

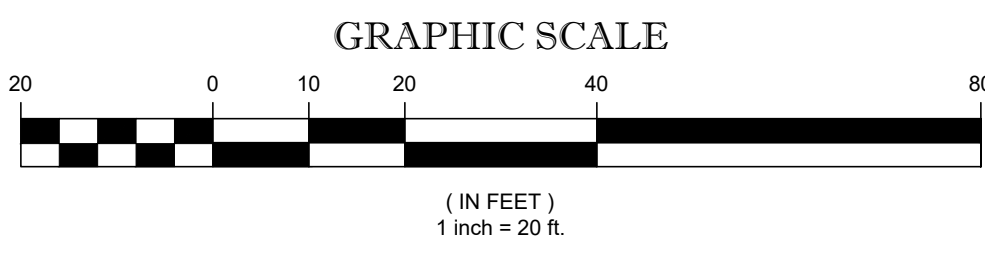
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- ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE TOWNSHIP OF MONTCLAIR AND THE BOROUGH OF GLEN RIDGE, COUNTY OF ESSEX, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEGINNING AT THE POINT OF INTERSECTION FORMED BY THE EXISTING SOUTHWESTERLY LINE OF ROSWELL TERRACE (50.00 FEET R.O.W.), SAID LINE BEING DISTANT 25.00 FEET MEASURED SOUTHWESTERLY LINE FROM AND PARALLEL WITH THE CENTERLINE THEREOF; WITH THE EXISTING SOUTHEASTERN LINE OF WALNUT CRESCENT (60.00 FEET R.O.W.), SAID LINE BEING DISTANT 33.00 FEET MEASURED SOUTHEASTERNLY FROM AND PARALLEL WITH THE CENTERLINE THEREOF AND FROM SAID POINT RUNNING THENCE:
- (1) SOUTH 75 DEGREES 15 MINUTES 14 SECONDS EAST 230.73 FEET, ALONG THE AFORESAID EXISTING SOUTHWESTERLY LINE OF ROSWELL TERRACE TO AN ANGLE POINT IN THE SAME; THENCE
 - (2) SOUTH 83 DEGREES 30 MINUTES 34 SECONDS EAST 287.69 FEET, STILL ALONG THE EXISTING SOUTHWESTERLY LINE OF ROSWELL TERRACE; THENCE
 - (3) SOUTH 04 DEGREES 39 MINUTES 46 SECONDS WEST 114.35 FEET, ALONG THE EXISTING WESTERLY LINE OF LOT 34 BLOCK 106 TO A POINT IN THE EXISTING SOUTHWESTERLY LINE OF LOT 34 BLOCK 106, TO A POINT IN THE EXISTING SOUTHERLY LINE OF SAME, SAID ADJOINING LOT AS SHOWN ON THE AFORESAID TAX MAPS; THENCE
 - (4) SOUTH 88 DEGREES 06 MINUTES 14 SECONDS EAST 90.00 FEET, ALONG THE AFORESAID SOUTHERLY LINE OF LOT 34 BLOCK 106, TO A POINT IN THE SAME; THENCE
 - (5) SOUTH 04 DEGREES 04 MINUTES 46 SECONDS WEST 109.46 FEET, ALONG THE EXISTING WESTERLY LINE OF LOT 40 BLOCK 106, TO A POINT IN THE EXISTING NORTHERLY LINE OF BAY AVENUE (60.00 FEET R.O.W.), SAID LINE BEING DISTANT 25.00 FEET MEASURED NORTHERLY FROM AND PARALLEL WITH THE CENTERLINE THEREOF; SAID ADJOINING LOTS AS SHOWN ON THE AFORESAID TAX MAPS; THENCE
 - (6) SOUTH 87 DEGREES 16 MINUTES 46 SECONDS WEST 455.97 FEET, ALONG THE AFORESAID EXISTING NORTHERLY LINE OF BAY AVENUE TO A POINT IN THE SAME, SAID POINT ALSO BEING IN THE EXISTING NORTHEASTERN LINE OF WALNUT CRESCENT (60.00 FEET R.O.W.), SAID LINE BEING DISTANT 33.00 FEET MEASURED NORTHEASTERNLY FROM AND PARALLEL WITH THE CENTERLINE THEREOF; THENCE
 - (7) NORTH 70 DEGREES 53 MINUTES 44 SECONDS WEST 22.88 FEET, ALONG THE AFORESAID EXISTING NORTHEASTERN LINE OF WALNUT CRESCENT, TO AN ANGLE POINT IN THE SAME; THENCE
 - (8) NORTH 59 DEGREES 10 MINUTES 44 SECONDS WEST 43.94 FEET, STILL ALONG THE EXISTING NORTHEASTERN LINE OF WALNUT CRESCENT, TO AN ANGLE POINT IN THE SAME; THENCE
 - (9) NORTH 40 DEGREES 32 MINUTES 44 SECONDS WEST 43.32 FEET, STILL ALONG THE EXISTING NORTHEASTERN LINE OF WALNUT CRESCENT, TO AN ANGLE POINT IN THE SAME; THENCE
 - (10) NORTH 36 DEGREES 30 MINUTES 44 SECONDS WEST 43.05 FEET, STILL ALONG THE EXISTING NORTHEASTERN LINE OF WALNUT CRESCENT; THENCE
 - (11) NORTH 25 DEGREES 49 MINUTES 44 SECONDS WEST 41.42 FEET, STILL ALONG THE EXISTING NORTHEASTERN LINE OF WALNUT CRESCENT, TO AN ANGLE POINT IN THE SAME; THENCE
 - (12) NORTH 09 DEGREES 12 MINUTES 44 SECONDS WEST 41.34 FEET, STILL ALONG THE EXISTING NORTHEASTERN LINE OF WALNUT CRESCENT, TO AN ANGLE POINT IN THE SAME; THENCE
 - (13) NORTH 04 DEGREES 03 MINUTES 16 SECONDS EAST 43.22 FEET, STILL ALONG THE EXISTING NORTHEASTERN LINE OF WALNUT CRESCENT, TO AN ANGLE POINT IN THE SAME; THENCE
 - (14) NORTH 14 DEGREES 13 MINUTES 16 SECONDS EAST 40.70 FEET, STILL ALONG THE EXISTING NORTHEASTERN LINE OF WALNUT CRESCENT, TO AN ANGLE POINT IN THE SAME; THENCE
 - (15) NORTH 15 DEGREES 27 MINUTES 16 SECONDS EAST 96.34 FEET, STILL ALONG THE EXISTING NORTHEASTERN LINE OF WALNUT CRESCENT, TO AN ANGLE POINT IN THE SAME; THENCE
 - (16) NORTH 20 DEGREES 18 MINUTES 46 SECONDS EAST 29.01 FEET, STILL ALONG THE EXISTING NORTHEASTERN LINE OF WALNUT CRESCENT, TO A POINT IN THE EXISTING SOUTHEASTERN LINE OF ROSWELL TERRACE, THE POINT AND PLACE OF BEGINNING.

CONTAINING: 151,133 S.F. OR 3.470 AC.

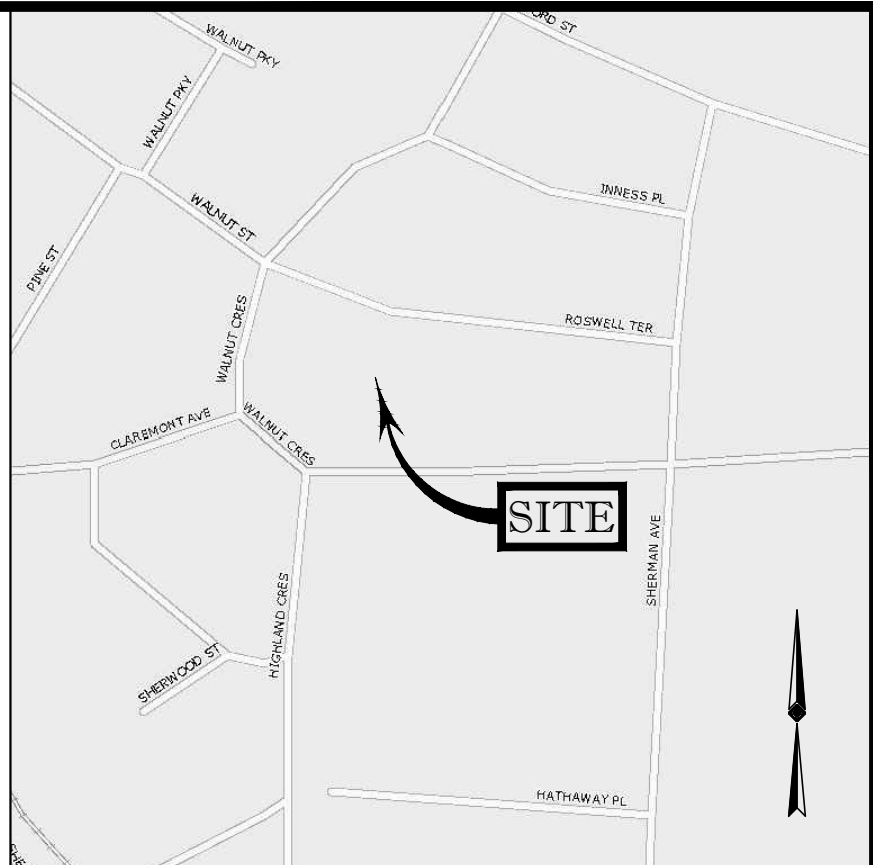
THIS DESCRIPTION IS THE SAME AS SCHEDULE A.5 IN A TITLE REPORT PREPARED BY EDGINGTON TITLE AGENCY, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, FILE NO. ED-439-15, WITH AN EFFECTIVE DATE OF SEPTEMBER 9, 2016.

LEGEND		LEGEND	
124	EXISTING CONTOUR	C/O	CLEAN OUT
125	EXISTING SPOT ELEVATION	BB CURB	BOLLARD
X 123.45	EXIST. TOP OF CURB ELEVATION	CL.F.	BELGIUM BLOCK CURB
X G 122.95	EXIST. GUTTER ELEVATION	D.C.	CHAIN LINK FENCE
X 123.45	EXIST. TOP OF WALL ELEVATION	E.D.P.	DEPRESSED CURB
X 122.95	EXIST. BOTTOM OF WALL ELEVATION	L.S.A.	EDGE OF PAVEMENT
X 123.45	EXIST. DOOR SILL ELEVATION	MC	LANDSCAPED AREA
	HYDRANT	RTT WALL	METAL COVER
	WATER VALVE	(TYP.)	RAILROAD THE WALL
	FIRE DEPARTMENT CONNECTION	D.W.P.	TYPICAL
	WATER METER	S.W.L.	DETECTABLE WARNING PAD
	UNKNOWN VALVE	D.Y.L.	SOLID WHITE LINE
	GAS VALVE	REC.	DOUBLE YELLOW LINE
	OVERHEAD WIRES		RECESSED
	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT (SEE NOTE 3)		DECIDUOUS TREE & TRUNK SIZE
	APPROX. LOC. UNDERGROUND SAN. LINE PER REF. #5		CONIFEROUS TREE & TRUNK SIZE
	UTILITY POLE		SANITARY/SEWER MANHOLE
	UTILITY POLE/LIGHT POLE		TELEPHONE MANHOLE
	GUY WIRE		UNKNOWN MANHOLE
	STREET LIGHT		DRAINAGE/STORM MANHOLE
	TRAFFIC SIGNAL POLE		CATCH BASIN OR INLET
	TRAFFIC SIGNAL		PARKING SPACE COUNT
	AREA LIGHT		OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
			TITLE REPORT EXCEPTION



- REFERENCES:
1. THE OFFICIAL TAX ASSESSOR'S MAPS OF THE BOROUGH OF GLEN RIDGE, ESSEX COUNTY, NEW JERSEY, SHEET #35 AND THE TOWN OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY, SHEET #42.
 2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP, ESSEX COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 104 OF 2007, MAP NUMBER 340130040F, EFFECTIVE DATE: JUNE 4, 2007.
 3. WATER MAPPING PROVIDED BY THE BOROUGH OF GLEN RIDGE.
 4. SEWER MAPPING PROVIDED BY THE BOROUGH OF GLEN RIDGE.

PARKING SPACE TABULATION	
REGULAR SPACES	91
HANDICAP SPACES	4
TOTAL	95



- NOTES:
1. PROPERTY KNOWN AS BLOCK 4215, LOT 1 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY, AND LOT 15, BLOCK 106 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF GLEN RIDGE, ESSEX COUNTY, NEW JERSEY.
 2. TOTAL AREA = 151,133 S.F. OR 3.470 AC.
 3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. 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 AS-BUILT PLANS AND UTILITY MARK-OUT 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. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 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 BY EDGINGTON TITLE AGENCY, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, FILE NO. ED-439-15, WITH AN EFFECTIVE DATE OF SEPTEMBER 9, 2016, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
 11. MEMORANDUM OF LEASE BETWEEN MOUNTAINSIDE HEALTHY FOUNDATION, INC., A NEW JERSEY NONPROFIT CORPORATION AND MOUNTAINSIDE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN D.B. 12065, PG. 6206 - 30 YEAR LEASE BEGINNING MAY 31, 2007 - AFFECTS SUBJECT PREMISES - BLANKET IN NATURE - NOT SHOWN.
 12. AGREEMENT FOR RESERVATION BETWEEN MOUNTAINSIDE HOSPITAL AND THE COUNTY OF ESSEX, IN LIEU OF DEDICATION FOR ROADWAY WIDENING IN D.B. 4878, PG. 597 - AFFECTS SUBJECT PREMISES - SHOWN.
 13. EASEMENT TO SUBURBAN CABLE TELEVISION FOR THE RIGHTS TO INSTALL AND/OR MAINTAIN CABLES AND/OR EQUIPMENT ON OR BETWEEN POLES LOCATED ON SUBJECT PREMISES AS CONTAINED IN D.B. 5565, PG. 78 - AFFECTS SUBJECT PREMISES - WIRES AND POLES - SHOWN.
 - 14 AND 15 ARE NOT SURVEY RELATED.
 16. SUBJECT TO A FENCE EASEMENT AREA RECORDED AS INSTRUMENT NO. 02017070169, LOCATED DOCUMENT SUPPLIED IS NOT LEGIBLE, BUT IT IS ACROSS THE SUBJECT PROPERTY AND IS SHOWN APPROXIMATELY.
 6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 8. ELEVATIONS ARE BASED UPON NAVD 1988 PER GPS OBSERVATIONS UTILIZING THEY KEYSTONE KEYNET VRS NETWORK.
 9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE.
 10. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
 11. WAIVER OF SETTING CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13-40-5.2.
 12. THE EXISTENCE AND EXTENT OF BASEMENT AREAS WERE UNKNOWN AT THE TIME OF THE FIELD SURVEY.

THIS SURVEY IS CERTIFIED TO: ONE BAY URBAN RENEWAL LLC, HPT VII MONTCLAIR MOB LLC, A NEW JERSEY LIMITED LIABILITY CORPORATION, EDGINGTON TITLE AGENCY, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, MONTCLAIR HOSPITAL LLC, BRADLEY ARANT BOULT CUMMINGS LLP

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, 7(a), 7(b)(1), 7(c), 8, 9, 11(b) & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 19, 2015.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #4322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

APPROVED: 01-17-2018
DATE

UTILITY COMPANY		PHONE NUMBER	
VERIZON	(973) 649-9900		
PSE&G	(800) 436-7734		
BOROUGH OF GLEN RIDGE	(973) 748-8444		
CITY OF NEWARK	(973) 733-3869		
TOWNSHIP OF MONTCLAIR	(973) 744-1400		

UPDATE CERTIFIED PARTIES		DATE	
PER ATTORNEY REVIEW	JDS	JDS	01/17/2018
UPDATE FIELD CONDITIONS/NEW TITLE REVIEW	JDS	JDS	12/21/2017
REVISE TO ADD TREE LOCATIONS AND INVERTS	K.O.	J.P.J.	11-08-2017
REVISE PER ATTORNEYS COMMENTS	J.P.J.	C.C.B.	02-26-2016
REVISE PER ATTORNEYS COMMENTS	J.P.J.	C.C.B.	03-19-2015
REVISE PER ATTORNEYS COMMENTS	J.P.J.	C.C.B.	03-19-2015
REVISE PER RECEIPT OF UPDATED TITLE COMMITMENT	J.P.J.	C.C.B.	03-03-2015

ALTA/ACSM LAND TITLE SURVEY		DATE	
FIELD DATE	02-19-15		
FIELD BOOK NO.	14-03		
FIELD BOOK PG.	138		
FIELD CREW	D.G.		
DRAWN	AH/J.P.J.		
REVIEWED:	JDS	02-25-15	1"=20'
SCALE			C14223.01
FILE NO.			1 OF 1