

RECORD LEGAL DESCRIPTION

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

TRACT I: (LOT 24, BLOCK 3301)

BEING KNOWN AND DESIGNATED AS LOT 10.202 IN BLOCK 11 AS SHOWN ON MAP ENTITLED "AMENDED FINAL SUBDIVISION PLAN OF BLOCK 11, LOTS 10.206, 10.203, 10.22 & "DULY FILED IN THE MIDDLESEX CLERK'S/REGISTER'S OFFICE ON NOVEMBER 21, 1989 AS MAP NO. 5411-978; AND ANY SUPPLEMENTS, REVISIONS OR AMENDMENTS THERETO.

BEING FURTHER AND MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY SIDELINE OF CENTER DRIVE, (EXISTING 30' WIDE INGRESS, EGRESS AND REGRESS EASEMENT) WITH THE SOUTHEASTERLY LINE OF A 100' WIDE PUBLIC SERVICE ELECTRIC & GAS CO. EASEMENT; FROM THENCE RUNNING

- (1) SOUTHEASTERLY, ALONG THE SOUTHWESTERLY SIDELINE OF CENTER DRIVE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 275.95 FEET, AN ARC LENGTH OF 135.49 FEET TO A CAP FOUND; THENCE
- (2) SOUTH 45 DEGREES 40 MINUTES 32 SECONDS WEST, 91.14 FEET TO A CAP FOUND; THENCE
- (3) SOUTH 12 DEGREES 11 MINUTES 53 SECONDS EAST, 207.37 FEET TO A CAP FOUND; THENCE
- (4) SOUTH 14 DEGREES 52 MINUTES 41 SECONDS EAST, 180.00 FEET TO A POINT; THENCE
- (5) SOUTH 19 DEGREES 55 MINUTES 23 SECONDS WEST, 40.00 FEET TO A POINT; THENCE
- (6) SOUTH 58 DEGREES 34 MINUTES 23 SECONDS WEST, 140.94 FEET TO A POINT; THENCE
- (7) NORTH 67 DEGREES 33 MINUTES 35 SECONDS WEST, 403.67 FEET TO A POINT; THENCE
- (8) SOUTH 82 DEGREES 28 MINUTES 58 SECONDS WEST, 33.68 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF A 100' WIDE PUBLIC SERVICE ELECTRIC & GAS CO. EASEMENT; THENCE
- (9) ALONG THE SAME, NORTH 40 DEGREES 43 MINUTES 41 SECONDS EAST, 679.01 FEET TO THE POINT AND PLACE OF BEGINNING.

TRACT II: (LOT 25, BLOCK 3301)

BEING KNOWN AND DESIGNATED AS LOT 10.204 IN BLOCK 11 AS SHOWN ON MAP ENTITLED "AMENDED FINAL SUBDIVISION PLAN OF BLOCK 11, LOTS 10.206, 10.203, 10.22 & "DULY FILED IN THE MIDDLESEX CLERK'S/REGISTER'S OFFICE ON NOVEMBER 21, 1989 AS MAP NO. 5411-978; AND ANY SUPPLEMENTS, REVISIONS OR AMENDMENTS THERETO

BEING FURTHER AND MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT IN THE EASTERLY LINE OF LOT 10.202 IN BLOCK 11 AS SHOWN ON MAP ENTITLED "AMENDED FINAL SUBDIVISION PLAN OF BLOCK 11, LOTS 10.206, 10.203, 10.22 & "DULY FILED IN THE MIDDLESEX CLERK'S REGISTER'S OF ON NOVEMBER 21, 1989 AS MAP NO. 5411-978, SAID POINT ALSO BEING THE FOLLOWING THREE (3) COURSES AND DISTANCES FROM THE INTERSECTION OF THE SOUTHWESTERLY SIDELINE OF CENTER DRIVE, (EXISTING 30' WIDE INGRESS, EGRESS AND REGRESS EASEMENT) WITH THE SOUTHEASTERLY LINE OF A 100' WIDE PUBLIC SERVICE ELECTRIC & GAS CO. EASEMENT; THENCE

- (A) SOUTHWESTERLY, ALONG THE SOUTHWESTERLY SIDELINE OF CENTER DRIVE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 275.95 FEET, AN ARC LENGTH OF 135.49 FEET TO A POINT THENCE
- (B) SOUTH 45 DEGREES 40 MINUTES 32 SECONDS WEST, 91.14 FEET TO A POINT THENCE
- (C) SOUTH 12 DEGREES 11 MINUTES 53 SECONDS EAST, 207.37 FEET TO THE POINT OF BEGINNING; FROM THENCE RUNNING
- (1) NORTH 80 DEGREES 07 MINUTES 38 SECONDS EAST, 162.51 FEET TO A POINT; THENCE
- (2) NORTH 83 DEGREES 41 MINUTES 22 SECONDS EAST, 209.09 FEET TO A POINT THENCE
- (3) SOUTH 42 DEGREES 21 MINUTES 21 SECONDS WEST, 311.78 FEET TO A POINT; THENCE
- (4) SOUTH 58 DEGREES 34 MINUTES 23 SECONDS WEST, 236.80 FEET TO A POINT; THENCE
- (5) NORTH 67 DEGREES 33 MINUTES 35 SECONDS WEST, 47.05 FEET TO A POINT; THENCE
- (6) NORTH 58 DEGREES 34 MINUTES 23 SECONDS EAST, 140.94 FEET TO A POINT; THENCE
- (7) NORTH 19 DEGREES 55 MINUTES 23 SECONDS EAST, 40.00 FEET TO A POINT; THENCE
- (8) NORTH 14 DEGREES 52 MINUTES 41 SECONDS WEST, 180.00 FEET TO THE POINT AND PLACE OF BEGINNING.

NOTE: FOR INFORMATION ONLY: BEING LOT(S) 24 AND 25, BLOCK(S) 3301; TAX MAP OF THE TOWNSHIP OF PLAINSBORO, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY.

TRACT III:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND REGRESS AS SHOWN ON THE PLAN RECORDED IN THE RECORDER'S OFFICE OF MIDDLESEX COUNTY, NEW JERSEY IN FILED MAP NO. 5411, FILE 978 AND A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY ACCESS AS SET FORTH IN THE DECLARATION OF EASEMENT RECORDED IN THE RECORDER'S OFFICE OF MIDDLESEX COUNTY, NEW JERSEY IN DEED BOOK 3154, PAGE 851.

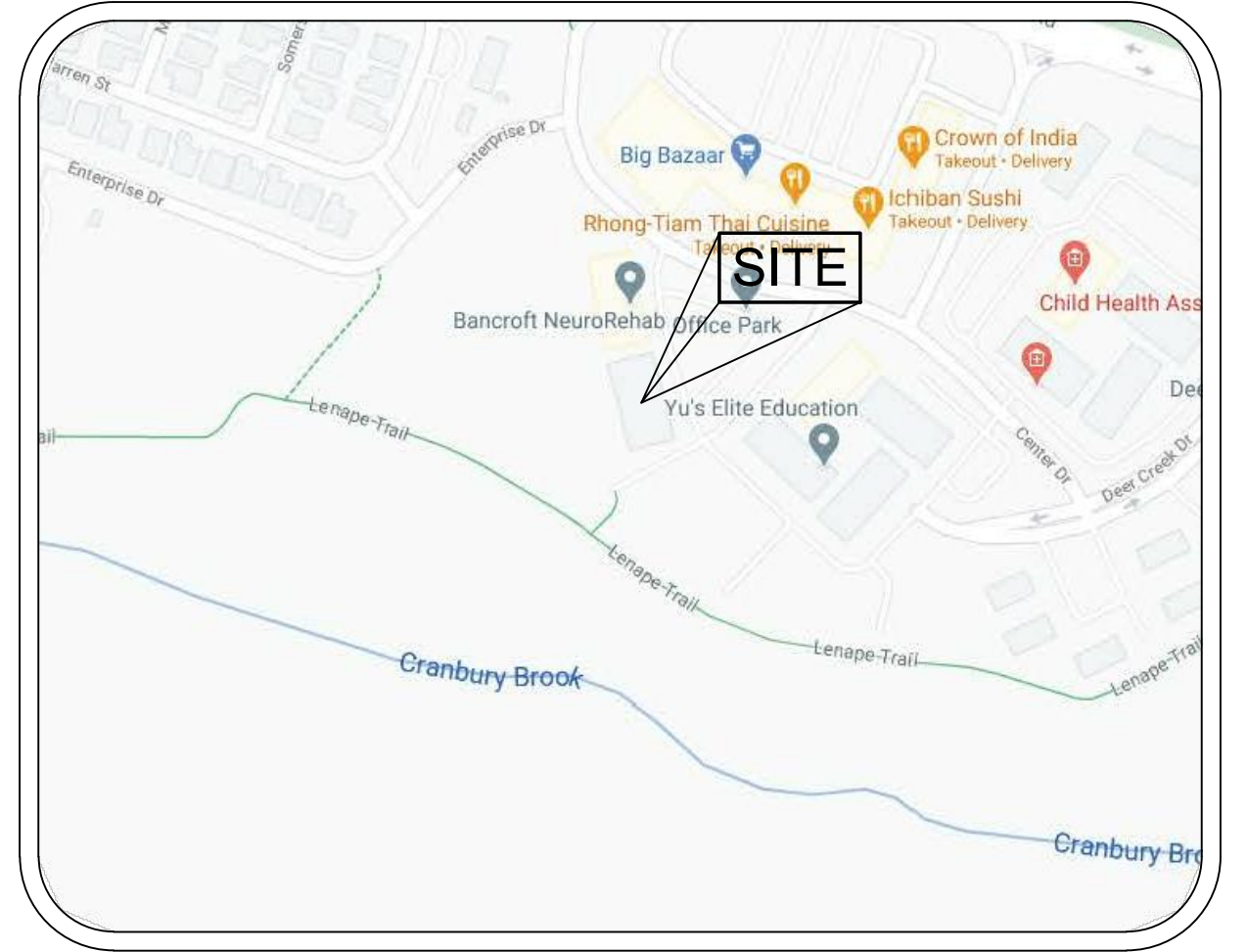
ASSURANCE NOTE: THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER NCS-1030875-SA1, BEARING AN EFFECTIVE DATE OF OCTOBER 21, 2021.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- 10 EASEMENTS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF MIDDLESEX COUNTY, NEW JERSEY IN FILED MAP NO. 5411, FILE 978; AMENDED BY RELEASE OF EASEMENT IN D BOOK 18627, PAGE 710. THIS ITEM IS LOCATED ON THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 11 RIGHTS GRANTED TO LINCOLN PROPERTY COMPANY NO. 32 AS SET FORTH IN DEED BOOK 2756, PAGE 562. THIS ITEM IS LOCATED ON THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- EASEMENTS AS CONTAINED IN THE FOLLOWING:
  - A) DEED BOOK 2758, PAGE 333
  - B) DEED BOOK 3080, PAGE 459
  - C) DEED BOOK 3100, PAGE 464
  - D) DEED BOOK 3176, PAGE 26
  - F) DEED BOOK 4344, PAGE 685.
 DEED BOOK 2758, PAGE 333 IS NOT LOCATED ON THE SUBJECT PROPERTY. DEED BOOK 3080, PAGE 459 IS LOCATED ON THE SUBJECT PROPERTY AND IS PLOTTED HEREON. DEED BOOK 3100, PAGE 464 IS LOCATED ON THE SUBJECT PROPERTY AND IS PLOTTED HEREON. DEED BOOK 3176, PAGE 26 IS LOCATED ON THE SUBJECT PROPERTY AND IS PLOTTED HEREON. DEED BOOK 4344, PAGE 685 IS LOCATED ON AND ADJACENT TO THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 13 RIGHTS GRANTED TO ELIZABETHTOWN WATER COMPANY AS SET FORTH IN DEED BOOK 3830, PAGE 101. THIS ITEM IS LOCATED ON THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- DECLARATIONS OF EASEMENT AS CONTAINED IN THE FOLLOWING:
  - B) DEED BOOK 3154, PAGE 851
 THIS ITEM DOES REFER TO THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND THEREFORE CANNOT BE PLOTTED.
- DECLARATION OF RESTRICTIONS AS CONTAINED IN DEED BOOK 3253, PAGE 786, AS AMENDED BY AMENDED DECLARATION OF RESTRICTIONS AS CONTAINED IN DEED BOOK 3601, PAGE 811. THIS ITEM DOES REFER TO THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND THEREFORE CANNOT BE PLOTTED.
- GRANT OF EASEMENT AS CONTAINED IN DEED BOOK 3536, PAGE 610. THIS ITEM IS LOCATED ON THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- RIGHTS GRANTED TO NEW JERSEY BELL TELEPHONE COMPANY AND PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS SET FORTH IN DEED BOOK 3783, PAGE 830. THIS ITEM IS LOCATED ON THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- RESERVATIONS AS CONTAINED IN DEED BOOK 3576, PAGE 548; DEED BOOK 4209, PAGE 568; AND DEED BOOK 4233, PAGE 104. THIS ITEM DOES REFER TO THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND THEREFORE CANNOT BE PLOTTED.
- DEED OF EASEMENT AS CONTAINED IN DEED BOOK 4344, PAGE 678. THIS ITEM IS LOCATED ON THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ACCESS EASEMENT BETWEEN SUEZ WATER NEW JERSEY INC AND ADDISYS PROPERTIES, LLC AS CONTAINED IN D BOOK 18493 PAGE 1663. THIS ITEM DOES REFER TO THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND THEREFORE CANNOT BE PLOTTED.

STATEMENT OF ENCROACHMENTS

PLAYGROUND AREA IS LOCATED WITHIN THE AREA DENOTED AS APPROXIMATE FUTURE ROUTE 92 CORRIDOR PER MAP NO. 5411, FILE NO. 978.



VICINITY MAP

SURVEY REFERENCES

- 1. DEED BOOK 6278, PAGE 295
- 2. MAP ENTITLED "AMENDED FINAL SUBDIVISION PLAN OF BLOCK 11, LOTS 10.206, 10.203, 10.22 & 10.24 FOR THE LINPRO COMPANY, PLAINSBORO TWP., MIDDLESEX CO., N.J." PREPARED BY VAN NOTÉ-HARVEY ASSOCIATES, DATED NOVEMBER 8, 1988 AND FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON NOVEMBER 21, 1989 AS MAP NO. 5411, FILE NO. 978.
- 3. TAX MAP SHEET No. 33 OF THE TOWNSHIP OF PLAINSBORO, MIDDLESEX COUNTY, NEW JERSEY.
- 4. FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT No. NCS-1030875-SA1, BEARING AN EFFECTIVE DATE OF OCTOBER 21, 2021 AND THE SUPPLEMENTAL DOCUMENTATION REFERRED TO THEREIN.

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 FLOOD ZONE X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 3402300229F DATED JULY 6, 2010 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON NOVEMBER 20, 2020 BY TELEPHONE OR EMAIL (www.fema.gov)

MISCELLANEOUS NOTES

- SURVEY PERFORMED BY:  
LAN ASSOCIATES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING, INC.  
445 GOWIN AVENUE  
MIDLAND PARK, NJ 07431  
PHONE: 201-447-6400  
FAX: 201-447-1233  
EMAIL: matthew.webb@lanassociates.com  
LAN PROJECT No. 2.8997.34
- N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON DEED BOOK 6278, PAGE 295 AND IS REFLECTED IN THE TITLE LEGAL DESCRIPTION.
  - 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
36	0	0	1	37

  - N4 AT THE TIME OF THE ALTA SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - N5 AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY CHANGES OF STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED.
  - N6 THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - N7 ALL CALLS HEREON ARE MEASURED AND RECORD, UNLESS OTHERWISE NOTED.
  - N8 THE ADDRESS OF THE PROPERTY IS LISTED AS CENTER DRIVE & CENTER DRIVE/BLDG 2100 PER RECORD DOCUMENTS. AN ADDRESS OF 2100 WAS POSTED AND OBSERVED IN THE FIELD AT THE TIME OF THE SITE VISIT ON THE BUILDING.
  - N9 THE PROPERTY ABUTS AND HAS DIRECT ACCESS TO CENTER DRIVE, A PRIVATE 30' WIDE INGRESS AND EGRESS EASEMENT, WHICH PROVIDES ACCESS TO PLAINSBORO ROAD, A PUBLIC RIGHT-OF-WAY.
  - N10 THE SUBJECT PROPERTY CONSIST OF TWO ADJACENT PARCELS.
  - N11 AT THE TIME OF THE SURVEY, NO PARTY WALLS WERE OBSERVED ON THE SUBJECT PROPERTY.

UTILITY NOTES

- UN1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.
- UN2 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. NO RESPONSIBILITY IS TAKEN FOR BURIED PIPES, WIRES, SEPTIC, WELLS, UST'S, ETC.

ZONING INFORMATION

THE SUBJECT PROPERTY IS ZONED AS FOLLOWS:  
\*PCD: PLANNED UNIT DEVELOPMENT DISTRICT.

CURRENT USE: COMMERCIAL CHILD DAYCARE  
USE PERMITTED: P120 § 101-12(F), YES  
P120 § 101-25(F)

AREA REGULATIONS  
FRONT YARD SETBACK: 0 FEET; NO FRONT YARD SETBACK APPLIES (PER 1994 PLANNING BOARD APPROVED SITE PLAN, P94-10)  
REAR YARD SETBACK: 0 FEET; NO REAR YARD SETBACK APPLIES (PER 1994 PLANNING BOARD APPROVED SITE PLAN, P94-10)  
SIDE YARD SETBACK: 0 FEET; NO SIDE YARD SETBACK APPLIES (PER 1994 PLANNING BOARD APPROVED SITE PLAN, P94-10)

MINIMUM LOT AREA: 3 ACRES (NOT APPLICABLE, PER 1994 PLANNING BOARD APPROVED SITE PLAN, P94-10)  
MINIMUM LOT WIDTH: 250 FEET (NOT APPLICABLE, PER 1994 PLANNING BOARD APPROVED SITE PLAN, P94-10)  
MIN. STREET FRONTAGE: 250 FEET (NOT APPLICABLE, PER 1994 PLANNING BOARD APPROVED SITE PLAN, P94-10)  
MINIMUM LOT DEPTH: 250 FEET (NOT APPLICABLE, PER 1994 PLANNING BOARD APPROVED SITE PLAN, P94-10)  
MAX. IMPERVIOUS COVERAGE: 25% (NOT APPLICABLE, PER 1994 PLANNING BOARD APPROVED SITE PLAN, P94-10)  
MAX. FLOOR AREA RATIO: .05 (NOT APPLICABLE, PER 1994 PLANNING BOARD APPROVED SITE PLAN, P94-10)  
MAXIMUM HEIGHT: 35 FEET (NOT APPLICABLE, PER 1994 PLANNING BOARD APPROVED SITE PLAN, P94-10)

PARKING REQUIREMENTS  
FOR CHILD-CARE USE: 1.0 SPACE(S) PER 400 SQ. FT., PLUS 1.0 SPACE(S) PER EVERY SIX CHILDREN (ESTIMATED 50 CHILDREN)  
TOTAL REQUIRED PARKING = 36 SPACES

NOTES:  
THE INFORMATION ABOVE WAS PROVIDED PER ZONING REPORT PREPARED BY PARTNER, PROJECT NUMBER 20-298484.5, DATED DECEMBER 3, 2020, REVISED APRIL 5, 2021.

ALTA/NSPS LAND TITLE SURVEY

FOR  
666 PLAINSBORO ROAD

PARTNER PROJECT NUMBER 20-298484.3

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER NCS-1030875-SA1, BEARING AN EFFECTIVE DATE OF OCTOBER 21, 2021.

CERTIFICATION

TO: RRA REAL ESTATE DEBT FUND II SUBSIDIARY 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS; PLAINSBORO EDUCATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY; CD HE INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY AND FIRST AMERICAN 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 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 12, 2020.

DATE OF PLAT OR MAP: DECEMBER 2, 2020

PROPERTY ADDRESS:  
666 PLAINSBORO ROAD, PLAINSBORO, NJ 08536

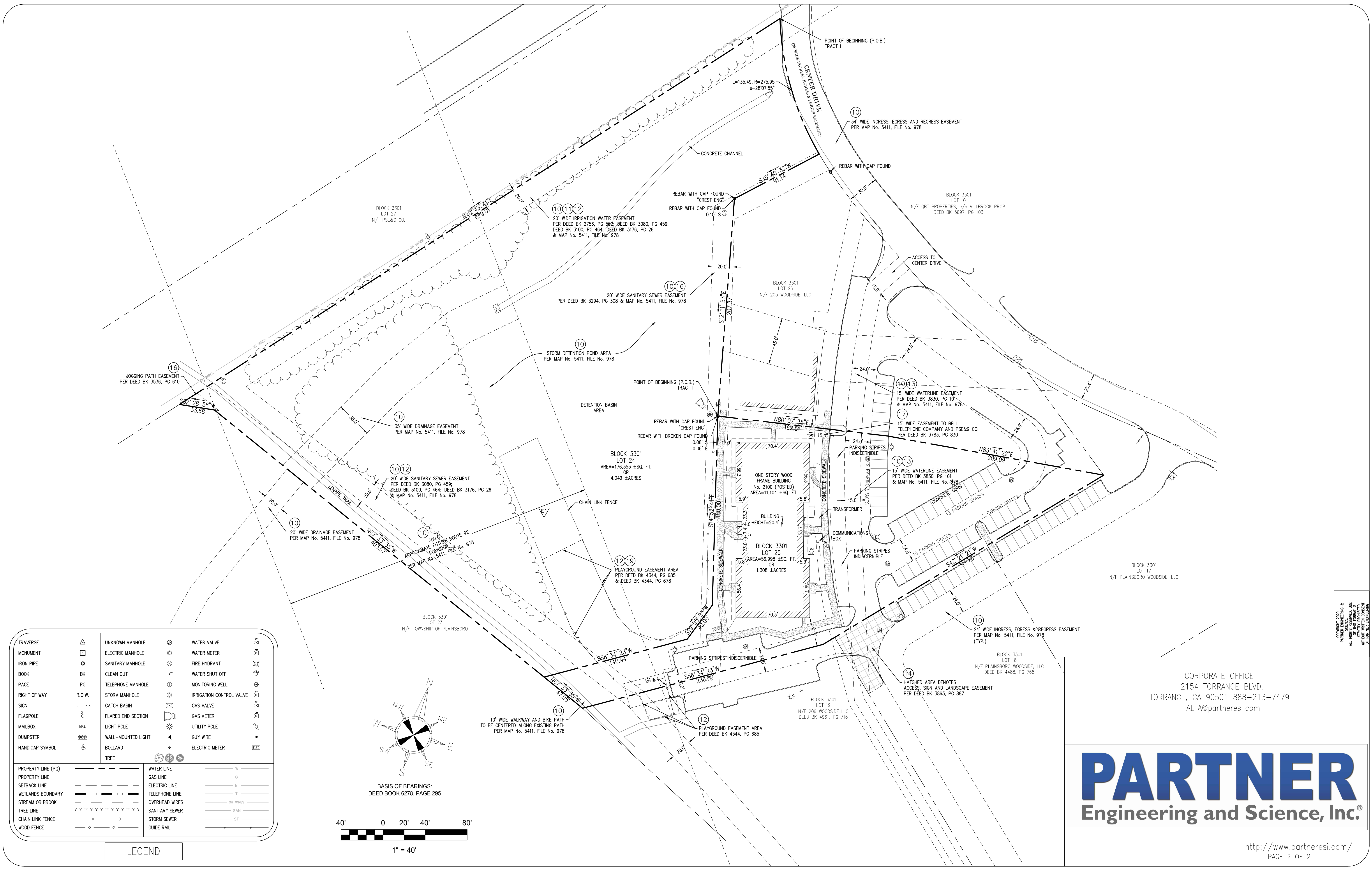


MATTHEW M. WEBB, PLS  
REGISTRATION No. 246504330200  
IN THE STATE OF NEW JERSEY  
DATE OF SURVEY: DECEMBER 2, 2020  
LATEST REVISION DATE: NOVEMBER 17, 2021  
LAN PROJECT No. 2.8997.34

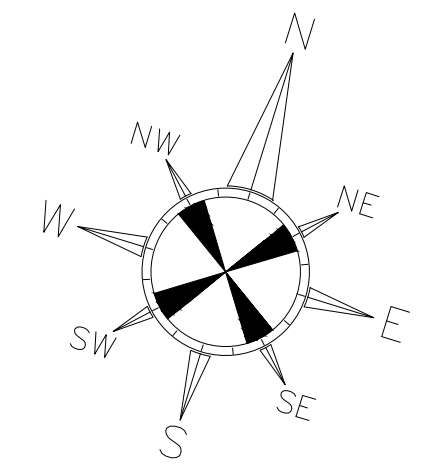
*Matthew M. Webb*  
SIGNATURE

CORPORATE OFFICE  
2154 TORRANCE BLVD.  
TORRANCE, CA 90501 888-213-7479  
ALTA@partneresi.com

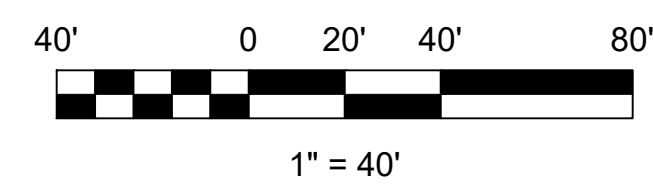




TRAVERSE	△	UNKNOWN MANHOLE	⊙	WATER VALVE	⊗
MONUMENT	□	ELECTRIC MANHOLE	⊙	WATER METER	⊗
IRON PIPE	—	SANITARY MANHOLE	⊙	FIRE HYDRANT	⊗
BOOK	BK	CLEAN OUT	⊙	WATER SHUT OFF	⊗
PAGE	PG	TELEPHONE MANHOLE	⊙	MONITORING WELL	⊗
RIGHT OF WAY	R.O.W.	STORM MANHOLE	⊙	IRRIGATION CONTROL VALVE	⊗
SIGN	—	CATCH BASIN	⊙	GAS VALVE	⊗
FLAGPOLE	⊙	FLARED END SECTION	⊙	GAS METER	⊗
MAILBOX	⊙	LIGHT POLE	⊙	UTILITY POLE	⊗
DUMPSTER	⊙	WALL-MOUNTED LIGHT	⊙	GUY WIRE	⊗
HANDICAP SYMBOL	⊙	BOLLARD	⊙	ELECTRIC METER	⊗
PROPERTY LINE (PO)	---	WATER LINE	— W —		
PROPERTY LINE	---	GAS LINE	— G —		
SETBACK LINE	---	ELECTRIC LINE	— E —		
WETLANDS BOUNDARY	---	TELEPHONE LINE	— T —		
STREAM OR BROOK	---	OVERHEAD WIRES	— OH WIRES —		
TREE LINE	---	SANITARY SEWER	— SAN —		
CHAIN LINK FENCE	---	STORM SEWER	— ST —		
WOOD FENCE	---	GUIDE RAIL	---		



BASIS OF BEARINGS:  
DEED BOOK 6278, PAGE 295



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