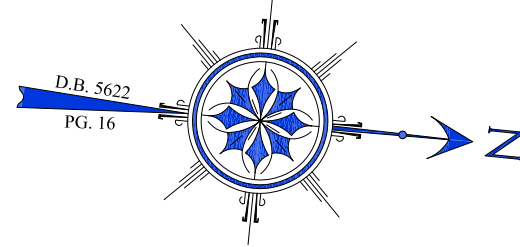
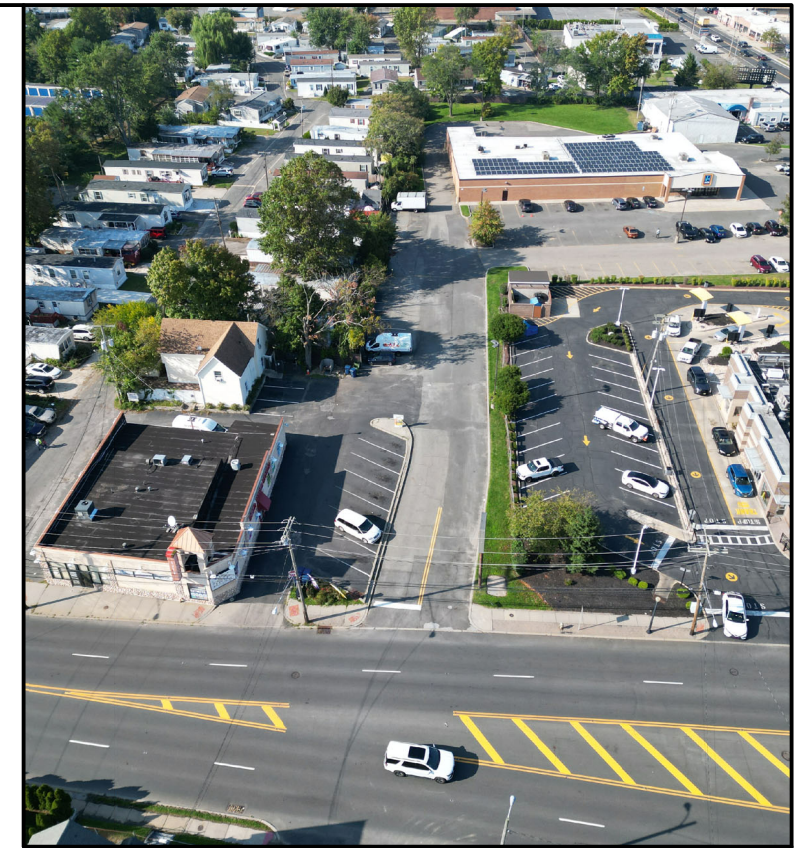
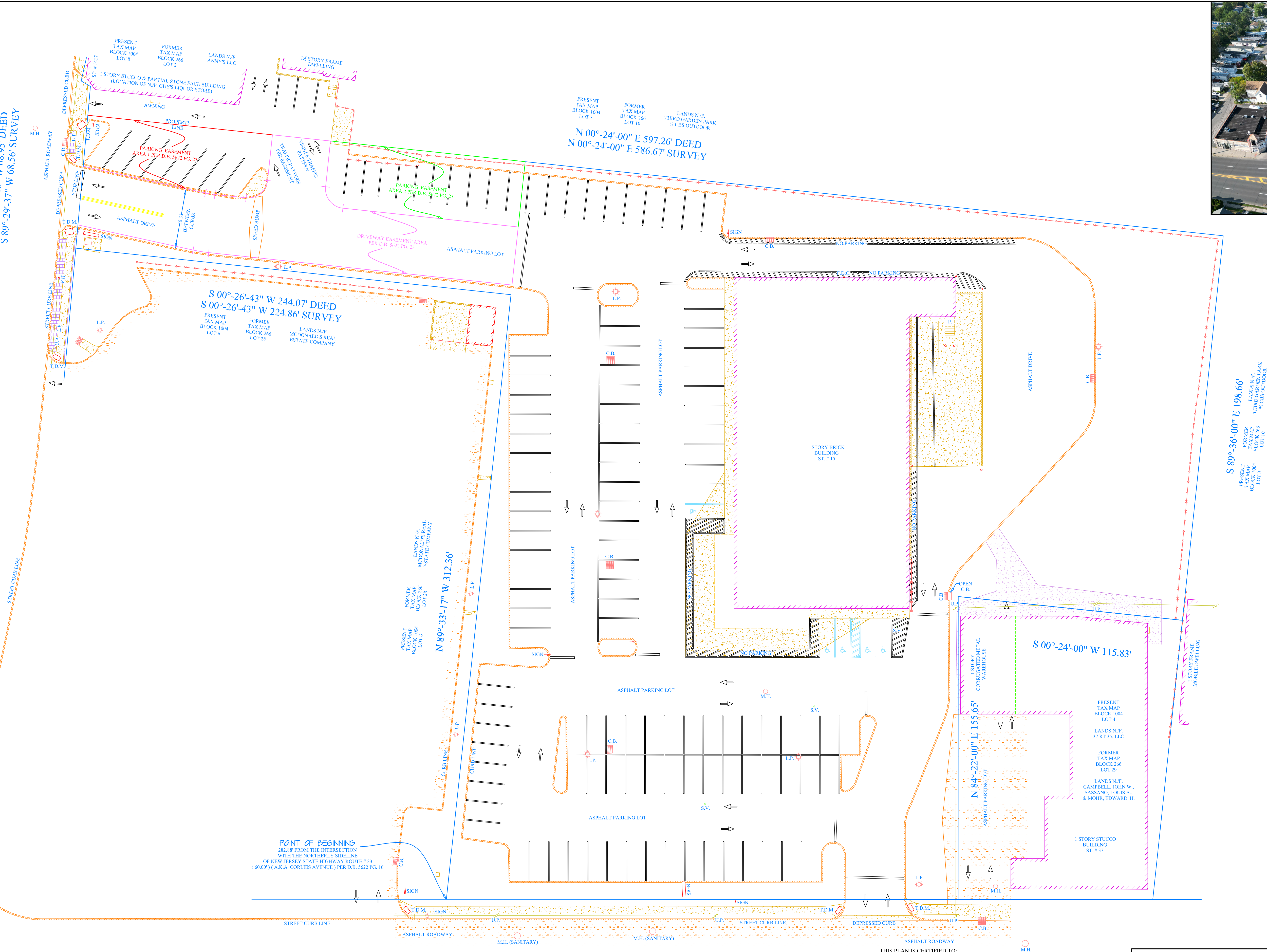


15 HIGHWAY 35,  
NEPTUNE, N.J. 07753



NEW JERSEY STATE HIGHWAY ROUTE NO. 33 ( VARIABLE R.O.W. )  
( A.K.A. CORLIES AVENUE )

N 83°-19'-40" W 68.95' DEED  
S 89°-29'-37" W 68.56' SURVEY.



S 89°-36'-00" E 198.66'

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2009, c.14 (N.J.S.A. 45B-36.3) AND N.J.A.C. 13:40-5.1(d)

**CAUTION:**

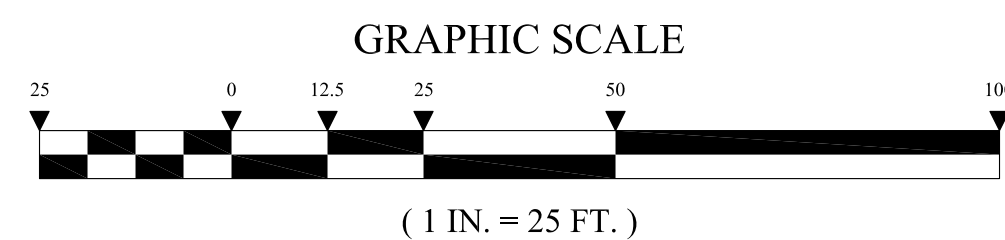
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THIS CERTIFICATION IS MADE ONLY TO THE REFERENCED PARTY(IES), FOR THE PURPOSE SPECIFIED AND HOME MORTGAGE OF THE SPECIFIED PROPERTY. IT DOES NOT GUARANTEE THE ACCURACY OF THE DATA PROVIDED HEREIN NOR DOES IT WARRANT THAT THE SURVEYOR HAS CONDUCTED A COMPLETE VISUAL INSPECTION OF THE ENTIRE PROPERTY. THE SURVEYOR'S LIABILITY TO THE SURVEYOR FOR USE OF THE SURVEY FOR ANY OTHER PURPOSE(S) INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR A SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY,

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[illegible]

NEW JERSEY STATE HIGHWAY ROUTE NO. 35 ( VARIABLE R.O.W. )  
( A.K.A. STOKES AVENUE )  
( A.K.A. LOGANTOWN ROAD )



THIS PLAN IS CERTIFIED TO

15 ROUTE 35 NEPTUNE INVESTORS LLC  
(BRUCE JEFFERY SOLE MEMBER)

15 ROUTE 35 NEPTUNE INVESTORS TIC II  
(BILL FARKAS, SOLE MEMBER)

15 ROUTE 35 NEPTUNE INVESTORS TIC III LLC

ION BANK, ITS SUCCESSORS AND/OR  
ASSIGNS AS THEIR INTEREST MAY APPEAR.

HARBOR FREIGHT TOLLS USA, INC., A DELAWARE CORPORATION


TWO RIVERS TITLE COMPANY, LLC ( TRT2331407 )  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ROBERT E. DAVID, ESQUIRE  
THE LAW OFFICE OF ROBERT E. DAVID LLC

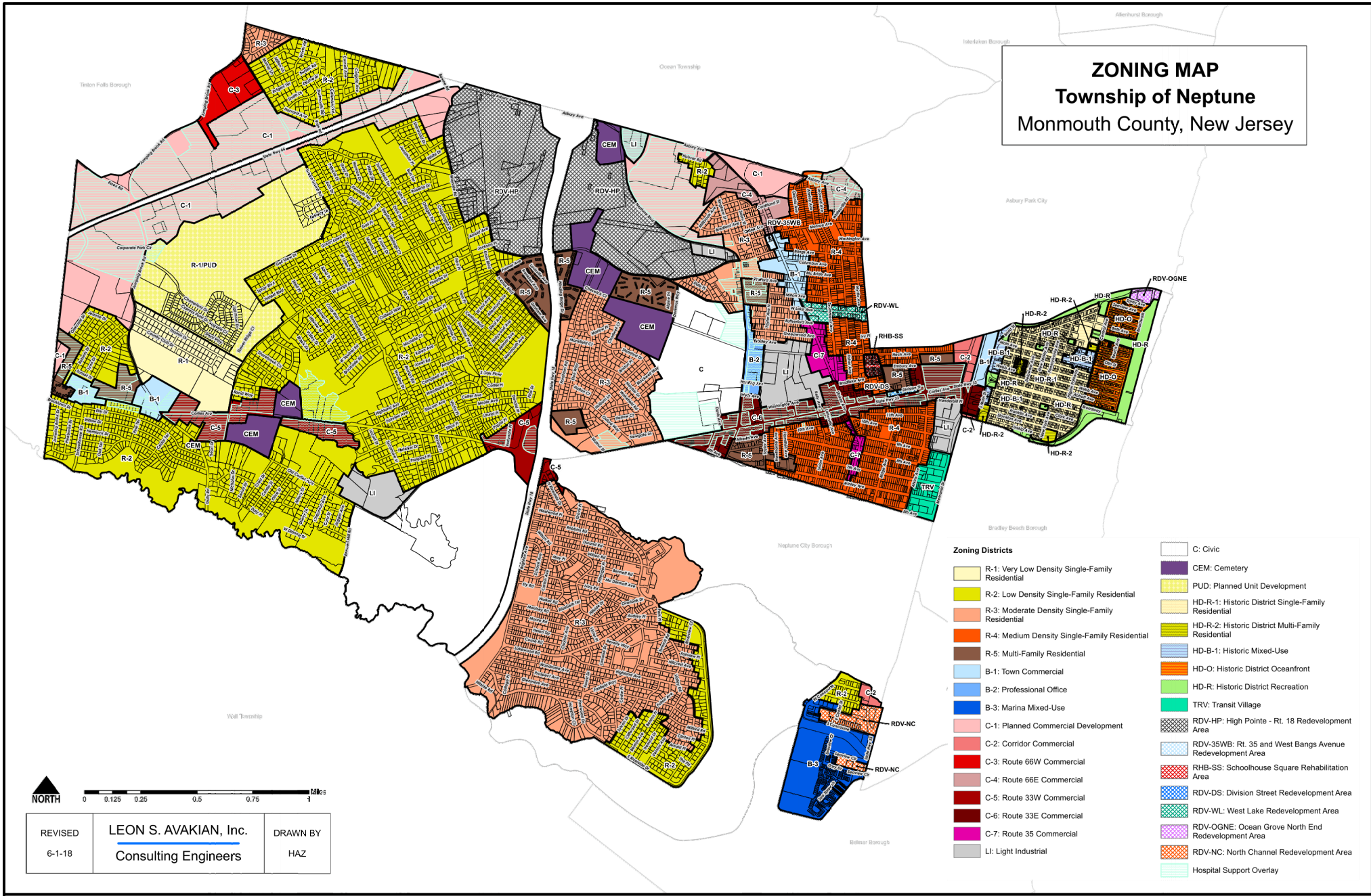
AMENDED SURVEY : 11-17-2013  
AMENDED CERTIFICATIONS : 05-10-2014  
AMENDED SURVEY : 05-22-2014

PLAN OF SURVEY OF 15 ROUTE 35 NEPTUNE INVESTORS LLC &  
15 ROUTE 35 NEPTUNE INVESTORS TIC II & 15 ROUTE 35 NEPTUNE  
INVESTORS TIC III LLC PROPERTY SITUATED IN THE  
TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY  
PRESENT TAX ASSESSOR MAP REFERENCE LOT 5 IN BLOCK 1004  
FORMER TAX ASSESSOR MAP REFERENCE LOT 28.02 IN BLOCK 266  
SHEET 2 OF 3

	<h1>Map It, LLC</h1> <p>250 WEST WESTFIELD AVENUE, APT. 309 ROSELLE PARK, NEW JERSEY 07204 Ph. (908) 913-4243    INFO@MAPITLLC.com</p>	DATE : 10/02/2023
		SCALE : 1" = 25'  FILE # : 177762

		12-17-2023
		DRAWN BY: WSH
<b>MICHAEL H. DARMSTATTER</b> - PROFESSIONAL LAND SURVEYOR - N.J.P.L.S. LIC. NO. 24GS04340900		CHECKED BY: MP
CERTIFICATE OF AUTHORIZATION : 24GA28333900		





**ZONING DISTRICT, LIGHT INDUSTRIAL**

404.11 LI - Light Industrial  
A. Purpose. The LI Zone District provides for light industrial uses, as well as office uses according to design standards set forth in this Chapter.  
B. Permitted uses.  
1. Planned Commercial Development [editorial note: see §404.11.F]  
2. Christmas tree sales (outdoor)  
3. Heating/fuel oil dealers & distributors  
4. Commercial banking  
5. Savings institutions  
6. Bank  
7. Credit unions  
8. Consumer lending  
9. Real estate credit  
10. All other nondepository credit intermediation  
11. Financial clearinghouse & reserve activities  
12. Investment banking & securities dealing  
13. Securities brokerage  
14. Direct life insurance carriers  
15. Direct health & medical insurance carriers  
16. Insurance agencies & brokerages  
17. Claims adjusting  
18. All other insurance related activities  
19. Offices of real estate agents  
20. Offices of real estate appraisers  
21. Computer training facility  
22. Apprenticeship training  
23. Other technical & trade schools  
24. Sports & recreation instruction  
25. Art, music, dance & martial-arts instruction  
26. All other miscellaneous schools & instruction  
27. Offices of physicians (exc mental health)  
28. Offices of physicians, mental health  
29. Offices of dentists  
30. Offices of chiropractors  
31. Offices of optometrists  
32. Offices of physical, occupational and speech therapists, and audiologists  
33. Offices of podiatrists  
34. All other outpatient care centers  
35. Diagnostic imaging centers  
36. Home health care services  
37. Ambulance and first aid services  
38. Nonresidential services for elderly & disabled persons, including adult day care  
39. Child Care Center  
40. Health and Fitness Club  
41. Indoor recreational facility  
42. Public Community Centers  
43. Public Parks and recreational facilities  
44. Grantmaking foundations  
45. Civic & social organizations  
46. Professional organizations  
47. Labor unions & similar labor organizations  
48. Hotels (excluding casino hotels)  
49. Hotels, Extended Stay Lodging Facilities  
50. Full-service restaurants  
51. Restaurant  
52. Snack & nonalcoholic beverage bars  
53. General automotive repair & maintenance (mechanical & electrical systems)  
54. Automotive body repair, painting & interior repair & maintenance  
55. Automotive oil change & lubrication shops  
56. Installation of auto phones  
57. Automotive Body Repair and Painting  
58. Automotive Service Station  
59. Welding shops and blacksmiths  
60. Machine shops  
61. Offices of lawyers  
62. Offices of certified public accountants  
63. Other accounting services  
64. Architectural services  
65. Landscape architectural services  
66. Professional planning services  
67. Engineering services  
68. Building inspection services  
69. Testing laboratories  
70. Custom computer programming services  
71. Computer systems design services  
72. Computer facilities management services  
73. Other computer related services  
74. Administration & general management consulting services  
75. Other scientific & technical consulting services  
76. Advertising agencies  
77. Other services related to advertising  
78. Veterinary services / animal hospital  
79. Photography studios & videography services  
80. All other professional, scientific & technical services  
81. Corporate, subsidiary & regional managing office  
82. Office administrative services  
83. Facilities support services  
84. Employment placement agencies  
85. Private mail centers  
86. Quick printing  
87. All other business support services  
88. Travel agencies  
89. Investigation and security services  
90. Security systems services (except locksmiths)  
91. Janitorial services  
92. Landscaping maintenance services  
93. Carpet & upholstery cleaning services  
94. Other services to buildings & dwellings  
95. Municipal facilities  
96. Fire department facilities  
97. Public safety facilities  
98. First aid facilities  
99. Board of Education facilities

**ZONING SYMBOL, LI**

100. Public works facilities  
101. Plumbing, heating & AC contractors  
102. Painting & wall covering contractors  
103. Electrical contractors  
104. Masonry & stone contractors  
105. Carpenter contractors  
106. Floor laying & other floor contractors  
107. Roofing, siding, & sheet metal contractors  
108. Concrete contractors  
109. Structural steel erection contractors  
110. Glass & glazing contractors  
111. Excavation contractors  
112. Landscaping contractors  
113. Building equipment & other machine installation contractors  
114. All other special trade contractors  
115. Frozen specialty food manufacturing  
116. Animal slaughtering  
117. Meat processed from carcasses  
118. Rendering & meat by-product processing  
119. Commercial wholesale bakeries  
120. Knit fabric & lace mills  
121. Canvas & related product mills  
122. All other miscellaneous textile product mill  
123. Lumber millwork (including flooring)  
124. Commercial lithographic printing  
125. Other commercial printing  
126. Prepress services  
127. Medicinal & botanical manufacturing  
128. Research Laboratory  
129. Pharmaceutical preparation manufacturing  
130. All other miscellaneous chemical product & prep manufacturing  
131. Fabricated structural metal manufacturing  
132. Sheet metal work manufacturing  
133. Electroplating, polish, anodize, color  
134. Industrial mold manufacturing  
135. Other metalworking machinery manufacturing  
136. Radio, TV broadcast & wireless communications equipment manufacturing  
137. Other electronic component manufacturing  
138. Automatic environmental control manufacturing  
139. Surgical & medical instrument manufacturing  
140. Dental laboratories  
141. Sign manufacturing  
142. All other miscellaneous light manufacturing  
143. Automobile & other motor vehicle wholesale  
144. Furniture wholesale  
145. Home furnishing wholesale  
146. Computer & peripheral equip & software wholesale  
147. Other professional equipment & supplies wholesale  
148. Metal service centers & offices wholesale  
149. Electrical equipment, wiring supplies, construction materials wholesale  
150. Other electronic parts & equipment wholesale  
151. Hardware wholesale  
152. Refrigeration equipment & supplies wholesale  
153. Industrial machinery & equipment wholesale  
154. Industrial supplies wholesale  
155. Service establishment equipment & supplies wholesale  
156. Recyclable material wholesale  
157. Other miscellaneous durable goods wholesale  
158. Stationery & office supplies wholesale  
159. Industrial & personal service paper wholesale  
160. Drugs & druggists' sundries wholesale  
161. Women's, children's, infants' clothing wholesale  
162. General line grocery wholesale  
163. Packaged frozen food wholesale  
164. Dairy product (excluding dried or canned) wholesale  
165. Poultry & poultry product wholesale  
166. Fish & seafood wholesale  
167. Meat & meat product wholesale  
168. Fresh fruit & vegetable wholesale  
169. Other grocery & related products wholesale  
170. Plastics materials & basic forms, shapes wholesale  
171. Flower, nursery stock, florists' supplies  
172. Tobacco & tobacco product wholesale  
173. Other miscellaneous nondurable goods wholesale  
174. General freight trucking, long-distance (Truckload)  
175. General freight trucking, long-distance (Less Than Truckload LTL)  
176. Long term storage of wholesale goods  
177. Flex storage space  
178. Household & office goods moving  
179. Business & other motor vehicle transit systems  
180. Taxi service  
181. School & employee bus transportation operations  
182. Motor vehicle towing operations  
183. Freight transportation arrangement  
184. Couriers  
185. Local messengers & local delivery  
186. Newspaper publishers  
187. Book publishers  
188. Software publishers  
189. Film & sound recording studios  
190. Television & radio antenna broadcasting  
191. Data Center

C. Conditional uses. [Editorial Note: retail type uses specified below are subject to conditional use standards prescribed in §415, entitled Retail Sales and Service]  
1. Mobile home park  
2. Floor covering stores  
3. Home furnishings stores  
4. Household appliance stores  
5. Radio, television & other electronics stores  
6. Computer & software stores  
7. Musical instrument stores  
8. Music stores (CDs, cassettes, videos, records)  
9. Building material and plumbing supply dealers  
10. Power equipment stores  
11. Cosmetics, beauty supplies & perfume store  
12. Food (health) supplement stores  
13. Health & personal care stores  
14. Family clothing & apparel stores  
15. Lingerie and corset stores  
16. Swimwear stores  
17. Jewelry stores  
18. Shoe stores  
19. Hobby, toy & game stores  
20. Bicycle stores  
21. Sporting goods stores (excluding firearms)  
22. Arts & craft shops  
23. General merchandise stores  
24. Office equipment, supplies & stationery stores  
25. Pet food & pet supplies stores  
26. Electronic shopping & mail-order houses  
27. Restaurant, drive-through  
28. Self-storage facility  
29. Billboard  
30. Centralized telephone utility installations  
31. Centralized coaxial cable utility installations  
32. Public Utility Facility  
33. Electricity regulating substations  
34. Wireless telecommunications facility  
D. Accessory uses.  
1. Uses customarily incidental and accessory to a principal permitted use  
2. Health and fitness club as an accessory use to a principal permitted office or hotel use  
3. Helistops  
4. Surface level parking lots or multi-level parking structures  
5. Energy facilities located on or within principal buildings. Facilities may not exceed the height of the principal structure by more than twenty-five (25) feet and may generate no more than 250% of the energy demanded by said principal use, or 50 kilowatts per year per square foot of space.  
E. Bulk regulations. See Schedule B-1.  
D. Planned commercial development. Planned Commercial Development in the LI Zone shall conform to the requirements set forth at Section 414 and the design standards set forth in §414.D.  
[NOTE: The previous section has been amended and reassigned with a new section number per Ordinance No. 03-035; prior section number was §404.06]

ZONING SCHEDULE B - ZONING DISTRICT BULK REGULATIONS																
	Minimum Lot Area (sq. feet)	Maximum Density (du. 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 and Rear Yard Setback (feet)	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Lot Area (sq. ft. in square feet)	M.L.A. - Diameter of Circle (feet)	
R-1	12,000	3.40	N/A	100	100	100	25	35	35	35%	35%	2	35	2,800	53	
R-2	10,000	4.30	N/A	100	100	100	25	30	30	30%	40%	2	35	2,400	52	
R-3	7,500	5.80	N/A	75	75	100	20	10	20	30*	30%	45%	2	30	2,000	29
R-4	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2	35	1,200	23
R-5																
Single-family	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
Multi-family	120,000	10	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
Town-house	120,000	9	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
B-1, C-4, C-6, C-7	15,000	N/A	0.8	100	100	100	15	0/10	25	20	35%	80%	3	48	7,200	55
B-2	20,000	N/A	1.0	100	100	100	20	15	35	20	40%	70%	3	45	8,400	60
B-3	10,000	9	0.7	100	100	100	20	10	20	20	40%	80%	3	35	4,800	45
C-1	2.5 acres	N/A	0.8	500	500	600	50	30	60	40	30%	65%	2	40	84,900	169
C-2, C-3, C-5	50,000	N/A	0.8	200	200	250	40	30	60	40	30%	65%	2	30	15,500	91
LI	40,000	N/A	1.6	150	150	200	40	25	50	25	40%	70%	4	60	16,800	84
PUD	See Schedule Section 405															
CIVIC	200,000	N/A	1.0	150	150	150	50	50	150	75	40%	80%	6	100	96,000	201
HD-R-1	1,800	24.2	N/A	30	30	60	**	2	4	3.1	85%	90%	2.5	35	1,000	21
HD-O																
Single-family	1,800	24.2	N/A	30	30	60	**	2	4	3.1	85%	90%	2.5	35	1,000	21
Existing Hotel	3,600	N/A	3.5	60	60	60	**	2	4	3.1	85%	90%	4	50	1,900	28
New Hotel	10,000	N/A	3.5	90	90	60	**	2	6	3.1	85%	90%	4	65	5,400	48
HD-R-2	18,000	48	N/A	120	120	120	5	2	4	10	85%	90%	3	40	9,700	64
HD-B-1	3,600	24.2	2.8	30	30	60	0	0	0	3.1	90%	95%	3	35	2,100	30

\* see Section 411.07 relating to Supplementary Regulations for Decks and Porches  
\*\* see Section 413.06 for Supplementary Yard Regulations in Ocean Grove

NOTE: Amended per Ordinance No. 03-035

Metes & Bounds Description of 15 Route 35 Neptune Investors LLC &  
15 Route 35 Neptune Investors TIC II & 15 Route 35 Neptune Investors TIC III LLC Property  
15 Highway 35, Neptune, New Jersey 07753  
Present Tax Assessor Map Reference Lot 5 in Block 1004  
Former Tax Assessor Map Reference Lot 28.02 in Block 266

As per Deed Book 5622 Page 16, Beginning at a point in the westerly line of New Jersey State Highway Route No. 35 (Variable-ft. right-of-way), (A.K.A. Stokes Avenue), (A.K.A. Logantown Road), said point being a distance of 282.88 feet northerly from the intersection of the westerly line of New Jersey State Highway Route No. 35 and the northerly line of New Jersey State Highway Route No. 33 (Variable-ft. right-of-way), (A.K.A. Corlies Avenue) & running; thence

1. Along the common dividing line between Former Lots 28.02 & Lot 28, Present Lots 5 & 6, North 89 degrees 33 minutes 17 seconds West, a distance of 312.36 feet to a point; thence
2. Still along the common dividing line between Former Lots 28.02 & Lot 28, Present Lots 5 & 6, South 00 degrees 26 minutes 43 seconds West, a distance of 224.86 feet to a point in the northerly line of New Jersey State Highway Route No. 33; thence
3. Along said northerly line of New Jersey State Highway South 89 degrees 29 minutes 37 seconds West, a distance of 68.56 feet to a point in the common dividing line between Former Lots 28.02 & 2, Present Lots 5 & 8; thence
4. Starting along the common dividing line between Former Lots 28.02 & 2, Present Lots 5 & 8, then continuing along the common dividing line between Former Lots 28.02 & 10, Present Lots 5 & 3, North 00 degrees 24 minutes 00 seconds East, a distance of 586.67 feet to a point; thence
5. Along the common dividing line between Former Lots 28.02 & 10, Present Lots 5 & 3, South 89 degrees 36 minutes 00 seconds East, a distance of 198.66 feet to a point in the common dividing lines between Former Lots 28.02 & 29, Present Lots 5 & 4; thence
6. Along the common dividing lines between Former Lots 28.02 & 29, Present Lots 5 & 4, South 00 degrees 24 minutes 00 seconds West, a distance of 115.83 feet to a point, thence
7. Continuing along the common dividing lines between Former Lots 28.02 & 29, Present Lots 5 & 4, North 84 degrees 22 minutes 00 seconds East, a distance of 155.65 feet to a point in the westerly line of New Jersey State Highway Route No. 35; thence
8. Along the westerly line of New Jersey State Highway Route No. 35, South 05 degrees 38 minutes 00 seconds East, a distance of 262.96 feet to the point & place of Beginning.

Metes & Bounds Description of Parking Easement Area 1  
15 Highway 35, Neptune, New Jersey 07753  
Present Tax Assessor Map Reference Lot 5 in Block 1004  
Former Tax Assessor Map Reference Lot 28.02 in Block 266

Beginning at a point in the northerly line of New Jersey State Highway Route No. 33 (Variable-ft. right-of-way) (A.K.A. Corlies Avenue), said point being on the dividing line between Former Lots 28.02 & 2, Present Lots 5 & 8 & running; thence

1. Along the dividing line between Former Lots 28.02 & 2, Present Lots 5 & 8, North 00 degrees 24 minutes 00 seconds West, a distance of 95.39 feet to a point; thence
2. Along a line through the interior of Former Lot 28.02, Present Lot 5 & along the driveway easement area, South 89 degrees 33 minutes 17 seconds East, a distance of 23.63 feet to a point of curvature; thence
3. Along a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 10.00 feet, an arc length of 15.71 feet, a chord bearing of South 44 degrees 33 minutes 17 seconds East & a chord distance of 14.14 feet to a point of tangency; thence
4. Still along a line through the interior of Former Lot 28.02, Present Lot 5 & along said driveway easement area, South 00 degrees 26 minutes 43 seconds West, a distance of 16.14 feet to a point of curvature; thence
5. Along a curve to the right having a central angle of 06 degrees 13 minutes 37 seconds West, a radius of 45.00 feet, an arc length of 4.89 feet, a chord bearing of South 03 degrees 33 minutes 31 seconds West & a chord distance of 4.89 feet to a point of tangency; thence
6. Still along a line through the interior of Former Lot 28.02, Present Lot 5 & along said driveway easement area, South 06 degrees 40 minutes 20 seconds West, a distance of 64.32 feet to a point in the northerly line of New Jersey State Highway Route No. 33; thence
7. Along the northerly line of New Jersey State Highway Route No. 33, South 89 degrees 29 minutes 37 seconds West, a distance of 26.31 feet to the point & place of Beginning.

Metes & Bounds Description of Driveway Easement Area  
15 Highway 35, Neptune, New Jersey 07753  
Present Tax Assessor Map Reference Lot 5 in Block 1004  
Former Tax Assessor Map Reference Lot 28.02 in Block 266

Beginning at a point in the northerly line of New Jersey State Highway Route No. 33 (Variable-ft. right-of-way) (A.K.A. Corlies Avenue), said point being distant along the northerly line of New Jersey State Highway Route No. 33 on a course of North 89 degrees 29 minutes 37 seconds East, a distance of 26.31 feet from the intersection of the northerly line of New Jersey State Highway Route No. 33 with the dividing line between Former Lots 2 & 28.02, Present Lots 5 & 8 & running; thence

1. Along a line through the interior of Former Lot 28.02, Present Lot 5 & along the parking easement area, North 06 degrees 40 minutes 20 seconds East, a distance of 64.32 feet to a point of curvature; thence
2. Along a curve to the left, having a central angle of 06 degrees 13 minutes 37 seconds, a radius of 45.00 feet, an arc length of 4.89 feet, a chord bearing of North 03 degrees 33 minutes 31 seconds East & a chord distance of 4.89 feet to a point of tangency; thence
3. Still along a line through the interior of Former Lot 28.02, Present Lot 5 & along parking easement area 1, North 00 degrees 26 minutes 43 seconds East, a distance of 16.14 feet to a point of curvature; thence
4. Along a curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 10.00 feet, an arc length of 15.71 feet, a chord bearing of North 44 degrees 33 minutes 17 seconds West & a chord distance of 14.14 feet to a point of tangency; thence
5. Still along a line through the interior of Former Lot 28.02, Present Lot 5 & along parking easement area 1, North 89 degrees 33 minutes 17 seconds West, a distance of 23.63 feet to a point on the dividing line between Former Lots 28.02 & 2, Present Lots 5 & 3; thence
6. Along said dividing line, North 00 degrees 24 minutes 00 seconds East, a distance of 30.00 feet to a point, thence
7. Along a line through the interior of Former Lot 28.02, Present Lot 5 & along parking easement area 2, South 89 degrees 33 minutes 17 seconds East, a distance of 23.65 feet to a point of curvature; thence
8. Along a curve to the left having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 10.00 feet, an arc length of 15.71 feet, a chord bearing of South 45 degrees 26 minutes 43 seconds East & a chord distance of 14.14 feet to a point; thence
9. Still along a line through the interior of Former Lot 28.02, Present Lot 5 & along parking easement area 2, North 00 degrees 26 minutes 43 seconds East, a distance of 90.60 feet to a point; thence
10. Still along a line through the interior of Former Lot 28.02, Present Lot 5, South 89 degrees 33 minutes 17 seconds East, a distance of 30.00 feet to a point; thence
11. Still along a line through the interior of Former Lot 28.02, Present Lot 5, South 00 degrees 26 minutes 43 seconds West, a distance of 156.74 feet to a point of curvature; thence
12. Along a curve to the right, having a central angle of 06 degrees 13 minutes 37 seconds, a radius of 75.00 feet, an arc length of 8.15, a chord bearing of South 03 degrees 33 minutes 31 seconds West & a chord distance of 8.15 feet to a point of tangency; thence
13. Still along a line through the interior of Former Lot 28.02, Present Lot 5, South 06 degrees 40 minutes 20 seconds West, a distance of 60.54 feet to a point in the northerly line of New Jersey State Highway Route No. 33; thence
14. Along said northerly line of New Jersey State Highway Route No. 33, South 89 degrees 29 minutes 37 seconds West, a distance of 30.24 feet to the point & place of Beginning

THIS PLAN IS CERTIFIED TO:

15 ROUTE 35 NEPTUNE INVESTORS LLC  
(BRUCE JEFFERY SOLE MEMBER)

15 ROUTE 35 NEPTUNE INVESTORS TIC II  
(BILL FARKAS, SOLE MEMBER)

15 ROUTE 35 NEPTUNE INVESTORS TIC III LLC

ION BANK, ITS SUCCESSORS AND/OR  
ASSIGNS AS THEIR INTEREST MAY APPEAR

HARBOR FREIGHT TOLLS USA, INC., A DELAWARE CORPORATION

TWO RIVERS TITLE COMPANY, LLC ( TRT2331407 )  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ROBERT E. DAVID, ESQUIRE  
THE LAW OFFICE OF ROBERT E. DAVID LLC

AMENDED SURVEY : 11-17-2013  
AMENDED DESCRIPTION : 02-07-2014  
AMENDED CERTIFICATIONS : 05-10-2014  
AMENDED SURVEY : 05-12-2014

PLAN OF SURVEY OF 15 ROUTE 35 NEPTUNE INVESTORS LLC &  
15 ROUTE 35 NEPTUNE INVESTORS TIC II & 15 ROUTE 35 NEPTUNE  
INVESTORS TIC III LLC PROPERTY SITUATED IN THE  
TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY  
PRESENT TAX ASSESSOR MAP REFERENCE LOT 5 IN BLOCK 1004  
FORMER TAX ASSESSOR MAP REFERENCE LOT 28.02 IN BLOCK 266  
SHEET 3 OF 3



**Map It, LLC**  
250 WEST WESTFIELD AVENUE, APT. 309  
ROSELLE PARK, NEW JERSEY 07204  
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CERTIFICATE OF AUTHORIZATION : 24GA28333900

DATE:  
10/02/2023  
SCALE:  
1" = 25'  
FILE #:  
177762

10-17-2013

DRAWN BY:

WRH

CHECKED BY:

MD