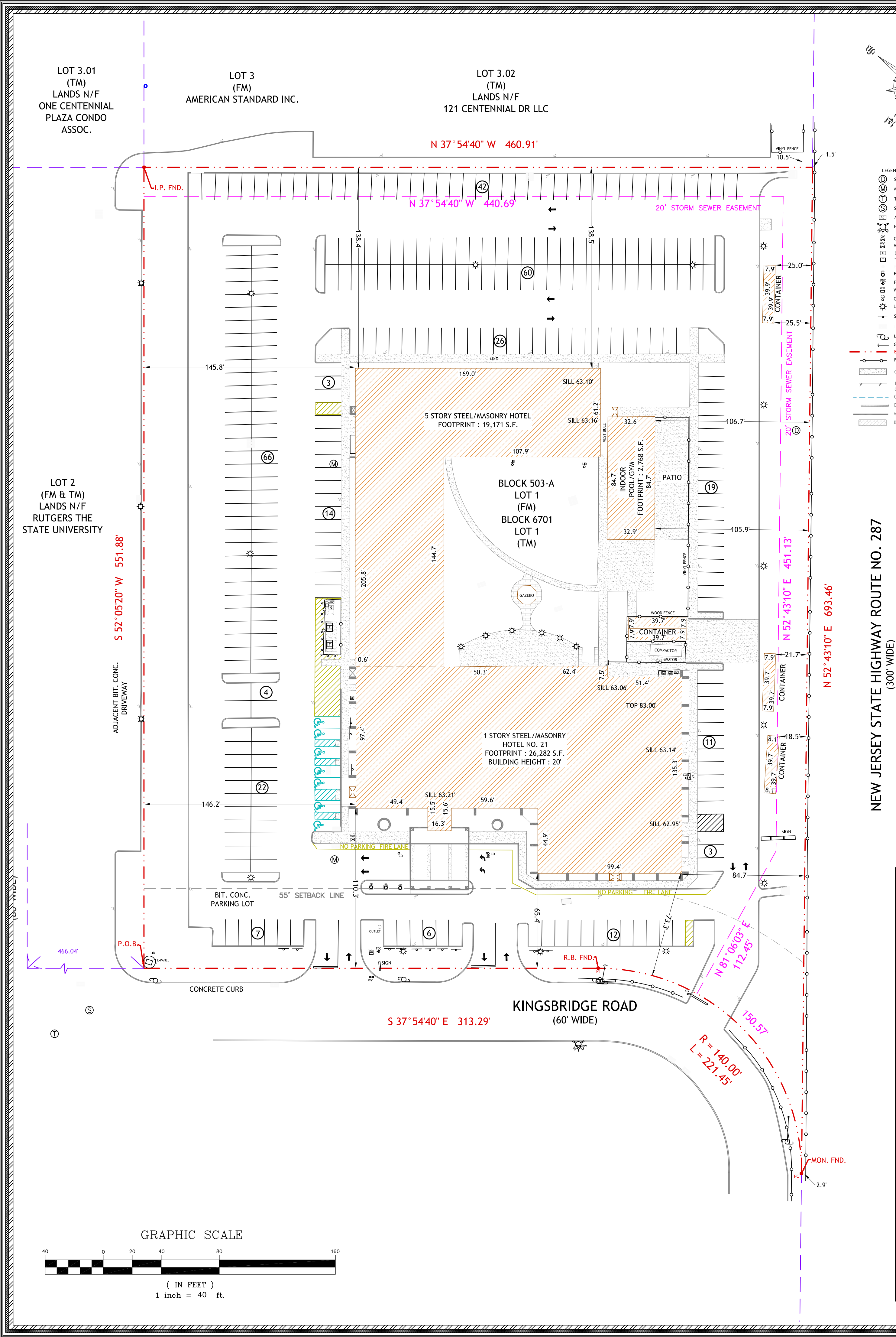




RECORD DESCRIPTION:

ALL THAT CERTAIN TRACT, PARCEL AND LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING KNOWN AS LOT 1, BLOCK 503-A AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF KINGSBRIDGE 4" AS FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON MAY 11, 1972 AS MAP NO. 3551 FILE NO. 959 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF KINGSBRIDGE ROAD (60.00 FEET WIDE) SAID POINT BEING THE INTERSECTION OF THE SAID LINE WITH THE DIVISION LINE BETWEEN LOTS 1 AND 2 IN BLOCK 503-A, SAID POINT BEING ALSO DISTANCE 466.04 FEET WESTERLY FROM THE INTERSECTION OF THE SAID LINE OF KINGSBRIDGE ROAD, EXTENDED EASTERLY, WITH THE WESTERLY LINE OF CENTENNIAL AVENUE (80.00 FEET WIDE) EXTENDED NORTHERLY, THENCE FROM SAID BEGINNING POINT RUNNING;

1. ALONG THE SAID DIVISION LINE, SOUTH 52 DEGREES 05 MINUTES 20 SECONDS WEST 551.88 FEET TO THE SOUTHERLY LINE OF THE ENTIRE TRACT; THENCE
2. ALONG THE SAID LINE, NORTH 37 DEGREES 54 MINUTES 40 SECONDS WEST 460.91 FEET TO A CAPPED REBAR IN THE EASTERLY LINE OF FREEWAY, NEW JERSEY STATE HIGHWAY ROUTE NUMBER 287; THENCE
3. ALONG THE SAID LINE NORTH 52 DEGREES 43 MINUTES 10 SECONDS EAST 693.46 FEET TO A POINT OF CURVATURE IN THE WESTERLY LINE OF KINGSBRIDGE ROAD; THENCE
4. ALONG THE SAID LINE ON A CURVE BEARING TO THE LEFT WITH A RADIUS OF 140.00 FEET AN ARC LENGTH OF 221.45 FEET A CHORD BEARING OF SOUTH 24 DEGREES 15 MINUTES 00 SECONDS EAST AND A CHORD DISTANCE OF 199.07 FEET TO A POINT OF TANGENCY IN THE SOUTHERLY LINE OF KINGSBRIDGE ROAD; THENCE
5. ALONG THE SAID LINE SOUTH 37 DEGREES 54 MINUTES 40 SECONDS EAST 313.29 FEET TO THE POINT AND PLACE OF BEGINNING.

AS SURVEYED DESCRIPTION:

ALL THAT CERTAIN TRACT OF LAND AND PREMISES SITUATE LYING AND BEING IN THE TOWNSHIP OF PISCATAWAY, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT 1 IN BLOCK 503-A AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF KINGSBRIDGE 4, TOWNSHIP OF PISCATAWAY, MIDDLESEX COUNTY, NEW JERSEY," AS FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON MAY 11, 1972 AS MAP NO. 3551 FILE NO. 959.

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF KINGSBRIDGE ROAD (60.00 FEET WIDE) WHERE THE SAME IS INTERSECTED BY THE DIVIDING LINE BETWEEN LOT 1 AND 2 IN BLOCK 503-A AS SHOWN ON THE HEREINABOVE REFERENCED FILED MAP, SAID POINT BEING DISTANT THEREIN 466.04 FEET NORTHWESTERLY FROM THE INTERSECTION WITH THE NORTHWESTERLY LINE OF CENTENNIAL AVENUE (80.00 FEET WIDE) IF BOTH LINES EXTENDED TO INTERSECT; THENCE

- 1.) SOUTH 52°05'20" WEST ALONG LAST MENTIONED DIVIDING LINE, 551.88 FEET TO AN IRON PIPE FOUND SET IN THE SOUTHWESTERLY LINE OF LOT 1 AS SHOWN ON SAID MAP; THENCE
- 2.) NORTH 37°54'40" WEST ALONG SAID SOUTHWESTERLY LINE OF LOT 1, 460.91 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE NO. 287 (300.00 FEET WIDE) AS SHOWN ON SAID MAP; THENCE
- 3.) NORTH 52°43'10" EAST ALONG SAID SOUTHEASTERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE NO. 287, 693.46 FEET TO A MONUMENT FOUND SET AT A POINT OF CURVATURE IN THE WESTERLY LINE OF KINGSBRIDGE ROAD; THENCE
- 4.) SOUTHERLY ALONG SAID WESTERLY LINE OF KINGSBRIDGE ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET AND AN ARC LENGTH OF 221.45 FEET TO A REINFORCING BAR FOUND SET AT A POINT OF TANGENCY IN THE FOREMENTIONED SOUTHWESTERLY LINE OF KINGSBRIDGE ROAD; THENCE
- 5.) SOUTH 37°54'40" EAST ALONG SAID SOUTHWESTERLY LINE OF KINGSBRIDGE ROAD, 313.29 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING OF THE SAME LANDS CONVEYED BY BASANT L. KHARBANDA, VEENA M. VARUN B. KHARBANDA AND ANUPAM B. KHARBANDA, EACH AN INDIVIDUAL, EACH AS TO AN UNDIVIDED TWENTY-FIVE PERCENT (25%) INTEREST, AS TENANTS IN COMMON TO STAR HOTELS, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY BY DEED DATED JUNE 6, 2016 AND RECORDED JULY 7, 2016 IN THE MIDDLESEX COUNTY CLERK'S OFFICE AS DEED BOOK 6839 PAGE 430.

BEING ALSO KNOWN AS LOT 1 IN BLOCK 6701 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF PISCATAWAY, MIDDLESEX COUNTY, NEW JERSEY AND AS 21 KINGSBRIDGE ROAD.

THE HEREINABOVE DESCRIPTION BEING DRAWN IN ACCORDANCE WITH A SURVEY MADE BY ELS SURVEYING, LLC AND DATED JULY 16, 2025

PARKING SPACE TABLE

REGULAR PARKING	HANDICAP PARKING
295 SPACES	7 SPACES

EASEMENT NO.	DEED BOOK & PAGE	TO	DESCRIPTION	NOTES
1 - 12	N/A	N/A	N/A	N/A
13	2345297	PUBLIC SERVICE ELECTRIC & GAS COMPANY and NEW JERSEY BELL TELEPHONE COMPANY	UTILITY SERVICES TO THE BUILDING	SEE DRAWING
13	238629	AMERICAN RADATOR & STANDARD SANITARY CORPORATION	20' STORM SEWER EASEMENT	SEE DRAWING
13	2402311	TOWNSHIP OF PISCATAWAY	N/A	N/A
13	2419101	COUNTY OF MIDDLESEX	20' SEWER EASEMENT	N/A
13	2804152	PUBLIC SERVICE ELECTRIC & GAS COMPANY and NEW JERSEY BELL TELEPHONE COMPANY	UTILITY SERVICES TO THE BUILDING	SEE DRAWING
13	2854351	PUBLIC SERVICE ELECTRIC & GAS COMPANY and NEW JERSEY BELL TELEPHONE COMPANY	UTILITY SERVICES TO THE BUILDING	SEE DRAWING
13	286040	PUBLIC SERVICE ELECTRIC & GAS COMPANY	UTILITY SERVICES TO THE BUILDING	SEE DRAWING
13	2893688	PUBLIC SERVICE ELECTRIC & GAS COMPANY	UTILITY SERVICES TO THE BUILDING	SEE DRAWING
13	2893713	PUBLIC SERVICE ELECTRIC & GAS COMPANY	UTILITY SERVICES TO THE BUILDING	SEE DRAWING
13	2894716	PUBLIC SERVICE ELECTRIC & GAS COMPANY	UTILITY SERVICES TO THE BUILDING	SEE DRAWING
13	2935441	PUBLIC SERVICE ELECTRIC & GAS COMPANY	UTILITY SERVICES TO THE BUILDING	SEE DRAWING
13	2979286	PUBLIC SERVICE ELECTRIC & GAS COMPANY and NEW JERSEY BELL TELEPHONE COMPANY	UTILITY SERVICES TO THE BUILDING	SEE DRAWING
13	3341176	PUBLIC SERVICE ELECTRIC & GAS COMPANY and NEW JERSEY BELL TELEPHONE COMPANY	UTILITY SERVICES TO THE BUILDING	SEE DRAWING
13	3436409	PUBLIC SERVICE ELECTRIC & GAS COMPANY and NEW JERSEY BELL TELEPHONE COMPANY	UTILITY SERVICES TO THE BUILDING	SEE DRAWING
14	N/A	N/A	N/A	N/A
15	N/A	N/A	N/A	N/A
16	MAP NO. 999-3551	N/A	20' STORM SEWER EASEMENT	SEE DRAWING
17 - 21	N/A	N/A	N/A	N/A

DESCRIPTION: BEING KNOWN AS LOT 1 IN BLOCK 503-A AS SHOWN ON A MAP ENTITLED "MAP OF KINGSBRIDGE 4, TOWNSHIP OF PISCATAWAY, MIDDLESEX COUNTY, NEW JERSEY," AS FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON MAY 11, 1972 AS MAP NO. 3551 FILE NO. 959.

BEING ALSO KNOWN AS LOT 1 IN BLOCK 6701 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF PISCATAWAY, MIDDLESEX COUNTY, NEW JERSEY.

CERTIFIED TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7a, 7c, 8, 9.11, 12, 13, 14, 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 13, 2025.

DATE OF MAP OR PLAT: JULY 16, 2025

NOTES:

1. THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND;
2. PROPERTY SUBJECT TO DOCUMENTS OF RECORD;
3. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.J. AS TIDELANDS;
4. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION EITHER DIRECTLY OR INDIRECTLY;
5. ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES;
6. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS;
7. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW;
8. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES I.E. BUILDINGS, SHEDS, FENCES, ETC.

"A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO PL.2003, C.14 (C458-36.3) AND NJAC 13:40-5.1 (D) "



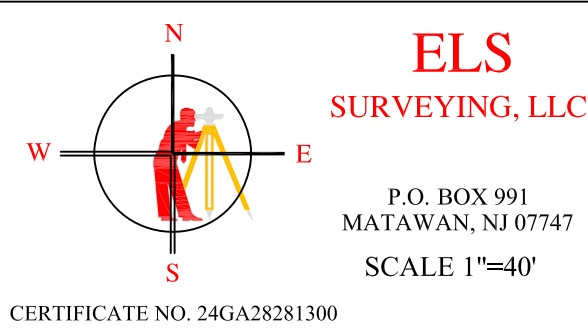
FLOOD INSURANCE RATE MAP
N.T.S.

COMMUNITY PANEL 34023C0017E AND 34023C0036F
EFFECTIVE DATE JULY 6, 2010
ZONE X - AREA OF MINIMAL FLOODING

VICINITY MAP
N.T.S.

ALTA NOTES:

1. THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES.
2. GAS & ELECTRIC UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD AND THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS THE SAID PREMISES.
3. THAT THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN A COMMITMENT FROM AMERICAN TITLE HUB, LLC AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. ATHL-NJ-1438, DATED JULY 1, 2025, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, OR EASEMENTS WHICH THE UNDERSIGNED HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
4. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY (EXCEPT FOR MISLOCATION OF SIGNS AND FENCING) AND NO ENCROACHMENTS ONTO ADJOINING PROPERTIES.
5. SAID PROPERTY IS LOCATED BY GRAPHIC PLOTTING ONLY WITHIN AN AREA HAVING A ZONE DESIGNATION "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) ON FLOOD INSURANCE RATE MAP NO. 34023C0017E AND 34023C0036F WITH A DATE OF IDENTIFICATION OF JULY 6, 2010, FOR THE TOWNSHIP OF PISCATAWAY, MIDDLESEX COUNTY, NEW JERSEY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
6. THERE ARE 295 REGULAR STRIPED PARKING SPACES AND 7 HANDICAPPED PARKING SPACES OUTDOORS ON THE SAID LOT SHOWN HEREON.
7. ALTA TABLE A ITEM 6A: ELS SURVEYING, LLC IS NOT IN RECEIPT OF A ZONING REPORT.
8. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
9. THERE IS NO OBSERVED EVIDENCE ANY CHANGES IN STREET RIGHT OF WAY LINES, SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AND CEMETERIES AND BURIAL GROUNDS.
10. THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND.
11. PROPERTY SUBJECT TO DOCUMENTS OF RECORD; NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.J. AS TIDELANDS;
12. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, WHETHER DIRECTLY OR INDIRECTLY, OR FOR ANY MATTER SET FORTH IN A SURVEY AFFIDAVIT.
13. ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.
14. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
15. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
16. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES I.E. BUILDINGS, SHEDS, FENCES, ETC..



ELS
SURVEYING, LLC

P.O. BOX 991
MATAWAN, NJ 07747

SCALE 1"=40'

CERTIFICATE NO. 24GA28281300

ALTA/NSPS SURVEY
PREPARED FOR
LOT 1 BLOCK 6701
SITUATED IN THE
TOWNSHIP OF PISCATAWAY,
MIDDLESEX COUNTY, NJ

JOB NO. 25-4179

SHEET 1 OF 1

RUSSELL S. KAUFFMAN

PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 24G50215300

DATE: 07-16-2025