



Commercial Real Estate
Due Diligence Management
4125 State Route 43
Kent, OH 44240
866.290.8121
www.amnational.net

ALTA/ACSM Land Title Survey

Allagash

Surveyor Certification

Distribution Center #5
257 Prospect
Cranbury, NJ
County of Middlesex

To: Metropolitan Life Insurance Company, its successors and assigns; Chicago Title Insurance Company; Keystone Cranbury East, LLC; and American National, LLC.

This is to certify that this map or plat and the survey on which it is 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 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11a, 13, 14, 16, 17, 18, 19, 20a, 21 of Table A thereof.

The field work was completed on October 26, 2012.

Jack W. Shoemaker
Land Surveyor Number GS035878
In state of New Jersey
Date of Plat or Map: October 29, 2012
Date of last revision: November 16, 2012
Date of this Printing: November 16, 2012
Network reference #20120566-002

Survey Prepared By:
First Order, LLC
1700 Sullivan Trail
Easton, PA 18040
NJ Certificate of Authorization 24GA28154900
Project No. 2499-002

Legal Description

ALL THAT CERTAIN TRACT, PARCEL AND LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF CRANBURY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT 1.01 IN BLOCK 3, AS SHOWN ON A CERTAIN FILED MAP ENTITLED "SUBDIVISION OF A PLANNED INDUSTRIAL PARK OF PROPERTY OF GENERAL FOODS CORP.," DULY FILED IN THE OFFICE OF THE CLERK/REGISTER OF MIDDLESEX COUNTY, ON MAY 10, 1990 AS MAP NO. 465, FILE 1847.

BEING MORE PARTICULARLY DESCRIBER AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY SIDELINE OF THE NEW JERSEY TURNPIKE (300 FOOT RIGHT OF WAY) AND THE NORTHERLY SIDELINE OF PROSPECT PLAINS ROAD (VARIABLE WIDTH R.O.W.) AND BEARING NORTH 18 DEGREES 44 MINUTES 11 SECONDS EAST ALONG SAID EASTERLY SIDELINE, 19.50 FEET FROM A CONCRETE MONUMENT; AND RUNNING THENCE

1. ALONG SAID EASTERLY SIDELINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 89,850.00, A CENTRAL ANGLE OF 00 DEGREES 22 MINUTES 58 SECONDS, AN ARC LENGTH OF 600.25, AND A CENTRAL CHORD BEARING NORTH 18 DEGREES 44 MINUTES 11 SECONDS EAST. A CHORD DISTANCE OF 600.25 FEET TO A POINT ON A CONCRETE MONUMENT AT A POINT OF TANGENCY; THENCE

2. CONTINUING ALONG SAID EASTERLY SIDELINE, NORTH 18 DEGREES 55 MINUTES 40 SECONDS EAST 1,825.57 FEET TO A POINT; THENCE

3. LEAVING SAID EASTERLY SIDELINE, AND ALONG A LOT LINE COMMON TO LOTS 1.01 AND 1.02 BLOCK 3, SOUTH 70 DEGREES 55 MINUTES 46 SECONDS EAST, 1,129.89 FEET TO A POINT; THENCE

4. ALONG THE EASTERLY LINE OF SAID LOT 1.01, SAID EASTERLY LINE BEING THE MUNICIPAL LINE DIVIDING THE TOWNSHIPS OF MONROE AND CRANBURY, AND PARTIALLY ALONG THE WESTERLY RIGHT OF WAY LINE OF REVERE ROAD (32.50 FOOT R.O.W.), SOUTH 07 DEGREES 31 MINUTES 54 SECONDS WEST, 2,371.41 FEET TO A POINT IN SAID PROSPECT PLAINS ROAD NORTHERLY SIDELINE; THENCE

5. ALONG SAID NORTHERLY SIDELINE, NORTH 74 DEGREES 56 MINUTES 26 SECONDS WEST, 76.49 FEET TO A POINT; THENCE

6. ALONG THE SAME, NORTH 74 DEGREES 33 MINUTES 36 SECONDS WEST 454.18 FEET TO A POINT; THENCE

7. ALONG THE SAME, NORTH 74 DEGREES 39 MINUTES 16 SECONDS WEST, 325.50 FEET TO A POINT; THENCE

8. ALONG THE SAME, NORTH 74 DEGREES 33 MINUTES 36 SECONDS WEST, 743.31 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH THE BENEFITS OF SEWER UTILITY EASEMENT AS SET FORTH IN DEED BOOK 3852, PAGE 896.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):

LOT 1.01 (1.01-B01 AND 1.01-B02), BLOCK 3, ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF CRANBURY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY.

Legend of Symbols & Abbreviations

● MONUMENT FOUND	☉ POWERPOLE	—SS— SAN. SEWER LINE
○ MONUMENT SET	—GUY WIRE	⊙ SEWER MANHOLE
⊙ P.K. NAIL FOUND	☀ LIGHT POLE	○ CLEAN OUT
⊙ P.K. NAIL SET	☀ STREET LIGHT POLE	—SD— STORM DRAIN LINE
× FND X MARK	☀ ELEC. TRANSFORMER	⊙ STORM DRAIN MANHOLE
× SET X MARK	☀ AIR CONDITIONER	⊙ STORM INLET
▲ R.R. SPIKE FOUND	—E— BURIED ELECTRIC	☒ CURB INLET
△ R.R. SPIKE SET	—O/HE— OVERHEAD ELECTRIC	☒ PAY PHONE
⊙ BENCHMARK	⊙ ELEC. MANHOLE	☒ TELEPHONE BOX
⊙ CONC. R/W MARKER	⊙ ELECTRIC METER	⊙ TELEPHONE MANHOLE
(R) RECORD DATA	—W— WATER LINE	⊙ TELEPHONE POLE
(M) MEASURED DATA	⊙ WATER MANHOLE	—T— TELEPHONE LINE
(C) CALCULATED DATA	⊙ WATER VALVE	—O/HT— OVERHEAD TELEPHONE
R/W RIGHT OF WAY	⊙ WATER METER	⊙ UNDERGROUND TELEPHONE MARKER
BSL BACK SET LINE	☀ HYDRANT	⊙ CABLE TELEVISION
RCP REINFORCED CONC PIPE	☀ BACK FLOW PREVENTOR	—O/HC— OVERHEAD CABLE
CMP CORRUGATED METAL PIPE	☀ GAS VALVE	☒ CABLE BOX
PVC PLASTIC PIPE	☀ GAS METER	⊙ UNDERGROUND CABLE MARKER
MTL METAL	☀ UNDERGROUND GAS MARKER	⊙ TRAFFIC POLES
AGL ABOVE GROUND LEVEL	☀ GAS MANHOLE	⊙ TRAFFIC SIGNAL
F.P. FOOTPRINT	—C— GAS LINE	⊙ TRAFFIC MANHOLE
L/S LANDSCAPING	⊙ BOLLARD	☒ TRAFFIC SIGNAL BOX
☀ TREE	⊙ BORE HOLE	⊙ STOP SIGN
	⊙ MONITORING WELL	⊙ SIGN
	⊙ MAIL BOX	
	⊙ UNKNOWN MANHOLE	
	⊙ SQUARE METAL LID	
	⊙ FUEL TANK LID	
	⊙ FLAG POLE	

General Notes

1. THE SUBJECT PROPERTY IS ZONED "LI" LIGHT INDUSTRIAL DISTRICT.

FRONT SETBACK: 100 FT.
SIDE SETBACK: 30 FT.
REAR SETBACK: 30 FT.
PARKING REQUIREMENTS: 1 Space per 5,000 Sq. Ft. of Gross Floor Area

HEIGHT RESTRICTIONS: 65 FT.

THE ZONING INFORMATION SHOWN ABOVE WAS TAKEN FROM A PZR REPORT PREPARED BY THE PLANNING & ZONING RESOURCES CORPORATION, PZR SITE NUMBER 62424-31, DATED 9-13-2012

PARKING PROVIDED —
—REGULAR = 444 SPACES
—TRAILER = 116 SPACES
—HANDICAP = 12 SPACES
TOTAL SPACES PROVIDED = 456

2. PROPERTY IS KNOWN AS BLOCK 3 LOT 1.01 IN THE TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, NEW JERSEY.

3. LOT AREA = 3,244,716 S.F. OR 74.4884 AC.

4. IN RESPONSE TO ALTA\ACSM TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

5. IN RESPONSE TO ALTA\ACSM TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.

6. IN RESPONSE TO ALTA\ACSM TABLE A ITEM 18, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

7. IN RESPONSE TO ALTA\ACSM TABLE A ITEM 19, THE NATIONAL WETLANDS INVENTORY MAPS DO INDICATE THE EXISTENCE OF WETLANDS ON THIS PROPERTY.

8. BASED ON VISUAL OBSERVATION, THE SUBJECT PROPERTY IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR ABOVE GROUND MARKINGS TO DETERMINE ANY SUBSURFACE LOCATION. CONTACT LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION

9. THE PROPERTY HAS DIRECT LEGAL ACCESS TO SOUTH RIVER ROAD AND PROSPECT PLAINS ROAD, BOTH OF WHICH ARE PUBLICLY DEDICATED RIGHTS OF WAY.

10. THE LEGAL DESCRIPTION AND THE SURVEYOR'S DESCRIPTION ARE THE SAME LANDS AS THE LEGAL DESCRIPTION IN THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, NO. 2010-80174, DATED EFFECTIVE JULY 20, 2012.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map/Community Panel No. 34023C0253F, which bears an effective date of 07/06/2010 and is not in a Special Flood Hazard Area.

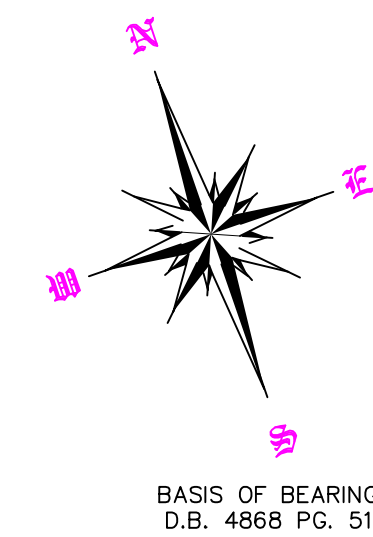
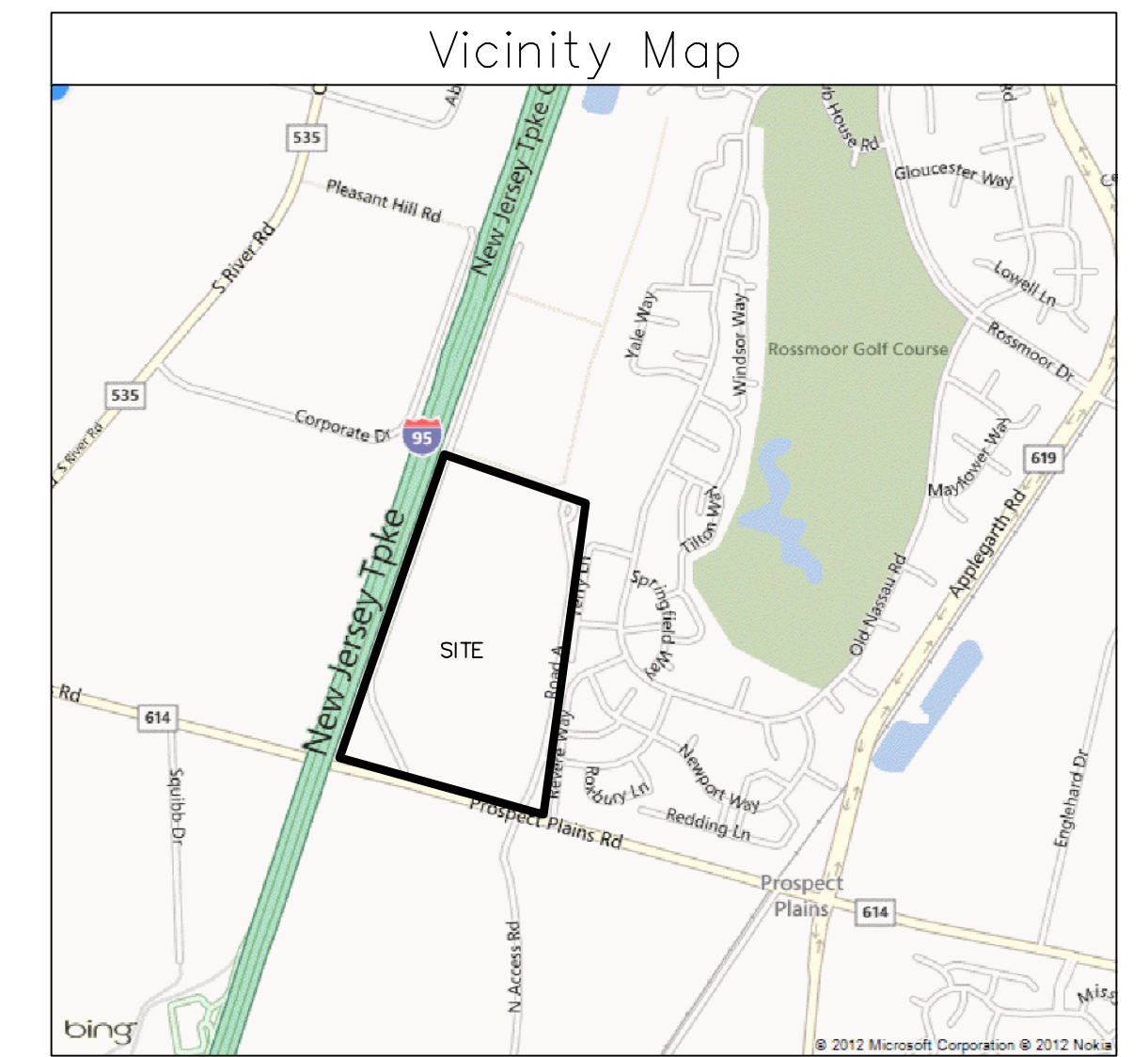
Encroachment Statement

NONE OBSERVED

Notes Corresponding to Schedule B

Chicago Title Insurance Company, Title No. 2010-80175, Effective Date July 20, 2012

- (R) SUBJECT TO SLOPE AND DRAINAGE RIGHTS AND RIGHT OF WAY TO THE NEW JERSEY TURNPIKE AUTHORITY AS SET FORTH IN DEED BOOK 1529, PAGE 364. — AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED. (DOCUMENT ORDERED)
- (S) SUBJECT TO CONDITIONS AS SET FORTH IN DEED BOOK 1929, PAGE 576. — AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED. (DOCUMENT ORDERED)
- (T) SUBJECT TO SLOPE AND DRAINAGE RIGHTS, ACCESS RIGHTS EASEMENTS AND CONDITIONS AS SET FORTH IN DEED BOOK 2067, PAGE 584. — AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED. (DOCUMENT ORDERED)
- (U) SUBJECT TO RIGHT OF WAY EASEMENT FOR PIPELINE IN FAVOR OF COLONIAL PIPELINE COMPANY AS SET FORTH IN DEED BOOK 2431, PAGE 611 AND DEED BOOK 2447, PAGE 870. — AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- (V) SUBJECT TO TERMS AND CONDITIONS OF AGRICULTURAL LEASE AND EASEMENT AND RIGHT OF WAY AS RECITED IN DEED BOOK 2554, PAGE 147 AND DEED BOOK 3141, PAGE 868. — AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED. BLANKET IN NATURE.
- (W) SUBJECT TO EASEMENT IN FAVOR OF PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS SET FORTH IN DEED BOOK 2583, PAGE 169, AS AMENDED IN DEED BOOK 3084, PAGE 265 AND DEED BOOK 5053, PAGE 53 — AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- (X) RESTRICTION(S) IN DEED BOOK 2587, PAGE 719. — AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED. BLANKET IN NATURE.
- (Y) SUBJECT TO EASEMENTS IN FAVOR OF JERSEY CENTRAL POWER & LIGHT COMPANY AS SET FORTH IN DEED BOOK 2587, PAGE 1102. — AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- (Z) SUBJECT TO RIGHT OF WAY AGREEMENT IN FAVOR OF JERSEY CENTRAL POWER & LIGHT COMPANY AND NEW JERSEY TELEPHONE COMPANY AS SET FORTH IN DEED BOOK 2645, PAGE 630 AND DEED BOOK 2709, PAGE 429. — AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED. BLANKET IN NATURE.
- (AA) SUBJECT TO ROAD ACCESS EASEMENT TO PROSPECT PLAINS ROAD AS SET FORTH IN DEED BOOK 3852, PAGE 877, SAID EASEMENT AMENDED IN DEED BOOK 4531, PAGE 747; DEED BOOK 4608, PAGE 583 AND DEED BOOK 5053, PAGE 63. — AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- (AB) SUBJECT TO TERMS AND CONDITIONS OF SEWER UTILITY EASEMENT AGREEMENT IN DEED BOOK 3852, PAGE 896. — AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- (AC) SUBJECT TO WATER CONNECTION EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 3852, PAGE 913. — AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED.
- (AD) SUBJECT TO AGREEMENT BETWEEN KRAFT GENERAL FOODS, INC., AND THE COUNTY PLANNING BOARD OF THE COUNTY OF MIDDLESEX AS SET FORTH IN DEED BOOK 3856, PAGE 353. — AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED. BLANKET IN NATURE.
- (AE) SUBJECT TO STORM WATER DRAINAGE EASEMENT AS SET FORTH IN DEED BOOK 4531, PAGE 755 — AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED.
- (AF) SUBJECT TO EASEMENT TO JERSEY CENTRAL POWER AND LIGHT COMPANY D/B/A GPU ENERGY AND VERIZON NEW JERSEY, INC., AS SET FORTH IN DEED BOOK 4994, PAGE 554 AND DEED BOOK 5053, PAGE 859. — AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED. BLANKET IN NATURE.
- (AG) SUBJECT TO EASEMENT TO MONROE TOWNSHIP MUNICIPAL UTILITY AUTHORITY AS SET FORTH IN DEED BOOK 5197, PAGE 563. — AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- (AH) SUBJECT TO SET BACK LINES, EASEMENTS, RESTRICTIONS, RIGHT OF WAYS AND CONDITIONS, AS SHOWN ON FILED MAP ENTITLED "SUBDIVISION OF A PLANNED INDUSTRIAL PARK OF PROPERTY OF GENERAL FOODS CORP.," DULY FILED IN THE OFFICE OF THE CLERK/REGISTER OF MIDDLESEX COUNTY, ON MAY 10, 1990 AS MAP NO. 465, FILE 1847. ALL RIGHTS OF THE STATE OF NEW JERSEY, DEPARTMENT OF TRANSPORTATION TO LIMIT ADDITIONAL FUTURE ACCESS TO NEW JERSEY TURNPIKE. — AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED. DOCUMENT PROVIDED ILLEGIBLE.
- (AJ) UTILITY EASEMENT IN DEED BOOK 5556, PAGE 286 TO JERSEY CENTRAL POWER & LIGHT COMPANY, A FIRST ENERGY COMPANY, A NEW JERSEY CORPORATION. — AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED. BLANKET IN NATURE.
- (AK) DECLARATION OF TAKING WHEREIN NEW JERSEY TURNPIKE AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF NEW JERSEY, AS PLAINTIFF AND KEYSTONE CRANBURY EAST, LLC, AS FIRST NAMED DEFENDANT, FILED IN THE MIDDLESEX COUNTY CLERK/REGISTER OFFICE ON JUNE 16, 2010 IN DEED BOOK 6165, PAGE 691. — AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- (AO) PLANNING EASEMENT(S) AGREEMENT IN DEED BOOK 3852 PAGE 860. — AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED. BLANKET IN NATURE. — AFFECTS SUBJECT PROPERTY, DESCRIPTION VAGUE.
- (AP) MEMORANDUM OF ENVIRONMENTAL LICENSE AGREEMENT IN DEED BOOK 3852 PAGE 926. — AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED. BLANKET IN NATURE.



BASIS OF BEARING
D.B. 4868 PG. 51

Surveyor's Description

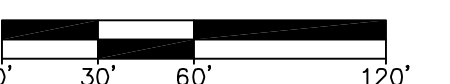
BEGINNING AT THE INTERSECTION OF THE EASTERLY SIDELINE OF THE NEW JERSEY TURNPIKE (300 FOOT RIGHT OF WAY) AND THE NORTHERLY SIDELINE OF PROSPECT PLAINS ROAD (VARIABLE WIDTH R.O.W.), THENCE

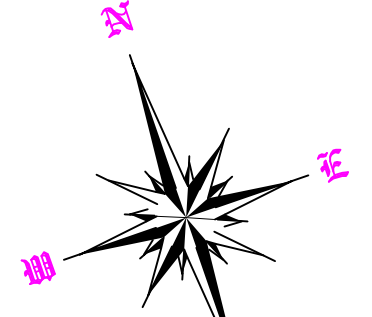
1. Along the easterly right of way line a New Jersey Turnpike on an arc of a curve to the right having a radius of 89850.00 feet, turning a central angle of 00°22'58", for an arc length of 585.76 feet, the chord of which bears North 18°44'28" East for a distance of 585.76 feet to a rebar set, thence
 2. Continuing along the same, North 18°55'40" East a distance of 1825.57 feet to a rebar set, thence
 3. Along lands n/f New Jersey Turnpike Authority (Block 3 Lot 1.02) South 70°55'46" East a distance of 1129.89 feet to a rebar set, thence
 4. Along the lands n/f township of Monroe and extending along the westerly right of way line of Revere Way South 07°31'54" West a distance of 2371.41 feet to a rebar set, thence
- Running the following courses and distances along the northeasterly right of way line of Prospect Plains Road
5. North 74°56'26" West a distance of 76.49 feet to a rebar set, thence
 6. North 74°33'36" West a distance of 454.18 feet to a rebar set, thence
 7. North 74°33'16" West a distance of 325.50 feet to a rebar set, thence
 7. North 74°33'36" West a distance of 212.61 feet to a rebar set, thence
 8. North 15°48'05" East a distance of 11.13 feet to a rebar set, thence
 9. North 74°11'55" West a distance of 529.99 feet to the point and place of beginning.
- Containing 3,244,716 square feet or 74.4889 acres of land.

CURVE TABLE

Curve No.	Radius	Length	Tangent	Ch Brg	Ch Dist.	Delta
C1(R)	89850.00'	600.25'	300.13'	N18°44'11"E	600.25'	0°22'58"
C2	89850.00'	585.76'	292.88'	N18°44'28"E	585.76'	0°22'25"

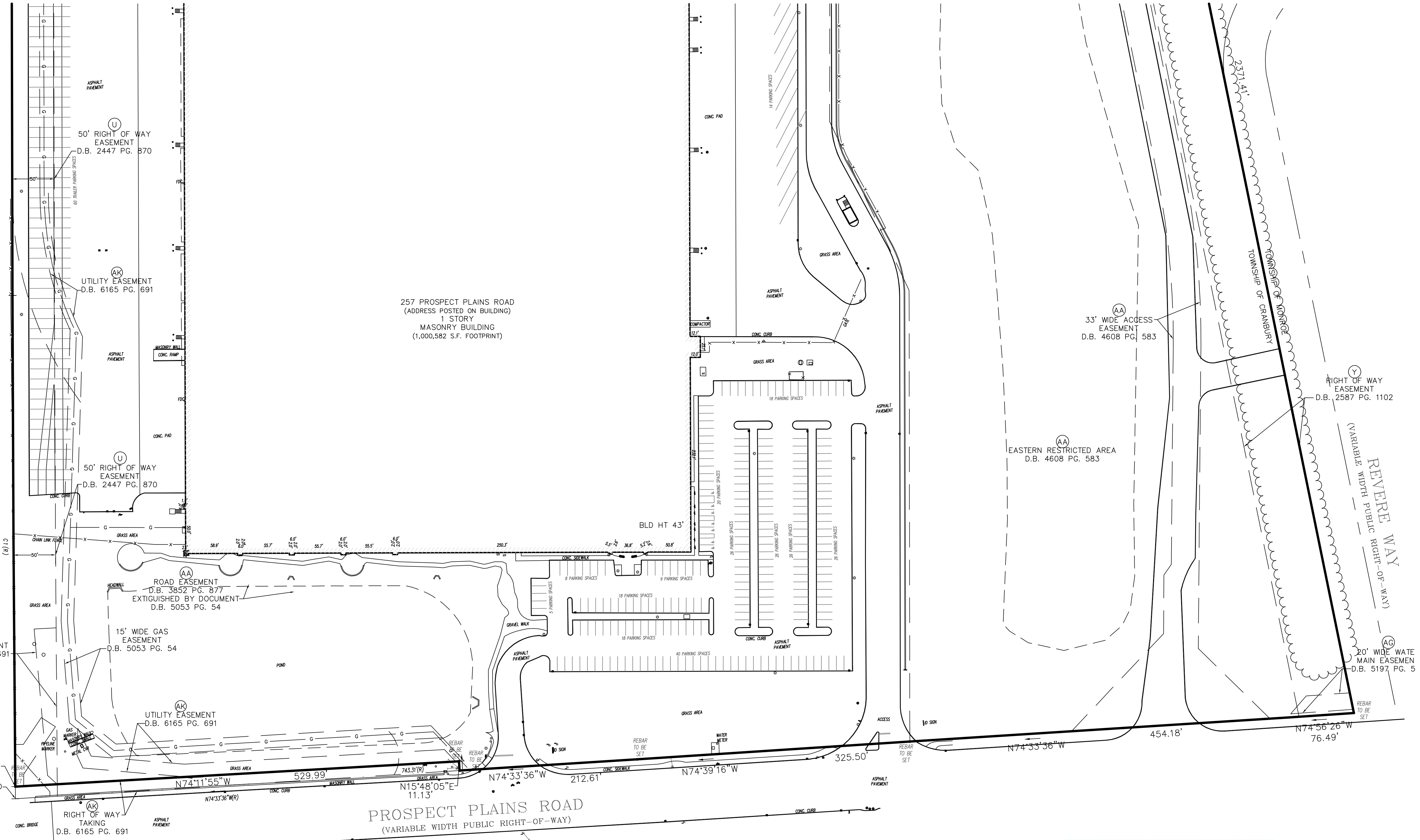
SCALE: 1" = 60'





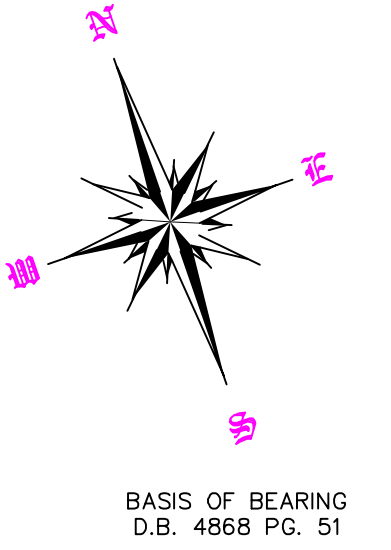
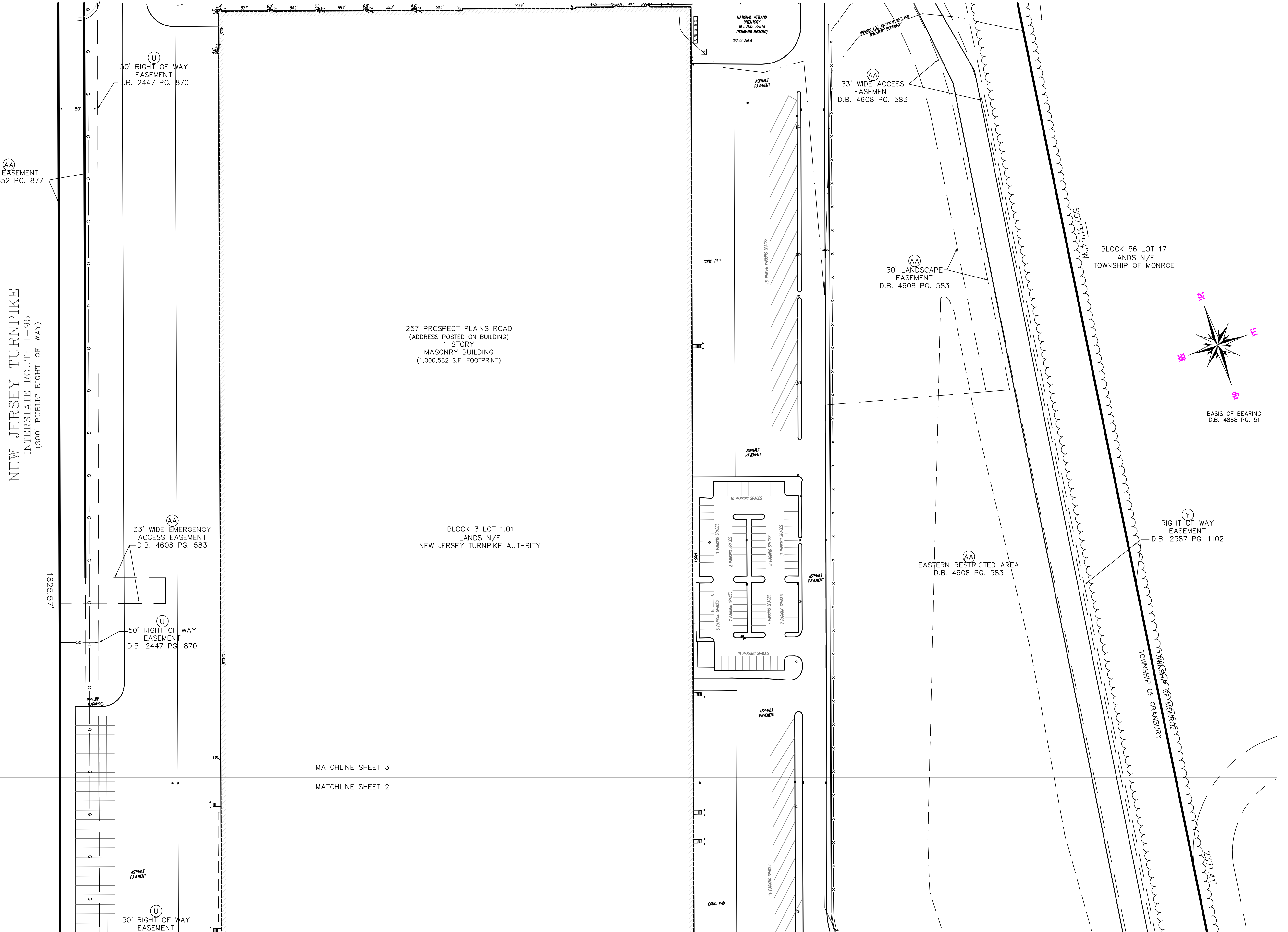
BASIS OF BEARING
D.B. 4868 PG. 51

NEW JERSEY TURNPIKE
INTERSTATE ROUTE I-95
(300' PUBLIC RIGHT-OF-WAY)



Jack W. Ormrod

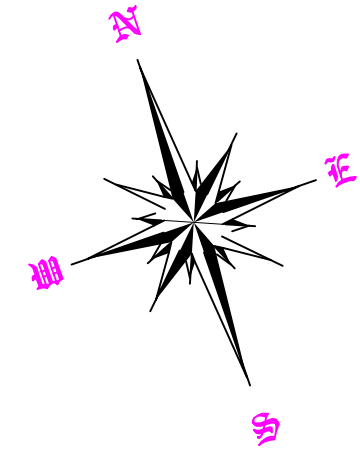
SCALE: 1" = 60'
0' 30' 60' 120'



Jack W. Shimmel

SCALE: 1" = 60'

0' 30' 60' 120'



BLOCK 3 LOT 1.02
LANDS N/F
NEW JERSEY TURNPIKE AUTHORITY

(AB) SEWER
EASEMENT
D.B. 3852 PG. 896

(Y) RIGHT OF WAY
EASEMENT
D.B. 2587 PG. 1102

NEW JERSEY TURNPIKE
INTERSTATE ROUTE 1-95
(300' PUBLIC RIGHT-OF-WAY)

N 85° 55' 40" E

(U) 50' RIGHT OF WAY
EASEMENT
D.B. 2447 PG. 870

(AA) NORTHERN RESTRICTED AREA
D.B. 4608 PG. 583

(AA) EASTERN RESTRICTED AREA
D.B. 4608 PG. 583

(AA) 30' LANDSCAPE
EASEMENT
D.B. 4608 PG. 583

(U) 90' RIGHT OF WAY
EASEMENT
D.B. 2447 PG. 870

(AA) 33' WIDE ACCESS
EASEMENT
D.B. 4608 PG. 583

(AA) ROAD EASEMENT
D.B. 3852 PG. 877

MATCHLINE SHEET 2

MATCHLINE SHEET 3

Jack W. Ornel

SCALE: 1" = 60'
0' 30' 60' 120'

BLOCK 56 LOT 17
LANDS N/F