

## ZONING INFORMATION

THIS SURVEY PREPARED WITH REFERENCE TO A 'ZONING REPORT' PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC. FOR ABOVE GRID DATED MAY 20, 2021. THE SUBJECT PROPERTY IS SITUATED IN ZONING DISTRICT HF - (HEALTH FACILITIES). THE MINIMUM SETBACKS ARE PLOTTED HEREON AND ARE CONFORMING WITH THE TOWN OF HACKETTSTOWN'S LAND DEVELOPMENT ORDINANCE.

## FLOOD ZONE

THE SUBJECT PROPERTY IS SITUATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF ZONE X (OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON A PLAN ENTITLED 'NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, WARREN COUNTY, NEW JERSEY, PANEL 252 OF 358, MAP NUMBER 34041C0252, EFFECTIVE DATED: SEPTEMBER 29, 2011' WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS.

## MISCELLANEOUS NOTES

**N1** THE BASIS OF BEARING OF THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION FOR BLOCK 45 LOT 4 (FORMERLY KNOWN AS BLOCK 45 LOT 4, LOT 4.01, LOT 5 AND LOT 6.01) AS RECITED IN DEED BOOK 1855 PAGE 3 DATED JANUARY 7, 2003 AND RECORDED IN THE WARREN COUNTY CLERK'S OFFICE ON FEBRUARY 24, 2003.

**N2** THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
846	41	N/A	N/A	887

**N3** THERE WAS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.

**N4** THE DISTANCE TO THE NEAREST INTERSECTING STREET (CINDY TERRACE) IS 630.77 FEET AND IS DESIGNATED ON THE SURVEY MAP FOR CLARITY.

**N5** SURVEY PREPARED BY:  
VAN CLEEF ENGINEERING ASSOCIATES LLC  
755 MEMORIAL PARKWAY, SUITE 110  
PHILIPSBURG, NJ 08865  
(908) 454-3080  
EMAIL: CHERMAN@VANCLEEFENGINEERING.COM

## UTILITY NOTE

**1** THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV AND REFERENCE MATERIAL LISTED HEREON.

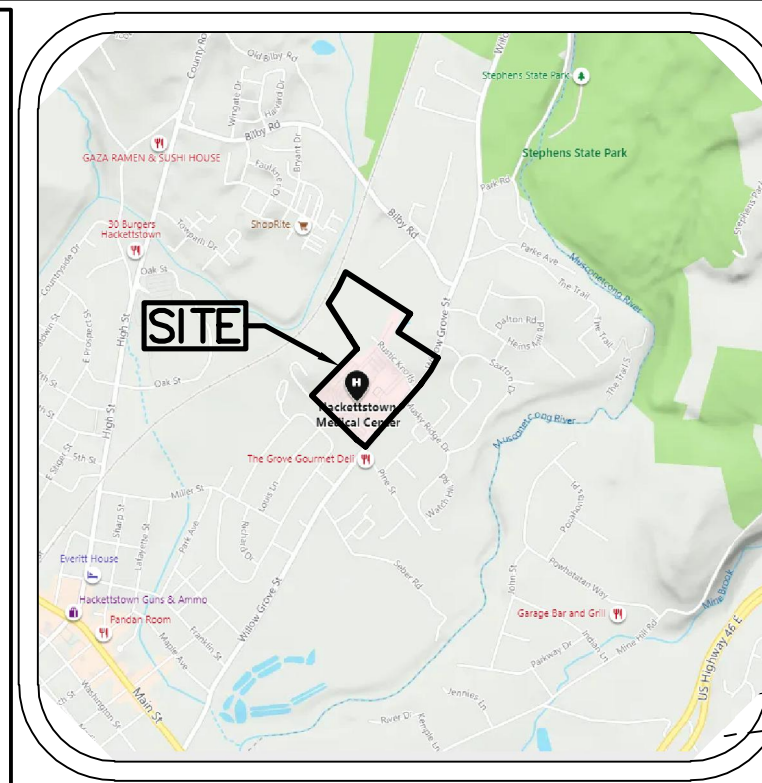
## REFERENCES

PLAN ENTITLED 'ALTA/NSPS LAND TITLE SURVEY FOR HACKETTSTOWN COMMUNITY HOSPITAL, TOWN OF HACKETTSTOWN, WARREN COUNTY, NEW JERSEY' PREPARED BY CHERRY, WEBER & ASSOCIATES, SHEETS 1 AND 2 OF 2 DATED FEBRUARY 15, 2017.

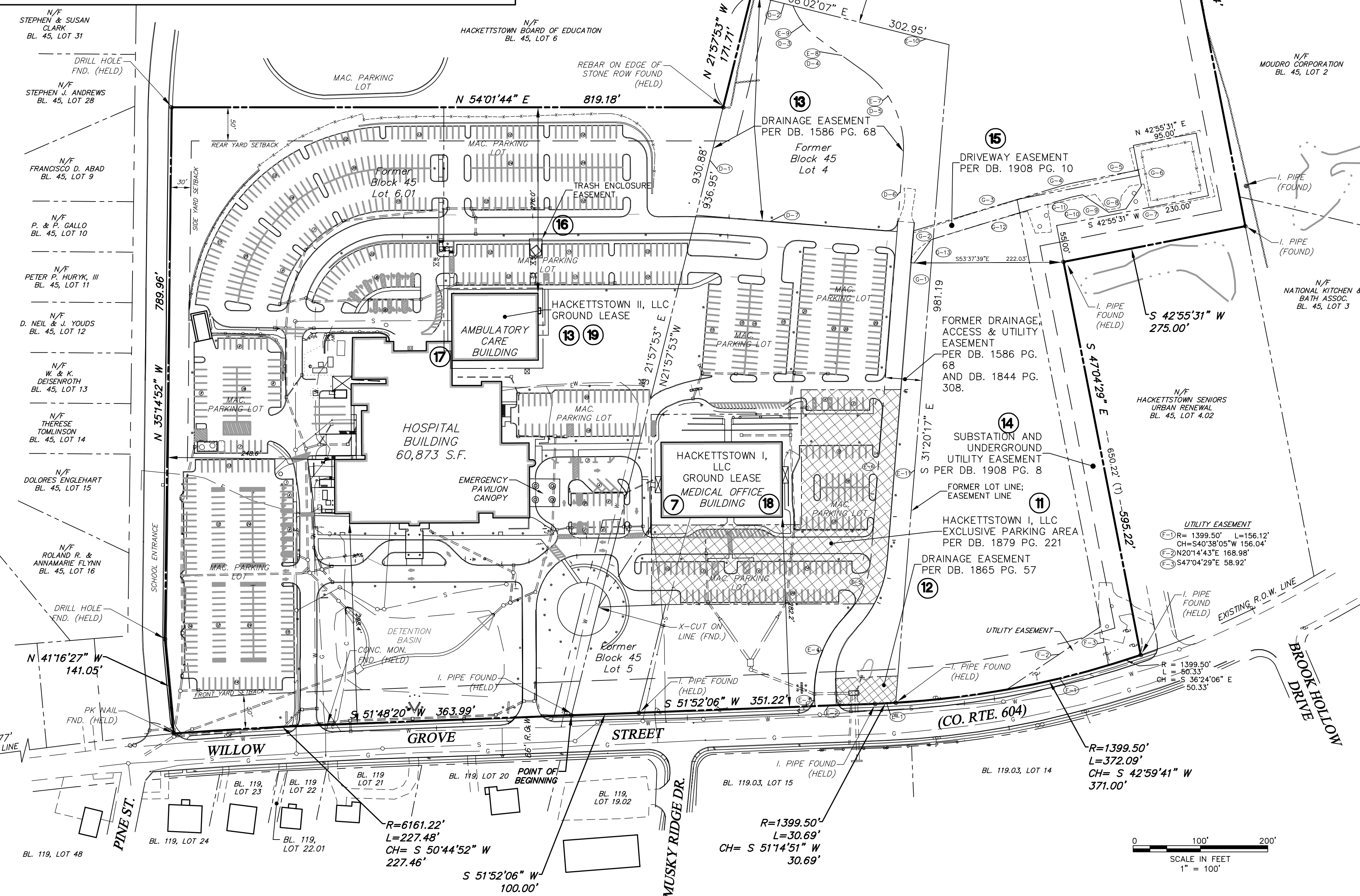
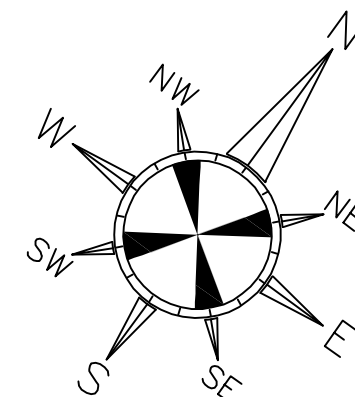
## SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

THIS SURVEY IS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY STEWART TITLE COMPANY, AGENT FOR STEWART GUARANTY TITLE COMPANY, FILE NO. 01258-5568 DATED SEPTEMBER 25, 2020 WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B SECTION II:

- TERMS AND CONDITIONS OF AGREEMENT REGARDING GROUND LEASE AS SET FORTH IN DEED BOOK 2208 PAGE 326.
- CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED BOOK 324 PAGE 635.
- UTILITY EASEMENT AS SET FORTH IN DEED BOOK 228 PAGE 543. BLANKET UTILITY EASEMENT AFFECTS FORMER LOT 4 (LOCATION UNKNOWN).
- DEED OF EASEMENT AS CONTAINED IN DEED BOOK 1325 PAGE 261. 25'x300' UTILITY EASEMENT SHOWN - AFFECTS FORMER LOT 6.01.
- EASEMENT AGREEMENT BY AND BETWEEN HACKETTSTOWN COMMUNITY HOSPITAL, INC. AND ADVENTIST MANAGEMENT SERVICES, INC. AND HACKETTSTOWN I, LLC, AS SET FORTH IN DEED BOOK 1816 PAGE 263 AND AMENDMENT OF EASEMENT AGREEMENT (HACKETTSTOWN I) AS SET FORTH IN DEED BOOK 1879 PAGE 221. EXCLUSIVE PARKING AREA SHOWN FOR HACKETTSTOWN I, LLC.
- DRAINAGE EASEMENT AS SET FORTH IN DEED BOOK 1865 PAGE 57. EASEMENT SHOWN - AFFECTS FORMER LOT 4.
- EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 1879 PAGE 205 AND LESSOR'S AGREEMENT AS SET FORTH IN DEED BOOK 1965 PAGE 42, AND FIRST AMENDMENT TO EASEMENT AGREEMENT IN DEED BOOK 2817 PAGE 213.
- SUBSTATION AND UNDERGROUND UTILITY EASEMENT AS SET FORTH IN DEED BOOK 1908 PAGE 10. EASEMENT SHOWN - AFFECTS FORMER LOT 4.01.
- DRIVEWAY EASEMENT AS SET FORTH IN BOOK 1908 PAGE 10. EASEMENT SHOWN - AFFECTS PREMISES.
- EASEMENT FOR TRASH ENCLOSURE AS SET FORTH IN DEED BOOK 2449 PAGE 186. EASEMENT SHOWN - BENEFITS HACKETTSTOWN I, LLC AND HACKETTSTOWN II, LLC.
- ENCROACHMENT EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 2817 PAGE 205.
- TERMS AND CONDITIONS OF LEASE TO HACKETTSTOWN I, LLC AS EVIDENCED BY A MEMORANDUM THEREOF RECORDED IN DEED BOOK 1816 PAGE 259, BOOK 452 PAGE 254 AND BOOK 2882 PAGE 331. LEASE AREA SHOWN.
- TERMS AND CONDITIONS OF LEASE TO HACKETTSTOWN II, LLC AS EVIDENCED BY A MEMORANDUM THEREOF RECORDED IN DEED BOOK 1879 PAGE 201, BOOK 2817 PAGE 197, AND BOOK 2818 PAGE 247. LEASE AREA SHOWN.
- SINCE THE INSURED LAND IS BENEFITED BY A TAX EXEMPTION, THE POLICY WILL EXCEPT THE LIEN WHICH MAY ATTACH BY ANY REASON OF ANY RESTORATION OF REAL PROPERTY TAXES RESULTING FROM THE TRANSFER OF TITLE BY THE OWNER ENTITLED TO SAID EXEMPTION, OR THE FAILURE OF THE OWNER TO COMPLY WITH THE TERMS AND CONDITIONS OF ANY AGREEMENT WITH THE MUNICIPALITY REGARDING THE EXEMPTION, INCLUDING, WITHOUT LIMITATION, THE RETROACTIVE IMPOSITION OF TAXES.
- RIGHTS, PUBLIC AND PRIVATE, IN AND TO ALL ROADS, STREETS, AND AVENUES CROSSING, BOUNDING OR AFFECTING THE PREMISES.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORD.



VICINITY MAP



## LEGAL DESCRIPTION

### BLOCK 45, LOT 4

HACKETTSTOWN, WARREN COUNTY, NEW JERSEY

(FORMERLY KNOWN AS BLOCK 45, LOT 4, LOT 4.01, LOT 5, AND LOT 6)

ALL THAT CERTAIN TRACT OF LAND LYING, SITUATED AND BEING IN THE TOWN OF HACKETTSTOWN, COUNTY OF WARREN AND STATE OF NEW JERSEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE ON THE NORTHERLY RIGHT OF WAY OF WILLOW GROVE STREET (COUNTY ROUTE 604), SAID PIPE BEING A COMMON CORNER TO BLOCK 45, LOT 5 AND BLOCK 45, LOT 6.01 RUNNING; THENCE;

- ALONG SAID RIGHT OF WAY LINE, SOUTH 51° 48' 20" WEST A DISTANCE OF 363.99 FEET TO A CONCRETE MONUMENT AT A POINT OF CURVATURE, THENCE;
- STILL ALONG THE SAME, BY A CURVE TO THE LEFT HAVING A RADIUS OF 6,161.22 FEET, AN ARC OF 227.48 FEET AND WHOSE CHORD BEARS SOUTH 50° 44' 52" WEST A DISTANCE OF 227.46 FEET TO A P.K. NAIL, SAID NAIL BEING A COMMON CORNER TO BLOCK 45, LOT 6, THENCE;
- ALONG LOT 6, NORTH 41° 16' 27" WEST A DISTANCE OF 141.05 FEET TO A DRILL HOLE IN THE SIDEWALK, THENCE;
- ALONG THE SAME, NORTH 35° 14' 52" WEST A DISTANCE OF 789.96 FEET TO ANOTHER DRILL HOLE IN THE SIDEWALK, THENCE;
- STILL ALONG LANDS OF THE SAME, NORTH 54° 01' 44" EAST A DISTANCE OF 819.18 FEET TO AN IRON BAR IN A STONE ROW, SAID BAR BEING LINE OF BLOCK 45, LOT 4 LANDS NOW OR FORMERLY OF ADVENTIST MANAGEMENT SERVICES BEING A COMMON CORNER TO BLOCK 45, LOT 6, THENCE;
- ALONG LOT 6, NORTH 21° 57' 53" WEST A DISTANCE OF 171.71 FEET TO A POINT, THENCE;
- STILL ALONG LOT 6, NORTH 21° 57' 53" WEST A DISTANCE OF 497.05 FEET TO A RAILROAD RAIL MONUMENT IN LINE OF BLOCK 1, LOT 3 AT THE COMMON CORNER TO HACKETTSTOWN I, LLC AND HACKETTSTOWN II, LLC, THENCE;
- ALONG LOT 3, BY A CURVE TO THE LEFT HAVING A RADIUS OF 2,119.15 FEET, AND ARC LENGTH OF 445.20 FEET, AND WHOSE CHORD BEARS NORTH 38° 51' 56" EAST A DISTANCE OF 444.38 FEET TO A RAILROAD RAIL MONUMENT IN LINE OF BLOCK 1, LOT 3 AT THE COMMON CORNER TO BLOCK 45, LOT 1 LANDS NOW OR FORMERLY OF LENINE, LLC, THENCE;
- ALONG LOT 1, BLOCK 45, LOT 2 LANDS NOW OR FORMERLY OF MUDRO CORPORATION AND A PORTION OF BLOCK 45, LOT 3 LANDS NOW OR FORMERLY OF NATIONAL KITCHEN AND BATH ASSOC., SOUTH 47° 04' 29" EAST A DISTANCE OF 959.74 FEET TO AN IRON PIPE, SAID PIPE BEING A COMMON CORNER TO BLOCK 45 LOT 4.02 LANDS NOW OR FORMERLY OF HACKETTSTOWN SENIORS URBAN RENEWAL, THENCE;
- ALONG LOT 4.02, SOUTH 42° 55' 31" WEST A DISTANCE OF 275.00 FEET TO AN IRON PIPE BEING ANOTHER COMMON CORNER TO LOT 4.02, THENCE;
- STILL ALONG LOT 4.02, SOUTH 47° 04' 29" EAST A DISTANCE OF 595.22 FEET TO AN IRON PIPE ON THE NORTHERLY RIGHT OF WAY OF WILLOW GROVE STREET (COUNTY ROUTE 604), SAID PIPE BEING ANOTHER COMMON CORNER TO BLOCK 45, LOT 4.02, THENCE;
- ALONG THE NORTHERLY RIGHT OF WAY OF WILLOW GROVE STREET (COUNTY ROUTE 604), BY A CURVE TO THE RIGHT HAVING A RADIUS OF 1,399.50 FEET, AN ARC LENGTH OF 372.09 FEET, AND WHOSE CHORD BEARS SOUTH 42° 59' 41" WEST A DISTANCE OF 371.00 FEET TO AN IRON PIPE AT THE CORNER OF LOT 4, THENCE;
- STILL ALONG THE NORTHERLY RIGHT OF WAY OF WILLOW GROVE STREET (COUNTY ROUTE 604), BY A CURVE TO THE RIGHT HAVING A RADIUS OF 1,399.50 FEET, AN ARC LENGTH OF 30.69 FEET, AND WHOSE CHORD BEARS SOUTH 51° 14' 51" WEST A DISTANCE OF 30.69 FEET TO AN IRON PIPE, THENCE;
- ALONG THE SAME, SOUTH 51° 52' 06" WEST A DISTANCE OF 351.22 FEET TO AN IRON PIPE AT THE COMMON CORNER TO LOT 5, THENCE;
- STILL ALONG THE NORTHERLY RIGHT OF WAY OF WILLOW GROVE STREET (COUNTY ROUTE 604), SOUTH 51° 52' 06" WEST A DISTANCE OF 100.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING AN AREA OF 38.855 ACRES MORE OR LESS.

## ALTA/NSPS LAND TITLE SURVEY

FOR  
20-007-NJ - HACKETTSTOWN MC - ALTA SURVEY

PARTNER PROJECT NUMBER [21-319044.8] SITE NUMBER [ ]

ALTA SURVEY BASED AND RELIED ON A TITLE COMMITMENT PREPARED BY STEWART TITLE COMPANY, AGENT FOR STEWART GUARANTY TITLE COMPANY, FILE NO. 01258-5568 DATED SEPTEMBER 25, 2020.

## CERTIFICATION

TO:

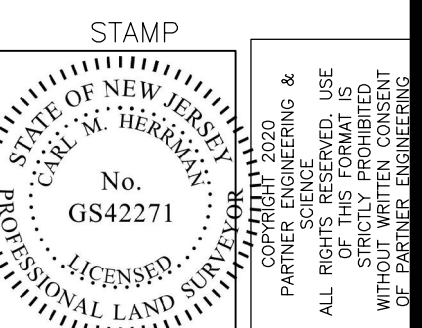
ABOVE GRID LLC; STEWART TITLE COMPANY, AGENT FOR STEWART GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS 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 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 20, 2021.

PROPERTY ADDRESS: 651 WILLOW GROVE STREET, HACKETTSTOWN, NJ

SURVEYOR: CARL M. HERRMAN, PLS  
REGISTRATION NUMBER: GS42271  
STATE OF REGISTRATION: NEW JERSEY  
FIELD DATE OF SURVEY: MAY 2021  
DATE: JUNE 9, 2021  
LATEST REVISION DATE: JULY 23, 2021

*Carl M. Herrman*  
SIGNATURE



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**PARTNER**  
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