ALL THAT TRACT OR PARCEL OF LAND AND PREMISES, SITUATE, LYING AND BEING IN THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF BEGINNING AS DESCRIBED IN DEED BOOK 5597, PAGE 3323, SAID POINT BEING A CORNER OF LAND FORMERLY JOHN P. VAN NESTE IN THE NORTHERLY LINE OF LANDS FORMERLY ISAAC V. N. GARRETSON, AND RUNNING, THENCE;

(1) ALONG THE EASTERLY LINE OF SAID VAN NESTE, NORTH 00' -30' EAST, A DISTANCE OF 610 FEET, MORE OR LESS, TO ANOTHER CORNER OF VAN NESTE IN SCHOOL HOUSE ROAD, FLORERLY NEW BOOK TURNING.

(1) ALONG THE EASTERLY LINE OF SAID VAN NESTE, NORTH 00° -30' EAST, A DISTANCE OF 610 FEET, MORE OR LESS, TO ANOTHER CORNER OF VAN NESTE IN SCHOOL HOUSE ROAD, FORMERLY NEW ROAD, THENCE;

(2) IN SAID ROAD, SOUTH 80' EAST, A DISTANCE OF 462 FEET, MORE OR LESS, TO A CORNER OF LAND NOW OR FORMERLY ROBERT DITMARS IN SAID ROAD, THENCE;

(3) ALONG THE WESTERLY LINE OF SAID DITMARS, SOUTH 00' -30' WEST, A DISTANCE OF 450 FEET, MORE OR LESS TO A CORNER OF SAID V. N. GARRETSON, THENCE;

(4) SOUTH 80' WEST, A DISTANCE OF 465 FEET, MORE OR LESS, TO THE POINT AND PLACE OF BEGINNING.

NOTE FOR INFORMATION: BEING KNOWN AND DESIGNATED AS TAX LOT 1 QFARM IN BLOCK 514 FOR THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY.

NOTE FOR INFORMATION: BEING COMMONLY KNOWN AS 104 SCHOOL HOUSE ROAD, FRANKLIN, NEW JERSEY.

BEGINNING AT A POINT IN THE SOUTHERLY SIDELINE OF SCHOOL HOUSE ROAD, (FORMERLY WESTON SCHOOL HOUSE ROAD) SAID POINT LYING ON THE DIMDING LINE OF TAX LOT 1 AND 2 IN BLOCK 514 AS SHOWN ON THE TOWNSHIP OF FRANKLIN TAX MAP AND FROM SAID POINT OF

1) ALONG SAID SOUTHERLY SIDELINE OF SCHOOL HOUSE ROAD, SOUTH 77 DEGREES 56 MINUTES 45 SECONDS EAST, 100.16 FEET TO A POINT; THENCE

2) SOUTH 03 DEGREES 32 MINUTES 00 SECONDS WEST, 367.57 FEET TO A POINT; THENCE

3) NORTH 78 DEGREES 35 MINUTES 00 SECONDS WEST, 100.00 FEET TO A POINT; THENCE

4) NORTH 03 DEGREES 32 MINUTES 00 SECONDS EAST, 368.70 FEET TO A POINT IN THE SOUTHERLY SIDELINE OF SCHOOL HOUSE ROAD SAID POINT BEING THE POINT AND PLACE OF BEGINNING.

EXCEPTING THEREOUT AND THEREFROM, SO MUCH OF THE SUBJECT PREMISES CONVEYED TO THE TOWNSHIP OF FRANKLIN BY DEED DATED NOVEMBER 15, 2002 AND RECORDED DECEMBER 19, 2002 IN DEED BOOK 5265 PAGE 2595.

NOTE FOR INFORMATION: BEING KNOWN AND DESIGNATED AS TAX LOT 2 IN BLOCK 514 FOR THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY.

NOTE FOR INFORMATION: BEING COMMONLY KNOWN AS 98 SCHOOL HOUSE ROAD, FRANKLIN, NEW JERSEY.

BEGINNING AT A POINT IN THE MIDDLE OF THE WESTON SCHOOL HOUSE ROAD ONE HUNDRED FIFTY (150) FEET EASTERLY FROM THE DIVIDING LINE BETWEEN PROPERTIES OF D. URSO AND NOW OR FORMERLY OF J. REHMS AND RUNNING

(1) SOUTH SEVENTY-EIGHT DEGREES AND THIRTY-FIVE MINUTES EAST ALONG THE MIDDLE OF SAID WESTON SCHOOL HOUSE ROAD ONE HUNDRED (100) FEET TO A POINT; THENCE

(2) SOUTH THREE DEGREES AND THIRTY-TWO MINUTES WEST CROSSING A STAKE ON THE SOUTH SIDE OF SAID ROAD SIX HUNDRED SEVENTY-SEVEN AND TWENTY-SIX ONE HUNDREDTHS (677.26) FEET TO A STAKE THENCE

(3) NORTH SEVENTY-EIGHT DEGREES AND THIRTY-FIVE MINUTES WEST PARALLEL WITH THE FIRST MENTIONED COURSE ONE HUNDRED (100) FEET TO ANOTHER STAKE; THENCE

(4) NORTH THREE DEGREES AND THIRTY-TWO MINUTES EAST PARALLEL WITH THE SECOND MENTIONED COURSE AND CROSSING A STAKE ON THE SOUTHERLY LINE OF SAID ROAD SIX HUNDRED SEVENTY-SEVEN AND TWENTY-SIX ONE HUNDREDTHS (677.26) FEET TO THE PLACE OF BEGINNING.

BEGINNING AT A POINT IN THE MIDDLE OF THE WESTON SCHOOL HOUSE ROAD DISTANT ONE HUNDRED (100) FEET EASTERLY FROM THE DIVIDING LINE BETWEEN PROPERTIES OF FORMERLY DOMINICK URSO AND NOW OR FORMERLY OF J. REHMS, SAID BEGINNING POINT BEING, ALSO, THE NORTHEASTERLY CORNER OF PROPERTY OF RONALD J. AND ALIC KELINE; THENCE FROM SAID BEGINNING POINT SOUTH SEVENTY—EIGHT DEGREES THIRTY—FIVE MINUTES EAST FIFTY (50) FEET TO THE NORTHWESTERLY CORNER OF OTHER PROPERTY OF MICHAEL A. AND LUCY H. CARFAGNO; THENCE SOUTH THREE DEGREES THIRTY—TWO MINUTES WEST AND ALONG THE WESTERLY LINE OF LANDS OF SAID CARFAGNO SIX HUNDRED SEVENTY—SEVEN AND TWENTY—SIX ONE HUNDREDTHS (677.26) FEET TO A STAKE; THENCE NORTH SEVENTY—EIGHT DEGREES THIRTY—FIVE MINUTES WEST ONE HUNDRED FIFTY (150) FEET TO A POINT; THENCE NORTH THREE DEGREES THIRTY—TWO MINUTES EAST AND ALONG LANDS OF NOW OR FORMERLY J. REHMS TWO HUNDRED SEVENTY—SEVEN AND TWENTY—SIX ONE HUNDREDS (277.26) FEET TO A POINT; BEING THE MOST SOUTHWESTERLY CORNER OF PROPERTY OF ROLLAND J. AND ALICE KLEIN; THENCE SOUTH SEVENTY—EIGHT DEGREES THIRTY FIVE MINUTES EAST AND ALONG THE SOUTHERLY LINE OF SAID KLEIN PROPERTY ONE HUNDRED (100) FEET TO A POINT; THENCE NORTH THREE DEGREES THIRTY—FIVO MINUTES EAST AND ALONG THE SOUTHERLY LINE OF SAID KLEIN PROPERTY FOUR HUNDRED (100) FEET TO THE POINT AND PLACE OF BEGINNING.

EXCEPTING THEREOUT AND THEREFORM, SO MUCH OF THE SUBJECT PREMISES CONVEYED TO THE TOWNSHIP OF FRANKLIN BY DEED DATED NOVEMBER 15, 2002 AND RECORDED DECEMBER 19, 2002 IN DEED BOOK 5273 PAGE 2630.

NOTE FOR INFORMATION: BEING KNOWN AND DESIGNATED AS TAX LOT 3 IN BLOCK 514 FOR THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY.

NOTE FOR INFORMATION: BEING KNOWN AND DESIGNATED AS TAX LOT 3 IN BLOCK 514 FOR THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY.

BEGINNING AT AN IRON PIN FOUND IN THE EASTERLY SIDELINE OF METTLERS ROAD, SAID POINT BEING DISTANT THE FOLLOWING THREE (3) COURSES AND DISTANCES FROM MOST SOUTHERLY TERMINUS OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.97 FEET, WHICH CURVE CONNECTS THE EASTERLY SIDELINE OF METTLERS ROAD WITH THE SOUTHERLY SIDELINE OF SCHOOL HOUSE ROAD (66' ROW);

A. ALONG THE SOUTHERLY SIDELINE OF SCHOOL HOUSE ROAD, SOUTH 85 DEGREES 11 MINUTES 28 SECONDS EAST, 133.32 FEET TO A POINT; THENCE

B. STILL ALONG THE SAME, SOUTH 86 DEGREES 03 MINUTES 42 SECONDS EAST, 258.70 FEET TO A POINT; THENCE

C. SOUTH 04 DEGREES 43 MINUTES 53 SECONDS EAST, 419.89 FEET TO AN IRON PIPE FOUND BEING THE POINT AND PLACE OF BEGINNING, FROM THENCE RUNNING

(1) SOUTH 74 DEGREES 08 MINUTES 04 SECONDS WEST, 452.69 FEET TO A POINT; THENCE

(2) SOUTH 65 DEGREES 30 MINUTES 51 SECONDS WEST, 141.78 FEET TO A POINT OF CURVATURE; THENCE

(3) SOUTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 91.41 FEET, AN ARC LENGTH OF 94.73 FEET TO A POINT OF TANGENCY; THENCE

(4) SOUTH 06 DEGREES 08 MINUTES 14 SECONDS WEST, 629.75 FEET TO A POINT; THENCE

(5) SOUTH 07 DEGREES 57 MINUTES 02 SECONDS WEST, 387.52 FEET TO A POINT; THENCE

(6) SOUTH 02 DEGREES 35 MINUTES 03 SECONDS WEST, 241.46 FEET TO A POINT; THENCE

(7) SOUTH 78 DEGREES 24 MINUTES 57 SECONDS EAST, 364.75 FEET TO AN IRON PIPE FOUND; THENCE

(8) NORTH 08 DEGREES 14 MINUTES 03 SECONDS EAST, 782.54 FEET TO A POINT; THENCE

(9) SOUTH 82 DEGREES 14 MINUTES 19 SECONDS EAST, 352.13 FEET TO A POINT; THENCE

(10) NORTH 04 DEGREES 35 MINUTES 42 SECONDS WEST, 629.61 FEET TO AN IRON PIPE FOUND; THENCE

(11) NORTH 04 DEGREES 41 MINUTES 54 SECONDS WEST, 226.60 FEET TO THE POINT AND PLACE OF BEGINNING.

NOTE FOR INFORMATION: BEING KNOWN AND DESIGNATED AS TAX LOT 60 OFARM IN BLOCK 514 FOR THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY.

GENERAL NOTES

1. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, SHEET NO. 71.

2. HORIZONTAL DATUM — BASED ON DEED BOOK 7203, PAGE 2687.

3. VERTICAL DATUM — NAVD 88 (GEOID 12A), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON JULY 26, 2021, UTILIZING THE LEICA RTK CORS NETWORK.

NOTE FOR INFORMATION: BEING COMMONLY KNOWN AS 15 METTLERS ROAD, FRANKLIN, NEW

FIELD WORK PERFORMED BY DYNAMIC SURVEY ON JULY 26–29, 2021.
 SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB–SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.

 DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON MARKOUT UNLESS NOTED OTHERWIS UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000

NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.

8. THIS SURVEY WAS PERFORMED BASED ON A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE NUMBER: NCT21011471, EFFECTIVE COMMITMENT DATE: JULY 20, 2021, REVISED COMMITMENT DATE AUGUST 06, 2021.

THIS PLAN RELIES UPON THE NOTED TITLE POLICY TO IDENTIFY ALL DOCUMENTS OF RECORD FOR REVIEW IN CONNECTION TO THIS SURVEY.
 BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE 'X' PER FLOOD INSURANCE RATE MAP NUMBER: 34035C0164F, COMMUNITY NAME: TOWNSHIP OF FRANKLIN, EFFECTIVE DATE: 11/04/2016.

. WETLANDS INFORMATION SHOWN HEREON WERE TAKEN FROM MAP REFERENCE NO. 1 LISTED HEREON.

12. TIDELANDS SEARCH CERTIFICATE, TITLE COMMITMENT REFERENCE NCT21011471 FOUND SUBJECT PROPERTY TO BE 'UNCLAIMED' PER TIDELANDS MAP NUMBER 616-2028.

3. THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.

14. PARKING SPACE COUNT: 0 REGULAR SPACES, 0 HANDICAP SPACES, 0 TOTAL SPACES.

SUBJECT PROPERTY HAS DIRECT ACCESS TO SCHOOLHOUSE ROAD AND METTLERS ROAD, BOTH OF WHICH ARE A PUBLIC RIGHT OF WAY.
 NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK.

8. ONLY COPIES OF THE ORIGINAL SURVEY WITH AN ORIGINAL LAND SURVEYOR'S EMBOS SEAL SHALL BE CONSIDERED TO BE VALID COPIES. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS CERTIFICATION WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NJ STATE BOARD OF PROFESSIONAL ENGINEERS LAND SURVEYORS. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PEFOR WHOM THE CERTIFICATION IS PREPARED, AND ON HIS BEHALF TO THE TITLE COI GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. UNAUTHORIZED ALTERATION OR ADDITION TO A CERTIFICATION BEARING A LICENSED LA

SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW. PROPERTY SUBJECT TO DOCUMENTS OF RECORD.

DEED REFERENCES

1. DEED BOOK 7203, PAGE 2687 - LOTS 1 & 60

DEED BOOK 5906, PAGE 1556 - LOT 2
 DEED BOOK 5998, PAGE 2693 - LOT 3

MAP REFERENCES

A SET OF PLANS ENTITLED 'PRELIMINARY/FINAL SITE PLAN FOR SCHOOLHOUSE DEVELOPERS, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, BLOCK 514, LOTS 1 & 60', PREPARED BY MENLO ENGINEERING ASSOCIATES, DATED 12/6/2019.
 A PLAN ENTITLED 'AMB—FRANKLIN COMMERCE CENTER, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, FINAL PLAT—MINOR SUBDIVISION, BLOCK 514, LOTS 4.01', PREPARED BY MENLO ENGINEERING ASSOCIATES, DATED 5/18/2006, LAST REVISED 6/20/2006, FILED IN THE COUNTY CLERKS OFFICE ON 6/28/2006 IN BOOK 5910, PAGE 1578.
 A SET OF PLANS ENTITLED 'FINAL MAP, CANAL WALK, PHASE II, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, BLOCK 513.01, LOT 15.01', PREPARED BY FISK ASSOCIATES, DATED 9/20/1999, LAST REVISED 6/21/2001, FILED IN THE COUNTY CLERKS OFFICE ON 6/6/2002 IN BOOK 5159, PAGE 1355.
 A PLAN ENTITLED 'TITLE & TOPOGRAPHIC SURVEY, WESTON ROAD, TAX LOT 56, BLOCK 514, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NJ', PREPARED BY CASEY & KELLER INCORPORATED, DATED 1/12/2005, LAST REVISED 5/25/2016.
 A PLAN ENTITLED 'BOUNDARY & TOPOGRAPHIC SURVEY, LINK INDUSTRIAL MANAGEMENT LLC, BLOCK 514, LOTS 1, 2, 3 & 60, 96-104 SCHOOLHOUSE ROAD, TOWNSHIP OF FRANKLIN,

SOMERSET COUNTY, NEW JERSEY', PREPARED BY DYNAMIC SURVEY, LLC, DATED

SURVEY LEGAL DESCRIPTION TAX LOTS 1 & 60

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF SCHOOLHOUSE ROAD (F.K.A. WESTON SCHOOLHOUSE ROAD) (VARIABLE ROW WIDTH PER TAX MAP) WHERE IT IS INTERSECTED WITH THE EASTERLY SIDELINE OF METILERS ROAD (33' ROW WIDTH PER TAX MAP), AND RUNNING; RUNNING THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY SIDELINE OF SCHOOLHOUSE ROAD:

1. SOUTH 86 DEGREES 11 MINUTES 28 SECONDS EAST, A DISTANCE OF 133.32 FEET TO A POINT, THENCE;

2. SOUTH 86 DEGREES 03 MINUTES 42 SECONDS EAST, A DISTANCE OF 270.21 FEET TO A POINT ON THE DIVISION LINE BETWEEN TAX LOTS 1 AND 2, BLOCK 514, THENCE;

POINT ON THE DIVISION LINE BETWEEN TAX LOTS 1 AND 2, BLOCK 514, THENCE;

3. SOUTH 04 DEGREES 35 MINUTES 42 SECONDS EAST ALONG THE DIVISION LINE BETWEEN TAX LOTS 1, 2, 3, 60, AND 4.01, BLOCK 514, A DISTANCE OF 1,275.89 FEET TO A MONUMENT FOUND ON THE DIVISION LINE BETWEEN TAX LOTS 60 AND 56, BLOCK 514, THENCE;

RUNNING THE FOLLOWING TWO (2) COURSES ALONG SAID DIVISION LINE BETWEEN TAX LOTS 60 AND 56, BLOCK 514:

4. NORTH THENCE:

NORTH 82 DEGREES 14 MINUTES 19 SECONDS WEST, A DISTANCE OF 352.21 FEET TO A POINT, THENCE;
 SOUTH 08 DEGREES 14 MINUTES 03 SECONDS WEST, A DISTANCE OF 782.54 FEET TO A POINT ON THE DIVISION LINE BETWEEN TAX LOTS 60 AND 59, BLOCK 514, THENCE;
 NORTH 78 DEGREES 24 MINUTES 57 SECONDS WEST ALONG SAID DIVISION LINE BETWEEN TAX LOTS 60 AND 59, BLOCK 514, A DISTANCE OF 364.75 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY SIDELINE OF METTLERS ROAD, THENCE;
 RUNNING THE FOLLOWING TEN (10) COURSES ALONG SAID EASTERLY SIDELINE OF METTLERS

ROAD:

7. NORTH 02 DEGREES 35 MINUTES 03 SECONDS EAST, A DISTANCE OF 241.46 FEET TO A POINT, THENCE;

8. NORTH 07 DEGREES 57 MINUTES 02 SECONDS EAST, A DISTANCE OF 387.52 FEET TO A POINT, THENCE;

9. NORTH 06 DEGREES 08 MINUTES 14 SECONDS EAST, A DISTANCE OF 634.40 FEET TO A POINT, THENCE;

10. ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 57 MINUTES 10 SECONDS, AN ARC LENGTH OF 126.33 FEET, A CHORD BEARING OF NORTH 20 DEGREES 36 MINUTES 49 SECONDS EAST AND A CHORD DISTANCE OF 124.99 FEET TO A POINT, THENCE;
 11. NORTH 35 DEGREES 05 MINUTES 24 SECONDS EAST, A DISTANCE OF 112.62 FEET TO A POINT, THENCE;
 12. ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 35 MINUTES 19 SECONDS, AN ARC LENGTH OF 221.10 FEET, A CHORD BEARING OF NORTH 15 DEGREES 17 MINUTES 40 SECONDS EAST AND A CHORD DISTANCE OF 216.73 FEET TO A POINT, THENCE;

13. NORTH 04 DEGREES 29 MINUTES 54 SECONDS WEST, A DISTANCE OF 130.03 FEET TO A POINT, THENCE;
14. NORTH 85 DEGREES 19 MINUTES 13 SECONDS EAST, A DISTANCE OF 8.95 FEET TO A POINT, THENCE;
15. NORTH 04 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 121.97 FEET TO A POINT, THENCE;

16. ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 98 DEGREES 29 MINUTES 19 SECONDS, AN ARC LENGTH OF 42.97 FEET, A CHORD BEARING OF NORTH 44 DEGREES 33 MINUTES 52 SECONDS EAST AND A CHORD DISTANCE OF 37.88 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,011,225 SQUARE FEET, 23.215 ACRES. SURVEY LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF SCHOOLHOUSE ROAD (F.K.A. WESTON SCHOOLHOUSE ROAD) (VARIABLE ROW WIDTH PER TAX MAP) WHERE IT IS INTERSECTED WITH THE DIVISION LINE BETWEEN TAX LOTS 2 AND 1, BLOCK 514, SAID POINT BEING DISTANT THE FOLLOWING TWO (2) COURSES FROM A POINT WHERE SAID SOUTHERLY SIDELINE OF SCHOOLHOUSE ROAD IS INTERSECTED WITH THE EASTERLY SIDELINE OF METTLERS ROAD (33' ROW WIDTH PER TAX MAP);

A. SOUTH 86 DEGREES 11 MINUTES 28 SECONDS EAST ALONG SAID SOUTHERLY SIDELINE OF SCHOOLHOUSE ROAD, A DISTANCE OF 133.32 FEET TO A POINT IN THE SAME, THENCE;

B. SOUTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG SAID SOUTHERLY SIDELINE OF SCHOOLHOUSE ROAD, A DISTANCE OF 270.21 FEET TO A POINT IN THE SAME, THENCE;

1. SOUTH 86 DEGREES 03 MINUTES 42 SECONDS EAST STILL ALONG SAID SOUTHERLY SIDELINE OF SCHOOLHOUSE ROAD, A DISTANCE OF 100.17 FEET TO AN IRON PIN FOUND ON THE DIVISION LINE BETWEEN TAX LOTS 2 AND 3, BLOCK 514, THENCE;

RUNNING THE FOLLOWING TWO (2) COURSES ALONG SAID DIVISION LINE BETWEEN TAX LOTS 2 AND 3, BLOCK 514:

2. SOUTH 04 DEGREES 35 MINUTES 42 SECONDS EAST, A DISTANCE OF 367.28 FEET TO A REBAR FOUND, THENCE;

3. NORTH 86 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A REBAR FOUND ON THE DIVISION LINE BETWEEN TAX LOTS 2 AND 1, BLOCK 514, THENCE;

4. NORTH 04 DEGREES 35 MINUTES 42 SECONDS WEST ALONG SAID DIVISION LINE BETWEEN TAX LOTS 2 AND 1, BLOCK 514, A DISTANCE OF 368.43 FEET TO THE POINT AND PLACE OF BEGINNING.

SURVEY LEGAL DESCRIPTION TAX LOT 3

CONTAINING 36,439 SQUARE FEET, 0.837 ACRES.

BEGINNING AT AN IRON PIN FOUND ON THE SOUTHERLY SIDELINE OF SCHOOLHOUSE ROAD (F.K.A. WESTON SCHOOLHOUSE ROAD) (VARIABLE ROW WIDTH PER TAX MAP) WHERE IT IS INTERSECTED WITH THE DIVISION LINE BETWEEN TAX LOTS 3 AND 2, BLOCK 514, SAID POINT BEING DISTANT THE FOLLOWING TWO (2) COURSES FROM A POINT WHERE SAID SOUTHERLY SIDELINE OF SCHOOLHOUSE ROAD IS INTERSECTED WITH THE EASTERLY SIDELINE OF METTLERS

A. SOUTH 86 DEGREES 11 MINUTES 28 SECONDS EAST ALONG SAID SOUTHERLY SIDELINE OF SCHOOLHOUSE ROAD, A DISTANCE OF 133.32 FEET TO A POINT IN THE SAME, THENCE;

B. SOUTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG SAID SOUTHERLY SIDELINE OF SCHOOLHOUSE ROAD, A DISTANCE OF 370.38 FEET TO A POINT IN THE SAME, THENCE;

RUNNING THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY SIDELINE OF SCHOOLHOUSE ROAD:

SOUTH 86 DEGREES 03 MINUTES 42 SECONDS EAST, A DISTANCE OF 56.21 FEET TO A POINT, THENCE;
 SOUTH 86 DEGREES 44 MINUTES 33 SECONDS EAST, A DISTANCE OF 93.88 FEET TO A POINT, THENCE;
 SOUTH 04 DEGREES 35 MINUTES 42 SECONDS EAST ALONG SAID SOUTHERLY SIDELINE OF

SOUTH 04 DEGREES 35 MINUTES 42 SECONDS EAST ALONG SAID SOUTHERLY SIDELINE OF SCHOOLHOUSE ROAD AND ALONG THE DIVISION LINE BETWEEN TAX LOTS 3 AND 4.01, BLOCK 514, A DISTANCE OF 643.95 FEET TO AN IRON PIN FOUND ON THE DIVISION LINE BETWEEN TAX LOTS 3 AND 4.01, BLOCK 514, THENCE;
 NORTH 86 DEGREES 42 MINUTES 42 SECONDS WEST ALONG SAID DIVISION LINE BETWEEN TAX LOTS 3 AND 4.01, BLOCK 514, A DISTANCE OF 250.00 FEET TO A POINT BEING WITNESSED BY A MONUMENT FOUND ON THE DIVISION LINE BETWEEN TAX LOTS 3 AND 60, BLOCK 514, THENCE;

NORTH 04 DEGREES 35 MINUTES 42 SECONDS WEST ALONG THE DIVISION LINE BETWEEN TAX LOTS 3, 60, AND 1, BLOCK 514, A DISTANCE OF 277.26 FEET TO A REBAR FOUND ON THE DIVISION LINE BETWEEN TAX LOTS 3 AND 2, BLOCK 514, THENCE;
 RUNNING THE FOLLOWING TWO (2) COURSES ALONG SAID DIVISION LINE BETWEEN TAX LOTS 3 AND 2, BLOCK 514:
 SOUTH 86 DEGREES 42 MINUTES 42 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A REBAR FOUND, THENCE;
 NORTH 04 DEGREES 35 MINUTES 42 SECONDS WEST, A DISTANCE OF 367.28 FEET TO THE POINT AND PLACE OF BEGINNING.
 CONTAINING 123,156 SQUARE FEET, 2.827 ACRES.

SURVEY LEGAL DESCRIPTION OVERALL TRACT

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF SCHOOLHOUSE ROAD (F.K.A. WESTON SCHOOLHOUSE ROAD) (VARIABLE ROW WIDTH PER TAX MAP) WHERE IT IS INTERSECTED BY THE EASTERLY SIDELINE OF METILERS ROAD (33' ROW WIDTH PER TAX MAP), AND RUNNING; RUNNING THE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTHERLY SIDELINE OF SCHOOLHOUSE ROAD:

SOUTH 86 DEGREES 11 MINUTES 28 SECONDS EAST, A DISTANCE OF 133.32 FEET TO A POINT, THENCE;
 SOUTH 86 DEGREES 03 MINUTES 42 SECONDS EAST, A DISTANCE OF 426.58 FEET TO A POINT, THENCE;

3. SOUTH 86 DEGREES 44 MINUTES 33 SECONDS EAST, A DISTANCE OF 93.88 FEET TO A CONCRETE MONUMENT FOUND AT THE DIVISION LINE BETWEEN TAX LOTS 3 AND 4.01, BLOCK 514, THENCE;

RUNNING THE FOLLOWING TWO (2) COURSES ALONG SAID DIVISION LINE BETWEEN TAX LOTS 3 AND 4.01, BLOCK 514:

4. SOUTH 04 DEGREES 35 MINUTES 42 SECONDS EAST, A DISTANCE OF 643.95 FEET TO AN IRON PIN FOUND, THENCE;

NORTH 86 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 250.00 FEET TO A POINT BEING WITNESSED BY A MONUMENT FOUND ON THE DIVISION LINE BETWEEN TAX LOTS 60 AND 4.01, BLOCK 514, THENCE;
 SOUTH 04 DEGREES 35 MINUTES 42 SECONDS EAST ALONG SAID DIVISION LINE BETWEEN TAX LOTS 60 AND 4.01, BLOCK 514, A DISTANCE OF 630.20 FEET TO A MONUMENT FOUND ON THE DIVISION LINE BETWEEN TAX LOT 60 AND 56, BLOCK 514, THENCE;

RUNNING THE FOLLOWING TWO (2) COURSES ALONG SAID DIVISION LINE BETWEEN TAX LOTS 60 AND 56, BLOCK 514:

7. NORTH 82 DEGREES 14 MINUTES 19 SECONDS WEST, A DISTANCE OF 352.21 FEET TO A POINT, THENCE;

8. SOUTH 08 DEGREES 14 MINUTES 03 SECONDS WEST, A DISTANCE OF 782.54 FEET TO AN IRON PIN FOUND ON THE DIVISION LINE BETWEEN TAX LOTS 60 AND 59, BLOCK 514, THENCE;

NORTH 78 DEGREES 24 MINUTES 57 SECONDS WEST ALONG SAID DIVISION LINE BETWEEN TAX LOTS 60 AND 59, BLOCK 514, A DISTANCE OF 364.75 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY SIDELINE OF METTLERS ROAD, THENCE;
 RUNNING THE FOLLOWING TEN (10) COURSES ALONG SAID EASTERLY SIDELINE OF METTLERS ROAD:
 NORTH 02 DEGREES 35 MINUTES 03 SECONDS EAST, A DISTANCE OF 241.46 FEET TO A POINT, THENCE;

NORTH 07 DEGREES 57 MINUTES 02 SECONDS EAST, A DISTANCE OF 387.52 FEET TO A POINT, THENCE;
 NORTH 06 DEGREES 08 MINUTES 14 SECONDS EAST, A DISTANCE OF 634.40 FEET TO A POINT, THENCE;
 ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 57 MINUTES 10 SECONDS AN ARC LENGTH OF 126 33 FEET A

14. NORTH 35 DEGREES 05 MINUTES 24 SECONDS EAST, A DISTANCE OF 112.62 FEET TO A POINT, THENCE;
15. ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 35 MINUTES 19 SECONDS, AN ARC LENGTH OF 221.10 FEET, A CHORD BEARING OF NORTH 15 DEGREES 17 MINUTES 40 SECONDS EAST AND A CHORD DISTANCE OF 216.73 FEET TO A POINT, THENCE;

16. NORTH 04 DEGREES 29 MINUTES 54 SECONDS WEST, A DISTANCE OF 130.03 FEET TO A POINT, THENCE;
17. NORTH 85 DEGREES 19 MINUTES 13 SECONDS EAST, A DISTANCE OF 8.95 FEET TO A POINT, THENCE;

18. NORTH 04 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 121.97 FEET TO A

19. ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 98 DEGREES 29 MINUTES 19 SECONDS, AN ARC LENGTH OF 42.97 FEET, A CHORD BEARING OF NORTH 44 DEGREES 33 MINUTES 53 SECONDS EAST AND A CHORD DISTANCE OF 37.88 FEET TO THE POINT AND PLACE OF BEGINNING.

SCHEDULE B - SECTION 2 EXCEPTIONS

CONTAINING A CALCULATED AREA OF 1,170,820 SF OR 26.878 ACRES.

12 EASEMENT AND RIGHT-OF-WAY TO THE TOWNSHIP OF FRANKLIN AND CANAL WALK ASSOCIATES AS SET FORTH IN DEED BOOK 5234 PAGE 2672. (AFFECTS: PARCEL I) (SHOWN)

13 EASEMENT, COVENANTS AND RESERVATIONS IN DEED OF PERMANENT EASEMENT TO THE TOWNSHIP OF FRANKLIN AS SET FORTH IN DEED BOOK 5265 PAGE 2612. (AFFECTS: PARCEL I) (SHOWN)

14 EASEMENT, COVENANTS AND RESERVATIONS IN DEED OF SLOPE EASEMENT AND RIGHT OF WAY TO THE TOWNSHIP OF FRANKLIN AS SET FORTH IN DEED BOOK 5265 PAGE 2622. (AFFECTS: PARCEL I) (SHOWN)

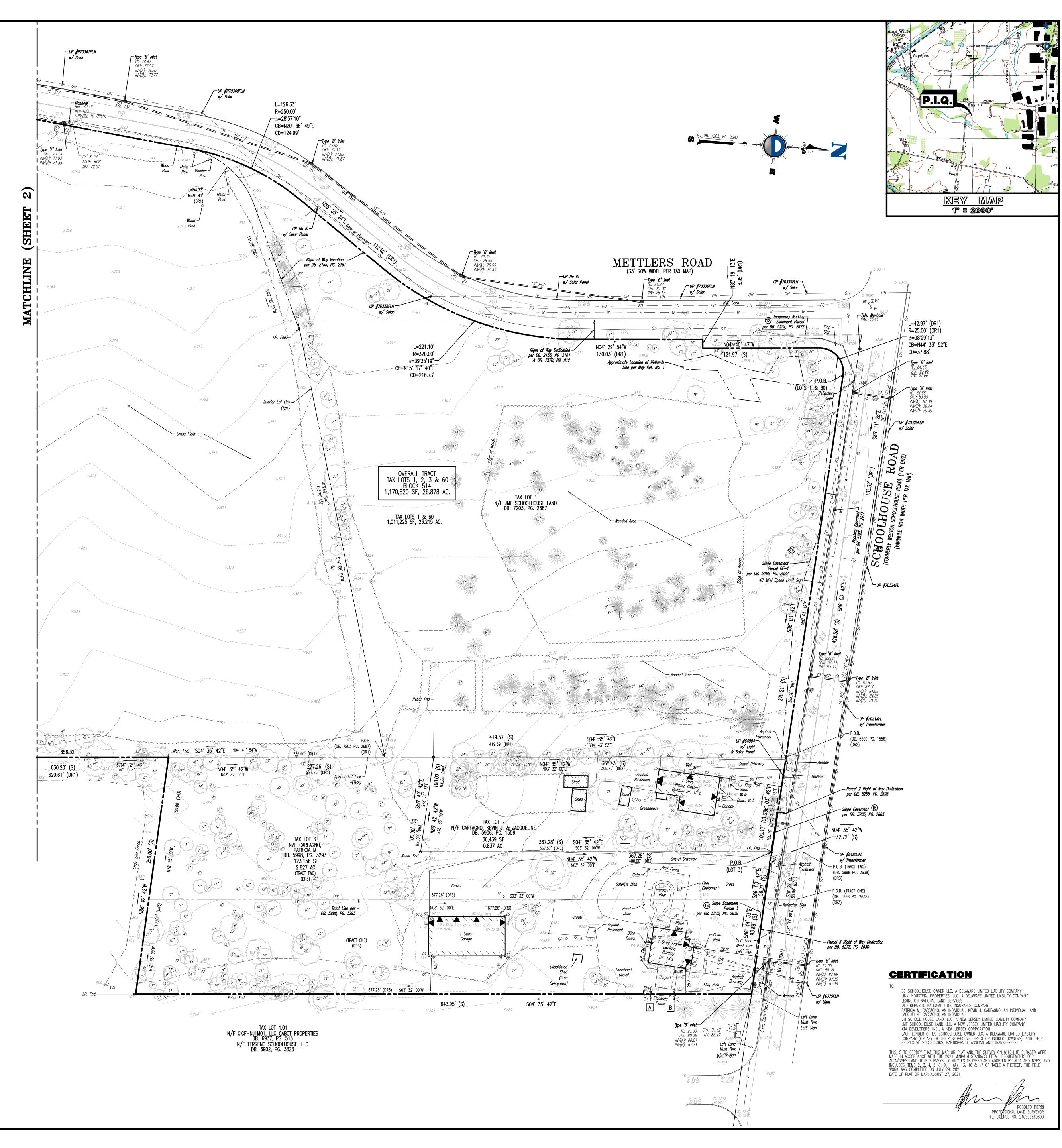
15 DEED OF SLOPE EASEMENT AND RIGHT OF WAY TO THE TOWNSHIP OF FRANKLIN, AS SET FORTH IN DEED BOOK 5265 PAGE 2603. (AFFECTS: PARCEL II) (SHOWN)

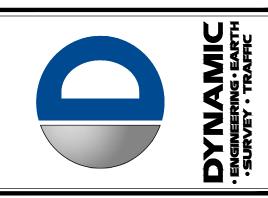
16 DEED OF SLOPE EASEMENT AND RIGHT OF WAY TO THE TOWNSHIP OF FRANKLIN AS SET FORTH IN DEED BOOK 5273 PAGE 2639. (AFFECTS: PARCEL III) (SHOWN)

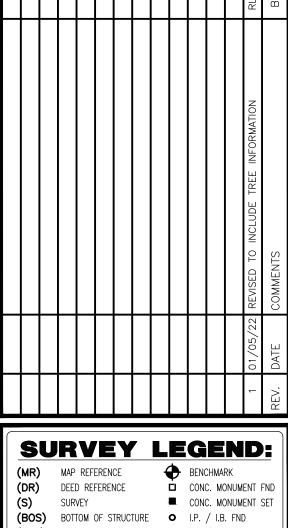
POSSIBLE ENCROACHMENTS

A SHED ALONG EASTERLY LINE OF TAX LOT 3 ENCROACHES ON THE WESTERLY SIDE LINE OF TAX LOT 4.01 BY 1.1'.

B STOCKADE FENCE ALONG EASTERLY LINE OF TAX LOT 3 ENCROACHES ON THE WESTERLY SIDE LINE OF TAX LOT 4.01 BY 2.5'.







MR)	MAP REFERENCE	+	BENCHMARK		
DR)	DEED REFERENCE		CONC. MONUMENT FN		
s)	SURVEY	•	CONC. MONUMENT SE		
	BOTTOM OF STRUCTURE	0	I.P. / I.B. FND		
TOS)	TOP OF STRUCTURE	•	I.P. / I.B. SET		
AKA)	ALSO KNOWN AS	×	STAKE FND		
FKA)	FORMERLY KNOWN AS		STAKE SET		
C/L)	CENTERLINE	₽K	PK NAIL FND		
0.00	SPOT ELEVATIONS	PK	PK NAIL SET		
G: 0.00	GUTTER ELEV.	•	DRILL HOLE FND		
TC: 0.00	TOP OF CURB ELEV.	•	DRILL HOLE SET		
FF: 0.00	FINISH FLOOR ELEV.	•	SURVEY STONE FND		
GF: 0.00	GARAGE FLOOR ELEV.	•	SURVEY CAP FND		
BW: 0.00	BOTTOM OF WALL ELEV.	X	CROSS CUT FOUND		
TW: 0.00	TOP OF WALL ELEV.	Ø	CROSS CUT SET		
WSE: 0.00	WATER SURFACE ELEV.	T	TRANSFORMER		
D	UTILITY POLE	MW △	MONITORING WELL		
\triangleright	GUY WIRE	AIR 🗌	AIR PUMP		
-	SIGN	V	FIRE HYDRANT		
0 0	SIGN DOUBLE POST	$W\bowtie$	WATER VALVE		
===	"A"-INLET	WM/O			
	"B"-INLET	$GV \bowtie$	GAS VALVE		
		GM □	GAS METER		
	"E"-INLET	EM 🗆			
	ROUND INLET	Elbox □ @	ELECTRIC BOX WELL		
200	VADD INLET	C/0 O			
	YARD INLET	,	WATER SHUT OFF VALVE		
			DOWN SPOUT		
	FLARED END SECTION	TEL 🗆			
	HEADWALL	VUK 🖂	VALVE UNKNOWN		
	DECIDUOUS TREE	4	EGRESS/INGRESS		
	EVERGREEN TREE SHRUB	À	WETLAND FLAG		
(C)	BOLLARD		BORING LOCATION		
	LIGHTED BOLLARD	Ě			
i	LIGHT POLE		MAIL BOX		
· •	BUILDING LIGHT	(#)	EXCEPTION		
	SHOE BOX LIGHT	<u> </u>	PARKING STALL COUNT		
		<u> </u>	POINT OF BEGINNING		
	COBRA LIGHT POLE		2. 223		
	TRAFFIC LIGHT				
EXISTING MINOR CONTOUR & ELEVATION					

GRAPHIC SCALE

0 20 40

(IN FEET)
1 INCH = 40 FT.

APPROX. LOC. EXIST UNDERGROUND ELECTRIC LINES

APPROX. LOC. EXIST UNDERGROUND GAS LINES

APPROX. LOC. EXIST UNDERGROUND FIBER OPTIC LINES

APPROX. LOC. EXIST UNDERGROUND OVERHEAD LINES

APPROX. LOC. EXIST UNDERGROUND TELEPHONE LINES

APPROX. LOC. EXIST UNDERGROUND WATER LINES

APPROX. LOC. EXIST UNDERGROUND SANITARY SEWER LINES

BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT
ALTA/NSPS LAND TITLE • FOUNDATION LOCATION

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Newark, New Jersey • T: 732.749.8780
Toms River, New Jersey • T: 732.749.8780
Newtown, Pennsylvania • T: 215.253.4888
Bethlehem, Pennsylvania • T: 215.253.4888
Bethlehem, Pennsylvania • T: 610.598.4400
Allen, Texas • T: 972.534.2100
Houston, Texas • T: 281.789.6400
Auslin, Texas • T: 512.646.2646
Delray Beach, Florida • T: 561.921.8570

PROJECT:
LINK INDUSTRIAL MANAGEMENT LLC

96-104 SCHOOLHOUSE ROAD
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

CRAIG BLACK

BLOCK 514, LOTS 1, 2, 3, & 60

PROFESSIONAL ENGINEER & LAND SURVEYOR

RODOLFO PIERRI PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 24GS03860600

NEW JERSEY LICENSE No. 24GB04257400

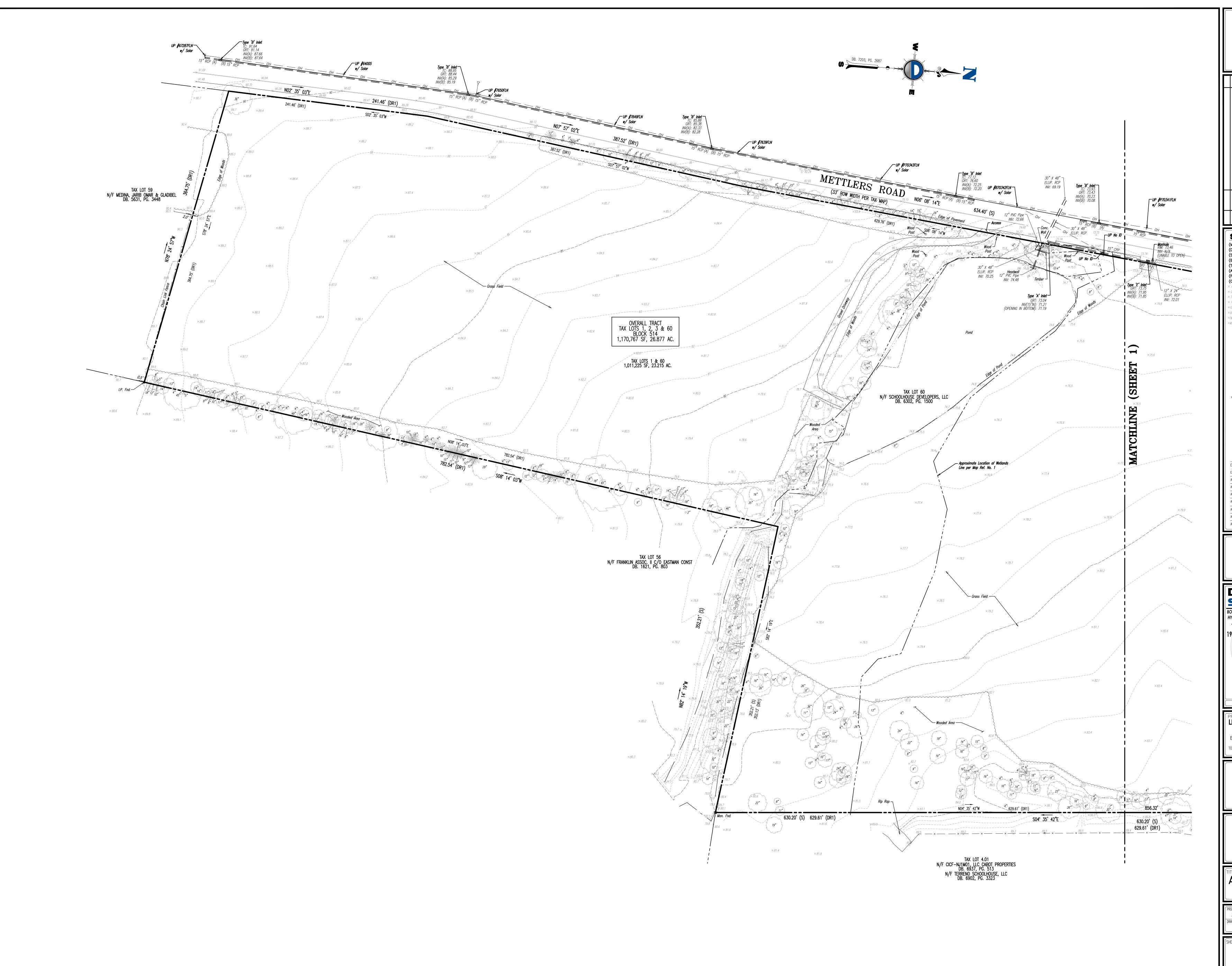
ALTA/NSPS LAND
TITLE SURVEY

3566-99-005S | 1"=40' | 09/20/202

RAWN BY: | FIELD BY: | CHECKED BY: | BVT/RP

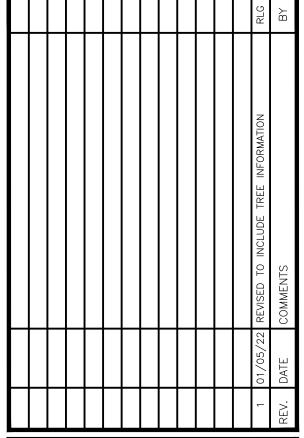
HEET No: | Rev. #:

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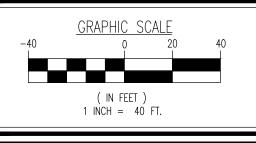


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<u>5</u> U	RVEY	LE	GEND:		
(MR)	MAP REFERENCE	+	BENCHMARK		
	DEED REFERENCE				
(S)	SURVEY		CONC. MONUMENT SET		
		_			
(TOS)	TOD OF STRUCTURE	. •	I.P. / I.B. SET		
(103)	BOTTOM OF STRUCTURE TOP OF STRUCTURE ALSO KNOWN AS	D	STAKE FND		
(ANA)	FORMERLY KNOWN AS		STAKE SET		
(C/L)		PK			
× 0.00		PK			
× G: 0.00		•			
× TC: 0.00					
× FF: 0.00					
× GF: 0.00	GARAGE FLOOR ELEV.				
	BOTTOM OF WALL ELEV	· ×	SURVEY CAP FND		
×BW: 0.00	TOP OF WALL ELEV.	. *	CROSS CUT FOUND		
×TW: 0.00	WATER SURFACE ELEV.				
		MW △			
ρ,		MW ↔			
$ \qquad \qquad \triangleright$					
-	SIGN	_			
•			WATER METER		
	"A"-INLET	GV⋈			
	"B"-INLET	GV □	GAS WETER		
	"C" INI ET	EM 🗆			
	"E"-INLET	Elbox 🗆			
		<i>€</i>			
		,	WATER SHUT OFF VALVE		
	W W W W TO LL		DOWN SPOUT		
	FLARED END SECTION	TEL 🗆			
	HEADWALL		VALVE UNKNOWN		
	DECIDUOUS TREE	<i>VON V</i>			
	EVERGREEN TREE	A	WETLAND FLAG		
6	SHRUB		BORING LOCATION		
II .	BOLLARD				
11 T	LIGHTED BOLLARD		MAIL BOX		
Π Ύ	LIGHT POLE	<u></u>	EXCEPTION		
!!	BUILDING LIGHT	⊕			
	SHOE BOX LIGHT		PARKING STALL COUNT		
	COBRA LIGHT POLE	F.U.D.	, POINT OF BEGINNING		
	TRAFFIC LIGHT				
EXISTING MAJOR CONTOUR & ELEVATION 1212 EXISTING MINOR CONTOUR & ELEVATION					
APPROX. LOC. EXIST UNDERGROUND ELECTRIC LINES					
APPROX. LOC. EXIST UNDERGROUND FIBER OPTIC LINES ———————————————————————————————————					
APPROX. LOC. EXIST UNDERGROUND OVERHEAD LINES OH APPROX. LOC. EXIST UNDERGROUND OVERHEAD LINES					
APPROX. LOC. EXIST UNDERGROUND SANITARY SEWER LINES					
APPROX. LOC. EXIST UNDERGROUND TELEPHONE LINES					
APPROX. LOC. EXIST UNDERGROUND WATER LINES W — W — W — W — W — W — W — W — W — W					
ALLINON, LOG. EXIST UNDERVOIND MATER LINES					



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ALTA/NSPS LAND TITLE SURVEY

 PROJECT No:
 SCALE:
 DATE:

 3566−99−005S
 1"=40" 09/20/2021

 DRAWN BY:
 FIELD BY:
 CHECKED BY:

 IJT
 CFK/JRC
 BVT/RP