

- FIRST AMERICAN TITLE INSURANCE COMPANY**
COMMITMENT NO. 576178-F-NJ-CP-MSC-A (110-120 BELMONT DRIVE)
COMMITMENT NO. 576178-F-NJ-CP-MSC-B (130 BELMONT DRIVE)
DATED MARCH 29, 2021 AT 12:00 AM.
- SCHEDULE B II EXCEPTIONS**
- COVENANTS AND RESTRICTIONS AS SET FORTH IN BOOK 020 PAGE 242 AND BOOK 020 PAGE 244 IS BLANKET IN NATURE NOT PLOTTED.
 - GRANT TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY AS SET FORTH IN BOOK 1240 PAGE 514, BOOK 1280 PAGE 6 AND BOOK 1287 PAGE 613 SHOWN ON SURVEY.
 - RIGHT OF WAY GRANT TO NEW JERSEY BELL TELEPHONE COMPANY AS SET FORTH IN BOOK 1291 PAGE 644 SHOWN ON SURVEY.
 - RESTRICTIONS AS SET FORTH IN BOOK 1339 PAGE 447 AND RE-RECORDED IN BOOK 1342 PAGE 674 ARE BLANKET IN NATURE NOT PLOTTED.
 - AGREEMENT AS SET FORTH IN BOOK 1395 PAGE 455 IS BLANKET IN NATURE NOT PLOTTED.
 - EASEMENT AS SET FORTH IN BOOK 1459 PAGE 370 PERTAINS TO 110-120 BELMONT DRIVE (LOT 19.32 BLOCK 528.04), PLOTTED AND SHOWN.
 - DECLARATION OF CROSS EASEMENTS AS SET FORTH IN BOOK 2174 PAGE 469 SHOWN ON THE SURVEY.

ENCROACHMENT STATEMENT
 STORM DRAIN FROM ADJOINING PREMISES NO EASEMENT REPORTED.

Surveyor's Certification

To: TBE RE Acquisition CO I LLC, or its designated assignee
 Kensington Vanguard National Land Services, 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7a, 7b(1), 7c, 8, 9, 11, 16, 18 & 19 of Table A thereof. The field work was completed on 06/03/21.

Richard C. Mathews
 Richard C. Mathews, LS
 New Jersey Reg. No. 29353 Date 06/30/2021

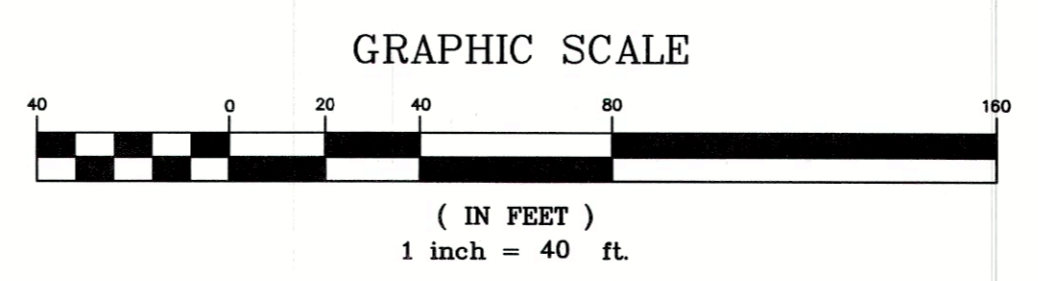
- LEGEND**
- BOLLARD
 - GAS VALVE
 - WATER VALVE
 - SANITARY SEWER CLEANOUT
 - FIBER OPTIC
 - UTILITY MANHOLE
 - LIGHT POLE
 - HYDRANT
 - IGN (ROAD)
 - UTILITY POLE
 - CLUT ANCHOR
 - INLET
 - FENCE
 - ELECTRIC/TELEPHONE CABLES
 - GAS MAIN
 - WATER MAIN
 - STORM SEWER PIPE
 - SANITARY SEWER PIPE
 - MONITORING WELL
 - BORING
 - POST INDICATOR VALVE
 - HANDICAPPED SPACE
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - ANGULAR DEGREES
 - ANGULAR MINUTES
 - ANGULAR SECONDS

- GENERAL NOTES**
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE FOUND ON THE PREMISES.
 - NO CHANGES IN STREET RIGHT OF WAY LINES, COMPLETED OR PROPOSED WERE OBSERVED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WERE FOUND ON THE SUBJECT PREMISES.
 - UTILITIES AS SHOWN ARE BY OBSERVABLE EVIDENCE ON THE SURFACE OF THE GROUND AND/OR PAINTED MARKOUT BY OTHERS.
 - PREMISES HAS VISIBLE EVIDENCE OF ELECTRIC, GAS, SANITARY SEWER STORM SEWER AND WATER SERVICES.
 - SUBJECT PROPERTY HAS ACCESS TO BELMONT DRIVE A DEDICATED PUBLIC RIGHT OF WAY.
 - HORIZONTAL SURVEY DATUM ESTABLISHED FROM NEW JERSEY STATE PLANE COORDINATES NORTH AMERICAN DATUM 1983 (NAD1983).
 - VERTICAL SURVEY DATUM ESTABLISHED FROM NORTH AMERICAN VERTICAL DATUM 1988 (NAV D 1988).
 - BY GRAPHIC PLOTTING ONLY NO PORTION OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA THE PROPERTY FALLS WITHIN ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34032C0186E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

ZONING INFORMATION
 THE SUBJECT PROPERTY IS ZONED "B-1"
 BUSINESS AND INDUSTRY ZONE
 (NO ZONING REPORT PROVIDED)

PARKING CHART

DESCRIPTION	REGULAR	ADA	TOTAL
LOT 19.31	272	7	279
LOT 19.32	435	8	443
ENTIRE SITE	707	15	722



ALTA/NSPS LAND TITLE SURVEY
 110-120 & 130 BELMONT DRIVE
 LOTS 19.31 & 19.32 BLOCK 528.04
 FRANKLIN TOWNSHIP SOMERSET COUNTY NEW JERSEY

STIRES ASSOCIATES, P.A.
 ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS
 43 West High Street, Somerville, New Jersey 08876
 Phone (908) 725-0230 Fax (908) 707-0831

RICHARD C. MATHEWS
 PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 29353
 DATE 06/03/21 SCALE: 1" = 40'

DESIGNED BY: [Signature]
 DRAWN BY: EGI
 CHECKED BY: RCM
 SHEET NUMBER 1 OF 2

CAUTION: If this document does not contain the redlined impression and of the professional, it is not an authorized original document and may have been altered.

RECORD DESCRIPTION
LOT 19.32 BLOCK 528.04

The Land is described as follows:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Franklin, in the County of Somerset, State of New Jersey;

BEGINNING at a B2A capped pin found in the northwesterly right of way line of Belmont Drive (variable width right of way), said point being the following two courses from the intersection of the centerline of Belmont Drive with the centerline of Campus Drive (a variable width right of way) as per Deed Book 2034, Page 92:

- a) Along said centerline of Belmont Drive, a distance of 719.86 feet to a point; thence
- b) North 62 degrees 56 minutes 00 seconds West, a distance of 33.00 feet to said point of Beginning, and running; thence
- 1. Along said right of way of Belmont Drive, South 27 degrees 04 minutes 00 seconds West, a distance of 324.09 feet to a B2A capped pin set at a corner of the remaining lands of Lot 19.25; thence
- 2. Along said remaining lands, the following seven courses, North 62 degrees 53 minutes 04 seconds West, a distance of 321.11 feet to a B2A capped pin set; thence
- 3. South 27 degrees 14 minutes 11 seconds West, a distance of 119.71 feet to a B2A capped pin set; thence
- 4. North 62 degrees 53 minutes 12 seconds West, a distance of 13.47 feet to a B2A capped pin set; thence
- 5. South 27 degrees 06 minutes 48 seconds West, a distance of 43.25 feet to a PK and B2A disk set; thence
- 6. North 62 degrees 52 minutes 09 seconds West, a distance of 317.21 feet to a PK and B2A disk set; thence
- 7. North 27 degrees 06 minutes 27 seconds East, a distance of 117.69 feet to a B2A capped pin set; thence
- 8. North 62 degrees 55 minutes 10 seconds West, a distance of 209.68 feet to a B2A capped pin set; thence
- 9. Along said Lot 161.03, North 27 degrees 04 minutes 00 seconds East, a distance of 368.67 feet to an iron pin found in a southerly line of said Lot 161.03; thence
- 10. Along said southerly line of Lot 161.03 and along said southerly line of Lot 19.05, South 62 degrees 56 minutes 00 seconds East, a distance of 861.78 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 110-120 Belmont Drive, Franklin Township, NJ 08873, Tax Lot 19.32, Tax Block 528.04 on the Official Tax Map of Franklin, NJ.

SURVEY DESCRIPTION
LOT 19.32 BLOCK 528.04

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Franklin, in the County of Somerset, State of New Jersey;

BEGINNING at a B2A capped pin found in the northwesterly right of way line of Belmont Drive (variable width right of way), said point being the following two courses from the intersection of the centerline of Belmont Drive with the centerline of Campus Drive (a variable width right of way) as per Deed Book 2034, Page 92: and running in the bearing system of NAD 1983; thence

- a) Along said centerline of Belmont Drive, a distance of 719.86 feet to a point; thence
- b) North 62 degrees 56 minutes 00 seconds West, a distance of 33.00 feet to said point of Beginning; thence
- 1. Along said right of way of Belmont Drive, South 17 degrees 04 minutes 13 seconds West, a distance of 324.09 feet to a B2A capped pin set at a corner of the remaining lands of Lot 19.25; thence
- 2. Along said remaining lands, the following seven courses, North 72 degrees 52 minutes 52 seconds West, a distance of 321.11 feet to a B2A capped pin set; thence
- 3. South 17 degrees 14 minutes 23 seconds West, a distance of 119.71 feet to a B2A capped pin set; thence
- 4. North 72 degrees 53 minutes 00 seconds West, a distance of 13.47 feet to a point; thence
- 5. South 17 degrees 07 minutes 00 seconds West, a distance of 43.25 feet to a point; thence
- 6. North 72 degrees 51 minutes 57 seconds West, a distance of 317.21 feet to a drill hole found; thence
- 7. North 17 degrees 06 minutes 39 seconds East, a distance of 117.69 feet to an iron pin found; thence
- 8. North 72 degrees 54 minutes 58 seconds West, a distance of 209.68 feet to an iron pin found; thence
- 9. Along said Lot 161.03, North 17 degrees 04 minutes 13 seconds East, a distance of 368.67 feet to a point in a southerly line of said Lot 161.03; thence
- 10. Along said southerly line of Lot 161.03 and along said southerly line of Lot 19.05, South 72 degrees 55 minutes 47 seconds East, a distance of 861.78 feet to the point and place of BEGINNING.

THE ABOVE DESCRIPTION IS INTENDED TO DESCRIBE ALL PROPERTY DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 576178-F-NJ-CP-MSC-A DATED MARCH 28, 2021 AT 12:00 AM AND THAT PROPERTY AS DESCRIBED IN DEED BOOK 3728 PAGE 745.

RECORD DESCRIPTION
LOT 19.31 BLOCK 528.04

The Land is described as follows:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Franklin, in the County of Somerset, State of New Jersey;

BEGINNING at a point in the westerly sideline of Belmont Drive (66 foot right of way), said point being located along the said projected westerly sideline of Belmont Drive, a distance of 1041.09 feet from its intersection with the projected southerly sideline of Campus Drive, and from said point running; thence

- 1. Along said westerly sideline, South 27 degrees 04 minutes 00 seconds West, a distance of 325.91 feet to a point; thence
- 2. North 62 degrees 56 minutes 00 seconds West, a distance of 861.78 feet; thence
- 3. North 27 degrees 04 minutes 00 seconds East, a distance of 281.32 feet; thence
- 4. South 62 degrees 55 minutes 10 seconds East, a distance of 209.68 feet; thence
- 5. South 27 degrees 06 minutes 27 seconds West, a distance of 117.69 feet; thence
- 6. South 62 degrees 52 minutes 09 seconds East, a distance of 317.21 feet; thence
- 7. North 27 degrees 06 minutes 48 seconds East, a distance of 43.25 feet; thence
- 8. South 62 degrees 53 minutes 12 seconds East, a distance of 13.47 feet; thence
- 9. North 27 degrees 14 minutes 11 seconds East, a distance of 119.71 feet; thence
- 10. South 62 degrees 53 minutes 04 seconds East, a distance of 321.11 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 130 Belmont Drive, Franklin, NJ 08873, Tax Lot 19.31, Tax Block 528.04 on the Official Tax Map of Franklin, NJ.

SURVEY DESCRIPTION
LOT 19.31 BLOCK 528.04

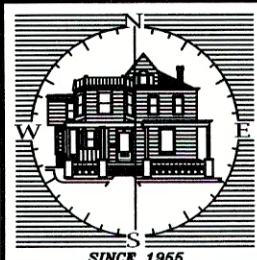
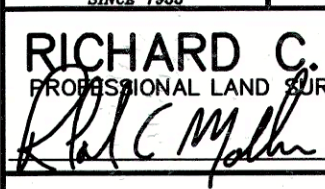
All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Franklin, in the County of Somerset, State of New Jersey;

BEGINNING at a point in the westerly sideline of Belmont Drive (66 foot right of way), said point being located along the said projected westerly sideline of Belmont Drive, a distance of 1041.09 feet from its intersection with the projected southerly sideline of Campus Drive, and from said point running in the bearing system of (NAD 1983); thence

- 1. Along said westerly sideline, South 17 degrees 04 minutes 13 seconds West, a distance of 325.91 feet to an iron pin found; thence
- 2. North 72 degrees 55 minutes 47 seconds West, a distance of 861.78 feet; thence
- 3. North 17 degrees 04 minutes 13 seconds East, a distance of 281.32 feet to an iron pin found; thence
- 4. South 72 degrees 54 minutes 58 seconds East, a distance of 209.68 feet to an iron pin found; thence
- 5. South 17 degrees 06 minutes 39 seconds West, a distance of 117.69 feet to a drill hole found; thence
- 6. South 72 degrees 51 minutes 57 seconds East, a distance of 317.21 feet; thence
- 7. North 17 degrees 07 minutes 00 seconds East, a distance of 43.25 feet; thence
- 8. South 72 degrees 53 minutes 00 seconds East, a distance of 13.47 feet; thence
- 9. North 17 degrees 14 minutes 23 seconds East, a distance of 119.71 feet to an iron pin set; thence
- 10. South 72 degrees 52 minutes 52 seconds East, a distance of 321.11 feet to an iron pin set in the aforementioned westerly sideline of Belmont Drive being the point and place of BEGINNING.

THE ABOVE DESCRIPTION IS INTENDED TO DESCRIBE ALL PROPERTY DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 576178-F-NJ-CP-MSC-B DATED MARCH 28, 2021 AT 12:00 AM AND THAT PROPERTY AS DESCRIBED IN DEED BOOK 7049 PAGE 236.

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ALTA/NSPS LAND TITLE SURVEY			
110-120 & 130 BELMONT DRIVE LOTS 19.31 & 19.32 BLOCK 528.04			
FRANKLIN TOWNSHIP		SOMERSET COUNTY NEW JERSEY	
		STIRES ASSOCIATES, P.A. ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS	
43 West High Street, Somerville, New Jersey 08876 Phone (908) 725-0230 Fax (908) 707-0831			
RICHARD C. MATHEWS PROFESSIONAL LAND SURVEYOR		N.J. LICENSE No. 29353	
		DATE 06/03/21	
SCALE: 1" = 40'		PROJECT No. 21212	
DESIGNED BY:		DRAWN BY: EGI	
CHECKED BY: RCM		SHEET NUMBER	
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DATE	REVISION	BY