

**RIVERSIDE ABSTRACT, LLC
COMMITMENT NO. RANJ-40794 - SCHEDULE B,
SECTION II:**

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

- 9 Subject to Riparian Grant as set forth in Book 514, Page 447. -NOT PLOTTED ON SURVEY. IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- 10 Subject to Utility Easements as set forth in Book 936, Page 370 -NOT PLOTTED ON SURVEY. BLANKET IN NATURE. and Book 2870, Page 233. -NOT PLOTTED ON SURVEY. IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- 11 Subject to Restrictions as set forth in Book 1078, Page 2. -NOT PLOTTED ON SURVEY. BLANKET IN NATURE.
- 12 Subject to Rights of the Board of Commerce and Navigation as set forth in Book 1914 Page 204. -NOT PLOTTED ON SURVEY. DOCUMENT NOT AVAILABLE.
- 13 Subject to Notice of Supplemental Final Order and Judgment as set forth in Deed Book 6675, Page 395. -NOT PLOTTED ON SURVEY. NO PLOTTABLE ELEMENTS.
- 14 Subject to Access Easement as set forth in Book 1991 Page 1125. -NOT PLOTTED ON SURVEY. IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY.
- 15 Subject to Sublease to Young Men's Christian Association of Burlington County, dated January 1, 2000. -NOT PLOTTED ON SURVEY. DOCUMENT NOT AVAILABLE.
- 16 Any and all terms, conditions, easements, rights of way, reservations, restrictions, provisions, limitations and/or requirements as set forth on Filed Map entitled "Redivision of Burlington Commerce Square, Block 1, Lot 3 and Block 1.01, at 1, City of Burlington, Burlington County, New Jersey" as Map No. 4813, date filed: October 28, 1988.
 - a 8 foot wide Telephone Easement
 - b 10 foot wide Transmission Line Easement
 - c 120 foot wide Public Service Electric and Gas Co. Easement
 - d 80 foot wide Sanitary Sewer and Drainage Easement -PLOTTED ON SURVEY.
- 17 Any and all terms, conditions, easements, rights of way, reservations, restrictions, provisions, limitations and/or requirements as set forth on Filed Map entitled "Burlington Commerce Square, City of Burlington, Burlington County, New Jersey" as Map No. 4214, date filed: February 5, 1986. -PLOTTED ON SURVEY.

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Commerce Square Boulevard a public right-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. The posted address on site is 302 Commerce Square Boulevard.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Riverside Abstract, LLC, Title Commitment No. RANJ-40794 with an effective date of November 9, 2020 at 12:00 am.
9. Parking provided: 213 Regular Spaces, 8 Handicap, 221 Total.

SYMBOLS

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

- | | | |
|--------------------------------|----------------------------|--------------------------------|
| ● MONUMENT FOUND | ⚡ SPOT LIGHT | ⊕ WATER MANHOLE |
| ○ MONUMENT TO BE SET | ⚡ POWERPOLE | ⊕w WATER VALVE |
| ⊕ BENCHMARK TOPO | ⚡ GUY WIRE | ⊕ WATER METER |
| (R) RECORD DATA | ⚡ LIGHT POLE | ⊕ HYDRANT / FDC |
| (S) SURVEYED DATA | ⚡ STREET LIGHT POLE | ⊕ GAS MANHOLE |
| R/W RIGHT OF WAY | ⚡ ELEC. TRANSFORMER | ⊕v GAS VALVE |
| SBL SET BACK LINE | ⚡ AIR CONDITIONER | ⊕ GAS METER |
| RCP REINFORCED CONC PIPE | ⊕ ELEC. MANHOLE | ⊕ UNDERGROUND GAS MARKER |
| CMP CORRUGATED METAL PIPE | ⊕ ELECTRIC METER | ⊕ TELEPHONE MANHOLE |
| PVC PLASTIC PIPE | ⊕ CABLE BOX | ⊕ PAY PHONE |
| HDPE HIGH DENSITY POLYETHYLENE | ⊕ UNDERGROUND CABLE MARKER | ⊕ TELEPHONE BOX |
| CIP CAST IRON PIPE | ⊕ TRAFFIC POLES | ⊕ UNDERGROUND TELEPHONE MARKER |
| DIP DUCTILE IRON PIPE | ⊕ TRAFFIC SIGNAL | ⊕ FLAG POLE |
| L/S LANDSCAPING | ⊕ TRAFFIC MANHOLE | ⊕ BOLLARD |
| ⊕ DECIDUOUS TREE | ⊕ TRAFFIC SIGNAL BOX | ⊕ BORE HOLE |
| ⊕ EVERGREEN TREE | ⊕ SEWER MANHOLE | ⊕ MONITORING WELL |
| - X - FENCELINE | ⊕ CLEAN OUT | ⊕ MAIL BOX |
| - C - CABLE TELEVISION LINE | ⊕ STORM DRAIN MANHOLE | ⊕ SIGN |
| - E - ELECTRICAL LINE | ⊕ STORM INLET | ⊕ METAL TANK COVER |
| - G - GAS LINE | ⊕ CURB INLET | ⊕ AIR COMPRESSOR |
| - T - TELEPHONE LINE | ⊕ ROUND STORM INLET | ⊕ ADA PARKING |
| - W - WATER LINE | ⊕ UNKNOWN MANHOLE | |
| - OH - OVERHEAD ELECTRIC WIRE | ⊕ U.G. UNDER GROUND | |

**RIVERSIDE ABSTRACT, LLC
COMMITMENT NO. RANJ-40794 - SCHEDULE A:**

The Land is described as follows:

All that certain lot, tract or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Burlington, County of Burlington, State of New Jersey being more particularly described as follows:

Legal description to be provided upon receipt of acceptable survey. No insurance will be provided until such time as an acceptable survey is provided.

FOR INFORMATION ONLY:

County: Burlington, Municipality: Burlington City
Tax Block: 1, Tax Lot: 3
Address: 302 Commerce Square Boulevard, Burlington, NJ 08016.

The above Tax Lot and Block designation and the street address designation is for informational purposes only and is not to be construed as part of the legal description.

AS SURVEYED DESCRIPTION

Beginning at a point in the westerly line of Commerce Square Boulevard (60 feet wide), said point being North 09°19'05" West a distance of 61.20 feet from the northerly end of a curve connecting said westerly line of Commerce Square Boulevard with the northerly line of West Broad Street (50 feet wide). Running thence,

1. Along the northerly line of Block 1 Lot 2, lands n/f NJ Transit, NLRC, South 69°10'55" West a distance of 1,274.41 feet to a point at the southerly corner of Block 1 Lot 1. Thence,

Along Block 1 Lot 1 the following 2 courses and distances:

2. North 59°42'49" East a distance of 152.07 feet to a point. Thence,
3. North 61°09'55" East a distance of 33.13 feet to a point in the southerly line of Block 1 Lot 7. Thence,

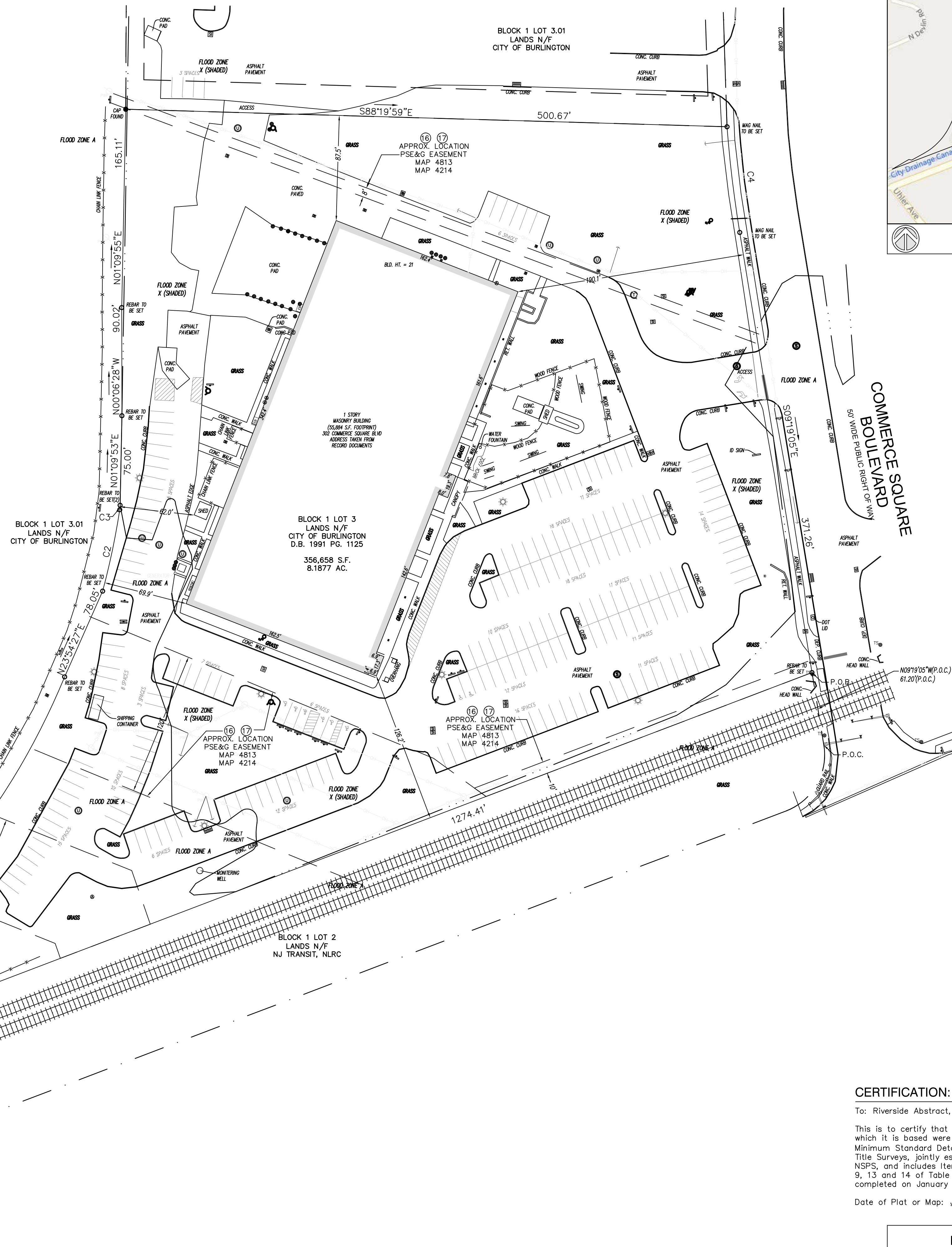
Along Block 1 Lot 7 the following 9 courses and distances:

4. South 78°14'01" East a distance of 27.66 feet to a point. Thence,
5. North 61°09'55" East a distance of 130.00 feet to a point. Thence,
6. With a curve turning to the left, having a radius of 606.00 feet, an arc length of 409.70 feet, with a delta angle of 38°44'09", with a chord bearing of North 41°47'50" East, with a chord length of 401.94 feet to a point. Thence,
7. North 23°54'27" East a distance of 78.05 feet to a point. Thence,
8. With a curve turning to the left, having a radius of 613.00 feet, an arc length of 69.27 feet, with a delta angle of 06°28'27", with a chord bearing of North 11°52'46" East, with a chord length of 69.23 feet to a point. Thence,
9. With a curve turning to the left, having a radius of 25.00 feet, an arc length of 3.26 feet, with a delta angle of 07°28'36", with a chord bearing of North 04°54'14" East, with a chord length of 3.26 feet to a point. Thence,
10. North 01°09'53" East a distance of 75.00 feet to a point. Thence,
11. North 00°06'28" West a distance of 90.02 feet to a point. Thence,
12. North 01°09'55" East a distance of 165.11 feet to a cap found at the southwest corner of Block 1 Lot 3.01, lands n/f the City of Burlington. Thence,

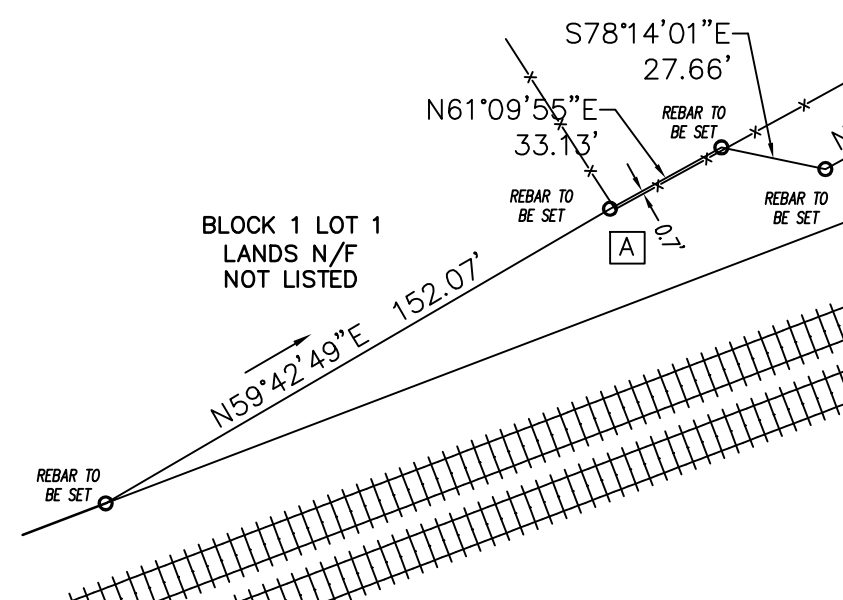
Along the westerly line of Commerce Square Boulevard the following 2 courses and distances:

14. With a curve turning to the left, having a radius of 1,030.00 feet, an arc length of 88.61 feet, with a delta angle of 04°55'44", with a chord bearing of South 06°51'13" East, with a chord length of 88.58 feet to a point. Thence,
15. South 09°19'05" East a distance of 371.26 feet to the point or place of beginning.

Containing 356,658 square feet or 8.1877 acres of land.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	409.70	606.00	38°44'09"	N41°47'50" E	401.94
C2	69.27	613.00	6°28'27"	N11°52'46" E	69.23
C3	13.26	25.00	7°28'36"	N04°54'14" E	3.26
C4	88.61	1030.00	4°55'44"	S06°51'13" E	88.58



FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie in Zones A & X (Shaded) according to the Flood Insurance Rate Map for the 34005C0128F, Community Panel No. 345287 0128 F, Effective Date December 21, 2017.

SURVEYOR'S OBSERVATIONS:

- [A] FENCE CROSSES BOUNDARY LINE BY 0.7 FEET.

BASIS OF BEARING:

The basis for all bearings shown hereon are taken from Map No. 4813.

CERTIFICATION:

To: Riverside Abstract, LLC:

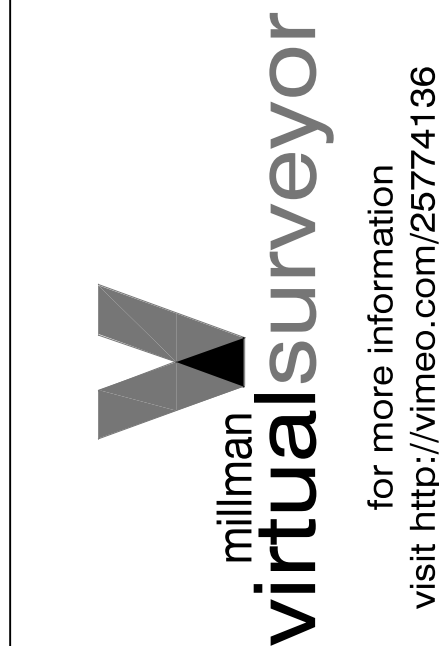
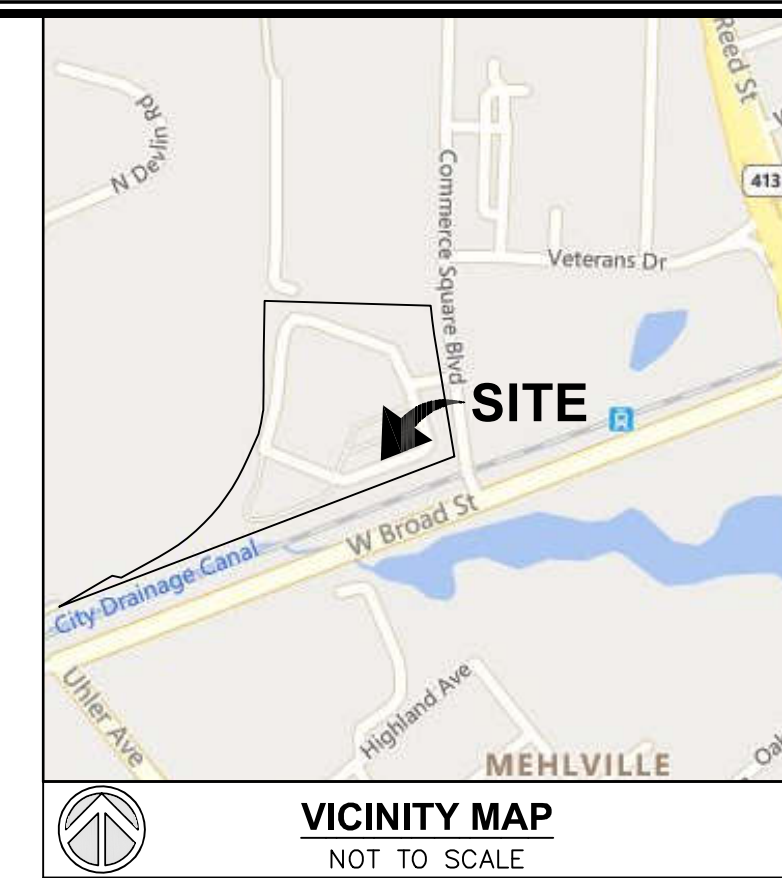
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13 and 14 of Table A thereof. The field work was completed on January 5, 2021.

Date of Plat or Map: January 8, 2021.

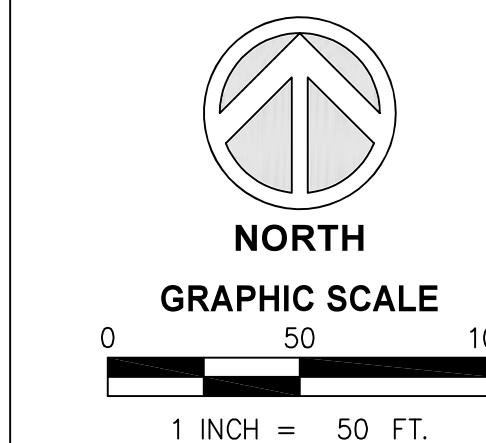
REVISION HISTORY		
BY:	DATE:	COMMENT:



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Site Street Address
City of Burlington
County of Burlington
State of New Jersey



PRELIMINARY

Surveyor's Seal
Sheet No. **1** of **1**
MSI Project No. 48876
PM: MDM Drafter: IV/TS