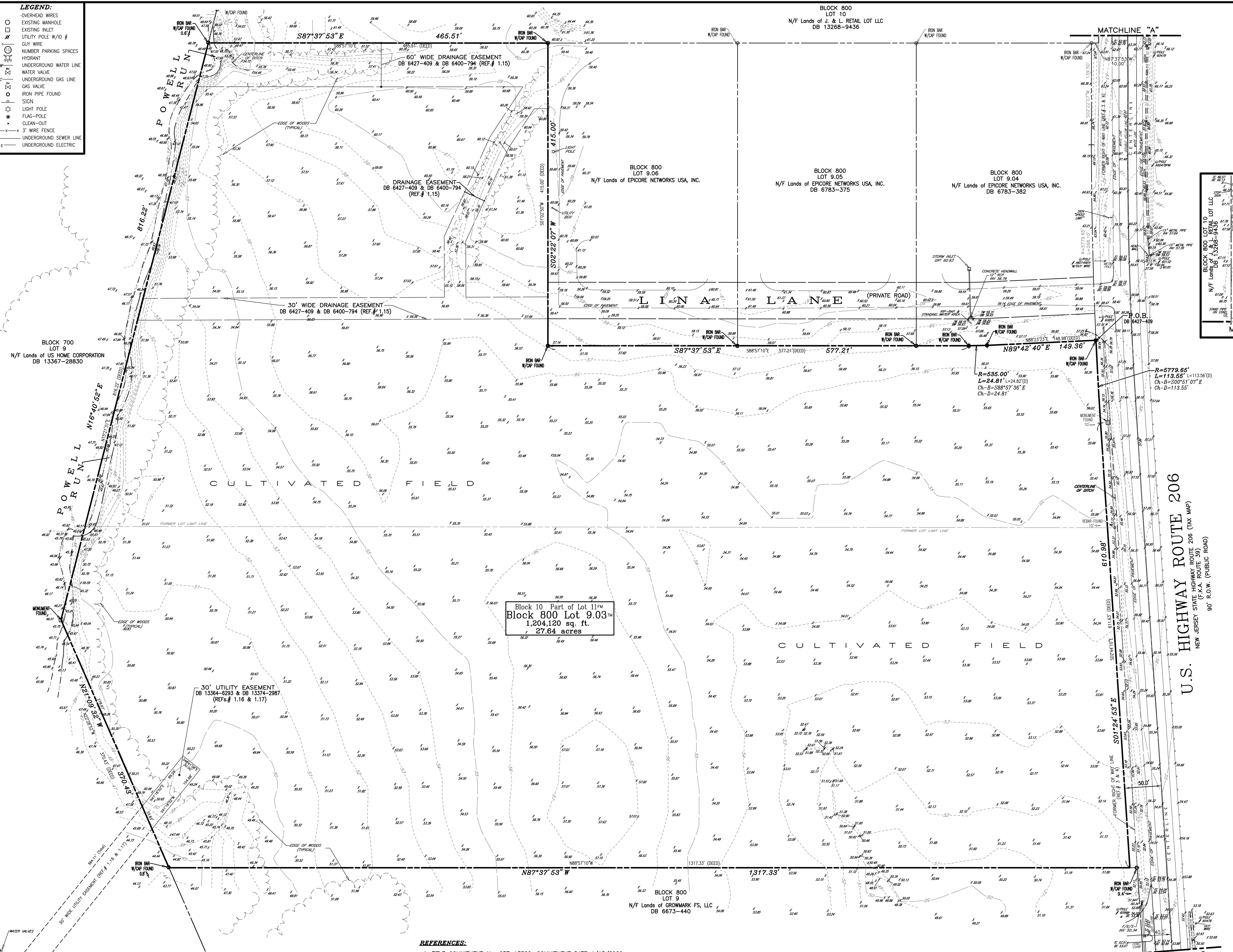
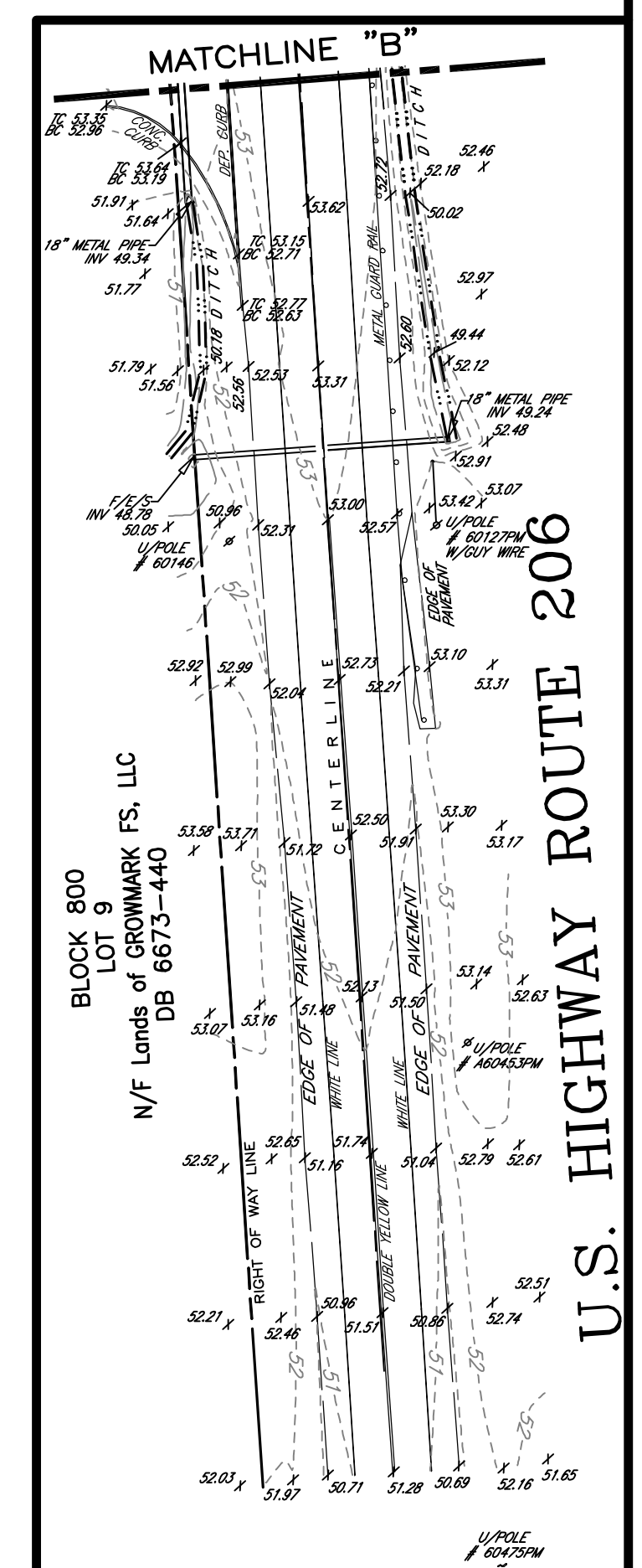
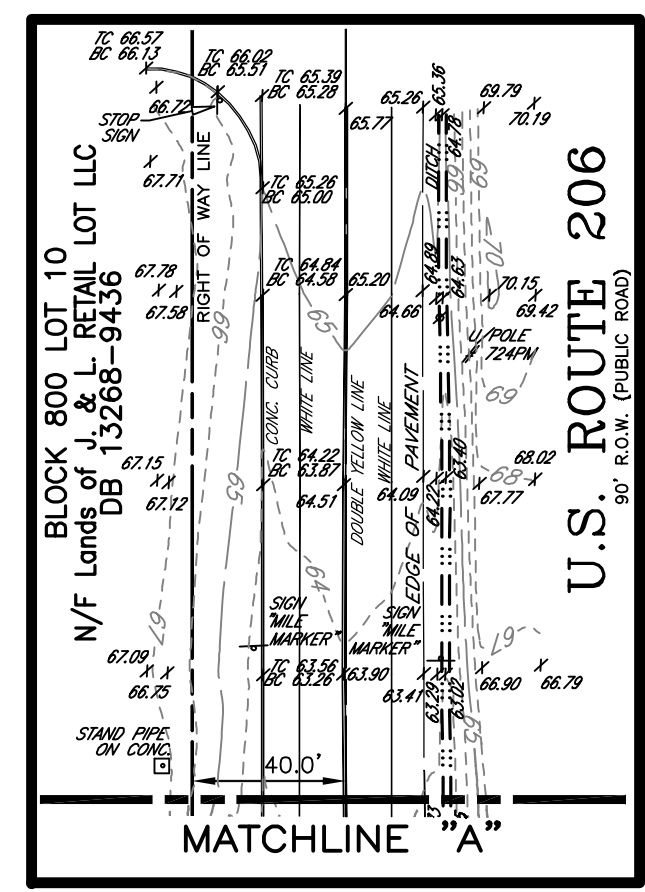


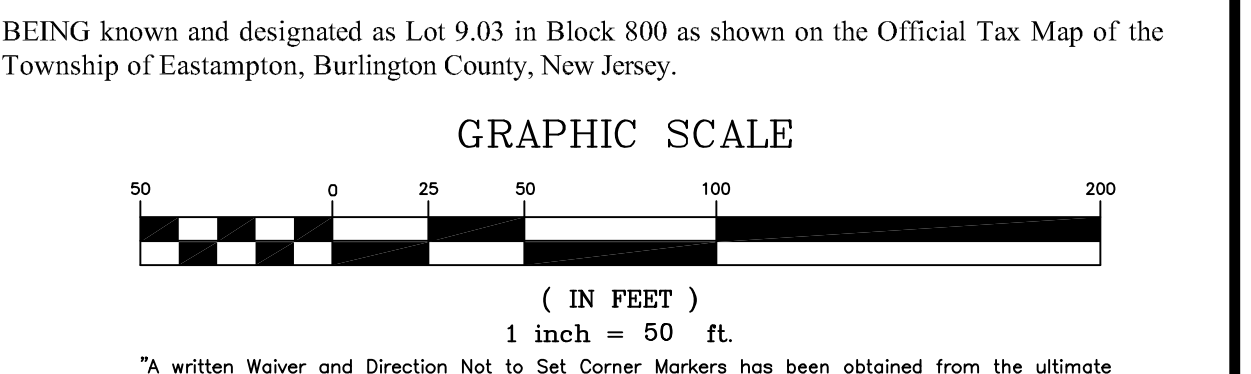
- LEGEND:**
- OVERHEAD WIRES
 - EXISTING MANHOLE
 - EXISTING INLET
 - UTILITY POLE W/ID #
 - GUY WIRE
 - NUMBER PARKING SPACES
 - HYDRANT
 - UNDERGROUND WATER LINE
 - WATER VALVE
 - UNDERGROUND GAS LINE
 - GAS VALVE
 - IRON PIPE FOUND
 - SIGN
 - LIGHT POLE
 - FLAG-POLE
 - CLEAN-OUT
 - 3" WIRE FENCE
 - UNDERGROUND SEWER LINE
 - UNDERGROUND ELECTRIC



Block 10 Part of Lot 11TM
 Block 800 Lot 9.03TM
 1,204,120 sq. ft.
 27.64 acres

Legal Description
 Block 800 Lot 9.03
 Eastampton, New Jersey

- BEGINNING at a point and iron bar with cap found on the Westerly Right of Way line of New Jersey State Highway Route 206 (90.00 feet wide), said point being located at the intersection of the Northeastly corner of Lot 9.03 in Block 800 with the Southeastly corner of Lot 9.04 in Block 800 (lands now or formerly of Epicore Networks USA, Inc.), said point being also described in Deed Book 6427 Page 409; thence running
- 1) Along the aforesaid Westerly Right of Way line of New Jersey State Highway Route 206, on a curve to the left, having a radius of 5779.65 feet and an arc length of 113.55 feet with a chord bearing of South 00 degrees 51 minutes 07.4 seconds East and a chord distance of 113.55 feet to a point; thence
 - 2) Continuing along the aforesaid Westerly Right of Way line of New Jersey State Highway Route 206, South 01 degree 24 minutes 53 seconds East, a distance of 610.98 feet to a point; thence
 - 3) North 87 degrees 37 minutes 53 seconds West, a distance of 1317.33 feet to a point; thence
 - 4) North 21 degrees 09 minutes 52 seconds West, over and beyond an iron bar with cap found on line 0.8 feet from the beginning of this course, a distance of 370.43 feet to a point and monument found; thence
 - 5) North 16 degrees 40 minutes 52 seconds East, a distance of 816.22 feet to a point; thence
 - 6) South 87 degrees 37 minutes 53 seconds East, a distance of 465.51 feet to a point and iron bar with cap found; thence
 - 7) South 02 degrees 22 minutes 07 seconds West, a distance of 415.00 feet to a point and iron bar with cap found; thence
 - 8) South 87 degrees 37 minutes 53 seconds East, over and beyond two (2) iron bars with caps found on line, a distance of 577.21 feet to a point and iron bar with cap found; thence
 - 9) On a curve to the left, having a radius of 535.00 feet and an arc length of 24.81 feet with a chord bearing of South 88 degrees 57 minutes 36 seconds East and a chord distance of 24.81 feet to a point and iron bar with cap found; thence
 - 10) North 89 degrees 42 minutes 40 seconds East, a distance of 149.36 feet to a point and iron bar with cap found on the aforesaid Westerly Right of Way line of New Jersey State Highway Route 206, said point being the point and place of BEGINNING.



REVISION NO.	DESCRIPTION	DATE	BY
REVISION NO. 4	RE-LABELLED ROUTE 206	3/28/21	J.F.
REVISION NO. 3	LOCATION OF 30' UTILITY EASEMENT-METES & BOUNDS	1/12/21	J.F.
REVISION NO. 2	ADD D.O.T. LOCATIONS & TOPOGRAPHY	12/17/20	J.W.
REVISION NO. 1	ADD TOPOGRAPHY	6/30/20	J.W.

CONTROL LAYOUTS, INC.
 LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION #24282001900
 271 CLEVELAND AVENUE HIGHLAND PARK, N.J. 08904 P.O. BOX 4319
 PHONE (732) 846-9100 FAX (732) 937-5793

ALTA/NSPS LAND TITLE SURVEY
 FOR
ROCKEFELLER GROUP DEVELOPMENT CORPORATION
 BLOCK 800 LOT 9.03
 TOWNSHIP OF EASTAMPTON, BURLINGTON COUNTY, NEW JERSEY

DRWN. BY J.F. DATE OF ISSUE: SCALE: 1"=50'
 CHKD. BY G.G. 6/12/2020 JOB # 475-20
 APPRD. BY G.G. SHEET # 1 OF 1

GRG & A. GAFFNEY • NEW JERSEY PROFESSIONAL LAND SURVEYOR #6543304

- NOTES:**
1. BEARINGS ARE BASED ON N.J.S.P.C.S. (NAD-83)
 2. ALL ELEVATIONS ARE BASED ON N.A.V.D.-88 (DATUM)
 3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT TIME OF SURVEY.
 4. PROPERTY IS LOCATED IN FLOOD ZONE "X" (Areas of Minimal Flood Hazard) AS PER "FIRM" FLOOD INSURANCE RATE MAP - BURLINGTON COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 163 OF 641 MAP NUMBER 3400CS 0163 F - EFFECTIVE DATE 12/01/2020

- REFERENCES:**
1. TITLE COMMITMENT NO. ORT-13580, COMMITMENT DATE 4/15/2020 Prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE AGENCY
- Schedule A**
 DEED BOOK 6427 PAGE 409 (Record Owner-Lot 9.03 in Block 800)
- Schedule B-II (Exceptions)**
14. DEED BOOK 1004 PAGE 173 (Unknown Easement) Copy not available
 15. DEED BOOK 6400 PAGE 794 (Drainage Easement) Affect Premises/Plotted
 16. DEED BOOK 13364 PAGE 6293 (30' Utility Easement)
 17. DEED BOOK 13374 PAGE 2987 (Developer's Agreement)

2. TOWNSHIP OF EASTAMPTON, BURLINGTON CO., N.J. TAX MAP SHEET No 17
3. MAP ENTITLED "HILTNER SUBDIVISION - BLOCK 800 LOT 9.01..." FILED 1/09/1991 MAP # 05242
4. MAP ENTITLED "PLAN OF SUBDIVISION SNYDER FARM BLOCK 10 LOT 11..." DOCUMENT FILED MAPS-DOCS-ID 03696 (# B22 11 105) REV 8/16/1982

SURVEYOR'S CERTIFICATE:

To: ROCKEFELLER GROUP DEVELOPMENT CORPORATION, A NEW YORK CORPORATION; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(a), 8, 9, 13 and 14 only of Table A thereto.

The field work was completed on 6/04/2020
 Date of map: 6/12/20

GRG & A. GAFFNEY • NEW JERSEY PROFESSIONAL LAND SURVEYOR #6543304