

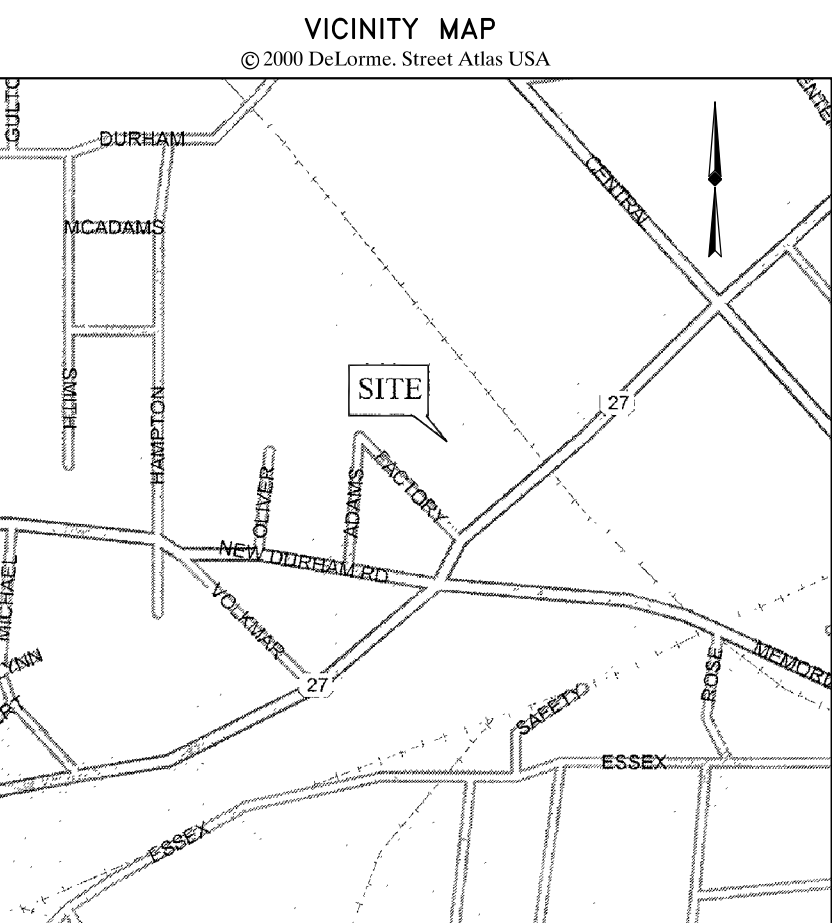
LEHIGH VALLEY RAILROAD CO.  
(PERTH AMBOY BRANCH)

DURHAM AVENUE  
(60' WIDE R.O.W.)

(OVERLAY WITH RESIDENTIAL DISTRICT) PER REF. #11

- REFERENCES:
1. THE TAX MAP OF THE BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY, SHEET 17
  2. MAP ENTITLED "PROPERTY SURVEY WITH WETLANDS LINES DELINEATED, 700 MIDDLESEX AVENUE & 50 HAMPTON STREET, METUCHEN I, L.L.C., LOTS 125.06 & 125.07 IN BLOCK 69, LOT 37 IN BLOCK 71 AND LOT 1 IN BLOCK 109, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY PEQUEST ASSOCIATES, INC., DATED MAY 18, 1999, SHEET 1 OF 1.
  3. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, PANEL 61 OF 286", COMMUNITY-PANEL NUMBER 340261 AND 340266 0061 F, MAP REVISED: JULY 6, 2010
  4. WATER PLAN PROVIDED BY MIDDLESEX WATER UTILITY COMPANY.
  5. MAP ENTITLED "PROPERTY SURVEY WITH WETLANDS LINES DELINEATED, 700 MIDDLESEX AVENUE & 50 HAMPTON STREET, METUCHEN I, L.L.C., LOTS 125.06 & 125.07 IN BLOCK 69, LOT 37 IN BLOCK 71 AND LOT 1 IN BLOCK 109, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY: PEQUEST ASSOCIATES, INC., DATED: MAY 18, 1999.
  6. MAP ENTITLED "SITE PLAN, METUCHEN I, L.L.C., PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION, PROPOSED BANK/WAREHOUSE DEVELOPMENT, BLOCK 71-LOT 37, 700 MIDDLESEX AVENUE, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, N.J.", PREPARED BY BOHLER ENGINEERING, P.C., DATED: 9-13-02, LAST REVISED: 6-6-03, SHEETS 7 & 8 OF 21.
  7. MAP ENTITLED "GRADING PLAN, METUCHEN I, L.L.C., PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION, PROPOSED BANK/WAREHOUSE DEVELOPMENT, BLOCK 71-LOT 37, 700 MIDDLESEX AVENUE, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, N.J.", PREPARED BY BOHLER ENGINEERING, P.C., DATED: 9-13-02, LAST REVISED: 4-11-03, SHEETS 9 & 10 OF 21.
  8. MAP ENTITLED "SITE PLAN, RECYCLAND, PROPOSED RETAIL DEVELOPMENT, BLOCK 109, LOT 1; TAX MAP SHEET #32, MIDDLESEX & DURHAM AVES., BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY BOHLER ENGINEERING, P.C., DATED: 5-08-02, SHEET 2 OF 8.
  9. MAP ENTITLED "TOPOGRAPHIC LOCATION SURVEY, RECYCLAND, 700 MIDDLESEX AVENUE, LOT 37, BLOCK 71, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY: CONTROL POINT ASSOCIATES, INC., DATED: 7-30-02, LAST REVISED: 8-30-02.
  10. MAP ENTITLED "FINAL MINOR SUBDIVISION MAP, 700 MIDDLESEX AVENUE, METUCHEN I, L.L.C., LOT 37 IN BLOCK 71, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY: PEQUEST ASSOCIATES, INC., DATED: AUG. 4, 2003, APPROVED FOR FILING BY THE MIDDLESEX COUNTY PLANNING BOARD ON OCT. 14, 2003.
  11. MAP ENTITLED "PROPERTY OF METUCHEN REALTY IMPROVEMENTS CO., SITUATED IN METUCHEN, MIDDLESEX COUNTY, NEW JERSEY, OFFICE 26 COURTLAND ST. COR. CHURCH, NEW YORK", RECORDED IN MIDDLESEX COUNTY CLERK'S OFFICE AS FILED MAP #828.
  12. MAP ENTITLED "FINAL PROPOSED MAJOR SITE PLAN, METUCHEN I, L.L.C., PROPOSED SPORTSPLEX REDEVELOPMENT, BLOCK 71-LOT 37.02, 700 MIDDLESEX AVENUE, BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY: BOHLER ENGINEERING, DATED: JULY 18, 2008 REVISED ON MARCH 4, 2010 AS REVISION #6.

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. NO PART OF THIS SURVEY OR MAP OR ANY INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



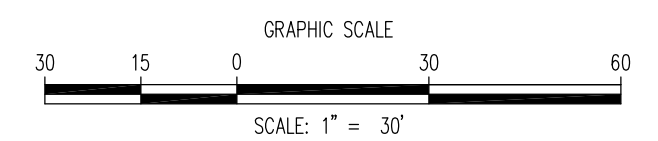
- NOTES:
1. PROPERTIES KNOWN AS LOT 37, BLOCK 71, AS SHOWN ON THE CURRENT TAX MAP OF THE BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY, PROPERTY KNOWN AS LOTS 37.01 AND 37.02 PER REFERENCE #10 AND THE BOROUGH OF METUCHEN TAX ASSESSOR'S OFFICE
  2. AREA: BLOCK 71, LOT 37.01 = 287,378 S.F. OR 6.597 AC.  
BLOCK 71, LOT 37.02 = 195,101 S.F. OR 4.479 AC.
  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 ASSULT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
  4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NJF14-1471, WITH AN EFFECTIVE DATE OF 3/28/2014, (FOR LOT 37.01, BLOCK 71 ONLY) WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:  
(1) SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES IN AND TO SO MUCH OF PREMISES AS MAY BE SITUATED WITHIN THE VACATED RIGHT OF WAY OF FACTORY STREET RECORDED IN VACATION BOOK 4 PAGE 596 - FACTORY STREET SHOWN.  
(2) BLANKET EASEMENT IN FAVOR OF PUBLIC SERVICE ELECTRIC AND GAS COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY, AS DEFINED AND DESCRIBED BY INSTRUMENT RECORDED IN DEED BOOK 2280 AT PAGE 588 - AFFECTS SUBJECT PROPERTY POLE SHOWN.  
(3) SIGHT TRIANGLE EASEMENT AS DESCRIBED AND DEFINED BY INSTRUMENT RECORDED IN DEED BOOK 3334 AT PAGE 917 - EASEMENT SHOWN.  
(4) RIGHT OF WAY DEDICATION IN D.B. 5238, PG. 172 - SHOWN.  
(5) METUCHEN BOROUGH ZONING BOARD OF ADJUSTMENT RESOLUTION AS DESCRIBED AND DEFINED BY INSTRUMENT RECORDED IN D.B. 6067, PG. 635 - BLANKET, AFFECTS SUBJECT PROPERTY.  
(6) DEED NOTICE (EPA) AS DESCRIBED AND DEFINED BY INSTRUMENT RECORDED IN DEED BOOK 5176 AT PAGE 830 - DESCRIBES LOT 125.07 BLOCK 69, DOES NOT AFFECT SUBJECT PROPERTY.
  6. ELEVATIONS ARE BASED UPON NGVD 1929, REF. MON. #RV-1747 RIVET, ELEV.=83.527'.
  7. BY GRAPHIC PLOTTING ONLY PROPERTY IS PREDOMINANTLY LOCATED IN FLOOD HAZARD ZONE (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER REF. # 3
  8. NAD 83 STATE PLAN BEARINGS AND COORDINATES BASED ON OBSERVATIONS USING GLOBAL POSITIONING SOFTWARE AND EQUIPMENT.
  9. LOT CONFIGURATION AND GEOMETRY OF PROPOSED SUBDIVISION IS BASED ON A SITE PLAN AUTOCAD FILE PROVIDED BY BOHLER ENGINEERING.

(SEE SHEET 2 OF 2 FOR METES & BOUNDS DESCRIPTIONS)

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE NEW JERSEY ONE CALL SYSTEM (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 080310452, 080310461

UTILITY COMPANY	PHONE NUMBER
MIDDLESEX WATER	(732) 634-1500
MC	(732) 562-8588
METUCHEN BORO	(732) 632-8540
PEAC	(732) 780-2630
AT&T	(732) 734-4955
CABLEVISION	(732) 457-0131
VERIZON	(732) 297-7895
QWEST	(732) 495-0280
ELIZABETHTOWN GAS	(732) 442-7204



MATCH LINE "B" (SEE SHEET 2 OF 2)

THIS SURVEY IS CERTIFIED TO:  
METUCHEN I  
METUCHEN III  
CHICAGO TITLE INSURANCE COMPANY  
THE PROVIDENT BANK AND ITS SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11(b), 13 & 14 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 8, 2014.

JOHN P. LYNCH  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #35381  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #246247938600

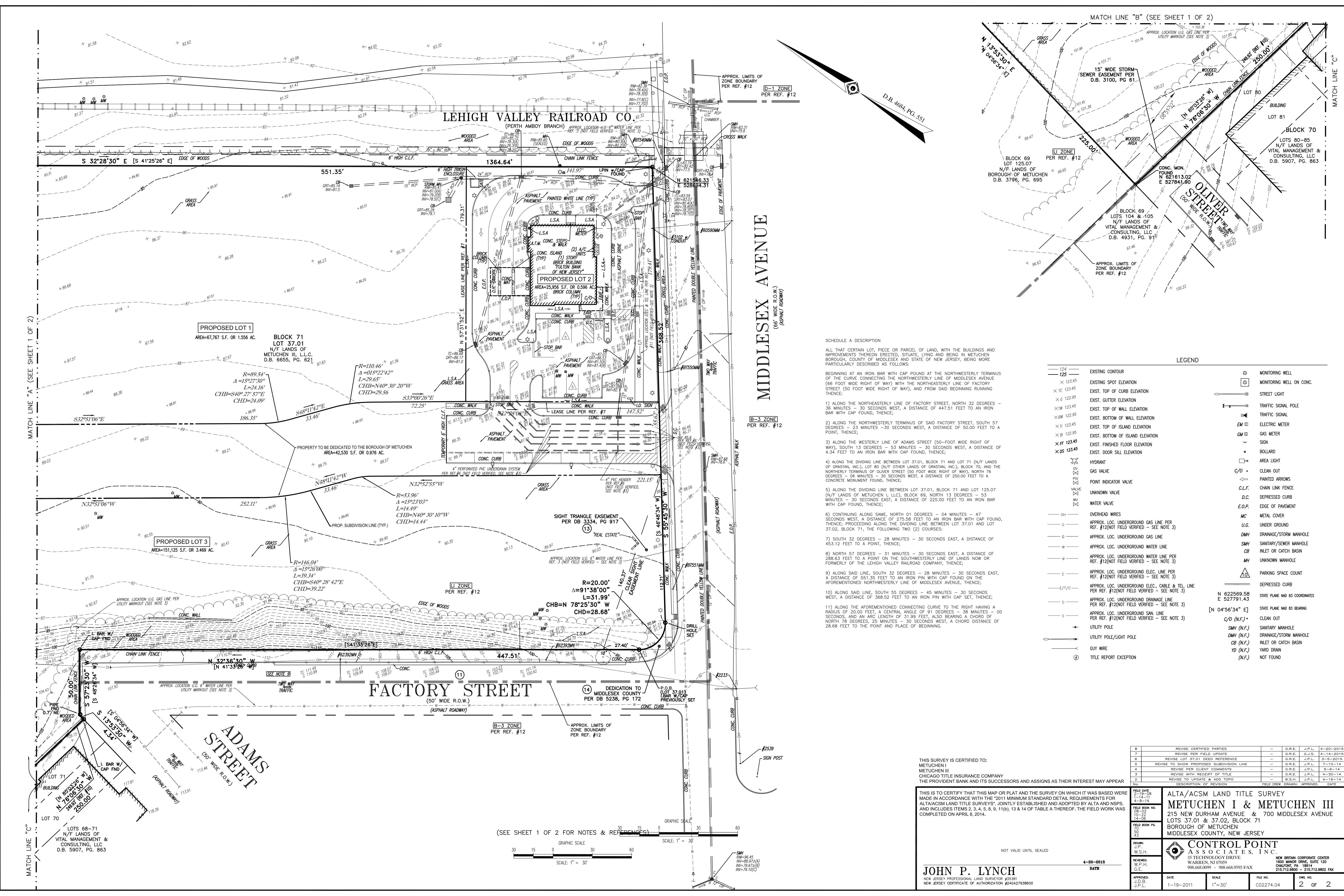
NO.	REVISION	DATE	BY	DESCRIPTION
8	REVISE CERTIFIED PARTIES	4-20-2015	G.P.L.	
7	REVISE PER FIELD UPDATE	4-14-2015	G.P.L.	
6	REVISE LOT 37.01 DEED REFERENCE	3-8-2015	G.P.L.	
5	REVISE TO SHOW PROPOSED SUBDIVISION LINE	7-10-14	G.P.L.	
4	REVISE PER CLIENT COMMENTS	5-6-14	G.P.L.	
3	REVISE WITH RECEIPT OF TITLE	4-30-14	G.P.L.	
2	REVISE TO UPDATE & ADD TOPOG	4-18-14	W.S.H.	
1	DESCRIPTION OF REVISION			

ALTA/ACSM LAND TITLE SURVEY  
**METUCHEN I & METUCHEN III**  
215 NEW DURHAM AVENUE & 700 MIDDLESEX AVENUE  
LOTS 37.01 & 37.02, BLOCK 71  
BOROUGH OF METUCHEN  
MIDDLESEX COUNTY, NEW JERSEY

**CONTROL POINT ASSOCIATES, INC.**  
35 TECHNOLOGY DRIVE  
WARREN, NJ 07059  
908.668.0099 - 908.668.9595 FAX  
215.712.9800 - 215.712.9802 FAX

NEW BRITAIN CORPORATE CENTER  
1600 MANOR DRIVE, SUITE 120  
CHANDLER, PA 15914  
215.712.9800

DATE: 4-20-2015  
SCALE: 1"=30'  
FILE NO.: C02274.04  
DWG. NO.: 1 OF 2



**LEHIGH VALLEY RAILROAD CO.**  
(PERTH AMBOY BRANCH)

**MIDDLESEX AVENUE**  
(66' WIDE R.O.W.)  
(ASPHALT ROADWAY)

**FACTORY STREET**  
(50' WIDE R.O.W.)  
(ASPHALT ROADWAY)

**ADAMS STREET**  
(50' WIDE R.O.W.)  
(ASPHALT ROADWAY)

**SCHEDULE A DESCRIPTION**

- ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN METUCHEN BOROUGH, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- ALONG THE NORTHEASTERLY LINE OF FACTORY STREET, NORTH 32 DEGREES - 36 MINUTES - 30 SECONDS WEST, A DISTANCE OF 447.51 FEET TO AN IRON BAR WITH CAP FOUND, THENCE;
  - ALONG THE NORTHWESTERLY TERMINUS OF SAID FACTORY STREET, SOUTH 57 DEGREES - 23 MINUTES - 30 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT, THENCE;
  - ALONG THE WESTERLY LINE OF ADAMS STREET (50-FOOT WIDE RIGHT OF WAY), SOUTH 13 DEGREES - 03 MINUTES - 30 SECONDS WEST, A DISTANCE OF 4.34 FEET TO AN IRON BAR WITH CAP FOUND, THENCE;
  - ALONG THE DIVIDING LINE BETWEEN LOT 37.01, BLOCK 71 AND LOT 71 (N/F LANDS OF GRASTAN, INC.), LOT 80 (N/F OTHER LANDS OF GRASTAN, INC.), BLOCK 70, AND THE NORTHERLY TERMINUS OF OLIVER STREET (50 FOOT WIDE RIGHT OF WAY), NORTH 76 DEGREES - 08 MINUTES - 30 SECONDS WEST, A DISTANCE OF 250.00 FEET TO A CONCRETE MONUMENT FOUND, THENCE;
  - ALONG THE DIVIDING LINE BETWEEN LOT 37.01, BLOCK 71 AND LOT 125.07 (N/F LANDS OF METUCHEN I, LLC), BLOCK 69, NORTH 13 DEGREES - 53 MINUTES - 30 SECONDS EAST, A DISTANCE OF 225.00 FEET TO AN IRON BAR WITH CAP FOUND, THENCE;
  - CONTINUING ALONG SAME, NORTH 01 DEGREES - 04 MINUTES - 47 SECONDS WEST, A DISTANCE OF 275.58 FEET TO AN IRON BAR WITH CAP FOUND, THENCE; PROCEEDING ALONG THE DIVIDING LINE BETWEEN LOT 37.01 AND LOT 37.02, BLOCK 71, THE FOLLOWING TWO (2) COURSES:
  - SOUTH 32 DEGREES - 28 MINUTES - 30 SECONDS EAST, A DISTANCE OF 453.12 FEET TO A POINT, THENCE;
  - NORTH 57 DEGREES - 31 MINUTES - 30 SECONDS EAST, A DISTANCE OF 288.63 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF THE LEHIGH VALLEY RAILROAD COMPANY, THENCE;
  - ALONG SAID LINE, SOUTH 32 DEGREES - 28 MINUTES - 30 SECONDS EAST, A DISTANCE OF 551.35 FEET TO AN IRON PIN WITH CAP SET, THENCE;
  - ALONG SAID LINE, SOUTH 55 DEGREES - 45 MINUTES - 30 SECONDS WEST, A DISTANCE OF 368.52 FEET TO AN IRON PIN WITH CAP SET, THENCE;
  - ALONG THE AFOREMENTIONED CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 91 DEGREES - 38 MINUTES - 00 SECONDS, AND AN ARC LENGTH OF 31.99 FEET, ALSO BEARING A CHORD OF NORTH 78 DEGREES, 25 MINUTES - 30 SECONDS WEST, A CHORD DISTANCE OF 28.68 FEET TO THE POINT AND PLACE OF BEGINNING.

**LEGEND**

124	EXISTING CONTOUR	⊙	MONITORING WELL
125	EXISTING SPOT ELEVATION	⊗	MONITORING WELL ON CONC.
X 123.45	EXIST. TOP OF CURB ELEVATION	—	STREET LIGHT
X G 123.45	EXIST. GUTTER ELEVATION	—	TRAFFIC SIGNAL POLE
X TW 123.45	EXIST. TOP OF WALL ELEVATION	⊠	TRAFFIC SIGNAL
X BW 123.45	EXIST. BOTTOM OF WALL ELEVATION	⊠	ELECTRIC METER
X I 123.45	EXIST. TOP OF ISLAND ELEVATION	⊠	GAS METER
X B 123.45	EXIST. BOTTOM OF ISLAND ELEVATION	⊠	SIGN
X FF 123.45	EXIST. FINISHED FLOOR ELEVATION	⊠	BOLLARD
X DS 123.45	EXIST. DOOR SILL ELEVATION	⊠	AREA LIGHT
—	HYDRANT	⊠	CLEAN OUT
—	GAS VALVE	⊠	CHAIN LINK FENCE
—	POINT INDICATOR VALVE	⊠	DEPRESSED CURB
—	UNKNOWN VALVE	⊠	WATER VALVE
—	OVERHEAD WIRES	—	METAL COVER
—	APPROX. LOC. UNDERGROUND GAS LINE PER REF. #12 (NOT FIELD VERIFIED - SEE NOTE 3)	—	UNDER GROUND
—	APPROX. LOC. UNDERGROUND GAS LINE	—	UNDERG/STORM MANHOLE
—	APPROX. LOC. UNDERGROUND WATER LINE	—	SANITARY/SEWER MANHOLE
—	APPROX. LOC. UNDERGROUND WATER LINE PER REF. #12 (NOT FIELD VERIFIED - SEE NOTE 3)	—	INLET OR CATCH BASIN
—	APPROX. LOC. UNDERGROUND ELEC. LINE PER REF. #12 (NOT FIELD VERIFIED - SEE NOTE 3)	—	UNKNOWN MANHOLE
—	APPROX. LOC. UNDERGROUND ELEC. CABLE & TEL. LINE PER REF. #12 (NOT FIELD VERIFIED - SEE NOTE 3)	—	PARKING SPACE COUNT
—	APPROX. LOC. UNDERGROUND DRAINAGE LINE PER REF. #12 (NOT FIELD VERIFIED - SEE NOTE 3)	—	DEPRESSED CURB
—	APPROX. LOC. UNDERGROUND SAN. LINE PER REF. #12 (NOT FIELD VERIFIED - SEE NOTE 3)	—	STATE PLANE NO 83 COORDINATES
—	UTILITY POLE	—	STATE PLANE NO 83 BEARING
—	UTILITY POLE/LIGHT POLE	—	C/O (N.F.)
—	GUY WIRE	—	SMH (N.F.)
—	TITLE REPORT EXCEPTION	—	DMH (N.F.)
		—	CB (N.F.)
		—	YD (N.F.)
		—	(N.F.)

THIS SURVEY IS CERTIFIED TO:  
METUCHEN III  
METUCHEN III  
CHICAGO TITLE INSURANCE COMPANY  
THE PROVIDENT BANK AND ITS SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR

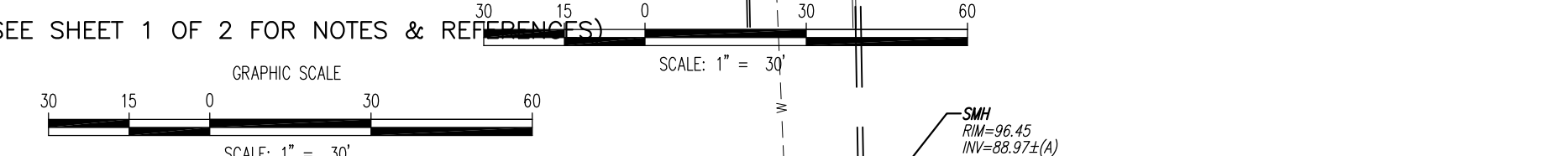
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8	REVISE CERTIFIED PARTIES	—	G.R.E. J.P.L.	4-20-2015	
7	REVISE PER FIELD UPDATE	—	G.R.E. G.J.S.	4-14-2015	
6	REVISE LOT 37.01 DEED REFERENCE	—	G.R.E. J.P.L.	3-5-2015	
5	REVISE TO SHOW PROPOSED SUBDIVISION LINE	—	G.R.E. J.P.L.	7-10-14	
4	REVISE PER CLIENT COMMENTS	—	G.R.E. J.P.L.	5-6-14	
3	REVISE WITH RECEIPT OF TITLE	—	G.R.E. J.P.L.	4-30-14	
2	REVISE TO UPDATE & ADD TOPOG	—	W.S.H. J.P.L.	4-18-14	
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

**ALTA/ACSM LAND TITLE SURVEY**  
**METUCHEN I & METUCHEN III**  
215 NEW DURHAM AVENUE & 700 MIDDLESEX AVENUE  
LOTS 37.01 & 37.02, BLOCK 71  
BOROUGH OF METUCHEN  
MIDDLESEX COUNTY, NEW JERSEY

**CONTROL POINT ASSOCIATES, INC.**  
1600 MANOR DRIVE, SUITE 120  
CHALETON, PA 18814  
215.712.9800 - 215.712.8802 FAX

**JOHN P. LYNCH**  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #35381  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #26427938600



NOT VALID UNTIL SEALED  
4-20-2015  
DATE