

PROPERTY DESCRIPTION - LOT 119

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE LYING AND BEING IN THE BOROUGH OF EDGEWATER, COUNTY OF BERGEN, AND STATE OF NEW JERSEY, AND IS BOUNDED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT 119 IN BLOCK 99 AS SHOWN ON A CERTAIN MAP ENTITLED "PARK EDGEWATER, LLC - SUBDIVISION BLOCK 99 LOT 1" PROPOSED BY PARK EDGEWATER, LLC, A CORPORATION OF THE BOROUGH OF EDGEWATER, BERGEN COUNTY, NEW JERSEY, AS FILED MAP NO. 9982 IN THE OFFICE OF THE BERGEN COUNTY CLERK ON 09/21/2014, AS FILED MAP NO. 9982

- 1. ALONG SAID NORTHERLY LINE NORTH 93 DEGREES 59 MINUTES 03 SECONDS WEST 4 DISTANCE OF 144.49 FEET, THENCE
2. ALONG THE DIVISION LINE BETWEEN SUBJECT PROPERTY AND LOT 118 AS SHOWN ON SAID FILED MAP, LANDS NOW OR FORMERLY OF UGI EDGEWATER OWNER LLC WATER, LLC SOUTH 54 DEGREES 59 MINUTES 03 SECONDS EAST A DISTANCE OF 144.49 FEET, THENCE
3. ALONG SAID WESTERLY LINE SOUTH 93 DEGREES 59 MINUTES 03 SECONDS WEST TO A POINT, THENCE
4. SOUTH 30 DEGREES 00 MINUTES WEST A DISTANCE OF 262.91 FEET TO A POINT, THENCE
5. NORTH 94 DEGREES 59 MINUTES 03 SECONDS WEST A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE
6. SOUTH 30 DEGREES 00 MINUTES 51 SECONDS WEST A DISTANCE OF 113.04 FEET TO A POINT, THENCE
7. NORTH 93 DEGREES 59 MINUTES 03 SECONDS WEST A DISTANCE OF 15.48 FEET TO A POINT, THENCE
8. NORTH 90 DEGREES 00 MINUTES 51 SECONDS EAST A DISTANCE OF 113.04 FEET TO A POINT, THENCE
9. SOUTH 93 DEGREES 59 MINUTES 03 SECONDS EAST A DISTANCE OF 15.48 FEET TO THE POINT OF BEGINNING

FOR INFORMATION PURPOSES ONLY, BEING KNOWN AS TAX LOT 119 IN TAX BLOCK 99 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF EDGEWATER.

FOR INFORMATION PURPOSES ONLY, THE MAILING ADDRESS IS: 8 SOMERSET LANE, EDGEWATER, NEW JERSEY 07020

ENCROACHMENTS:

- 1. TRASH ENCLOSURE AND CONCRETE PAD CURRENTLY USED BY HOTEL ON LOT 118 IS PARTIALLY ON SUBJECT PROPERTY, ACCESS TO TRASH ENCLOSURE IS ACROSS SUBJECT PROPERTY.
2. PVC SHED APPARENTLY USED BY HOTEL IS PARTIALLY ON SUBJECT PROPERTY.
3. APPROX 4' - 5' OF PARKING LOT PAVEMENT ON LOT 119 ENDOACHES ONTO HOTEL PROPERTY (LOT 118)
4. PART OF SOMERSET LANE PAVEMENT AND DRAINAGE STRUCTURES ENDOACH ONTO SUBJECT PROPERTY.
5. PEEBROKE WAY CURB AND SIDEWALK ENDOACHES ONTO SUBJECT PROPERTY.

(B) ENCROACHMENT LOCATION ON SURVEY

NOTES:

- 1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF NEW JERSEY.
2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. BRG-12 WITH AN EFFECTIVE DATE OF 10/29/2010 AND THAT ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO THE UNDERSIGNED HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
3. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING STREETS AND/OR EASEMENTS OF RECORD.
4. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 3400302186H WITH A DATE OF IDENTIFICATION OF AUG 28 2013. FOR COMMUNITY NO. 340023 IN BERGEN COUNTY, STATE OF NEW JERSEY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED.
5. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS, OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS LISTED HEREON.
6. THIS PROPERTY HAS DIRECT ACCESS TO SOMERSET LANE.
7. THE TOTAL NUMBER OF PARKING SPACES ON THE PROPERTY IS 29 AS PER SITE PLAN (PARKING LOT IS UNDER CONSTRUCTION)
8. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AFFECTING THE PROPERTY, ACCORDING TO THE BOROUGH OF EDGEWATER.
9. THERE IS NO OBSERVED EVIDENCE OF USE OF PROPERTY AS A SOLID WASTE DUMP, GUMP, OR SANITARY LANDFILL.

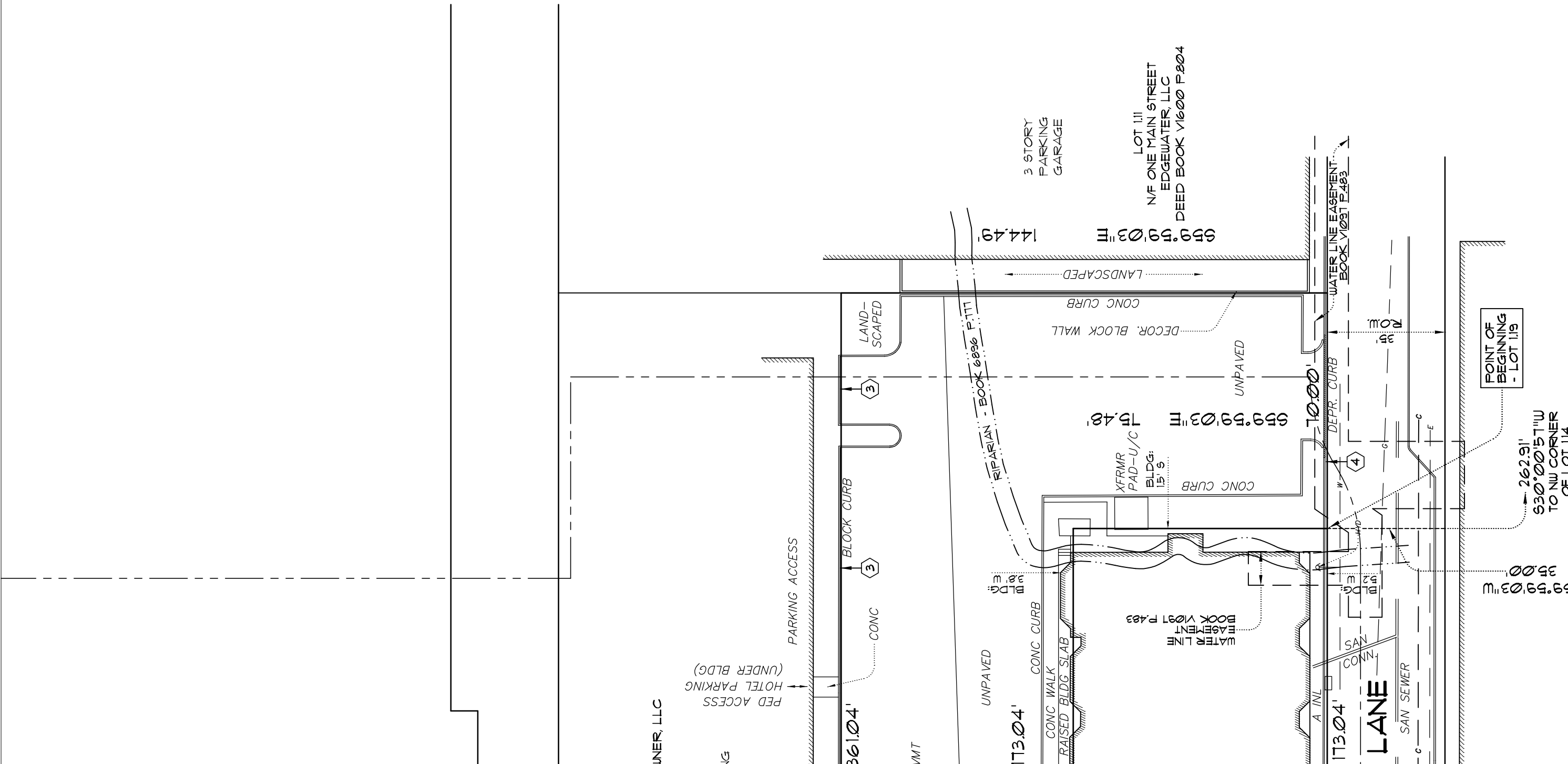
PROPERTY DESCRIPTION - LOT 113

DESCRIPTION OF LOT 113 IN BLOCK 99 AS SHOWN ON "PARK EDGEWATER, LLC - SUBDIVISION BLOCK 99 LOT 1," FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON AUG. 31, 2014, AS FILED MAP NO. 9982, IN THE BOROUGH OF EDGEWATER, BERGEN COUNTY, NEW JERSEY.

4. ALONG SAID WESTERLY LINE SOUTH 30 DEGREES 00 MINUTES 51 SECONDS EAST A DISTANCE OF 102.00 FEET, THENCE
5. ALONG THE DIVISION LINE BETWEEN SUBJECT PROPERTY AND LOT 119 AS SHOWN ON SAID FILED MAP NORTH 54 DEGREES 59 MINUTES 03 SECONDS EAST A DISTANCE OF 15.48 FEET, THENCE
6. STILL ALONG SAID DIVISION LINE SOUTH 30 DEGREES 00 MINUTES 51 SECONDS WEST A DISTANCE OF 113.04 FEET, THENCE
7. STILL ALONG SAID DIVISION LINE SOUTH 93 DEGREES 59 MINUTES 03 SECONDS EAST A DISTANCE OF 15.48 FEET TO THE WESTERLY LINE OF SOMERSET LANE, THENCE
8. ALONG SAID WESTERLY LINE SOUTH 93 DEGREES 59 MINUTES 03 SECONDS WEST A DISTANCE OF 182.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 39,023 SQUARE FEET, MORE OR LESS

- 1. ALONG SAID NORTHERLY LINE NORTH 93 DEGREES 59 MINUTES 03 SECONDS WEST 4 DISTANCE OF 144.49 FEET, THENCE
2. ALONG THE DIVISION LINE BETWEEN SUBJECT PROPERTY AND LOT 118 AS SHOWN ON SAID FILED MAP, LANDS NOW OR FORMERLY OF UGI EDGEWATER OWNER LLC WATER, LLC SOUTH 54 DEGREES 59 MINUTES 03 SECONDS EAST A DISTANCE OF 144.49 FEET, THENCE
3. ALONG SAID WESTERLY LINE SOUTH 93 DEGREES 59 MINUTES 03 SECONDS WEST TO A POINT, THENCE
4. SOUTH 30 DEGREES 00 MINUTES WEST A DISTANCE OF 262.91 FEET TO A POINT, THENCE
5. NORTH 94 DEGREES 59 MINUTES 03 SECONDS WEST A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE
6. SOUTH 30 DEGREES 00 MINUTES 51 SECONDS WEST A DISTANCE OF 113.04 FEET TO A POINT, THENCE
7. NORTH 93 DEGREES 59 MINUTES 03 SECONDS WEST A DISTANCE OF 15.48 FEET TO A POINT, THENCE
8. NORTH 90 DEGREES 00 MINUTES 51 SECONDS EAST A DISTANCE OF 113.04 FEET TO A POINT, THENCE
9. SOUTH 93 DEGREES 59 MINUTES 03 SECONDS EAST A DISTANCE OF 15.48 FEET TO THE POINT OF BEGINNING



TO: THE COMMUNITY PRESERVATION CORPORATION
THEIR SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
48 RIVER ROAD URBAN RENEWAL ASSOCIATES, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BERGENLINE REAL ESTATE SERVICES LLC
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 8, 9 (09, 11, 13, 16, 17, 19, OF TABLE A THEREOF).
THE FIELD WORK WAS COMPLETED ON 21 NOV 2020
DATE OF FLAT OR MAP: 21 NOV 2020

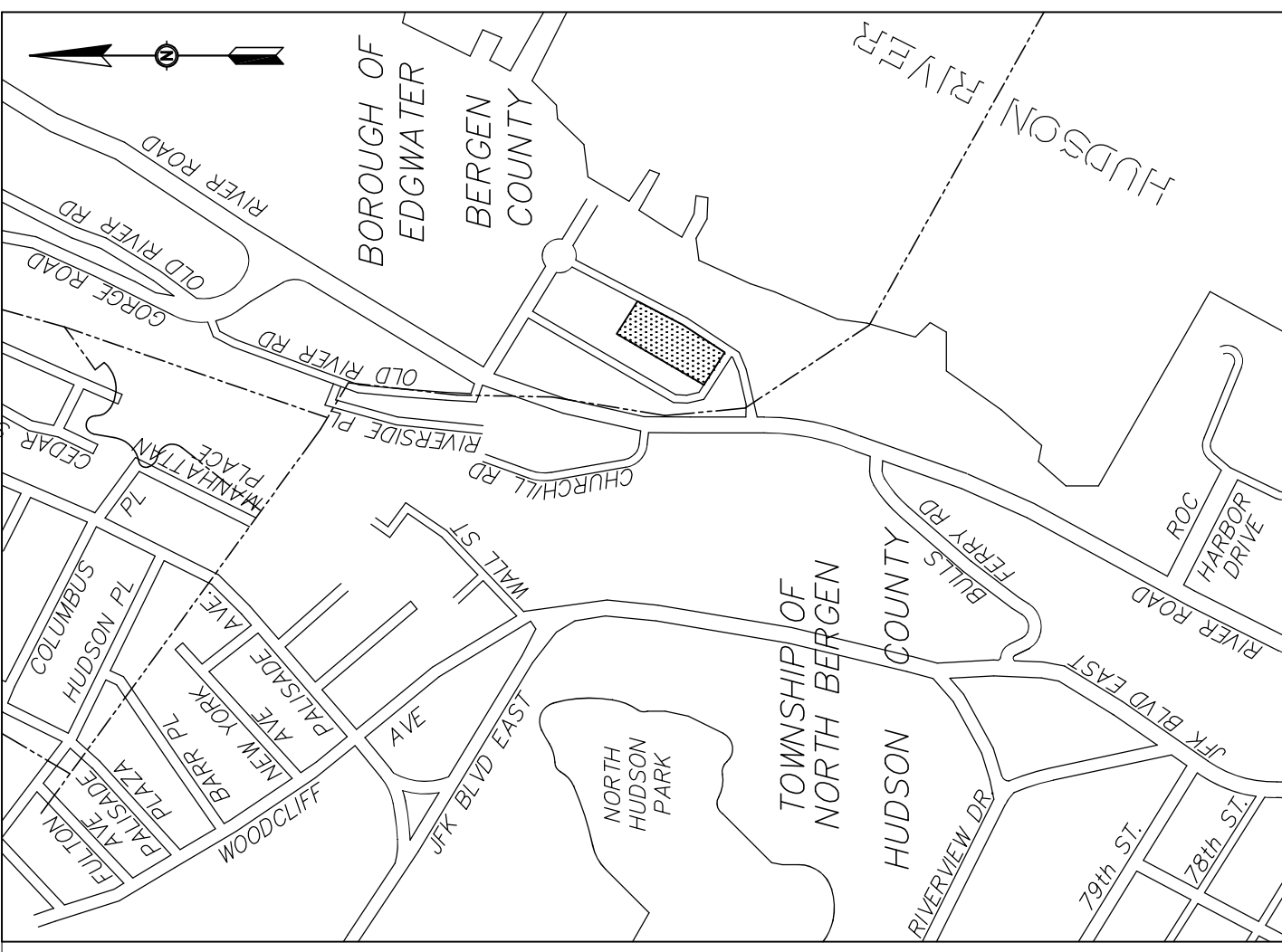
SCHAN ASSOCIATES
41 HORSENECK ROAD
MONTVILLE, NJ 07045
973-541-1555

PROJECT NO: 1118
DATE: 21 NOV 2020
SCALE: 1" = 30'
CHECKED BY: AS
DRAFTED BY: AS

ANDRE SCHAN
PROFESSIONAL LAND SURVEYOR, N.J. LIC. 30749

Signature of Andre Schan

ALTA/ACSM LAND TITLE SURVEY
LOTS 1.13 & 1.19 - BLOCK 99
TAX ASSESSMENT MAP DESIGNATION
8 SOMERSET LANE
BOROUGH OF EDGEWATER
BERGEN COUNTY
NEW JERSEY



KEY MAP SCALE: 1" = 600'

LEGEND

- STORY/SAN MANHOLE STRUCTURE
SANITARY SEWER CLEANOUT
TYPE B INLET
UTILITY POLE
HYDRANT
FOUND CORNER
REINFORCED CONCRETE PIPE
HDPE/HIGH-DENSITY POLYETHYLENE (PLASTIC PIPE)
PVC
POLY/VINYL CHLORIDE (PLASTIC PIPE)
DUCTILE IRON PIPE
FOUNDATION
UNDERGROUND GAS LINE
UNDERGROUND WATER LINE
OVERHEAD ELECTRIC WIRE(S)
OVERHEAD COMMUNICATIONS WIRE(S)