

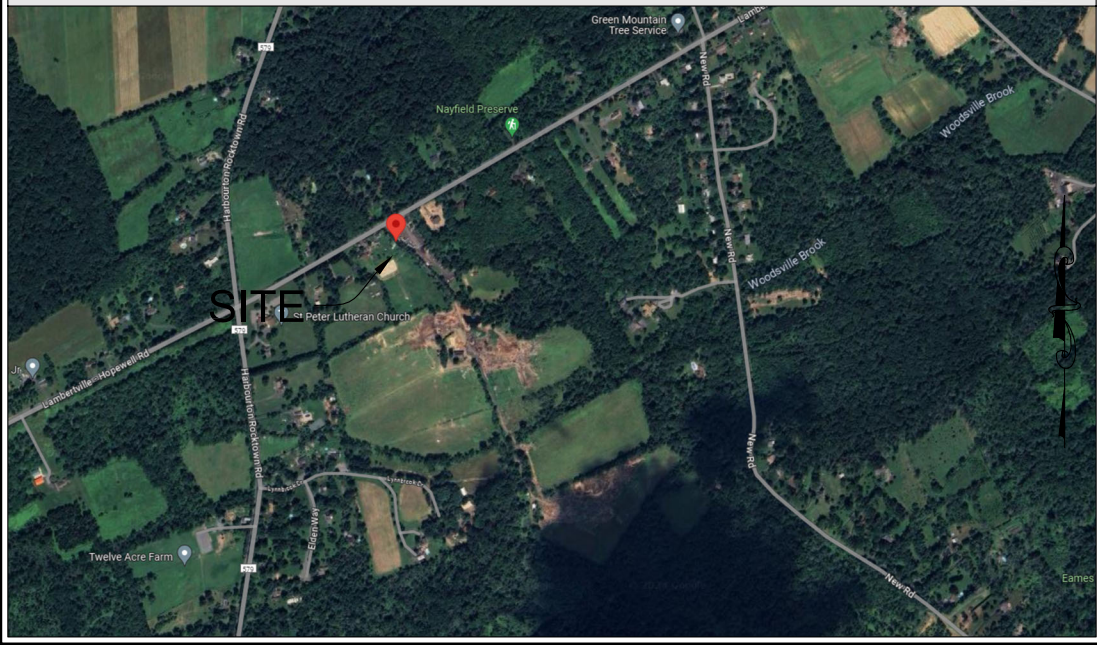
ITEMS CORRESPONDING TO SCHEDULE B

13. Subject to all conditions, matters and setback lines as set forth on Filed Map # 2898. THESE EASEMENTS ARE PLOTTED AND SHOWN HEREON.
14. Terms and conditions of the Fence Agreement contained in Deed Book 141, Page 7. THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.
15. Restrictions contained in Deed Book 683, Page 485. NOT SHOWN, IT IS A BLANKET ITEM.
16. Terms, restrictions, conditions and Road Dedication as contained in Deed Book 2186, Page 127. THIS ITEM CONTAINS NO PLOTTABLE SURVEY ITEMS.
17. Right of Way Agreement to Jersey Central Power and Light Company or New Jersey Bell Telephone Company as contained in Deed Book 2400, Page 846; Deed Book 2551, Page 354 and Deed Book 2551, Page 356. THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.
18. Stream Conservation Easement to the Township of Hopewell as contained in Deed Book 2443, Page 766. THIS EASEMENT IS PLOTTED AND SHOWN HEREON.
19. Grant of Easement, rights and conditions contained in Deed Book 2458, Page 722. THIS ITEM IS LOCATED ON THE SURVEYED PROPERTY, HOWEVER THERE ARE NO PLOTTABLE SURVEY ITEMS.
20. State of New Jersey Agriculture Retention and Development Program easement and restrictions as contained in Deed Book 5403, Page 157. NOT SHOWN, IT IS A BLANKET ITEM.

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM 6a

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1 SURVEY PERFORMED BY: BOCK & CLARK CORPORATION, AN NV5 COMPANY, 4580 STEPHEN CIRCLE N.W., SUITE 300 CANTON, OH 44718 PHONE: (800) 787-8394 FAX: (724) 934-0062 BYRON.HOWELL@NV5.COM
- MN2 THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL.
- MN3 TABLE A 2: AN ADDRESS OF 339 LAMBERTVILLE HOPEWELL ROAD WAS POSTED ON THE SURVEYED PROPERTY.
- MN4 TABLE A 4: THE SURVEYED PROPERTY CONTAINS AN AREA OF 94.325± ACRES (4,108,783± SQUARE FEET), MORE OR LESS.
- MN5 TABLE A 8: ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- MN6 TABLE A 9: THERE ARE 0 STRIPED REGULAR PARKING SPACES AND 0 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 0 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- MN7 TABLE A 10: NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- MN8 TABLE A 16: AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN9 TABLE A 17: AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- MN10 THE SURVEYED PROPERTY HAS VISIBLE EVIDENCE OF DIRECT PHYSICAL ACCESS (E.G., CURB CUTS, DIRECT ACCESS DRIVEWAYS) TO LAMBERTVILLE - HOPEWELL ROAD, NEW ROAD AND LYNNBROOK DRIVE, ALL VARIABLE WIDTH PUBLIC RIGHT OF WAY(S), AS SHOWN HEREON.
- MN11 OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- MN12 THERE ARE NO GAPS, GORES, OVERLAPS OR STRIPS PER REFERENCED TITLE COMMITMENT INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED.
- MN13 BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEAST RIGHT OF WAY LINE OF LAMBERTVILLE - HOPEWELL ROAD TO BEAR N 60° 24' 41" E, AS SHOWN HEREON.
- MN14 COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.
- MN15 THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- MN16 THIS SURVEY CONFORMS TO THE NEW JERSEY SOCIETY FOR PROFESSIONAL LAND SURVEYORS FOR A BOUNDARY SURVEY UNDER CLASS URBAN SURVEY.
- MN17 CALCULATED SQUARE FOOTAGE OF THE BUILDING DOES NOT ACCOUNT FOR THE THICKNESS OF WALLS AND INTERIOR FRAMING AND IS NOT TO BE USED FOR THE INTERIOR SQUARE FOOTAGE CALCULATION.
- MN18 SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW. CLIENT RESPONSIBLE FOR ALL INSPECTION OF SUBSURFACE UTILITIES AND SURVEYOR ASSUMES NO LIABILITY FOR ANY SUBSURFACE DAMAGE.
- MN19 THIS SURVEY IS BASED UPON THE TITLE COMMITMENT REFERENCED HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR DOCUMENTS OF RECORD NOT INCLUDED IN THE COMMITMENT PROVIDED.
- MN20 SURVEY AND SURVEY RELATED ITEMS SHOWN HEREON ARE CERTIFIED TO THE DATE OF FIELD SURVEY.
- MN21 ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE PERMIT WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.
- MN22 AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- MN23 ONLY VISIBLE ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED BY SURVEYOR. NO UTILITY ONE CALL WAS PERFORMED. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.
- MN24 FOUNDATION NOTE: UNLESS OTHERWISE NOTED ON SURVEY, SHEDS, TRAILERS, GUARD SHACKS AND ANY MISC. STRUCTURES HAVE NO FOUNDATIONS PRESENT AT TIME OF SURVEY.
- MN25 DUE TO FIELD CONDITIONS, SOME FEATURES MAY BE TAKEN FROM AERIAL MAPPING.
- MN26 SURVEY PREPARED BY STEWART ASSOCIATES INC., DATED JUNE 1, 2006, PROJECT NUMBER 06-4244, LICENSE #11656, WAS REFERENCED AT TIME OF SURVEY.

LEGEND OF SYMBOLS & ABBREVIATIONS

	POWER POLE		TRAFFIC SIGNAL BOX		SANITARY MANHOLE
	LIGHT POLE		SIGNAL LIGHT POLE		CLEAN OUT
	GUY WIRE		SIGNAL LIGHT		GAS MANHOLE
	ELECTRIC MANHOLE		VAULT		GAS VALVE
	ELECTRIC METER		SIGN		GAS METER
	ELECTRIC VAULT		TOWER		HANDICAPPED PARKING
	TRANSFORMER		MONITORING WELL		MITERED END SECTION
	AIR CONDITIONER UNIT		FLAG POLE		BENCHMARK
	TELEPHONE MANHOLE		WATER VALVE	(R)	RECORD
	TELEPHONE PEDESTAL		FIRE HYDRANT	(M)	MEASURED
	CABLE BOX		SIAMESE FIRE HYDRANT	(C)	CALCULATED
	STORM DRAIN MANHOLE		WATER MANHOLE	VOL	VOLUME
	STORM MANHOLE INLET		BACKFLOW PREVENTER	PG	PAGE
	STORM DRAIN INLET		WATER METER	O.R.	OFFICIAL RECORDS
	STORM PIPE		WELL HEAD	P.B.	PLAT BOOK
	GREASE TRAP		POINT OF ACCESS	CMP	CORRUGATED METAL PIPE
	5/8" IRON ROD REBAR WITH B/C CAP SET UNLESS OTHERWISE NOTED		CONCRETE HATCH		
OH	OVERHEAD WIRES	EXISTING STRUCTURE			
E	ELECTRIC LINE	SURVEYED PROPERTY			
GAS	GAS LINE	SETBACK LINE			
W	WATER LINE	EASEMENT LINE			
SD	STORM DRAIN LINE	RAILROAD TRACKS			
S	SEWER LINE	FENCE LINE			

FLOOD NOTE

PURSUANT TO TABLE A 3, DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 34021C 0101 F, WHICH BEARS AN EFFECTIVE DATE OF JULY 20, 2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON JUNE 13, 2024. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
6/14/2024	FIRST DRAFT		
XX/XX/2024	NETWORK COMMENTS		
FIELD WORK: SL	DRAFTED: BRM	CHECKED BY: BH	FB & PG:

SIGNIFICANT OBSERVATIONS

A AREA BEING USED FOR INGRESS AND EGRESS WITHOUT THE BENEFIT OF A KNOWN EASEMENT

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

All that certain Lot, piece or parcel of land, with the buildings and Improvements thereon erected, situate, lying and being in Hopewell Township, County of Mercer, State of New Jersey:

BEGINNING at a found monument on the Westerly sideline of New Road, where the same is intersected by the Southerly line of lands conveyed to Jan and Linda Treilman by Deed recorded in Book 2153, page 501, having New Jersey Plane Coordinates of 560053.39 North, and 399154.85 East (NAD 1983); thence

(1) Running along the Westerly sideline of New Road, South 07 degrees 27 minutes 26 seconds East, a distance of 357.75 feet to a point; thence

(2) Still along same, South 09 degrees 16 minutes 57 seconds West, a distance of 330.64 feet to a set monument on the Northerly line of lands conveyed to Jeffrey and Theresa Orlando by Deed recorded in Book 2443 page 771, Lot 5.03; thence

(3) Running along the Northerly line of said Lot 5.03, North 89 degrees 11 minutes 42 seconds West, a distance of 779.62 feet to a point, said point being 0.2 feet, North, and 0.2 feet West, of a found monument at a corner of said Lot 5.03; thence

(4) Running along the Westerly line of said Lot 5.03, South 00 degrees 47 minutes 06 seconds East, a distance of 1,095.51 feet to a point on the Northerly line of lands of John Orlando, Jr., Lot 8, said point being 0.3 feet North and 0.2 feet East of a found monument; thence

(5) Running along the Northerly line of said Lot 6, North 63 degrees 06 minutes 10 seconds West, a distance of 877.51 feet to a found iron pipe on the Easterly line of lands of Anthony and Susan Mokros, Jr., by Deed recorded in Book 2186, page 246, Lot 5.02; thence

(6) Running along the Easterly line of said Lot 5.02, North 12 degrees 28 minutes 34 seconds West, a distance of 850.44 feet to a point, said point being 1.9 feet North and 0.3 feet West of a found iron pipe on a corner of said Lot 5.02; thence

(7) Running along the Northerly line of said Lot 5.02, South 77 degrees 36 minutes 51 seconds West, a distance of 612.00 feet to a point, said point being 1.9 feet North and 0.3 feet West of a found iron pipe, at an angle point in said Lot 5.02; thence

(8) Running along the Northerly line of said Lot 5.02, and along the Northerly line of lands conveyed to David and Nancy Lee, by Deed recorded in Book 2186, page 252, Lot 5.01, North 82 degrees 28 minutes 51 seconds West, a distance of 850.00 feet to a found iron bar on the Westerly line of Map of Section 3 Harbortown Farms, filed in the Mercer County Courthouse as Map No. 1765, said point is also on the Southerly line of Lynnbrook Drive; thence

(9) Running along the outside line of said filed map crossing Lynnbrook Drive, North 11 degrees 43 minutes 06 seconds West, a distance of 401.44 feet to a set iron rod with cap on the Southerly line of lands conveyed to Nraj Ontsaurvedi by Deed recorded in Book 3700, page 120, Lot 47.02; thence

(10) Running along the Southerly line of Lot 47.02, North 61 degrees 53 minutes 55 seconds East, a distance of 43.30 feet to a point, said point being 0.5 feet West of an iron pipe on the corner of Lot 47.0; thence

(11) Running along the Easterly line of said Lot 47.02, and along the Easterly line of lands conveyed to John and Lan Cuprinski, Lot 47.01, North 16 degrees 29 minutes 06 seconds West, a distance of 508.42 feet to a point, said point being 0.3 feet West of a found iron pipe on the Southerly line of lands conveyed to John and Barbara Kasmierczak, by Deed recorded in Book 2377, page 108, Lot 4.01; thence

(12) Running along the Southerly line of said Lot 4.01, and along the Southerly line of lands conveyed to Andrew and Linda Compton by Deed recorded in Book 3159, page 284, Lot 4, North 62 degrees 25 minutes 14 seconds East, a distance of 501.81 feet to a set monument on the corner of an angle point to Lot 4; thence

(13) Running along the Southerly line of said Lot 4, South 77 degrees 13 minutes 36 seconds East, a distance of 254.70 feet to a point said point being 2.9 feet South and 0.5 feet East of a found iron pin on the Westerly side of a 15.85 foot wide access driveway; thence

(14) Running along the Westerly side of said access driveway, North 19 degrees 19 minutes 36 seconds West, a distance of 130.62 feet to a set iron rod with cap; thence

(15) Running along same, North 37 degrees 29 minutes 36 seconds West, a distance of 163.94 feet to a set iron rod with cap; thence

(16) Still along same, North 45 degrees 46 minutes 58 seconds West, a distance of 592.41 feet to a set iron rod with cap, said point being 40.00 feet as measured at right angles from the centerline from Lambertville-Hopewell Road; thence

(17) Running along the proposed new sideline of Lambertville-Hopewell Road, parallel to and 40.00 feet as measured at right angles from the centerline of Lambertville-Hopewell Road, North 60 degrees 24 minutes 41 seconds East, a distance of 16.51 feet to a set iron rod with cap; thence

(18) Running along the Northerly side of a 15.85 wide access driveway, South 45 degrees 46 minutes 58 seconds East, a distance of 588.96 feet to a set iron rod with cap; thence

(19) Still along same, South 37 degrees 29 minutes 36 seconds East, a distance of 167.62 feet to a set iron rod with cap; thence

(20) Still along same, South 19 degrees 19 minutes 36 seconds East, a distance of 143.10 feet to a set iron rod with cap set on the 14th course of lands conveyed to Jean Mokros by Deed recorded in Book 1613, page 374; thence

(21) Running along the 14th course of said Mokros Deed, South 77 degrees 13 minutes 36 seconds East, a distance of 670.31 feet to a set iron rod with cap on the 15th corner therein; thence

(22) Running along the 15th course, North 65 degrees 29 minutes 21 seconds East, a distance of 532.61 feet to a found stone at the beginning corner of said Mokros Deed and the Westerly line of lands conveyed to Robert and Songe Figular by Deed recorded in Book 2153, page 501, Lot 32; thence

(23) Running along the Westerly line of said Lot 32, and along the lines of said Treilman, Lot 51, South 32 degrees 26 minutes 26 seconds East, a distance of 852.78 feet to a point, said point being 0.3 feet South of a found monument on a corner of said Lot 51; thence

(24) Running along the Southerly line of said Lot 51, North 77 degrees 50 minutes 34 seconds East, a distance of 675.96 feet to the point and place of beginning.

Note: Being Lot(s) 5 / 5 Qlarm, Block 29, Tax Map of the Hopewell Township, County of Mercer.

Note: Lot and Block shown for informational purposes only.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 11766994, DATED MAY 10, 2024.

ALTA/NSPS LAND TITLE SURVEY

for
Lambertville Hopewell Road Project
NV5 Project No. 202401792-1

339 Lambertville Hopewell Road, Lambertville, NJ 08530

Based on Title Commitment No. 11766994
of Fidelity National Title Insurance Company
bearing an effective date of May 10, 2024

Surveyor's Certification

To: Britton Realty of Lawrenceville, LLC; Advantage Title Group Agency, LLC; Fidelity National Title Insurance Company and Bock & Clark Corporation, an NV5 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 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 and 19 of Table A thereof. The fieldwork was completed on June 12, 2024.

PRELIMINARY

BYRON D. HOWELL
LICENSE NO.: 24GS04341400
IN THE STATE OF NEW JERSEY
EXPIRATION DATE: 4/30/2026
FIRM REGISTRATION NUMBER 24GA27830500
DATE OF FIELD SURVEY: JUNE 12, 2024
DATE OF LAST REVISION:
NETWORK PROJECT NO. 202401792-001

SHEET 1 OF 2

NV5

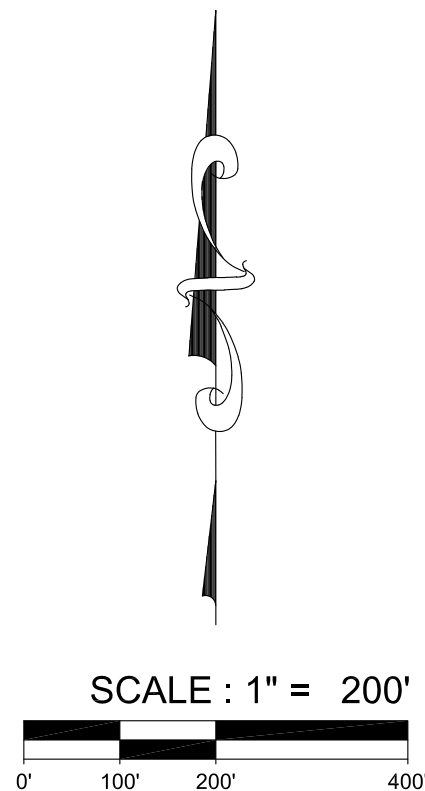
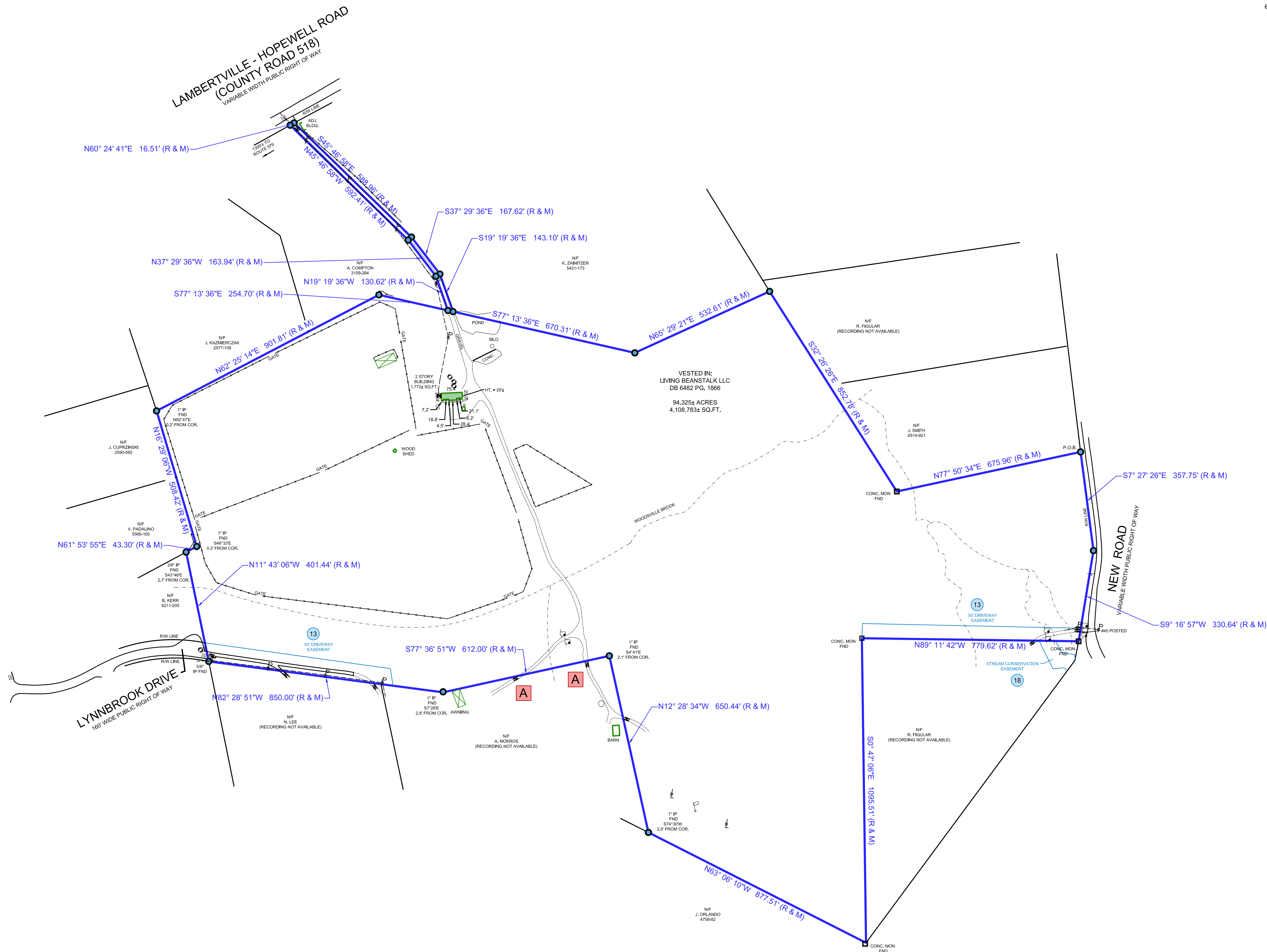
REAL ESTATE TRANSACTION SERVICES
1-800-SURVEYS (787-8397)

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Bock & Clark Corporation - 4580 Stephen Circle N. W., Suite 300, Canton, Ohio 44718
www.nv5.com/real-estate-transaction-services **bockmaywhehelpyou@nv5.com**

LEGEND OF SYMBOLS & ABBREVIATIONS

	POWER POLE		TRAFFIC SIGNAL BOX		SANITARY MANHOLE
	LIGHT POLE		SIGNAL LIGHT POLE		CLEAN OUT
	GUY WIRE		SIGNAL LIGHT		GAS MANHOLE
	ELECTRIC MANHOLE		VAULT		GAS VALVE
	ELECTRIC METER		SIGN		GAS METER
	ELECTRIC VAULT		TOWER		HANDICAPPED PARKING
	TRANSFORMER		MONITORING WELL		MITERED END SECTION
	AIR CONDITIONER UNIT		FLAG POLE		BENCHMARK
	TELEPHONE MANHOLE		WATER VALVE		RECORD
	TELEPHONE PEDESTAL		FIRE HYDRANT		MEASURED
	CABLE BOX		SIAMESE FIRE HYDRANT		CALCULATED
	STORM DRAIN MANHOLE		WATER MANHOLE		VOLUME
	STORM MANHOLE INLET		BACKFLOW PREVENTER		PAGE
	STORM DRAIN INLET		WATER METER		OFFICIAL RECORDS
	STORM PIPE		WELL HEAD		PLAT BOOK
	GREASE TRAP		POINT OF ACCESS		CORRUGATED METAL PIPE
	5/8" IRON ROD REBAR WITH B/C CAP SET UNLESS OTHERWISE NOTED		CONCRETE HATCH		
	OVERHEAD WIRES		EXISTING STRUCTURE		
	ELECTRIC LINE		SURVEYED PROPERTY		
	GAS LINE		SETBACK LINE		
	WATER LINE		EASEMENT LINE		
	STORM DRAIN LINE		RAILROAD TRACKS		
	SEWER LINE		FENCE LINE		



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ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
LAMBERT HOPEWELL ROAD
DATE OF FIELD SURVEY: JUNE 12, 2024
NETWORK PROJECT NUMBER: 202401792-001 AAC
1-(800)-SURVEYS (787-8397)
REAL ESTATE TRANSACTION SERVICES
www.nv5.com/real-estate-transaction-services bockmaywehelpyou@nv5.com

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