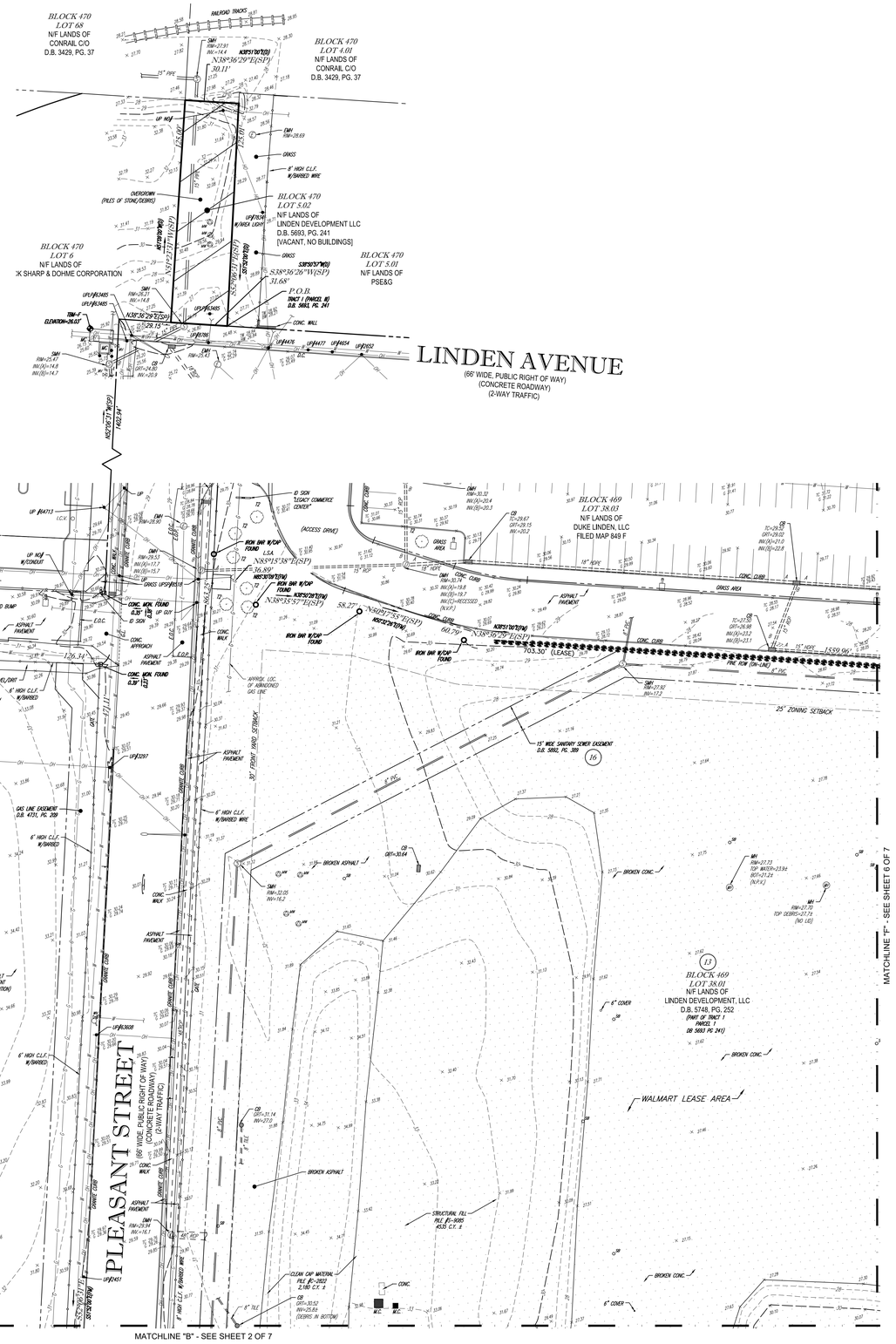
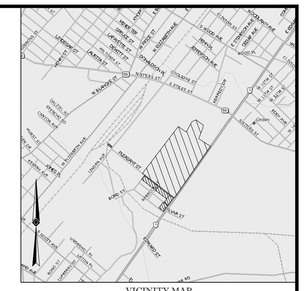



MATCHLINE "E" - SEE SHEET 7 OF 7
MATCHLINE "D" - SEE SHEET 3 OF 7
BLOCK 469
LOT 42
NF LANDS OF
CONRAIL C/O
(CLASS II)
BLOCK 469
LOT 23.01
NF LANDS OF
SPG STILES STREET, LLC
D.B. 6157, PG. 237
2 STORY
MASONRY WAREHOUSE
BLOCK 469
LOT 36.01
NF LANDS OF
ELM REALTY INVESTMENT CO
D.B. 3536, PG. 526
2 STORY
BRICK BUILDING
BLOCK 469
LOT 38.01
NF LANDS OF
LINDEN DEVELOPMENT, LLC
D.B. 5748, PG. 252
(PART OF TRACT 1
PARCEL 1
DB 5883 PG 241)
13
11
7
9
100' FRONT YARD SETBACK
50' FRONT YARD SETBACK
25' ZONING SETBACK
20' LANDSCAPE BUFFER
15' SANITARY SEWER EASEMENT
(PER TAX MAP & FILED MAP NO. 849-J)
5' WIDE HIGHWAY & UTILITY EASEMENT
PER D.B. 3623, PG. 5
EDGAR ROAD
(A.K.A. US ROUTE 1 & 9)
(F.K.A. N.J.S.H. ROUTE 25)
(VARIABLE WIDTH, PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(SOUTHBOUND TRAFFIC)
R=212.50'
Δ=37°43'05"
L=139.89'
CHB=S16°03'56"W(SP) S16°18'27"W(M)
CHD=137.38'
S34°55'29"W(SP) S35°10'30"W(M)
30.00'
S55°04'31"E(SP) S54°50'30"E(M)
13.00'
S35°10'30"W(M)
S34°55'29"W(SP)
90.00'
331.47'
1426.26'
IRON BAR W/CAP FOUND
0.17'
DRILL HOLE FOUND
MAG NAIL FOUND
0.2'
STANDPIPE
PORCH
CONC.
BROKEN ASPHALT
ASPHALT PAVEMENT
CURB
CONC. CURB
CONC. WALK
FENCE CHANGE
GATE
TRENCH DRAIN
(FILLED W/ DEBRIS)
OVERDOWN CONC. WALK
283' LF 30"RCP
TRAFFIC DOT BOX / COVER
TBM-A
ELEVATION=23.87
ORGANIC FILL PILE
24' C.Y. ±
STRUCTURAL FILL
PILE (E-1623)
2,310 C.Y. ±
SITE MATERIAL STOCKPILE
71,950 C.Y. ±
10' HIGH C.L.F.
W/BARBED WIRE
6' HIGH C.L.F.
W/BARBED WIRE
50' HIGH C.L.F.
W/BARBED WIRE
15" RCP
18" RCP
24" RCP
12" RCP
10" PIPE
10" PIPE TERMINUS UNKNOWN
UP W/LIGHT
UP W/LIGHTS W/TRANS
UP W/LIGHTS W/TRANS
UP W/LIGHTS W/TRANS







VICINITY MAP
©2008 DeLorme, Street Atlas USA
(NOT TO SCALE)

LEGEND

124	EXISTING CONTOUR
125	EXISTING SPOT ELEVATION
× 123.45	EXIST. TOP OF CURB ELEVATION
× G 122.95	EXIST. GUTTER ELEVATION
× TW 123.45	EXIST. TOP OF WALL ELEVATION
× BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
× FF 123.45	EXIST. FINISHED FLOOR ELEVATION
× GF 123.45	EXIST. GARAGE FLOOR ELEVATION
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
E	APPROX. LOC. UNDERGROUND ELEC. LINE
FO	APPROX. LOC. UNDERGROUND FIBER OPTIC LINE
S	APPROX. LOC. UNDERGROUND SAN. LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
	HYDRANT
	SIAMESE CONNECTION
WV	WATER VALVE
VALVE	UNKNOWN VALVE
GV	GAS VALVE
GM	GAS METER
EM	ELECTRIC METER
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
EMH	ELECTRIC MANHOLE
FOMH	FIBER OPTIC MANHOLE
MH	UNKNOWN MANHOLE
WMH	WATER MANHOLE
CO	CLEAN OUT
SB	SOIL BORING
	DETECTABLE WARNING PAD
UP	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE
	GUY WIRE
	STREET LIGHT
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL
	PAINTED ARROWS
	SIGN
	STREET SIGN
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MW	MONITORING WELL
	MONITORING WELL ON CONC.
	AREA LIGHT
	CATCH BASIN OR INLET
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C.L.F.	CHAIN LINK FENCE
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E.O.C.	EDGE OF CONC.
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L.S.A.	LANDSCAPED AREA
M.C.	METAL COVER
(TYP.)	TYPICAL
S.W.L.	SOLID WHITE LINE
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D.Y.L.	DOUBLE YELLOW LINE
D.W.L.	DASHED WHITE LINE
S.B.	STOP BAR
N.V.P.	NO VISIBLE PIPE
UNOBT.	UNOBTAINABLE
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
(FM)	FILED MAP
(SP)	STATE PLANE

NOTE:
PHYSICAL FEATURES SHOWN ARE THOSE EXISTING ON 07-11-17. CURRENT CONDITIONS HAVE NOT BEEN SHOWN.

SEE SHEET 7 OF 7 FOR NOTES AND REFERENCES

THIS SURVEY IS CERTIFIED TO:
-LINDEN DEVELOPMENT, LLC
-TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS
-WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP
-REPUBLIC TITLE OF TEXAS, INC.
-FIRST AMERICAN TITLE INSURANCE COMPANY

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED:	DATE
5	REVISED PER RECEIPT OF UPDATED TITLE COMMITMENT	-	J.J.W.	J.D.S.	06-27-2018
4	REVISED PER RECEIPT OF UPDATED TITLE COMMITMENT	-	J.P.J.	J.D.S.	06-18-2018
3	REVISED PER CLIENT COMMENTS	-	J.P.J.	J.D.S.	03-13-2018
2	REVISED TO REMOVE RAILROAD EASEMENT	-	J.P.J.	J.D.S.	01-31-2018
1	REVISED LEGAL DESCRIPTIONS	-	T.J.M.	J.D.S.	11-30-2017

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JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

06-27-2018
DATE

FIELD DATE: 07-11-17
FIELD BOOK NO.: 17-17
FIELD BOOK PG.: 102
FIELD CREW: K.R./J.P.
DRAWN: J.P.J.
REVIEWED: G.J.G.
APPROVED: J.D.S.
DATE: 11-08-17
SCALE: 1"=30'
FILE NO.: 01-080079-11
DWG. NO.: 5 OF 7

ALTA/NSPS LAND TITLE SURVEY
LINDEN DEVELOPMENT, LLC

EDGAR ROAD (A.K.A. US ROUTE 1 & 9)
BLOCK 469, LOT 38.01 / BLOCK 470, LOTS 5.02, 9.01, 9.02, & 9.03
BLOCK 471, LOT 7.01,
CITY OF LINDEN, UNION COUNTY, STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0099 - 908.668.9595 FAX
WWW.CPASURVEY.COM
4 HALLEONT, PA 215 712-0000
1 PENN PLAZA, NY NY 212-629-8588
MANHATTAN, NY 646-780-0415
LONG ISLAND, NY 631-780-2605
SOUTHBOROUGH, MA 508-624-4500
BOSTON, MA 508-685-1419
ALBANY, NY 518-217-9161

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1.800.272.1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 110971489 (2011 MARKOUT)

UTILITY COMPANY	PHONE NUMBER	ADDRESS
AT&T	210.821.4105	- -
ELIZABETHTOWN GAS CO.	908.662.8353	520 GREEN LANE, UNION NJ, 07082
LEVEL 3 COMMUNICATIONS	720.888.1000	- -
ABOVENET COMMUNICATIONS	866.659.6971	- -
NJAWC	908.431.3223	1341 NORTH AVENUE, PLAINFIELD NJ, 07061
PRAXAIR, INC.	800.772.9247	- -
VERIZON	800.837.4966	- -
PSE&G	800.782.0067	P.O. BOX 1023, CRANFORD NJ, 07016
CITY OF LINDEN (SEWER)	908.474.8470	301 N. WOOD AVENUE, LINDEN NJ, 07036
NJDOT	609.530.2164	P.O. BOX 600, TRENTON NJ, 08625-0600

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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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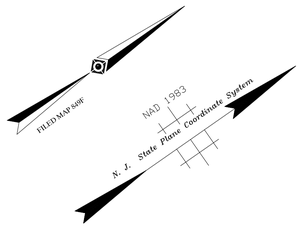

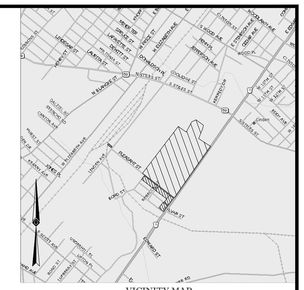

VICINITY MAP
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(NOT TO SCALE)

LEGEND

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× G 123.95	EXIST. TOP OF WALL ELEVATION
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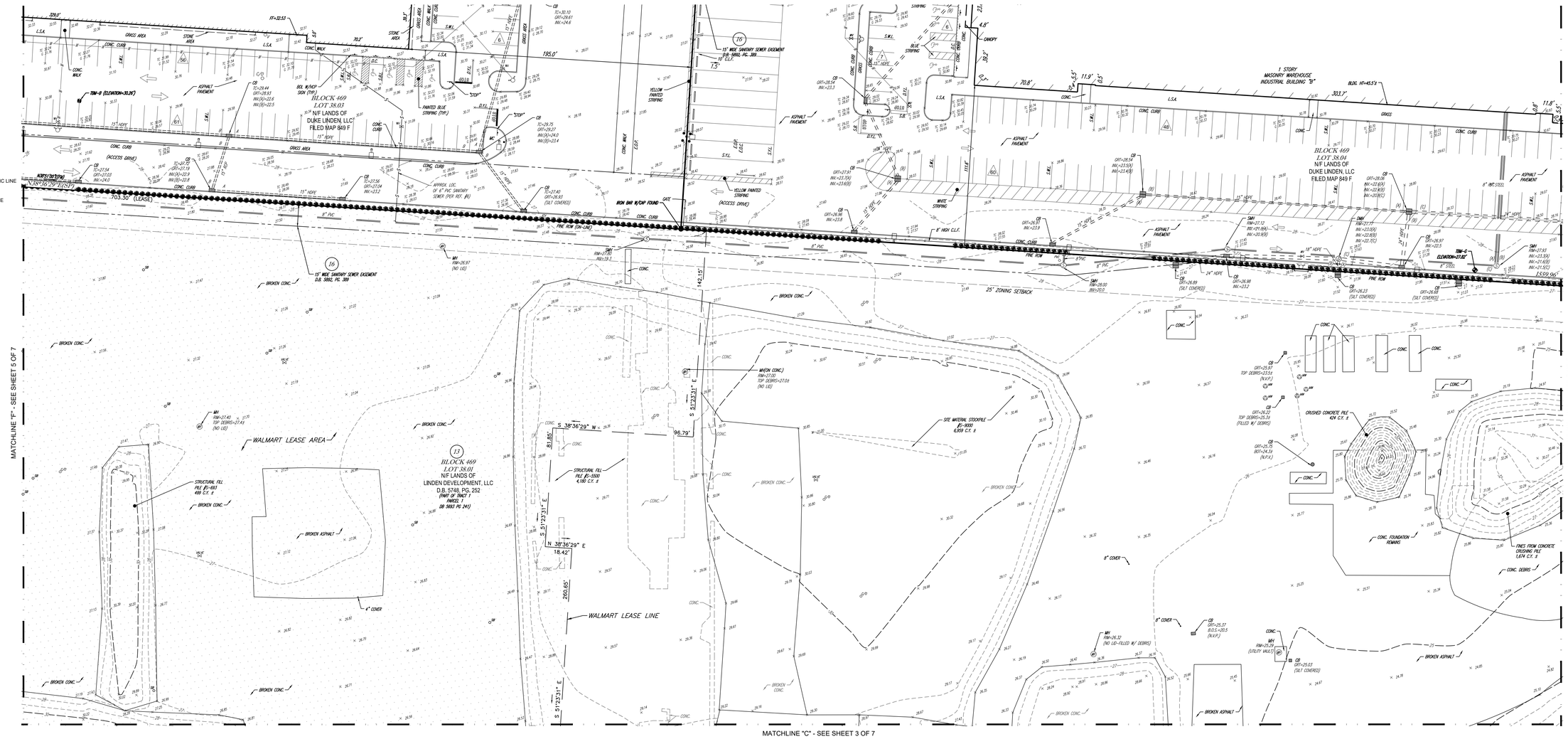

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06-27-2018
DATE

FIELD DATE: 07-11-17
FIELD BOOK NO.: 17-17
FIELD BOOK PG.: 102
FIELD CREW: K.R./J.P.
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REVIEWED: G.J.G.
APPROVED: J.D.S.
DATE: 11-08-17
SCALE: 1"=30'
FILE NO.: 01-080079-11
DWG. NO.: 6 OF 7

ALTA/NSPS LAND TITLE SURVEY
LINDEN DEVELOPMENT, LLC

EDGAR ROAD (A.K.A. US ROUTE 1 & 9)
BLOCK 469, LOT 38.01 / BLOCK 470, LOTS 5.02, 9.01, 9.02, & 9.03
BLOCK 471, LOT 7.01,
CITY OF LINDEN, UNION COUNTY, STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0099 – 908.668.9595 FAX
WWW.CPASURVEY.COM
CPA LONG ISLAND: FAX 215 712 0088
CPA NEW YORK: FAX 908 790 2095
MANHATTAN, NY 646 780 2095
LONG ISLAND, NY 631 980 2445
SOUTHBOROUGH, MA 508 366 3400
CPA PENNSYLVANIA: FAX 215 712 0088
ALLENTOWN, PA 610 433 7418

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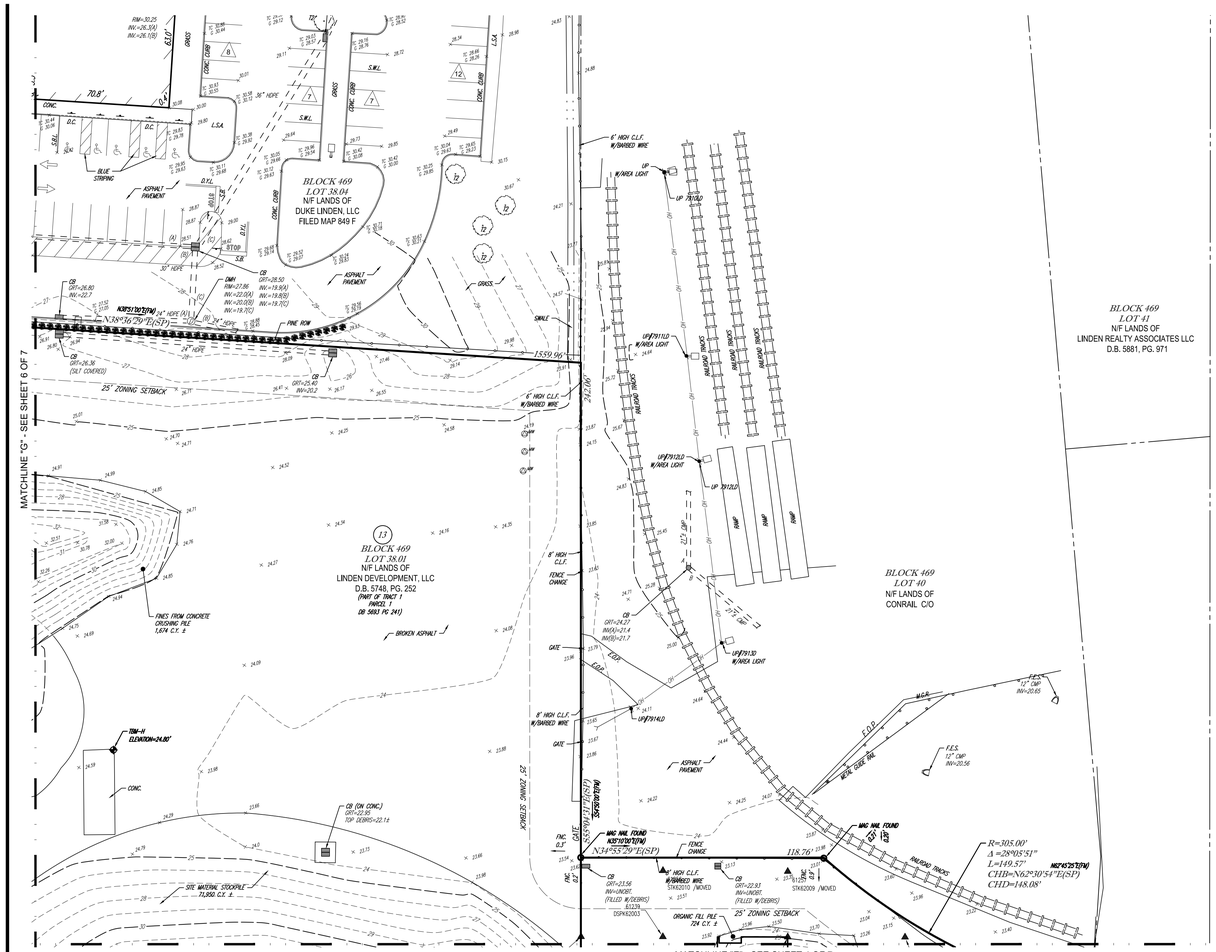

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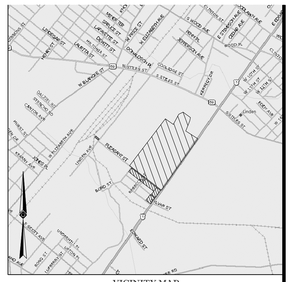

VICINITY MAP
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(NOT TO SCALE)

NOTES:

1. PROPERTY KNOWN AS LOT 38.01, BLOCK 469, LOTS 5.02, 9.01, 9.02, & 9.03, BLOCK 470, & LOT 7.01, BLOCK 471 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF LINDEN, UNION COUNTY, NEW JERSEY.

2. AREA OF LOT 38.01, BLOCK 469 = 1,860,959 S.F. OR 42.722 AC.
   AREA OF LOT 5.02, BLOCK 470 = 3,862 S.F. OR 0.089 AC.
   AREA OF LOT 9.01, BLOCK 470 = 36,588 S.F. OR 0.840 AC.
   AREA OF LOT 9.02, BLOCK 470 = 48,149 S.F. OR 1.105 AC.
   AREA OF LOT 9.03, BLOCK 470 = 59,812 S.F. OR 1.373 AC.
   AREA OF LOT 7.01, BLOCK 471 = 39,931 S.F. OR 0.917 AC.
   WALMART LEASE AREA = 640,078 S.F. OR 14.694 AC.

3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE ANY EXCAVATION IS TO BEGIN. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

4. THIS PLAN IS BASED ON DATA ACQUIRED BY A FIELD SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.

5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1002-247616-RTT, WITH A COMMITMENT DATE OF 05-15-2018. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

   (7) SUBJECT TO ALL MATTER SHOWN ON THE PLAN AS RECORDED IN THE RECORDERS OFFICE OF UNION COUNTY, NEW JERSEY IN FILED MAP NO. 849F. RAILROAD/RAILWAY SIDING EASEMENT FROM D.B. 1292, PG. 196 HAS BEEN EXTINGUISHED PER D.B. 1328, PG. 482 AND IS NO LONGER SHOWN ON THIS SURVEY. ALL OTHER ITEMS ARE SHOWN ON SURVEY.

   (8) SLOPE AND DRAINAGE RIGHTS TO THE STATE OF NEW JERSEY AS CONTAINED IN 1173 PAGE 229, DEED BOOK 1180 PAGE 376; DEED BOOK 1180 PAGE 377; DEED BOOK 1190 PAGE 538; DEED BOOK 1203 PAGE 7; DEED BOOK 1360 PAGE 476; AND DEED BOOK 1358 PAGE 159: SLOPE AND DRAINAGE RIGHTS ALONG EDGAR ROAD. NO DEFINED LOCATION NOT PLOTTABLE.

   (9) SUBJECT TO A 15' WIDE PERPETUAL DRAINAGE EASEMENT CONTAINED IN DEED BOOK 2024 PAGE 572: LOCATION NOT KNOWN. EXISTING DRAINAGE FEATURES ON THE SUBJECT PROPERTY ARE SHOWN

   (10) INTENTIONALLY OMITTED.

   (11) SUBJECT TO THE RIGHT OF THE STATE OF NEW JERSEY TO CONSTRUCT AND MAINTAIN HIGHWAY FACILITY AND UTILITY EASEMENT AS CONTAINED IN DEED BOOK 3623 PAGE 5. ACROSS SUBJECT PROPERTY AND IS SHOWN HEREON.

   (12) PERMANENT CONSTRUCTION AND MAINTENANCE AGREEMENT CONTAINED IN DEED BOOK 5093 PAGE 63: NOT PLOTTED, NO DEFINED LOCATION. TRAFFIC SIGNALS AND APPURTENANCES ALONG EDGAR ROAD ARE SHOWN

   (13) SUBJECT TO TERMS AND CONDITIONS OF REMEDIATION AGREEMENT AS CONTAINED IN DEED BOOK 5692 PAGE 634: BLANKET IN NATURE

   (14) RESTRICTIONS, COVENANTS AND EASEMENT RESERVATION CONTAINED IN DEED BOOK 5693 AT PAGES 241, 261 AND 278: ALL ITEMS REFERENCED ARE ADDRESSED IN OTHER ITEMS OF THE SCHEDULE B SECTION II EXCEPTIONS.

   (15) GRANT OF EASEMENT CONTAINED IN DEED BOOK 5838 PAGE 370: ACROSS LOT 38.1 BLOCK 469 AND IS SHOWN HEREON.

   (16) EASEMENT AGREEMENT CONTAINED IN DEED BOOK 5982 PAGE 389: SANITARY SEWER EASEMENT ACROSS LOT 38.01 BLOCK 469 SHOWN HERON.

6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.

7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYTGPS).
   TEMPORARY BENCH MARKS SET:
   TBM-A: N.J.D.O.T. MONUMENT NEAR THE SOUTHERLY LINE OF LOT 7.01, BLOCK 471 (SEE SHEET 1) ELEVATION= 21.51'
   TBM-B: MAG NAIL SET IN PAVEMENT (SEE SHEET 1) ELEVATION= 25.10'
   TBM-C: CORNER OF CONCRETE OF CATCH BASIN CHAMBER (SEE SHEET 2) ELEVATION= 23.27'
   TBM-D: MAG NAIL SET IN PAVEMENT (SEE SHEET 3) ELEVATION= 22.60'
   TBM-E: MAG NAIL SET IN PAVEMENT (SEE SHEET 4) ELEVATION= 34.63'
   TBM-F: CORNER OF CONCRETE PAD (SEE SHEET 4) ELEVATION= 26.03'
   TBM-G: MAG NAIL SET IN PAVEMENT (SEE SHEET 5) ELEVATION= 27.82'
   TBM-H: CORNER OF CONCRETE PAD (SEE SHEET 6) ELEVATION= 24.80'
   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

10. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1 (d).

11. STRUCTURES WITHIN MATERIAL STOCKPILES SHOWN ARE BASED ON HISTORICAL INFORMATION AND HAVE NOT BEEN FIELD VERIFIED AS PART OF THIS SURVEY.

12. THERE WERE NO PARKING STRIPES OBSERVED.

13. ALL ZONING INFORMATION AND SETBACK LINES ARE SHOWN HEREON PER REF. #7.

14. NO MILE MARKERS WERE OBSERVED IN THE FIELD. THE SUBJECT PREMISES IS LOCATED NEAR MILE MARKER 40.25 PER N.J.D.O.T. STRAIGHT LINE DIAGRAMS.

15. SITE HAS DIRECT ACCESS TO EDGAR ROAD (A.K.A. U.S. ROUTE 1 & 9, F.K.A. N.J.S.H. ROUTE 25, VARIABLE WIDTH PUBLIC RIGHT OF WAY).

16. A WETLAND STUDY HAS NOT BEEN DONE AS PART OF THIS SURVEY.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.

18. OUR FIRM CARRIES LIABILITY INSURANCE THAT EXCEEDS THE AMOUNT SPECIFIED BY CLIENT.

SCHEDULE A

ALL THAT CERTAIN LOT OR TRACT OF LAND BEING KNOWN AS LOT NO. 38.01, IN BLOCK 469, AS SHOWN ON A CERTAIN MAP ENTITLED "FINAL MAJOR SUBDIVISION PLAN, LOTS 38 & 39, BLOCK 469, LOTS 9, 10, AND 11, BLOCK 470 AND LOTS 7, 8 & 9, BLOCK 471, CITY OF LINDEN, UNION COUNTY, STATE OF NEW JERSEY" AS RECORDED 12/04/2008 IN MAP NO. 849F, SITUATE IN THE CITY OF LINDEN, COUNTY OF UNION AND STATE OF NEW JERSEY.

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF PLEASANT STREET (66 FOOT WIDE RIGHT OF WAY), SAID POINT BEING DISTANT 221.13 FEET ON A COURSE OF NORTH 52 DEGREES - 06 MINUTES - 31 SECONDS WEST FROM A MAG NAIL FOUND AT THE WESTERLY TERMINUS OF A LINE CONNECTING THE FORMER NORTHEASTERLY LINE OF PLEASANT STREET WITH THE FORMER NORTHWESTERLY LINE OF EDGAR ROAD (A.K.A. U.S. HIGHWAY ROUTES 1 & 9, VARIABLE WIDTH RIGHT OF WAY) AS SET FORTH IN DEED BOOK 5693, PAGE 241 AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG NORTHEASTERLY RIGHT OF WAY LINE OF PLEASANT STREET, NORTH 52 DEGREES - 06 MINUTES - 31 SECONDS WEST, A DISTANCE OF 863.25 FEET TO A POINT, THENCE; ALONG THE DIVIDING LINE BETWEEN LOT 38.01 AND LOT 38.03, BLOCK 469 THE FOLLOWING THREE (3) COURSES:
2. NORTH 85 DEGREES - 15 MINUTES - 38 SECONDS EAST, A DISTANCE OF 36.89 FEET TO A POINT, THENCE;
3. NORTH 38 DEGREES - 35 MINUTES - 57 SECONDS EAST, A DISTANCE OF 58.27 FEET TO A POINT, THENCE;
4. NORTH 50 DEGREES - 17 MINUTES - 55 SECONDS EAST, A DISTANCE OF 60.79 FEET TO A POINT, THENCE;
5. ALONG THE COMMON DIVIDING LINE BETWEEN LOTS 38.01, 38.03, AND 38.04, BLOCK 469 NORTH 38 DEGREES - 36 MINUTES - 29 SECONDS EAST, A DISTANCE OF 1,559.96 FEET TO A POINT, THENCE; THE FOLLOWING THREE (3) COURSES ALONG THE LINE DIVIDING LOT 38.01 AND LOT 40, BLOCK 469:
6. SOUTH 55 DEGREES - 04 MINUTES - 31 SECONDS EAST, A DISTANCE OF 242.06 FEET TO A POINT, THENCE;
7. NORTH 34 DEGREES - 55 MINUTES - 29 SECONDS EAST, A DISTANCE OF 118.76 FEET TO A POINT OF NON-TANGENT CURVATURE, THENCE;
8. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 28 DEGREES - 05 MINUTES - 51 SECONDS, AN ARC LENGTH OF 149.57 FEET, BEARING A CHORD OF NORTH 62 DEGREES - 30 MINUTES - 54 SECONDS EAST, A CHORD DISTANCE OF 148.08 FEET TO A POINT OF NON-TANGENCY, THENCE; THE FOLLOWING SIX (6) COURSES ALONG THE LINE DIVIDING LOT 38.01 AND LOT 36.01, BLOCK 469:
9. SOUTH 55 DEGREES - 04 MINUTES - 35 SECONDS EAST, A DISTANCE OF 269.94 FEET TO A POINT OF NON-TANGENCY, THENCE;
10. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 212.50 FEET, A CENTRAL ANGLE OF 37 DEGREES - 43 MINUTES - 05 SECONDS, AN ARC LENGTH OF 139.89 FEET, BEARING A CHORD OF SOUTH 16 DEGREES - 03 MINUTES - 56 SECONDS WEST, A CHORD DISTANCE OF 137.38 FEET TO A POINT OF TANGENCY, THENCE;
11. SOUTH 34 DEGREES - 55 MINUTES - 29 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A POINT, THENCE;
12. SOUTH 55 DEGREES - 04 MINUTES - 31 SECONDS EAST, A DISTANCE OF 13.00 FEET TO A POINT, THENCE;
13. SOUTH 34 DEGREES - 55 MINUTES - 29 SECONDS WEST, A DISTANCE OF 90.00 FEET TO A POINT, THENCE;
14. SOUTH 55 DEGREES - 04 MINUTES - 31 SECONDS EAST, A DISTANCE OF 331.42 FEET TO A POINT, THENCE; ALONG THE AFOREMENTIONED NORTHWESTERLY LINE OF EDGAR ROAD, THE FOLLOWING FIVE (5) COURSES:
15. SOUTH 34 DEGREES - 55 MINUTES - 29 SECONDS WEST, A DISTANCE OF 1,426.26 FEET TO A POINT, THENCE;
16. NORTH 55 DEGREES - 04 MINUTES - 31 SECONDS WEST, A DISTANCE OF 12.35 FEET TO A POINT, THENCE;
17. SOUTH 34 DEGREES - 55 MINUTES - 29 SECONDS WEST, A DISTANCE OF 94.91 FEET TO A POINT, THENCE;
18. SOUTH 37 DEGREES - 56 MINUTES - 27 SECONDS WEST, A DISTANCE OF 102.85 FEET TO A POINT, THENCE;
19. SOUTH 34 DEGREES - 55 MINUTES - 29 SECONDS WEST, A DISTANCE OF 74.36 FEET TO A POINT OF CURVATURE, THENCE;
20. ALONG A CURVE TO THE RIGHT, CONNECTING THE NORTHWESTERLY LINE OF EDGAR ROAD WITH THE NORTHEASTERLY LINE OF PLEASANT STREET, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 92 DEGREES - 56 MINUTES - 10 SECONDS, AN ARC LENGTH OF 56.77 FEET, BEARING A CHORD OF SOUTH 81 DEGREES - 25 MINUTES - 22 SECONDS WEST, A CHORD DISTANCE OF 50.75 FEET TO A POINT OF NON-TANGENCY, THENCE; ALONG THE AFOREMENTIONED NORTHEASTERLY LINE OF PLEASANT STREET, THE FOLLOWING FIVE (5) COURSES:
21. SOUTH 37 DEGREES - 53 MINUTES - 29 SECONDS WEST, A DISTANCE OF 5.01 FEET TO A POINT, THENCE;
22. NORTH 52 DEGREES - 06 MINUTES - 31 SECONDS WEST, A DISTANCE OF 80.50 FEET TO A POINT, THENCE;
23. NORTH 57 DEGREES - 49 MINUTES - 09 SECONDS WEST, A DISTANCE OF 60.30 FEET TO A POINT, THENCE;
24. NORTH 52 DEGREES - 06 MINUTES - 31 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT, THENCE;
25. SOUTH 37 DEGREES - 53 MINUTES - 29 SECONDS WEST, A DISTANCE OF 7.95 FEET TO THE POINT AND PLACE OF BEGINNING.

SURVEYOR'S DESCRIPTION
BLOCK 470, LOT 5.02

BEGINNING AT A POINT ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF LINDEN AVENUE WHERE SAID LINE IS INTERSECTED BY THE DIVIDING LINE BETWEEN LOTS 5.02 AND 5.01, BLOCK 470, AND FROM SAID BEGINNING POINT RUNNING THENCE,

1. ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF LINDEN AVENUE, SOUTH 38 DEGREES - 36 MINUTES - 26 SECONDS WEST, A DISTANCE OF 31.68 FEET TO A POINT, THENCE
2. ALONG THE DIVIDING LINE BETWEEN LOTS 5.02 AND 6, BLOCK 470 NORTH 51 DEGREES - 23 MINUTES - 31 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A POINT, THENCE;
3. ALONG THE DIVIDING LINE BETWEEN LOTS 5.02 AND 4.01, BLOCK 470 NORTH 38 DEGREES - 36 MINUTES - 29 SECONDS EAST, A DISTANCE OF 30.11 FEET TO A POINT, THENCE;
4. ALONG THE DIVIDING LINE BETWEEN LOT 5.02 AND 5.01, BLOCK 470 SOUTH 52 DEGREES - 06 MINUTES - 31 SECONDS EAST, A DISTANCE OF 125.01 FEET TO THE POINT AND PLACE OF BEGINNING.

SURVEYOR'S DESCRIPTION
BLOCK 471, LOT 7.01

BEGINNING AT A POINT OF INTERSECTION FORMED BY THE SOUTHWESTERLY RIGHT OF WAY LINE OF HAMPDEN STREET (49.92 FOOT WIDE RIGHT OF WAY) AND THE NORTHWESTERLY RIGHT OF WAY LINE OF EDGAR ROAD (A.K.A. US ROUTES 1 & 9, VARIABLE WIDTH RIGHT OF WAY) AND FROM SAID POINT OF BEGINNING RUNNING, THENCE; THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF EDGAR ROAD:

1. SOUTH 07 DEGREES - 50 MINUTES - 55 SECONDS EAST, A DISTANCE OF 29.05 FEET TO A POINT, THENCE;
2. SOUTH 34 DEGREES - 55 MINUTES - 29 SECONDS WEST, A DISTANCE OF 159.82 FEET TO A POINT, THENCE;
3. SOUTH 80 DEGREES - 44 MINUTES - 22 SECONDS WEST, A DISTANCE OF 27.50 FEET TO A POINT OF INTERSECTION FORMED BY THE NORTHEASTERLY RIGHT OF WAY LINE OF SMITH STREET (50 FOOT WIDE RIGHT OF WAY) AND THE AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE OF EDGAR ROAD, THENCE;
4. ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SMITH STREET, NORTH 51 DEGREES - 56 MINUTES - 31 SECONDS WEST, A DISTANCE OF 187.38 FEET TO A POINT, THENCE;
5. ALONG THE COMMON DIVIDING LINE BETWEEN LOTS 7.01, 6, AND 10, BLOCK 471, NORTH 38 DEGREES - 03 MINUTES - 29 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF HAMPDEN STREET, THENCE;
6. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 51 DEGREES, 56 MINUTES - 31 SECONDS EAST, A DISTANCE OF 176.42 FEET TO THE POINT AND PLACE OF BEGINNING.

SURVEYOR'S DESCRIPTION
BLOCK 470, LOT 9.01

BEGINNING AT A POINT OF INTERSECTION FORMED BY THE SOUTHWESTERLY RIGHT OF WAY LINE OF PLEASANT STREET (66 FOOT WIDE RIGHT OF WAY) AND THE NORTHWESTERLY RIGHT OF WAY LINE OF EDGAR ROAD (A.K.A. US ROUTES 1 & 9, VARIABLE WIDTH RIGHT OF WAY) AND FROM SAID POINT OF BEGINNING RUNNING, THENCE; THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF EDGAR ROAD:

1. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 87 DEGREES - 02 MINUTES - 00 SECONDS, AN ARC LENGTH OF 136.71 FEET, BEARING A CHORD OF SOUTH 08 DEGREES - 35 MINUTES - 31 SECONDS EAST, A CHORD DISTANCE OF 123.94 FEET TO A POINT OF TANGENCY, THENCE;
2. SOUTH 34 DEGREES - 55 MINUTES - 29 SECONDS WEST, A DISTANCE OF 124.16 FEET TO A POINT, THENCE;
3. SOUTH 81 DEGREES - 31 MINUTES - 36 SECONDS WEST, A DISTANCE OF 27.50 FEET TO A POINT OF INTERSECTION FORMED BY THE NORTHEASTERLY RIGHT OF WAY LINE OF HAMPDEN STREET (49.92 FOOT WIDE RIGHT OF WAY) WITH THE AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE OF EDGAR ROAD, THENCE;
4. ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF HAMPDEN STREET, NORTH 51 DEGREES - 56 MINUTES - 31 SECONDS WEST, A DISTANCE OF 153.60 FEET TO A POINT, THENCE;
5. ALONG THE COMMON DIVIDING LINE BETWEEN LOTS 9.01, 12, AND 9.02, BLOCK 470 NORTH 38 DEGREES - 03 MINUTES - 29 SECONDS EAST, A DISTANCE OF 228.79 FEET TO A POINT ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF PLEASANT STREET, THENCE;
6. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF PLEASANT STREET, SOUTH 52 DEGREES - 06 MINUTES - 31 SECONDS EAST, A DISTANCE OF 75.61 FEET TO THE POINT AND PLACE OF BEGINNING.

SURVEYOR'S DESCRIPTION
BLOCK 470, LOT 9.03

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF PLEASANT STREET (66 FEET WIDE RIGHT OF WAY) SAID POINT BEING MEASURED NORTH 52 DEGREES - 06 MINUTES - 31 SECONDS WEST, A DISTANCE OF 500.61 FEET FROM THE POINT OF INTERSECTION FORMED BY THE NORTHWESTERLY RIGHT OF WAY LINE OF EDGAR ROAD (A.K.A. US ROUTES 1&9, VARIABLE WIDTH RIGHT OF WAY) AND THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF PLEASANT STREET, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE NORTHWESTERLY LINE OF REBECCA STREET (50 FOOT WIDE RIGHT OF WAY) SOUTH 38 DEGREES - 03 MINUTES - 29 SECONDS WEST, A DISTANCE OF 127.71 FEET TO A POINT, THENCE;
2. ALONG THE COMMON DIVIDING LINE BETWEEN LOTS 9.03, 19, 20.01-20.03, 21-24, 25.01, AND 25.02, BLOCK 470 NORTH 51 DEGREES - 56 MINUTES - 31 SECONDS WEST, A DISTANCE OF 470.65 FEET TO A POINT, THENCE;
3. ALONG THE SOUTHEASTERLY LINE OF A 40 FOOT RIGHT OF WAY (PART OF LOT 8, BLOCK 470, PER TAX MAP) NORTH 37 DEGREES - 50 MINUTES - 59 SECONDS EAST, A DISTANCE OF 126.34 FEET TO A POINT ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF PLEASANT STREET, THENCE;
4. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF PLEASANT STREET, SOUTH 52 DEGREES - 06 MINUTES - 31 SECONDS EAST, A DISTANCE OF 471.11 TO THE POINT AND PLACE OF BEGINNING.

SURVEYOR'S DESCRIPTION
BLOCK 470, LOT 9.02

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF PLEASANT STREET (66 FEET WIDE RIGHT OF WAY) SAID POINT BEING MEASURED NORTH 52 DEGREES - 06 MINUTES - 31 SECONDS WEST, A DISTANCE OF 75.61 FEET FROM THE POINT OF INTERSECTION FORMED BY THE NORTHWESTERLY RIGHT OF WAY LINE OF EDGAR ROAD (A.K.A. US ROUTES 1&9, VARIABLE WIDTH RIGHT OF WAY), AND THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF PLEASANT STREET, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE DIVIDING LINE BETWEEN LOTS 9.01 AND 9.02, BLOCK 470 SOUTH 38 DEGREES - 03 MINUTES - 29 SECONDS WEST, A DISTANCE OF 128.94 FEET TO A POINT, THENCE;
2. ALONG THE COMMON DIVIDING LINE BETWEEN LOTS 9.02, AND LOTS 12-18, BLOCK 470, NORTH 51 DEGREES - 56 MINUTES - 31 SECONDS WEST, A DISTANCE OF 375.00 FEET TO A POINT, THENCE;
3. ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF REBECCA STREET (50 FOOT WIDE RIGHT OF WAY), NORTH 38 DEGREES - 03 MINUTES - 29 SECONDS EAST, A DISTANCE OF 127.85 FEET TO A POINT ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF PLEASANT STREET, THENCE;
4. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF PLEASANT STREET SOUTH 52 DEGREES - 06 MINUTES - 31 SECONDS EAST, A DISTANCE OF 375.00 TO THE POINT AND PLACE OF BEGINNING.

ZONING BULK REQUIREMENTS
(PER REF. #7, SEE NOTE 13)

GENERAL	PCD	EXISTING	PROPOSED
MIN. TRACT SIZE:	30 ACRES	44.95 ACRES (1,957,841 SF)	44.95 ACRES (1,957,841 SF)
MIN. STREET FRONTAGE (INDIVIDUAL LOT):	100'	1731.38'	1731.38'
MIN. STREET FRONTAGE (OVERALL TRACT):	1,800'	2094.36'	2094.36'
PRINCIPAL & ACC. BUILDING SETBACK (<100,000 SF): ROUTE 1 & 9: PLEASANT STREET:	50' 30'	N/A N/A	100' 183.14'
PRINCIPAL & ACC. BUILDING SETBACK (>100,000 SF): ROUTE 1 & 9: PLEASANT STREET:	100' 30'	N/A N/A	592.36' 113.80'
PRINCIPAL & ACC. BUILDING SETBACK ABUTTING RESIDENTIAL ZONE:	30'	N/A	N/A
PRINCIPAL & ACC. BUILDING SETBACK FROM OTHER ZONE BOUNDARIES:	25'	N/A	42'
MAX. BUILDING COVERAGE:	50%	48.24% (934,666 SF)*	23.60% (462,071 SF)
MIN. BUILDING COVERAGE:	5%	48.24% (934,666 SF)*	23.60% (462,071 SF)
MAX. IMPERVIOUS COVERAGE:	90%	100%	85.10% (1,666,111 SF)
MAX. BUILDING HEIGHT FOR RETAIL:	50'	N/A	50'

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON REF. #7 (SEE NOTE 13), AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF CITY OF LINDEN, UNION COUNTY, NEW JERSEY, SHEETS 96 & 97.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, UNION COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 44 OF 49", MAP NUMBER 34039C0044F, EFFECTIVE DATE: SEPTEMBER 20, 2006.
3. MAP ENTITLED "FINAL MAJOR SUBDIVISION PLAN, LOTS 38 & 39, BLOCK 469, LOTS 9, 10, AND 11, BLOCK 470, LOTS 7,8, AND 9, BLOCK 471, CITY OF LINDEN, UNION COUNTY, NEW JERSEY", PREPARED BY CONTROL POINT ASSOCIATES, DATED JUNE 6, 2008, LAST REVISED NOVEMBER 11, 2008, RECORDED IN THE UNION COUNTY CLERKS OFFICE ON DECEMBER 4, 2008 AS INSTRUMENT #8498F.
4. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY: LOTS 38 & 39, BLOCK 469, A PORTION OF LOT 4 & LOTS 5.02, 7.01, 7.02, 9, 10 & 11, BLOCK 470, LOTS 7, 8 & 9, BLOCK 471, CITY OF LINDEN, UNION COUNTY, STATE OF NEW JERSEY," PREPARED BY CONTROL POINT ASSOCIATES, DATED APRIL 9, 2008
5. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY DUKE REALTY CORPORATION, LOT 38.02, BLOCK 469, CITY OF LINDEN, UNION COUNTY, SATE OF NEW JERSEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED OCTOBER 31, 2013.
6. MAP ENTITLED "PHASE - 1 INDUSTRIAL WAREHOUSES PERMIT SET FOR LINDEN DEVELOPMENT, LLC, BLOCK 469, LOT 38.2 & TM#96, 801 W. LINDEN AVENUE, CITY OF LINDEN, UNION COUNTY, NEW JERSEY", PREPARED BY BOHLER ENGINEERING, DATED OCTOBER 25, 2013, LAST REVISED SEPTEMBER 11, 2014 AS REVISION #11.
7. PRELIMINARY/FINAL MAJOR SITE PLAN FOR LINDEN DEVELOPMENT, LLC, PROPOSED INDUSTRIAL WAREHOUSES, BLOCK 469, LOT#38.2 & TM#96, PLEASANT STREET & LINDEN AVENUE, CITY OF LINDEN, UNION COUNTY, NJ, UTILITY PLAN (A) & (B)", PREPARED BY BOHLER ENGINEERING, DATED 04-12-16 AS REVISION NO. 6, SHEETS 10 & 11.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1.800.272.1000) AND REQUESTED TO MARK OUT UNDERGROUND F