

# CHICAGO TITLE INSURANCE COMPANY

## OWNER'S FORM

### SCHEDULE A

<b>Office File Number</b> X-40630	<b>Policy Number</b> 31811061343	<b>Date of Policy</b> June 20, 2002	<b>Amount of Insurance</b> \$900,000.00
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**1. Name of Insured**

The Township of Mount Olive, under deed from Mary Ann Lauderdale and Roy Lauderdale, her husband and Melvin L. Charters and Shirley M. Charters, Trustees of the Melvin and Shirley Charters Trust, dated 04/26/2002, recorded 06/20/2002 in the Morris County Clerk's Office in Deed Book 5641, Page 262.

**2. The estate or interest in the land described herein and which is covered by this policy is: Fee Simple**

**3. The estate or interest referred to herein is at Date of Policy vested in insured.**

**4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:**

NO MORTGAGES OF RECORD; SUBJECT TO THE MATTERS SHOWN ON SCHEDULE B HEREOF.

**5. The land referred to in this policy is described as follows:**

**SEE DESCRIPTION SHEET ATTACHED.**

**This policy valid only if Schedule B is attached.**

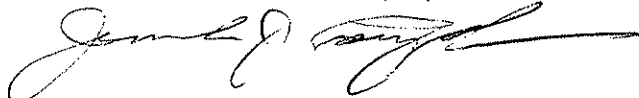
Issued by:

**Central Jersey Title Co., Inc.**

16 Schuyler Place

Morristown, NJ 07960

Telephone: (973) 538-5070 Fax: (973) 538-1563



## TITLE INSURANCE COMMITMENT

Chicago Title Insurance Company  
X-40630SCHEDULE A  
NUMBER 4  
(CONTINUED)

## DESCRIPTION

All that certain tract, lot and parcel of land lying and being in the Township of Mount Olive, County of Morris and State of New Jersey being more particularly described as follows:

Block 900, Lot 1:

BEGINNING at a set monument marking the termination of the 2nd course in the fifth tract in a deed from Melvin Leroy Charters and Shirley Charters, his wife to the Melvin and Shirley Charters trust filed in the Morris County Clerk's Office in Book of Deeds 2795 on Page 20 &c on June 14, 1985 and having New Jersey Plane Coordinate System NAD 1983 values N- 739,605.04 feet and E- 414,668.10 feet and from said beginning point and in said N.J.P.C.S. Bearing System running thence along the line of lands of N/F Robert G. Perkoski (Tax Map Lot 11 in Block 900) and Rosamne Oblen, (Tax Map Lot 3 in Block 900),

- 1) S36° 59'03"E - 2236.60 feet to a point in the centerline of Sand Shore Road a 60 foot wide public road; thence running along the centerline of said road.
- 2) S39° 05'08"W - 227.03 feet to a point in the centerline intersection of Sand Shore Road and Stephens Park Road; thence the following nine courses running along the centerline of Stephens Park Road a 60 foot wide public road,
- 3) N60° 12'30"W - 1032.66 feet to a point of curvature; thence,
- 4) On a curve to the right having a central angle of 14° 25'45" a radius of 635.00 feet, an arc length of 159.92 feet, a chord of N52° 59'37"W 159.49 feet to a point of tangency; thence,
- 5) S05° 29'00"W - 194.59 feet to a point of curvature; thence,
- 6) On a curve to the left having a central angle of 12° 29'00" a radius of 800.00 feet an arc length of 174.30 feet a chord of S00° 45'30"E 173.96 feet to a point of tangency; thence,
- 7) S07° 00'00"E - 22.42 feet to a point of curvature; thence,
- 8) On a curve to the left having a central angle of 23° 58'19" a radius of 200.00 feet an arc length of 83.68 feet a chord of S18° 59'10"E 83.07 feet to a point; thence the two following courses running along other lands of N/F Mary Ann Lauderdale and the Melvin and Shirley Charters Trust. (Tax Map Lot 4 in Block 8300),
- 9) S60° 29'29"W - 180.65 feet to a point; thence,
- 10) N66° 35'41"W - 532.76 feet to a point in line of lands of N/F Hackettstown Municipal Authority (Tax Map Lot 2 in Block 8300); thence running along same,
- 11) N12° 27'09"E 470.39 feet to the point and place of BEGINNING.

CONTAINING 8.400 acres (365,897 sq. ft.) of land, more or less to the centerline of Stephens Mill Road.

## TITLE INSURANCE COMMITMENT

Chicago Title Insurance Company  
X-40630SCHEDULE A  
NUMBER 4  
(CONTINUED)DESCRIPTION  
CONTINUEDBlock 8300, Lot 3

BEGINNING at a found monument marking the termination of the 6<sup>th</sup> course in a deed from Melvin Leroy Charters and Shirley Charters, his wife to the Melvin and Shirlley Charters Trust, filed in the Morris county Clerk's Office in Book of Deeds 2795 on page 20 &c on June 14, 1985 and having New Jersey Plane Coordinate System NAD 1983 values N- 739,051.51 feet E- 414,087.47 feet and from said beginning point and in said N.J.P.C.S. bearing system running; thence the two following courses running along the line of lands of N/F Hackettstown Municipal Authority Tax Map Lot 2 in Block 8300,

- 1) N87° 33'09"E - 173.25 feet to a set pipe; thence,
- 2) N62° 27'09"E - 300.33 feet to a point in the centerline of Stephens Park Road; a 60' wide public road the six following courses running along the centerline of said road,
- 3) S40° 52'26"E - 21.54 feet to a point of curvature; thence,
- 4) On a curve to the right having a central angle of 46° 21'26" a radius of 325.00 feet an arc length of 262.95 feet a chord of S17° 41'43"E 255.84 feet to a point of tangency thence,
- 5) N45° 46'45"W - 255.00 feet to a point of curvature; thence,
- 6) On a curve to the right having a central angle of 38° 46'45" a radius of 200.00 feet, an arc length of 135.37 feet a chord of N26° 23'22"W 132.80 feet to a point of tangency; thence,
- 7) N07° 00'00"W - 22.42 feet to a point of curvature; thence,
- 8) On a curve to the right having a central angle of 12° 29'00" a radius of 800.00 feet, an arc length of 174.30 feet a chord of N00° 45'30"W 173.96 feet to a point of tangency; thence,
- 9) N05° 29'00"E - 194.39 feet to a point of curvature; thence,
- 10) On a curve to the left having a central angle of 46° 21'26" a radius of 325.00 feet an arc length of 262.95 feet a chord of N17° 41'43"W 255.84 feet to a point of tangency; thence,
- 11) N40° 52'26"W - 21.54 feet to a point; thence the two following courses running in and along Stephens Park Road,
- 12) N62° 27'09"E - 6.97 feet to a point; thence,
- 13) N43° 24'03"W - 212.67 feet to a point; thence running along the line of lands of N/F Josephine W. and Nancy J. Mabey Tax Map Lot 7 in Block 900,
- 14) N48° 25'11"E - 375.93 feet to the point and place of BEGINNING.

Continued . . .

## TITLE INSURANCE COMMITMENT

Chicago Title Insurance Company  
X-40630SCHEDULE A  
NUMBER 1  
(CONTINUED)DESCRIPTION  
CONTINUEDBlock 8300, Lot 4

BEGINNING at a found monument marking the termination of the 7<sup>th</sup> course in a deed from Melvin Leroy Charters and Shirley Charters, his wife to the Melvin and Shirley Charters Trust filed in the Morris County Clerk's Office in Book of Deeds 2795 on Page 20 &c on June 14, 1985 and having New Jersey Plane Coordinate System NAD 1983 values N- 738,061.33 feet E- 413,868.82 feet and from said beginning point and in said N.J.P.C.S. Bearing System running thence along the line of line of lands of N/F Hackettstown Municipal Authority (Tax Map Lot 2 in Block 8300),

- 1) N12° 27'09"E - 543.65 feet to a point; thence the two following courses running along other lands of May Ann Lauderdale and the Melvin and Shirley Charters Trust (Tax Map Lot 3 in Block 8300),
- 2) S66° 35'41"E - 532.76 feet to a point; thence,
- 3) N60° 29'29"E - 180.65 feet to a point in the centerline of Stephens Park Road a 60 foot wide public road; thence the four following courses running along the centerline of said road,
- 4) In a southeasterly direction, on a curve to the left having a central angle of 14° 48'26", a radius of 200.00 feet an arc length of 51.69 feet, a chord of S38° 22'32"E 51.54 feet to a point of tangency; thence,
- 5) S45° 46'45"E - 255.00 feet to a point of curvature; thence,
- 6) On a curve to the left having a central angle of 14° 25'45", a radius of 635.00 feet an arc length of 159.92 feet a chord of S52° 59'37"E 159.49 feet to a point of tangency; thence.
- 7) S60° 12'30"E - 191.96 feet to a point; thence,
- 8) S29° 47'30"W - 30.00 feet to a set pipe on the southerly sideline of Stephens Park Road; thence running along said sideline.
- 9) S60° 12'30"E - 3.47 feet to a set pipe; thence running along the line of lands of N/F Pierson Realty LLC (Tax Map Lot 5.01 in Block 8300 and N/F Precision Fasteners, Inc., (Tax Map Lot 6 in Block 8300),
- 10) S29° 47'30"W - 892.40 feet to a set pipe; thence running along the line of lands of N/F Precision Fasteners, Inc. (Tax Map Lot 6 in Block 8300),
- 11) S60° 12'30"E - 96.50 feet to a set pipe; thence running along the line of lands of Tax Map Lot 7 in Block 8300 and N/F Sand Shore Industrial Complex, LLC (Tax Map Lot 8 in Block 8300) and N/F Enterprise Park, Inc. (Tax Map Lot 9 in Block 8300),
- 12) S49° 21'55"W - 798.38 feet to a set pipe in line of lands of N/F George and Panetta (Tax Map Lot 11 in Block 8300); thence running along the line of lands of said Tax Map Lot 11 in Block 8300,
- 13) N63° 50'05"W - 298.36 feet to a set pipe in line of lands of N/F Roy M. Hilderbrand Etals (Tax Map Lot 13 in Block 8300); thence running along the line of lands of said Tax Map Lot 13 in Block 8300,
- 14) N01° 14'31"W - 1240.23 feet to the point and place of BEGINNING.

LOT 3 & 4, 1 IN BLOCK 8300, 900, ON THE TAX MAP.

# CHICAGO TITLE INSURANCE COMPANY

## OWNER'S FORM

### SCHEDULE B

Policy Number 31811061343

Title No. X-40630

Owners

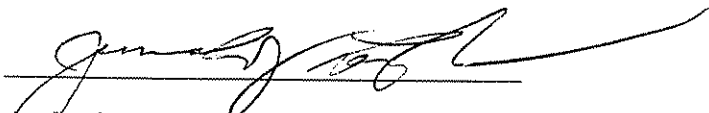
### EXCEPTIONS

In addition to the Exclusions, you are not insured against loss, costs, attorneys' fees and expenses resulting from:

**SPECIAL EXCEPTION: The mortgage, if any, referred to in Item 4 of Schedule A.**

1. Lien for unpaid taxes. Note: Taxes have been paid through the second quarter 2002.
2. Liability for additional assessment due to new construction pursuant to R.54:4-63.1 Et Seq.
3. Lien for added assessment arising pursuant to the Farmland Assessment Act of 1964, N.J.S.A.54:4.23.1 et seq. (Farmland Rollback Taxes)
4. Unless an exception is taken in Schedule B, the policy insures against loss arising from easements, encroachments, overlaps and boundary line disputes. The following matters shown on a survey made by Harry F. Metzler, LS, dated May 13, 2002, are added to Schedule B: (A) location of pond in northeasterly portion of premises; (B) Stephens Park Road running through premises; (C) fence and barn extending into Stephens Park Road. This policy does not insure against errors or inaccuracies in the survey with respect to matters which do not affect title.
5. Easements in Deed Book X-35 page 53.
6. The exact quantity of land in number of acres or square feet contained within the premises described herein is not insured.
7. Rights of the public, and private, in and to so much of the premises described in Schedule A herein as lies within the bed of Stephens Park Road and Sand Shore Road.
8. Sub-surface conditions and/or encroachments not disclosed by any instrument of record.

Countersigned



Authorized Signatory

Issued by:  
**Central Jersey Title Co., Inc.**  
16 Schuyler Place  
Morristown, NJ 07960  
Telephone: (973) 538-5070 Fax: (973) 538-1563