

**FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-310932-SLC1 - SCHEDULE A:**

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Branchburg, County of Somerset, State of New Jersey, and being more particularly described as follows:

TRACT 1
BEGINNING at a point distant 400 feet on a course of South 65° 16' minutes West from the point formed by the intersection of the northwesterly right-of-way line of New Jersey State Highway Route No. 202, (Section 12) that leads from Centerville to Frelinghuysen Avenue, with the northwesterly side line of the North Branch Road; thence

1. Along the northwesterly right-of-way line of New Jersey State Highway Route No. 202, running South 65° 16' minutes West 150 feet to a corner; thence
2. Running North 24° 44' minutes West 400 feet to a point; thence
3. Running North 65° 16' minutes East 150 feet to a point; thence
4. Running South 24° 44' minutes East 400 feet to the point and place of BEGINNING.

For Informational Purposes Only: Also known as Lot 32 in Block 44 on the Township of Branchburg Tax Map.

ALL that certain lot, piece of land with buildings and improvements thereon erected, situate, lying and being in the Township of Branchburg, County of Somerset, and State of New Jersey:

TRACT 2
BEGINNING at a point for a corner on the Northwesterly right-of-way line of New Jersey State Highway Route 202, being 550.00 feet distant measured along said Northwesterly right-of-way line of said State Highway on a course of South 65° 16' minutes West from the point formed by the intersection of the same with Northwesterly side of River Road (formerly known as North Branch Road); thence

1. Along the Northwesterly right-of-way line of said State Highway running South 65° 16' minutes 00 seconds West, 100.00 feet to a corner; thence
2. Running North 24° 44' minutes 00 seconds West, 400.00 feet to a corner; thence
3. Running North 65° 16' minutes 00 seconds East, 100.00 feet to a corner; thence
4. Running South 24° 44' minutes 00 seconds East, 400.00 feet to a point in the said Northwesterly right-of-way line of New Jersey State Highway Route 202, said point being the point or place of BEGINNING.

PARCEL A
BEGINNING at a point for a corner on the Northwesterly right-of-way line of New Jersey State Highway Route 202, being 650.00 feet distant measured along said Northwesterly right-of-way line of said State Highway on a course of South 65° 16' minutes 00 seconds West from the point formed by the intersection of the same with the Northwesterly side of River Road (formerly known as North Branch Road); thence

1. Along the Northwesterly right-of-way line of said State Highway running South 65° 16' minutes 00 seconds West, 100.00 feet to a corner; thence
2. Running North 24° 44' minutes 00 seconds West, 400.00 feet to a corner; thence
3. Running North 65° 16' minutes 00 seconds East, 100.00 feet to a corner; thence
4. Running South 24° 44' minutes 00 seconds East, 400.00 feet to a point in the said Northwesterly right-of-way line of New Jersey State Highway Route 202, said point being the point or place of BEGINNING.

PARCEL B
BEGINNING at a point for a corner on the Northwesterly right-of-way line of New Jersey State Highway Route 202, being 750.00 feet distant measured along said Northwesterly right-of-way line of said State Highway on a course of South 65° 16' minutes 00 seconds West from the point formed by the intersection of the same with Northwesterly side of River Road (formerly known as North Branch Road); thence

1. Along the Northwesterly right-of-way line of said State Highway running South 65° 16' minutes 00 seconds West, 100.00 feet to a corner; thence
2. Running North 24° 44' minutes 00 seconds West, 400.00 feet to a corner; thence
3. Running North 65° 16' minutes 00 seconds East, 100.00 feet to a corner; thence
4. Running South 24° 44' minutes 00 seconds East, 400.00 feet to a point in the said Northwesterly right-of-way line of New Jersey State Highway Route 202, said point being the point or place of BEGINNING.

PARCEL C
BEGINNING at a point for a corner on the Northwesterly right-of-way line of New Jersey State Highway Route 202, being 850.00 feet distant measured along said Northwesterly right-of-way line of said State Highway on a course of South 65° 16' minutes 00 seconds West from the point formed by the intersection of the same with Northwesterly side of River Road (formerly known as North Branch Road); thence

1. Along with Northwesterly right-of-way line of said State Highway running South 65° 16' minutes 00 seconds West, 100.00 feet to a corner; thence
2. Running North 24° 44' minutes 00 seconds West, 400.00 feet to a corner; thence
3. Running North 65° 16' minutes 00 seconds East, 100.00 feet to a corner; thence
4. Running South 24° 44' minutes 00 seconds East, 400.00 feet to a point in the said Northwesterly right-of-way line of New Jersey State Highway Route 202, said point being the point or place of BEGINNING.

For Informational Purposes Only: Also known as Lots 33, 34, 35 & 36 in Block 44 on the Township of Branchburg Tax Map.

UNDERGROUND UTILITIES

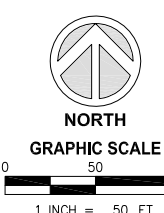
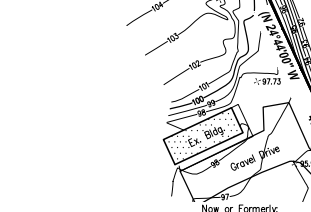
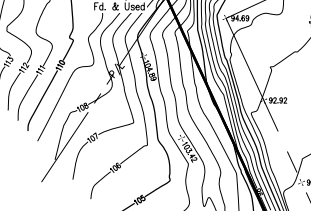
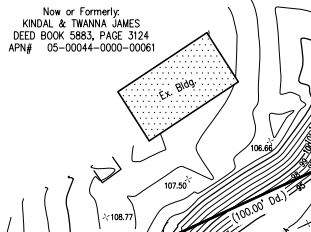
2 WORKING DAYS BEFORE YOU DIG
CALL 1-800-222-1000 (TOLL FREE)
UTILITY NOTIFICATION CENTER OF New Jersey
NON-MEMBERS MUST BE CALLED DIRECTLY

Utilities are shown from field markings and plans provided at the time of this survey.

PARKING:
No Striped Parking

BUILDING CODE:
Branchburg Township

Now or Formerly:
KINDAL & TWANNA JAMES
DEED BOOK 5883, PAGE 3124
APN# 05-00044-0000-00061



**FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-310932-SLC1 - SCHEDULE B, SECTION II:**

Numbers correspond with Schedule B exception items contained in the above referenced Title Commitment.

10. Slope and drainage rights to the State of New Jersey as contained in Deed Book V 22 Page 138. (copy attached) (both Tracts) (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
11. Subject to a 10' wide sanitary sewer easement together with a 20' wide temporary construction easement as contained in Deed Book 1437 page 786 and Deed Book 1443 page 4. (copy attached) (as to Tract 1) (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
12. Easement as contained in Deed Book 1031, Page 166. (copy attached) (As to Tract 2) (AFFECTS SUBJECT PROPERTY - NO PLOTTABLE ITEMS)
13. Subject to a 10' wide sanitary sewer easement together with a 20' wide temporary construction easement as contained in Deed Book 1438 page 398. (copy attached) (As to Tract 2) (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
14. Easement as contained in Deed Book 1722, Page 118. (copy attached) (As to Tract 2) (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
15. Utility easement as contained in Deed Book 1748 page 42. (copy attached) (as to Tract 2) (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
16. Subject to the terms and conditions of a Revocable License to use drainage facilities by and between Edward Dombal and Helen Dombal, husband and wife and Norwich Associates, a New Jersey Partnership dated 8/23/89, recorded 9/13/89 in Deed Book 1748 page 51. (copy attached) (As to Tract 2) (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

BENCHMARKS:

1. OFF-SITE BENCHMARK:
The rim and invert of Sanitary Manhole #1 located Northeast of the Southeast Corner of the Subject Property.

Rim=81.25
Invert=72.45 (12" PVC)

2. ON-SITE BENCHMARK:
Chiseled + in corner of Concrete at Storm Catch Basin C

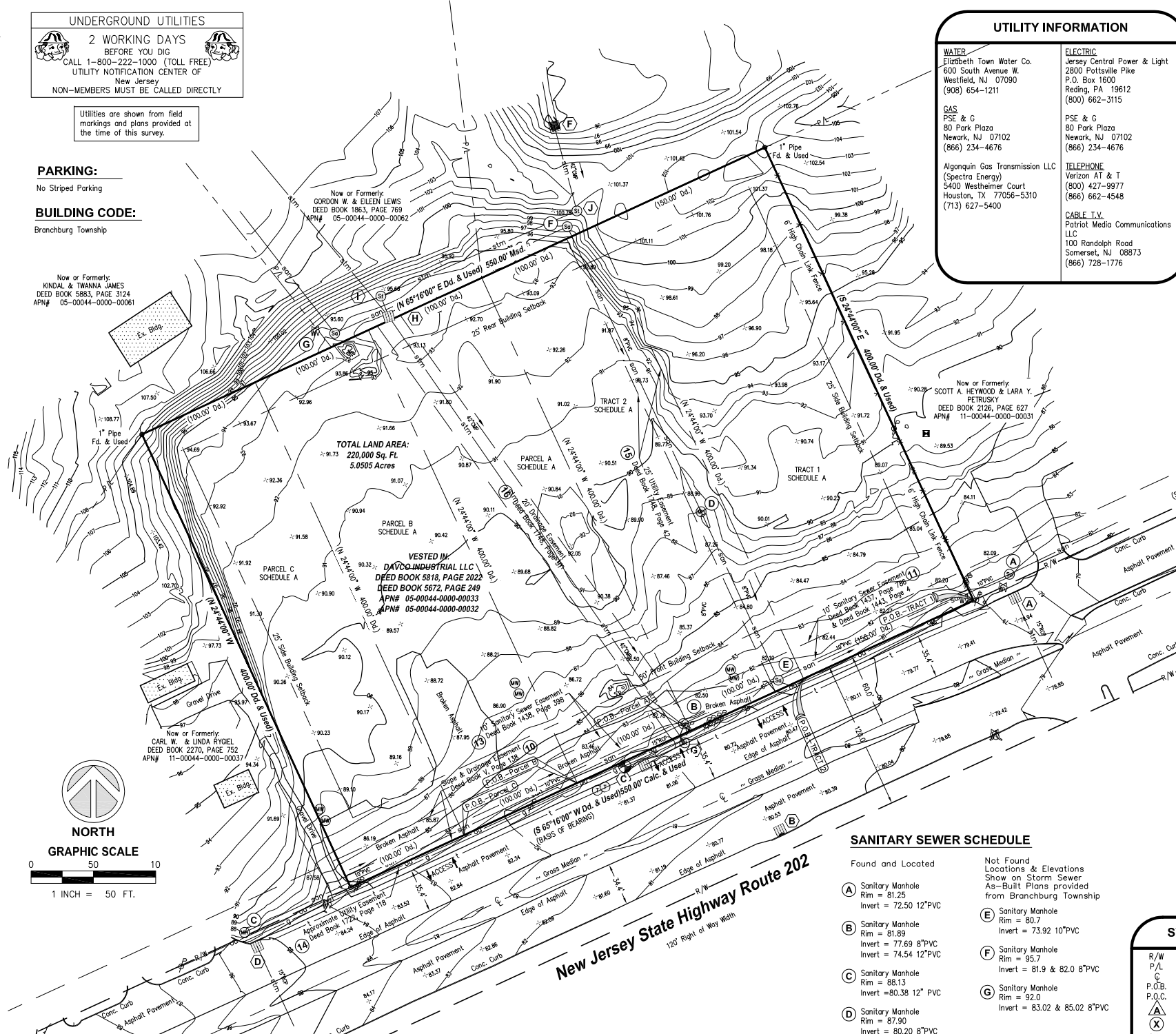
Elevation = 81.53

ENCROACHMENTS:

At the time of survey there were no visible encroachments onto the subject property.

BASIS OF BEARING:

The meridian for all bearings shown hereon is the (Centerline of Road Name or Easement) property line of subject property known as being S 65°16'00" W per Deed Book 5815, Page 202 & Deed Book 5672, Page 249 and is used to denote angles only.



UTILITY INFORMATION

WATER: Elizabeth Town Water Co. 600 South Avenue W Westfield, NJ 07090 (908) 654-1211	ELECTRIC: Jersey Central Power & Light 2800 Pottsville Pike P.O. Box 1600 Red Bank, PA 19612 (800) 662-3115
GAS: PSE & G 80 Park Plaza Newark, NJ 07102 (866) 234-4676	TELEPHONE: Verizon AT & T (800) 427-9977 (866) 662-4548
Algonquin Gas Transmission LLC (Spectra Energy) 5400 Westheimer Court Houston, TX 77056-5310 (713) 627-5400	CABLE T.V.: Patriot Media Communications LLC 100 Randolph Road Somerset, NJ 08873 (866) 728-1776

STORM SEWER SCHEDULE

- | Found and Located | Not Found Locations & Elevations From As-Built Plans provided from Branchburg Township |
|---|---|
| (A) Storm Catch Basin
Grate = 78.70
Invert = 75.20 15" RCP | (H) Storm Catch Basin
Grate = 91.86
Invert = 87.28 (42" RCP In)
Invert = 86.94 (42" CMP Out) |
| (B) Storm Catch Basin
Grate = 79.98 | (I) Storm Manhole
Rim = 94.13
Invert = 87.65 (42" RCP) |
| (C) Storm Catch Basin
Grate = 80.83
Invert = 76.43 15" RCP | (J) Storm Manhole
Rim = 99.86
Invert = 89.21 (42" RCP) |
| (D) Storm Catch Basin
Grate = 85.17
Invert = 81.37 15" RCP | |
| (E) Storm Catch Basin
Grate = 85.56 | |
| (F) Storm Catch Basin
Grate = 100.47
Invert = 90.17 42" RCP
(Branchburg Twp. As-Built Plans
Invert = 89.95 Grate = 100.33 | |
| (G) Storm Manhole
Rim = 80.71
Invert = 73.21 44" RCP | |



VICINITY MAP
NOT TO SCALE

(P.O.C. - TRACTS 1 & 2, PARCELS A, B & C)

CERTIFICATION:

I hereby certify Land Capital Group, Inc., its affiliates, successors, and assigns, and First American Title Company that this map or plat and the survey on which it is based were made (i) in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 2005, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(b), 13, 16, 17 and 18 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

By: _____
New Jersey Professional Land Surveyor No. _____
For and on behalf of Millman Surveying, Inc.
Date of Survey: November 21, 2007
Certificate of Authorization # 0100854397

SANITARY SEWER SCHEDULE

- | Found and Located | Not Found Locations & Elevations Show on Storm Sewer As-Built Plans provided from Branchburg Township |
|---|---|
| (A) Sanitary Manhole
Rim = 81.25
Invert = 72.50 12" PVC | (E) Sanitary Manhole
Rim = 80.7
Invert = 73.92 10" PVC |
| (B) Sanitary Manhole
Rim = 81.89
Invert = 77.69 8" PVC
Invert = 74.54 12" PVC | (F) Sanitary Manhole
Rim = 95.7
Invert = 81.9 & 82.0 8" PVC |
| (C) Sanitary Manhole
Rim = 88.13
Invert = 80.38 12" PVC | (G) Sanitary Manhole
Rim = 92.0
Invert = 83.02 & 85.02 8" PVC |
| (D) Sanitary Manhole
Rim = 87.90
Invert = 80.20 8" PVC
Shown on Branchburg Twp. Storm Water As-Built Plans
Rim = 88.0, Inv. 80.53 & 80.63 | |

SURVEYOR'S LEGAL DESCRIPTION

Real property in the Branchburg Township, County of Somerset, State of New Jersey, described as follows:

1. Thence along the Northwestern Right of Way line of New Jersey State Highway Route #202, bearing South 65°16'00" West a distance of 550.00 feet to a 5/8 inch iron rebar set thereon;
2. Thence at a right angle and perpendicular to the Northwestern Right of Way line of New Jersey State Highway Route #202, bearing North 22°44'00" West along the Eastern line of lands now or formerly owned by Carl W. & Linda Rygiel as recorded in Deed Book 2270, Page 752, of the Somerset County Recorder's Records, a distance of 400.00 feet to a 1 inch Iron Pipe Found and Used thereon said pipe being on a South line of lands now or formerly owned by Kindal & Twanna James as recorded in Book 5883, Page 3124 of the Somerset County Recorder's Records;
3. Thence parallel with the Northern Right of Way line of Northwestern Right of Way line of New Jersey State Highway Route #202, bearing North 65°16'00" East, along the Southern line of said lands of James and the Northeasterly extension thereof, a distance of 550.00 feet to a 1 inch Iron Pipe Found and Used, being the Northwest corner of the aforesaid lands of Petrusky;
4. Thence along the Western line of said lands of Petrusky, bearing South 24° 44'00" East, a distance of 400.00 feet to the point and place of Beginning containing 220,000 square feet or 5.0505 Acres of land, but subject to all legal highways, easements and restrictions as surveyed by New Jersey Professional Land Surveyor No. _____ for and on behalf of Millman Surveying, Inc. dated November 21, 2007.

All iron pins set are 5/8" x 30" steel rebar with yellow I.D. caps stamped "Millman 3303420723".

SYMBOL LEGEND

- R/W - Right-of-Way
- P/L - Adjoiner Property Line
- C - Centerline
- P.O.B. - Place/Point of Beginning
- P.O.C. - Place/Point of Commencement
- (A) - Encroachment/Protrusion
- (X) - Schedule B-Section II Item
- Calc. - Calculated
- Msd. - Measured
- Dd. - Deed
- Monumentation Found as Noted
- 5/8" Rebar Set w/ Cap Stamped "Millman 3303420723"
- (M) - Manhole
- (CB) - Catch Basin
- (SM) - Sanitary Manhole
- (FH) - Fire Hydrant
- (WV) - Water Valve
- (UP) - Utility Pedestal (As Noted)
- (EM) - Electric Meter
- (TM) - Telephone Manhole
- (MW) - Monitoring Well
- (S) - Sign
- (W) - Wall (As Noted)
- (P) - Utility Pole
- (F) - Fence (As Noted)
- (san) - Sanitary Sewer
- (w) - Water Line
- (g) - Gas
- (e) - Underground Electric
- (t) - Underground Telephone
- (ou) - Overhead Utilities
- (ca) - Concrete Area
- (shaded) - Building Area

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via New Jersey State Highway Route 202, a public right-of-way.
2. The current zoning classification allows for the proposed use of the subject property to be used as a Bank, Multi-Tenant & Restaurant.
3. The locations of utilities shown on the survey are from visible evidence.
4. There is no posted address on site; subject property is vacant land.
5. At the time of this survey there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
6. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
7. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
8. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
9. The Property surveyed and shown hereon is the same property described in Schedule A of First American Title Insurance Company Title Commitment No. NCS-310932-SLC1 with an effective date of July 30, 2007.
10. The location of the underground utilities shown hereon have been obtained by searches of available records, diligent field check, and field verified where accessible only. It is believed that they are essentially correct, but their accuracy or completeness is not guaranteed; therefore the contractor is urged to proceed with caution, follow the procedure for contacting the utility protection service prior to commencing construction, and field verify for accuracy, location and conditions.
11. The locations of the underground utilities (gas, electric, telephone, cable t.v. and fiberoptics) shown hereon were obtained from field markings by the utility companies.
12. The location of sanitary, storm and water service connections shown hereon have been obtained from available records and field inspection. The exact location and elevation of the service connections is unknown and should be field verified by the contractor for accuracy and location.
13. The contractor shall protect the location of all property pins.
14. Topography contours in pavement areas are top of pavement.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone (X Unshaded) Areas determined to be outside the 500 year flood plain according to the Flood Insurance Rate Map for the County of Somerset, Community Panel No. 34035C0133E, Effective Date September 28, 2007.

**ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:**

361 GROUP

DESIGN SERVICES, INC.
3330 Earhart Drive
Suite 213
Carrollton, TX 75006

**Route 202 & Huyler Road
Branchburg Township
County of Somerset
State of New Jersey**

Drawn By: WJG Project Manager: DLH
Date: 11/21/07 Scale: 1"=50'
Checked: XXX Sheet: 1 of 1

REVISION NOTES

By:	Date:	Comment:

National Commercial Division
MSI Site No.: 12563

MILLMAN SURVEYING INC.
www.surveymillman.com
Phone: (800) 520-1010
Fax: (330) 942-0834

