

DEED

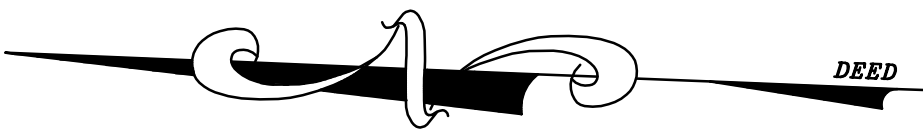
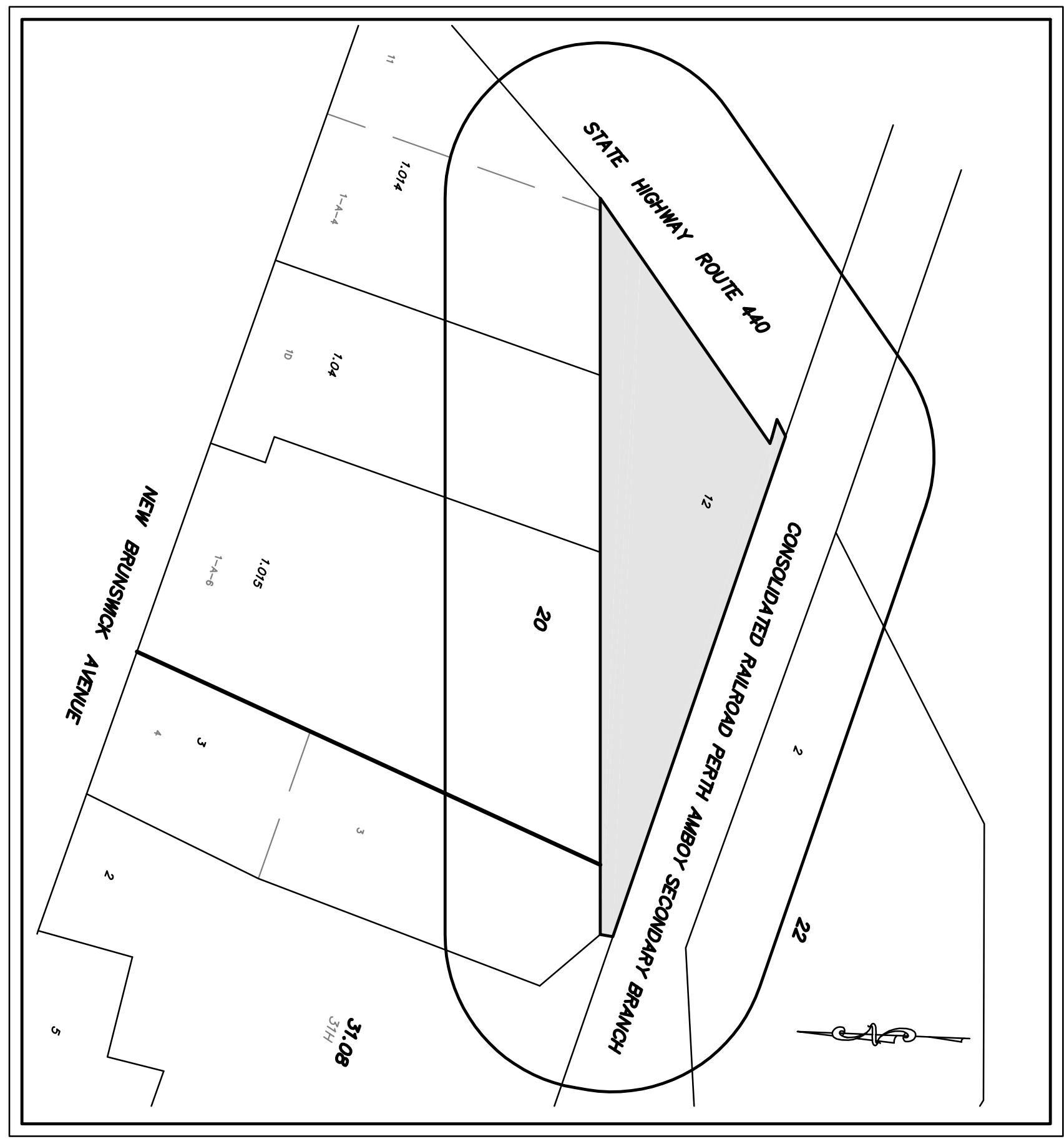
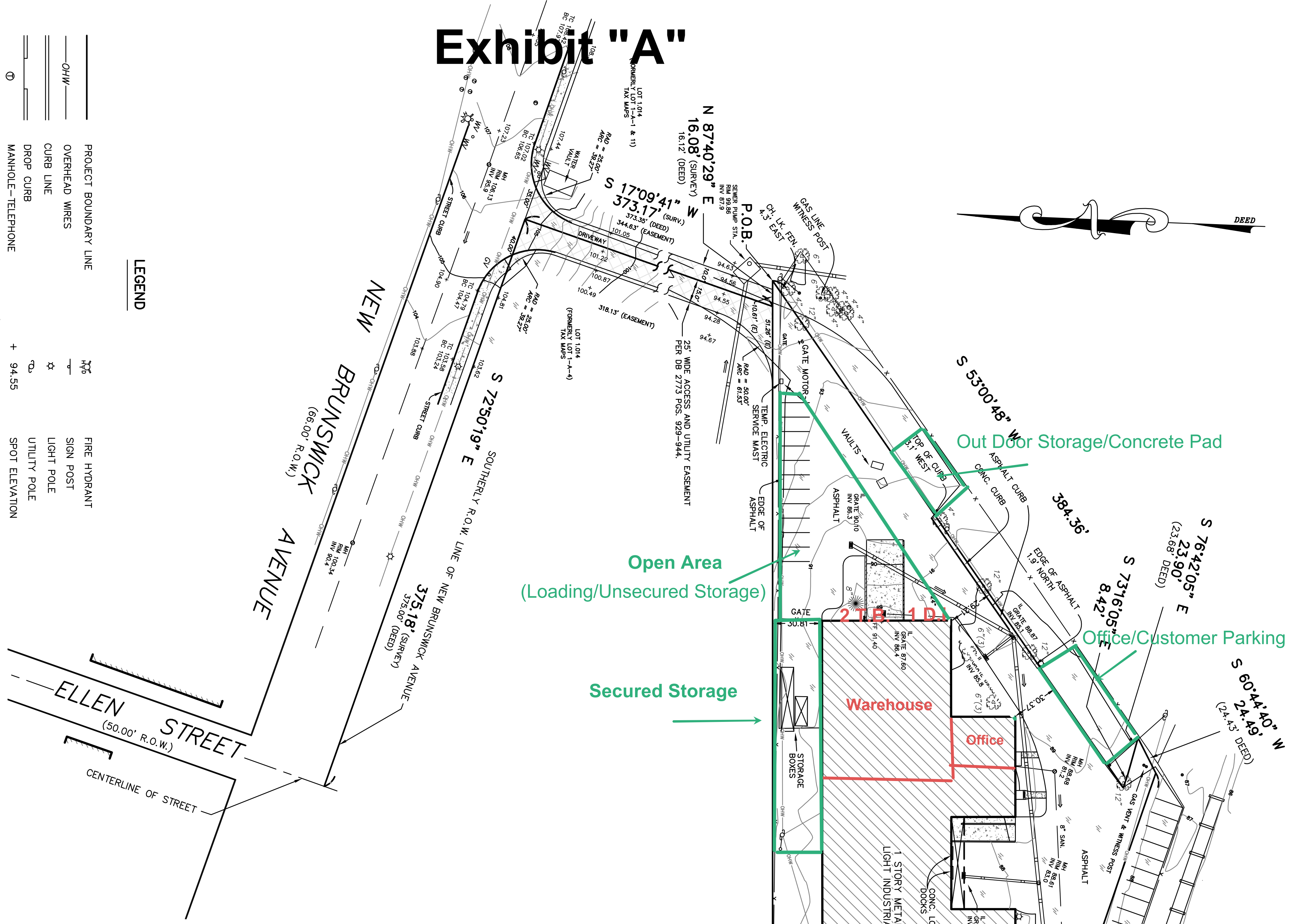


Exhibit "A"

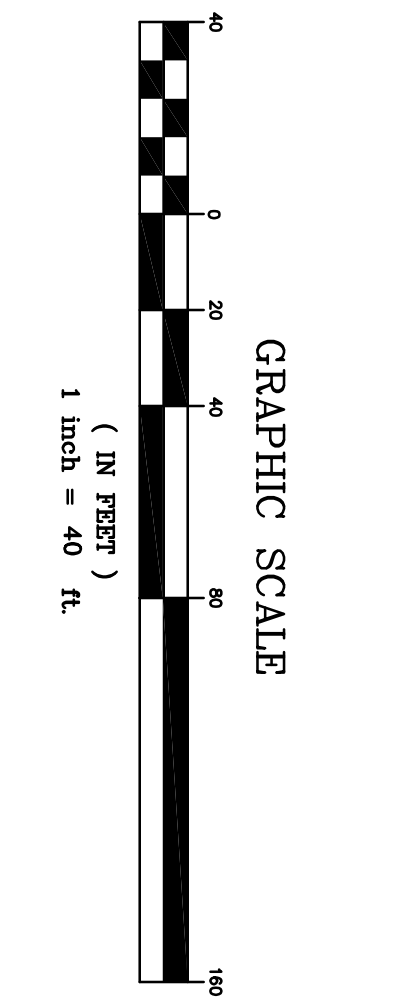


200' RADIUS AREA MAP
NOT TO SCALE

LEGEND

	PROJECT BOUNDARY LINE
	OVERHEAD WIRES
	CURB LINE
	DROP CURB
	MANHOLE-TELEPHONE
	MANHOLE-PUBLIC SERVICE
	CATCH BASIN
	INLET
	WATER VALVE
	GAS VALVE
	UNMARKED VALVE
	OIL FILL CAP
	FIRE HYDRANT
	SIGN POST
	LIGHT POLE
	UTILITY POLE
	SPOT ELEVATION
	EXISTING CONTOUR LINE
	TREE (TREE DIAMETER)
	DIRECTION OF SEWER FLOW
	FENCE
	ASPHALT
	CONCRETE

THIS SURVEY IS CERTIFIED TO:
 Hopelawn Properties, L.L.C.
 Union Center National Bank, ISAQA ATMA
 Riverside Title Agency, Inc.
 Stewart Title Guaranty Company
 Berkowitz, Lichtenstein, Kuritsky, Gonsule & Gross, L.L.C.
 Brown, Moskowitz & Koflen, P.C.



GENERAL NOTES

- Locations and types of utilities shown hereon are derived from field location and utility map location. Prior to any excavation contact the Town of Woodbridge Engineer's office, sewer, water and traffic department, N.J. Bell Tel. Co., and Public Service Electric & Gas Co. For location, depth and mark-out of utilities you must call 800-272-1000
- Standard cover for gas: 3.0' +/- overage.
- Standard cover for water: 4.0' +/- overage.
- All elevations and contours shown are existing and are based on NAVD 88, derived from Global Positioning System, (GPS). Said elevations based on the "Continuously Operating Reference Station" (CORS), positioned at NAIT.
- Total lot area = 114,915 sq. ft. or 2,638 acres.
- This survey is subject to the facts and findings of a complete title search.
- This survey is not valid unless signed and sealed by the licensed surveyor.
- Field work completed in May of 2007.

DESCRIPTION

- BEGINNING at a point in the most northerly, by corner of Lot 12 in Block 20, said point being the following 3 courses from the intersection of the centerline of Ellen Street, if extended to the southerly side-line of New Brunswick Avenue; thence running:
- A) From said intersection and running easterly along the southerly side-line of New Brunswick Avenue, South 2 degrees 59 minutes 19 seconds East, 373.17 feet to a point on the southerly side-line of Lot 12 in Block 20; hence
 - B) South 17 degrees 09 minutes 41 seconds West, 313.17 feet to a point on the northerly side-line of Lot 12 in Block 20; hence
 - C) Easterly along the northerly side-line of said lot, North 87 degrees 40 minutes 29 seconds East, 16.08 feet to the Point of Beginning; thence running:
 - South 53 degrees 00 minutes 48 seconds West, 384.36 feet to a point; thence
 - South 73 degrees 16 minutes 05 seconds East, 8.82 feet to a point; thence
 - South 76 degrees 42 minutes 05 seconds East, 23.90 feet to a point; thence
 - South 61 degrees 44 minutes 40 seconds West, 34.49 feet to a point; thence
 - North 73 degrees 16 minutes 05 seconds West, 681.95 feet to a point; thence
 - North 06 degrees 57 minutes 51 seconds East, 16.42 feet to a point marked by a monument; thence
 - North 87 degrees 40 minutes 29 seconds East, 948.93 feet to the POINT AND PLACE OF BEGINNING.
- The above described parcel contains 114,915 square feet or 2,638 acres of land.

TOGETHER WITH a 25.00 foot wide access and utility easement that runs from above described parcel to per Deed Book 2773 pages 929-944. Said easement is for the benefit of lot 12 and site on current lot 1014. Lot 1014 was formerly Lot 101 and lot of 1-4, 100.00 feet of easement set over lot 1-4, 1 and 15 feet of easement set over lot 1-4. Said easement is more particularly described as follows:

- BEGINNING** at a point on the northerly side-line of New Brunswick Avenue, said point being 335.18 feet from the intersection of the centerline of Ellen Street, if extended to the southerly side-line of New Brunswick Avenue; thence running:
- Easterly along the said southerly side-line of New Brunswick Avenue, South 72 degrees 59 minutes 19 seconds East, 75.80 feet to a point of curve; thence
 - In a northwesterly direction on a curve to the left having a radius of 75.80 feet and an arc distance of 39.27 feet to a point of tangency; thence
 - South 17 degrees 09 minutes 41 seconds West, 344.62 feet to a point on the northerly side-line of the above described parcel; thence
 - South 87 degrees 40 minutes 29 seconds West, 61.87 feet to a point of curve; hence
 - In a northwesterly direction on a curve to the left having a radius of 50.00 feet and an arc length of 61.53 feet to a point of tangency; thence
 - North 17 degrees 09 minutes 41 seconds East, 318.13 feet to a point of curve; hence
 - Northwesterly on a curve to the left having a radius of 25.00 feet and an arc length of 39.27 feet to the POINT AND PLACE OF BEGINNING.

NO.	DATE	ACCESS EASEMENT ADDED	MP
2	9-5-13	ACCESS EASEMENT ADDED	MP
1	9-16-10	PARKING SPACES SHOWN	MP
		DESCRIPTION	BY

BOUNDARY AND TOPOGRAPHIC SURVEY
 OF
 43 NEW BRUNSWICK AVENUE
 LOT 12 IN BLOCK 20 ON TAX MAPS OF
 TOWNSHIP OF WOODBRIDGE MIDDLESEX COUNTY NEW JERSEY

PREPARED FOR:
Hopelawn Properties, L.L.C.

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SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS