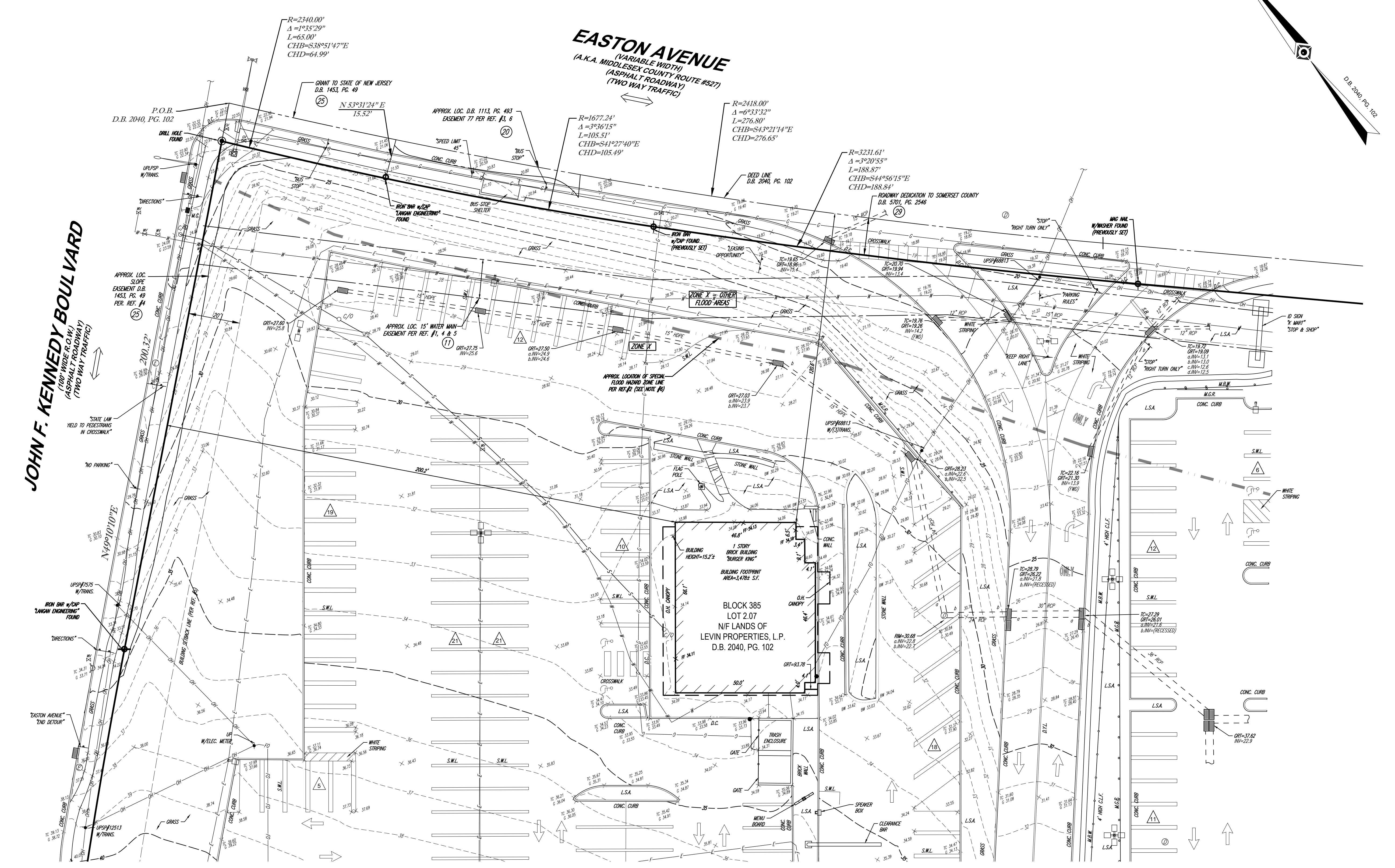


VICINITY MAP
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(NOT TO SCALE)



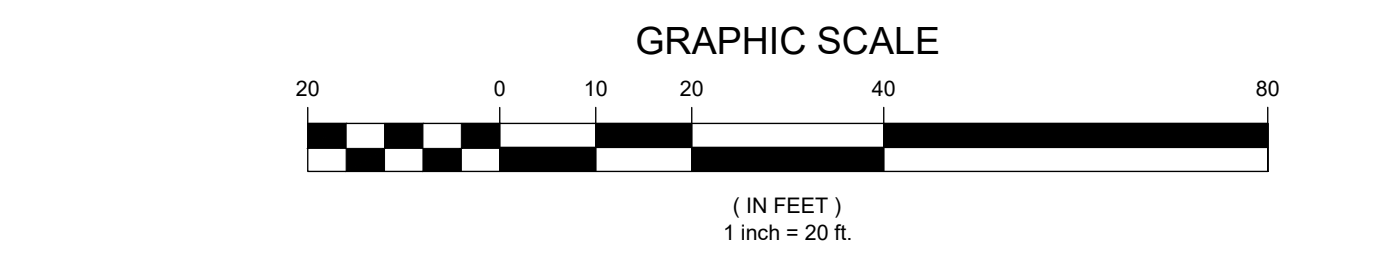
LEGEND

---	EXISTING CONTOUR
123.45	EXISTING SPOT ELEVATION
TC 123.45	EXIST. TOP OF CURB ELEVATION
G 123.45	EXIST. GUTTER ELEVATION
BM 123.45	EXIST. BOTTOM OF WALL ELEVATION
FF 123.45	EXIST. FINISHED FLOOR ELEVATION
OH	OVERHEAD WIRES
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE
G	APPROX. LOC. UNDERGROUND NATURAL GAS LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
S	APPROX. LOC. UNDERGROUND SANITATION LINE
---	DEPRESSED CURB
---	APPROX. LOC. UNDERGROUND FIBER OPTIC LINE
⊕	HYDRANT
⊕	WATER VALVE
⊕	GAS VALVE
MH	UNKNOWN MANHOLE
SMH	SANITARY/SEWER MANHOLE
DMH	DRAINAGE/STORM MANHOLE
⊕	AIR CONDITIONING UNIT
⊕	CLEAN OUT
⊕	POST
⊕	DETECTABLE WARNING PAD
⊕	UTILITY POLE
⊕	UTILITY POLE/LIGHT POLE/SOLAR PANEL
⊕	GUY WIRE
⊕	STREET LIGHT
⊕	TRAFFIC SIGNAL POLE
⊕	TRAFFIC SIGNAL
⊕	PAINTED ARROWS
⊕	SIGN
⊕	BOLLARD
MGR	METAL GUIDE RAIL
⊕	AREA LIGHT
⊕	BUILDING LIGHT
⊕	AREA LAMP
⊕	CATCH BASIN OR INLET
⊕	PARKING SPACE COUNT
⊕	TITLE REPORT EXCEPTION
UG	UNDER GROUND
DC	DEPRESSED CURB
EDC	EDGE OF CONC.
EDP	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
SLW	SOLID WHITE LINE
SLY	SOLID YELLOW LINE
FWD	FILLED WITH DEBRIS

SEE SHEET 2 OF 2 FOR NOTES AND REFERENCES

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1.800.272.1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER: 202533064

- UTILITY COMPANY**
- VERIZON
 - COMCAST CABLEVISION OF CENTRAL CROWN CASTLE
 - NEW JERSEY WATER SUPPLY A TOWNSHIP OF FRANKLIN SEWERAGE
 - FRANKLIN TOWNSHIP DPW
 - PUBLIC SERVICE ELECTRIC & GAS COUNTY OF SOMERSET
 - ENERGY TRANSFER
 - CABLEVISION OF RARITAN VALLEY



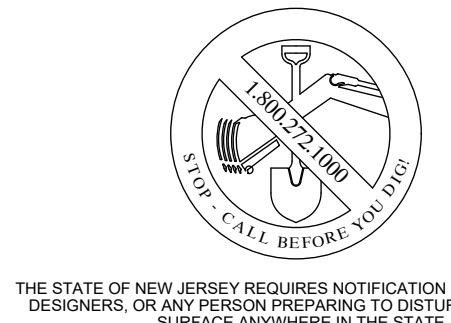
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7 (b)(1), 7(c), 8, 9, 11, 13, 14, 20 and 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-13-2020.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

JAMES C. WEED
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24G504327800
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24G27938600

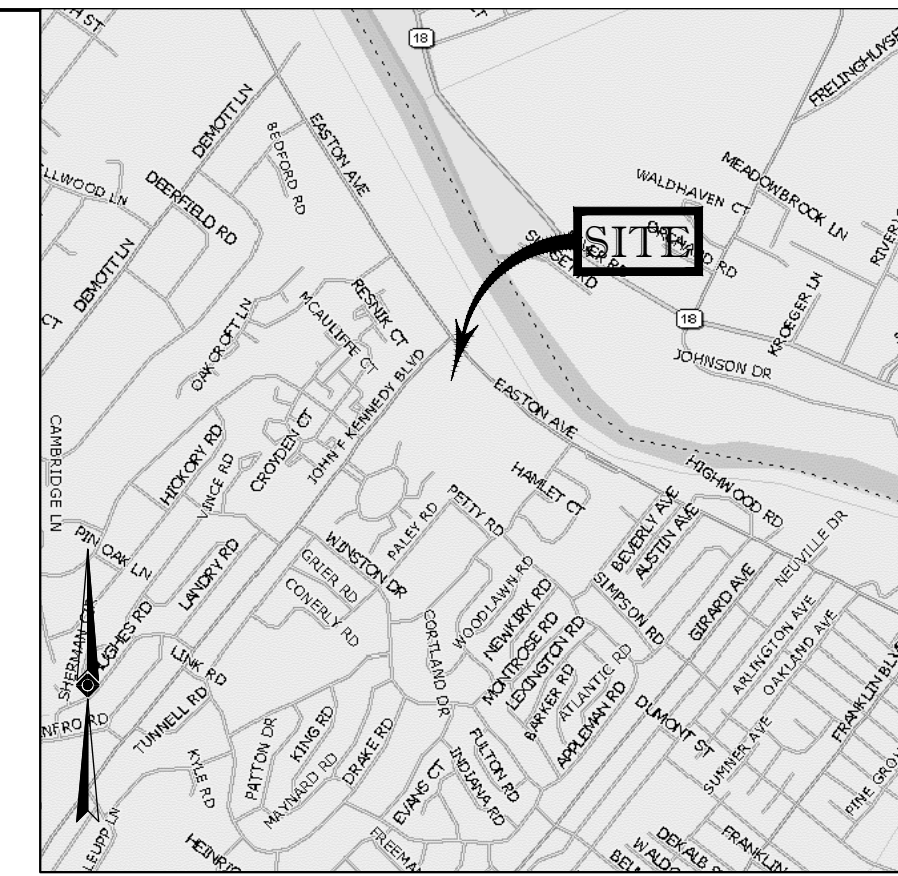
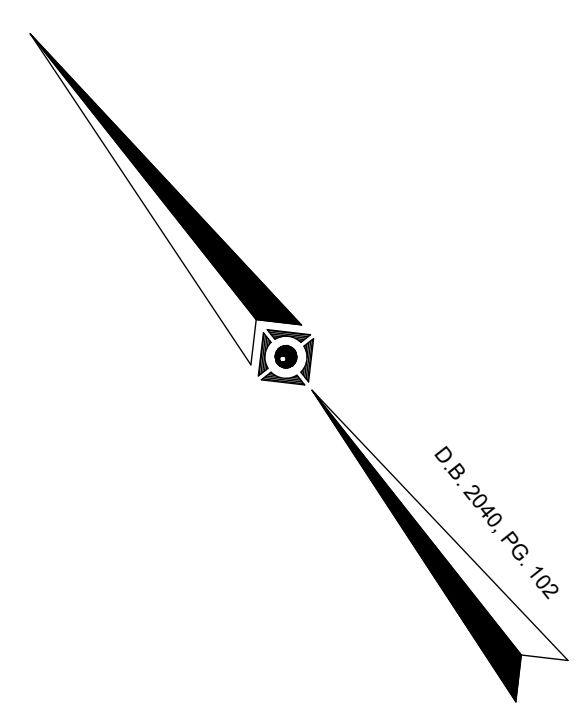
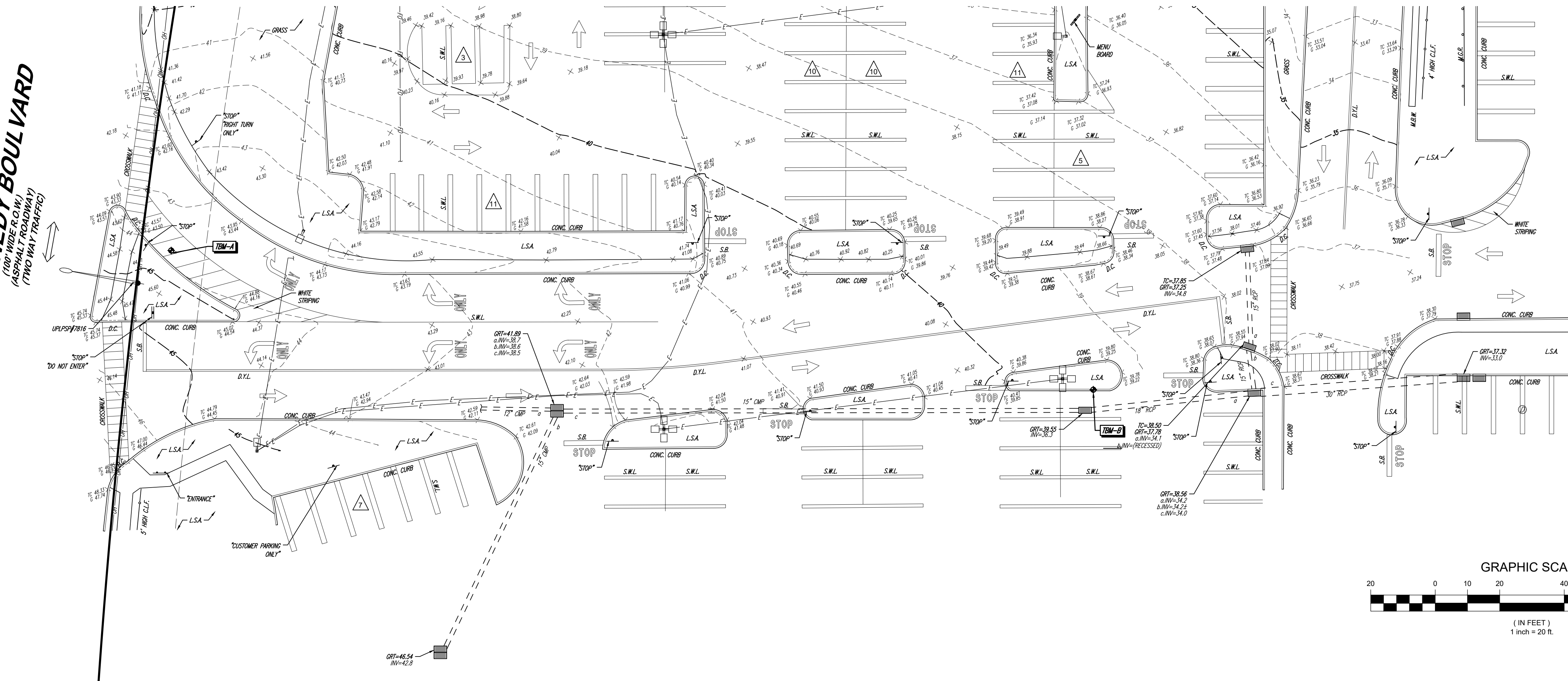
FIELD DATE	10-13-2020	ALTA/NSPS LAND TITLE SURVEY							
FIELD BOOK NO.	20-25								
FIELD BOOK PG.	109	PORTION OF BLOCK 385, LOT 2.07 940 EASTON AVENUE FRANKLIN TOWNSHIP, SOMERSET COUNTY STATE OF NEW JERSEY							
FIELD CREW	K.O.A.B.	CONTROL POINT ASSOCIATES, INC. 30 INDEPENDENCE BOULEVARD, SUITE 100 WARREN, NJ 07059 908.668.0099 • 908.668.9598 FAX WWW.CPASURVEY.COM							
DRAWN	P.R.V.								
APPROVED:	P.J.	DATE	11/4/2020	SCALE	1"=20'	FILE NO.	01-050286-04	DWG. NO.	1 OF 2

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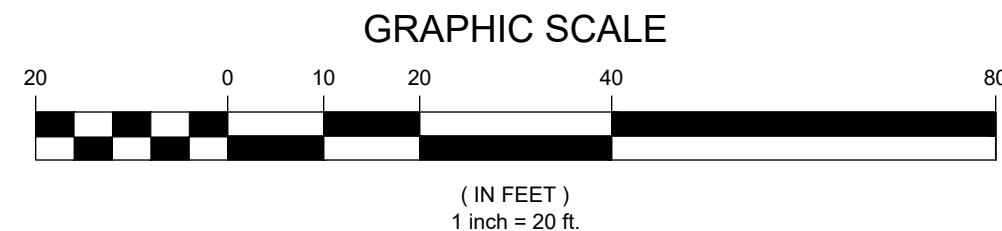
JOHN F. KENNEDY BOULEVARD
(100' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



VICINITY MAP
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(NOT TO SCALE)

LEGEND

---	EXISTING CONTOUR
123.45	EXISTING SPOT ELEVATION
TC 123.45	EXIST. TOP OF CURB ELEVATION
G 122.95	EXIST. GUTTER ELEVATION
BB 122.95	EXIST. BOTTOM OF WALL ELEVATION
FF 123.45	EXIST. FINISHED FLOOR ELEVATION
OH	OVERHEAD WIRES
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE
G	APPROX. LOC. UNDERGROUND NATURAL GAS LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
S	APPROX. LOC. UNDERGROUND SANITATION LINE
-D-	DEPRESSED CURB
-F-	APPROX. LOC. UNDERGROUND FIBER OPTIC LINE
HYDRANT	HYDRANT
WATER VALVE	WATER VALVE
GAS VALVE	GAS VALVE
MH	UNKNOWN MANHOLE
SMW	SANITARY/SEWER MANHOLE
DMH	DRAINAGE/STORM MANHOLE
ACU	AIR CONDITIONING UNIT
CLEAN OUT	CLEAN OUT
POST	POST
DETECTABLE WARNING PAD	DETECTABLE WARNING PAD
UTILITY POLE	UTILITY POLE
UTILITY POLE/LIGHT POLE/SOLAR PANEL	UTILITY POLE/LIGHT POLE/SOLAR PANEL
GUY WIRE	GUY WIRE
STREET LIGHT	STREET LIGHT
TRAFFIC SIGNAL POLE	TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL	TRAFFIC SIGNAL
PAINTED ARROWS	PAINTED ARROWS
SIGN	SIGN
BOLLARD	BOLLARD
MGR	METAL GUIDE RAIL
AREA LIGHT	AREA LIGHT
BUILDING LIGHT	BUILDING LIGHT
AREA LAMP	AREA LAMP
CATCH BASIN OR INLET	CATCH BASIN OR INLET
PARKING SPACE COUNT	PARKING SPACE COUNT
TITLE REPORT EXCEPTION	TITLE REPORT EXCEPTION
UNDER GROUND	UNDER GROUND
DEPRESSED CURB	DEPRESSED CURB
EDGE OF CONC.	EDGE OF CONC.
EDGE OF PAVEMENT	EDGE OF PAVEMENT
LANDSCAPED AREA	LANDSCAPED AREA
SOLID WHITE LINE	SOLID WHITE LINE
SOLID YELLOW LINE	SOLID YELLOW LINE
FILLED WITH DEBRIS	FILLED WITH DEBRIS



NOTES:

- SITE KNOWN AS A PORTION OF LOT 2.07, BLOCK 385, AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF HILLSBOROUGH, SOMERSET COUNTY, NEW JERSEY.
- AREA OF LOT 2.07 = 1,194,328 S.F. OR 27.418 ACRES.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY CONTROL POINT ASSOCIATES, INC. USING GROUND PENETRATING RADAR AND ELECTROMAGNETIC DETECTION EQUIPMENT. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON DATA ACQUIRED BY A FIELD SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 20-001366NCS, WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2020, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
 - EASEMENTS AS SHOWN ON THE TAX MAP FOR THE TOWNSHIP OF FRANKLIN, APPROXIMATE LOCATION OF 15' WIDE WATER MAIN EASEMENT SHOWN HEREON.
 - UTILITY EASEMENT IN DEED BOOK X24, PAGE 142. UTILITY EASEMENT IS NOT LOCATED ON LOT 2.07.
 - EASEMENT TO MIDDLESEX PIPE LINE COMPANY IN DEED BOOK M23, PAGE 281. UTILITY EASEMENT IS NOT LOCATED ON LOT 2.07.
 - TERMS AND CONDITIONS OF AGREEMENT IN DEED BOOK F23, PAGE 277. THE LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT.
 - TERMS AND CONDITIONS OF AGREEMENT IN DEED BOOK O-18, PAGE 253. THE LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT.
 - TERMS AND CONDITIONS OF AGREEMENT IN DEED BOOK S17, PAGE 496. THE LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT.
 - TERMS AND CONDITIONS OF AGREEMENT IN DEED BOOK Z17, PAGE 98. THE LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT.
 - EASEMENT IN DEED BOOK H18, PAGE 172. THE LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT.
 - SANITARY SEWER EASEMENT IN DEED BOOK 1029, PAGE 124. EASEMENT IS NOT LOCATED ON THE PROPOSED LEASE AREA. EASEMENT IS LOCATED BEHIND RETAIL BUILDING ON THE SOUTHEAST SIDE OF LOT 2.07.
 - EASEMENTS IN DEED BOOK 1113, PAGE 493, SHOWN HEREON. EASEMENT IS NOT LOCATED ON THE PROPOSED LEASE AREA. EASEMENT IS LOCATED BEHIND RETAIL BUILDING ON THE SOUTHEAST SIDE OF LOT 2.07.
 - SANITARY SEWER EASEMENT IN DEED BOOK 1162, PAGE 174. EASEMENT IS NOT LOCATED ON THE PROPOSED LEASE AREA. EASEMENT IS LOCATED BEHIND RETAIL BUILDING ON THE SOUTHEAST SIDE OF LOT 2.07.
 - DRAINAGE EASEMENT IN DEED BOOK 1249, PAGE 412. EASEMENT IS NOT LOCATED ON THE PROPOSED LEASE AREA. EASEMENT IS LOCATED BEHIND RETAIL BUILDING ON THE SOUTHEAST SIDE OF LOT 2.07.
 - UTILITY EASEMENT IN DEED BOOK 1288, PAGE 142. EASEMENT IS NOT LOCATED ON THE PROPOSED LEASE AREA. EASEMENT IS LOCATED BEHIND RETAIL BUILDING ON THE SOUTHWEST SIDE OF LOT 2.07.
 - UTILITY EASEMENT IN DEED BOOK 1289, PAGE 575. EASEMENT IS NOT LOCATED ON THE PROPOSED LEASE AREA. EASEMENT IS LOCATED ALONG EASTON AVENUE NEAR THE EASTERN CORNER OF LOT 2.07.
 - RIGHTS OF THE STATE OF NEW JERSEY AS SET FORTH IN DECLARATION OF TAKING IN DEED BOOK 1340, PAGE 866 AND IN DEED BOOK 1453, PAGE 49, SHOWN HEREON.
 - UTILITY EASEMENT IN DEED BOOK 1498, PAGE 677. EASEMENT IS NOT LOCATED ON THE

- PROPOSED LEASED AREA, EASEMENT IS LOCATED ALONG JOHN F. KENNEDY BOULEVARD NEAR THE SOUTHWESTERN CORNER OF LOT 2.07.
- RIGHT OF WAY AS SET FORTH IN DEED BOOK 880, PAGE 71. THE LOCATION CAN NOT BE DETERMINED FROM THE RECORD DOCUMENT, REFERENCED MAP NOT PROVIDED.
- RESTRICTIONS AS SET FORTH IN DEED BOOK 904, PAGE 498. DOCUMENT NOT PROVIDED.
- ROADWAY EASEMENT IN BOOK 5701, PAGE 2546. ROAD DEDICATION TO THE TOWNSHIP OF SOMERSET SHOWN HEREON.
- CONSERVATION EASEMENT IN BOOK 5746, PAGE 2799. EASEMENT IS NOT LOCATED ON THE PROPOSED LEASE AREA. EASEMENT IS LOCATED ALONG THE SOUTHEASTERN SIDE OF LOT 2.07.
- TERMS AND CONDITIONS OF PERMIT IN BOOK 5701, PAGE 1825. DOCUMENT GRANTING PERMISSION TO CONSTRUCT RETAINING WALL, EXPIRED, BLANKET IN NATURE.
- TERMS AND CONDITIONS OF LEASE REFERRED TO IN MEMORANDUM OF LEASE BETWEEN LEVIN PROPERTIES, LESSOR, AND K MART CORPORATION, LESSEE, IN DEED BOOK 1399, PAGE 533. PROPOSED LEASE AREA IS A PORTION OF LANDS DESCRIBED, BLANKET IN NATURE.
- TERMS AND CONDITIONS OF LEASE REFERRED TO IN SHORT FORM LEASE BETWEEN FEDERAL REALTY INVESTMENT TRUST, LANDLORD, AND THE STOP & SHOP SUPERMARKET COMPANY, TENANT, IN BOOK 5730, PAGE 9471. LEASE DOCUMENT DOES NOT COVER PROPOSED LEASE AREA. LEASE DOCUMENT COVERS TO RETAIL BUILDING ON THE SOUTHEAST SIDE OF LOT 2.07.
- TERMS AND CONDITIONS OF LEASE REFERRED TO IN ASSIGNMENT OF LEASE BETWEEN IDEAL SERVICES, INC., ASSIGNOR, AND PARAS ENTERPRISES, LLC, ASSIGNEE, IN BOOK 6300, PAGE 2872. PROPOSED LEASE AREA IS A PORTION OF LANDS DESCRIBED, BLANKET IN NATURE.
- BY GRAPHIC PLOTTING ONLY THE PROPOSED LEASE AREA IS PREDOMINATELY LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) PARTIALLY LOCATED IN FLOOD HAZARD ZONE X OTHER FLOOD AREAS (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), PER REF. # 2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL IN ASPHALT - ELEVATION= 43.77'
TBM-B: MAG NAIL IN CONCRETE CURB SEAM - ELEVATION= 39.98'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1 (D).
- THE NORTHEASTERLY PROPERTY LINE OF LOT 2.07, BLOCK 385 IS CONTIGUOUS WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF EASTON AVENUE. THE NORTHWESTERLY PROPERTY LINE OF LOT 2.07, BLOCK 385 IS CONTIGUOUS WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF EASTON AVENUE.

REFERENCES:

- THE OFFICIAL TAX MAP OF FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, SHEET #83.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 188 OF 301", MAP NUMBER 34035C0188E, MAP REVISED: SEPTEMBER 28, 2007.
- MAP ENTITLED "ALTA/CMS LAND TITLE SURVEY, FEDERAL REALTY INVESTMENT TRUST, RUTGERS PLAZA 940 EASTON AVENUE, LOT 2.07, BLOCK 385, FRANKLIN TOWNSHIP, STATE OF NEW JERSEY",

- PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED NOVEMBER 1, 2005, LAST REVISED DECEMBER 19, 2005.
- MAP ENTITLED "MAP OF FOXWOOD SECTION 1 AND 2, SITUATE IN FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY", PREPARED BY RAYMOND P. WILSON ASSOCIATES CIVIL ENGINEERS AND LAND SURVEYORS, DATED JANUARY 1960, FILED IN THE SOMERSET COUNTY CLERKS OFFICE ON APRIL 11, 1960.
- MAP ENTITLED "ZONING MAP, FRANKLIN TOWNSHIP, SOMERSET COUNTY", DATED SEPTEMBER 2010, LAST REVISED AUGUST 16, 2013.
- MAP ENTITLED "PROPOSED RETAIL DEVELOPMENT, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, AMENDED FINAL SITE PLAN APPROVAL LAYOUT AND MATERIALS PLAN", PREPARED BY SHARON L. BURKE, DATED MARCH 28, 2004, LAST REVISED JANUARY 10, 2005, SHEETS C-3, C-4, C-5, C-22, AND C-21.
- MAP ENTITLED "SURVEY FOR FEDERAL REALTY INVESTMENT TRUST, LOT 2.07, BLOCK 385, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY", PREPARED BY KELLER AND KIRKPATRICK, DATED JUNE 8, 1988, LAST REVISED DECEMBER 1, 1988.
- MAP ENTITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCEL MAP, ROUTE 745, EASTON AVENUE, J.F. KENNEDY BOULEVARD TO INTERSTATE ROUTE 287, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIP OF FRANKLIN, SOMERSET COUNTY", PREPARED BY GOODKIND & ODEA, INC., DATED MAY 1975, LAST REVISED DECEMBER 8, 1976, SHEET NUMBERS 4 & 5.

EXHIBIT "A" 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:
 COMPANY REQUIRES THAT A LEGAL DESCRIPTION OF THE LEASEHOLD PREMISES TO BE INSURED BE PREPARED BY A LICENSED SURVEYOR AND PRESENTED TO THE COMPANY PRIOR TO CLOSING UPON RECEIPT AND APPROVAL BY THE COMPANY, THE METES AND BOUNDS DESCRIPTION WILL BE ADDED TO THIS EXHIBIT A.
 BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):
 BLOCK 385, LOT PART OF 2.07, ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, STATE OF NEW JERSEY

METES AND BOUNDS DESCRIPTION:
 LOT 2.07, BLOCK 385, FRANKLIN TOWNSHIP, SOMERSET COUNTY, STATE OF NEW JERSEY
 BEGINNING AT A POINT ON THE EASTERLY LINE OF JOHN F. KENNEDY BOULEVARD (100 FEET WIDE) SAID POINT BEING DISTANT ALONG SAID LINE A DISTANCE OF 1,435.00 FEET FROM THE INTERSECTION OF SAID EASTERLY LINE WITH THE NORTHEASTERLY LINE OF WINSTON DRIVE (60 FEET WIDE), IF SAID LINES WERE EXTENDED TO FORM AN INTERSECTION, AND FROM SAID POINT OF BEGINNING RUNNING THENCE, THE FOLLOWING THREE COURSES ALONG SAID EASTERLY LINE OF JOHN F. KENNEDY BOULEVARD:
 1. NORTH 38 DEGREES - 19 MINUTES - 40 SECONDS EAST, A DISTANCE OF 378.99 FEET TO LANGAN ENGINEERING CAP FOUND, THENCE;
 2. NORTH 38 DEGREES - 30 MINUTES - 00 SECONDS EAST, A DISTANCE OF 119.36 FEET TO A LANGAN ENGINEERING CAP FOUND AT A POINT OF CURVATURE, THENCE;
 3. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,450.09 FEET, A CENTRAL ANGLE OF 10 DEGREES - 40 MINUTES - 10 SECONDS, AN ARC LENGTH OF 456.23 FEET, BEARING A CHORD OF NORTH 43 DEGREES - 50 MINUTES - 05 SECONDS EAST, A CHORD DISTANCE OF 455.57 FEET TO A LANGAN ENGINEERING CAP FOUND AT A POINT OF TANGENCY, THENCE;
 4. NORTH 49 DEGREES - 10 MINUTES - 10 SECONDS EAST, A DISTANCE OF 200.32 FEET TO A DRILL HOLE FOUND AT A POINT OF INTERSECTION OF SAID EASTERLY LINE WITH THE SOUTHERLY LINE OF EASTON AVENUE (A.K.A. SOMERSET COUNTY ROUTE 527, VARIABLE WIDTH), THENCE;
 5. ALONG THE SOUTHERLY LINE OF EASTON AVENUE PER DEED BOOK 1453, PAGE 49, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,340.00 FEET, A CENTRAL ANGLE OF 01 DEGREE - 35 MINUTES - 29 SECONDS, AN ARC LENGTH OF 65.00 FEET, BEARING A CHORD OF SOUTH 38 DEGREES - 51 MINUTES - 47 SECONDS EAST, A CHORD DISTANCE OF 64.99 FEET TO A LANGAN ENGINEERING CAP FOUND AT A POINT OF NON-TANGENCY, THENCE, THE FOLLOWING THREE (3) COURSES ALONG THE SOUTHERLY LINE OF EASTON AVENUE PER DEED BOOK 2040, PAGE 102:
 1. NORTH 38 DEGREES - 31 MINUTES - 24 SECONDS EAST, A DISTANCE OF 15.52 FEET TO A POINT OF NON-TANGENCY, THENCE;
 2. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,418.00 FEET, A CENTRAL ANGLE OF 06 DEGREES - 33 MINUTES - 32 SECONDS, AN ARC LENGTH OF 276.80 FEET, BEARING A CHORD OF SOUTH 43 DEGREES - 21 MINUTES - 14 SECONDS EAST, A CHORD DISTANCE OF 276.65 FEET TO A POINT OF TANGENCY, THENCE;
 3. SOUTH 43 DEGREES - 07 MINUTES - 40 SECONDS WEST, A DISTANCE OF 70.50 FEET TO A KELLER & KIRKPATRICK CAP FOUND, THENCE;
 4. SOUTH 35 DEGREES - 37 MINUTES - 40 SECONDS WEST, A DISTANCE OF 188.50 FEET TO A POINT, THENCE;
 5. SOUTH 57 DEGREES - 37 MINUTES - 20 SECONDS EAST, A DISTANCE OF 75.00 FEET TO A POINT, THENCE;
 6. SOUTH 38 DEGREES - 22 MINUTES - 40 SECONDS WEST, A DISTANCE OF 803.36 FEET TO AN IRON PIPE FOUND, THENCE;
 7. ALONG THE DIVIDING LINE BETWEEN LOT 2.07 AND LOTS 2.06 & 2.05 (LANDS NOW OR FORMERLY OF REALTY COMPANY, LLC), BLOCK 385, NORTH 51 DEGREES - 40 MINUTES - 20 SECONDS WEST, A DISTANCE OF 1,122.20 FEET TO THE POINT AND PLACE OF BEGINNING.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/CMS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7 (b)(1), 7(c), 8, 9, 11, 13, 14, 20 and 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-13-2020.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

11/4/2020 DATE

JAMES C. WEED
 NEW JERSEY PROFESSIONAL LAND SURVEYOR #24G504327800
 NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

FIELD DATE	10-13-2020
FIELD BOOK NO.	20-25
FIELD BOOK PG.	109
FIELD CREW	K.O.A.B.
DRAWN	P.R.V.
APPROVED:	A.L.D.
DATE	11/4/2020
SCALE	1"=20'
FILE NO.	01-050286-04
DWG. NO.	2 OF 2

THIS SURVEY IS CERTIFIED TO:
 - MCDONALD'S CORPORATION A DELAWARE CORPORATION
 - MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION
 - MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 - CHICAGO TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY
PORTION OF BLOCK 385, LOT 2.07
 940 EASTON AVENUE
 FRANKLIN TOWNSHIP, SOMERSET COUNTY
 STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
 38 INDEPENDENCE BOULEVARD, SUITE 100
 WARREN, NJ 07059
 908.668.0099 - 908.668.9999 FAX
 WWW.CONTROLPPOINTASSOCIATES.COM

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