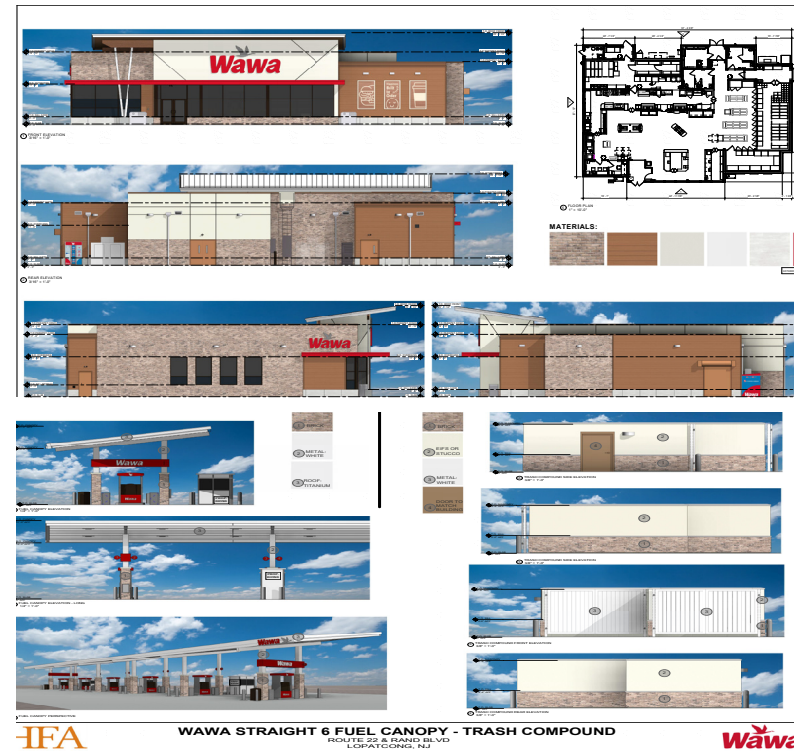




PARAMOUNT REALTY

PROPOSED QSR of 2,500 SF

ROUTE 22 & RAND BLVD. LOPATCONG, NJ
WARREN COUNTY



JOIN:

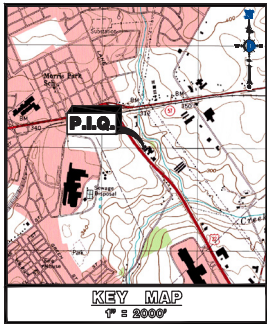


- FOR LEASE OR SALE
- SIGNED NATIONAL GAS-C STORE AT CORNER
- JOIN PROPOSED 110,000 SF OF SELF STORAGE
- OPPOSITE 3,000,000 SQUARE FEET OF INDUSTRIAL SQUARE FOOTAGE
- SIGNALIZED INTERSECTION COMING

| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|-------------------|----------|-----------|-----------|
| Population | 5,462 | 48,151 | 96,793 |
| Average HH Income | \$96,171 | \$103,966 | \$104,003 |
| Households | 2,651 | 18,224 | 36,937 |

ELLIOT ALBOUCAI ea@paramountrealty.com
CHARLES SAKA csaka@paramountrealty.com

1195 Route 70, Lakewood, NJ 08701
732 -886-1500 | paramountrealty.com



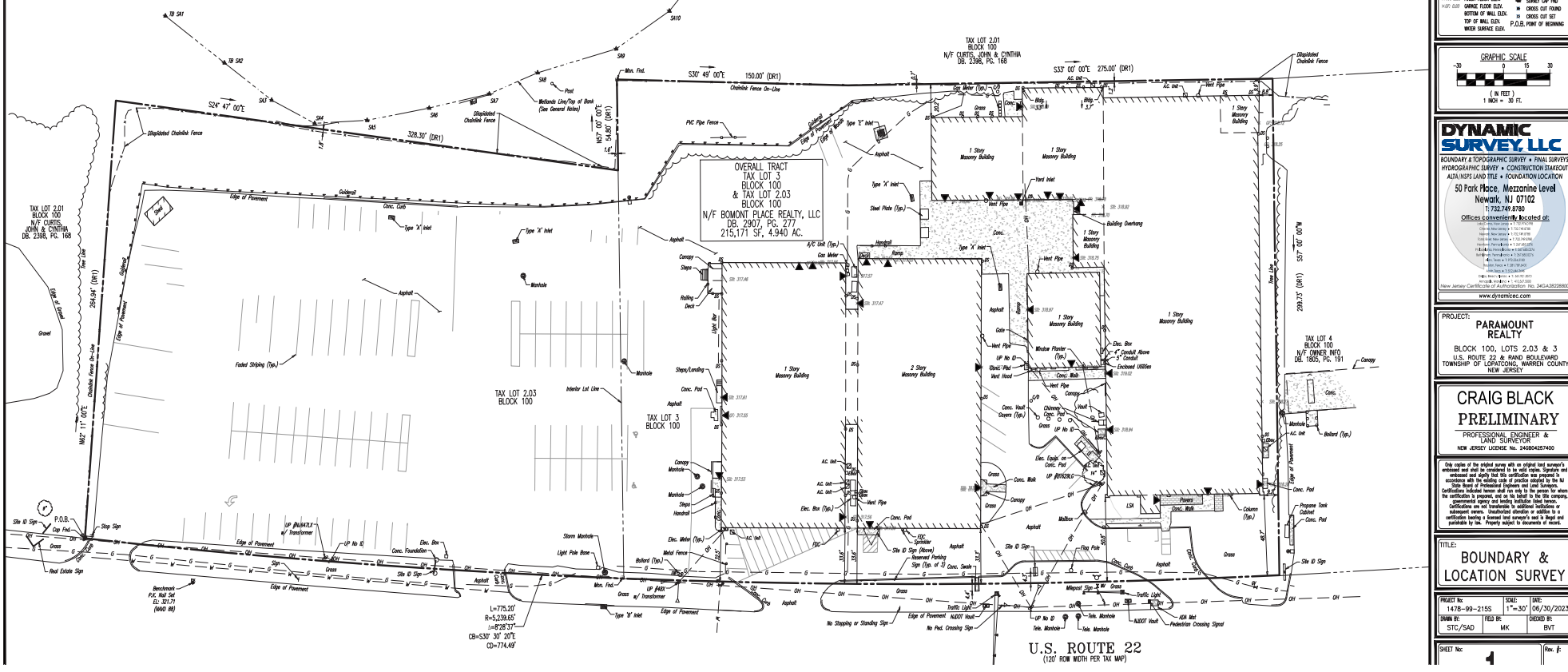
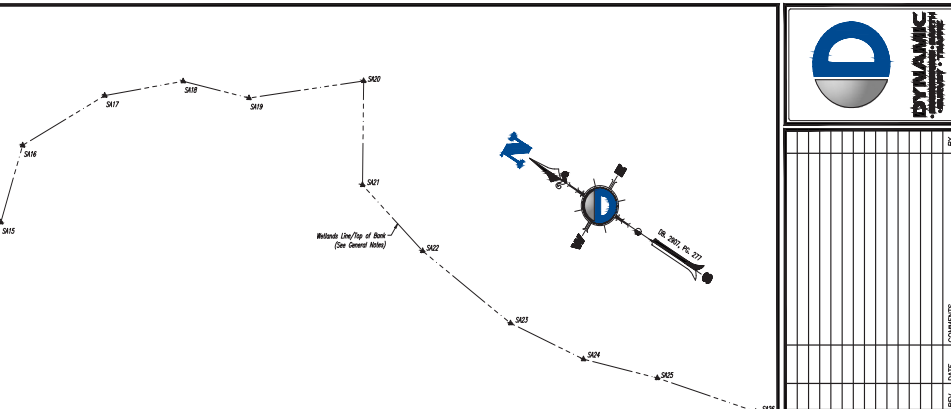
- ### GENERAL NOTES
- THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWNSHIP OF LAKWOOD, WARREN COUNTY, NEW JERSEY.
 - HORIZONTAL DATUM - BASED ON DEED BOOK 2907, PAGE 277.
 - FIELD WORK PERFORMED BY DYNAMIC SURVEY ON JUNE 8, 12, 18 & 21, 2023.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO PROVISIONS TO BE MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUBSURFACE CONDITIONS AND/OR ENCUMBRANCES NOT DISCLOSED BY PUBLIC RECORDS, IF ANY.
 - DYNAMIC SURVEY MAKES NO GUARANTEE THAT ALL UTILITIES ARE SHOWN AND ANY LOCATION SHOWN MAY BE PERMANENTLY SHIFTED OR ABANDONED WITHOUT NOTICE TO ANY ADJACENT PARTY. PROPERTY OWNERS ARE ADVISED TO CONTACT UTILITIES BEFORE ANY EXCAVATIONS, REPAIRS OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-551-5100.
 - NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREIN HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GENERAL REPRESENTATION OF EXISTING LOT LINES BASED ON FIELD FIELD WORK AND TAX MAP INFORMATION.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PROJECT.
 - BY ORIGINATING THIS SURVEY THE SURVEYOR HAS NOT BEEN DETERMINED TO BE OUTSIDE THE 2023 ANNUAL CHANGE DISCLOSURE FOR PROFESSIONAL SURVEYING AND REAL ESTATE SERVICES TO BE EFFECTIVE FROM JUNE 1, 2024 TO JUNE 30, 2025.
 - REPLACES INFORMATION SHOWN HEREIN WAS FIELD DELINEATED BY CARLOS & ASSOCIATES ON JUNE 12, 2023.
 - NO ATTEMPT WAS MADE OR LIKELY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TREASURES.
 - THE OFFICES SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF EASES OR ANY OTHER EASEMENTS OR ENCUMBRANCES.
 - SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, EASEMENTS, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD, THIS SURVEY IS TO BE CONSIDERED AS A PART OF THE SURVEY AND NOT SEPARATE. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PROJECT.

DEED REFERENCES

- DEED BOOK 2907, PAGE 277 - LOT 3
- DEED BOOK 2930, PAGE 188 - LOT 2.01
- DEED BOOK 1980, PAGE 158 - LOT 2.01
- DEED BOOK 1980, PAGE 191 - LOT 191
- DEED BOOK 2906, PAGE 274 - LOT 1

LEGEND

| | | | | | | | |
|-----|-----------------------------|---|-----------------|---|---------------|---|-------------------|
| --- | PROPERTY LINES | ○ | UTILITY POLE | □ | TRANSFORMER | ← | EGRESS/ACCESS |
| --- | SPRINKLER MAIN | ○ | 50V POLE | □ | WATERING WELL | ↖ | WETLAND FLAG |
| --- | EXISTING WATER MAIN | ○ | 50V WIRE | ○ | WATERING WELL | ↖ | EXISTING LOT LINE |
| --- | EXISTING WATER SERVICE LINE | ○ | 50V DOUBLE POST | ○ | WATER METER | ↖ | TEST PIT LOCATION |
| --- | EXISTING GAS MAIN | ○ | 50V WIRE | ○ | WATER METER | ↖ | EXISTING LOT LINE |
| --- | EXISTING GAS SERVICE LINE | ○ | 50V WIRE | ○ | WATER METER | ↖ | EXISTING LOT LINE |
| --- | EXISTING SEWER MAIN | ○ | 50V WIRE | ○ | WATER METER | ↖ | EXISTING LOT LINE |
| --- | EXISTING SEWER SERVICE LINE | ○ | 50V WIRE | ○ | WATER METER | ↖ | EXISTING LOT LINE |
| --- | EXISTING STORM MAIN | ○ | 50V WIRE | ○ | WATER METER | ↖ | EXISTING LOT LINE |
| --- | EXISTING STORM SERVICE LINE | ○ | 50V WIRE | ○ | WATER METER | ↖ | EXISTING LOT LINE |
| --- | EXISTING STORM SERVICE LINE | ○ | 50V WIRE | ○ | WATER METER | ↖ | EXISTING LOT LINE |
| --- | EXISTING STORM SERVICE LINE | ○ | 50V WIRE | ○ | WATER METER | ↖ | EXISTING LOT LINE |
| --- | EXISTING STORM SERVICE LINE | ○ | 50V WIRE | ○ | WATER METER | ↖ | EXISTING LOT LINE |
| --- | EXISTING STORM SERVICE LINE | ○ | 50V WIRE | ○ | WATER METER | ↖ | EXISTING LOT LINE |

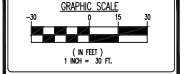


BOUNDARY & LOCATION SURVEY

| NO. | DATE | COMMENTS |
|-----|------|----------|
| | | |
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SURVEY LEGEND

| SYM | REFERENCE | REMARK |
|-----|---------------------------|--------------------|
| (S) | SURVEY | CONC. BOUNDARY SET |
| (E) | EXISTING | CONC. BOUNDARY SET |
| (A) | ALSO KNOWN AS | CONC. BOUNDARY SET |
| (F) | FORMERLY KNOWN AS | CONC. BOUNDARY SET |
| (C) | CONCRETE | CONC. BOUNDARY SET |
| (L) | LANDSCAPE AREA | CONC. BOUNDARY SET |
| (G) | GRAVEL DRIVE | CONC. BOUNDARY SET |
| (R) | ROOF RIDGE | CONC. BOUNDARY SET |
| (F) | FIRST FLOOR ELEV. | CONC. BOUNDARY SET |
| (S) | SECOND FLOOR ELEV. | CONC. BOUNDARY SET |
| (B) | BOTTOM OF WALL ELEV. | CONC. BOUNDARY SET |
| (T) | TOP OF WALL ELEV. | CONC. BOUNDARY SET |
| (P) | P.O.B. POINT OF BEGINNING | CONC. BOUNDARY SET |
| (W) | WIDE SURFACE ELEV. | CONC. BOUNDARY SET |



DYNAMIC SURVEY, LLC

BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
HYDROGRAPHIC SURVEY • CONSTRUCTION/BLANKET
ADJACENT LAND TITLE • FOUNDATION LOCATION

50 Park Place, Mezzanine Level
Newark, NJ 07102
732.979.8760
www.dynamicco.com

PARAMOUNT REALTY

BLOCK 100, LOTS 2.03 & 3
U.S. ROUTE 22 & RAND BOULEVARD
TOWNSHIP OF LAKWOOD, WARREN COUNTY
NEW JERSEY

CRAIG BLACK PRELIMINARY

PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE NO. 44848457400

BOUNDARY & LOCATION SURVEY

PROJECT NO: 1478-99-2155
SCALE: 1" = 30'
DATE: 06/30/2023
DRAWN BY: CHARLES SAKA
CHECKED BY: CHARLES SAKA
DATE: 06/30/2023

PROJECT NO: 1478-99-2155
SCALE: 1" = 30'
DATE: 06/30/2023
DRAWN BY: CHARLES SAKA
CHECKED BY: CHARLES SAKA
DATE: 06/30/2023