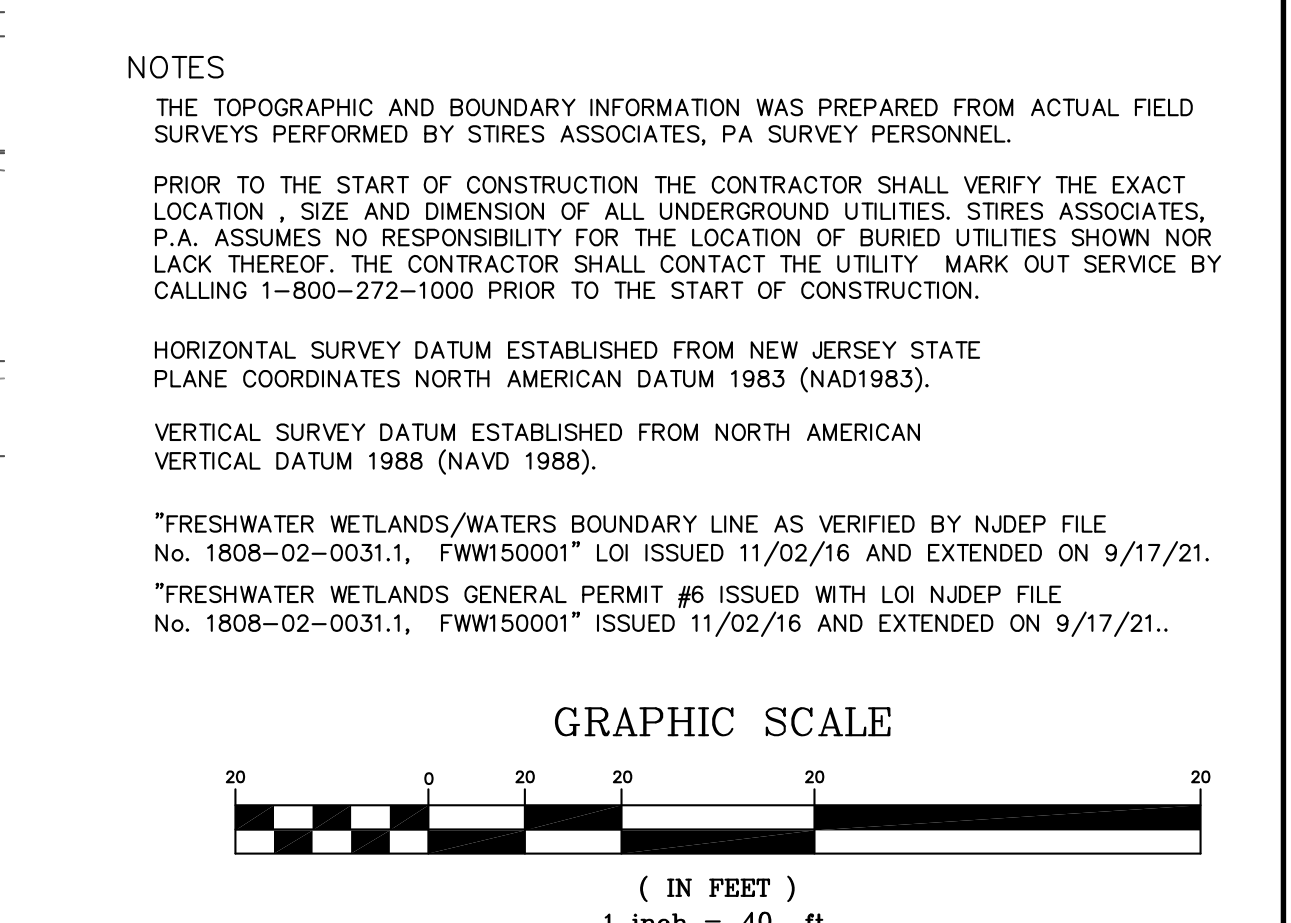


RECORD DESCRIPTION
 All that certain lot, place or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Franklin, County of Somerset, State of New Jersey.
 Being known and designated as Lot 21.07 in Block 468.01 as set forth on a certain map entitled "Amended Section Two of the Atrium at Somerset, Township of Franklin, Somerset County, New Jersey," dated October 5, 1982, revised to October 8, 1983, which map was filed in the Somerset County Clerk's Office, as Map No. 2067, on December 14, 1983.
 BEGINNING at a point in the most westerly corner of the whole tract of which this is a part and corner of the lands of Worlds Fair Associates, and running: thence

1. Along a line of the whole tract of which this is a part on a course of North 48 degrees 49 minutes 16 seconds East, a distance of 1,102.72 feet to a point; thence
2. Along the southwesterly line of Lot 21.06 as shown on the map referenced above on a course of South 40 degrees 51 minutes 00 seconds East a distance of 319.66 feet to a point; thence
3. Still along said southwesterly line in a southeasterly direction along a curve to the left having a radius of 60.00 feet an arc distance of 31.82 feet to a point; thence
4. Still along said southwesterly line in a southeasterly direction along a curve to the right having a radius of 60.00 feet an arc distance of 30.17 feet to a point; thence
5. Along the northwesterly line of Lot 21.06 as shown on the map referenced above on a course of South 48 degrees 44 minutes 36 seconds West a distance of 115.14 feet to a point; thence
6. Along the northwesterly line of Lot 21.08 as shown on the map referenced above on a course of South 48 degrees 49 minutes 16 seconds West a distance of 1018.78 feet to a point in an outside line of the whole tract of which this is a part; thence
7. Along said outside line and a line of the lands of Worlds Fair Associates on a course of North 40 degrees 16 minutes 30 seconds West a distance of 374.12 feet to a point or place of BEGINNING.

NOTE: Being Lot(s) 21.07, Block 468.01, Tax Map of the Township of Franklin, County of Somerset, State of New Jersey.
 TOGETHER WITH rights as set forth Declaration of Easements recorded in Deed Book 1457 Page 828 and amended in Deed Book 1488 Page 315.
 TOGETHER WITH rights as set forth in Cross-Easement Agreement in deed Book 2028 Page 591.
 NOTE: Being Lot(s) 21.07, Block 468.01, Tax Map of the Township of Franklin County of Somerset.

NOTES
 THE TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PREPARED FROM ACTUAL FIELD SURVEYS PERFORMED BY STIRES ASSOCIATES, P.A. SURVEY PERSONNEL.
 PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND DIMENSION OF ALL UNDERGROUND UTILITIES. STIRES ASSOCIATES, P.A. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BURIED UTILITIES SHOWN NOR LACK THEREOF. THE CONTRACTOR SHALL CONTACT THE UTILITY MARK OUT SERVICE BY CALLING 1-800-272-1000 PRIOR TO THE START OF CONSTRUCTION.
 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 (NAVD 1988).
 FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO. 1808-02-0031.1, FWH150001 LOI ISSUED 11/02/16 AND EXTENDED ON 9/17/21.
 FRESHWATER WETLANDS GENERAL PERMIT #6 ISSUED WITH LOI NJDEP FILE NO. 1808-02-0031.1, FWH150001 ISSUED 11/02/16 AND EXTENDED ON 9/17/21.



- SYMBOL LEGEND**
- GAS VALVE
 - WATER VALVE
 - SANITARY SEWER CLEANOUT
 - UTILITY MANHOLE
 - LIGHT POLE
 - FOOT LIGHT
 - HANDICAP SPACE
 - HYDRANT
 - 1 SIDE (ROAD)
 - 1 SIDE (PRIVATE)
 - UTILITY POLE
 - GUY ANCHOR
 - INLET
 - FENCE
 - ELECTRIC/TELEPHONE CABLES
 - GAS MAIN
 - WATER MAIN
 - STORM SEWER PIPE
 - SANITARY SEWER PIPE
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - ANGULAR DEGREES
 - ANGULAR MINUTES
 - ANGULAR SECONDS
 - R RADII
 - L LENGTH
 - C CHORD
 - B/C CHORD BEARING
 - ☒ TRANSFORMER

STEWART TITLE GUARANTY COMPANY
 COMMITMENT NO. MTANJ-13171BC DATED AUGUST 28, 2018.
 SCHEDULE B II EXCEPTIONS

15. TERMS AND PROVISIONS OF LEASE AS RECORDED IN DEED BOOK 6317 PAGE 2061 AND DEED BOOK 6895 PAGE 3615 AFFECTS THE SUBJECT PREMISES IS BLANKET IN NATURE.
16. EASEMENTS IN FAVOR OF PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS NEW JERSEY BELL TELEPHONE COMPANY AS RECORDED IN DEED BOOK 1457 PAGE 248 AFFECT THE SUBJECT PREMISES AS SHOWN HEREON.
17. DECLARATION OF EASEMENTS AS SET FORTH IN DEED BOOK 1457 PAGE 828 AND AMENDED IN DEED BOOK 1488 PAGE 315 AFFECT AND BENEFIT THE SUBJECT PREMISES AS SHOWN HEREON.
18. EASEMENTS IN FAVOR OF PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS NEW JERSEY BELL TELEPHONE COMPANY AS RECORDED IN DEED BOOK 1575 PAGE 553 AFFECT THE SUBJECT PREMISES AS SHOWN HEREON.
19. TERMS AND CONDITIONS OF CROSS-EASEMENT AGREEMENT AS RECORDED IN DEED BOOK 2028 PAGE 591 AFFECT THE SUBJECT PREMISES AS SHOWN HEREON.
20. JOINT MAINTENANCE AGREEMENT AS SET FORTH IN BOOK 6375 PAGE 828 AND AMENDED IN DEED BOOK 6515 PAGE 1447 AFFECTS THE SUBJECT PREMISES IS BLANKET IN NATURE NOT SHOWN.
21. 60' WIDE EASEMENT-PRIVATE DRIVE AS SHOWN ON FILED MAP NO. 2067 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.
22. ALL CONDITIONS, MATTERS AND SETBACK LINES AS SET FORTH FILED MAP NO. 2067 AFFECT THE SUBJECT PREMISES AS SHOWN HEREON.
22. ALL CONDITIONS, MATTERS AND SETBACK LINES AS SET FORTH FILED MAP NO. 1963 DO NOT AFFECT THE SUBJECT PREMISES.

GENERAL NOTES

1. NO EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE FOUND ON THE PREMISES.
2. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
3. NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WERE FOUND ON THE SUBJECT PREMISES.
4. UTILITIES AS SHOWN ARE BY OBSERVABLE EVIDENCE ON THE SURFACE OF THE GROUND AND/OR PAINTED MARKOUT BY OTHERS.
5. SURVEYOR MAKES NO GUARANTEE AS TO THE TRUE LOCATION OR AVAILABILITY OF UTILITY AS SHOWN ON THIS DRAWING.
6. PREMISES HAS VISIBLE EVIDENCE OF ELECTRIC, GAS, SANITARY SEWER STORM SEWER AND WATER SERVICES.
7. 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. 3403500167E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.
8. THE PROPERTY HAS ACCESS OVER A PRIVATE EASEMENT (ATRIDIUM DRIVE) TO PIERCE STREET AND DAVIDSON AVENUE BOTH DEDICATED PUBLIC RIGHT OF WAYS.

Surveyor's Certification
 To: 500 Atrium LLC
 Atrium Management LLC
 SG 2007-F114 NJOP Holdings LLC
 Horizon Funding LLC
 Stewart Title Guaranty Company
 Madison Title Agency, LLC

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2018 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, 6b, 7a, 7b(1), 7c, 8, 9, 11, 13, 14, 16, 17, 18, 19 & 20 of Table A thereof. The field work was completed on 10/27/23, field verified and updated on 11/05/23.

Richard C. Mathews, L.S. Date
 New Jersey Reg. No. 29353

TOPOGRAPHIC SURVEY
 500 ATRIDIUM DRIVE
 LOTS 21.07 BLOCK 468.01
 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

DESIGNED BY: _____
 DRAWN BY: RCM
 CHECKED BY: RCM
 DATE: 01/20/23
 SHEET NUMBER: 1 OF 1

SCALE: 1" = 40'
 PROJECT No. 22284

CAUTION: If this document does not contain the raised impression and of the professional, it is not an authorized official document and shall have been altered.