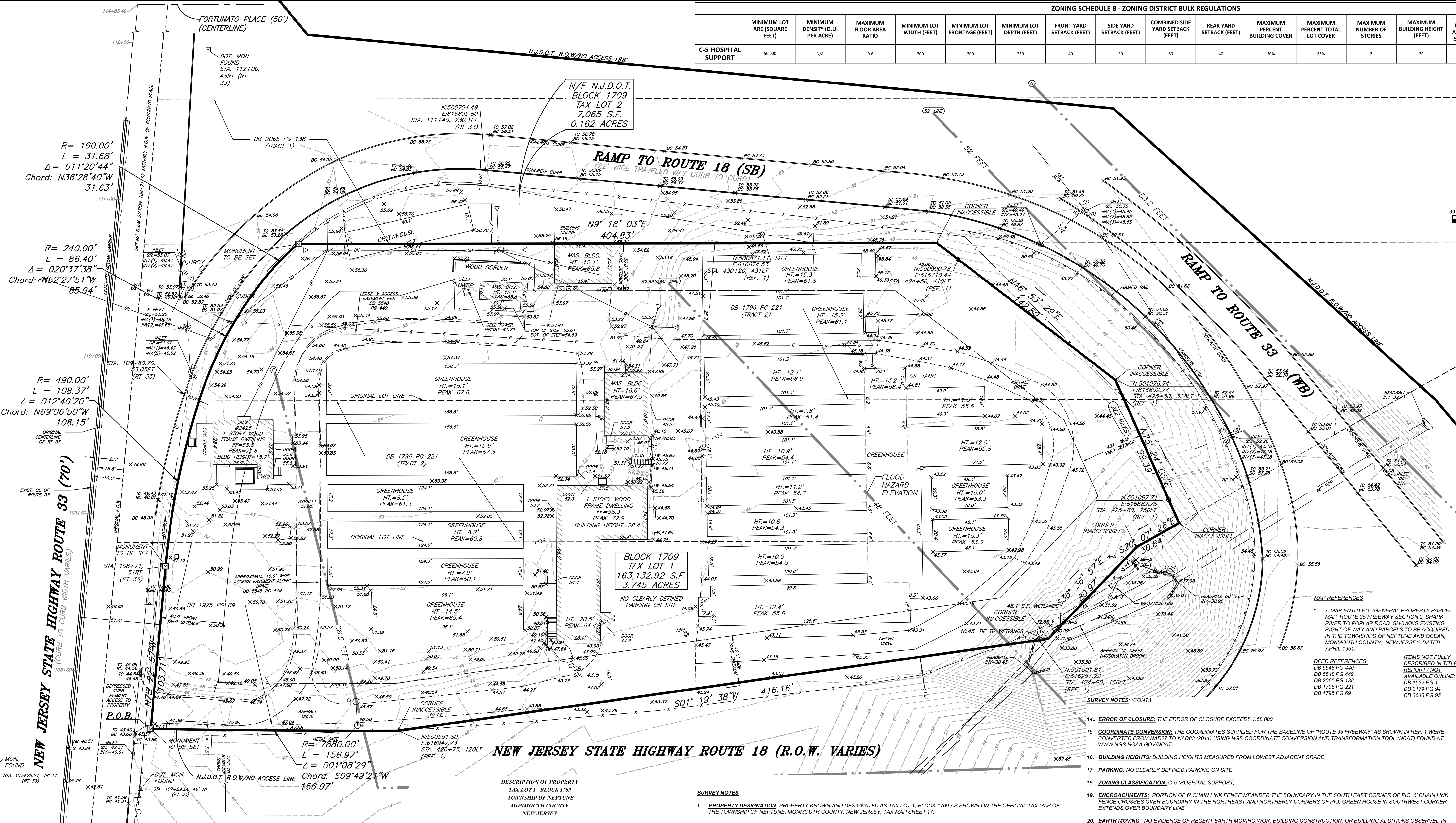
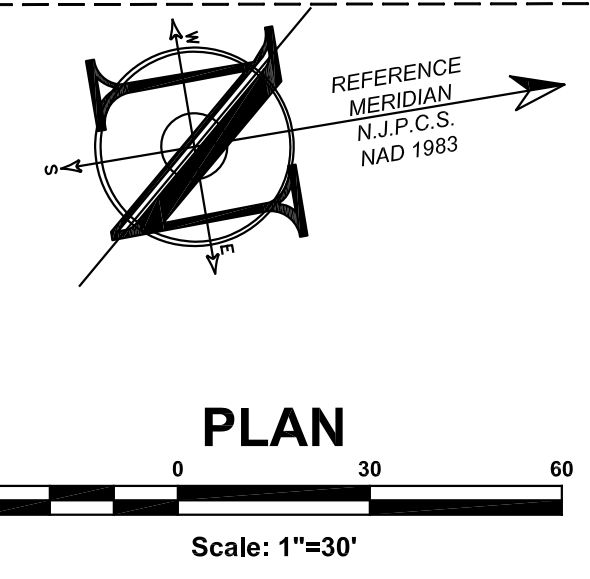


ZONING SCHEDULE B - ZONING DISTRICT BULK REGULATIONS																	
	MINIMUM LOT ARE (SQUARE FEET)	MINIMUM DENSITY (D.U. PER ACRE)	MAXIMUM FLOOR AREA RATIO	MINIMUM LOT WIDTH (FEET)	MINIMUM LOT FRONTAGE (FEET)	MINIMUM LOT DEPTH (FEET)	FRONT YARD SETBACK (FEET)	SIDE YARD SETBACK (FEET)	COMBINED SIDE YARD SETBACK (FEET)	REAR YARD SETBACK (FEET)	MAXIMUM PERCENT BUILDING COVER	MAXIMUM PERCENT TOTAL COVER	MAXIMUM NUMBER OF STORIES	MAXIMUM BUILDING HEIGHT (FEET)	MINIMUM IMPROVABLE AREA (M.I.A. IN SQUARE FEET)	M.I.A. - DIAMETER OF CIRCLE (FEET)	PARKING
C-5 HOSPITAL SUPPORT	50,000	N/A	0.6	200	200	250	40	30	60	40	30%	65%	2	30	19,500	91	1 SPACE PER EMPLOYEE 1 SPACE PER 10,000 S.F. FLOOR AREA



PROJECT NAME:
ALTA / NSPS LAND TITLE SURVEY OF LOT 1, BLOCK 1709 2425 ROUTE 33

SITUATION:
TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR:
PREMIER STORAGE INVESTORS

INSITE Surveying
InSite Surveying, LLC
CERTIFICATE OF AUTHORIZATION: 245A29290100
1955 ROUTE 34, SUITE 1A WALL, NJ 07719
732-531-7100 (PH) 732-531-7344 (FAX)
insite@insitesurveying.net
www.insitesurveying.net

REVISIONS		
NO.	DATE	DESCRIPTION
3	10/11/19	REVISE PER TITLE COMPANY
2	08/14/19	ADD TREES AND DRAINAGE
1	09/27/19	TITLE EXCEPTION UPDATED - CERTIFIED TO 05/19/19 INITIAL RELEASE

SCALE: 1"=30' DRAWN BY: BMW / GRS
DATE: 05/14/19 CHECKED BY: JJH
JOB #: 19-S193-01

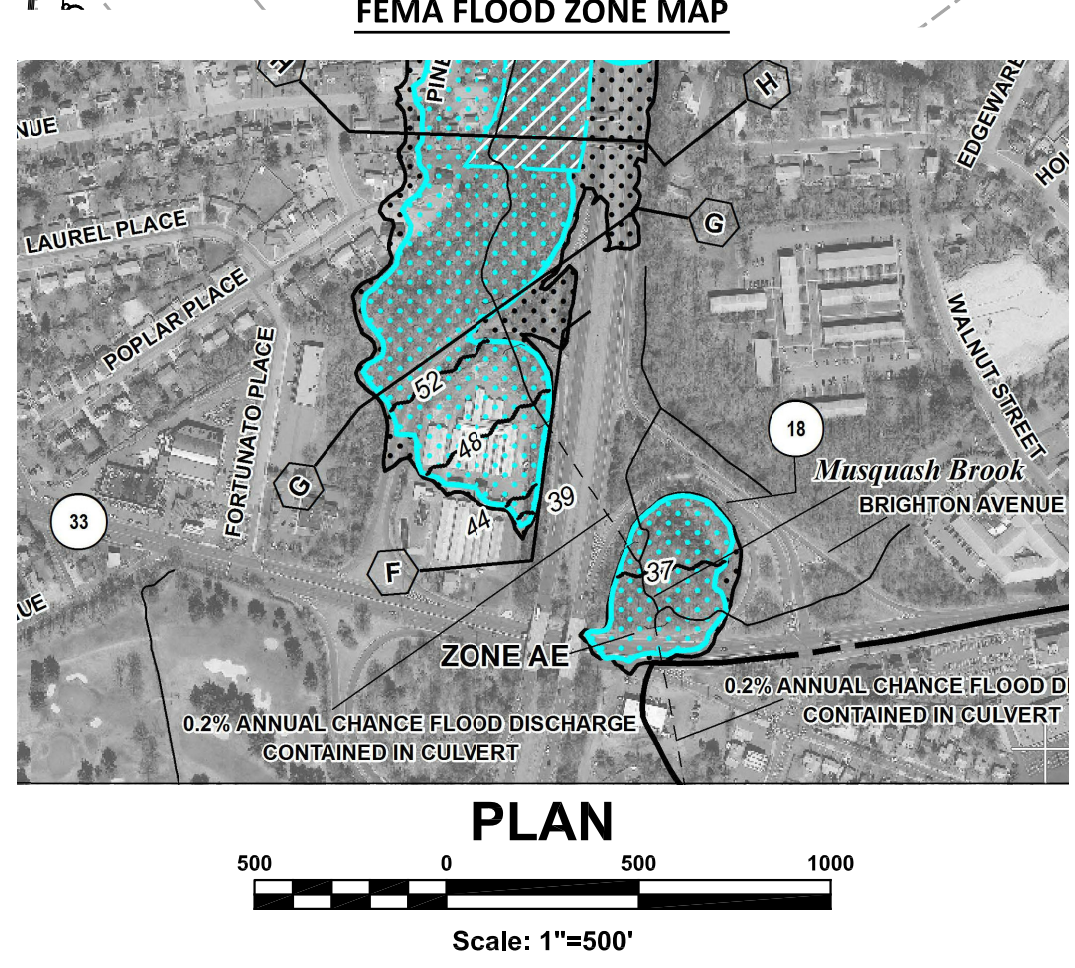
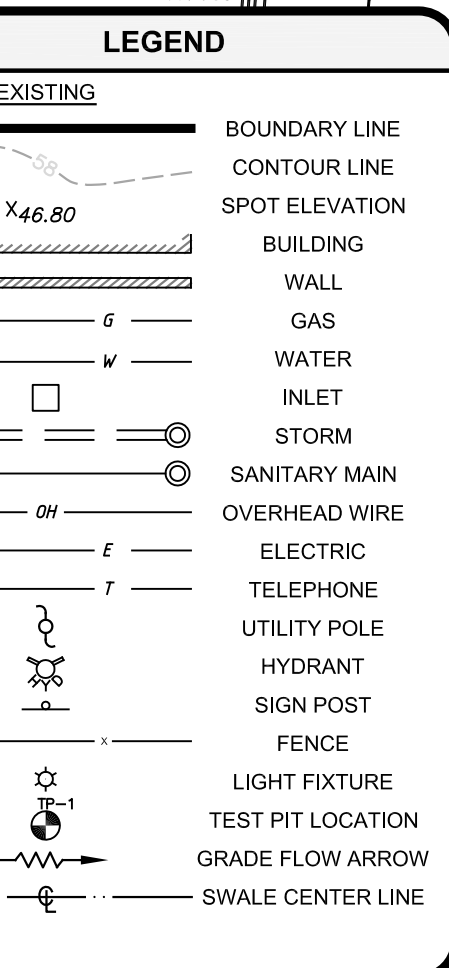
CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2019 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 8 & 11 OF TABLE A THEREOF.

CERTIFIED TO:
1) PSI ATLANTIC NEPTUNE NJ, LLC
2) FIDELITY NATIONAL TITLE INSURANCE CO.
3) VARIETY GROWERS, Inc.
4) BUTLER SNOW LLP

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED.

JUSTIN HEDGES, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J.L.C. NO. 6543362



DESCRIPTION OF PROPERTY
TAX LOT 1, BLOCK 1709
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY
NEW JERSEY

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATE IN THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, BEING KNOWN AS TAX LOT 1, BLOCK 1709 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF NEPTUNE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY R.O.W. LINE OF NEW JERSEY STATE HIGHWAY ROUTE NO. 33 (VARIES) (R.O.W. VARIES), SAID POINT BEING THE POINT OF INTERSECTION OF SAID NORTHERLY R.O.W. LINE WITH THE EASTERLY R.O.W. AND NO ACCESS LINE OF NEW JERSEY STATE HIGHWAY ROUTE NO. 18 (R.O.W. VARIES), AND RUNNING THENCE:

- NORTH 75 DEGREES 22 MINUTES 57 SECONDS WEST, A DISTANCE OF 103.71 FEET TO A POINT OF CURVATURE; THENCE
- ALONG A CURVE IN A NORTHWESTERLY DIRECTION, HAVING A CHORD BEARING NORTH 69 DEGREES 06 MINUTES 50 SECONDS WEST A DISTANT 108.15 FEET, A RADIUS OF 490.00 FEET AND AN ARC LENGTH OF 108.37 FEET TO A POINT OF COMPOUND CURVATURE; THENCE
- ALONG A CURVE IN A NORTHWESTERLY DIRECTION, HAVING A CHORD BEARING NORTH 52 DEGREES 27 MINUTES 51 SECONDS WEST A DISTANT 85.94 FEET, A RADIUS OF 240.00 FEET AND AN ARC LENGTH OF 86.40 FEET TO A POINT OF COMPOUND CURVATURE; THENCE
- ALONG A CURVE IN A NORTHWESTERLY DIRECTION, HAVING A CHORD BEARING NORTH 36 DEGREES 28 MINUTES 40 SECONDS WEST A DISTANT 31.63 FEET, A RADIUS OF 160.00 FEET AND AN ARC LENGTH OF 31.63 FEET TO AN ANGLE POINT; THENCE
- NORTH 09 DEGREES 18 MINUTES 03 SECONDS EAST, A DISTANCE OF 404.83 FEET TO AN ANGLE POINT; THENCE
- NORTH 46 DEGREES 53 MINUTES 29 SECONDS EAST, A DISTANCE OF 142.80 FEET TO AN ANGLE POINT; THENCE
- NORTH 75 DEGREES 24 MINUTES 05 SECONDS EAST, A DISTANCE OF 99.39 FEET TO AN ANGLE POINT; THENCE
- SOUTH 20 DEGREES 07 MINUTES 26 SECONDS EAST, A DISTANCE OF 30.84 FEET TO AN ANGLE POINT; THENCE
- SOUTH 01 DEGREES 36 MINUTES 57 SECONDS EAST, A DISTANCE OF 80.97 FEET TO AN ANGLE POINT; THENCE
- SOUTH 01 DEGREES 19 MINUTES 38 SECONDS EAST, A DISTANCE OF 416.16 FEET TO AN ANGLE POINT; THENCE
- ALONG A CURVE IN A SOUTHWESTERLY DIRECTION, HAVING A CHORD BEARING SOUTH 09 DEGREES 49 MINUTES 21 SECONDS WEST A DISTANT 156.97 FEET, A RADIUS OF 7880.00 FEET AND AN ARC LENGTH OF 156.97 FEET TO THE TRUE POINT AND PLACE OF BEGINNING.

BEING KNOWN AS TAX LOT 1, BLOCK 1709 AS SHOWN THE TAX MAP OF THE TOWNSHIP OF NEPTUNE

THIS DESCRIPTION WAS PREPARED IN ACCORDANCE WITH A SURVEY PREPARED BY INSITE SURVEYING DATED MAY 14, 2019.

SURVEY NOTES:

- PROPERTY DESIGNATION:** PROPERTY KNOWN AND DESIGNATED AS TAX LOT 1, BLOCK 1709 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, TAX MAP SHEET 17.
- PROPERTY AREA:** 163,132.92 S.F. OR 3.745 ACRES.
- CERTIFICATION:** THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.
- CORNER MARKERS:** A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003.C.14 (C458-36.3) AND N.J.A.C. 13-40-5.1(D).
- TITLE REPORT:** COMMITMENT NO. 19000698NCBS BY FIDELITY NATIONAL DATED 05/10/19 AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.
- ZONING REPORT:** ZONING REPORT KZA 2019 1282.1 FINAL 05/21/19
- WETLANDS:** NO WETLANDS ARE KNOWN TO EXIST AT THE SITE.
- FLOOD:** PORTION OF LOT IN SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER FIRM INDEX PANEL 33 OF 457 MAP NUMBER 34025C033F EFFECTIVE DATE SEPTEMBER 25, 2009. SUBJECT PROPERTY IS ALSO LOCATED IN SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER REVISED PRELIMINARY FLOOD ZONE DATED JANUARY 30, 2015, MAP NUMBER 34025C0335, PANEL 333 OF 457.
- TIDELANDS:** UNCLAIMED
- HORIZONTAL DATUM:** THE BEARINGS AND DISTANCES SHOWN HEREON REFERENCE THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (N.J.P.C.S.) NORTH AMERICAN DATUM OF 1983 (NAD 83).
- VERTICAL DATUM:** ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88).
- UTILITIES:** LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MARKS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUTS 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 COMPANY. THE LOCATION AND EXTENT OF UNDERGROUND VAULTS AND TANKS HAVE NOT BEEN VERIFIED BY THE SURVEYOR.
- STATE CERTIFICATION:** TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE RULES SET FORTH IN N.J.A.C. 13-40-6 (PREPARATION OF LAND SURVEYS) AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH N.J.A.C. 13-40-9.

14. ERROR OF CLOSURE: THE ERROR OF CLOSURE EXCEEDS 1:58,000.

15. COORDINATE CONVERSION: THE COORDINATES SUPPLIED FOR THE BASELINE OF "ROUTE 35 FREEWAY" AS SHOWN IN REF. 1 WERE CONVERTED FROM NAD27 TO NAD83 (2011) USING NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NACT) FOUND AT WWW.NGS.NOAA.GOV/NACT.

16. BUILDING HEIGHTS: BUILDING HEIGHTS MEASURED FROM LOWEST ADJACENT GRADE

17. PARKING: NO CLEARLY DEFINED PARKING ON SITE

18. ZONING CLASSIFICATION: C-5 (HOSPITAL SUPPORT)

19. ENCROACHMENTS: PORTION OF 6" CHAIN LINK FENCE MEANDER THE BOUNDARY IN THE SOUTH EAST CORNER OF PLOT 6" CHAIN LINK FENCE CROSSES OVER BOUNDARY IN THE NORTHEAST AND NORTHERLY CORNERS OF PLOT 6" CHAIN LINK FENCE IN SOUTHWEST CORNER EXTENDS OVER BOUNDARY LINE.

20. EARTH MOVING: NO EVIDENCE OF RECENT EARTH MOVING, WOR, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

21. RIGHT OF WAY LINES: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SUBJECT TO:

- SLOPE AND OTHER RIGHTS AS SET FORTH IN DEED TO STATE OF NEW JERSEY RECORDED IN DEED BOOK 1532, PAGE 1, (NOT PLOTTED)
- RIGHT OF WAY AGREEMENT TO JERSEY CENTRAL POWER & LIGHT COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY RECORDED IN DEED BOOK 3179, PAGE 94, (NOT PLOTTED)
- SLOPE AND OTHER RIGHTS AS SET FORTH IN DEED TO STATE OF NEW JERSEY RECORDED IN DEED BOOK 3646, PAGE 95, (NOT PLOTTED)
- TERMS AND CONDITIONS, INCLUDING BUT NOT LIMITED TO RIGHT OF FIRST REFUSAL, OF THE LEASE BETWEEN VARIETY GROWERS, INC. (LESSOR) AND NEW YORK SMSA LIMITED PARTNERSHIP (LESSEE) AS EVIDENCED BY THE MEMORANDUM OF LEASE RECORDED NOVEMBER 15, 1996 IN DEED BOOK 5548, PAGE 449, (PLOTTED) AND AS AMENDED AND ASSIGNED AS FOLLOWS:
A. UNRECORDED MEMORANDUM TO LEASE AGREEMENT DATED DECEMBER 15, 1997, (NO RECORD PROVIDED)
B. AGREEMENT AS EVIDENCED BY THE MEMORANDUM OF ASSIGNMENT BETWEEN NEW YORK SMSA LIMITED PARTNERSHIP AND CROWN ATLANTIC COMPANY, LLC RECORDED AUGUST 21, 1999 IN DEED BOOK 5852, PAGE 957, (NOT PLOTTED)
C. SITE LICENSE ACKNOWLEDGEMENT BETWEEN CROWN ATLANTIC COMPANY, LLC AND OMINPOINT FACILITIES 2, LLC AS EVIDENCED BY THE FORM OF MEMORANDUM FOR RECORDING RECORDED SEPTEMBER 17, 2005 IN DEED BOOK 8465, PAGE 7246.
SECOND AMENDMENT TO LAND LEASE AGREEMENT BETWEEN VARIETY GROWERS, INC. AND CROWN ATLANTIC COMPANY, LLC AS EVIDENCED BY THE MEMORANDUM OF SECOND AMENDMENT TO LAND LEASE AGREEMENT RECORDED JULY 13, 2013 IN DEED BOOK 9028, PAGE 3746.

TITLE COMMITMENT NO. 19000698NCBS
SCHEDULE B EXCEPTIONS

File: S:\190319_19 - Premier Storage Investors - 19-S193-01 - 2425 NJ 33 - Neptune, NJ - 1903190100.dwg Survey.dwg, Date: 05/14/2019, Time: 10:48:11 AM, User: jhedges