

1 TITLE DESCRIPTION

REAL PROPERTY IN THE CITY OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, DESCRIBED AS FOLLOWS:

TRACT I ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND AND PREMISES, HEREINAFTER PARTICULARLY DESCRIBED, SITUATE, LYING AND BEING IN THE BOROUGH OF BELMAR (FORMERLY WALL TWP.) IN THE COUNTY OF MONMOUTH AND STATE OF NEW JERSEY, BEING LOT NUMBER TWENTY NINE HUNDRED TWENTY FIVE (2925) ON A PLAN OF LOTS OF OCEAN BEACH MADE BY H. H. YARD, MAY 9, 1873, AND DULY FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY SIDE OF "F" STREET, AND THE SOUTHERLY SIDE OF NINTH AVENUE; THENCE (1) SOUTHERLY ALONG SAID EASTERLY SIDE OF "F" STREET, FIFTY THREE (53) FEET; THENCE (2) EASTERLY AT RIGHT ANGLES TO FIRST COURSE ONE HUNDRED FIFTY (150) FEET; THENCE (3) NORTHERLY PARALLEL TO FIRST COURSE, FIFTY THREE (53) FEET TO THE SOUTHERLY SIDE OF NINTH AVENUE; AND THENCE (4) WESTERLY ALONG SAID SOUTHERLY SIDE OF NINTH AVENUE, ONE HUNDRED FIFTY (150) FEET TO THE POINT OR PLACE OF BEGINNING.

TRACT II ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND AND PREMISES, HEREINAFTER PARTICULARLY DESCRIBED, SITUATE, LYING AND BEING IN THE BOROUGH OF BELMAR IN THE COUNTY OF MONMOUTH STATE OF NEW JERSEY, SITUATE ON THE SOUTHERLY SIDE OF NINTH AVENUE IN THE BOROUGH OF BELMAR, N.J. BEING LOT NUMBER SEVENTEEN HUNDRED FIFTY FIVE (1755) ON A MAP OR PLAN OF LOTS OF THE OCEAN BEACH ASSOCIATION, DULY FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY, AND BEING DISTANT TWO HUNDRED FEET EASTERLY FROM THE EASTERLY LINE OF A STREET AND EXTENDING THENCE (1) SOUTHERLY, ONE HUNDRED FIFTY FEET; THENCE (2) EASTERLY, FIFTY FEET; THENCE (3) NORTHERLY, ONE HUNDRED FIFTY FEET; THENCE (4) WESTERLY, FIFTY FEET TO THE PLACE OF BEGINNING.

TRACT III ALL THAT TRACT OR PARCEL OF LAND AND PREMISES, HEREINAFTER PARTICULARLY DESCRIBED, SITUATE, LYING AND BEING IN THE BOROUGH OF BELMAR, IN THE COUNTY OF MONMOUTH AND STATE OF NEW JERSEY, BEING LOT NUMBER SEVENTEEN HUNDRED AND FIFTY SIX (1756), AS SHOWN ON A MAP OR PLAN OF LOTS OF THE OCEAN BEACH ASSOCIATION, DULY FILED IN THE CLERK'S OFFICE OF THE COUNTY OF MONMOUTH, AFORESAID, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE SOUTH LINE OF NINTH AVENUE, DISTANT ONE HUNDRED AND FIFTY (150) FEET EASTERLY FROM THE EAST LINE OF "F" STREET, AS LAID DOWN ON SAID MAP EXTENDING FROM THENCE (1) SOUTHERLY, ALONG THE REAR LINE OF LOTS NUMBERED TWENTY NINE HUNDRED AND TWENTY FIVE (2925, 2926 AND 2927), ONE HUNDRED AND FIFTY (150) FEET TO THE REAR LINE OF LOT NUMBER EIGHTEEN HUNDRED AND FIFTY SIX (1856); THENCE (2) EASTERLY, ALONG THE SAID REAR LINE OF LOT NUMBER EIGHTEEN HUNDRED AND FIFTY SIX (1856); THENCE (3) NORTHERLY, ALONG SAID WEST LINE OF LOT NUMBER SEVENTEEN HUNDRED AND FIFTY FIVE (1755); THENCE (4) WESTERLY, ALONG SAID SOUTH LINE OF NINTH AVENUE, FIFTY (50) FEET TO THE PLACE OF BEGINNING.

2 TITLE INFORMATION

THE TITLE DESCRIPTION & SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-401470-7NJ-OPKS, DATED APRIL 27, 2015.

8 ZONING INFORMATION

ZONE: CBD 1 - CENTRAL BUSINESS DISTRICT 1 SETBACKS MIN. LOT AREA: 7,500 S.F. MIN. FRONT YARD: 0' MIN. LOT WIDTH: 50' AT FRONT SETBACK 50' MIN. LOT FRONTAGE: 50' MIN. SIDE YARD: 0'/10' ABUTTING R-7S MIN. REAR YARD: 10'/25' ABUTTING A RESIDENTIAL ZONE 45/4 STY. 18/11 STY. MAX. BUILDING HEIGHT (PRINCIPAL): 100% w/10% FOR LANDSCAPED AREAS MAX. IMPERVIOUS COVERAGE: 2.00 MAX. FLOOR AREA RATIO: REFER TO ZONING ORDINANCE FOR DEFINITIONS & ADDITIONAL REQUIREMENTS ZONING INFORMATION OBTAINED FROM BOROUGH OF BELMAR ZONING PHONE: 732-681-3700 ext. 235

4 SURVEYOR CERTIFICATION

TO: DEWY BOG LLC, A NEW JERSEY LIMITED LIABILITY COMPANY; BANK OF AMERICA, NATIONAL ASSOCIATION; FIRST AMERICAN TITLE INSURANCE COMPANY; COMMERCIAL DUE DILIGENCE SERVICES;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 19(a), 19(b), AND 19(d) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW JERSEY, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

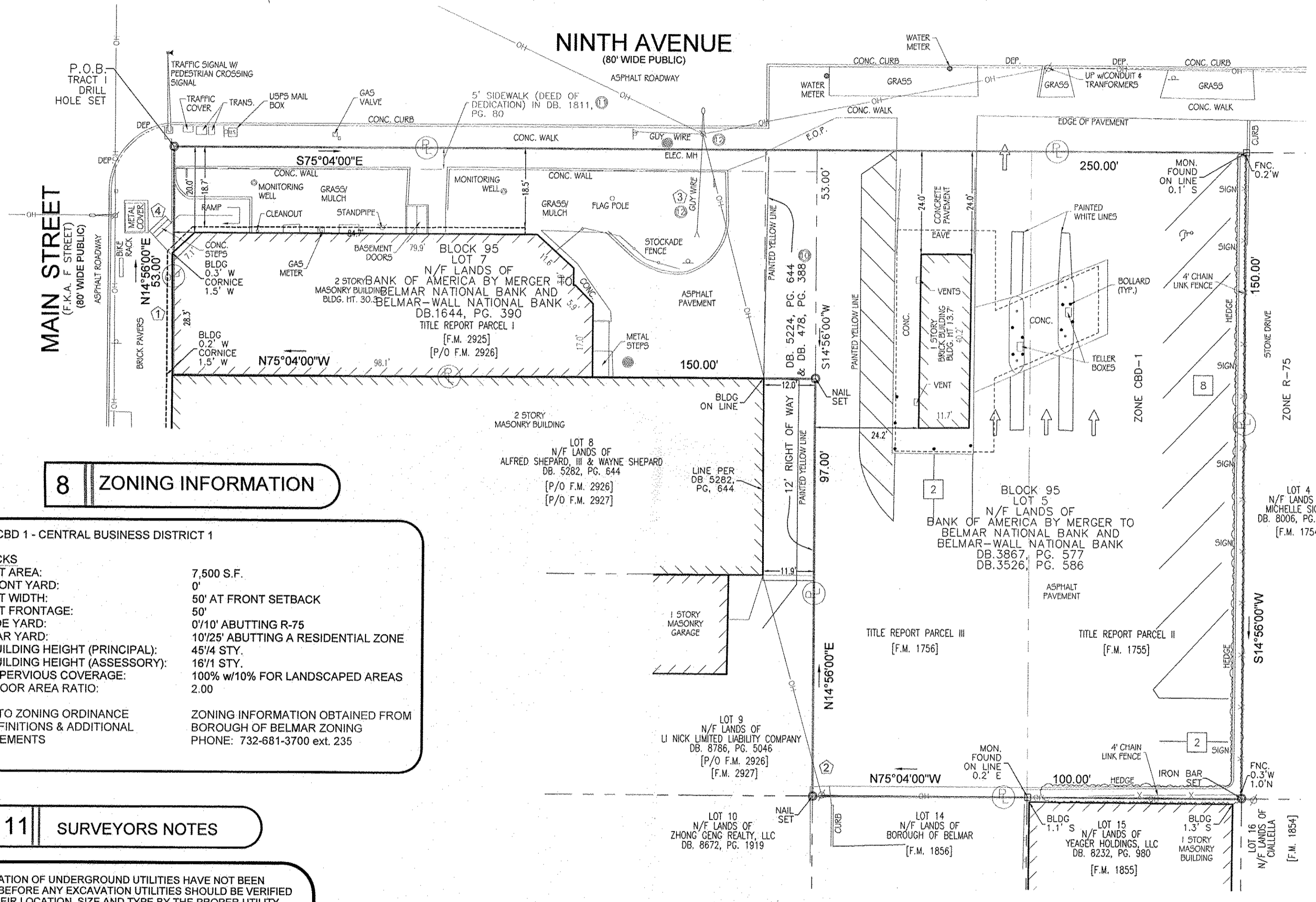
DATE: 1/28/19 GREGORY S. GALLAS NEW JERSEY PROFESSIONAL LAND SURVEYOR #36244 NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA28170800

Approved CDS Surveyor GALLAS SURVEYING GROUP Surveyors Name: GREGORY S. GALLAS Address: 171 CHURCH LANE, SUITE 1 NORTH BRUNSWICK, NJ 08902 Telephone Number: 732-422-6700 Fax Number: 732-940-8786 Email: ggallas@gallasurvey.com www.gallasurvey.com

11 SURVEYORS NOTES

- 1. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY EXCAVATION UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
2. ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES AND ENCROACHMENTS ARE BASED SOLELY UPON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE IS REFERENCED HEREON.
3. THE EXISTENCE OR ABSENCE OF UNDERGROUND STORAGE TANKS HAS NOT BEEN DETERMINED BY THE SURVEYOR.
4. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF FIELD SURVEY.
6. THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-401470-7NJ-OPKS, DATED APRIL 27, 2015.
REFERENCES:
1. THE OFFICIAL TAX ASSESSORS MAPS OF THE BOROUGH OF BELMAR, MONMOUTH COUNTY, NEW JERSEY, SHEET 16.
2. MAP OF OCEAN BEACH, FILED JULY 6, 1883 IN CASE #36-2.
3. MAP OF BELMAR, FORMERLY OCEAN BEACH, FILED DECEMBER 9, 1896 IN CASE NO.36-46.

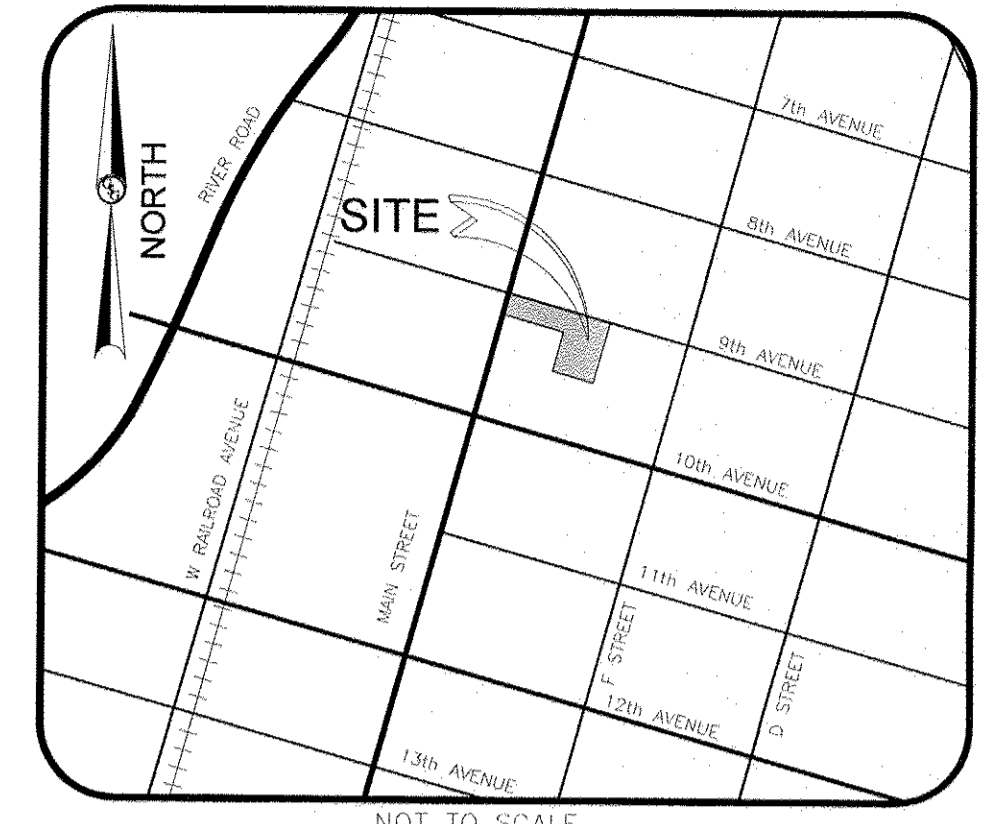
19 SURVEY DRAWING



3 SCHEDULE 'B' ITEMS

- NOTES CORRESPONDING TO SCHEDULE "B":
1. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF MONMOUTH COUNTY, NEW JERSEY IN MAP NO. 36-3 - NOT PROVIDED, DOCUMENT TO BE REFERRED TO BY REFERENCE MAP NO. 36-46 - NO PLOTTABLE ITEMS EVIDENT.
2. RESTRICTIONS AS SET FORTH IN DEED BOOK 208, PAGE 246 - DOCUMENT REFERENCES COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS INCORPORATED BY REFERENCE TO THE OCEAN BEACH ASSOCIATION - NOT PROVIDED, AFFECTS FILED MAP LOTS 2925 & 2926 - BLANKET, AND IN DEED BOOK 365, PAGE 240, NOT PROVIDED.
3. EASEMENT AS SET FORTH IN DEED BOOK 478, PAGE 388 - 12' RIGHT OF WAY OVER EASTERN PORTION OF FILED MAP 2925 - SHOWN.
4. DEED OF DEDICATION TO THE BOROUGH OF BELMAR AS SET FORTH IN DEED BOOK 1811, PAGE 80 - SHOWN.
5. RIGHTS GRANTED TO JERSEY CENTRAL POWER & LIGHT COMPANY AS SET FORTH IN DEED BOOK 3095, PAGE 521 UTILITY POLE IS LOCATED IN RIGHT OF WAY, GUY WIRE NOT SPECIFIED IN DOCUMENT IS LOCATED ON PROPERTY - SHOWN.

16 VICINITY MAP



9 LEGEND

- PROPERTY LINE
TAX MAP LOT LINE
FENCE
OVERHEAD UTILITY WIRES
P.O.B. POINT OF BEGINNING
SIGN
PARKING SPACE COUNT
E.O.P. EDGE OF PAVEMENT
DEP. DEPRESSED CURB
[F.M. 1755] FILED MAP LOT NO. (REFS 2 & 3)
UTILITY POLE
UTILITY POLE w/STREET LIGHT

10 BASIS OF BEARING

BEARINGS FOR THIS SURVEY ARE BASED ON DB. 5282, PG. 644

12 PARKING INFORMATION

11 Standard Spaces
1 Handicap Spaces
12 Total Parking Spaces

18 ALTA/ACSM LAND TITLE SURVEY

This Work Coordinated By: COMMERCIAL DUE DILIGENCE SERVICES 1700 South Broadway, Bldg E Moore, Oklahoma 73160 Office: 405.378.5800 - Fax: 405.703.1851 Toll Free: 888.457.7878

Drwn By: DAH Date: 5-6-15
Surveyor Ref.No: G10107 Revision: UPDATE
Aprvd By: CSG Date: 1-28-16
Field Date: 10-7-10, 4-27-15 Revision: REVISE PER CERTIFIED PARTIES, NO FIELD VISIT PERFORMED
Scale: 1"=20' Date: Revision:

Prepared For: BANK OF AMERICA SITE NO. 28
Client Ref. No: NJ7-100

Project Address: 900 Main Street
Project Location: Borough of Belmar Monmouth County, New Jersey
Project Name: BOA 37
Job Number: 10-09-099

6 CEMETERY

There was no visible evidence of cemeteries on the subject property at the time of survey.

14 BUILDING AREA

MAIN BUILDING: 3,135 square feet
DRIVE THRU: 472 square feet
TOTAL: 3,607 square feet

15 BUILDING HEIGHT

MAIN BUILDING: 30.3'
DRIVE THRU: 13.7'

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 54025C042 F, which bears an effective date of SEPTEMBER 25, 2009 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. Zone "X" denotes areas outside the 0.2% annual chance flood plain.

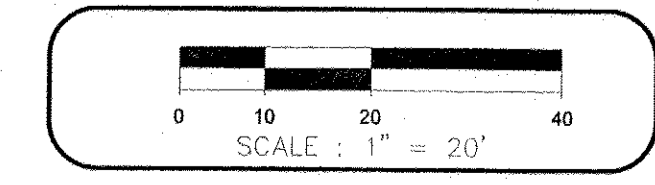
13 LAND AREA

22,950 S. F. OR 0.527 AC.

7 POSSIBLE ENCROACHMENTS

- 1. CORNER ALONG MAIN STREET ENCLOSES INTO RIGHT OF WAY - 1.5'
2. OVERHEAD WIRES FROM POLE SW COR LOT 5 TO LOT 8 CROSSES LOT 5 - 2.1'
3. GUY WIRE NE CORNER LOT 7 - 22.7'
4. CONCRETE STEPS NW COR LOT 7 - 5.7' INTO RIGHT OF WAY

17 SCALE



1 TITLE DESCRIPTION

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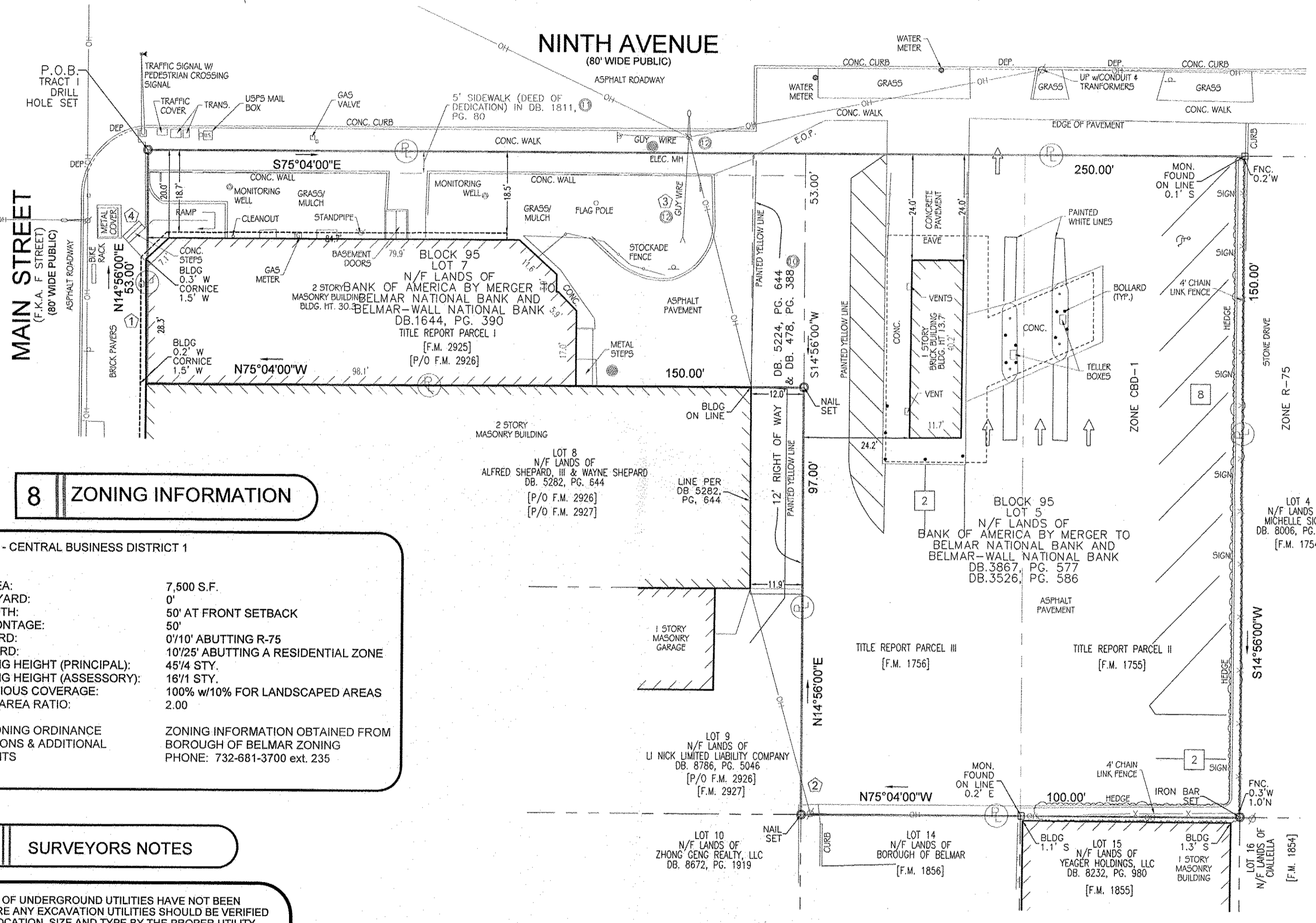
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DATE: 1/28/19

GREGORY S. GALLAS NEW JERSEY PROFESSIONAL LAND SURVEYOR #36244 NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA28170800

Approved CDS Surveyor GALLAS SURVEYING GROUP Surveyors Name: GREGORY S. GALLAS Address: 171 CHURCH LANE, SUITE 1 NORTH BRUNSWICK, NJ 08902 Telephone Number: 732-422-6700 Fax Number: 732-940-8786 Email: ggallas@gallasurvey.com www.gallasurvey.com

19 SURVEY DRAWING



8 ZONING INFORMATION

ZONE: CBD 1 - CENTRAL BUSINESS DISTRICT 1 SETBACKS MIN. LOT AREA: 7,500 S.F. MIN. FRONT YARD: 0' MIN. LOT WIDTH: 50' AT FRONT SETBACK MIN. LOT FRONTAGE: 50' MIN. SIDE YARD: 0'/10' ABUTTING R-7S MIN. REAR YARD: 10'/25' ABUTTING A RESIDENTIAL ZONE 45/4 STY. MAX. BUILDING HEIGHT (PRINCIPAL): 18/11 STY. MAX. IMPERVIOUS COVERAGE: 100% w/10% FOR LANDSCAPED AREAS MAX. FLOOR AREA RATIO: 2.00 REFER TO ZONING ORDINANCE FOR DEFINITIONS & ADDITIONAL REQUIREMENTS ZONING INFORMATION OBTAINED FROM BOROUGH OF BELMAR ZONING PHONE: 732-681-3700 ext. 235

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3. EASEMENT AS SET FORTH IN DEED BOOK 478, PAGE 388 - 12' RIGHT OF WAY OVER EASTERN PORTION OF FILED MAP 2925 - SHOWN.
4. DEED OF DEDICATION TO THE BOROUGH OF BELMAR AS SET FORTH IN DEED BOOK 1811, PAGE 80 - SHOWN.
5. RIGHTS GRANTED TO JERSEY CENTRAL POWER & LIGHT COMPANY AS SET FORTH IN DEED BOOK 3095, PAGE 521 UTILITY POLE IS LOCATED IN RIGHT OF WAY, GUY WIRE NOT SPECIFIED IN DOCUMENT IS LOCATED ON PROPERTY - SHOWN.

16 VICINITY MAP



10 BASIS OF BEARING

BEARINGS FOR THIS SURVEY ARE BASED ON DB. 5282, PG. 644

12 PARKING INFORMATION

11 Standard Spaces 1 Handicap Spaces 12 Total Parking Spaces

9 LEGEND

- PROPERTY LINE
TAX MAP LOT LINE
FENCE
OVERHEAD UTILITY WIRES
P.O.B. POINT OF BEGINNING
SIGN
PARKING SPACE COUNT
E.O.P. EDGE OF PAVEMENT
DEP. DEPRESSED CURB
[F.M. 1755] FILED MAP LOT NO. (REFS 2 & 3)
UTILITY POLE
UTILITY POLE w/STREET LIGHT

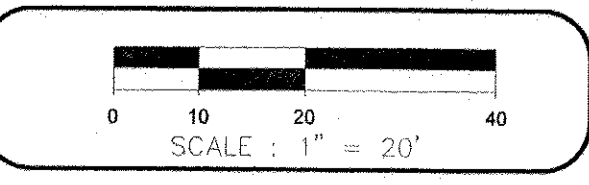
Key to CDS ALTA Survey

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7 POSSIBLE ENCROACHMENTS

- 1 CORNICE ALONG MAIN STREET ENCLOSES INTO RIGHT OF WAY - 1.5'
2 OVERHEAD WIRES FROM POLE SW COR LOT 5 TO LOT 8 CROSSES LOT 5 - 2.1'
3 GUY WIRE NE CORNER LOT 7 - 22.7'
4 CONCRETE STEPS NW COR LOT 7 - 5.7' INTO RIGHT OF WAY

17 SCALE



18 ALTA/ACSM LAND TITLE SURVEY

This Work Coordinated By: COMMERCIAL DUE DILIGENCE SERVICES 1700 South Broadway, Bldg E Moore, Oklahoma 73160 Office: 405.378.5800 - Fax: 405.703.1851 Toll Free: 888.457.7878

Drwn By: DAH Date: 5-6-15
Surveyor Ref.No: G10107 Revision: UPDATE
Aprvd By: CSG Date: 1-28-16
Field Date: 10-7-10, 4-27-15 Revision: REVISE PER CERTIFIED PARTIES, NO FIELD VISIT PERFORMED
Scale: 1"=20' Date: Revision:

Prepared For: BANK OF AMERICA SITE NO. 28
Client Ref. No: NJ7-100

Project Address: 900 Main Street
Project Location: Borough of Belmar Monmouth County, New Jersey
Project Name: BOA 37
Job Number: 10-09-099