FLOOD NOTE: By graphic plotting only, this property is located in: ZONE 'X' (areas determined to be outside the 0.2% annual char floodplain) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 34007C0102F, WHICH BEARS A REVISED DATE OF AUGUST 17, 201 AND MAP NO. 34007C0106E, WHICH BEARS AN EFFECTIVE DATE OF BEFORE THE PREPARATION OF DESIGN PLANS PLEASE VISIT FEMA.GOV TO CONFIRM THE INFORMATION LISTED ABOVE.

TITLE REPORT EXCEPTIONS

THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FOUNDATION TITLE, LLC AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY FOR LOT 42, FILE NO. 989-138179, WITH AN EFFECTIVE DATE OF JANUARY 9, 2020. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN

- SUBSURFACE CONDITIONS, EASEMENTS, CLAIMS OF EASEMENTS AND/OR ENCROACHMENTS NOT DISCLOSED BY AN INSTRUMENT OF RECORD. (AS TO FEE POLICY ONLY)
- MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE
- SUBJECT TO ADDED OR OMITTED ASSESSMENTS PURSUANT TO N.J.S.A. 54:4-63.1 ET SEQ.
- (10) RIGHTS, PUBLIC AND PRIVATE, TOGETHER WITH FLOODING AND DRAINAGE RIGHTS, IF ANY, IN AND TO ALL STREAMS, RIVERS, OR WATERCOURSES, BOUNDING OR AFFECTING THE PREMISES.
- 11) RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATIONS OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN DEED BOOK 2145, PAGE 359 - DESCRIBES SUBJECT PROPERTY RESTRICTIVE RIGHTS BLANKET IN NATURE - NO PLOTTABLE EASEMENTS.
- (12) EASEMENT AS CONTAINED IN DEED BOOK 4539, PAGE 846 SANITARY SEWER EASEMENT SHOWN.

TITLE METES & BOUND DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATED, LYING AND BEING IN RUNNEMEDE BOROUGH. COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF CLEMENTS BRIDGE ROAD (49.5 FEET WIDE) AT ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE BOROUGH OF RUNNEMEDE AND THE BOROUGH OF BARRINGTON AND EXTENDING THENCE

- (1) SOUTH 54 DEGREES 35 MINUTES WEST ALONG THE NORTHWESTERLY LINE OF CLEMENTS BRIDGE ROAD, 350 FEET TO A POINT; THENCE
- (2) NORTH 35 DEGREES 25 MINUTES WEST AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE OF CLEMENTS BRIDGE ROAD, 963.24 FEET TO A POINT; THENCE
- (3) NORTH 54 DEGREES 35 MINUTES EAST, PARALLEL TO CLEMENTS BRIDGE ROAD, 554.45 FEET TO THE POINT IN THE AFORESAID DIVISION LINE BETWEEN THE BOROUGH OF RUNNEMEDE AND THE BOROUGH
- (4) SOUTH 23 DEGREES 26 MINUTES EAST ALONG SAID DIVISION LINE, 984.70 FEET TO THE POINT AND PLACE OF BEGINNING.
- BEING KNOWN AS 901 EAST CLEMENTS BRIDGE ROAD, RUNNEMEDE BOROUGH, CAMDEN COUNTY, STATE OF NEW JERSEY, BLOCK 135, LOT 42 ON THE TAX MAP OF RUNNEMEDE BOROUGH.

TITLE REPORT EXCEPTIONS

THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FOUNDATION TITLE, LLC AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY FOR LOT 43.03, FILE NO. 989-138178, WITH AN EFFECTIVE DATE OF JANUARY 9, 2020. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

- 9 SUBJECT TO ADDED OR OMITTED ASSESSMENTS PURSUANT TO N.J.S.A. 54:4-63.1 ET SEQ.
- 10 RIGHTS, PUBLIC AND PRIVATE, TOGETHER WITH FLOODING AND DRAINAGE RIGHTS, IF ANY, IN AND TO ALL STREAMS, RIVERS, OR WATERCOURSES, BOUNDING OR AFFECTING THE PREMISES.
- TITLE IS NOT INSURED TO ANY PORTION OF THE PREMISES LYING BELOW THE PRESENT OR FORMER HIGH-WATER MARK OF BEAVER BRANCH.
- TITLE, RIGHTS, OR CLAIMS OF THE STATE OF NEW JERSEY TO ANY PART OF THE INSURED PREMISES WHICH IS OR MAY BE ALLEGED BY THE STATE OF NEW JERSEY TO BE, OR IS HEREAFTER DETERMINED TO BE, SALT MARSH, TIDELANDS OR MEADOWLANDS OF LAND NOW OR FORMERLY FLOWED BY THE MEAN HIGH TIDE OF THE OCEAN OR ANY BAYS, RIVERS, STREAMS, CREEKS OR
- SUBJECT TO SETBACK LINES, EASEMENTS AND BUFFERS AS SHOWN ON FILED PLAN CONDITIONS SHOWN
- 14 RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATIONS OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN DEED BOOK 2884, PAGE 117 - LOT 43.03 PART OF OVERALL DESCRIBED PARCEL - APPLIES TO SUBJECT PROPERTY - NO PLOTTABLE EASEMENTS.
- RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATIONS OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN DEED BOOK 3281, PAGE 926 - DESCRIBED PROTECTIVE COVENANTS FOR THE DEVELOPMENT OF I.P.P.D. INC. INDUSTRIAL PARK - APPLIES TO SUBJECT PROPERTY - NO PLOTTABLE EASEMENTS.
- EASEMENTS AS CONTAINED IN DEED BOOK 4381, PAGE 790 APPLIES TO SUBJECT PROPERTY -BLANKET IN NATURE - DESCRIBED 10 FOOT WIDE EASEMENT IN "SECOND" FOR NEW JERSEY BELL TELEPHONE DESCRIPTION & MAPPING NOT PROVIDED.
- EASEMENTS AS CONTAINED IN DEED BOOK 4506, PAGE 861 20 FOOT WIDE STORM DRAINAGE EASEMENT SHOWN. DEED OF DEDICATION AS CONTAINED IN DEED BOOK 5125, PAGE 897 - RIGHT-OF-WAY WIDENING(S)
- 19 EASEMENTS AS CONTAINED IN DEED BOOK 7437, PAGE 1793 EASEMENT FOR ACCESS SHOWN.

TITLE METES & BOUND DESCRIPTION

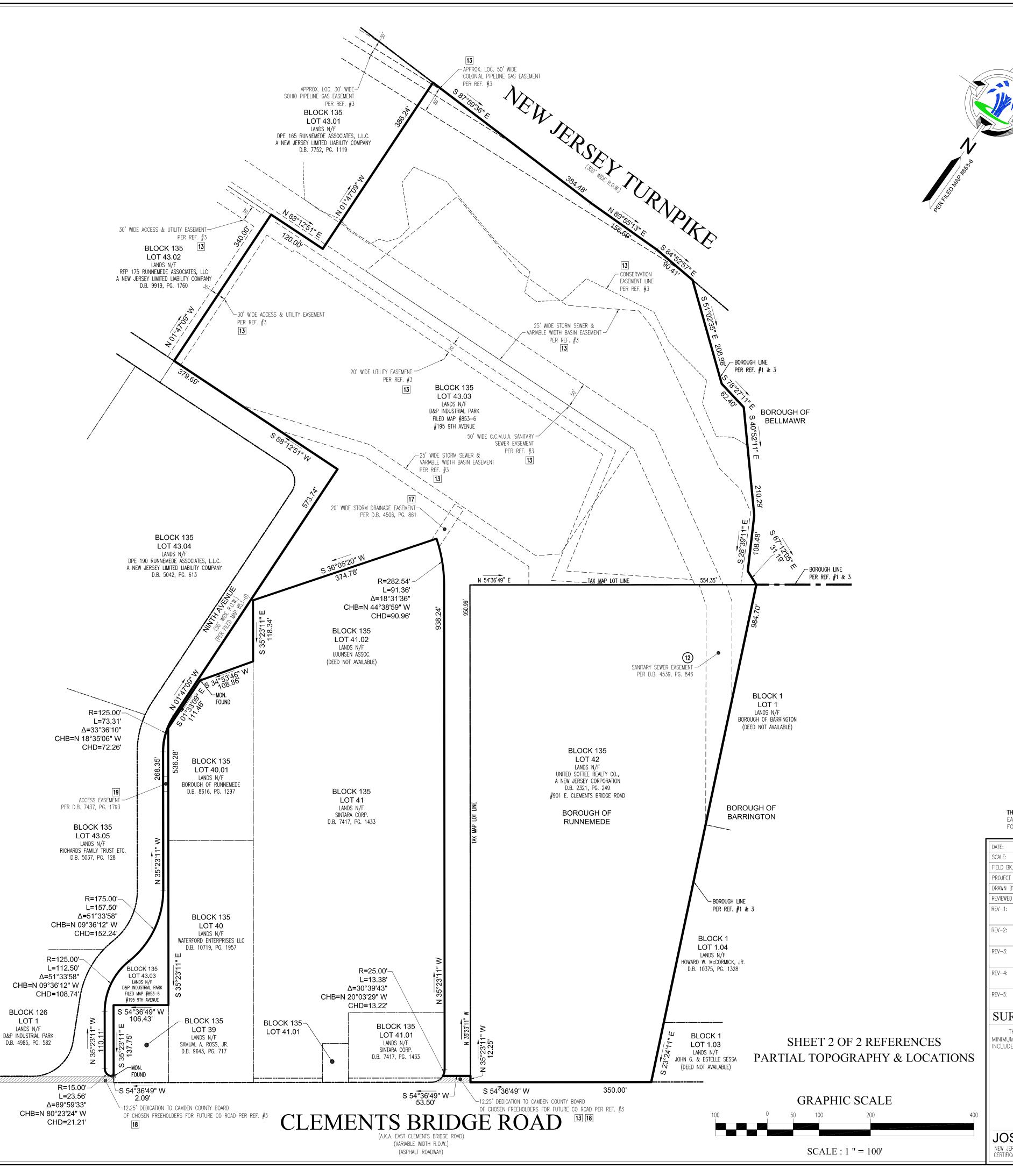
D & P INDUSTRIAL PARK, A NEW JERSEY PARTNERSHIP BY THE FOLLOWING: D & P INDUSTRIAL PARK, A NEW JERSEY PARTNERSHIP BY DEED FROM WILLIAM H. RICHARDS, DATED DECEMBER 28, 1990, RECORDED MARCH 18, 1991 IN THE CAMDEN CLERK'S/REGISTER'S OFFICE IN DEED BOOK 4489, PAGE 633 AND IS SHOWN ON THE FILED MAP 853-6 AS BLOCK 135, LOT 43.03.

LOT 1

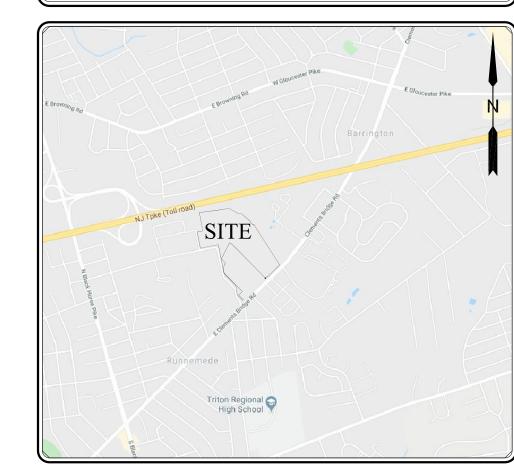
LANDS N/F

NOTE: COVERS PREMISES IN QUESTION WITH OTHER LANDS.

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL 1-800-242-1776 TICKET #200440323



VICINITY MAP



NOT TO SCALE

NOTES

- PROPERTY KNOWN AS PART OF LOTS 42 & 43.03, BLOCK 135 AS IDENTIFIED ON THE OFFICIAL TAX MAP OF THE BOROUGH OF RUNNEMEDE, CAMDEN COUNTY, STATE OF NEW JERSEY.
- 2. AREA LOTS 42 & 43.03 = 1,200,476 S.F. OR 27.559 AC. AREA OF SUBDIVIDED LOT TO BE DETERMINED.
- 3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
- 4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- 5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- 6. THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- 7. ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
- 8. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

REFERENCES

1. MAP #11 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF RUNNEMEDE, CAMDEN COUNTY, STATE

- 2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CAMDEN COUNTY, NEW JERSEY (ALL JURISDICTIONS)", PANELS 102 & 106 OF 305, MAP NUMBER 34007C0102F, MAP REVISED: AUGUST 17, 2016 & MAP NUMBER 34007C0106E, EFFECTIVE DATE: SEPTEMBER 28, 2007.
- 3. MAP ENTITLED "AMENDED FINAL PLAN OF LOTS FOR RUNNEMEDE CORPORATE CENTER SUBDIVISION SITUATE LOTS 43.03, 43.04, 43.05 & 43.06, BLOCK 135 & LOTS 1 & 1.01, BLOCK 126, BOROUGH OF RUNNEMEDE, CAMDEN COUNTY, NEW JERSEY." PREPARED BY CIVALIER ENGINEERING & SURVEYING. INC., DATED DECEMBER 29, 1998, LAST REVISED OCTOBER 29, 1999 AS REVISION NO. 4 AND FILED IN THE CAMDEN COUNTY CLERK'S OFFICE ON NOVEMBER 24, 1999 AS MAP NO. 853-6.
- 4. MAP ENTITLED "FINAL SECTION 1, MAJOR SUBDIVISION FOR 'THE RICHARDS GROUP', PLATE 8, BLOCK 130, LOT 1, BLOCK 132, LOTS 2 & 2D, BLOCK 133, LOT 1, BLOCK 134, LOTS 1, 5 & 6, PLATE 11, BLOCK 135, LOTS 1A, 3C-1 & 3Y, BOROUGH OF RUNNEMEDE, CAMDEN COUNTY, NEW JERSEY" PREPARED BY ANDERS ENGINEERING, INC., DATED SEPTEMBER 26, 1988, LAST REVISED MARCH 26, 1990 AS REVISION NO. 6 AND FILED IN THE CAMDEN COUNTY CLERK'S OFFICE ON JANUARY 9, 1991

THIS SURVEY IS CERTIFIED TO:

EAST CLEMENTS BRIDGE ROAD LLC FOUNDATION TITLE LLC - MARLTON



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 2, 3, 4, 5, 8, 9, 11 & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 28, 2020.

