



KEY MAP
SCALE: 1" = 2000'

THE FOLLOWING WAS UTILIZED IN THE PREPARATION OF THIS BOUNDARY SURVEY:

1. FEDERAL NATIONAL TITLE INSURANCE COMPANY TITLE NO. 05-7406-13300A DATED MAY 21, 2003.
2. A MAP ENTITLED "SURVEY OF LOTS 61 & 62 BLOCK 1007, TOWNSHIP OF NEPTUNE, MORRIS COUNTY, NEW JERSEY" PREPARED BY SCHOOOR & DEPALMA P.C., MANALAPAN, NEW JERSEY, DATED OCTOBER 28, 1993, LAST REVISED NOVEMBER 17, 1993.
3. A MAP ENTITLED "JOBOR SUBDIVISION PREPARED FOR MOPTUNE PARK SITUATED IN NEPTUNE TOWNSHIP, MORRIS COUNTY, NEW JERSEY" PREPARED BY LAMBETH-HAY ASSOCIATES AND P.L.D. COMPANY, P.A., 1998 IN THE MORRIS COUNTY CLERK'S OFFICE IN CASE #228-78.
4. NEPTUNE TOWNSHIP TAX MAP SHEETS 41.01 & 41.02.

GENERAL NOTES

1. UNDERGROUND IMPROVEMENTS AND/OR LANDSCAPE ENHANCEMENTS IF ANY ARE NOT SHOWN HEREON.
2. THIS SURVEY MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NON-EXISTENCE OF FRESH WATER PLAINS INCLINATIONS.
3. NO PROPERTY CORNERS SET BY CONSTRUCTION AGREEMENT.
4. SUBJECT PREMISES LIES WITHIN ZONE C (AREA OF MARSH, FLOODING) DEPICTED ON FLOOD INSURANCE RATE MAP, TOWNSHIP OF NEPTUNE, MORRIS COUNTY, NEW JERSEY, PANEL 1 & 2, COMMUNITY PANEL NUMBER 340317-D000C AND PANEL NUMBER 3 OF 3, COMMUNITY PANEL NUMBER 340317-D000C BOTH MAPS REVISED MARCH 1, 1984.

EXCEPTIONS CONTAINED IN SCHEDULE B-2

1. A SPECIAL EXCEPTION AND VARIATION REGARDING A 6' WOOD BOARD FENCE WITH SWING GATE FOR A DUMPSTER ENCLOSURE IS SET FORTH IN THE SUPPLEMENTAL NOTES TO THIS SURVEY.
2. A SPECIAL EXCEPTION AND VARIATION REGARDING A 4' EVERGREEN SHRUB FENCE FOR A DUMPSTER ENCLOSURE IS SET FORTH IN THE SUPPLEMENTAL NOTES TO THIS SURVEY.
3. A SPECIAL EXCEPTION AND VARIATION REGARDING AN EXISTING CELL TOWER IN A CHAIN LINK FENCE IS SET FORTH IN THE SUPPLEMENTAL NOTES TO THIS SURVEY.

new 4' evergreen shrub, typ at back and sides of new dumpster enclosures

new 6' wood board fence with swing gate for dumpster enclosure, typ.

existing cell tower in chain link fence

1. SURVEYED TRACTS: 1. SOUTH 74°51'20" WEST 551.72' TO A POINT IN THE EXTENSION OF THE BOUNDARY LINE OF BLOCK 1007, TOWNSHIP OF NEPTUNE, MORRIS COUNTY, NEW JERSEY.
2. ALONG THE WESTERN LINE OF LOT 61, SOUTH 74°51'20" WEST 164.80' TO A POINT IN THE EXTENSION OF THE BOUNDARY LINE OF BLOCK 1007, TOWNSHIP OF NEPTUNE, MORRIS COUNTY, NEW JERSEY.
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ZONING REQUIREMENTS

CHS ZONE (COMMERCIAL HIGHWAY SHOPPING ZONE)

MINIMUM LOT AREA	25,000 S.F.
MINIMUM FRONT YARD	25'
MINIMUM BUILDING HEIGHT (MAX.)	10 STORIES / 150'
MINIMUM BUILDING LOT COVERAGE	30 %
NO FEDERAL BUILDING SHALL BE HIGHER THAN 100' TO A RESIDENTIAL DISTRICT.	

CS ZONE (COMMERCIAL SERVICE ZONE)

MINIMUM LOT AREA	40,000 S.F.
MINIMUM WIDTH	150'
MINIMUM DEPTH	200'
MINIMUM FRONT YARD - MAJOR ARTERY	50'
MINIMUM FRONT YARD - SECONDARY ROAD	40'
MINIMUM SIDE YARD	25'
MINIMUM REAR YARD	25'
MINIMUM BUILDING HEIGHT OFFICE (MAX.)	6 STORIES / 80'
MINIMUM BUILDING LOT COVERAGE	30 %
MINIMUM FLOOR AREA	5,000 S.F.

ALTA LAND TITLE CERTIFICATION

TO:
COOLIDGE - NEPTUNE EQUITIES, LLC
COOLIDGE - NEPTUNE REALTY CORP.
THE CHASE MANHATTAN BANK, ITS SUCCESSORS AND/OR ASSIGNS
FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK
MOPTUNE SHOPPING CENTER OWNER, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH THE "STANDARD STANDARD OF PRACTICE FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY DEVELOPED AND ADOPTED BY ALTA, ACSM, AND SPS IN 1987, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 8 & 9 THEREIN IN FULL, AND (2) IN ACCORDANCE WITH THE ACCURACY STANDARDS SET FORTH IN ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF A SUBSIDIARY SURVEY.

[Signature]
DATE: 9/26/05

NO.	DATE	ADD CERTIFICATION	REVISION
1	9-26-05	ADD CERTIFICATION	

NOTICE
THIS SURVEY AND ALL INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY. THE ONLY COPY OF THIS SURVEY THAT IS TO BE CONSIDERED THE OFFICIAL COPY IS THE ORIGINAL SURVEY MAP AS FILED WITH THE COUNTY CLERK'S OFFICE OF MORRIS COUNTY, NEW JERSEY. ANY OTHER COPIES OF THIS SURVEY ARE UNRELIABLE AND SHOULD NOT BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF SCHOOOR & DEPALMA, INC. ALL RIGHTS RESERVED.

[Signature]
MARTIN F. TIRELLA
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 27477

SCHOOOR & DEPALMA
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ALTA/ACSM LAND TITLE SURVEY OF
LOT 61 BLOCK 1007
TOWNSHIP OF NEPTUNE MORRIS COUNTY NEW JERSEY

PROJECT NO.	050287201	DATE	06/30/05
REVISION	1	DATE	09/26/05
HA	1/3	SCALE	1" = 50'
DATE	06/30/05	BY	MA

SCHOOOR & DEPALMA
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