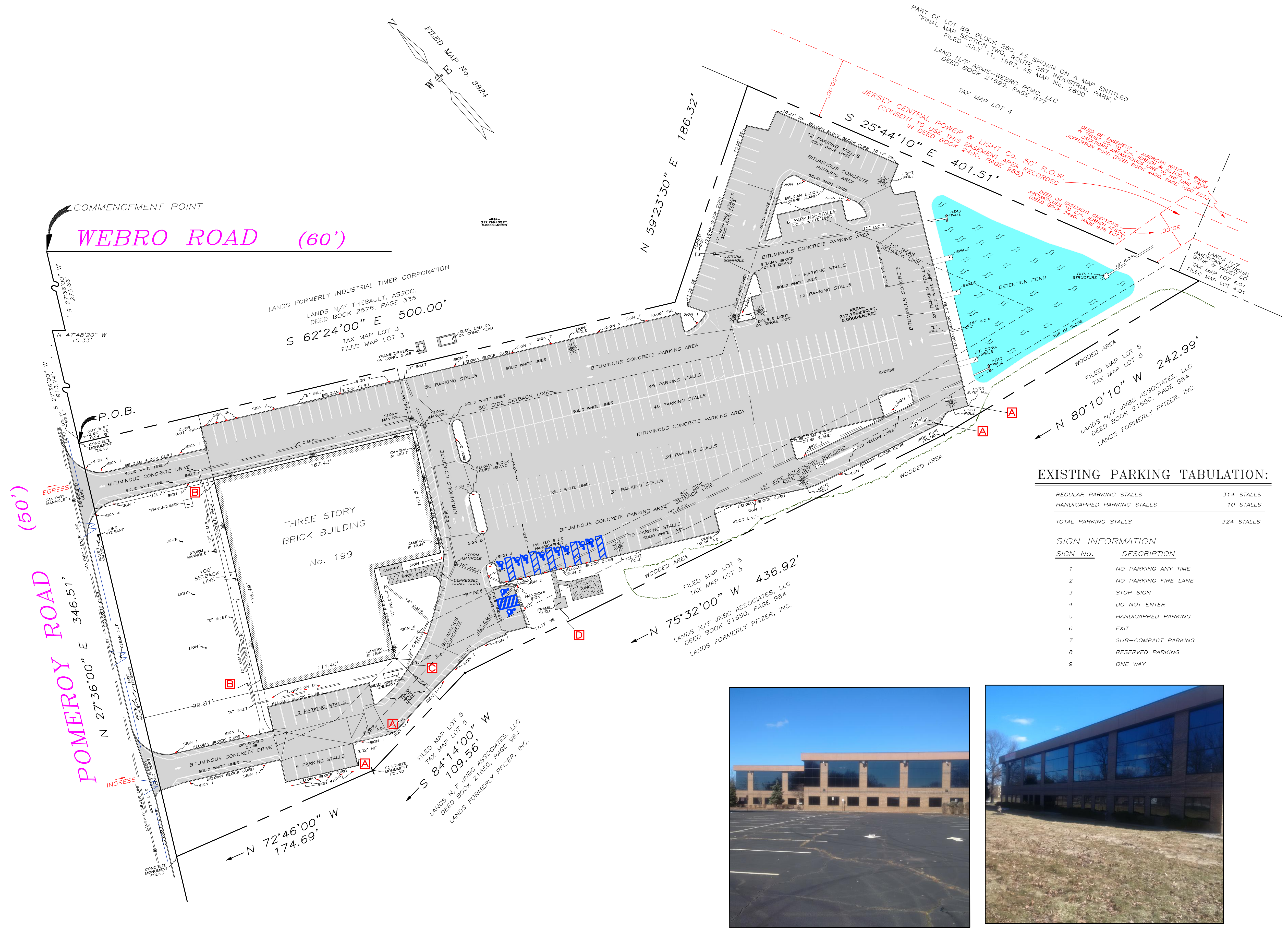
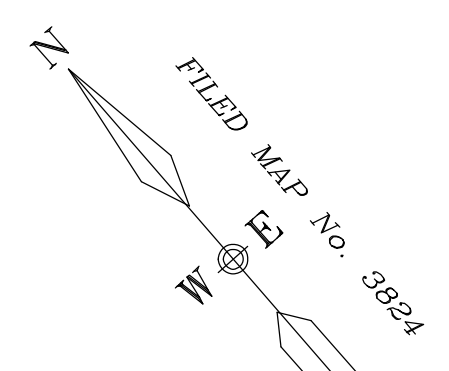
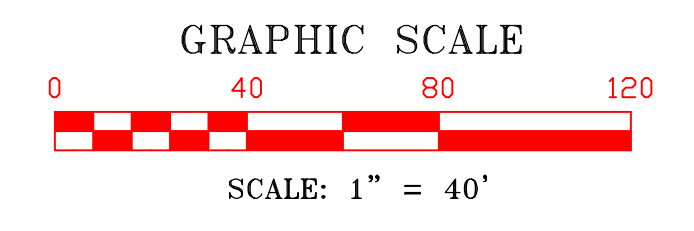


LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- TAX MAP LOT LINE
- OVERHEAD WIRES
- CHAIN LINK FENCE
- CONCRETE
- UNDERGROUND PIPE
- FLARED END SECTION
- SETBACK LINE
- WATER LINE
- EASEMENT LINE
- YELLOW STRIPE
- CURB
- DEPRESSED CONCRETE CURB
- BUILDING WALL
- WHITE STRIPE
- FIRE HYDRANT
- WATER VALVE
- SIGN
- LIGHT POLE
- STORM INLET
- LIGHT ATTACHED TO BUILDING
- SANITARY MANHOLE
- STORM MANHOLE
- VIDEO SURVEILLANCE CAMERA
- TRAFFIC FLOW ARROWS
- HANDICAP PARKING STALL
- BRICK
- BITUMINOUS CONCRETE



EXISTING PARKING TABULATION:

| | |
|-----------------------------|-------------------|
| REGULAR PARKING STALLS | 314 STALLS |
| HANDICAPPED PARKING STALLS | 10 STALLS |
| TOTAL PARKING STALLS | 324 STALLS |

SIGN INFORMATION

| SIGN No. | DESCRIPTION |
|----------|----------------------|
| 1 | NO PARKING ANY TIME |
| 2 | NO PARKING FIRE LANE |
| 3 | STOP SIGN |
| 4 | DO NOT ENTER |
| 5 | HANDICAPPED PARKING |
| 6 | EXIT |
| 7 | SUB-COMPACT PARKING |
| 8 | RESERVED PARKING |
| 9 | ONE WAY |

LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, LYING AND BEING IN THE TOWNSHIP OF PARSIPPANY-TROY HILLS, COUNTY OF MORRIS, STATE OF NEW JERSEY.

BEGINNING AT A CONCRETE MONUMENT FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF POMEROY ROAD, (50 FOOT RIGHT-OF-WAY); SAID MONUMENT BEING THE FOLLOWING THREE COURSES FROM THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF POMEROY ROAD, (60 FOOT RIGHT-OF-WAY), WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF WEBRO ROAD, (60 FOOT RIGHT-OF-WAY);

- ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF POMEROY ROAD, (60 FOOT RIGHT-OF-WAY), SOUTH 27 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 275.66 FEET; THENCE
- NORTH 47 DEGREES 48 MINUTES 20 SECONDS WEST, A DISTANCE OF 10.33 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF POMEROY ROAD, 50 FOOT RIGHT-OF-WAY; THENCE
- ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF POMEROY ROAD, (50 FOOT RIGHT-OF-WAY), SOUTH 27 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 913.74 FEET TO THE POINT OF BEGINNING; THENCE
- ALONG LAND NOW OR FORMERLY INDUSTRIAL TIMER CORPORATION, RECORDED IN DEED BOOK 2205, PAGE 684, SOUTH 62 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 500.00 FEET; THENCE
- CONTINUING ALONG LAND NOW OR FORMERLY INDUSTRIAL TIMER CORPORATION, NORTH 59 DEGREES 23 MINUTES 30 SECONDS EAST, A DISTANCE OF 186.32 FEET TO THE SOUTHWESTERLY LINE OF JERSEY CENTRAL POWER AND LIGHT COMPANY 50 FOOT RIGHT-OF-WAY; THENCE
- ALONG LAND FORMERLY PFIZER, INC., RECORDED IN DEED BOOK 3807, PAGE 211, NORTH 80 DEGREES 10 MINUTES 10 SECONDS WEST, A DISTANCE OF 242.99 FEET; THENCE
- CONTINUING ALONG LAND FORMERLY PFIZER, INC., NORTH 75 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 436.92 FEET; THENCE
- CONTINUING ALONG LAND FORMERLY PFIZER, INC., SOUTH 84 DEGREES 14 MINUTES 00 SECONDS WEST, A DISTANCE OF 109.56 FEET TO A CONCRETE MONUMENT; THENCE
- ALONG LAND NOW OR FORMERLY JNBC ASSOCIATES, LLC, SOUTH 84 DEGREES 48 MINUTES 00 SECONDS WEST, A DISTANCE OF 174.69 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF POMEROY ROAD; THENCE
- ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF POMEROY ROAD, NORTH 27 DEGREES 36 MINUTES 00 SECONDS EAST, A DISTANCE OF 346.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 217,799± Square Feet
5,000± Acres

BEING ALL OF LOT 3.01, BLOCK 737, AS SHOWN ON A MAP ENTITLED "FINAL SUBDIVISION PLAT, INDUSTRIAL TIMER SUBDIVISION FOR A PROPOSED OFFICE BUILDING, ROUTE 287, PARSIPPANY, N.J. 07054, TAX MAP SHEETS 154, 155, 157, BLOCK 737, LOTS NO. 3 & 3.01, PARSIPPANY-TROY HILLS, MORRIS CO., N.J.," FILED AT THE MORRIS COUNTY CLERK'S OFFICE ON JUNE 25, 1978, AS MAP NO. 3824.



NOTES:

- ZONING INFORMATION PROVIDED FOR REFERENCE ONLY. IN-DEPTH ZONING ANALYSIS WAS NOT PERFORMED AS PART OF THIS SURVEY.
- ZONING REQUIREMENTS MAY HAVE CHANGED AFTER STRUCTURE WAS CONSTRUCTED.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL.
- THE LOT DELINEATED ON THIS PLAN MAY BE SUBJECT TO THE RESTRICTIONS OF THE NEW JERSEY FRESHWATER WETLANDS PROTECTION ACT.
- DIMENSIONS SHOWN TO STRUCTURES ARE FROM THE FOUNDATION OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE, (UNLESS OTHERWISE NOTED).
- DIMENSIONS SHOWN TO TREES & SHRUBS ARE FROM THE CENTER OF THE TREE OR SHRUB PERPENDICULAR TO THE PROPERTY LINE.
- THE STREET ADDRESS OF THE PROPERTY IS 199 POMEROY ROAD.
- THIS SURVEY IS BASED ON THE FOLLOWING DOCUMENTS:

| | | | | |
|--|-----------------------------|---------------------------------|-------------------------------|------------------------------|
| 1. TITLE REPORT FOR TITLE No. MTANJ-160905 | 5. DEED BOOK 3612, PAGE 138 | 9. DEED BOOK 2490, PAGE 1000 | 13. DEED BOOK 21650, PAGE 984 | 17. DEED BOOK 3492, PAGE 202 |
| 2. FILED MAP No. 3824 | 6. DEED BOOK 4042, PAGE 84 | 10. DEED BOOK 4830, PAGE 319 | 14. DEED BOOK 6118, PAGE 269 | 18. DEED BOOK 3527, PAGE 118 |
| 3. FILED MAP No. 2800 | 7. DEED BOOK 2490, PAGE 978 | 11. DEED BOOK 218272, PAGE 1101 | 15. DEED BOOK 21689, PAGE 677 | 19. DEED BOOK 4261, PAGE 48 |
| 4. DEED BOOK 2578, PAGE 335 | 8. DEED BOOK 2490, PAGE 985 | 12. DEED BOOK 2076, PAGE 2008 | 16. DEED BOOK 21439, PAGE 481 | |

FLOOD ZONE CLASSIFICATION

PROPERTY SITUATED WITHIN ZONE C, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 340325 0008 0 WITH AN EFFECTIVE DATE OF FEBRUARY 15, 1986, FOR COMMUNITY No. 34036; TOWNSHIP OF PARSIPPANY-TROY HILLS, MORRIS COUNTY, STATE OF NEW JERSEY.

POSSIBLE ENCROACHMENT ISSUES

- A** CORNER OF CURB ENCRACHING THE ZONING REQUIREMENT OF 10 FEET FROM SIDELINE
- B** BUILDING ENCRACHING FRONT SETBACK LINE
- C** BUILDING ENCRACHING SIDE YARD
- D** FRAME SHED ENCRACHING 25' ACCESSORY BUILDING SIDE YARD

EASEMENTS: NUMBERS REFER TO SCHEDULE B-SECTION 11

- DEED BOOK U-41, PAGE 159 GENERAL POLE MAINTENANCE EASEMENT, (NOT PLOTTABLE)
- DEED BOOK 0-56, PAGE 549, OTHER PROPERTIES, DOES NOT AFFECT SUBJECT PROPERTY
- DEED BOOK 0-56, PAGE 196 WIDENING OF ROUTE 202, (DOES NOT AFFECT SUBJECT PROPERTY)
- DEED BOOK K-70, PAGE 397 (DOES NOT AFFECT SUBJECT PROPERTY)
- DEED BOOK 1821, PAGE 44 POLE No. JG, 80'-0" GENERAL POLE MAINTENANCE EASEMENT
- DEED BOOK 1871, PAGE 1173, GENERAL POLE MAINTENANCE EASEMENT, DOES NOT AFFECT SUBJECT PROPERTY
- DEED BOOK 2490, PAGE 978 CONSENT TO PARCEL SHOWN HEREON
- DEED BOOK 2490, PAGE 985 CONSENT TO ENTER EASEMENT AREA FOR CONSTRUCTION OF IMPROVEMENTS, SHOWN HEREON
- DEED BOOK 2668, PAGE 615 AGREEMENT WITH PRIOR OWNERS OF SUBJECT PROPERTY

ZONING TABULATION

ZONING CLASSIFICATION: SED-5 (SPECIALIZED ECONOMIC DEVELOPMENT DISTRICT)

| EXISTING BULK REQUIREMENTS | REQUIRED |
|------------------------------------|----------|
| MINIMUM LOT AREA (SQ. FT.) | 5 ACRES |
| MINIMUM LOT WIDTH (FEET) | 300 |
| FRONT YARD SETBACK (FEET) | 100 |
| SIDE YARD SETBACK (FEET) | 50 |
| COMBINED SIDE YARD SETBACKS (FEET) | 100 |
| REAR YARD SETBACK (FEET) | 75 |
| MAX. PERCENT BUILDING COVERAGE | 35% |
| MAX. PERCENT TOTAL LOT COVERAGE | 70% |
| MAXIMUM NUMBER OF STORES | 3 |
| MAXIMUM BUILDING HEIGHT (FEET) | 45 |

THIS SURVEY IS MADE FOR THE BENEFIT OF:

RH 199 POMEROY ROAD, LLC
 FULTON BANK, N.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 MADISON TITLE AGENCY, LLC

EDWARD R. TEUNISEN
 NEW JERSEY PROFESSIONAL LAND SURVEYOR No. 23140
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR No. 025234-E
 NEW JERSEY PROFESSIONAL PLANNER No. 01893

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE IN RED INK AND HAS RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR.

| INITIALS | DATE | DESCRIPTION |
|--|----------|-------------|
| REVISIONS | | |
| TEUNISEN SURVEYING & PLANNING CO., INC. | | |
| CERTIFICATE OF AUTHORIZATION No. 0A 276928 RECORDS OF: L.T. DRONOHILL, E. ALBERT DANFORD, V. RAGAN, R. J. HENRI, WALTER A. HANNA, ALBERT J. ST. LOUIS 319 SOUTH AVENUE PANWOOD, NEW JERSEY 07023 TELEPHONE: (908) 233-3550 EMAIL: CDD@TEUNISENSURVEYING.COM | | |
| ALTA/NSPS LAND TITLE SURVEY OF | | |
| TAX MAP LOT 3.01 BLOCK 737 | | |
| SITUATED IN THE | | |
| TOWNSHIP OF PARSIPPANY-TROY HILLS, MORRIS CO., N.J. | | |
| TITLE NO: | DWG. BY: | CHECKED BY: |
| MTANJ-060905 | L.A.T. | E.R.T. |
| DATE: | SCALE: | TSP. No. |
| 03-10-21 | 1"=40' | 30572 |