LEGAL DESCRIPTION

ALL THAT certain plot, piece or parcel of land, situate lying and being in the Township of Millstone, County of Monmouth, State of New Jersey.

BEGINNING at a point in the southerly line of New Jersey State Highway Route 33, in the dividing line between the premises herein described and Tax Lot 3, Block 17 as shown on the Millstone Township Tax Map, currently in use and from thence running

1. Along said line of New Jersey State Highway Route No. 33, South 81 degrees 21 minutes 00 seconds East, 100.00 feet to a point; thence running
2. Still along said line of Route 33, South 81 degrees 36 minutes 00 seconds East, 75.00 feet to a point, said point being in the dividing line between premises herein described and Tax Lot 3; thence running
3. Along said dividing line, South 01 degrees 29 minutes 00 seconds West, 803.83 feet to a point, said point being in the dividing line between premises herein described and Tax Lot 20; thence running
4. Along said dividing line, North 86 degrees 28 minutes 04 seconds West, 74.47 feet to a point; thence running
5. Still along said dividing line, North 86 degrees 04 minutes 33 seconds West, 100.07 feet to a point in the dividing line between premises herein described and Tax Lot 3 aforementioned; and thence running
6. Along said dividing line, North 01 degrees 13 minutes 30 seconds East, 818.50 feet to the southerly line of New Jersey State Highway Route No. 33 and the point and place of BEGINNING.

NOTE: FOR INFORMATION ONLY being commonly known as 863 State Route 33, Millstone NJ 08535 a/k/a Tax Block 17 Lot 4 in the Township of Millstone, County of Monmouth, State of New Jersey

Being the same tract of land described in a Title Report provided by Infinity Land Services, File No. ILNJ15072, dated 05/23/2025.

SCHEDULE B EXCEPTIONS

Infinity Land Services, File No. ILNJ15072, dated 05/23/2025

(12) Deed Restriction recorded in Book 2710 Page 52. –NOT PLOTTED ON SURVEY, NON-PLOTTABLE DEED RESTRICTION

(14) Utility Easement recorded in Book 5763 Page 328. –PLOTTED ON SURVEY.

(15) Deed Easement recorded in Book 3588 Page 362 and in Book 3578 Page 348. –PLOTTED ON SURVEY

(16) Memorandum of Lease Agreement recorded in Book 8732 Page 5201 –PLOTTED ON SURVEY.

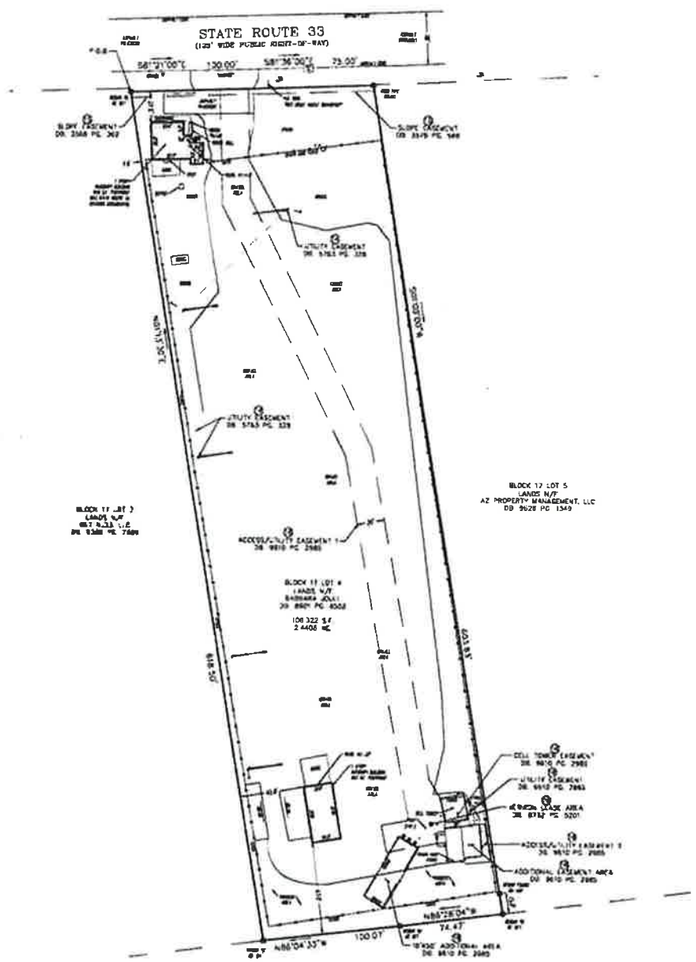
(17) Memorandum of Site Sublement recorded in Book Page 8218 Page 5316 –NOT PLOTTED ON SURVEY, BLANKET IN NATURE COVERING SUBJECT PROPERTY.

(18) Grant of Easement and Assignment of Lease recorded in Book 8605 Page 8677 and as amended in Book 9807 Page 3664, Book 9374 Page 6243, Book 9448 Page 9337, Book 9878 Page 2985. –PLOTTED ON SURVEY

(19) Memorandum of Master Prepaid Lease and Management Agreement recorded in Book 8887 Page 7461. –DOCUMENT NOT PROVIDED.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED



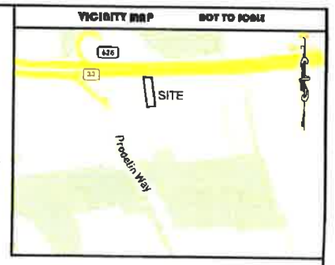
SYMBOLS

(THIS IS A STANDARD LEGEND THAT MAY OR MAY NOT BE USED ON THIS SURVEY)

	MONUMENT FOUND		SPOT LIGHT		WATER MANHOLE
	MONUMENT TO BE SET		POWERPOLE		WATER VALVE
	BENCHMARK TOPO		GUY WIRE		WATER METER
(M)	RECORD DATA		LIGHT POLE		HYDRANT / FDC
	SURVEYED DATA		STREET LIGHT POLE		GAS MANHOLE
	POINT OF BEGINNING		F.I.R. TRANSFORMER		GAS VALVE
	POINT OF COMMENCEMENT		AIR CONDITIONER		GAS METER
	EDGE OF GRAV		E.J.E. MANHOLE		UNDERGROUND GAS MARKER
	SET BARY LINE		ELECTRIC METER		PROPANE TANK
	REINFORCED CONC PIPE		ELECTRIC BOX		TELEPHONE MANHOLE
	CORRUGATED METAL PIPE		RABIT BOX		TELEPHONE BOX
	PLASTIC PIPE		UNDERGROUND CABLE MARKER		UNDERGROUND TELEPHONE MARKER
	HIGH DENSITY POLYETHYLENE PIPE		TRAFFIC POLES		KEYPAD
	CAST IRON PIPE		TRAFFIC SIGNAL		FLAG POLE
	DUCTILE IRON PIPE		TRAFFIC MANHOLE		SIGNPOST
	UNDERGROUND		TRAFFIC SIGNAL BOX		LIGHT BOLLARD
	UNDER GROUND		SEWER MANHOLE		MONITORING WELL
	FENCELINE		CLEAN OUT		MAIL BOX
	CABLE TELEVISION LINE		STORM DRAIN MANHOLE		SIGN
	ELECTRICAL LINE		STORM INLET		METAL TANK COVER
	GAS LINE		GUARD RAIL		AIR COMPRESSOR
	WROUGHT IRON FENCE		GRAND STORM INLET		ADA PARKING
	WATER LINE		JUNCTION MANHOLE		[illegible]
	OVERHEAD ELECTRIC WIRE		SCOUGBURN TRAP		IRRIGATION CONTROL VALVE
	CONCRETE		THE REEFER MAN		
	TREELINE				

VICINITY MAP

NOT TO SCALE



SITE DATA

1. PROPERTY IS KNOWN AS BLOCK 17 LOT 4 IN THE TOWNSHIP OF MILLSTONE, MONMOUTH COUNTY, NEW JERSEY.
2. LOT AREA = 106 322 S.F. OR 2.4408 AC.
3. PARKING PROVIDED –
   REGULAR – 0 SPACES
   HANDICAP – 0 SPACES
   TOTAL SPACES PROVIDED = 8
4. THE SUBJECT PROPERTY HAS ACCESS TO RT-33 BOTH WAYS
5. NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THE SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
7. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
9. THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
10. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED
11. COPYRIGHT © 2025, FIRST ORDER, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE NOT VALID

FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X UNSHADED AS SHOWN ON FLOOD INSURANCE RATE MAP 34025C0259F COMMUNITY PANEL No. 34025 WHICH HAS AN EFFECTIVE DATE OF 06/20/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY

SURVEYOR'S CERTIFICATION

TO: Bridge Asset Manager Infinity Land Services LLC

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, 7a, 7b1, 7c, 8, 9, 13, 16, and 17 of Table A thereof.

The fieldwork was completed on July 3, 2025

I, _____ Surveyor's Signature _____ ,
Jeffrey S. Shoemaker
Professional Land Surveyor CB 035878
In the State of New Jersey
Date of Survey [illegible]
Date of Last Revision [illegible]

Survey Performed By:
First Order, LLC
4383 Hecktown Road, Suite B
Bethlehem, PA 18020
Phone 610-365-2907
Fax 610-365-2958
Email: jmoyer@firstorderllc.net
Project No. F250289-001

[illegible]

TYPE OF SURVEY: ALTA / NSPS LAND TITLE SURVEY

FIRST ORDER, LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958
NJ Corp of Authorization: 24GA28154800

DATE ADDRESS: 863 STATE ROUTE 33
TOWNSHIP OF MILLSTONE
MONMOUTH COUNTY, NEW JERSEY

CLIENT: BRIDGE ASSET MANAGEMENT

JOB NO. F250289-001	DRAWN BY PV	APPROVED BY JSM

DATE: JULY 11, 2025
REVISIONS

No.	DATE	DESCRIPTION

SCALE: 1" = 40'

SHEET 1 OF 1

1