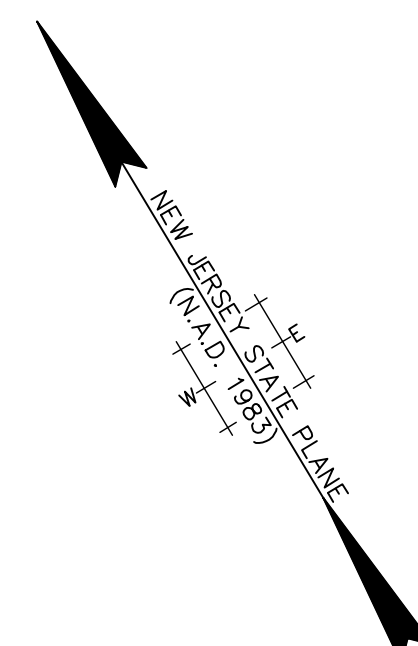


**REFERENCE MAPS:**

- TAX MAP, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, SHEET NOS. 1, 2, 3 AND 4, DATED MAY, 2016.
- MAP ENTITLED "FORT MONMOUTH FITNESS CENTER, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, ALTA/ACSM LAND TITLE SURVEY, BLOCK 110, PORTION OF LOTS 1 & 4, PREPARED BY LANGAN, DATED AUGUST 31, 2015, REVISED TO DECEMBER 17, 2015.
- MAP ENTITLED "FORT MONMOUTH MAIN POST - 13 ACRE PARCEL, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, BOUNDARY SURVEY, BLOCK 110, PORTION OF LOT 2, PREPARED BY LANGAN, DATED JULY 27, 2017, REVISED TO JANUARY 29, 2018.
- MAP ENTITLED "FORT MONMOUTH CLINIC PARCEL 1 & 2, BORO OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, ALTA/ACSM LAND TITLE SURVEY, PART OF BLOCK 110, LOT 4, PREPARED BY LANGAN, DATED SEPTEMBER 18, 2012.
- MAP ENTITLED "FORT MONMOUTH COUNTY HOMELESS SHELTER, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, ALTA/ACSM LAND TITLE SURVEY, BLOCK 110, PORTION OF LOT 2, PREPARED BY LANGAN, DATED NOVEMBER 11, 2016, REVISED TO JUNE 8, 2017.
- MAP ENTITLED "FORT MONMOUTH PHASE TWO PARCEL ENVIRONMENTAL CARVE-OUT PARCELS, BOROUGH OF EATONTOWN, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, ALTA/ACSM LAND TITLE SURVEY, PARCELS 38, 40A, 40B, 41, 43, 44, 48, 49, 50, 51, 52, 53, 57, 64, 65, 68, 69, 70, 71, 96, 97, 98, 102A, 102B, 102C, 102D, 105, 106 & 107, P51-G12, BLOCK 301, LOT 1 (EATONTOWN), BLOCK 110, LOTS 1, 2, 3, 4 & 6 (OCEANPORT), PREPARED BY LANGAN, DATED JANUARY 22, 2015, REVISED TO SEPTEMBER 13, 2016.
- MAP ENTITLED "CORNER MARKER LOCATION, BOROUGH OF EATONTOWN, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, ALTA/ACSM LAND TITLE SURVEY, BLOCK 301, LOT 1 (PORTION)(EATONTOWN), BLOCK 110, LOTS 4 (PORTION) & 6 (OCEANPORT), PREPARED BY LANGAN, DATED OCTOBER 9, 2014, REVISED TO NOVEMBER 6, 2014.
- MAP ENTITLED "SURVEY OF PROPOSED PARCEL, P/O TAX LOT 1, TAX BLOCK 110, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, PREPARED BY NELSON ENGINEERING ASSOCIATES, INC., DATED SEPTEMBER 21, 2010.
- MAP ENTITLED "SURVEY OF PROPOSED PARCEL, P/O TAX LOT 1, TAX BLOCK 105, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY, PREPARED BY NELSON ENGINEERING ASSOCIATES, INC., DATED SEPTEMBER 21, 2010.
- MAP ENTITLED "FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY, INFRASTRUCTURE CONDITIONS ASSESSMENT REPORT, FORT MONMOUTH, MONMOUTH COUNTY, NEW JERSEY, EXHIBIT 4, EXISTING UTILITIES, SANITARY SEWER, DATED JULY 29, 2011.

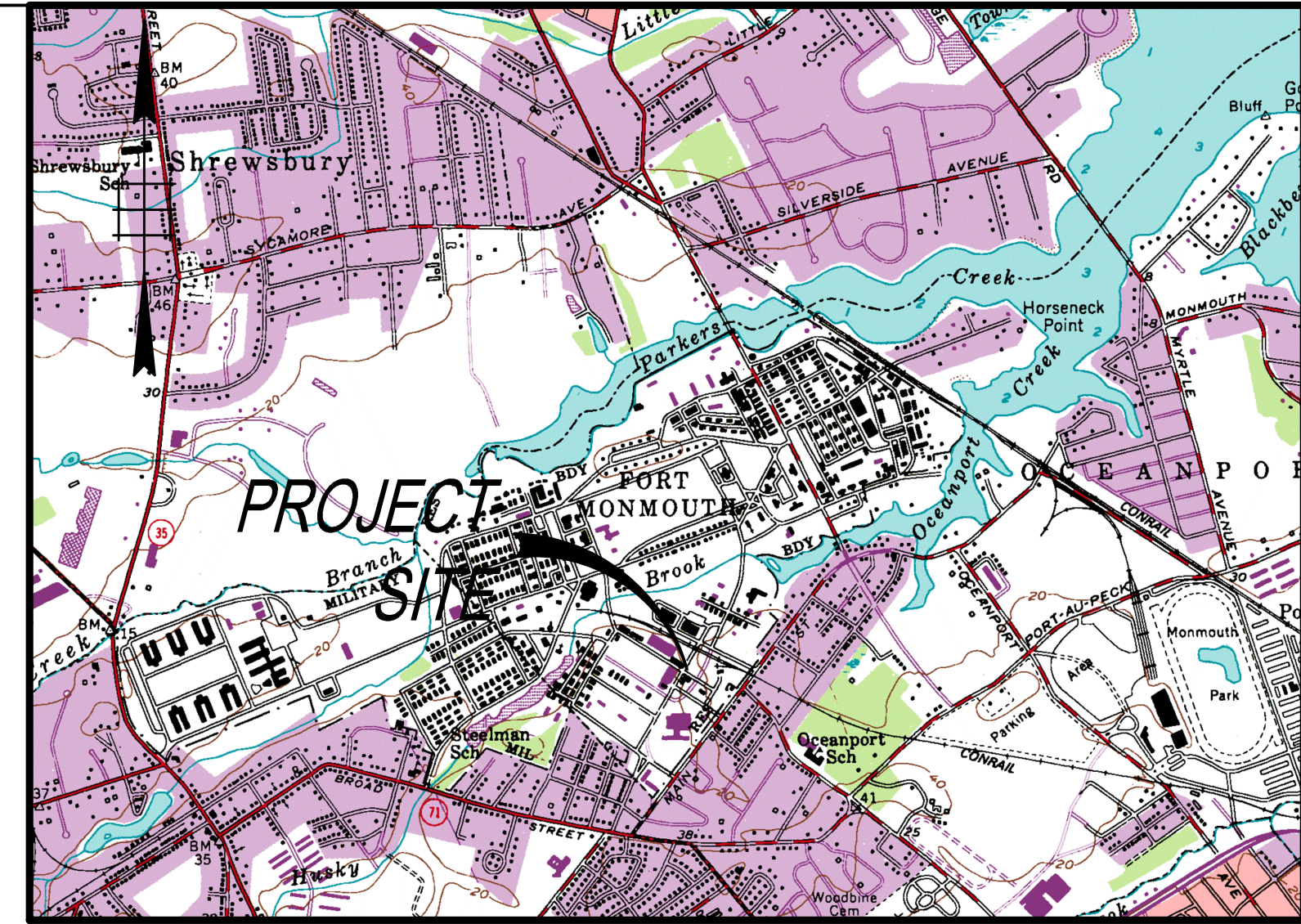


**TITLE EXCEPTIONS:**

- TITLE EXCEPTION NO. 14:** EASEMENT AS SET FORTH IN DEED BOOK 1709, PAGE 293. (BLANKET IN NATURE - LOCATED OFFSITE NEAR THE CENTRAL RAILROAD R.O.W. ELSEWHERE ON CAMPUS)
- TITLE EXCEPTION NO. 15:** EASEMENT AS SET FORTH IN DEED BOOK 2747, PAGE 306. (LOCATED OFFSITE NEAR THE HOPE ROAD AND BATAAN AVENUE (TINTON FALLS) ELSEWHERE ON CAMPUS)
- TITLE EXCEPTION NO. 16:** EASEMENT AS SET FORTH IN DEED BOOK 3668, PAGE 75. (LOCATED OFFSITE NEAR LAFETRA'S BROOK AND SHERILL AVENUE ELSEWHERE ON CAMPUS)
- TITLE EXCEPTION NO. 17:** EASEMENT AS SET FORTH IN OR BOOK 8004, PAGE 2099. (SHOWN ON WAREHOUSE PARCEL PLAN)
- TITLE EXCEPTION NO. 18:** EASEMENT AS SET FORTH IN OR BOOK 9255, PAGE 9962. (LOCATED OFFSITE ON FITNESS CENTER PARCEL)
- TITLE EXCEPTION NO. 19:** OBTAINING ROAD CROSSING EASEMENT FROM J.C.P. & L. TO CROSS THE FORMER RAILROAD R.O.W. BISECTING THE PREMISES. (BLANKET IN NATURE)
- TITLE EXCEPTION NO. 20:** TERMS AND CONDITIONS OF RIPARIAN GRANTS AS SET FORTH IN DEED BOOK 1985, PAGE 479. (LOCATED OFFSITE)
- TITLE EXCEPTION NO. 21:** TERMS AND CONDITIONS OF CONTRACT FOR SALE AS SET FORTH IN DEED BOOK 3972, PAGE 756. (BLANKET IN NATURE)
- TITLE EXCEPTION NO. 22:** TERMS AND CONDITIONS OF MEMORANDUM OF AGREEMENT AS SET FORTH IN OR BOOK 8493, PAGE 8027. (SHOWN ON TOWER PARCEL PLAN)
- TITLE EXCEPTION NO. 23:** INTENTIONALLY DELETED

**TITLE EXCEPTIONS (CONT.):**

- TITLE EXCEPTION NO. 24:** TERMS AND CONDITIONS AS SET FORTH IN OR BOOK 9199, PAGE 6736. (ENVIRONMENTAL CARVE-OUT PARCELS) (SHOWN ON POST OFFICE PARCEL, PARKING PARCEL, COMMISSARY PX PARCEL, WAREHOUSE PARCEL, OP CONCEPT PARCEL 6, TOWER PARCEL, OP CONCEPT PARCEL 9 AND OP CONCEPT PARCEL 10 PLANS)
- TITLE EXCEPTION NO. 25:** REVOCABLE LICENSE/LEASE AS SET FORTH IN OR BOOK 8468, PAGE 69. (LOCATED OFFSITE)
- TITLE EXCEPTION NO. 26:** RESERVATIONS AS SET FORTH IN OR BOOK 9070, PAGE 9803. (BLANKET IN NATURE, LOCATED OFFSITE)
- TITLE EXCEPTION NO. 27:** 15 FOOT WIDE DRAINAGE EASEMENT AS SHOWN ON TAX MAP. (LOCATED OFFSITE)
- TITLE EXCEPTION NO. 28:** RIGHTS, PUBLIC AND PRIVATE, TOGETHER WITH FLOODING AND DRAINAGE RIGHTS, IF ANY, IN AND TO ALL STREAMS, RIVERS OR WATER COURSE CROSSING, BOUNDING OR AFFECTING THE PREMISES. (BLANKET IN NATURE)
- TITLE EXCEPTION NO. 29:** POSSIBLE OUTSTANDING RIPARIAN INTEREST AND/OR FEE TITLE THAT MAY BE VESTED IN THE STATE OF NEW JERSEY IN AND TO ANY PORTION OF THE LAND NOW OR HERETOFORE FLOWED BY TIDES. (BLANKET IN NATURE)
- TITLE EXCEPTION NO. 30:** TIDELAND MAP NO. 539-2166 & 539-2172 SHOW PORTION OF THE LAND IS CLAIMED BY THE STATE OF NEW JERSEY. (LOCATED OFFSITE)
- TITLE EXCEPTION NO. 31:** SUBSURFACE CONDITIONS NOT DISCLOSED OF RECORD. (OWNERS POLICY ONLY) (BLANKET IN NATURE)
- TITLE EXCEPTION NO. 32:** RIGHTS OF UTILITY COMPANIES SERVICING THE PREMISES. (BLANKET IN NATURE)



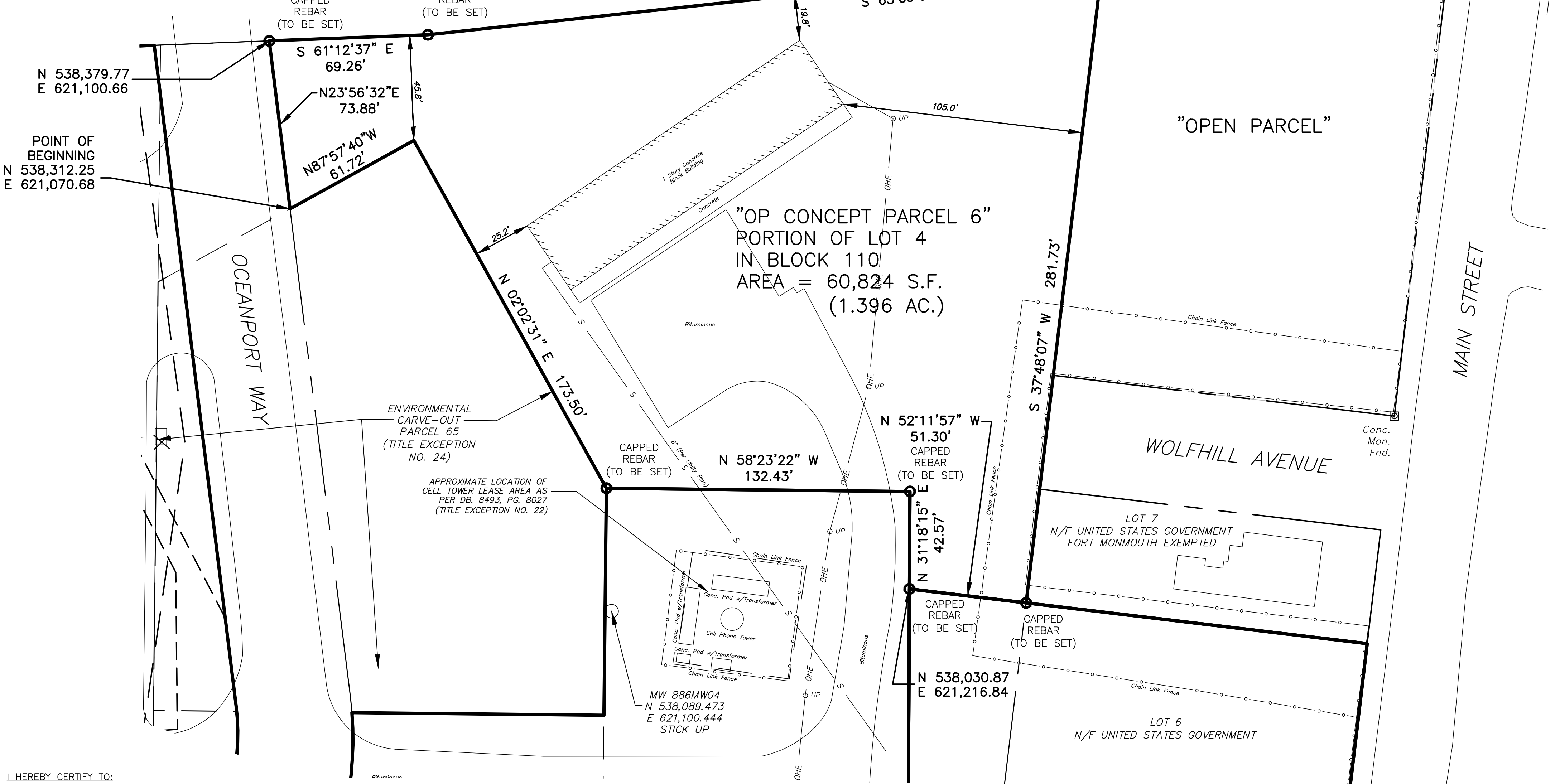
SOURCE: U.S.G.S. LONG BRANCH, N.J. QUADRANGLE MAP VICINITY MAP SCALE 1" = 2000'

**LEGEND**

- S 43°09'27" W 957.43' (C) BOUNDARY COURSE
- S 42°59'55" W 957.43' (D) RECORD BOUNDARY COURSE (PER DEED)
- SUBJECT PROPERTY BOUNDARY
- - - EXISTING RIGHT-OF-WAY LINE
- - - EXISTING ADJOINING PROPERTY LINE (TAX LOT)
- - - EXISTING EASEMENT LINE
- - - CHAIN LINK FENCE
- - - WATER LINE MARKOUT
- - - GAS LINE MARKOUT
- - - TELEPHONE LINE MARKOUT
- - - OVERHEAD WIRE
- UP UTILITY POLE
- HYD FIRE HYDRANT
- CAPPED REBAR FOUND
- CONCRETE MONUMENT FOUND
- CAPPED REBAR SET
- CONCRETE MONUMENT SET

**GENERAL NOTES:**

- THE PREMISES SHOWN HEREON WERE SURVEYED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY MADISON TITLE AGENCY, L.L.C. (FILE NUMBER: MTANJ-130489), EFFECTIVE DATE: JULY 18, 2018) AND ARE SUBJECT TO SUCH FACTS AS DISCLOSED THEREIN. THE PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
  - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION SHOWN BY THE PUBLIC RECORD
  - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD
  - EASEMENTS OR CLAIMS OF EASEMENTS SHOWN BY THE PUBLIC RECORD
  - EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORD
  - RESTRICTIVE COVENANTS NOTED THEREIN
- NO DETERMINATIONS HAVE BEEN MADE REGARDING WETLANDS LOCATIONS.
- NO DETERMINATIONS HAVE BEEN MADE REGARDING HAZARDOUS MATERIAL CONDITIONS.
- PLANIMETRIC AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED ON THE GROUND BY GEOD CORPORATION AND T&M ASSOCIATES, DECEMBER, 2018. HORIZONTAL DATUM IS NEW JERSEY STATE PLANE COORDINATE (N.A.D. 1983), VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
- THE SUBJECT PREMISES AREA IS LOCATED WITHIN ZONE "D" (AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) 34025C0191F (EFFECTIVE DATE SEPTEMBER 25, 2009)



PROJECT INFORMATION: T&M ASSOCIATES, INC. PROJECT NO. 246503485100  
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 FILE NAME: FMRA-0001-3 - Group A\_SUR-01.dwg  
 DATE: 03/01/2024 10:58:11 AM  
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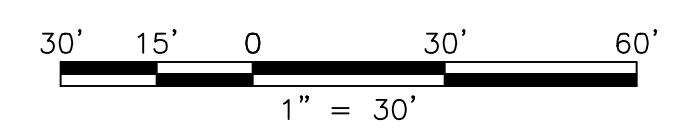
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I HEREBY CERTIFY TO:  
 FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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 1, 2, 3, 4, 7a, 7b(1), 8, 9, 11, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 27, 2018.

Michael S. Finnegan  
 rev. 03/01/2024  
 1/2/2019

MICHAEL S. FINNEGAN, P.L.S. LIC. NO. GS34851 DATE



NO.	DATE	REVISIONS	BY	CHKD
2.	03/01/2024	REVISED PER FMRA COMMENTS	DRK	MSF
1.	01/18/2024	REVISED PARCEL 6 LIMITS	BRM	MSF
1.	09/20/2022	REVISED ENVIRONMENTAL PARCEL 65 FROM PARCEL 6	BRM	MSF
				CHKD

MICHAEL S. FINNEGAN, P.P., P.L.S.  
 GROUP MANAGER

LICENSED PROFESSIONAL LAND SURVEYOR  
 STATE OF NJ LICENSE NO. GS34851

MARCH 1, 2024

NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 CERTIFICATE OF AUTHORIZATION 24GA27897500

FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

ALTA/NSPS (2016) LAND TITLE SURVEY  
 PORTION OF LOT 4 IN BLOCK 110

BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

EXHIBIT MAP SHOWING  
 OP CONCEPT PARCEL 6



OFFICES LOCATED IN:  
 DELAWARE, INDIANA, KENTUCKY,  
 MASSACHUSETTS, MICHIGAN, NEW JERSEY,  
 OHIO AND PENNSYLVANIA

DESIGNED BY	MSF	DRAWING	SUR
CHECKED BY	MSF	SHEET	1
DRAWN BY	BRM	PROJ. NO.	FMRA00013
DATE	1/2/2019		
SCALE	AS SHOWN		
			OF 1