ZONING INFORMATION

Listed below are Setback, Height, and Floor Space Area Restrictions as disclosed by applicable Zoning or Building Codes unless "None" is stated below. The source of this information is Draft Zoning Report prepared May 20, 2021 by Partner Engineering and Science, Inc., Contact No.: 800-419-4923

Zoning Designation: "R-22" - 1/2 Acre Residential DISTRICT

The observed use "Medical Office" is permitted with approval of a Conditional Use Permit.

Building Height: 5 Stories Maximum Height: 5 Stories Max Lot Coverage: 30%

Building Setbacks: Front: 100 Feet Side: 100 Feet Rear: 100 Feet

Notes:

Parking Requirements: Per Code

Handicap per ADA requirements

MISCELLANEOUS NOTES

N1) Property has direct access to West Parkway a public right-of-way.

The address of 97 was posted on property as of date of survey.

The bearing of S 83°22'32" E, as shown on the north boundary line, per title legal description, was used as the basis of bearings for this survey.

The table below describes the type and number of parking stalls entirely within the property boundary. Stalls that are partially within the boundary are listed under the heading "partial". Partial stalls are not counted in the total.

PARKING			
REGULAR (MARKED)	HANDICAP	PARTIAL	TOTAL
996	42	0	1,038

N5 There was no observable evidence of earth moving work, building construction or building additions within recent months.

There were no changes in street right-of-way lines either completed or proposed, and available from controlling jurisdiction or evidence of recent street or sidewalk construction repairs.

There was no observable evidence of site use as a solid waste dump, sump, sanitary landfill or cemetery.

The subject property is located approximately 60 feet south of the intersection of West Parkway and Van Dyk St.

No evidence of potential wetlands was observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.

This survey map correctly represents the facts at the time of the survey.

There are no discrepancies between the boundary lines of the property as shown on this survey map and as described in the legal description presented in the title commitment.

The boundary lines of the property are contiguous with the boundary lines of all adjoining streets, highways, rights—of—way and easements, public or private, as described in their most recent respective legal descriptions of record with no gaps or gores. The parcels are contiguous along their common boundary line(s) with no gaps or gores.

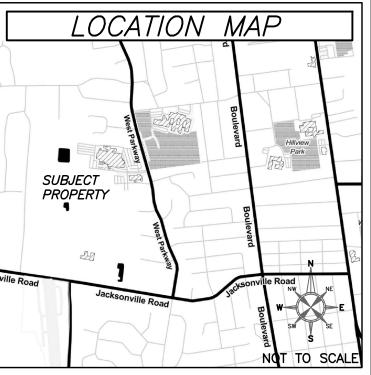
The subject property, APN: 31-02402-0000-00001-0000-T01 owned by: AHS Hospital Corp, contains 1,756,937 SQ. FT., or 40.3337 Acres, more or less.

The Surveyor did not observe any equipment or action associated with the process of extracting mineral or drilling for oil, gas or any other hydrocarbons on the subject property at the time of survey.

The adjoining ownership information shown hereon was taken from the Assessor's Records.

Survey Coordinated by:

Ponderosa Professional Co-Op, L.L.C.
5830 E. 2nd Street, Casper, WY 82609
Email: comments@ponderosa.pro
Phone: 307-247-6215



Aboveground utilities shown were located per ALTA/NSPS Standards §5.E.iv based on observed evidence and may not be comprehensive. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. The extents of underground utility markings, if any, are shown hereon.

SYMBOL LEGEND ## GROUND LIGHT WRCP HEADWALL LIST OF AC A.C. PAD **ABBREVIATIONS** AV AIR VALVE • GROUND ROD • ROAD SIGN AUTO-SPRINKLER © GUARD POST SS SANITARY SEWER MH GUY ANCHOR D STORM SEWER MH B/L - BUILDING LINE BENCHMARK BORE HOLE HANDICAPPED WINDERGROUND TANK ACCESS BLDG. — BUILDING BLVD. — BOULEVARD BRNG. - BEARING ⊕ BUSH /L — CENTER LINE DNC. – CONCRETE TRAFFIC SIGNAL DIX. — DIAMETER TRAFFIC SIGNAL DIX. — DISTANCE LIGHT FSMT — FASFMENT ESMT. — EASEMENT EP ELEC. PED. METER RACK CONTROL BOX FCF. - FFNCF ET ELEC. TRANS. O MONITOR WELL : TREE - FLOW LINE SEN - GENERATOR → FIRE HYDRANT MON. FOUND T.V. PED. G/R - GAS REGULATO HC — HANDICAPPED M - MEASURED DIMENSION P.O.B. — POINT OF UIC UTILITY CABINET BEGINNING P.O.C. — POINT OF O UTILITY POLE COMMENCEMENT Ø POWER POLE ⊘ WATER METER P.O.M. - POINT OF MFASURFMFNT → GATE (W) WATER MH ERMINATION GENERATOR ☐ PULL BOX ⊕ WATER VALVE PED. – PEDESTAI ADJ./PLAT LINE BARBED WIRE RECORD DIMENS EASEMENT LINE RIGHT-OF-WAY OVERHEAD RD — ROOF DRAIN SECTION LINE - RETAINING SAN. - SANITARY SUBJECT TRAIN TRACKS STAT. - STATUTORY STOCKADE FENCE TRANS - TRANSFORM UNDERGROUND UNDERGROUND UNDER. GAS TYP. – TYPICAL COMMUNICATIONS I/C - UTILITY CABINE Ú/G — UNDERGROUND UNDERGROUND W/UGS - WITH STORM SEWER UNDER. WATER S-S-W-W-W SANITARY SEWER ——SS———SS—— UNDERGROUND SERVICE

STATEMENT OF ENCROACHMENTS

Surveyor did not observe any visible encroachments or observed evidence of encroachments onto or over subject property's boundary line as of date of survey.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 345311 0003 C DATED 9/17/1992 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED VIA THEIR WEBSITE (WWW.FEMA.GOV).

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

Right of Way easement as set forth in Book 1874 page 670, Book 1973 page 1192, Book C56 page 384, Book 2158 page 926 and Book P 42 page 122.

AFFECTS. VAGUE IN NATURE, UNABLE TO PLOT.

Utility Easement as set forth in Book A37 page 330 and Book 3756 page 127.

AFFECTS. VAGUE IN NATURE, UNABLE TO PLOT.

EAST LIMIT LINE OF

– ZONE X SPECIAL FLOOD HAZARD

Terms as set forth in Book 3223 page 140, Book 3465 page 311, Book 3621 page 149 and Book 5851 page 60.

NOT A SURVEY MATTER, AGREEMENT IN NATURE

Memorandum of Lease as set forth in Book 20927 page 132 and Book 21406 page 419.

AFFECTS. COMBINES LANDS AS PLOTTED.

LEGAL DESCRIPTION

All that certain Lot, tract or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Township of Pequannock, County of Morris, State of New Jersey, being more particularly described as follows:

BEGINNING at a point in the Westerly sideline of West Parkway and 60 foot right—of—way, distant 61.87 feet on a bearing of N.04.44W from the produced intersection of said sideline with the extended Northerly sideline of Van Dyk Place, and running, thence, 1. S.04—44E. 136 feet along the aforesaid sideline of West Parkway to a point of

curvature; thence
2. Southerly, a distance of 69.23 feet, still along said sideline and along the arc of a curve bearing to the right and having a radius of 745.47 feet to a monument as shown on a map entitled "Proposed Minor Subdivision for Chilton Memorial Hospital." Prepared by Robert W. Headley, last revised November 18, 1986; thence,

3. N.74-49-47W. 376.26 feet along the Northerly line of land now or formerly of Annunziata to a monument per said minor subdivision map; thence,

4. 5.15-10-17W. 141.35 feet still along said land to a monument per said map;

5. 5.74-49-43E. 400.59 feet along the Southerly line of said land to a point in the aforesaid sideline of West Parkway; thence,
6. 5.07-41-12W. 36.10 feet along the sideline to a point of curvature; thence,

7. Southerly a distance of 93.44 feet along said sideline and along the arc of a curve bearing to the left and having a radius of 788.55 feet to a point; thence,

8. N.74-49-43W. 1045.76 feet along the Northerly line of Tax Lot 8 to a monument as shown on the aforesaid minor subdivision map; thence,

9. N.73-06-31W. 592.77 feet still along said Lot to a point in the appropriate center of East Ditch; thence, 10. N.11-37-00E. 505.14 feet along the Easterly line of land now or formerly of Van

10. N.11-37-00E. 505.14 feet along the Easterly line of land now or formerly of Van Vugt and Van Wingergen respectively and along the approximate center of East Ditch to a point; thence

11. N.11-37-00E. 596.37 feet along the said line of Van Wingergen and along said ditch to a point; thence,
12. N.13-17-11E. 84.65 feet along the Northerly line of land of the Township of

Pequannock to a point; thence,

13. S.71-50-20E. 1099.04 feet along the Southerly line of land now or formerly of Pequannock Township, Schaeter, Miscia, Gould, Morrow and DeBoe to a point; thence, 14. S.08-08E. 91.16 feet along the Westerly line of land now or formerly of Daniel to a

point; thence,
15. S.71-50-20E. 362.00 feet still along said land to a point in the aforementioned

sideline of West Parkway; thence,

16. S.04-08E. 475.15 feet along said sideline to a point; thence,

17. S.04-44-00E. 151.44 feet still along said sideline to the point or place of

Note Metes and Bounds description includes Block 2402 Lot 3. The company is not insuring said Lot.

FOR INFORMATION ONLY:

Commonly known as: 97 West Parkway, Pequannock, NJ; Block 2402 Lot 1 97 West Parkway, Pequannock, NJ; Block 2402 Lot 1 T01

97 West Parkway, Pequannock, NJ; Block 2402 Lot 2

THE ABOVE DESCRIBED PARCEL IS THE SAME LANDS DESCRIBED IN STEWART TITLE GUARANTY COMPANY'S TITLE COMMITMENT FILE NO.: 01258-5566, BEARING A COMMITMENT DATE: NOVEMBER 19, 2020 AT 8:00 A.M.

ALTA/NSPS LAND TITLE SURVEY

CHILTON MEDICAL CENTER

PARTNER PROJECT NUMBER 21-319044 SITE NUMBER 6

PROPERTY ADDRESS: 97 West Pkwy, Pompton Plains, NJ 07444

ALTA SURVEY BASED AND RELIED ON STEWART TITLE GUARANTY COMPANY'S TITLE COMMITMENT FILE NO.: 01258-5566, BEARING A COMMITMENT DATE: NOVEMBER 19, 2020 AT 8:00 A.M.

CERTIFICATION

TO: STEWART TITLE GUARANTY COMPANY;

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 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a (in proposed carport/garage area only), 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07/15/2021.

DATE OF PLAT OR MAP: 07/21/2021 DATE LAST REVISED: 07/21/2021

PRELIMINARY
DRAWING
FOR REVIEW



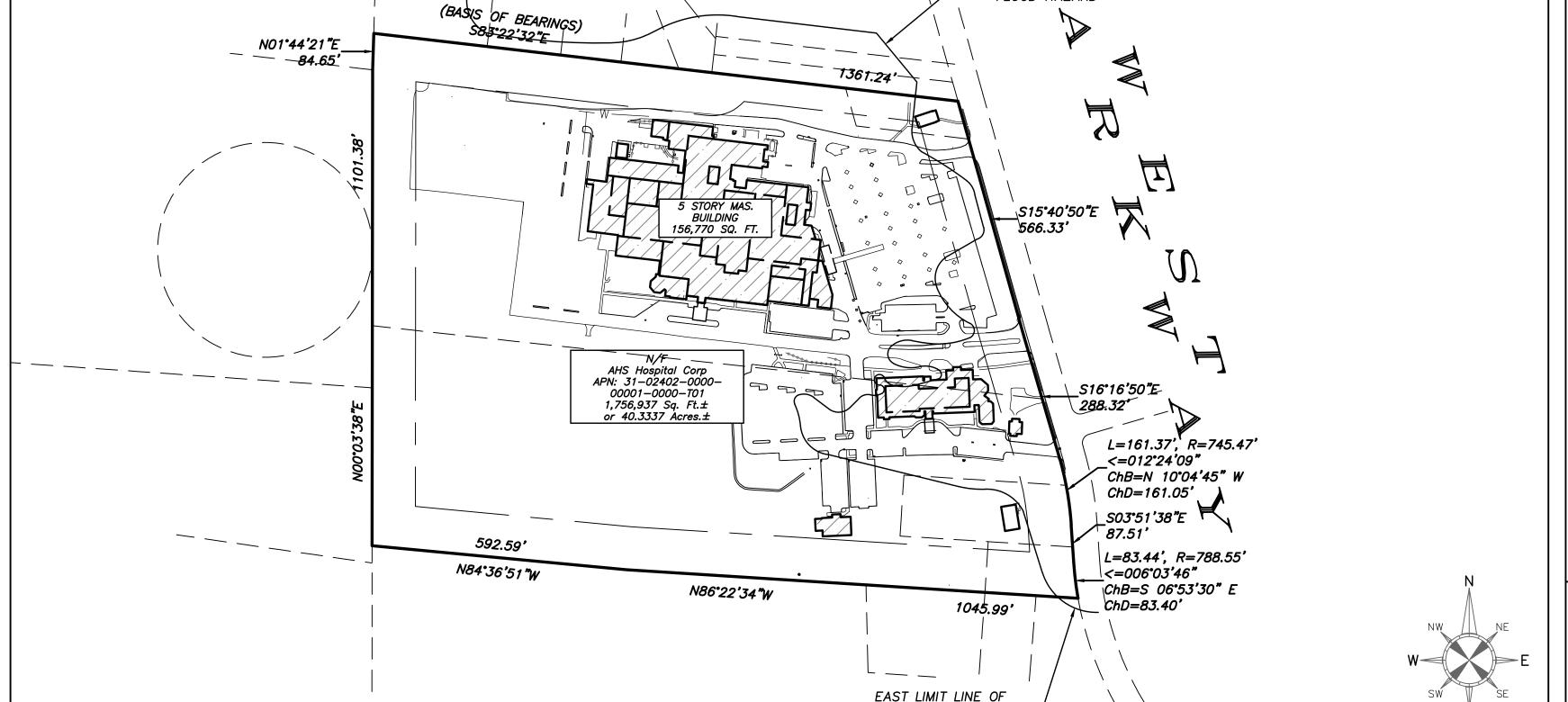


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DWN. BY: FFS RPS#: 21-149-01A

NOT TO SCALE

PAGE 1 OF 5



ZONE X SPECIAL -FLOOD HAZARD

EXHIBIT MAP

