LEGAL DESCRIPTION per TITLE COMMITMENT

BEGINNING at a point in the present southwesterly side of Vreeland Road (66 feet wide), formerly Nicolet Avenue, where the same is intersected by the northwesterly side of Lot 15-D, Block 16 as shown on the map hereinafter mentioned; thence

1. Along said side of Vreeland Road, southeasterly on the arc of a curve curving to the right with a radius of 1667.00 feet for a distance of 944.94 feet to the intersection of the same with the southerly line of Lot 15-E, Block 16 as shown on the map hereinafter mentioned; thence

2. Along said lot line, South 79 degrees 27 minutes 41 seconds West, 631.97 feet to a point in the northeasterly side of lands now or formerly Automatic Switch Co.; thence

3. Along said lands, North 49 degrees 43 minutes 50 seconds West, 333.88 feet to an angle in said lands; thence

4. Still along said lands, North 46 degrees 28 minutes East, 277.50 feet to another angle in said lands; thence

5. Still along said lands, North 43 degrees 01 minutes West, 221.70 feet to the southerly corner of lands now or formerly J. Wood Co.; thence

6. Along the southeasterly side of said lands, North 46 degrees 59 minutes East, 555.40 feet to the southwesterly side of Vreeland Road and the point or place of BEGINNING.

Being Lot 15-D and Lot 15-E, Block 16 as shown on the Filed Map entitled, "Map of Florham Park Industrial Mall Section 1, Florham Park, N.J.," filed in the Morris County Register's Office on August 15, 1968 as Map No. 2886.

FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 6 Vreeland Road and 8 Vreeland Road.

BEING Tax Block: 303, Tax Lots: 9 and 8

EXCEPTIONS

10. Easements as contained in Deed Book 1937, Page 776 and in Deed Book 1937, Page 780. *NOT on property* *NOT on property*
11. Subject to all terms, conditions, setbacks, easements, and restrictions, if any, as set forth on a certain map/plan entitled, "Map of Florham Park, Industrial Mall, Borough of Florham Park, Morris County, N.J.," said map/plan filed in the office of the Morris County Clerk on 8/15/1968 as Filed Map No. 2886. - *as shown*
12. Declaration of Restrictions as contained in Deed Book 2533, Page 792 - *lot consolidation (15-D & 15-E)*
13. Right of Way as contained in Deed Book 2537, Page 905. - *utility no longer exists as described*

LEGAL DESCRIPTION per Survey

Description of 6-8 Vreeland Avenue, Township of Florham Park, Morris County, New Jersey

BEGINNING at a point in the southwesterly side of Vreeland Avenue (66.0' wide, formerly Nicolet Avenue), said point being the dividing line between Lot No. 9 and Lot No. 10 on the Township of Florham Park Tax Maps, and from thence running:

(1) Along the southwesterly side of Vreeland Avenue, along a curve to the right having a radius of 1667.00' and an arc length of 944.94' and a chord bearing and distance of S 26 degrees 46 minutes 39 seconds E, 932.34' to a point; thence

(2) S 79 degrees 27 minutes 41 seconds W, a distance of 631.97' (632.70' per filed map denoted below) to a point; thence

(3) N 49 degrees 43 minutes 50 seconds W, a distance of 333.88' (333.41' per filed map) to a point; thence

(4) N 46 degrees 28 minutes 00 seconds E, a distance of 277.50' to a point; thence

(5) N 43 degrees 01 minutes 00 seconds W, a distance of 221.70' to a point; thence

(6) N 46 degrees 59 minutes 00 seconds E, a distance of 555.40' (548.40' and 7.0' per filed map) to the point and place of BEGINNING.

Known as Lot No. 8 and 9 in Block 303 on the Township of Florham Park Tax Maps.

Also known as Lot No. 15-D and Lot No. 15-E in Block 16 as shown on a map entitled "Map of Florham Park Industrial Mall Section 1, Florham Park, New Jersey" Filed at the Morris County Clerk's Office on August 15, 1968 as Map No. 2886.

This certification is made only to the named parties for purchase and/or mortgage of herein delineated property by the named purchaser. No responsibility or liability is assumed by Surveyor for use of survey for and other purpose including, but not limited to, use of survey for survey affidavit, resale or property, or to any other person not listed in certification, either directly or indirectly.

This is a location survey. Property corners were not staked by contractual agreement.

AREA MAP



SURVEYOR NOTES:
(A) NO party walls involved in the property lines.
(B) NO evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
(C) The Subject Property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 3403420036E, effective date December 20, 2002 for Community No. 340342, in Morris County, State of New Jersey, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
(D) All lots are contiguous along their common boundaries as shown on the Survey.
(E) The total number of striped parking spaces on the Subject Property is 527, including 12 designated handicap spaces and 4 loading dock parking spaces.
(F) The property described and depicted hereon is the same as the property described in Fidelity National Title Insurance Company Commitment for Title Insurance No. 14407CD-01 with an effective date of July 29, 2022, and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been located hereon or otherwise noted as not located on the Subject Property.
(G) The record legal description, shown hereon, describes a mathematically closed figure. No evidence of gores, gaps, or overlaps were observed along exterior boundaries of the subject property.
(H) The subject property abuts, without gaps, gores, or strips, and has vehicular and pedestrian ingress to and egress from Vreeland Road, which is a completed, dedicated, and accepted public right-of-way.
(I) There are no proposed changes in street right of way lines, according to the Borough of Florham Park. There is no observed evidence of recent street or sidewalk construction or repairs.
(J) At the time of the surveyor's field work at the Subject Property the surveyor observed no evidence of the Subject Property being, or having been, used for cemetery, burial grounds or grave site purposes.
(K) The surveyor verified, by observing that the buildings located on the Subject Property have the addresses as shown hereon.
(L) At the time of the surveyor's field work at the subject property the surveyor observed no substantial areas of refuse.
(M) There are NO intrusions/protrusions over any boundary line/easement area/setback lines except as shown hereon (several buildings are over the existing setback/boundary lines)
(N) There was NO use by third parties or adjoining proeperty owners at the time of the field work.
(O) There were NO wetland delineations or deed references to wetlands restrictions.
(P) All areas NOT shown as macadam or concrete are landscaped/grass areas.

LEGEND

- Building Height
- Gas Valve
- Generator
- Street Sign
- Yard Light
- 3Port Hydrant
- Manhole
- Catch Basin - Double
- Util. Box
- Catch Basin - Single
- Yard Drain
- FDC
- Bollard
- Clean Out
- Flag Pole

STATE OF NEW JERSEY
GEORGE J. ANDERSON
No. GS36706
LICENSED
PROFESSIONAL LAND SURVEYOR

PROPERTY ADDRESS: **6-8 VREELAND AVENUE, BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY**

BLOCK **303** LOT(S) **8 & 9** TAX MAPS

SURVEY NO. - **G22-0641** SCALE - 1" = **40'**

To: CRG 6-8, LLC, a New Jersey limited liability company; VRX Realty, L.L.C., a New Jersey limited liability company; Surety Title Company, LLC; Fidelity National Title Insurance Company; Spencer Savings Bank, SLA, its successors and/or assigns as their interests may appear; Brach Eichler L.L.C.

This is to certify that thia 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 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c) , 8, 9, 10, 11 (observed) 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on August 22 and 23, 2022.

Dated- August 23, 2022
rev. September 9, 2022

George J. Anderson, NJSPLS
Lic. No. 36706

DESCRIPTION	DR/CK	DATE
ALTA/NSPS Land Title Survey		
w/o corners	**laa/gja**	**08/23/2022**

GEORGE J. ANDERSON, L.L.C.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 1348 - LITTLE FALLS, NJ 07424
TEL (973) 837-8159
EMAIL: GJALLC@GMAIL.COM
Certification of Authorization - 24GA28180100

GEORGE J. ANDERSON *LIC. NO. - 36706*
LAURI A. ANDERSON-FELD *LIC. NO. - 43328*