

**ZONING INFORMATION**

IF A ZONING LETTER IS PROVIDED PURSUANT TO ALTA TABLE A ITEMS 6(A) OR 6(B) AND IS REQUIRED, LIST CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOORSPACE AREA RESTRICTIONS AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER

**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 (ZONE X) AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 44 OF 301, EFFECTIVE DATE SEPTEMBER 28, 2007 AND IS NOT IN A FLOOD ZONE AREA.

**MISCELLANEOUS NOTES**

**(N1)** THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THAT OF DEED BOOK 7082, PAGE 2913 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	DISABLED	TRAILER	PARTIAL	TOTAL
23	1			24

**(N3)** THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

**(N4)** THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

**(N5)** THE DISTANCE TO THE NEAREST INTERSECTING STREET, ROBBINS ROAD, IS 371.72 FEET AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.

**(N6)** LOT CORNERS TO BE SET.

SURVEY PREPARED BY:

**CONTROL POINT ASSOCIATES, INC.**  
30 INDEPENDENCE BOULEVARD, SUITE 100  
WARREN, NJ 07059  
908.668.0099 • 908.668.0095 FAX  
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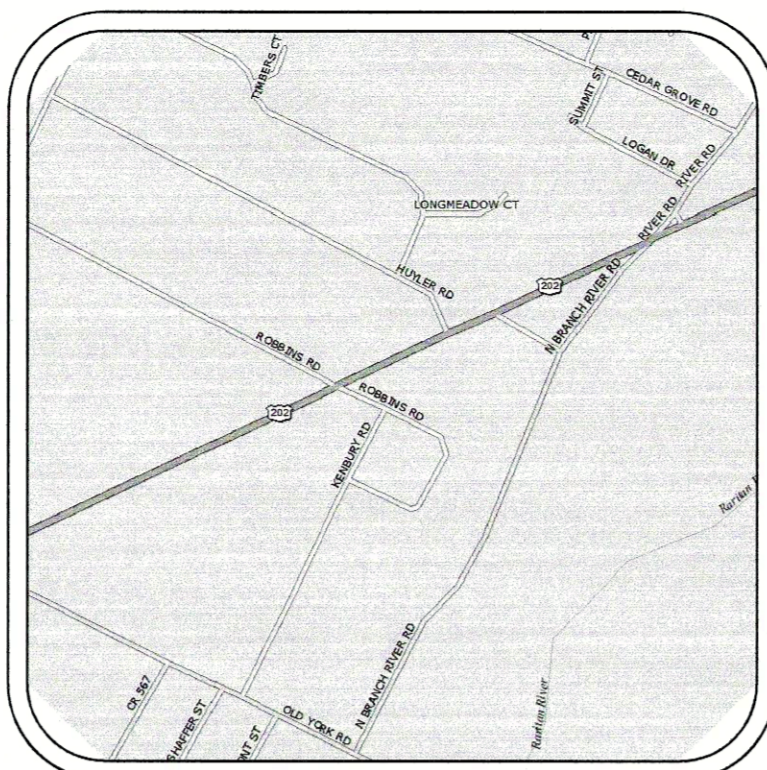
**JAMES D. SENS** 01-22-2021 DATE  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

**UTILITY NOTE**

**(1)** 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

**STATEMENT OF ENCROACHMENTS**

- E1** 4' WOOD FENCE MEANDERS ALONG THE NORTHEASTERLY PROPERTY LINE
- E2** 4' CHAIN LINK FENCE EXTENDS 7.1 FEET ACROSS THE SOUTHERLY PROPERTY LINE
- E3** CONCRETE WALL MEANDERS ALONG WESTERLY PROPERTY LINE



VICINITY MAP

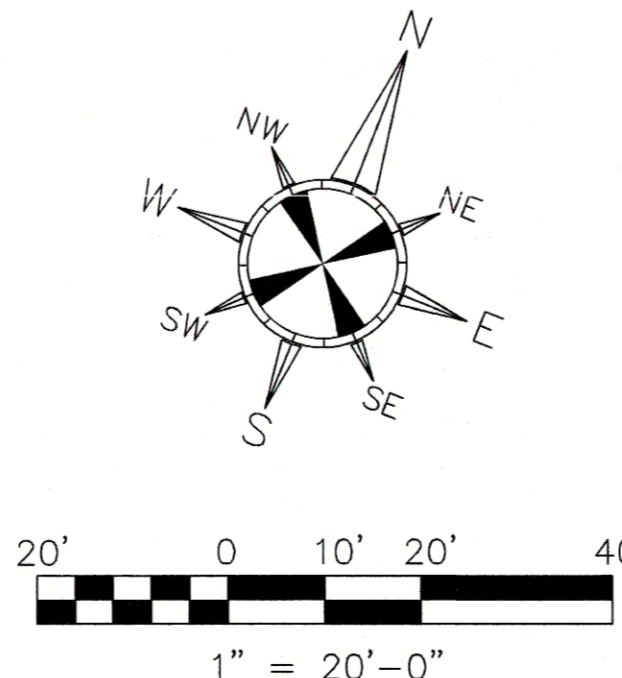
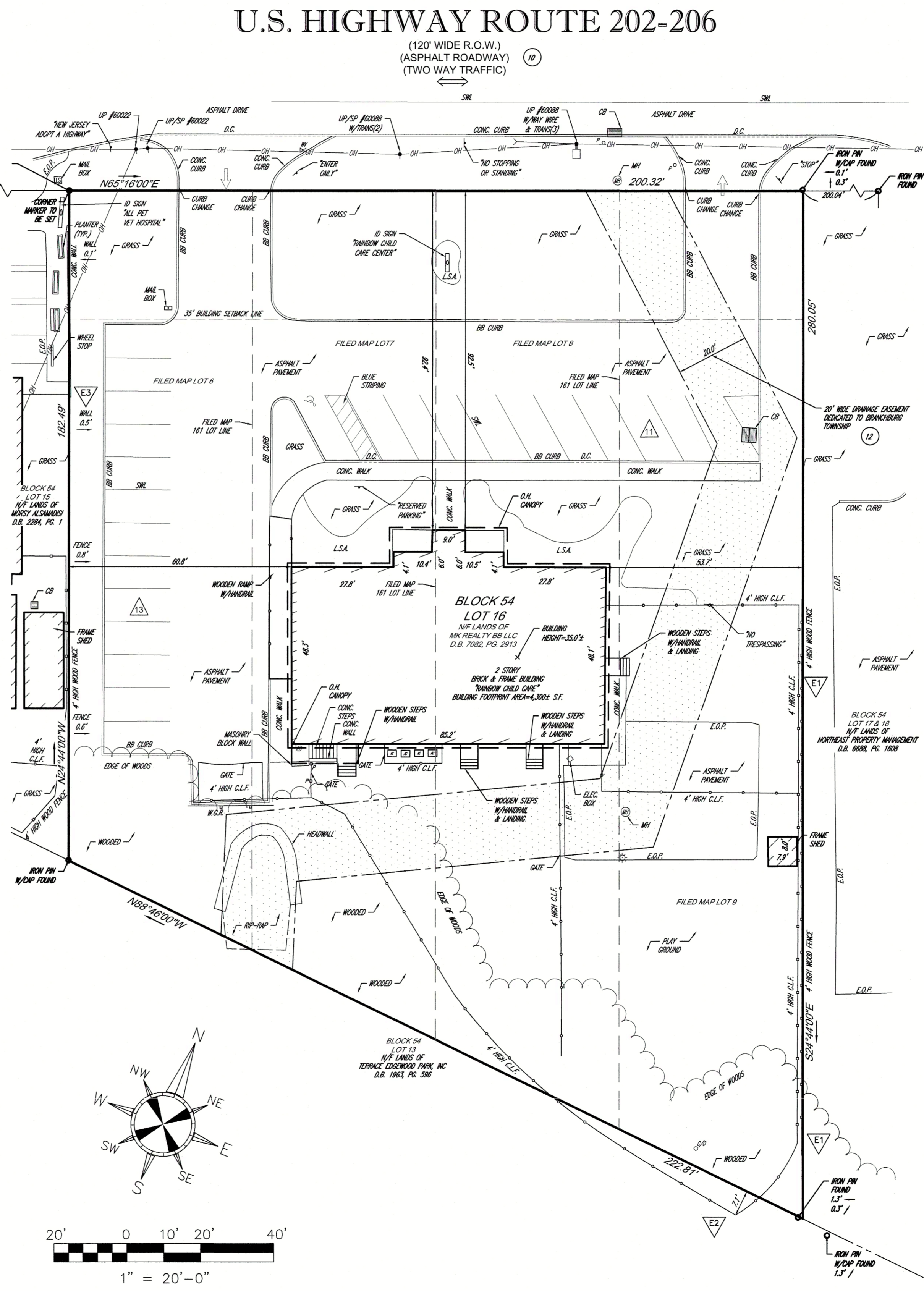
ROBBINS ROAD

**SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT**

9. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF SOMERSET COUNTY, NEW JERSEY IN PLAN MAP #161. SHOWN HEREON.
10. ROAD GRANT TO THE STATE OF NEW JERSEY AS CONTAINED IN DEED BOOK V22 PAGE 138.—UNABLE TO DETERMINE LOCATION FROM RECORD DOCUMENT. ROUTE 202-206 SHOWN.
11. RIGHTS GRANTED TO NEW JERSEY POWER & LIGHT COMPANY AS SET FORTH IN DEED BOOK 721 PAGE 332.—EXISTING POLES WIRES & APPURTENANCES ARE SHOWN HEREON.
12. DRAINAGE EASEMENT GRANTED TO THE TOWNSHIP OF BRANCHBURG AS CONTAINED IN DEED BOOK 2211 PAGE 375.—EXCEPTION PARCEL SHOWN HEREON
13. DECLARATION OF APPROVAL AS CONTAINED IN DEED BOOK OPR 5734 PAGE 652. NOT A SURVEY RELATED MATTER.

**LEGEND**

AG	ABOVE GROUND	—	SIGN
BB CURB	BELGIUM BLOCK CURB	☐	MAIL BOX
CLF	CHAIN LINK FENCE	☐	AREA LIGHT
DC	DEPRESSED CURB	☐	CATCH BASIN OR INLET
EDP	EDGE OF PAVEMENT	☐	PARKING SPACE COUNT
EGS	EDGE OF GRAVEL	☐	AIR CONDITIONING UNIT
LSA	LANDSCAPED AREA	☐	CLEAN OUT
SHL	SOLID WHITE LINE	☐	POST
HT	HEIGHT	☐	UTILITY POLE
HCP	HANDICAP	☐	GUY WIRE
BLDG	BUILDING	☐	
BFFA	BUILDING FOOTPRINT AREA	☐	
MH	UNKNOWN MANHOLE	☐	
SMH	SANITARY/SEWER MANHOLE	☐	
OH	OVERHEAD WIRES	—	
DC	DEPRESSED CURB	—	
HYD	HYDRANT	—	
WV	WATER VALVE	—	



**EXHIBIT A LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF BRANCHBURG, COUNTY OF SOMERSET, STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:  
BEING KNOWN AND DESIGNATED AS LOTS 6, 7, 8 AND 9 IN BLOCK 1 AS SHOWN ON A CERTAIN FILED MAP ENTITLED: "WILLIAM BRADLEY ESTATE, VOSSLER SECTION, BRANCHBURG TOWNSHIP, SOMERSET COUNTY, NEW JERSEY," AND FILED IN THE OFFICE OF THE CLERK OF SOMERSET COUNTY ON MAY 22, 1946 AS MAP NO. 161.  
BEING FURTHER DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT MARKED BY AN IRON PIPE FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF N.J. STATE HIGHWAY ROUTE 202, SAID POINT BEING DISTANT EASTERLY 371.72 FEET FROM THE EASTERLY SIDELINE OF ROBBINS ROAD, IF BOTH WERE EXTENDED, THENCE  
1. ALONG SAID RIGHT OF WAY LINE OF N.J. STATE HIGHWAY ROUTE 202, NORTH 65 DEGREES 16 MINUTES EAST A DISTANCE OF 200.32 FEET TO AN IRON PIPE FOUND, THENCE  
2. ALONG LOT 17, BLOCK 54, SOUTH 24 DEGREES 44 MINUTES EAST A DISTANCE OF 280.05 FEET MARKED BY AN IRON PIPE TO BE SET, THENCE  
3. ALONG LOT 15, BLOCK 54, NORTH 88 DEGREES 46 MINUTES WEST A DISTANCE OF 222.81 FEET, THENCE  
4. ALONG LOT 15, BLOCK 54, NORTH 24 DEGREES 44 MINUTES WEST A DISTANCE OF 182.49 FEET TO THE POINT AND PLACE OF BEGINNING.  
BEING FURTHER DESCRIBED IN ACCORDANCE WITH A DESCRIPTION AND SURVEY PREPARED BY JAMES P. DEADY SURVEYOR, LLC, L.S., DATED SEPTEMBER 24, 2018 AS FOLLOWS:  
BEGINNING AT A POINT BEING AN IRON BAR FOUND IN THE SOUTHEASTERLY SIDELINE OF NEW JERSEY STATE HIGHWAY ROUTE 202 (120.00 FEET WIDE), FORMERLY KNOWN AS NEW JERSEY STATE HIGHWAY ROUTE 29, SAID POINT BEING DISTANT 371.72 FEET IN A NORTHEASTERLY DIRECTION FROM THE INTERSECTION OF SAID SIDELINE WITH THE NORTHEASTERLY SIDELINE OF ROBBINS ROAD (50.00 FEET WIDE) IF BOTH SIDELINES WERE PROJECTED, SAID POINT BEING DESCRIBED IN DEED BOOK 5268, PAGE 575, AND FROM SAID BEGINNING POINT RUNNING, THENCE  
1) ALONG THE SOUTHEASTERLY SIDELINE OF NEW JERSEY STATE HIGHWAY ROUTE 202, NORTH 65°-16'-00" EAST, A DISTANCE OF 200.32 FEET TO AN IRON BAR FOUND, THENCE  
2) LEAVING SAID SIDELINE AND RUNNING SOUTH 24°-44'-00" EAST, A DISTANCE OF 280.05 FEET TO A POINT AND CORNER, THENCE  
3) NORTH 88°-46'-00" WEST, A DISTANCE OF 222.81 FEET TO A POINT AND CORNER, THENCE  
4) NORTH 24°-44'-00" WEST, A DISTANCE OF 182.49 FEET TO POINT AND PLACE OF BEGINNING.  
NOTE FOR INFORMATION ONLY: BEING LOT(S) 16, BLOCK 54, TAX MAP OF THE TOWNSHIP OF BRANCHBURG, COUNTY OF SOMERSET, STATE OF NEW JERSEY.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1033167-SA1, WITH AN EFFECTIVE DATE OF NOVEMBER 13, 2020.

**ALTA/NSPS LAND TITLE SURVEY**  
FOR  
1005 US ROUTE 202, BRANCHBURG, NJ 08876  
PARTNER PROJECT NUMBER 298117.10

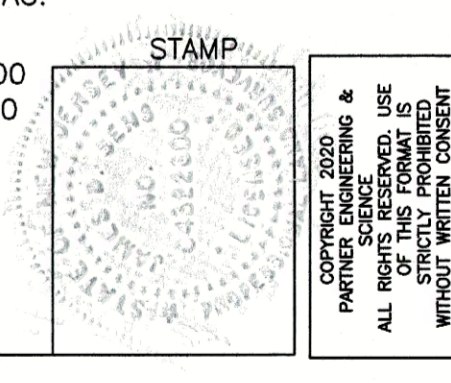
ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1034437-SA1, WITH AN EFFECTIVE DATE OF NOVEMBER 13, 2020.

**CERTIFICATION**

TO MK REALTY BW LLC & 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 1, 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 13, 14, 16, 17 & 20 OF TABLE A THEREOF.  
THE FIELDWORK WAS COMPLETED ON 01-19-2021.

DATE OF PLAT OR MAP: 01-22-2021  
  
PROPERTY ADDRESS: 1246 U.S. HIGHWAY ROUTE 202-206, BRANCHBURG TOWNSHIP, SOMERSET COUNTY, STATE OF NEW JERSEY  
AREA = 46,328 S.F. OR 1.064 AC.

SURVEYOR: JAMES D. SENS  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600  
STATE OF REGISTRATION: NEW JERSEY  
FIELD DATE OF SURVEY 1-19-2021  
LATEST REVISION DATE:  
CPA FILE NO: 01-210019-00  
  
SIGNATURE: *[Signature]*



CORPORATE OFFICE  
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