

- ⑩ Right of Way Dedication as contained in Deed Book 2492, page 695. (Described Parcel is now part of public right of way as shown.)
- ⑪ Water Easement as contained in Declaration of Taking recorded in Book 3178, page 17 and as shown on Tax Map. Affects the Property as shown.
- ⑫ Water Line Easement recorded in Deed Book 3206, page 266. Affects the Property as shown. and Deed Book 4641, page 144. Does not affect the property. (Easement located on property on the east side of Route 31.)
- ⑬ Easement as contained in Deed Book 2109, page 593. Affects the Property as shown.

3. This survey was made in accordance with laws and/or Minimum Standards of the State of New Jersey.
2. The basis of bearing for this survey is S 05° 56' 30" W, being the monumented right of way line of New Jersey State Highway Route 31, as shown hereon.
3. The property described herein is the same as the property described in Fidelity National Title Insurance Company, Commitment No. 85352CD-01 with an effective date of May 10, 2019 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted to their effect on the subject property.
4. Said described property is located within an area having a Zone(s) Designation X, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0108F, with a date of identification of July 20, 2016, for Community No. 34021C, in Mercer County, State of New Jersey which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- Zone X (Non-Flood Zone): Areas determined to be outside the 0.2% annual chance floodplain.
5. The Property has direct physical pedestrian access and direct vehicular public right of way access to New Jersey State Highway Route 31 and Pennington-Harbourtown Road, a dedicated public street or highway.
6. The total number of striped parking spaces on the subject property is 126, including 5 designated handicap spaces. (Parcel A only).
7. There is no evidence of recent earth moving work, building construction or building additions observed in the process conducting the fieldwork.
8. There are no proposed changes in street right of way lines, according to the Borough of Pennington and the Township of Hopewell. There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
9. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
10. Utility Note: The utilities shown have been located from above ground evidence and existing drawings (as provided). The surveyor makes no guarantee 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. The surveyor has not physically located the underground utilities.
11. No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands.
12. The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.
13. Deed Reference: Deed Book 2124, Page 941. (Parcel A)
Deed Reference: Deed Book 2575, Page 580. (Parcel B)
14. The distance to the nearest intersecting street, New Jersey State Highway Route 31 and West Franklin Avenue, 567.01' as shown on Survey and Vicinity Map.
15. There are no gaps or gores within property.
16. All property corners were either set or found.
17. No Party Walls are located on this site.
18. There was no visible evidence of cemeteries/burial grounds on the subject property at the time of the survey.

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

- (A) GUY WIRE 6.5' SOUTHWEST ONTO SUBJECT PROPERTY. (Parcel A).

Zoning Report

FLAGLER HEALTHCARE
10 NORTH HIGHWAY 31
PENNINGTON, NEW JERSEY 08534

Prepared By:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
WWW.EMGCORP.COM

EMG CONTACT
Julie Lybrand
Lead Project Manager
800.733.0660, X3327
asparks@emgcorp.com

EMG Project Number: 137994.19R000-001.259
Report Date: October 25, 2019

Jurisdiction: Borough of Pennington, New Jersey
Zoning Designation: OB (Office Building)

Existing Requirements & Conditions

Existing Requirements

Front: 100 Feet
Side: 30 Feet
Both yards must equal 75 feet
Rear: 50 Feet

Bulk Requirements

Minimum Lot Size: Interior Lots: 60,000 Sq. Feet
Corner Lots: 67,500 Sq. Feet

Building Footprint: Shall not exceed 25,000 Sq. Feet

Required Width: Interior Lots: 260 Feet
Corner Lots: 225 Feet

Maximum Floor Area Ratio:	0.30 FAR
Maximum Building Coverage:	60%
Building Height:	2 1/2 Stories / 35 Feet

Off Street Parking

Parking: 1 parking space per 200 square feet of gross floor area or part thereof
 $24,634 / 200 = 123 \text{ spaces}$

Existing Conditions

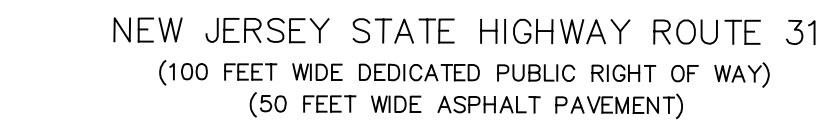
Exceeds 100 Feet
Exceed 30 Feet on both sides
Both sides equal more than 75 Feet
Exceeds 60 Feet

24,634 Square Feet
Exceeds 260 Feet

$$24,634 / 210,250 = 0.12 \text{ FAR}$$
$$24,634 / 210,250 = 12\%$$

32.5 Feet

126 spaces, including 5 handicap spaces



SHEET 1 OF 2 PARCEL A:
SHEET 2 OF 2 PARCEL B:
(LEGAL DESCRIPTION - BOTH PARCELS)

Acreage and square footage

210 250 Sq Ft

4.827 Ac.
PARCEL A:
BLOCK 201
LOT 5

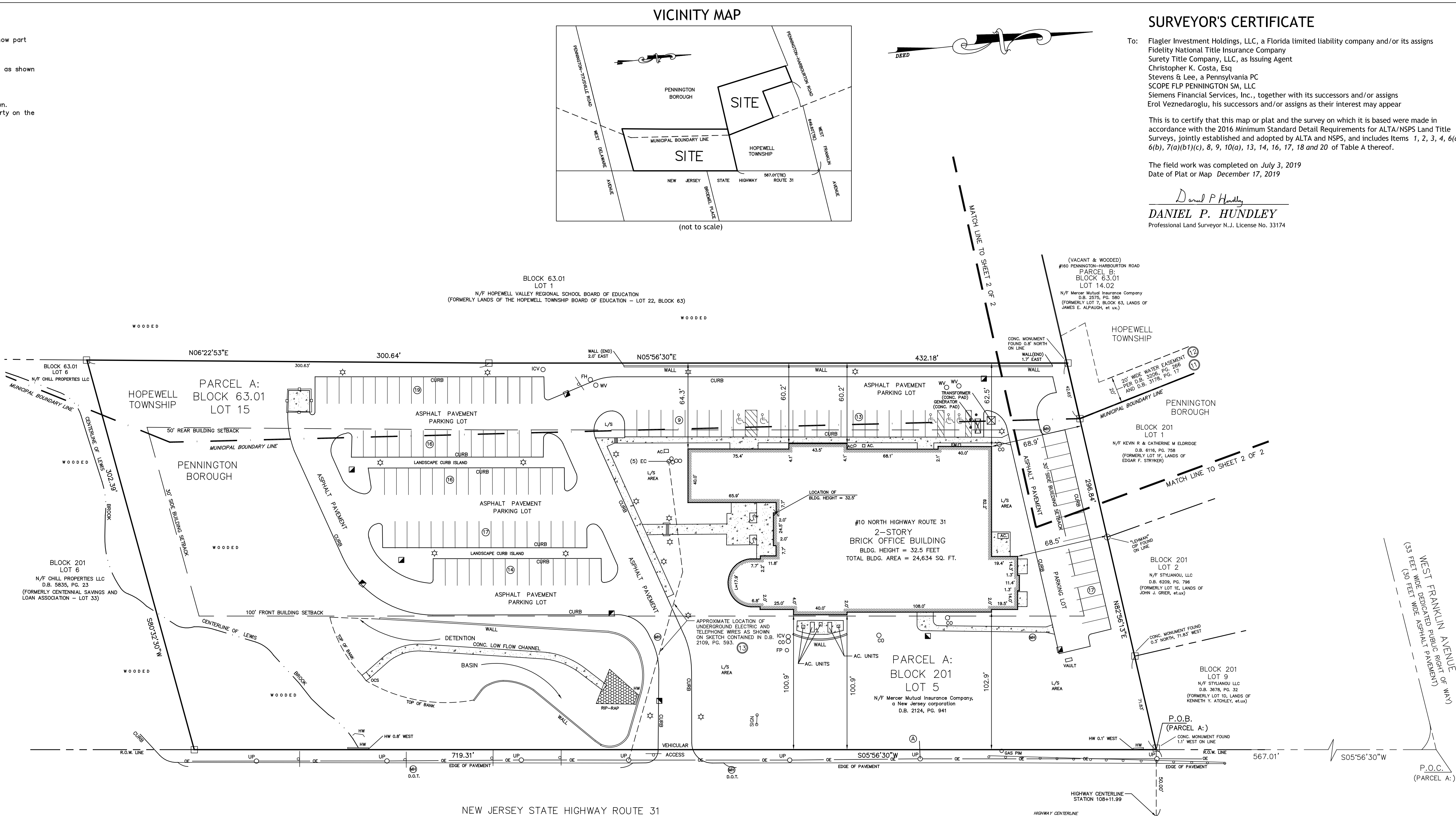
INCLUSIVE OF:
BLOCK 63.01
LOT 15

To: Flagger Investment Holdings, LLC, a Florida limited liability company and/or its assigns
Fidelity National Title Insurance Company
Surety Title Company, LLC, as Issuing Agent
Christopher K. Costa, Esq
Stevens & Lee, a Pennsylvania PC
SCOPE FLP PENNINGTON SM, LLC
Siemens Financial Services, Inc., together with its successors and/or assigns
Erli Veznedaroglu, his successors and/or assigns as their interest may appear

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, 6(a) 6(b), 7(a)(b)(c), 8, 9, 10(a), 13, 14, 16, 17, 18 and 20 of Table A thereof.

The field work was completed on *July 3, 2019*
Date of Plat or Map *December 17, 2019*

Daniel P Hundley
DANIEL P. HUNDLEY
 Professional Land Surveyor N.J. License No. 33174



COORDINATED BY:



510 E Memorial Road, Suite A-1
Oklahoma City, OK 73114
800.411.2010
www.emgcorp.com

Pennington Office Building and Parking Lot
10 North Highway 31
Pennington, NJ 08534

Civil & Environmental Engineers
Professional Planners · Surveyors · Landscape Architects
·CERTIFICATE OF AUTHORIZATION NO. 24GA27989300·

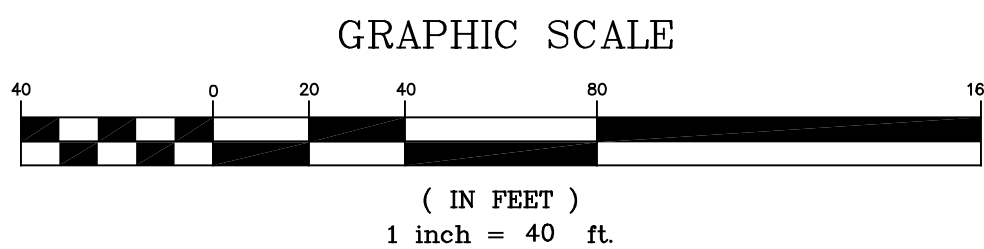
100 RIKE DRIVE
MILLSTONE TOWNSHIP, N.J. 08535
Ph(609)446-5550

12 ROBBINS WAY AT WATER STREET
TOMS RIVER, N.J. 08753
Ph(732)244-0888

Dr. P. H. H.

DANIEL P. HUNDLEY
Professional Land Surveyor N.J. License No. 33174

DRAWN BY: AF
CHECKED BY: DPH
FILE No.: N6188
6188-SUPR



AS-SURVEYED DESCRIPTION

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Pennington Borough and Hopewell Township, Mercer county, and State of New Jersey being more particularly described as follows:

PARCEL B:

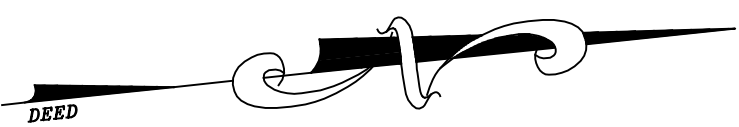
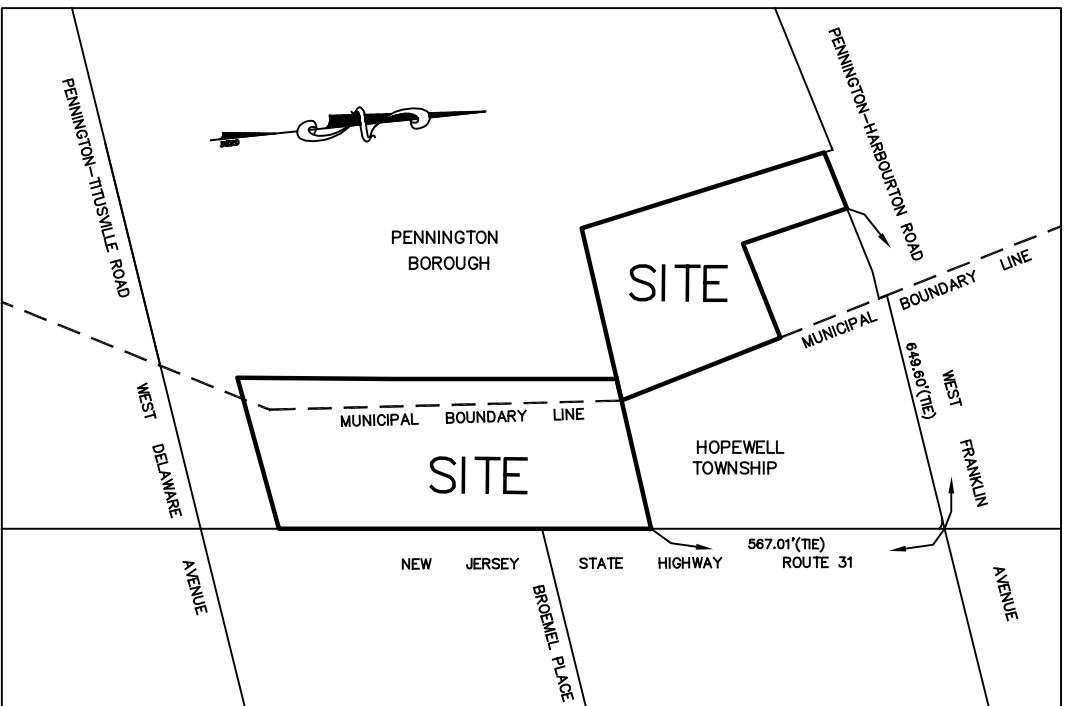
BEGINNING at a point in the southerly R.O.W. line of Pennington-Harbourton Road (66' wide) said point being the northwest corner of Lot 14.01, Block 63.01; thence

- 1) Along the westerly line of Lot 14.01, Block 63.01, S 12° 40' 20" E, 212.00' to a capped iron pin set; thence
- 2) Along same N 74° 18' 13" E, 195.62' to a capped iron pin set in the westerly line of Lot 1, Block 201, said westerly line, also being the municipal boundary between Hopewell Township and Pennington Borough; thence
- 3) Along the westerly line of lot 1, Block 201, S 15° 41' 47" E, 329.82' to a concrete monument found at a point being the northeast corner of Lot 15, Block 63.01; thence
- 4) Along the northerly line of said Lot 15 and Lot 1, Block 63.01, S 82° 56' 13" W, 341.96' to a capped iron pin set at a point being the southeast corner of Lot 13, Block 63.01; thence
- 5) Along the easterly line of Lot 13, Block 63.01, N 11° 25' 47" W, 490.84' to a capped iron pin set at a point in the southerly R.O.W. line of Pennington-Harbourton Road; thence
- 6) Along said R.O.W. line N 73° 57' 13" E, 117.15' to the point and place of beginning.

FOR INFORMATION ONLY:

Being Block 63.01 Lot 14.02 as depicted on the Tax Map of Hopewell Township.

VICINITY MAP



SURVEYOR'S CERTIFICATE

To: Flagler Investment Holdings, LLC, a Florida limited liability company and/or its assigns
Fidelity National Title Insurance Company
Surety Title Company, LLC, as Issuing Agent
Christopher K. Costa, Esq
Stevens & Lee, a Pennsylvania PC
SCOPE FLP PENNINGTON SM, LLC
Siemens Financial Services, Inc., together with its successors and/or assigns
Erol Veznedaroglu, his successors and/or assigns as their interest may appear

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, 6(a), 6(b), 7(a)(b)(c), 8, 9, 10(a), 13, 14, 16, 17, 18 and 20 of Table A thereof.

The field work was completed on July 3, 2019
Date of Plat or Map December 17, 2019

Daniel P. Hundley
DANIEL P. HUNDLEY
Professional Land Surveyor N.J. License No. 33174

RECORD LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Pennington Borough and Hopewell Township, Mercer county, and State of New Jersey being more particularly described as follows:

PARCEL A:

BEGINNING at a point in the westerly line of New Jersey state Highway Route 31 (100' R.O.W.) said point being distant 567.01 feet measured on a bearing South 05 degrees 56 minutes 30 seconds West, from the point of intersection of the southerly line of West Franklin Avenue (33' R.O.W.) with the westerly line of the said Highway, said point also being opposite (highway centerline station 108+11.99) and distant 50.00 feet measured northwesterly from and at right angles to the centerline thereof and running, thence

- 1) South 05 degrees 56 minutes 30 seconds West, 719.31 feet along the aforesaid westerly line of the said highway to a concrete monument set, thence
- 2) South 80 degrees 32 minutes 30 seconds West, 302.39 feet along the northerly line of lands of Centennial Savings and Loan Association (Lot 33, 54 Pennington Borough Tax Map) to the Municipal Boundary line dividing Pennington Borough from Hopewell Township and beyond to a concrete monument set in the easterly line of lands of The Hopewell Township Board of Education (Lot 22 Block 63 Hopewell Township Tax Map), thence
- 3) North 06 degrees 22 minutes 53 seconds East, 300.64 feet along the same to a concrete monument set at an angle point in the same, thence
- 4) North 05 degrees 56 minutes 30 seconds East, 432.18 feet still along the same to a concrete monument set in the southerly line of lands of James E. Alpaugh, et ux. (Lot 7, Block 63 Hopewell Township Tax Map), thence
- 5) North 82 degrees 56 minutes 13 seconds East, 296.84 feet along the same and beyond along the southerly line of lands of Edger E. Stryker, et ux. (Lot 1F, 54 Pennington Borough Tax Map) and beyond along the southerly line of lands of John J. Grier, et ux. (Lot 1E, 54 Pennington Borough Tax Map) and beyond along the southerly line of lands of Kenneth Y. Atchley, et ux. (Lot 1D, 54 Pennington Borough Tax Map) to and beyond the Municipal Boundary line dividing Pennington Borough from Hopewell Township passing over concrete monuments found 71.83 feet and 0.30 feet from the terminus of the herein course, to the point and place of beginning.

For Informational Purposes Only: Being premises No. 10 North Highway 31 (assessed also as Route 31 North)
FOR INFORMATION ONLY>

Being Block: 201, Lot 5 as depicted on the Tax Map of Pennington Borough
AND

Being Block: 6301, Lot 15 as depicted on the Tax Map of Hopewell Township
PARCEL B:

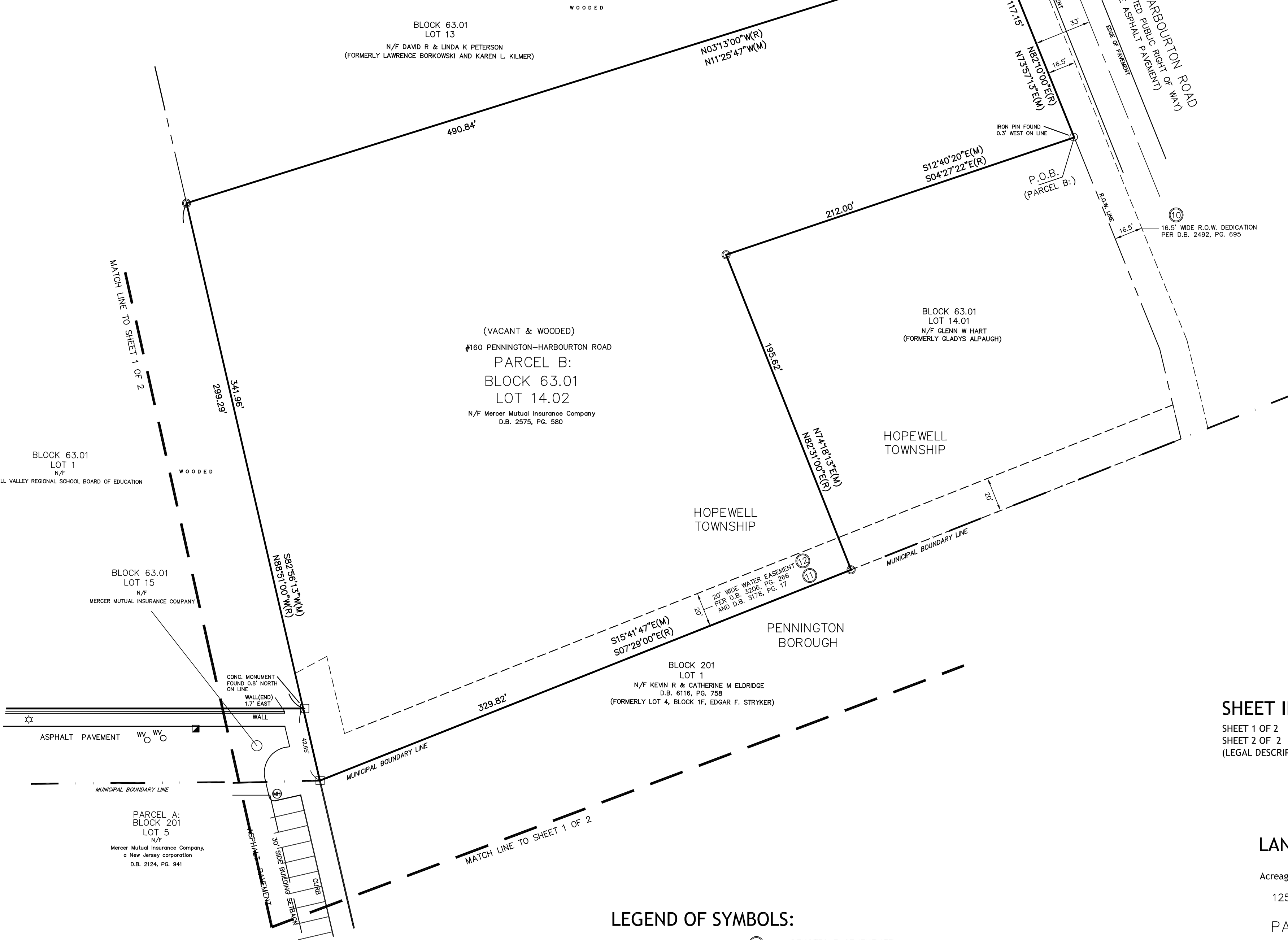
BEGINNING at a point in the southerly R.O.W. line of Pennington-Harbourton Road (66' wide) said point being the northwest corner of Lot 14.01, Block 63.01, N/F Gladys Alpaugh; thence

- 1) Along the westerly line of Lot 14.01, S 04° 27' 22" E, 212.00' to a point; thence
- 2) Along same N 82° 31' 00" E, 195.62' to a point in the westerly line of Lot 4 Block 1F, N/F Edger F. Stryker, said westerly line, also being the municipal boundary between Hopewell Township and Pennington Borough; thence
- 3) Along the westerly line of lot 4, S 07° 29' 00" E, 329.82' to a point being the northeast corner of Lot 15, Block 63.01, N/F Mercer Mutual Insurance company; thence
- 4) Along the northerly line of said Lot 15 and Lot 1, Block 63.01, N/F Hopewell Valley Regional School Board of Education, N 86° 51' 00" W, 341.96' to a point being the southeast corner of Lot 13, Block 63.01, N/F Lawrence Borkowski and Karen L. Kilmer; thence
- 5) Along the easterly line of Lot 13, N 03° 13' 00" W, 490.84' to a point in the southerly R.O.W. line of Pennington-Harbourton Road; thence
- 6) Along said R.O.W. line N 82° 10' 00" E, 117.15' to the point and place of beginning.

FOR INFORMATION ONLY:

Being Block 63.01 Lot 14.02 as depicted on the Tax Map of Hopewell Township.

ZONING INFORMATION
(TO BE PROVIDED)



SHEET INDEX

SHEET 1 OF 2 PARCEL A:
SHEET 2 OF 2 PARCEL B:
(LEGAL DESCRIPTION - BOTH PARCELS)

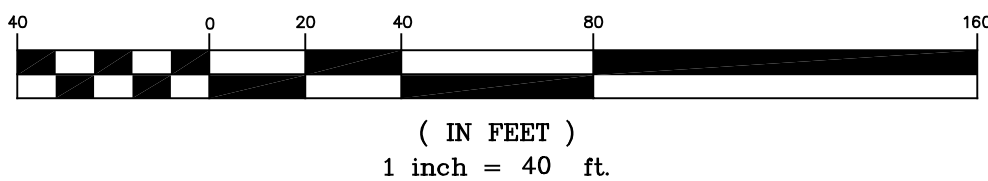
LAND AREA:

Acreage and square footage
125,169 Sq Ft
2.873 AC.
PARCEL B
BLOCK 63.01
LOT 14.02

LEGEND OF SYMBOLS:

- | | | | |
|--------|--------------------|----|-------------------------------------|
| P.O.B. | POINT OF BEGINNING | 12 | DENOTES EASEMENT ITEM |
| R.O.W. | RIGHT OF WAY | ☆ | LIGHT POLE |
| N/F | NOW OR FORMERLY | WV | WATER VALVE |
| (R) | RECORD | ■ | INLET/GRATE |
| (M) | MEASURED | ○ | MANHOLE |
| D.B. | DEED BOOK | ○ | IRON PIN FOUND |
| PG. | PAGE | □ | CONCRETE MONUMENT FOUND (4" x 4") |
| | | ○ | CAPPED IRON PIN SET (3/8" DIAMETER) |

GRAPHIC SCALE



COORDINATED BY:



510 E Memorial Road, Suite A-1
Oklahoma City, OK 73114
800.411.2010
www.emgcorp.com

ALTA/NSPS LAND TITLE SURVEY

Pennington Office Building and Parking Lot
10 North Highway 31
Pennington, NJ 08534

Crest Engineering Associates Inc.

Civil & Environmental Engineers
Professional Planners - Surveyors - Landscape Architects
CERTIFICATE OF AUTHORIZATION NO. 24G027989300

10 RICE DRIVE
MILLSTONE TOWNSHIP, N.J. 08535
PH: 609/448-8550

12 ROBBINS WAY AT WATER STREET
TRENTON, N.J. 08611
PH: 609/244-0088

Daniel P. Hundley
DANIEL P. HUNDLEY
Professional Land Surveyor N.J. License No. 33174

DRAWN BY: AF
CHECKED BY: NLS
FILED BY: NLS
DATE: 11/15/19