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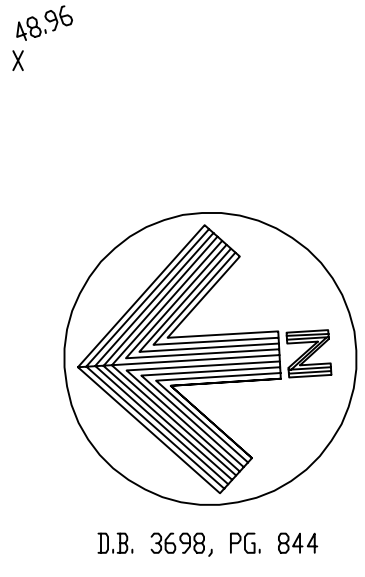
VICINITY MAP

- LEGEND**
- EXISTING CONTOUR
 - + EXISTING SPOT ELEVATION
 - TC EXIST. TOP OF CURB ELEVATION
 - G EXIST. GUTTER ELEVATION
 - HYDRANT
 - UTILITY VALVE
 - OVERHEAD WIRES
 - APPROX. L.D.C. UNDERGROUND GAS LINE
 - APPROX. L.D.C. UNDERGROUND WATER LINE
 - UTILITY POLE
 - E.S. ELECTRIC SERVICE
 - E.J. EXPANSION JOINT
 - MONITORING WELL

LOT 9, BLOCK 3
N/F LANDS OF
KOLLESTONE CORP.
115 N.D. STREET
HARRISBURG, PA
D.B.4032, PG.831

LOT 9, BLOCK 3
N/F LANDS OF
KOLLESTONE CORP.
115 N.D. STREET
HARRISBURG, PA
D.B.4032, PG.831

LOT 10, BLOCK 3
N/F LANDS OF
SUN OIL CO.
1801 W. MARKET ST.
PHILADELPHIA, PA.
D.B.3698, PG.844



- NOTES:**
- PROPERTY KNOWN AS LOT 10, BLOCK 3 AS IDENTIFIED ON SHEET #10 OF THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF OCEAN, MONMOUTH COUNTY, STATE OF NEW JERSEY
 - AREA OF P.I.O. = 40159.40 SF. OR 0.922 AC.
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE CONTRACTOR.
 - 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 HEREIN. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
 - UNDERGROUND TANK SIZES WERE OBTAINED FROM INFORMATION RECEIVED FROM STATION MANAGER OR EMPLOYEE. ALL SIZES AND LOCATIONS IDENTIFIED ARE APPROXIMATE AND ARE SUBJECT TO FIELD VERIFICATION.
 - ELECTRONIC MONITORING SYSTEM IS LOCATED IN ISLAND
MANUFACTURER: VEEDER ROOT
MODEL # TLS-250
 - DISPENSER CONTROL TYPES
MANUFACTURER: WAYNE
DISPENSER REF. MODEL # SERIAL #
'A' DL 385 IL 19 0495422
'B' DL 385 IL 19 0495495
'C' DL 385 IL 19 0492784
 - UTILITY COMPANY INFORMATION
UTILITY COMPANY TELEPHONE
MONMOUTH CABLE 908-780-4848
AT&T 800-222-0300
SPRINT 800-877-4646
JERSEY CENTRAL P & L 800-452-9155
BELL ATLANTIC 800-427-9977
NJ NATURAL GAS 800-221-0051
AMERICAN WATER CO. 908-842-6900
 - PROPERTY IS SITUATED IN ZONE C-2, HIGHWAY COMMERCIAL
 - ELECTRICAL SERVICE TO THE SITE IS TRIPLE PHASE AS PER DISCUSSION WITH STATION MANAGER.
 - ELEVATIONS ARE BASED UPON USCG DATUM REFERENCED TO USGS BENCHMARK 13-P-5
 - PROPERTY IS PARTIALLY SITUATED IN FLOOD ZONE A2 WHICH LIES WITHIN THE 100 YEAR FLOOD BOUNDARY BOUNDARY AS SHOWN ON REF. MAP #5.
 - PROPERTY CORNERS TO BE SET AS PER CONTRACT AGREEMENT
 - PROPERTY IS SERVICED BY SANITARY SEWER FORCE MAIN ON ROUTE #35. APPROXIMATE LOCATION SHOWN AS PER VISIBLE STRUCTURES AND SEWER MAP RECEIVED FROM TOWNSHIP, EXACT LOCATION MUST BE DETERMINED BY UTILITY COMPANY.

- REFERENCES:**
- TAX MAP OF THE TOWNSHIP OF OCEAN, MONMOUTH COUNTY, NEW JERSEY, SHEET NO. 10, REVISED TO 4-21-93.
 - MAP ENTITLED "SURVEY OF PROPERTY, LOCATION EASTERLY SIDE OF NEW JERSEY STATE HIGHWAY ROUTE NO. 35, NORTHERLY SIDE OF WEST PARK AVENUE, TOWNSHIP OF OCEAN, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY ROGER M. CARROLL, DATED 7-2-68 AND REVISED TO 7-10-68.
 - MAP ENTITLED "PLAN OF THE DARMANA ESTATES, OCEAN TOWNSHIP, MONMOUTH COUNTY, N.J.," PREPARED BY BENJAMIN KAPLAN, DATED APRIL 1929 AND FILED 5-22-29.
 - MAP ENTITLED "GENERAL PROPERTY KEY MAP OF SHORE RELIEF ROAD (REVISION OF ROUTE 4) SECTION 2, ASBURY AVENUE TO EASTTOWN, OCEAN TWP., BORO. OF EASTTOWN, MONMOUTH COUNTY, SHEET 2 OF 3, PREPARED BY THE STATE HIGHWAY COMMISSION, DATED OCT. 1927.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, TOWNSHIP OF OCEAN, NEW JERSEY, MONMOUTH COUNTY, ONLY PANEL, PRIVATELY, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO. 340319 0005 D, MAP REVISED 12-18-81.
 - MAP ENTITLED "TOWNSHIP OF OCEAN, MONMOUTH COUNTY, NEW JERSEY FLOODWAY DELINEATION AND PROFILE, WHALE POND BROOK TRIBUTARY L. STATION 0+00 TO STATION 64+180", PREPARED BY SCHORR ENGINEERING, INC., PLATE NO. W-4.
 - MAP ENTITLED "NEW JERSEY STATE HIGHWAY DEPARTMENT GENERAL PROPERTY PARCEL MAP ROUTE 35 (952) SECTION 6 ASBURY AVENUE TO EASTTOWN SHOWING EXISTING RIGHT OF WAY AND PARCELS TO THE TOWNSHIP OF OCEAN AND BORO. OF EASTTOWN COUNTY OF MONMOUTH" DATED MARCH 1963, AS SHEET 19 & 20 OF 35.
 - MAP ENTITLED "STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION PLAN AND PROFILE SHEETS ROUTE 35 (953) SECTION 6D FROM ROUTE 66 TO VICINITY OF ROUTE 36 WIDENING DUALIZATION AND RESURFACING" PREPARED BY BOSWELL ENGINEERING, CO., SHEETS 30, 31 & 32 OF 253.
 - TITLE REPORT PREPARED BY NEW JERSEY REALTY TITLE INSURANCE CO. FOR SUN OIL CO. DATED 10-30-68, AS POLICY #6-184-972.

METES AND BOUNDS DESCRIPTION
LOT 10, BLOCK 3
TOWNSHIP OF OCEAN
MONMOUTH COUNTY, NEW JERSEY

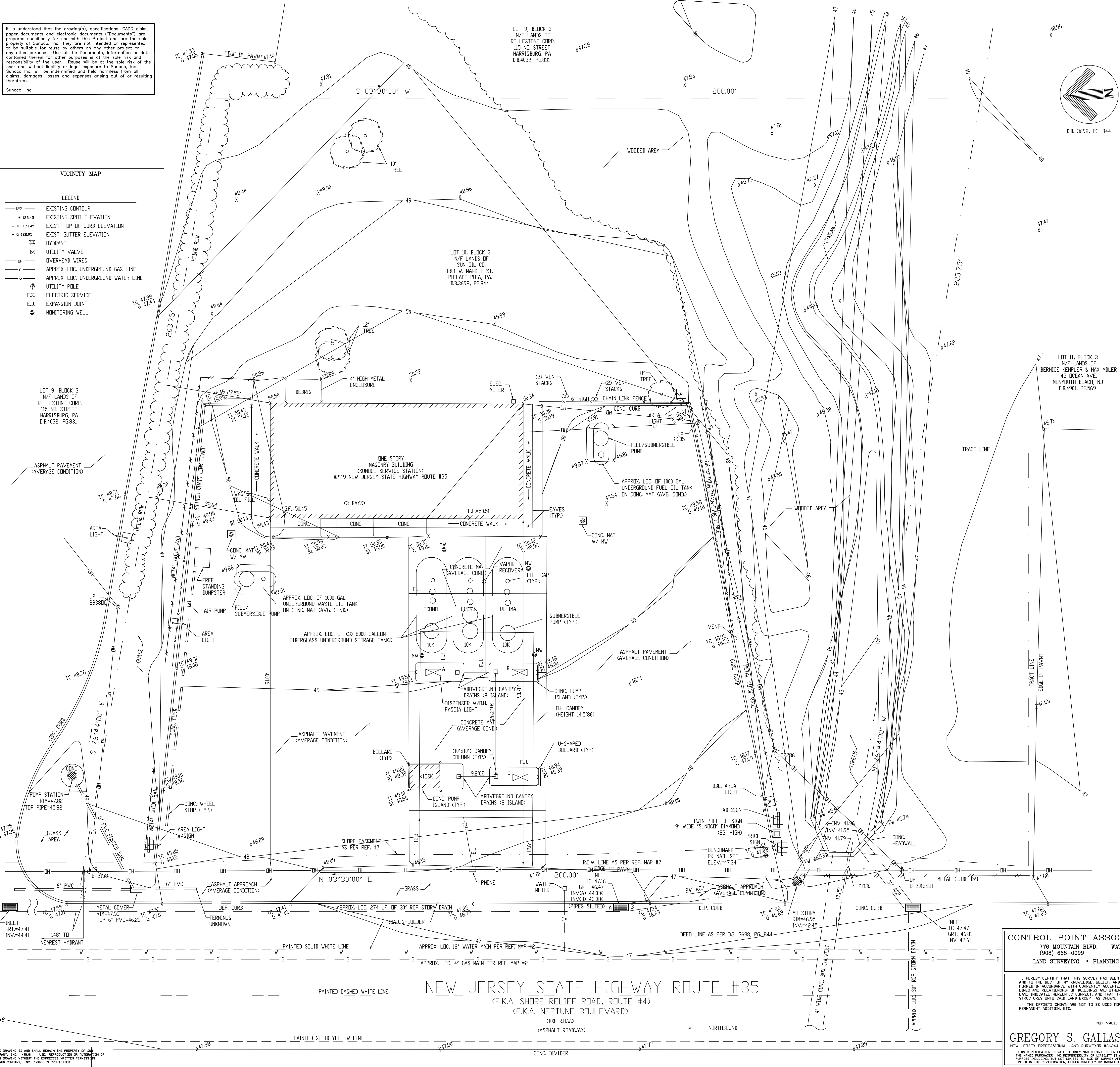
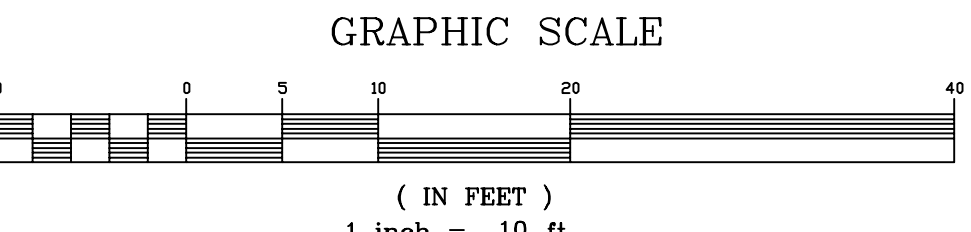
BEGINNING AT A POINT IN THE EASTERLY SIDELINE OF NJ STATE HIGHWAY ROUTE NO. 35 (FORMERLY KNOWN AS SHORE RELIEF ROAD, ROUTE #4 - FORMERLY KNOWN AS NEPTUNE BOULEVARD - 100 FEET IN WIDTH), SAID POINT ALSO BEING IN THE DIVIDING LINE BETWEEN LOT 10 AND LOT 11, AND FROM SAID POINT OF BEGINNING, RUNNING THENCE;

- ALONG THE EASTERLY SIDELINE OF NJ STATE HIGHWAY ROUTE NO. 35, NORTH 03 DEGREES - 30 MINUTES - 00 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A POINT, THENCE;
- ALONG A DIVIDING LINE BETWEEN LOT 10 AND LOT 9, SOUTH 76 DEGREES - 44 MINUTES - 00 SECONDS EAST, A DISTANCE OF 203.75 FEET TO A POINT, THENCE;
- STILL ALONG A DIVIDING LINE BETWEEN LOT 10 AND LOT 9, SOUTH 03 DEGREES - 30 MINUTES - 00 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A POINT, THENCE;
- ALONG THE DIVIDING LINE BETWEEN LOT 10 AND LOT 11, NORTH 76 DEGREES - 44 MINUTES - 00 SECONDS WEST, A DISTANCE OF 203.75 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 40,159.40 SQUARE FEET OR 0.922 ACRES

THIS PROPERTY MAY BE SUBJECT TO SLOPE RIGHTS OF THE STATE OF NEW JERSEY ALONG STATE HIGHWAY ROUTE #35.

THIS PROPERTY MAY ALSO BE SUBJECT TO ANY OTHER RESTRICTIONS, COVENANTS, AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.



NEW JERSEY STATE HIGHWAY ROUTE #35
(F.K.A. SHORE RELIEF ROAD, ROUTE #4)
(F.K.A. NEPTUNE BOULEVARD)

CONTROL POINT ASSOCIATES, INC. 776 MOUNTAIN BLVD. WATCHUNG, N.J. (908) 688-0099 07060 LAND SURVEYING • PLANNING • ENGINEERING		FIELD DATE 12-23-94 FIELD BOOK 94-62 P. # 75	REV. NO. DATE REVISIONS DRAWN BY CHECK'D BY DATE
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN ACCURATELY PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THE PROPERTY LINES AND THE RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREIN IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT IMBEMENT, ETC.		SUN COMPANY, INC. (R&M) Marketing Engineering Department Philadelphia, PA	
GREGORY S. GALLAS NEW JERSEY PROFESSIONAL LAND SURVEYOR #38644		LOT 10, BLOCK 3 TOWNSHIP OF OCEAN MONMOUTH COUNTY STATE OF NEW JERSEY PROJECT NO. C94459	
NOT VALID UNTIL SEALED DATE		BOUNDARY & TOPOGRAPHICAL SURVEY APPROVED: GSG FACILITY NO. DUNS #0012-3356 CHECKED: RPT DRAWN: MFC DATE: 1-4-95 SCALE: 1"=10' REV. NO. 0	

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