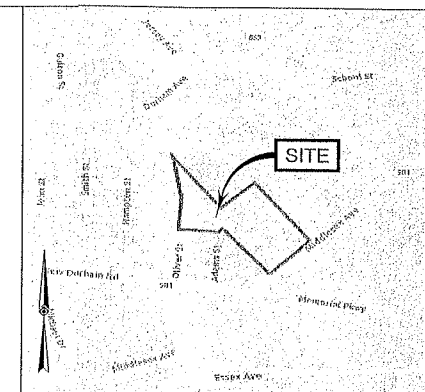


**LEGEND**

---	EXISTING CONTOUR	⊙	MONITORING WELL
×	EXISTING SPOT ELEVATION	⊠	MONITORING WELL ON CONC.
⊕	EXIST. TOP OF CURB ELEVATION	⊕	STREET LIGHT
⊕	EXIST. CENTER ELEVATION	⊕	TRAFFIC SIGNAL POLE
⊕	EXIST. TOP OF WALL ELEVATION	⊕	TRAFFIC SIGNAL
⊕	EXIST. BOTTOM OF WALL ELEVATION	EM	ELECTRIC METER
⊕	EXIST. TOP OF ISLAND ELEVATION	GM	GAS METER
⊕	EXIST. BOTTOM OF ISLAND ELEVATION	---	SIGN
⊕	EXIST. FINISHED FLOOR ELEVATION	---	BOLLARD
⊕	EXIST. DOOR SILL ELEVATION	---	AREA LIGHT
---	IRON BAR	C/O	CLEAN OUT
---	GAS VALVE	---	PAINTED ARROWS
---	POINT INDICATOR VALVE	---	CHAIN LINK FENCE
---	UNKNOWN VALVE	---	D.C. DEPRESSED CURB
---	WATER VALVE	---	E.O.P. EDGE OF PAVEMENT
---	OVERHEAD WIRES	---	MC METAL COVER
---	UTILITY POLE	---	U.G. UNDER GROUND
---	UTILITY POLE/LIGHT POLE	---	DMH DRAINAGE/STORM MANHOLE
---	CITY WIRE	---	SMH SANITARY/SEWER MANHOLE
---	BENCHMARKS	---	MIH MILET ON CATCH BASIN
---		---	MH UNKNOWN MANHOLE
---		---	PARKING SPACE COUNT
---		---	DEPRESSED CURB



- NOTES:**
- 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 LOT 37.01 PER REFERENCE #3 AND THE BOROUGH OF METUCHEN TAX ASSESSOR'S OFFICE.
  - AREA = 287,378 SQUARE FEET OR 6.597 ACRES.
  - UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN BEFORE ANY SITE EVALUATION. PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1170864-NJ, WITH A COMMITMENT DATE OF FEBRUARY 28, 2023. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, PART II:
    - SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF MIDDLESEX COUNTY, NEW JERSEY IN FILE 2038 MAP NO. 54. - WORK AREA IS LOCATED ON BLOCK 69, LOT 125.07.
    - ROAD WIDENING EASEMENT AS CONTAINED IN DEED BOOK 5238, PAGE 172. - SHOWN HEREON.
    - RESOLUTION AS CONTAINED IN DEED BOOK 6067, PAGE 635. - BLANKET IN NATURE.
    - DEED NOTICE AS CONTAINED IN DEED BOOK 6895, PAGE 621. - APPROXIMATE LIMIT OF RMEDIAL CAP SHOWN HEREON.
    - MEMORANDUM OF LEASE BY AND BETWEEN METUCHEN II, LLC (LANDLORD) AND STARBUCKS CORPORATION (TENANT), RECORDED 03/27/2022 IN DEED BOOK 18970, PAGE 133. - PROPOSED LEASE ARE SHOWN HEREON.
    - PARKING EASEMENT AGREEMENT RECORDED 08/11/2022 IN DEED BOOK 19008, PAGE 1188. - EASEMENT TO LOT 37.02 TO PUT 31 PARKING SPACES ON LOT 37.01 REFERENCE DOCUMENT ILLEGIBLE EXACT LOCATION OF PARKING EASEMENT CAN NOT BE DETERMINED.
    - DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN DEED BOOK 19011, PAGE 374. - BLANKET RESTRICTIONS AGREEMENT.
    - DECLARATION RECORDED IN DEED BOOK 19011, PAGE 380. - BLANKET MAINTENANCE AGREEMENT.
  - EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER REF. #2.
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - ELEVATIONS ARE BASED UPON NGVD 1929, REF. MON. #RV-1747 IRVING, ELEV. = 83.527'. CONVERSION TO NAVD 83 = -1.27'
    - TEM-A: MAG-NAIL SET IN ASPHALT, ELEVATION= 111.68'
    - TEM-B: MAG-NAIL SET IN ASPHALT, ELEVATION= 97.25'
  - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13-40-1. (g).
  - THE PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO MIDDLESEX AVENUE (65' WIDE, PUBLIC RIGHT OF WAY).

**EXHIBIT A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE BOROUGH OF METUCHEN COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON BAR WITH CAP FOUND AT THE NORTHWESTERLY TERMINUS OF THE CURVE CONNECTING THE NORTHWESTERLY LINE OF MIDDLESEX AVENUE (65 FOOT WIDE RIGHT OF WAY) WITH THE NORTHEASTERLY LINE OF FACTORY STREET (50 FOOT WIDE RIGHT OF WAY), AND FROM SAID BEGINNING RUNNING THENCE:

- 1) ALONG THE NORTHEASTERLY LINE OF FACTORY STREET, NORTH 32 DEGREES - 38 MINUTES - 30 SECONDS WEST, A DISTANCE OF 447.51 FEET TO AN IRON BAR WITH CAP FOUND, THENCE;
- 2) 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;
- 3) 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;
- 4) ALONG THE DIVIDING LINE BETWEEN LOT 37.01, BLOCK 71 AND LOT 71 (N/F LANDS OF GRASMAN, INC.), LOT 69 (N/F OTHER LANDS OF GRASMAN, INC.), BLOCK 70, AND THE NORTHERLY TERMINUS OF OLIVER STREET (50 FOOT WIDE RIGHT OF WAY), NORTH 78 DEGREES - 06 MINUTES - 30 SECONDS WEST, A DISTANCE OF 250.00 FEET TO A CONCRETE MONUMENT FOUND, THENCE;
- 5) ALONG THE DIVIDING LINE BETWEEN LOT 37.01, BLOCK 71 AND LOT 125.07 (N/F LANDS OF METUCHEN II, 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;
- 6) 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:
- 7) SOUTH 32 DEGREES - 28 MINUTES - 30 SECONDS EAST, A DISTANCE OF 453.12 FEET TO A POINT, THENCE;
- 8) NORTH 57 DEGREES - 31 MINUTES - 30 SECONDS EAST, A DISTANCE OF 266.63 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF THE LEHIGH VALLEY RAILROAD COMPANY, THENCE;
- 9) ALONG SAID LINE, SOUTH 32 DEGREES - 28 MINUTES - 30 SECONDS EAST, A DISTANCE OF 351.38 FEET TO AN IRON BAR WITH CAP FOUND ON THE AFOREMENTIONED NORTHWESTERLY LINE OF MIDDLESEX AVENUE, THENCE;
- 10) 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;
- 11) ALONG THE AFOREMENTIONED CONNECTING 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 28.63 FEET TO THE POINT AND PLACE OF BEGINNING.

NOTE FOR INFORMATION ONLY: BEING LOTS 37.01, BLOCK 71, TAX MAP OF THE BOROUGH OF METUCHEN, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY.

THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1170864-NJ, WITH A COMMITMENT DATE OF FEBRUARY 28, 2023.

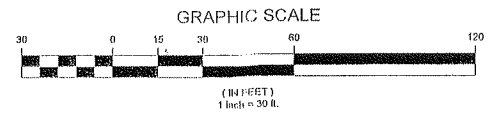
THIS SURVEY IS CERTIFIED TO:  
 - EMBRIO ACQUISITIONS, LLC  
 - FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(e), 8, 9, 11 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03-07-2023.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

**JAMES D. SENS**  
 NEW JERSEY PROFESSIONAL LAND SURVEYOR #24504327600  
 NEW JERSEY CERTIFICATE OF AUTHORIZATION #2450427836600

DATE: 07-24-2023

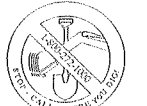


**PARKING SPACE COUNT**

REGULAR SPACES	9
HANDICAP SPACES	1
TOTAL SPACES	10

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LOTS 68-71  
 N/F LANDS OF  
 VITAL MANAGEMENT &  
 CONSULTING, LLC  
 D.B. 5907, PG. 863



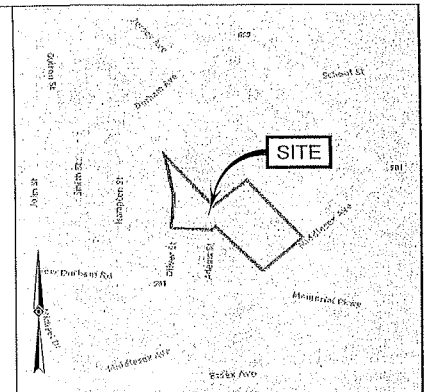
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NO.	REVISION TO ADD BENCHMARKS	FIELD CREW	DATE
1			07-24-2023

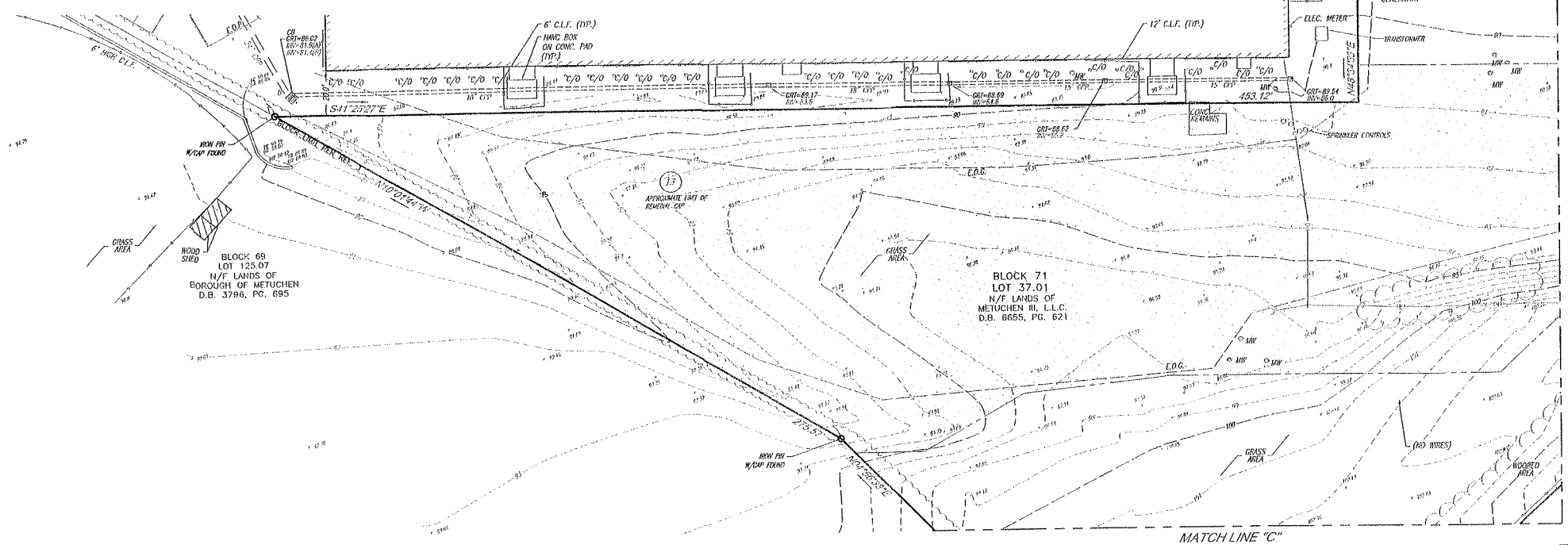
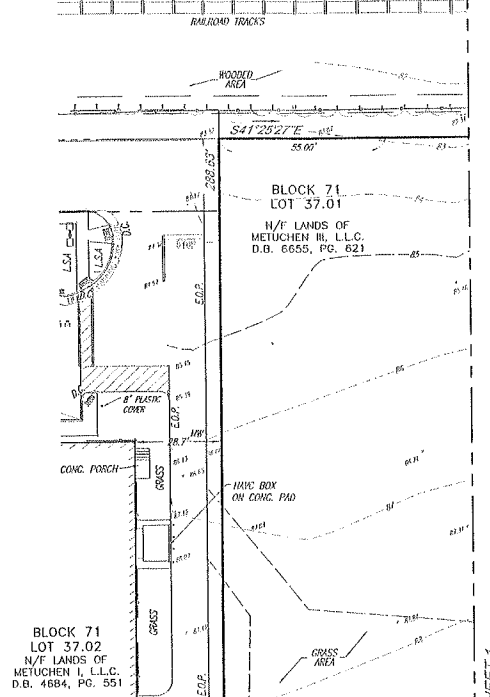
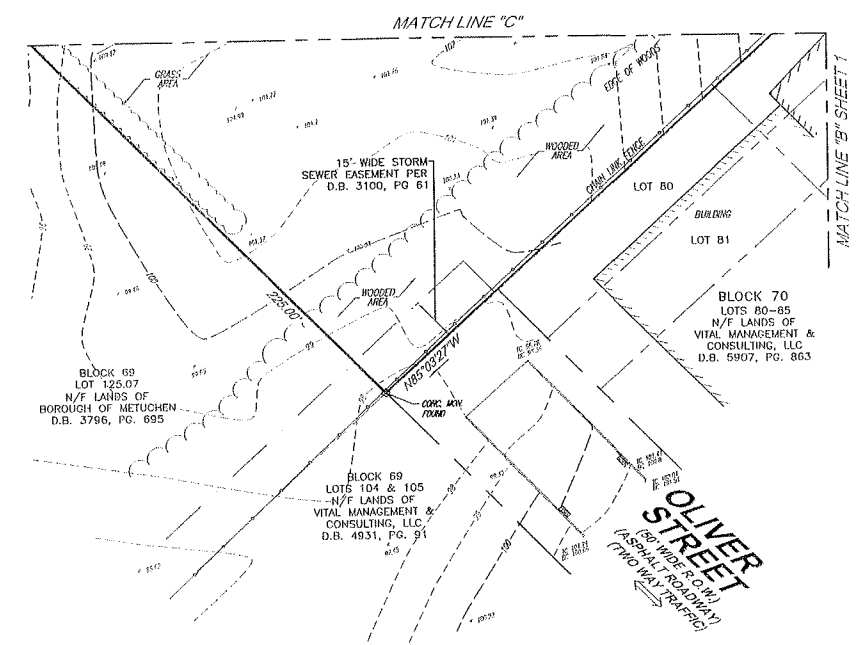
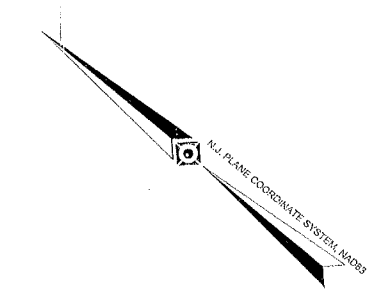
FIELD DATE	03-07-2023	FIELD BOOK NO.	23-02	FIELD BOOK PGS.	33
FIELD CREW	DOC	DRAWN	PV	REVIEWED	RFS
APPROVED	JDS	DATE	06-14-2023	SCALE	1" = 30'
FILE NO.	01-020274-05	DWG. NO.	1	OF	2

**ALTA/NPS LAND TITLE SURVEY**  
**BLOCK 71, LOT 37.01**  
**700 MIDDLESEX AVENUE**  
**BOROUGH OF METUCHEN**  
**MIDDLESEX COUNTY, STATE OF NEW JERSEY**

**CONTROL POINT ASSOCIATES, INC.**  
 30 INDEPENDENCE BOULEVARD, SUITE 100  
 WARREN, NJ 07059  
 TEL: 908-885-7300  
 FAX: 908-885-7301  
 WWW.CONTROLPOINTNJ.COM



VICINITY MAP  
© 2023 ESRI WORLD LIGHT GRAY CANVAS  
(NOT TO SCALE)



LEGEND

124	EXISTING CONTOUR	○	MONITORING WELL
125	EXISTING SPOT ELEVATION	□	MONITORING WELL ON CONC.
× 123.45	EXIST. TOP OF CURB ELEVATION	—	STREET LIGHT
× R 123.45	EXIST. CHUTE ELEVATION	—	TRAFFIC SIGNAL POLE
× G 123.45	EXIST. TOP OF WALL ELEVATION	—	TRAFFIC SIGNAL
× W 123.45	EXIST. BOTTOM OF WALL ELEVATION	—	ELECTRIC METER
× H 123.45	EXIST. TOP OF ISLAND ELEVATION	—	GAS METER
× B 123.45	EXIST. BOTTOM OF ISLAND ELEVATION	—	SIGN
× F 123.45	EXIST. FINISHED FLOOR ELEVATION	—	BOLLARD
× S 123.45	EXIST. DOOR SILL ELEVATION	—	AREA LIGHT
—	ROOFHIT	—	CLEAN OUT
—	GAS VALVE	—	PAINTED ARROWS
—	POINT INDICATOR VALVE	—	CHAIN LINK FENCE
—	UNKNOWN VALVE	—	D.C. DEPRESSED CURB
—	WATER VALVE	—	E.O.P. EDGE OF PAVEMENT
—	OVERHEAD WIRE	—	METAL COVER
—	UTILITY POLE	—	UNDER GROUND
—	UTILITY POLE/LIGHT POLE	—	D.M.H. DRAINAGE/STORM MANHOLE
—	CITY WIRE	—	S.M.H. SANITARY/SEWER MANHOLE
—	BENCHMARK	—	INLET OR CATCH BASIN
		—	UNKNOWN MANHOLE
		—	PARKING SPACE COUNT
		—	DEPRESSED CURB

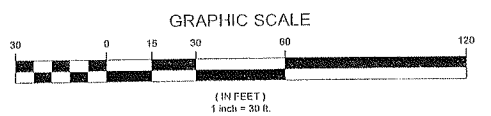
THIS SURVEY IS CERTIFIED TO:  
DANIERO ACQUISITIONS, LLC  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP'S, AND INCLUDES ITEMS 2, 3, 4, 7(c), 8, 9, 11 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03-07-2023.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSIONS

**JAMES D. SENS**  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #246504322600  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27936000

07-24-2023  
DATE



PARKING SPACE COUNT

REGULAR SPACES	0
HANDICAP SPACES	1
TOTAL SPACES	10

SEE SHEET 1 OF 2 FOR NOTES AND REFERENCES

NO.	REVISION	DATE	BY	DATE
1	REVISED TO ADD BENCHMARKS		UB	07-21-2023
	DESCRIPTION OF REVISION		FIELD CREW	DRAWN

FIELD DATE: 03-07-2023  
 FIELD BOOK NO: 23-02  
 FIELD BOOK PG: 33  
 FIELD CREW: DOC  
 DRAWN: PV  
 REVIEWED: RFS  
 APPROVED: JDS  
 DATE: 06-14-2023  
 SCALE: 1" = 30'  
 FILE NO: 01-020274-05  
 DWG. NO: 2 OF 2

**ALTA/NSP'S LAND TITLE SURVEY**  
**BLOCK 71, LOT 37.01**  
**700 MIDDLESEX AVENUE**  
**BOROUGH OF METUCHEN**  
**MIDDLESEX COUNTY, STATE OF NEW JERSEY**

**CONTROL POINT ASSOCIATES, INC.**  
 30 INDEPENDENCE BOULEVARD, SUITE 100  
 WARREN, NJ 07059  
 WWW.CPASURVEY.COM



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