SCHEDULE A LEGAL DESCRIPTION
LOT 1, BLOCK 3301
BOROUGH OF MONTVALE
LOT 4, BLOCK 202
BOROUGH OF WOODCLIFF LAKE
BERGEN COUNTY, NEW JERSEY

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CHESTNUT RIDGE ROAD (ALSO KNOWN AS COUNTY ROUTE 109) AT THE DIVIDING LINE BETWEEN LOT 4 AND LOT 4.01, BLOCK 202, SAID POINT BEING DISTANT 16.50 FEET FROM THE CENTERLINE OF CHESTNUT RIDGE ROAD AND FROM SAID POINT OF BEGINNING RUNNING THENCE;

1. ALONG THE DIVIDING LINE BETWEEN LOT 4 AND LOT 4.01 BLOCK 202 BOROUGH OF WOODCLIFF LAKE AND ALONG THE DIVIDING LINE BETWEEN LOT 1 AND LOT 2, BLOCK 3301, BOROUGH OF MONTVALE, SOUTH 66 DEGREES 55 MINUTES 02 SECONDS EAST, A DISTANCE OF 610.75 FEET TO A POINT, THENCE;

2. ALONG THE DIVIDING LINE BETWEEN LOT 1, BLOCK 3301, BOROUGH OF MONTVALE AND THE GARDEN STATE PARKWAY, SOUTH 30 DEGREES 50 MINUTES 49 SECONDS WEST, A DISTANCE OF 272.90 FEET TO A POINT, THENCE;

3. STILL ALONG THE DIVIDING LINE BETWEEN LOT 4 AND THE GARDEN STATE PARKWAY, SOUTH 24 DEGREES 56 MINUTES 32 SECONDS WEST, A DISTANCE OF 204.27 FEET TO A POINT, THENCE;

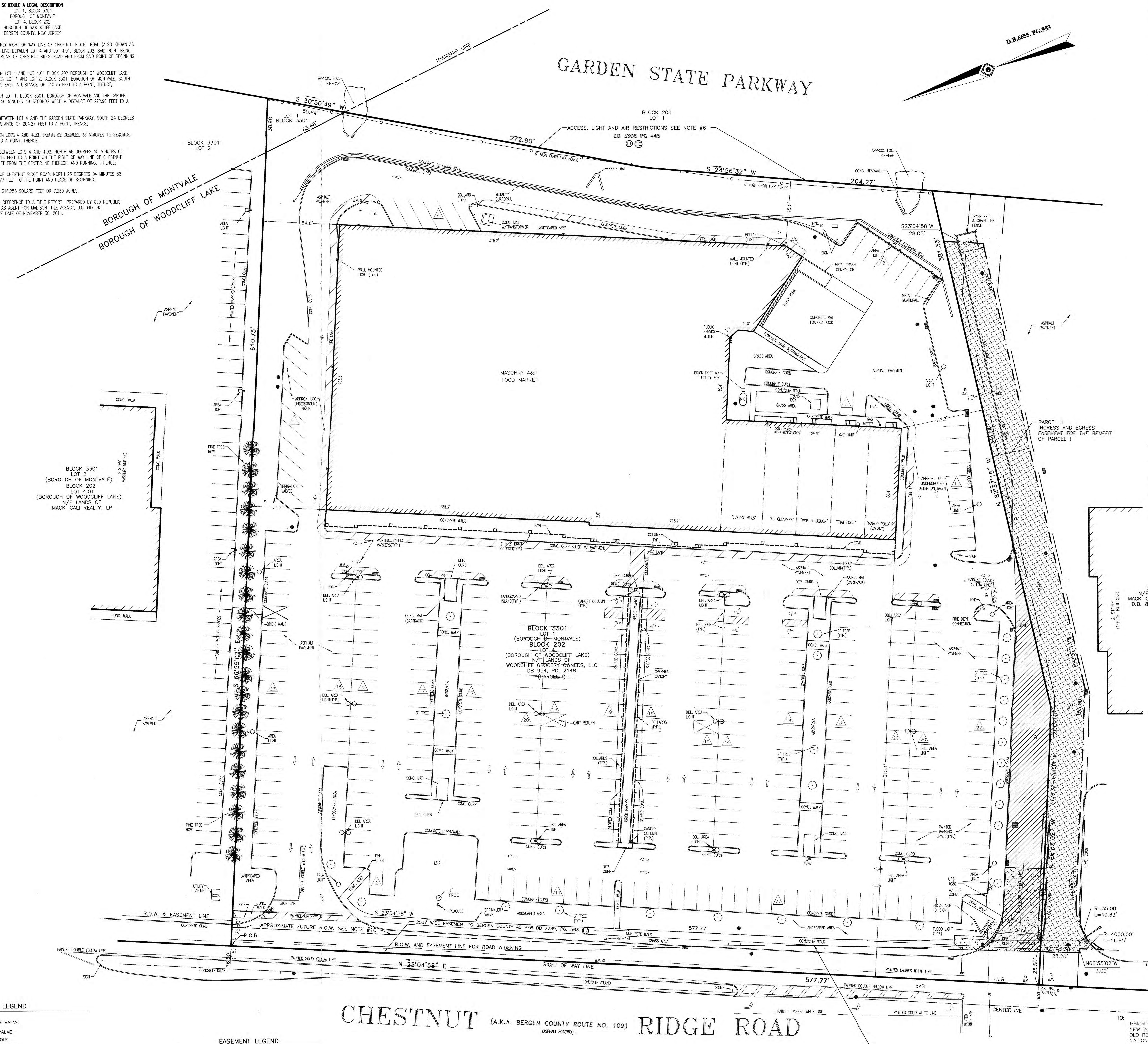
4. ALONG THE DIVISION LINE BETWEEN LOTS 4 AND 4.02, NORTH 82 DEGREES 37 MINUTES 15 SECONDS WEST, A DISTANCE OF 381.33 FEET TO A POINT, THENCE;

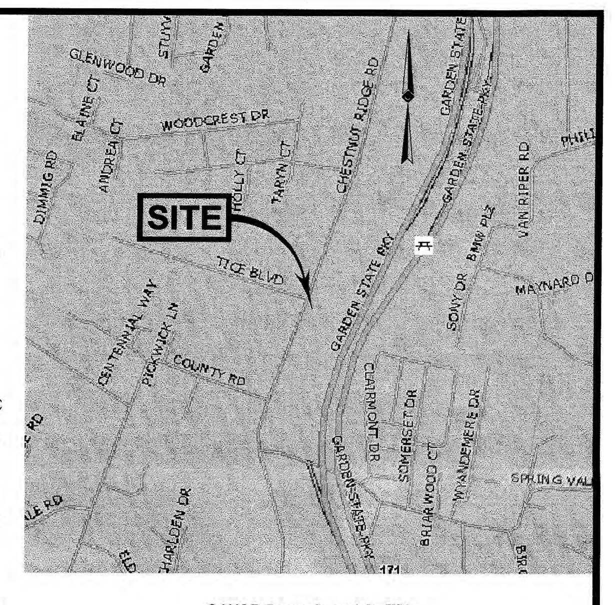
5. STILL ALONG THE DIVIDING LINE BETWEEN LOTS 4 AND 4.02, NORTH 66 DEGREES 55 MINUTES 02 SECONDS WEST, A DISTANCE OF 200.16 FEET TO A POINT ON THE RIGHT OF WAY LINE OF CHESTNUT RIDGE ROAD BEING DISTANT 16.50 FEET FROM THE CENTERLINE THEREOF, AND RUNNING, TTHENCE;

6. ALONG THE RIGHT OF WAY LINE OF CHESTNUT RIDGE ROAD, NORTH 23 DEGREES 04 MINUTES 58 SECONDS EAST, A DISTANCE OF 577.77 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 316,256 SQUARE FEET OR 7.260 ACRES.

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS AGENT FOR MADISON TITLE AGENCY, LLC, FILE NO. MTANJ-070507NYO WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2011.

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NOTES:

1. PROPERTY KNOWN AS LOT 4 IN BLOCK 202 ON THE TAX ASSESSMENT MAP OF THE BOROUGH OF WOODCLIFF LAKE AND LOT 1 IN BLOCK 3301 ON THE TAX ASSESSMENT MAP OF THE BOROUGH OF MONTVALE.
2. AREA (TO RIGHT OF WAY LINE) = 316,256 S.F. OR 7.260 AC.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE NO. AT-973R WITH AN EFFECTIVE DATE OF DECEMBER 11, 2012 WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

   (10) SUBJECT TO A MEMORANDUM OF LEASE MADE BY AMERICAN EQUITY LLC, LANDLORD AND THE GREAT ATLANTIC AND PACIFIC TEA COMPANY, INC., TENANT, DATED 5/16/1995 AND RECORDED 5/22/1995 IN BOOK 7789 PAGE 566. AFFECTS SUBJECT PROPERTY – BLANKET IN NATURE.

   ASSIGNMENT AND ASSUMPTION OF LEASE MADE BY AMERICAN EQUITY LLC, ASSIGNOR TO OKLAHOMA METROPOLITAN PROPERTIES, LIMITED PARTNERSHIP, ASSIGNEE, DATED AS OF JANUARY 31, 1996 AND RECORDED FEBRUARY 7, 1996 IN BOOK 7852 PAGE 705. AFFECTS SUBJECT PROPERTY – BLANKET IN NATURE.

   ASSIGNMENT AND ASSUMPTION AGREEMENT MADE BY THE GREAT ATLANTIC & PACIFIC TEA COMPANY, INC., ASSIGNOR, TO A & P REAL PROPERTY, LLC, ASSIGNEE, DATED 3/13/2012 AND RECORDED 8/2112012 IN BOOK 1128 PAGE 1613. AFFECTS SUBJECT PROPERTY – BLANKET IN NATURE.

   (11) SUBJECT TO EASEMENT OR FUTURE DENIAL OF ACCESS TO LANDS ABUTTING THE PREMISES TO THE EAST, (GARDEN STATE PARKWAY) AND NO EASEMENT FOR LIGHT AND AIR OR ANY RIGHT OF DIRECT ACCESS TO THE GARDEN STATE PARKWAY AS SET FORTH IN DEED TO THE NEW JERSEY HIGHWAY AUTHORITY RECORDED 10/4/1956 IN BOOK 3806 PAGE 448. AFFECTS SUBJECT PROPERTY – SHOWN.

   (12) SUBJECT TO A RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES ALONG THE SOUTHERLY LINE OF THE PREMISES AS SHOWN ON FILED MAP NO. 8119 AND SET FORTH IN DEED OF EASEMENT RECORDED 111711983 IN BOOK 6731 PAGE 74. AFFECTS SUBJECT PROPERTY – SHOWN.

   (13) SUBJECT TO A RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES ALONG THE SOUTHERLY LINE OF THE PREMISES AS SHOWN ON FILED MAP NO. 8119 AND SET FORTH IN DEED OF EASEMENT RECORDED 6/7/1983 IN BOOK 6757 PAGE 484. AFFECTS SUBJECT PROPERTY – SHOWN.

   (14) SUBJECT TO A CROSS-EASEMENT AGREEMENT BETWEEN PETER MARTIN VAN RIPER AND SUSAN A. VAN RIPER AND SPROUT/WOODCLIFF LAKE DATED 9/30/1985 AND RECORDED 8/1811985 IN BOOK 6961 PAGE 703. AFFECTS SUBJECT PROPERTY – SHOWN.

   (15) SUBJECT TO A DEED OF EASEMENT FOR THE INSTALLATION OF TRAFFIC SIGNALIZATION APPARATUS TO THE COUNTY OF BERGEN DATED 9/311985 AND RECORDED 1115/1985 IN BOOK 6983 PAGE 978. AFFECTS SUBJECT PROPERTY – SHOWN.

   (16) SUBJECT TO A RIGHT OF WAY AND EASEMENT FOR ROAD WIDENING PURPOSES TO THE COUNTY OF BERGEN DATED 6/30/1986 AND RECORDED 7/2/1986 IN BOOK 7019 PAGE 905. AFFECTS SUBJECT PROPERTY – SHOWN.

   (17) SUBJECT TO A RIGHT OF WAY AND EASEMENT FOR ROAD WIDENING PURPOSES TO THE COUNTY OF BERGEN DATED 4/27/1995 AND RECORDED 5/22/1995 IN DEED BOOK 7789 PAGE 563. AFFECTS SUBJECT PROPERTY – SHOWN.

   (18) SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER BLOCK 202 LOT 4.02 AS SET FORTH IN DEED DATED 12/22/1997 AND RECORDED 1115/1998 IN BOOK 8035 PAGE 51. AFFECTS SUBJECT PROPERTY – SHOWN.

   (19) SUBJECT TO THE RIGHTS OFTHE STATE OF NEW JERSEY TO REGULATE AND LIMIT INGRESS TO AND FROM THE GARDEN STATE PARKWAY. DIRECT ACCESS IS NOT GRANTED TO GARDEN STATE PARKWAY, THE SAME BEING A LIMITED ACCESS HIGHWAY OR ROAD – SHOWN.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. WAIVER OF SETTING CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2.
10. UPON TERMINATION OF THE USE OF THE EXISTING HOUSE AS A RESIDENTIAL DWELLING (DEMOLISHED JUNE 1995.) OR UPON THE USE OF ANY PORTION THEREOF FOR NON-RESIDENTIAL USE THE ROAD EASEMENT SHALL BE EXTENDED TO THE FUTURE RIGHT OF WAY LINE AS PER DEED BOOK 6757, PG. 484 ET. SEQ. THE EXACT LIMITS OF THE LINE INTENDED TO BE 30' DISTANT FROM THE CENTERLINE OF CHESTNUT RIDGE ROAD IS UNKNOWN THE MAP REFERENCED IN THE DEED DOES NOT SHOW THE LOCATION OF THE FUTURE RIGHT OF WAY LINE.

REFERENCES:

1. THE OFFICIAL TAX MAP OF THE BOROUGH OF MONTVALE, BERGEN COUNTY, NEW JERSEY, SHEETS 31 & 33.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 87 OF 332", MAP NUMBER 34003C0087H, MAP REVISED: SEPTEMBER 30, 2005.
3. MAP ENTITLED, "TAX ASSESSMENT MAP BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY," PREPARED BY AZZOLINA ENGINEERING COMPANY, DATED MARCH, 1969, LAST REVISION MAY, 1983, SHEETS 2, 3, 4, AND KEY MAP.
4. MAP ENTITLED, "FINAL SUBDIVISION PLAT TICE CAMPUS, BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY," PREPARED BY EARLE W. BAILEY, DATED JUNE 15, 1978, FILED IN THE BERGEN COUNTY CLERK'S OFFICE AS MAP #7683.
5. MAP ENTITLED, "TOPOGRAPHIC SURVEY CHESTNUT RIDGE ROAD, WOODCLIFF LAKE, N.J.," PREPARED BY ENGINEERING DEPARTMENT BERGEN COUNTY, NEW JERSEY, AS DRAWING NO. 2 OF 4.
6. MAP ENTITLED, "ROAD WIDENING PLAN CHESTNUT RIDGE ROAD ALONG FRONTAGES OF LOTS 4-1 AND 4-1 IN BLOCK 202, BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY," PREPARED BY BOSWELL ENGINEERING COMPANY, DATED 3/30/84, LAST REVISED 9/25/85, DWG. NO. 84-130, SHEET 1 OF 2.
7. MAP ENTITLED, "SUBDIVISION PLAT BLOCK 202, LOT 4-2, BOROUGH OF WOODCLIFF LAKE, T.M., SHEET NO. 2, BLOCK 65, LOT 35, BOROUGH OF MONTVALE, BERGEN COUNTY, NEW JERSEY," PREPARED BY BOSWELL ENGINEERING COMPANY, DATED 7/12/82, AS DRAWING NO. 82-139-MS.
8. MAP ENTITLED, "ROAD WIDENING PLAN, CHESTNUT RIDGE ROAD ALONG THE FRONTAGES OF LOTS 4-1 AND 4-2 IN BLOCK 202, BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY," PREPARED BY BOSWELL ENGINEERING COMPANY, DATED 3/30/84, LAST REVISED 9/24/85, AS DWG. NO. 84-130-PNP, AS SHEET NO. 2 OF 2.
9. MAP ENTITLED, "SITE PLAN PROPOSED OFFICE BUILDING, PART OF BLOCK 202-LOT 4-2, BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY FOR SPROUT WOODCLIFF LAKE TAX MAP SHEET 2," PREPARED BY BOSWELL ENGINEERING COMPANY, DATED 7/12/82, LAST REVISED 11/4/86, AS DWG. NO. 82-139, SHEET 1 OF 1.
10. MAP ENTITLED, "MINOR SUBDIVISION PLAT, BLOCK 202, LOT 4, BOROUGH OF WOODCLIFF LAKE, T.M. SHEET NO. 2 IN BLOCK 65A, LOT 35, BOROUGH OF MONTVALE, BERGEN COUNTY, NEW JERSEY," PREPARED BY BOSWELL ENGINEERING COMPANY, DATED 10/4/81, LAST REVISED 6/16/82, DWG. NO. 81-249-MS, SHEET 1 OF 1.
11. MAP ENTITLED, "AS-BUILT PLAN, BLOCK 202, LOT 4-2, BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY," PREPARED BY BOSWELL ENGINEERING COMPANY, DATED 1/22/87, DWG. NO. 2-139A/B, SHEET 1 OF 1. 11. MAP ENTITLED, "AS-BUILT OFFICE BUILDING, BLOCK 202, LOT 4-1, BOROUGH OF WOODCLIFF LAKE AND BLOCK 65A, LOT 35, BOROUGH OF MONTVALE," PREPARED BY BOSWELL ENGINEERING COMPANY, DATED 10/24/84, LAST REVISED 2/13/85, DWG. NO. 81-249A/B, SHEET 1 OF 1.
12. MAP ENTITLED, "NEW JERSEY HIGHWAY AUTHORITY GARDEN STATE PARKWAY SECTION 1A GENERAL PROPERTY MAP" PREPARED BY FAY, SPOFFORD & THORNDIKE CONSULTING ENGINEERS, DATED: 9/21/67 AS SHEET 26 OF 29.
13. MAP ENTITLED, "NEW JERSEY HIGHWAY AUTHORITY GARDEN STATE PARKWAY SECTION 1A NEW YORK THRUWAY CONNECTION CONTRACT 207 GRADING, PAVING & BRIDGES PLAN S.B. STA. 761+00 TO STA. 777+00 N.B. STA. 761+00 TO STA. 776+50" PREPARED BY FAY, SPOFFORD & THORNDIKE CONSULTING ENGINEERS, DATED: MARCH, 1956, LAST REVISED 1/2/59, AS SHEET 21 OF 357.
14. MAP ENTITLED, "FIRM FLOOD INSURANCE RATE MAP" BERGEN COUNTY (ALL JURISDICTIONS) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP NO. 34003C0087 EFFECTIVE DATE 9/20/95. PANEL NO. 87 OF 332.
15. 15. MAP ENTITLED "AMERICAN EQUITY GROUP, PROPOSED SHOPPING CENTER, BLOCK 202, LOT 4, CHESTNUT RIDGE ROAD, BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY " PREPARED BY BOHLER ENGINEERING, INC. SHEETS 1-8 OF 8, DATED 4-8-94 AND LAST REVISED 11-30-95 AS REVISION #19.
16. MAP ENTITLED "BOUNDARY & TOPOGRAPHICAL SURVEY, AMERICAN EQUITY, L.L.C. LOT 1, BLOCK 3301, BOROUGH OF MONTVALE, LOT 4, BLOCK 202, BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY. " PREPARED BY CONTROL POINT ASSOCIATES, INC. AND DATED 4-28-94, LAST REVISED ON 7-19-95 AS REVISION #7.
17. MAP ENTITLED "AS-BUILT SURVEY OKLAHOMA METROPOLITAN PROPERTIES, L.P. LOT 1, BLOCK 3301, BOROUGH OF MONTVALE, LOT 4, BLOCK 202, BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY. " PREPARED BY CONTROL POINT ASSOCIATES, INC. AND DATED 5-01-96, LAST REVISED ON 5-02-96 AS REVISION #1

LEGEND

WV ⋈	WATER VALVE
GV ⋈	GAS VALVE
●	MANHOLE
▬	INLET/GRATE
	HYDRANT
⋈	UTILITY VALVE
—— OH ——	OVERHEAD WIRES
—— G ——	APPROX. LOC. UNDERGROUND GAS LINE
—— W ——	APPROX. LOC. UNDERGROUND WATER LINE
——<	GUY WIRE
—•—	UTILITY POLE
△10	PARKING SPACE COUNT
	PINE TREE (TYP.)
⊙	TREE
(13)	TITLE REPORT EXCEPTION

EASEMENT LEGEND

- 25' WIDE DRAINAGE EASEMENT AS PER REF.#3,7
- INGRESS/EGRESS EASEMENT FOR LOT 4.02 ON LOT 4 AS PER D.B. 6961, PG. 703 & D.B. 8035 PG 51 (PARCEL 2) (14)(18)
- INGRESS/EGRESS EASEMENT FOR LOT 4 ON LOT 4.02 AS PER D.B. 6961, PG. 703 ET. SEQ. (14)
- EASEMENT FOR PLACEMENT OF SIGNAL POLE AS PER REF. #5 AND D.B.6983, PG.978 ET. SEQ. (15)
- PARCEL II – INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF PARCEL I

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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800-272-1000

TO:
BRIGHTON NORSE REALTY LLC
NEW YORK COMMUNITY BANK, ITS SUCCESSORS AND/OR ASSIGNS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
NATIONAL GRANITE TITLE INSURANCE AGENCY, INC.
DAVID WEISZ, ESQ.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQ- UIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, 9, 11(a)(SURFACE INDICATIONS ONLY) & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/17/2013.

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JAMES C. WEED
NEW JERSEY PROFESSIONAL LAND SURVEYOR #43278
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

1-25-13
DATE

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
1	REVISE PER FIELD UPDATE	T.M.	G.R.E.	G.J.S.	1-25-13

FIELD DATE: 12-14-11, 1-17-13
FIELD BOOK NO.: –
FIELD BOOK PG.: –
FIELD CREW: B.B.
DRAWN: J.R.W.

ALTA/ACSM LAND TITLE SURVEY
WOODCLIFF LAKE INVESTORS, L.P.
500 CHESTNUT RIDGE ROAD
LOT 1, BLOCK 3301, BOROUGH OF MONTVALE
LOT 4, BLOCK 202, BOROUGH OF WOODCLIFF LAKE
BERGEN COUNTY, STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
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REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
G.J.S.	J.P.L.	12-19-2011	1"=30'	C11608	1 OF 1

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