

ITEMS CORRESPONDING TO SCHEDULE B-II

TRIDENT ABSTRACT TITLE AGENCY, TITLE NO. S-45422, DATED AUGUST 1, 2019.
- NO SURVEY RELATED ITEMS.

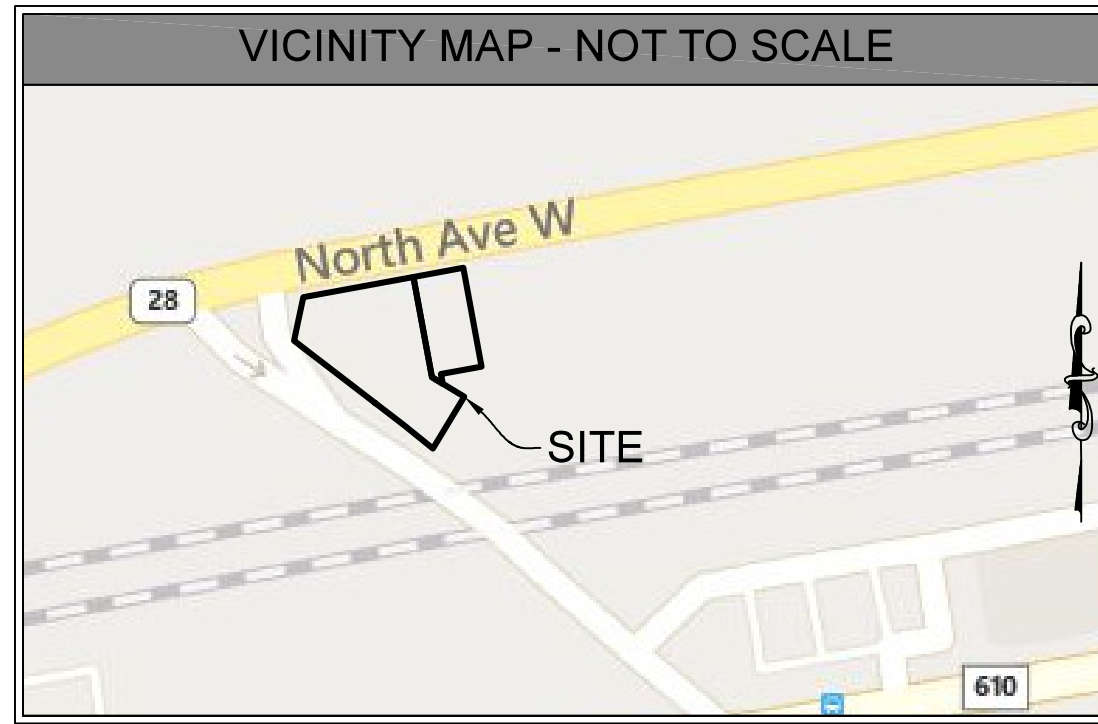
UTILITY NOTES

- UN1** The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- UN2** From observed above ground appurtenances only as shown hereon, gas, electric, storm sewer, sanitary sewer and water lines and/or service is available for the subject property within the public road right-of-way of North Avenue West and Lincoln Avenue West.
- UN3** Before digging in this area, call 1-800-272-1000 or 811 for field locations (request for ground markings) of underground utility lines.

ZONING INFORMATION

The subject property is zoned "ORC" Office Residential Character District.
Front Setback: 30 ft.
Side Setback: One: 10% of lot width (10 ft. minimum) Both: 20% of lot width (10 ft. minimum)
Rear Setback: 25 ft.
Height Restrictions: 35 ft. / 2.5 stories
Minimum Lot Area: 15,000 sq. ft.
Minimum Lot Width/Street Frontage: 100 ft.
Minimum Lot Depth: No Requirement Noted
Maximum Lot Coverage: 30%
Maximum Floor Area Ratio: 0.5
Parking Formula: 1 per 200 sq. ft. of net floor area
Bulk Restrictions: N/A
Zoning data obtained from ZIP Report #7201902227, dated September 16, 2019, prepared by NV5 Transaction Services - Zoning Division, 800-787-8390

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1** SURVEY PREPARED BY FIRST ORDER LLC, 4383 HECKTOWN ROAD SUITE B, BETHLEHEM PA, 610-365-2907.
- MN2** PROPERTY IS KNOWN AS BLOCK 177 LOTS 2.01 AND 4.01 IN THE TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY.
- MN3** TRACT I LOT AREA = 14,413 S.F. OR 0.3308 AC.
TRACT II LOT AREA = 5,004 S.F. OR 0.1148 AC.
- MN4** PARKING PROVIDED -
-REGULAR = 16 SPACES
-HANDICAP = 1 SPACES
TOTAL SPACES PROVIDED = 17
- MN5** THE SUBJECT PROPERTY HAS ACCESS VIA LINCOLN AVENUE WEST AND NORTH AVENUE.
- MN6** THE BASIS OF BEARINGS FOR THIS SURVEY IS DEED BOOK 5438 PAGE 228.
- MN7** DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO RECORD DEED MERIDIAN. MONUMENTS WERE FOUND 1 SET AT POINTS WHERE INDICATED.
- MN8** THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY EITHER DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- MN9** 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.
- MN10** 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 JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
- MN11** IN RESPONSE TO ALTA/NSPS TABLE A ITEM 18, THE SURVEYOR DID NOT OBSERVE ANY MARKERS DELINEATING WETLANDS ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.

DEED DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the TOWNSHIP OF CRANFORD, County of Union and State of New Jersey being more particularly described as follows:

TRACT I
BEGINNING at a point on the southerly side line of North Avenue West (66 feet wide) said point being the northeasterly intersection of said southerly line of North Avenue West with the northeasterly side line of North Avenue West with the northeasterly side line of Lincoln Avenue West and from said point of beginning running; thence
(1) Along said southerly side line of North Avenue West North 79 degrees 52 minutes 00 seconds East, a distance of 110.30 feet to a point and northwest corner to Lot 4 in Block 177; thence
(2) Along a newly created line between Lots 3 and 4 in Block 177 said line begin 50 feet parallel with and adjacent to the Easterly line of Lot 4, South 10 degrees 08 minutes 00 seconds East, a distance of 100.56 feet to a point on the northeasterly line of Lot 2 in Block 177; thence
(3) Along a portion of said northeasterly line of Lot 2, South 58 degrees 50 minutes 30 seconds East, a distance of 37.04 feet to a point and corner of same; thence
(4) Still along the lands of Lot 2, South 31 degrees 22 minutes 19 seconds West, a distance of 59.64 feet to a point on the northeasterly side line of Lincoln Avenue West; thence
(5) Along said side line in a northwesterly direction along a curve to the left, having a radius of 2904.93 an arc length of 72.12 feet to a point of tangency; thence
(6) Still along said side line, North 52 degrees 12 minutes 30 seconds West, a distance of 101.00 feet to a point said point being the southwesterly intersection of the southerly side line of North Avenue West with the northeasterly side line of Lincoln Avenue West; thence
(7) Along said side line North 12 degrees 16 minutes 30 seconds East, a distance of 43.89 feet to a point and place of BEGINNING.

TRACT II
BEGINNING at a point on the southerly side line of North Avenue West (66 feet wide) said point being located North 79 degrees 52 minutes East, a distance of 110.30 feet, measured along said southerly side line from its northeasterly intersection with the northeasterly side line of Lincoln Avenue West and from said point of beginning running; thence
(1) Along said southerly side line of North Avenue West, North 79 degrees 52 minutes 00 seconds East, a distance of 50.00 feet to a point; thence
(2) Along the westerly line of Lot 5.01 in Block 177 South 10 degrees 08 minutes 00 seconds East, a distance of 99.00 feet to a point and corner to same; thence
(3) Still along the lands of Lot 5.01 South 79 degrees 52 minutes 00 seconds West, a distance of 40.50 feet to a point and corner to same; thence
(4) Still with same South 10 degrees 08 minutes 00 seconds East, a distance of 9.90 feet to a point on the northeasterly line of Lot 2 in Block 177; thence
(5) Along a portion of said line of Lot 2, North 58 degrees 50 minutes 30 seconds West, a distance of 12.64 feet to a point; thence
(6) Along a newly created line between Lots 3 and 4 in Block 177 said line being 50 feet parallel with and adjacent to the hereinabove described course number 2, North 10 degrees 08 minutes 00 seconds West, a distance of 100.56 feet to the point and place of BEGINNING.

The entire TRACT being described as follows:
BEGINNING at a point on the southerly side line of North Avenue West (66 feet wide) said point being the northeasterly intersection of said southerly line of North Avenue West with the northeasterly side line of North Avenue West with the northeasterly side line of Lincoln Avenue West and from said point of beginning running; thence
(1) Along the Southerly line of North Avenue West, North 79 degrees 52 minutes 00 seconds East, a distance of 160.30 feet to a point; thence
(2) South 10 degrees 08 minutes 00 seconds East, a distance of 99.00 feet to a point; thence
(3) South 79 degrees 52 minutes 00 seconds West, a distance of 40.50 feet to a point; thence
(4) South 10 degrees 08 minutes 00 seconds East a distance of 9.90 feet to a point; thence
(5) South 58 degrees 50 minutes 30 seconds East, a distance of 24.40 feet to a point; thence
(6) South 31 degrees 22 minutes 19 seconds West, a distance of 59.64 feet to a point in the easterly line of Lincoln Avenue West; thence
(7) Along the same on a curve to the left having a radius of 2,904.93 feet and an arc length of 72.12 feet to a point; thence
(8) North 12 degrees 16 minutes 30 seconds East, a distance of 43.89 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 4.01 & 2.01 in Block 177 on the Township of Cranford Tax Map.

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NV5 COMPANY.
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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Municipality of Township of Cranford, in the County of Union, State of NJ.

Note for Information Only:
Also known as Lots) 4.01 & 2.01, Block 177 in the Township of Cranford, in the County of Union, also known as 245-249 North Ave West.
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE REPORT OF TITLE PROVIDED BY TRIDENT ABSTRACT TITLE AGENCY, TITLE NO. S-45422, DATED AUGUST 1, 2019.

LEGEND OF SYMBOLS & ABBREVIATIONS

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

- MONUMENT FOUND
- MONUMENT TO BE SET
- BENCHMARK TOPO
- RECORD DATA
- SURVEYED DATA
- RIGHT OF WAY
- SET BACK LINE
- REINFORCED CONC PIPE
- CORRUGATED METAL PIPE
- PLASTIC PIPE
- HIGH DENSITY POLYETHYLENE PIPE
- CAST IRON PIPE
- DUCTILE IRON PIPE
- LANDSCAPING
- DECIDUOUS TREE
- EVERGREEN TREE
- FENCELINE
- CABLE TELEVISION LINE
- ELECTRICAL LINE
- GAS LINE
- TELEPHONE LINE
- WATER LINE
- OVERHEAD ELECTRIC WIRE
- SPOT LIGHT
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- AIR CONDITIONER
- ELEC. MANHOLE
- ELECTRIC METER
- CABLE BOX
- UNDERGROUND CABLE MARKER
- TRAFFIC POLES
- TRAFFIC SIGNAL
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- ROUND STORM INLET
- UNKNOWN MANHOLE
- UNDER GROUND
- WATER MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT / FDC
- GAS MANHOLE
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MARKER
- TELEPHONE MANHOLE
- PAY PHONE
- TELEPHONE BOX
- UNDERGROUND TELEPHONE MARKER
- FLAG POLE
- BOLLARD
- BORE HOLE
- MONITORING WELL
- MAIL BOX
- SIGN
- METAL TANK COVER
- AIR COMPRESSOR

ALTA/NSPS LAND TITLE SURVEY

for
NJ Banks
NV5 Project No. 201904101-3
245-249 North Avenue, Cranford, NJ 07016

BASED UPON TITLE REPORT NO. S-45422
OF TRIDENT ABSTRACT TITLE AGENCY
BEARING AN EFFECTIVE DATE OF AUGUST 1, 2019.

Surveyor's Certification

To: OceanFirst Bank N.A.; Consolidated Affiliates, LLC; Trident Abstract Title Agency, LLC and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on September 20, 2019.

Surveyor's Signature

Jack W. Shoemaker
Professional Land Surveyor GS035878
In the State of New Jersey
Date of Survey: September 25, 2019
Date of Last Revision: September 26, 2019
Network Project No. 201904101-3 AAC

Survey Performed By:
First Order, LLC
4383 Hecktown Road, Suite B
Bethlehem, PA 18020
Phone 610-365-2907
Fax 610-365-2958
Email jshoemaker@firstorderllc.net
Project No. 7082

SHEET 1 OF 1

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN ZONE X (SHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 345291, MAP NUMBER 34039C0031F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 20, 2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

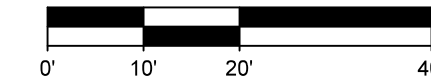
PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
09/25/2019	FIRST DRAFT		
09/26/2019	NETWORK COMMENTS		
FIELD WORK:	DRAFTED:	CHECKED BY:	FB & PG.

SIGNIFICANT OBSERVATIONS

- A** BUILDING CROSSES FRONT SETBACK BY 24.6 FEET.

SCALE : 1" = 20'



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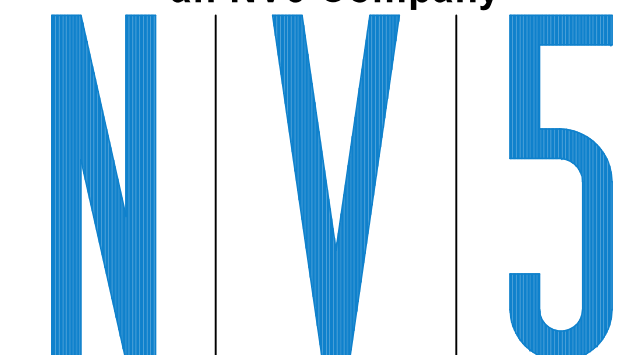
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Bock & Clark Corporation
an NV5 Company



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