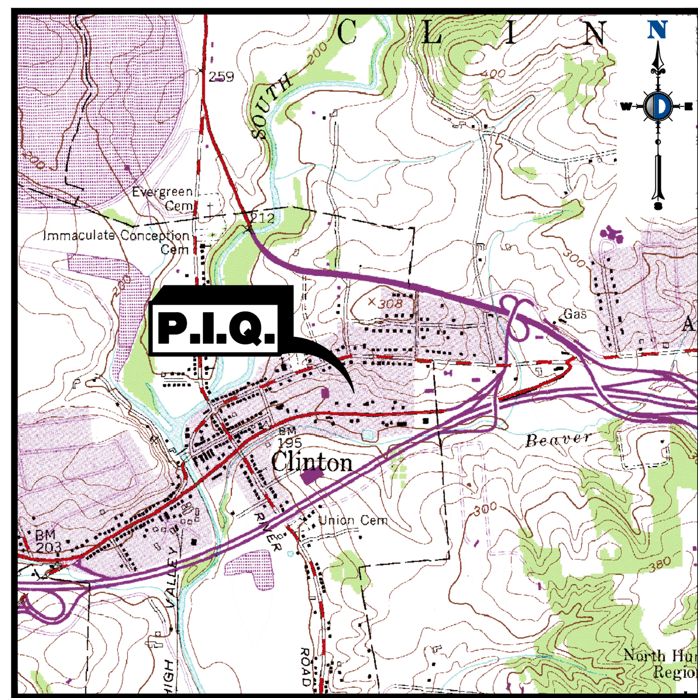


KEY MAP
1" = 2000'

TITLE COMMITMENT LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND PREMISES LYING, BEING AND SITUATE IN CLINTON TOWN, HUNTERDON COUNTY, AND STATE OF NEW JERSEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A P.K. NALL & WASHER SET AT THE INTERSECTION OF THE NORTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 173 (F.K.A. N.J.S.H. ROUTE 22 – 66 FOOT WIDE RIGHT-OF-WAY) AND THE DIVIDING LINE BETWEEN 33 & 34, BLOCK 21 AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE DIVIDING LINE BETWEEN LOTS 33 & 34, BLOCK 21, NORTH 06 DEGREES – 46 MINUTES – 00 SECONDS EAST, A DISTANCE OF 317.40 FEET TO A REBAR WITH CAP SET ALONG THE COMMON DIVIDING LINE BETWEEN LOTS 33, 34 & 10, BLOCK 21, THENCE;
2. ALONG THE COMMON DIVIDING LINE BETWEEN LOTS 33, 10 & 11, BLOCK 21, SOUTH 84 DEGREES – 43 MINUTES – 00 SECONDS EAST, A DISTANCE OF 74.72 FEET TO A REBAR WITH CAP SET, THENCE;
3. ALONG THE DIVIDING LINE BETWEEN LOTS 32 & 11, BLOCK 21, NORTH 06 DEGREES – 46 MINUTES – 00 SECONDS EAST, A DISTANCE OF 124.22 FEET TO A REBAR WITH CAP SET; THENCE;
4. ALONG THE DIVIDING LINE BETWEEN LOTS 32 & 12.01, BLOCK 21, NORTH 87 DEGREES – 53 MINUTES – 00 SECONDS EAST, A DISTANCE OF 112.90 FEET TO A REBAR WITH CAP SET, THENCE;
5. STILL ALONG THE DIVIDING LINE BETWEEN LOTS 32 & 12.01, BLOCK 21, NORTH 05 DEGREES – 27 MINUTES – 00 SECONDS EAST, A DISTANCE OF 36.30 FEET TO A REBAR WITH CAP SET, THENCE;
6. ALONG THE COMMON DIVIDING LINE BETWEEN LOTS 32, 12.01 & 12, BLOCK 21, NORTH 80 DEGREES – 27 MINUTES – 00 SECONDS EAST, A DISTANCE OF 109.70 FEET TO A REBAR WITH CAP SET, THENCE;
7. ALONG THE DIVIDING LINE BETWEEN LOTS 31 & 13, BLOCK 21, NORTH 89 DEGREES – 44 MINUTES – 00 SECONDS EAST, A DISTANCE OF 55.19 FEET TO AN IRON BAR FOUND, THENCE;
8. ALONG THE DIVIDING LINE BETWEEN LOTS 31 & 14, BLOCK 21, SOUTH 77 DEGREES – 42 MINUTES – 00 SECONDS EAST, A DISTANCE OF 47.21 FEET TO AN IRON BAR FOUND, THENCE;
9. ALONG THE DIVIDING LINE BETWEEN LOTS 31 & 29, BLOCK 21, SOUTH 08 DEGREES – 46 MINUTES – 00 SECONDS WEST, A DISTANCE OF 199.40 FEET TO A REBAR WITH CAP SET, THENCE;
10. ALONG THE DIVIDING LINE BETWEEN LOTS 30.01 & 29, BLOCK 21, SOUTH 83 DEGREES – 30 MINUTES – 00 SECONDS EAST, A DISTANCE OF 82.35 FEET TO A REBAR WITH CAP SET, THENCE;
11. ALONG THE DIVIDING LINE BETWEEN LOTS 30.01 & 30, BLOCK 21, SOUTH 05 DEGREES – 22 MINUTES – 29 SECONDS WEST, A DISTANCE OF 190.82 FEET TO A REBAR WITH CAP SET, THENCE;
12. STILL ALONG THE DIVIDING LINE BETWEEN LOTS 30.01 & 30, BLOCK 21, SOUTH 09 DEGREES – 14 MINUTES –59 SECONDS WEST, A DISTANCE OF 179.20 FEET TO A REBAR WITH CAP SET ALONG THE AFOREMENTIONED NORTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 73, THENCE;
13. ON A CURVE TO THE RIGHT ALONG SAID NORTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 173, HAVING A CENTRAL ANGLE OF 01 DEGREES – 57 MINUTES – 53 SECONDS, A RADIUS OF 5,696.65 FEET, AN ARC LENGTH OF 195.33 FEET, BEARING A CHORD OF NORTH 79 DEGREES – 04 MINUTES – 54 SECONDS WEST, A CHORD DISTANCE OF 195.32 FEET TO A REBAR WITH CAP SET AT A POINT OF TANGENCY, THENCE;
14. ALONG THE NORTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE 173, NORTH 78 DEGREES – 06 MINUTES – 00 SECONDS WEST, A DISTANCE OF 270.99 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING PREMISES NO. 53 ROUTE 173. BEING BLOCK: 21, LOT: 30.01 BEING THE SAME LAND AND PREMISES WHICH BECAME VESTED IN HIGHWAY 22 GROCERY OWNERS, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, BY DEED FROM THE GREAT ATLANTIC & PACIFIC TEA COMPANY, INC., A MARYLAND CORPORATION, DATED 3/19/2013, RECORDED 3/27/2013,

SCHEDULE B - SECTION 2 EXCEPTIONS

(10) AND DEED BOOK 845, PAGE 723 (BLANKET IN NATURE, NOT PLOTTABLE, UTILITY POLE NUMBERS LISTED NOT OBSERVED).

(11) UTILITY EASEMENT AS CONTAINED IN DEED BOOK 569, PAGE 91 (SHOWN).

(12) EASEMENT AS CONTAINED IN DEED BOOK 362, PAGE 595. (AFFECTS LOT 32, PARCEL TAKING IS SITUATED ENTIRELY WITHIN NJSH RT 73 RIGHT OF WAY, ACCESS AND DRAINAGE RIGHTS ARE BLANKET IN NATURE)

(13) RIGHTS GRANTED TO NEW JERSEY CENTRAL POWER AND LIGHT COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY AS SET FORTH IN DEED BOOK 750, PAGE 506 (BLANKET IN NATURE, UTILITY POLE #CL400 LOCATED AT THE NORTHEASTERLY CORNER OF LOT 33, BLOCK 21 AS SHOWN).

(14) AGREEMENT TO PARTY WALL AS CONTAINED IN DEED BOOK 758, PAGE 394 (PARTY WALL ALONG THE EASTERLY LINE OF LOT 31.01 SHOWN),

(15) EASEMENT AS CONTAINED IN DEED BOOK 742, PAGE 784 (SHOWN).

(16) UTILITY EASEMENT AS CONTAINED IN DEED BOOK 524, PAGE 254 (SHOWN).

(17) AGREEMENT AS CONTAINED IN DEED BOOK 533, PAGE 343 AS TO LOT 33, BLANKET IN NATURE, RIGHT TO USE OF A WATERLINE).

(18) RIGHTS, PUBLIC AND PRIVATE, IN THAT PART OF SUBJECT PREMISES WITHIN THE LINES OF NEW JERSEY STATE

(19) HIGHWAY ROUTE 173 (F/K/A ROUTE 22). RIGHTS OF THE STATE OF NEW JERSEY TO LIMIT AND/OR REGULATE INGRESS AND/OR EGRESS FROM THE PREMISES

(20) AND ADJOINING STATE HIGHWAY ROUTE 173 (F/K/A ROUTE 22). 14' WIDE RIGHT OF INGRESS AND EGRESS TO CENTER STREET AS CONTAINED IN DEED BOOK 836, PAGE 239 (SHOWN).

(21) RIGHT OF THE STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION TO LIMIT ADDITIONAL FUTURE ACCESS TO NEW JERSEY STATE HIGHWAY ROUTE 173 (F/K/A ROUTE 22).

(22) TERMS AND CONDITIONS OF THAT LEASE BY AND BETWEEN HIGHWAY 22 GROCERY OWNERS, LLC, AS LANDLORD A&P REAL PROPERTY, LLC, AS TENANT, AS EVIDENCED BY THAT MEMORANDUM OF LEASE DATED MARCH 19, 2013 AND RECORDED MARCH 27, 2013 AS INSTRUMENT NO. 20130327000136260 AS SUBORDINATED BY THAT SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BY AND BETWEEN, HIGHWAY 22 GROCERY OWNERS, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, AS LANDLORD A&P REAL PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TENANT, AND NEW YORK COMMUNITY BANK, A NEW YORK BANKING CORPORATION, AS LENDER, DATED MARCH 19, 2013, AND RECORDED APRIL 19, 2013, AS INSTRUMENT NO. 20130419000157800. (AFFECTS SUBJECT PROPERTY, LEGAL IN NATURE).

SUBJECT TO:

1. LOT 29-ACCESS EASEMENT TO NEW JERSEY STATE HIGHWAY ROUTE 173 ALONG THE EASTERLY LINE OF TAX LOT 30, BLOCK 21 PER TAX MAP. POSSIBLE DEDICATION TO LOT 29.

POSSIBLE ENCROACHMENTS

- [A] CURB LINE ALONG THE EASTERLY PROPERTY LINE OF TAX LOT 34 ENCROACHES ONTO LOT 33 BY 1.3'.
- [B] STOCKADE FENCE ALONG THE SOUTHERLY PROPERTY LINE LINE OF TAX LOT 13 ENCROACHES ONTO LOT 31 BY 27.8'.
- [C] DEED OVERLAP AT SOUTHERLY LINE OF LOTS 12 & 12.01 BY 0.8'.
- [D] DEED OVERLAP AT NORTHERLY LINE OF LOT 30 BY 1.3'.

GENERAL NOTES

1. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWN OF CLINTON, HUNTERDON COUNTY, NEW JERSEY, SHEET NO. 4.
2. HORIZONTAL DATUM – BASED ON DEED BOOK 2306, PAGE 293.
3. VERTICAL DATUM – NAVD 88 (GEOID 12A), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON SEPTEMBER 4, 2019, UTILIZING THE LEICA RTK CORS NETWORK.
4. FIELD WORK PERFORMED BY DYNAMIC SURVEY THROUGHOUT SEPTEMBER 2019.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
6. DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.
7. LOTS 30.01, 31, 32 & 33, BLOCK 21 PORTION OF THIS SURVEY WAS PERFORMED BASED ON AN OUTDATED TITLE COMMITMENT ISSUED BY SURETY ABSTRACT VENTURES, LLC, TITLE NUMBER: 1186AV-01, EFFECTIVE COMMITMENT DATE: DECEMBER 21, 2018.
8. THIS PLAN RELIES UPON THE NOTED TITLE POLICY TO IDENTIFY ALL DOCUMENTS OF RECORD FOR REVIEW IN CONNECTION TO LOTS 30.01, 31, 32 & 33, BLOCK 21 PORTION OF THIS SURVEY.
9. LOT 29, BLOCK 21 PORTION OF THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
10. BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN A PORTION OF ZONE 'X' AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE 'X' AREAS OF 0.2% ANNUAL CHANCE FLOOD, AND ZONE 'AE' (EL 9), PER FLOOD INSURANCE RATE MAP NUMBER: 34019C0119F, COMMUNITY NAME: TOWN OF CLINTON, EFFECTIVE DATE: 9/25/2009.
11. NO WETLANDS DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE EXISTENCE OR NONEXISTENCE OF WETLANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
12. NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS.
13. THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
14. PARKING SPACE COUNT: 95 REGULAR SPACES, 4 HANDICAP SPACES, 99 TOTAL SPACES.
15. SUBJECT PROPERTY HAS DIRECT ACCESS TO NJSH ROUTE 173 A PUBLIC RIGHT OF WAY.
16. PER CONTRACTUAL AGREEMENT TREES OF SIZES 6" AND GREATER ARE SHOWN HEREON.
17. NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK.
18. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING DISTRICT OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

MAP REFERENCES

1. A PLAN ENTITLED 'ALTA/ACSM LAND TITLE SURVEY, THE GREAT ATLANTIC & PACIFIC TEA COMPANY, INC., LOTS 30.01, 31, 32 & 33, BLOCK 21, TOWN OF CLINTON, HUNDERTON COUNTY, NEW JERSEY', PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 2/13/2001 AND REVISED THROUGH 11/29/2007.
2. A PLAN ENTITLED 'NEW JERSEY STATE HIGHWAY DEPARTMENT, ROUTE – 9, SECTION 18 & 17A, GENERAL PROPERTY KEY MAP, SHOWING PROPERTIES TO BE ACQUIRED BETWEEN CLINTON AND LEBANON, HUNDERTON COUNTY', SHEET 9 OF 190, DATED 11/1925 AND REVISED THROUGH 3/16/1992.
3. A PLAN ENTITLED '49 OLD HWY 22, CLINTON TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY', DATED 11/12/2019.
4. A PLAN ENTITLED 'CLINTON WATER DEPARTMENT, TOWN OF CLINTON, COUNTY OF HUNTERDON, NEW JERSEY', PREPARED BY SUBURBAN CONSULTING ENGINEERS, INC., DATED 04/30/2019.

DEED REFERENCES

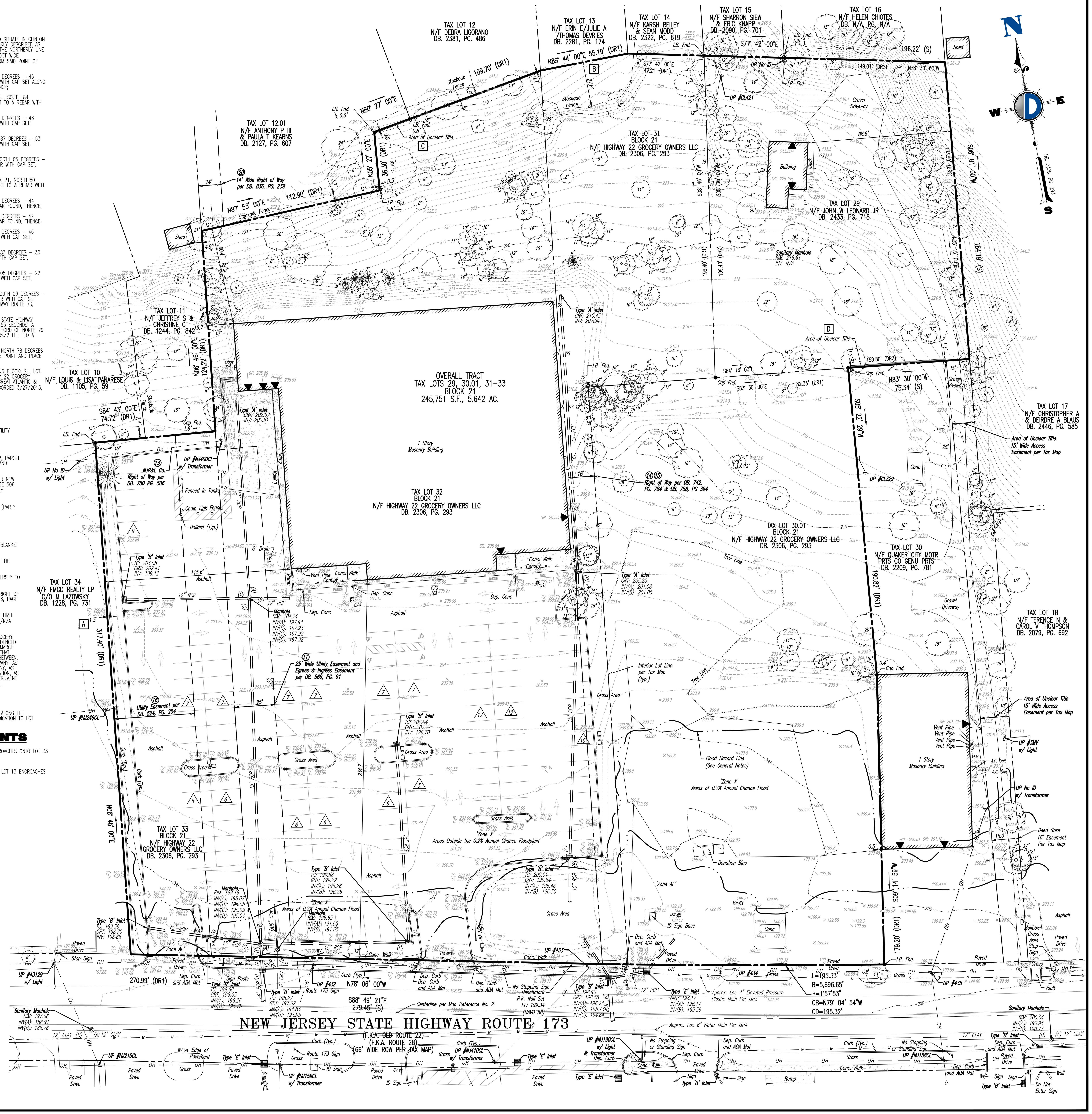
1. DEED BOOK 2306, PAGE 293 – LOTS 30.01, 31, 32 & 33, BLOCK 21
2. DEED BOOK 2433, PAGE 715 – LOT 29, BLOCK 21

CERTIFICATION

TO: INGERMAN DEVELOPMENT COMPANY, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2019 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2019.
DATE OF PLAT OR MAP: SEPTEMBER 27 2019.

CRAIG BLACK
PROFESSIONAL ENGINEER AND LAND SURVEYOR
N.J. LICENSE NO. 24GB04257400



SURVEY LEGEND:

(MR)	MAP REFERENCE		BENCHMARK
(DR)	DEED REFERENCE		CONC. MONUMENT FND
(S)	SURVEY		CONC. MONUMENT SET
(BOS)	BOTTOM OF STRUCTURE		I.P. / I.B. FND
(TOS)	TOP OF STRUCTURE		I.P. / I.B. SET
(AKA)	ALSO KNOWN AS		STAKE FND
(FKA)	FORMERLY KNOWN AS		STAKE SET
(C/L)	CENTERLINE	PK	PK NAIL FND
× 0.00	SPOT ELEVATIONS	PK	PK NAIL SET
× G: 0.00	GUTTER ELEV.		DRILL HOLE FND
× TC: 0.00	TOP OF CURB ELEV.		DRILL HOLE SET
× FF: 0.00	FINISH FLOOR ELEV.		SURVEY STONE FND
× GF: 0.00	GARAGE FLOOR ELEV.		SURVEY CAP FND
× BW: 0.00	BOTTOM OF WALL ELEV.		CROSS CUT FOUND
× TW: 0.00	TOP OF WALL ELEV.		CROSS CUT SET
× WSE: 0.00	WATER SURFACE ELEV.	P.O.B.	POINT OF BEGINNING

DYNAMIC • ENGINEERING • EARTH • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY
1	07/06/20	REVISED TO INCLUDE ADDITIONAL UTILITIES	RLG

GRAPHIC SCALE
-30 0 15 30
(IN FEET)
1 INCH = 30 FT.

DYNAMIC SURVEY, LLC
BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT
ALTA/NSPS LAND TITLE • FOUNDATION LOCATION
1904 Main Street, Lake Como, NJ 07719
T: 732.974.0198 | F: 732.974.3521

Offices conveniently located at:
Lake Como, New Jersey • T: 732.749.8780
Chester, New Jersey • T: 908.879.9229
Newark, New Jersey • T: 973.755.7200
Toms River, New Jersey • T: 732.749.8780
Newtown, Pennsylvania • T: 267.685.0276
Allen, Texas • T: 972.534.2100
Houston, Texas • T: 281.789.6400
Austin, Texas • T: 512.646.2646
Delray Beach, Florida • T: 561.921.8570
www.dynamicec.com

PROJECT:
INGERMAN EXISTING CONDITIONS
BLOCK 21, LOTS 29, 30.01, 31-33
49 OLD ROUTE 22
TOWNSHIP OF CLINTON, HUNTERDON COUNTY, NEW JERSEY

CRAIG BLACK
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 24GB04257400

Only copies from the original of these certifications marked with an original of the land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated hereon shall run only to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.

TITLE:
ALTA/NSPS LAND TITLE SURVEY

PROJECT No:	SCALE:	DATE:
2362-99-007S	1"=30'	09/27/2019
DRAWN BY: DCR	FIELD BY: BFB/JWO	CHECKED BY: BVT

SHEET No: 1 OF 1
Rev. #: 1

Plotted: 07/06/20 – 10:25 AM, By: rguzman
File: \\decpc.local\survey\DATA\DSURVEY PROJECTS\2362 Ingerman\99-007S Clinton Rt 173\Dwg\2362990075V1.dwg, ---> 24x36 Survey

COPYRIGHT 2020 – DYNAMIC ENGINEERING CONSULTANTS, PC – ALL RIGHTS RESERVED