



1 TITLE DESCRIPTION

The land referred to herein below is situated in the Township of Raritan, county of Hunterdon, State of New Jersey, and is described as follows:

Tract 1

ALL THAT CERTAIN lot, tract or parcel of land and premises, hereinafter particularly described, situated, lying and being in the Township of Raritan, in the County of Hunterdon, and the State of New Jersey.

BEGINNING at a concrete monument in the Easterly right-of-way line of New Jersey State Highway Routes No. 69 and 202, (this beginning monument is 222.79 feet measured Northwesterly along the right-of-way line of said Route 69 from the center line of a concrete bridge under said State Highway) and running thence:

- (1) Along a new division line between this tract and land remaining to Britton et al. time, South 87° 13' East, a distance of 110.74 feet to a concrete monument (formerly old stone corner); thence
- (2) South 88° 30' East, a distance of 178.32 feet to a concrete monument corner (formerly old stone); thence
- (3) North 1° 30' East, a distance of 313.30 feet to a concrete monument in a brook; thence
- (4) Along said brook, North 43° 30' West, a distance of 256.38 feet to a concrete monument; thence
- (5) Along land of Coleman Chizmadia, South 1° 43' East, a distance of 54.12 feet to a concrete monument (formerly old stone); thence
- (6) Still along land of Coleman Chizmadia, North 87° 18' West, a distance of 972.37 feet to a concrete monument in the aforementioned Easterly right-of-way line of said Routes 69 and 202; thence
- (7) Along the said right-of-way line, South 19° 37' West, a distance of 354.81 feet to an old concrete State Highway monument; thence
- (8) Still along said right-of-way line, in a curve to the left, of which this bearing and distance is a chord, South 16° 45' West, a distance of 104.64 feet to the place of beginning.

Tract 1:

ALL THAT CERTAIN tract or parcel of land and premises, hereinafter particularly described, situated, lying and being in the Township of Raritan, in the County of Hunterdon, and the State of New Jersey.

BEGINNING at a monument marking a common corner in the lands now or formerly of Lester Britton and lands now or formerly of Harold Everett, which beginning point according to a survey hereinafter referred to is described as follows: (a) BEGINNING at a point in the Easterly line of the right-of-way of New Jersey State Highway Routes No. 69 and 202, distant therein Northerly 222.79 feet measured along the said right-of-way of said Highway from the center line of a concrete bridge under said highway, thence running (b) South 87 degrees 13 minutes East 110.74 feet to the aforementioned concrete monument (formerly marked by an old stone for the said corner) to the beginning point herein, and from said beginning point running thence:

- (1) Along the dividing line of the lands aforementioned South 88 degrees 30 minutes East 178.32 feet to another monument marking a corner in the aforementioned lands; thence
- (2) At right angles to the first course herein South 1 degree 30 minutes West 104.22 feet to another monument; thence
- (3) North 87 degrees 13 minutes West 179.94 feet to another monument in the dividing line between said lands; and thence
- (4) Along the dividing line of said lands North 2 degrees 26 minutes East 100 feet to the point or place of BEGINNING.

EXCEPTING THEREFROM:

ALL THAT CERTAIN lot, tract or parcel of land and premises, hereinafter particularly described, situated, lying and being in the Township of Raritan, in the County of Hunterdon, and the State of New Jersey, and more particularly described as follows:

PARCEL 27, as indicated on a map entitled: New Jersey Highway Department, GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 202 & 69 (1953) SECTION 2, Corner Road to Flemington Circle, showing existing right-of-way and parcels to be acquired in the Township of Raritan, and Borough of Flemington, County of Hunterdon, dated April 1951;

BEGINNING at the corner in the Easterly right-of-way line of New Jersey State Highway Routes No. 69 and 202, said point being the point of tangency of Station 604+01.83 as shown on plans for said Highway, and this tract running thence: (1) Along the said right-of-way line on the arc of a curve to the left with a radius of 321.93', of which this bearing and distance is a chord, South 16° 45' 20" West, a distance of one hundred four and sixty-four one-hundredths feet (104.64') to a corner in the said right-of-way line, corner also to land of Lester Britton; thence (2) Along the said Britton's land South 87° 13' 30" East, a distance of three and eighteen one-hundredths feet (3.18') to a corner in line of the same, corner also to land remaining to Humble Oil & Refining Company at this time; thence (3) Along the said remaining land on the arc of a curve to the right with a radius of 390.00', of which this bearing and distance is a chord, North 29° 52' 20" East, a distance of two hundred eleven and thirty-three one-hundredths feet (213.33') to a point of tangency, thence (4) Still along the said remaining land, North 45° 42' 30" East, a distance of forty-five feet (45.00') to a point of curvature; thence (5) Still along the said remaining land on the arc of a curve to the left with a radius of 85.00', of which this bearing and distance is a chord, North 3° 50' 20" West, a distance of one hundred twenty-nine and thirty-five one-hundredths feet (129.35') to a point of reverse curvature; thence (6) Still along the said remaining land on the arc of a curve to the right with a radius of 15.00', of which this bearing and distance is a chord, North 16° 45' 20" West, a distance of seventeen and nine tenths feet (17.90') to a point of tangency; thence (7) Still along the said remaining land and at the right angles to the centerline of the aforementioned State Highway, South 70° 07' 30" East a distance of three feet (3.00') to a corner in the said right-of-way line, corner also to the said remaining land; thence (8) Along the said right-of-way line, being parallel to and 48.00' Easterly of the centerline of the same, South 19° 52' 30" West, a distance of two hundred seventy-seven and eighty-three one-hundredths feet (277.83') to the place of beginning and containing a calculated area of three hundred three one-hundredths of an acre (0.303 A.) as surveyed by Robert W. Lee, Land Surveyor, in November 1965.

NOTE: FOR INFORMATION ONLY: Being Lot 7, Block 71: Tax Map of the Township of Raritan, County of Hunterdon, State of New Jersey.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes.

3 SCHEDULE 'B' ITEMS

- NOTES CORRESPONDING TO SCHEDULE "B":**
- RIGHTS GRANTED TO THE FLEMINGTON ELECTRIC, HEAT AND POWER COMPANY AS SET FORTH IN DEED BOOK 330, PAGE 462. DOES NOT AFFECT THE PROPERTY
 - SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF HUNTERDON COUNTY, NEW JERSEY IN MAP NO. 320. APPLIES AND EFFECTS AS SHOWN
 - RIGHTS GRANTED TO NEW JERSEY POWER AND LIGHT COMPANY AS SET FORTH IN DEED BOOK 387, PAGE 470; DEED BOOK 501, PAGE 111; DEED BOOK 570, PAGE 22 AND DEED BOOK 585, PAGE 498. APPLY AND AFFECT AS SHOWN.
 - RIGHTS GRANTED TO THE BUCKEYE PIPELINE COMPANY AS SET FORTH IN DEED BOOK 517, PAGE 290 ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF THE RIGHT OF WAY IN DEED BOOK 977, PAGE 244 AND DEED BOOK 782, PAGE 605, AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF RIGHT OF WAY IN DEED BOOK 977, PAGE 244. APPLIES AND AFFECTS AS SHOWN.
 - RIGHTS GRANTED TO CITY GAS COMPANY OF NEW JERSEY AS CONTAINED IN DEED BOOK 697 PAGE 324. APPLIES AND AFFECTS AS SHOWN.
 - SLOPE AND DRAINAGE RIGHTS TO THE STATE OF NEW JERSEY AS CONTAINED IN DEED BOOK 697, PAGE 458. APPLIES AND AFFECTS AS SHOWN.
 - ELECTRICAL EASEMENT AGREEMENT AS CONTAINED IN DEED BOOK 2255, PAGE 627. APPLIES AND AFFECTS AS SHOWN.

2 TITLE INFORMATION

The Title Description and Schedule B items herein are from FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment No. NCS-1100817-HOU1, Dated NOVEMBER 22, 2021.

13 LAND AREA

535,953.10 square feet or 12,303 Acres

14 BUILDING AREA

Bldg 1: 800 square feet
Bldg 2: 80 square feet

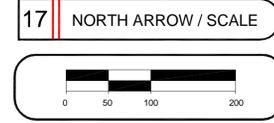
15 BUILDING HEIGHT

Bldg 1: Height 13.8' feet or 1 Story
Bldg 2: Height 8' or 1 Story

16 VICINITY MAP



SCALE: 1" = 100'



17 NORTH ARROW / SCALE

no stripped parking on site

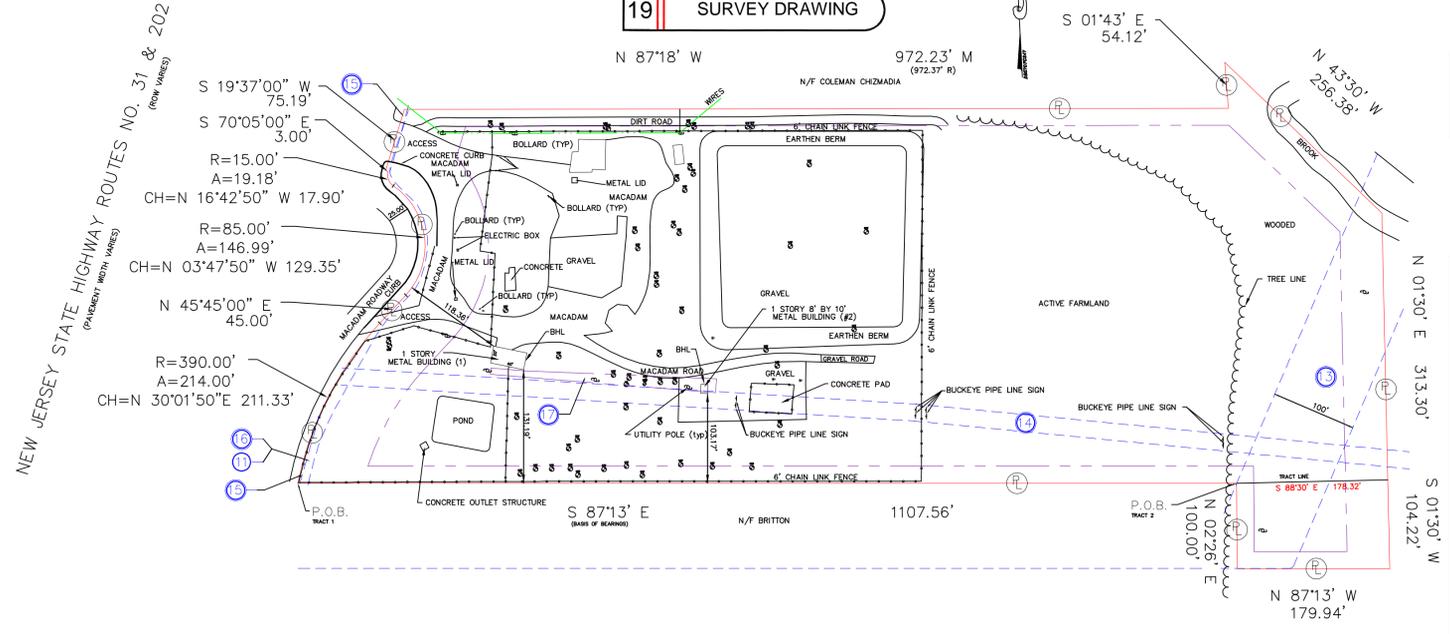
10 BASIS OF BEARINGS

The bearing N87°13'E BEING THE LINE OF LANDS NOW OR FORMERLY BRITTON, was used as the Basis of Bearing for this survey.

11 SURVEYOR'S NOTES

1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
3. Property has physical access to NJ STATE HIGHWAY ROUTE 202 & 31, A PUBLIC HIGHWAY.
4. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
5. In regards to ALTA Table A Item 11(a), no underground utility plans and/or reports have been provided by the client at the time this survey was performed.
6. Parcel 27. Exception to property has been related to the bearing basis of the survey

19 SURVEY DRAWING



4 SURVEYOR CERTIFICATION

To (name of insured, if known)
(name of lender, if known)
(name of insurer, if known)
(names of others as negotiated with the client):

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 of Table A thereof. The fieldwork was completed on 2/2/2022.

Date of Plat or Map: 2/2/2022

Surveyor's signature
printed name and seal with Registration/License Number
surveyor@firstam.com



5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X", Zone "C" and Zone "AE" of the Flood Insurance Rate Map, Community Panel No. 34019C0351F, which bears an effective date of 8/25/2009. 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, and is in a Special Flood Hazard Area.

Zone "A" - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones.
Zone "X" - Area of minimal flood hazard
Zone "C" - 0.2% Annual chance flood hazard

Approved CDS Surveyor

DANIEL E. PARKER, PLS
370 E. MAIN ST., SOMERVILLE, NJ
Telephone Number: 908/725/4400
email: PARKERES@AOL.COM

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

7 POSSIBLE ENCROACHMENTS



8 ZONING INFORMATION

NO REPORT PROVIDED

9 LEGEND

- PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CONCRETE
- N/F NOW OR FORMERLY
- CHAIN LINK FENCE
- (N.T.S.) NOT TO SCALE
- (M) MEASURED CALL
- (R) RECORD CALL
- FOUND IRON ROD (I.R.)
- MONITORING WELL
- UTILITY POLE
- ELECTRIC CONTROL CABINET
- LIGHT POLE
- OVERHEAD ELECTRIC LINES
- BUILDING SETBACK LINE
- EASEMENT LINE

Key to CDS ALTA Survey

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE 'B' ITEMS
- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 NORTH ARROW / SCALE
- 18 CLIENT INFORMATION BOX
- 19 SURVEY DRAWING
- 20 PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2021)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamods.com
toll free: 888.322.7371

Drwn By: DEP	Date:
Surveyor Ref.No: 15002	Revision:
Aprvd By: SEP	Date:
Field Date: 2/2/2022	Revision:
Scale: 1"=100'	Date:
	Revision:

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

198 HIGHWAY 202-31, FLEMINGTON, NJ
Project Name:
EXXON MOBIL-FLEMINGTON, NJ
CDS Project Number:
21-11-0508