

FILE MAP #2514

FILE MAP #1434

FILE MAP #1433

DIVIDED LINE

N.J. STATE HIGHWAY
ROUTE 27
(66' R.O.W.)

VERONICA (66' R.O.W.) AVENUE

S53°55'30"E 310.00'

S36°04'30"W 562.32'

LOT 67.01
N/F TORSIELLO ASSOCIATES

LOT 71
BLOCK 88.02
87,160 SQ. FT.
2.001 ACRES
N/F BGS REALTY GENERAL PARTNERSHIP
(Bk. 6741 Pg. 1776)

LOT 73
BLOCK 88.02
87,160 SQ. FT.
2.001 ACRES
N/F GORDON VERONICA AVE
III ASSOCIATES, LLC
(Bk. 5232 Pg. 3738)

LOT 74
N/F SMERUBH
REALTY, LLC
(Bk. 6443 Pg. 1460)

LOT 75
N/F FF ENTERPRISES
PRINCETON LLC
(Bk. 2080 Pg. 598)

LOT 76
N/F HIS COMPANY
(Bk. 1740 Pg. 76)

LOT 77
N/F 57 VERONICA
AVENUE, LLC
(Bk. 6608 Pg. 1539)

LOT 78
N/F JUNCHLO, LLC
(Bk. 6689 Pg. 30)

LOT 79
N/F VM-POINTE, LLC
(Bk. 6790 Pg. 1604)

LOT 80
N/F VERONICA PROPERTY, LLC
(Bk. 7091 Pg. 3371)

LOT 81
N/F ENTIN ASSOC
(Bk. 1423 Pg. 884)

60' WIDE EMERGENCY ACCESS
EASEMENT FOR FIREFIGHTING
PURPOSES PER Bk. 1864 Pg. 807

22

LOT 13
BLOCK 88.02
2,666,907 SQ. FT.
61.224 ACRES

LOT 26
BLOCK 88.02
955,411 SQ. FT.
21.933 ACRES
N/F R.D.L. ASSOCIATES
(Bk. 1606 Pg. 251)

LOT 27.06
N/F CVI LCF MORTGAGE
LOAN TRUST I
(Bk. 6991 Pg. 3493)

LOT 28
WOLGAST
289 Pg. 550

LOT 36
G & I IX 95 CLYDE, LLC
(Bk. 6939 Pg. 3340)

EASEMENT FOR INGRESS & EGRESS
OVER LANDS NORTH OF BROOK FOR
THE PURPOSE OF LIVESTOCK WATERING

TRACT OF LAND
PER DEED
Bk. 730 Pg. 183

- LEGEND**
- FENCE LINE
 - SINGLE LIGHT
 - LIGHT ON UTILITY POLE
 - SIGN
 - INLET
 - MANHOLE
 - SANITARY MANHOLE
 - TELEPHONE MANHOLE
 - ELECTRIC BOX
 - WATER VALVE
 - HYDRANT
 - UTILITY POLE

JAMES P. DEADY SURVEYOR, LLC
PROFESSIONAL LAND SURVEYING SERVICES
295 ROUTE 22 EAST, ONE SALEM SQUARE
SUITE 202 WEST
WHITEHOUSE STATION, NJ 08889
(908) 534-0145 (908) 534-0147 FAX

BOUNDARY SURVEY
OF
TAX LOTS 13, 71 & 72
BLOCK 88.02
LOCATED IN THE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

REVISIONS: DATE SCALE: 1"=60'
UPDATE: 3-06-19 Date: 3-06-19
UPDATE PER EME: 5-08-20 Dwn. By: J.A.
FILE# 1808-338-9 Chk'd By: J.C.R.
BY: John C. Pitt N.J.P.L.S. Lic. No. 24504324100
Certificate No. 24528199000



SURVEYORS CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF NEW JERSEY, CERTIFIES TO (I) FRANKLIN 27 ASSOCIATES, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY AND ELION ACQ, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND (II) CHICAGO TITLE INSURANCE COMPANY, AS FOLLOWS:

- 1. 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... 2. THE SURVEY WAS MADE ON THE GROUND ON MARCH 3, 2019 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY... 3. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY... 4. THE ONLY OBSERVABLE, ABOVE GROUND ENCROACHMENTS AS SHOWN ON THE SURVEY ARE: (A) THE MACDAM DRIVEWAY ON TAX LOT 14-BLOCK 88.02 ENCROACHS ON TAX LOT 13-BLOCK 88.02 AS SHOWN ON SURVEY (B) THE STONE DRIVEWAY OF TAX LOT 15-BLOCK 88.02 ENCROACHS ON TAX LOT 13-BLOCK 88.02 AS SHOWN ON SURVEY... 5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENTS NO. 19-000048NCS AND NO 19-000065NCS DATED JANUARY 2019, ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH THE APPROPRIATE RECORDING REFERENCES... 6. THE SUBJECT PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO N.J. ROUTE 27 AND INDIRECT VEHICULAR AND PEDESTRIAN ACCESS TO VERONICA AVENUE... 7. EXCEPT AS SHOWN ON THE SURVEY AND DESCRIBED IN THE AFFORMENTIONED TITLE COMMITMENT, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS... 8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES OR OVERLAPS BETWEEN PARCELS OR ROADS, HIGHWAYS OR STREETS AND THAT ALL PARCELS ARE CONTIGUOUS... 9. EXCEPT AS SHOWN ON THE SURVEY, NO PORTION OF THE PROPERTY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED... 10. SAID PARCEL HAS NO OBSERVABLE EVIDENCE AS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL... 11. THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK BEING DONE IN THE PAST... 12. THERE IS NOT ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, OR ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

NOTE: VERTICAL DATUM NGVD 29' PER MAP REFERENCE No. 1.

DESCRIPTION:

BEING KNOWN & DESIGNATED AS LOTS 71 AND 72 ON A MAP ENTITLED "MAP OF HYLAND INDUSTRIAL PARK, SECTION TWO SITUATE IN FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" DATED MAY 1, 1972 & FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON AUGUST 9, 1972 AS MAP NO. 1434.

MAPS REFERENCE:

- 1. "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR VERONICA AVENUE, BLOCK 88.02-LOTS 90, 92.02 & 93.01 SITUATED IN FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY DE MURO ASSOCIATES DATED DECEMBER 7, 2006, LAST REVISED FEBRUARY 26, 2008.
2. "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR VERONICA AVENUE, BLOCK 88.02 - LOTS 13, 71 AND 72 SITUATED IN FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY DE MURO ASSOCIATES DATED MAY 10, 2004, LAST REVISED JANUARY 9, 2007.
3. "DIMENSION PLAN, PROPOSED ±369,810 S.F. OFFICE/WAREHOUSE BUILDINGS FOR ELION PARTNERS, LOT 13, BLOCK 88.02, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY MEH CONSULTING ENGINEERS, INC. DATED APRIL 13, 2018, LAST REVISED DECEMBER 11, 2018.
4. "FINAL PLAT, MELDAN CONSTRUCTION CO. FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" DATED APRIL 16, 1986 & FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON JULY 31, 1987 AS MAP NO. 2514.
5. PLAN BY "ECOSCIENCES, INC." DATED OCTOBER 10, 2004.
6. "MAP OF HYLAND INDUSTRIAL PARK, SECTION ONE SITUATE IN FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" DATED MAY 1, 1972 & FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON AUGUST 9, 1972 AS MAP NO. 1433.

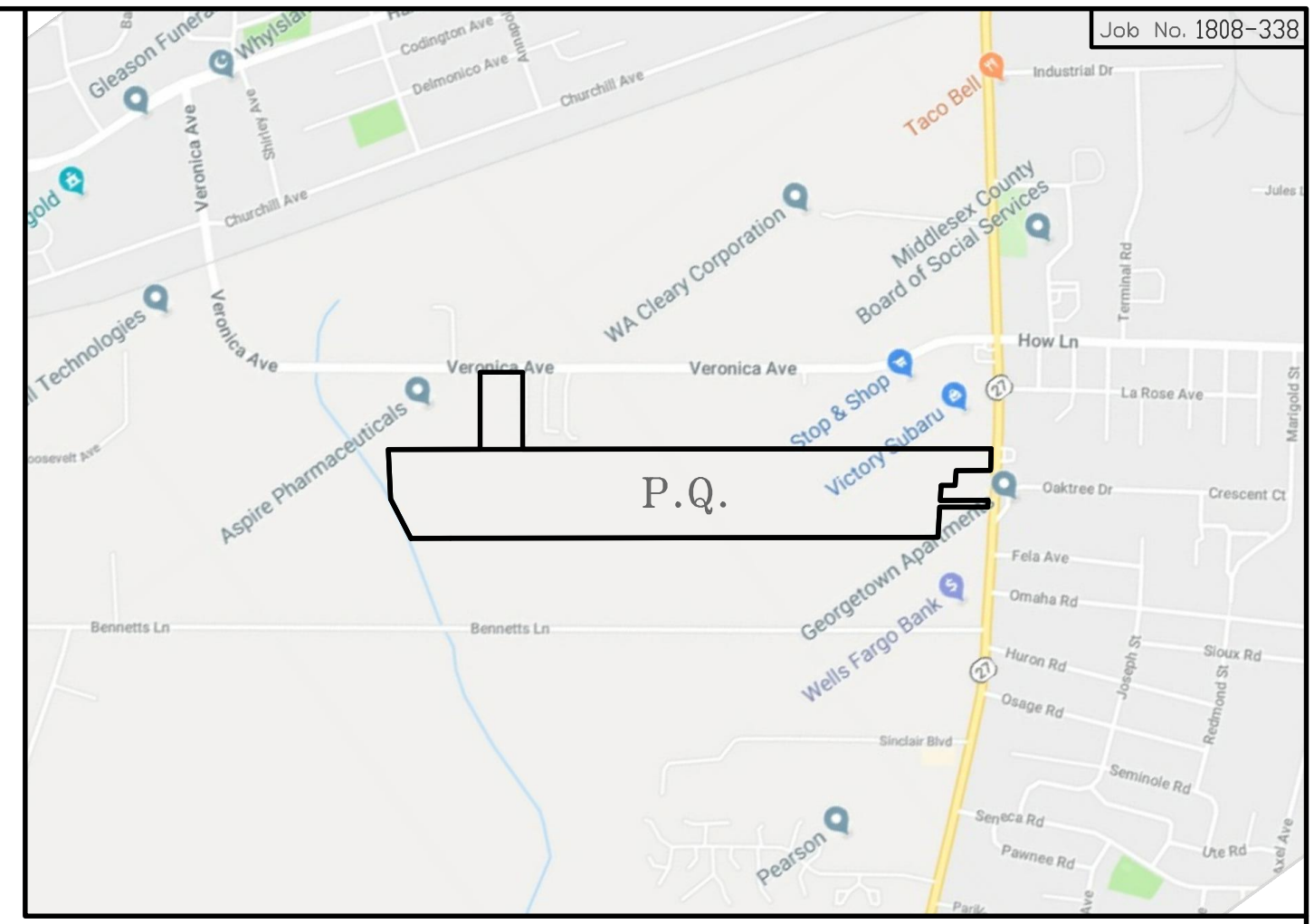
LEGAL DESCRIPTION FOR LOTS 13, 71 & 72
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY AND IS DESCRIBED AS FOLLOWS:

- Beginning at a concrete monument found on the Westerly sideline of New Jersey Route 27 (66 foot R.O.W.), said monument located the following four (4) courses along Route 27 from the intersection of said sideline with the Southerly sideline of Veronica Avenue (66 foot R.O.W.):
A. Along the Easterly Right of Way line of Route 27, South 33 minutes 30 seconds 25 seconds West, a distance of 308.88 feet to a point of curvature; thence
B. Continuing along the arc of a curve to the right having a radius of 5,914.75 feet, an arc length of 501.22 feet, a chord bearing of South 36 degrees 12 minutes 21 seconds West, and a chord length of 501.08 feet to a point; thence
C. South 53 degrees 54 minutes 08 seconds East, a distance of 12.01 feet to a point in the Westerly Right of Way line of Route 27 (66.00 feet wide); thence
D. Continuing along said Right of Way line, South 39 degrees 15 minutes 32 seconds West, a distance of 108.09 feet to a concrete monument found at the Point of Beginning and running; thence
1. Along the Westerly Right of Way line of Route 27, South 38 degrees 07 minutes 58 seconds West, a distance of 146.32 feet to a point; thence
2. Continuing along the Westerly Right of Way line, South 42 degrees 25 minutes 56 seconds West, a distance of 13.87 feet to a point; thence
3. Leaving Route 27, North 54 degrees 07 minutes 15 seconds West, a distance of 250.00 feet along Lot 14 to a point; thence
4. South 40 degrees 22 minutes 46 seconds West, a distance of 108.00 feet along Lot 14 to a concrete monument found; thence
5. North 54 degrees 07 minutes 14 seconds East, a distance of 100 feet along Lot 15 to a concrete monument found; thence
6. South 40 degrees 22 minutes 46 seconds West, a distance of 110.00 feet along Lot 15 to a point; thence
7. South 54 degrees 07 minutes 15 seconds East, a distance of 350.00 feet along Lot 15 to a point in the Westerly Right of Way line of Route 27; thence
8. Along the Westerly Right of Way line of Route 27, South 40 degrees 22 minutes 46 seconds West, a distance of 42.22 feet to an angle point; thence
9. Continuing along said Westerly Right of Way line, South 36 degrees 49 minutes 36 seconds West, a distance of 8.17 feet to a concrete monument found; thence
10. Leaving Route 27, North 53 degrees 57 minutes 25 seconds West, a distance of 350 feet along Lot 16 to a concrete monument found; thence
11. South 39 degrees 29 minutes 03 seconds West along the Westerly lines of Lots 16 and 17, a distance of 119.76 feet to a point in the Northerly line of Lot 18; thence
12. Along the Northerly lines of Lot 18, 19, 22, 23, 24, 25, 26 and 27 08, North 53 degrees 56 minutes 39 seconds West, a distance of 3,846.12 feet to a point in the Easterly line of Lot 28; thence
13. Along the Easterly line of Lot 28, North 08 degrees 52 minutes 40 seconds East, a distance of 322.52 feet to a point in the Southwesterly corner of Lot 36 and the Northeasterly corner of Lot 28; thence
14. Along the Easterly line of Lot 36, North 33 degrees 31 minutes 24 seconds East, a distance of 362.01 feet to a concrete monument found in the Southwesterly corner of Lot 67.01; thence
15. Along the Southerly line of Lot 67.01, South 53 degrees 55 minutes 30 seconds East, a distance of 670.24 feet to an iron bar with cap found in the Southwesterly corner of Lot 67.01 and the Southwesterly corner of Lot 71; thence
16. Along the Easterly line of Lot 67.01 and the Westerly line of Lot 71, North 36 degrees 04 minutes 30 seconds East, a distance of 562.32 feet to an iron bar with cap found in the Southerly line of Veronica Avenue; thence
17. Along the Southerly line of Veronica Avenue, South 53 degrees 55 minutes 30 seconds East, a distance of 310.00 feet to an iron bar with cap found in the Northeasterly corner of Lot 72 and the Northeasterly corner of Lot 73; thence
18. Leaving Veronica Avenue, along the Westerly line of Lot 73, South 36 degrees 04 minutes 30 seconds West, a distance of 562.32 feet to an iron bar with cap found in the Southwesterly corner of Lot 73 and the Northerly line of Lot 13; thence
19. Along the Northerly line of Lot 13 and the Southerly lines of Lots 73-90, 92.02, 93.01 and 12, South 53 degrees 55 minutes 30 seconds East, a distance of 3,418.90 feet to a concrete monument found in the Westerly line of N.J. Route 27, the point and place of Beginning.
Containing 2,841,227± sq. ft. (65,226± acres)

- SCHEDULE B EXCEPTIONS
11. Rights of others in and to Brook or any of its inlets, arms, branches or tributaries or drains or ditches abutting or traversing through the premises in question. (Unplottable/blanet)
12. Rights of the State of New Jersey Department of Transportation to limit additional future access to New Jersey State Highway Route 27. (Plottable)
13. Rights of the State of New Jersey as to a Drainage Sewer Easement as set forth in Deed Book 730, page 466. (Unplottable)
14. Intentional Omitted.
15. Terms and Conditions of reservation and right of Ingress and Egress as set forth in Deed Book 730, page 183. (Plottable)
16. Right of Way and Easement Agreement as set forth in Deed Book 1215, page 527. (Plottable)
17. Intentionally Omitted.
18. Intentionally Omitted.
19. Terms and conditions of Easement Agreement as set forth in Deed Book 1704, page 398 and also recited in Deed Book 2088, page 324. (Plottable)
20. Intentionally Omitted.
21. Easement and Right of Way to the Township of Franklin Sewerage Authority as set forth in Deed Book 1777, page 875 and also recited in Deed Book 2088, page 324. (Plottable)
22. Deed of Emergency Access Easement as set forth in Deed Book 1864, page 807. (Plottable)
23. Intentionally moved and combined with Exceptions 19 & 20.
24. Intentionally Omitted.
25. Intentionally Omitted.
Intentionally Omitted.

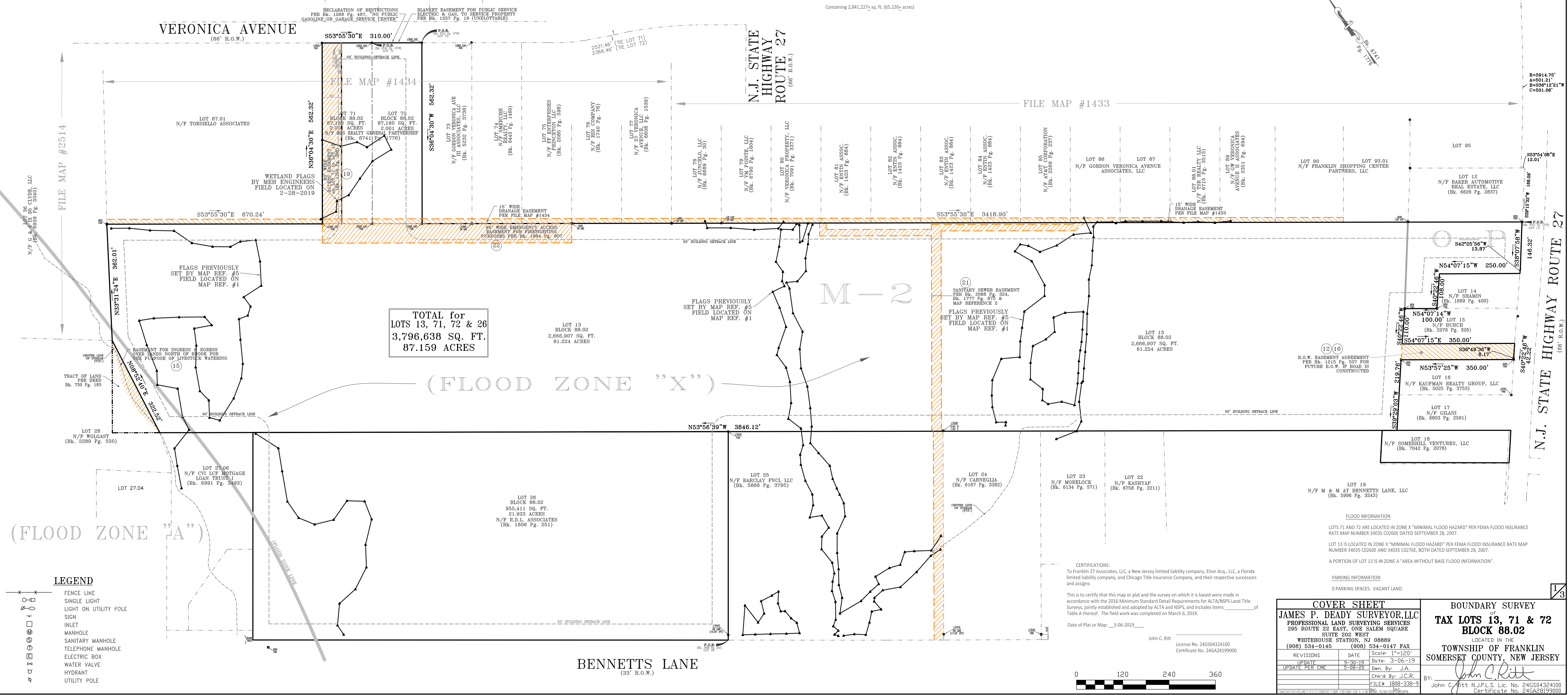
LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY AND IS DESCRIBED AS FOLLOWS:

- Beginning at a point in the center of Bennetts Lane at a point therein distant 1,372.27 feet Northwesterly as measured along the centerline of said Bennetts Lane from the most Southerly corner of the whole tract as described in a Deed from John Sylvester to the Antil Realty Company (a corporation of the State of New Jersey), said Deed being dated May 24, 1932 and recorded in the Somerset County Clerk's Office in Book 8-22 of Deeds, Page 142. From said beginning point running:
1. Along the centerline of said Bennetts Lane, North 53° 49' 09" West, 1,477.73 feet to a point marking the most Southerly corner of a 6.66 acres of land as here to for conveyed to one Krause; thence
2. Along said last mentioned lands, North 36° 10' 51" East, 644.93 feet to a point in line of lands formerly of John Sylvester; thence
3. Along said last mentioned lands, South 53° 56' 39" East, 1,477.73 feet to the most Northerly corner of a ten acre tract as heretofore conveyed to one Jennings; thence
4. Along said last mentioned lands, South 36° 10' 51" West, 648.15 feet to the place of Beginning.
Containing 955,411 sq. ft. (21.93 acres)



KEY MAP NOT IN SCALE

JOHN C. RITT, NJPLS LICENSE NO. 24G504324100, CERTIFICATE NO. 24GA28199000



TOTAL for LOTS 13, 71, 72 & 26, 3,796,638 SQ. FT. 87.159 ACRES

(FLOOD ZONE "X")

(FLOOD ZONE "A")

- LEGEND
FENCE LINE
SINGLE LIGHT
LIGHT ON UTILITY POLE
SIGN
INLET
MANHOLE
SANITARY MANHOLE
TELEPHONE MANHOLE
ELECTRIC BOX
WATER VALVE
HYDRANT
UTILITY POLE

BENNETTS LANE (33' R.O.W.)

CERTIFICATIONS: To Franklin 27 Associates, LLC, a New Jersey limited liability company, Elion Acq., LLC, a Florida limited liability company, and Chicago Title Insurance Company, and their respective successors and assigns: 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 of Table A thereof. The field work was completed on March 6, 2019. Date of Plat or Map: 3-06-2019

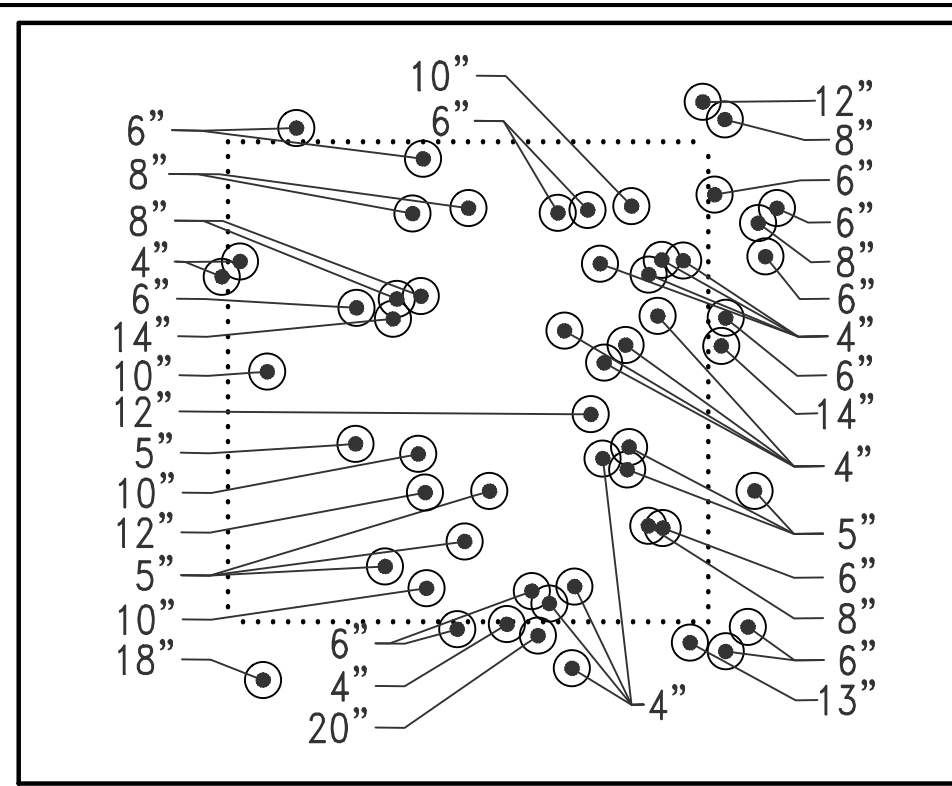
John C. Ritt License No. 24G504324100 Certificate No. 24GA28199000



FLOOD INFORMATION
LOTS 71 AND 72 ARE LOCATED IN ZONE X "MINIMAL FLOOD HAZARD" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 34035 CD2606 DATED SEPTEMBER 28, 2007.
LOT 13 IS LOCATED IN ZONE X "MINIMAL FLOOD HAZARD" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 34035 CD2606 AND 34035 CD2766, BOTH DATED SEPTEMBER 28, 2007.
A PORTION OF LOT 13 IS IN ZONE A "AREA WITHOUT BASE FLOOD INFORMATION".

COVER SHEET
JAMES P. DEADY SURVEYOR, LLC
PROFESSIONAL LAND SURVEYING SERVICES
295 ROUTE 22 EAST, ONE SALEM SQUARE SUITE 202 WEST WHITEHOUSE STATION, NJ 08889
(908) 534-0145 (908) 534-0147 FAX
Scale: 1"=120' Date: 3-06-19
DATE: 3-06-20 Dwn. By: J.A.
FILE# 1808-338-9

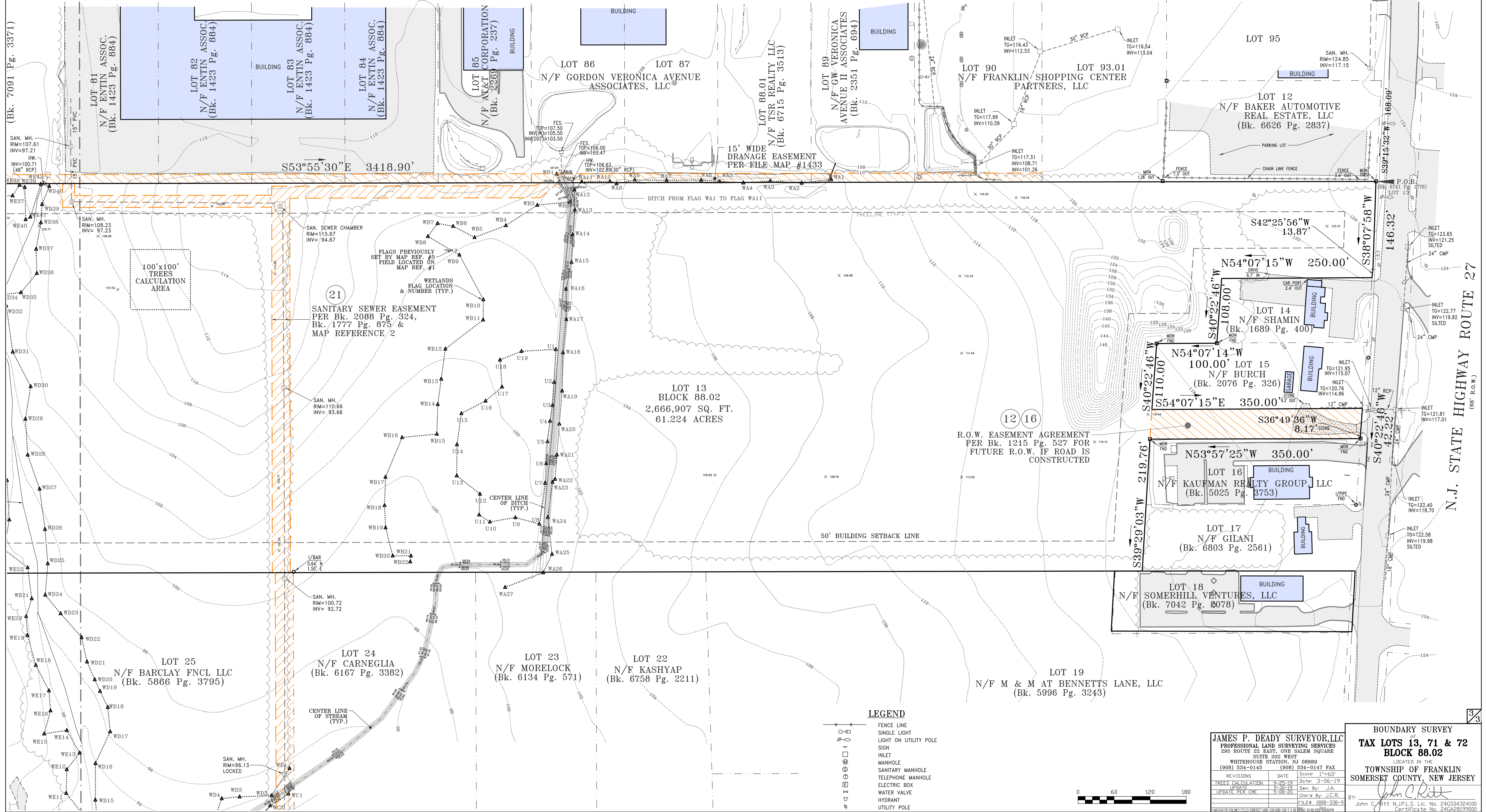
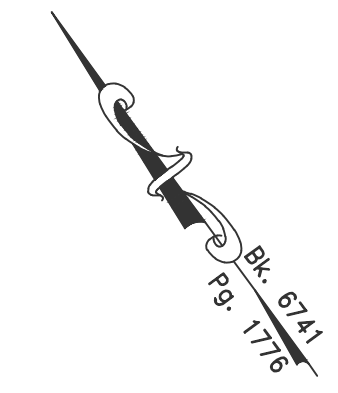
BOUNDARY SURVEY
TAX LOTS 13, 71 & 72
BLOCK 88.02
LOCATED IN THE TOWNSHIP OF FRANKLIN SOMERSET COUNTY, NEW JERSEY
By: John C. Ritt N.J.P.L.S. License No. 24G504324100 Certificate No. 24GA28199000



TREES CALCULATION AREA
SCALE: 1"=40'

DIVIDED LINE

FILE MAP #1433



LEGEND

- FENCE LINE
- SINGLE LIGHT
- LIGHT ON UTILITY POLE
- SIGN
- INLET
- MANHOLE
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC BOX
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SUITE 202 WEST
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(908) 534-0145 (908) 534-0147 FAX
Scale: 1"=60'

REVISIONS	DATE	DATE: 3-06-19
TREES CALCULATION	3-06-19	Dwn. By: J.A.
UPDTRK PER CHC	5-08-20	Chc'd By: J.C.R.
FILE#	1808-338-9	

BOUNDARY SURVEY
OF
TAX LOTS 13, 71 & 72
BLOCK 88.02
LOCATED IN THE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY
By: *John C. Pitt*
John C. Pitt N.J.P.L.S. Lic. No. 24GS04324100
Certificate No. 24GS04324100

N.J. STATE HIGHWAY ROUTE 27
(66' R.O.W.)