

VICINITY MAP
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NOT TO SCALE

SCHEDULE C DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN EWING TOWNSHIP, MERCER COUNTY AND STATE OF NEW JERSEY AS SHOWN ON THE "BOUNDARY SURVEY TRENTON MERCER AIRPORT," PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED APRIL 24, 2018, FILE NO. 05-170353, LAST REVISED FEBRUARY 7, 2019, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF UPPER FERRY ROAD (NOW VACATED) AND IN LINE OF LANDS NOW OR FORMERLY OF COUNTY OF MERCER AIRPORT (BLOCK 374 TAX LOT 10) AND WITHIN A CONCRETE APRON EASEMENT (DB 6249 PAGE 1717); THENCE NORTH 55 DEGREES 54 MINUTES 52 SECONDS EAST A DISTANCE OF 554.17 FEET TO A POINT; THENCE SOUTH 34 DEGREES 05 MINUTES 52 SECONDS EAST A DISTANCE OF 737.75 FEET TO A POINT; THENCE SOUTH 55 DEGREES 53 MINUTES 02 SECONDS WEST A DISTANCE OF 17.32 FEET TO A POINT; THENCE SOUTH 54 DEGREES 57 MINUTES 34 SECONDS EAST A DISTANCE OF 114.41 FEET CROSSING UNDERGROUND 132 K.V. ELECTRIC POWER TRANSMISSION LINE (DB 6249 PAGE 1850 AND DB 4273 PAGE 41) TO A POINT WITHIN MW-148R EASEMENT D.B. 6249 PG. 1735; THENCE SOUTH 55 DEGREES 54 MINUTES 12 SECONDS WEST A DISTANCE OF 206.40 MINUTES TO A POINT; THENCE NORTH 34 DEGREES 09 MINUTES 28 SECONDS WEST A DISTANCE OF 159.24 FEET TO A POINT; THENCE SOUTH 55 DEGREES 53 MINUTES 52 SECONDS WEST A DISTANCE OF 251.85 FEET TO A POINT; THENCE NORTH 42 DEGREES 15 MINUTES 56 SECONDS WEST 305.49 FEET TO A POINT; THENCE NORTH 34 DEGREES 06 MINUTES 28 SECONDS WEST A DISTANCE OF 194.33 FEET TO A POINT; THENCE SOUTH 68 DEGREES 34 MINUTES 21 SECONDS WEST A DISTANCE OF 39.06 FEET TO AN IRON PIN FOUND; A CORNER COMMON TO BLOCK 344 LOT 4 & 8 PARCEL B TAX LOT 4.02 NOW OR FORMERLY OF N & H MERCER REALTY / NASSIM REALTY D.B. 4273 PAGE 38; THENCE NORTH 34 DEGREES 14 MINUTES 38 SECONDS WEST A DISTANCE OF 124.71 FEET TO A POINT IN LINE OF BLOCK 374 TAX LOT 5; THENCE NORTH 15 DEGREES 51 MINUTES 08 SECONDS EAST A DISTANCE OF 82.78 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING PART OF THE SAME PREMISES WHICH THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE COMMANDING OFFICE, ENGINEERING FIELD ACTIVITY NORTH-EAST, NAVAL FACILITIES ENGINEERING COMMAND, BY GUILTY CLAIM DATED MAY 29, 201 AND RECORDED MAY 18, 2016 IN THE MERCER COUNTY CLERKS OFFICE IN DEED BOOK 6249 PAGE 1717 - 1853, INSTRUMENT NUMBER 201802946, GRANTED AND CONVEYED UNTO THE COUNTY OF MERCER, NEW JERSEY.

NOTES:

- PROPERTY KNOWN AS TAX LOTS 4.01 & 5.01 AS SHOWN ON THE OFFICIAL TAX MAP OF EWING TOWNSHIP, MERCER COUNTY, N.J. (REF. #1).
- AREA = 1,246,163 S.F. OR 28,808 AC.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- 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 IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 117-1902028-RET, WITH A COMMITMENT DATE OF DECEMBER 2, 2019, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
 - CONDITIONS AND EASEMENTS AS SET FORTH IN DEED BOOK 1004 PAGE 42 - INGRESS/EGRESS EASEMENT SHOWN
 - SEWER EASEMENTS AS SET FORTH IN DEED BOOK 1333 PAGE 150 AND DEED BOOK 1333 PAGE 381 - NOT ON SUBJECT PROPERTY
 - AGREEMENT WITH THE TRANSCONTINENTAL PIPE LINE COMPANY AS SET FORTH IN DEED BOOK 1351 PAGE 181 - NOT ON SUBJECT PROPERTY
 - DEED NOTICE FOR PARCEL A BY THE COUNTY OF MERCER, DATED APRIL 2, 2016 AS SET FORTH IN BOOK 6247 PAGE 1489 - FUEL TANK FARM AREA, AOC #45 AREA, CONCRETE APRON AREA AND MONITORING WELL EASEMENTS SHOWN
 - TERMS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RESERVATIONS IN THE DEED BY AND BETWEEN THE UNITED STATES OF AMERICA AND COUNTY OF MERCER, NEW JERSEY AS SET FORTH IN BOOK 4273 PAGE 34, CONTROL #200205070327 - 12" WIDE UNDERGROUND 132 KV ELECTRIC POWER TRANSMISSION LINE SHOWN
- TERMS, CONDITIONS, RESTRICTIONS, COVENANTS AND RESERVATIONS IN THE DEED BY AND BETWEEN THE UNITED STATES OF AMERICA AND COUNTY OF MERCER, NEW JERSEY AS SET FORTH IN BOOK 6249 PAGE 1717, CF#2016022946 - FUEL TANK FARM AREA, AOC #45 AREA, CONCRETE APRON AREA AND MONITORING WELL EASEMENTS SHOWN
- CONDITIONS OF GROUND LEASE BY AND BETWEEN THE COUNTY OF MERCER (LANDLORD) AND FLIGHTSERV LLC (TENANT) DATED OCTOBER 2017 (UNRECORDED) - FLIGHTSERV LEASED PREMISES SHOWN
- CONDITIONS AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY (OVERALL) TRENTON MERCER AIRPORT, FILE NO. 05-170353 DATED 09-17-2015 PREPARED BY CONTROL POINT ASSOCIATES, INC.
- NEW JERSEY DEPARTMENT OF TRANSPORTATION DIVISION OF AERONAUTIC AIRPORT SAFETY IMPROVEMENT AND AGREEMENT BY AND BETWEEN THE STATE OF NEW JERSEY, DEPARTMENT OF TRANSPORTATION AND COUNTY OF MERCER, NJ DATED MAY 20, 1998 AND RECORDED MARCH 30, 1999 IN MORTGAGE BOOK 4743 PAGE 185 - NOT ON SUBJECT PROPERTY
- NEW JERSEY DEPARTMENT OF TRANSPORTATION DIVISION OF AERONAUTIC AIRPORT SAFETY IMPROVEMENT AND AGREEMENT BY AND BETWEEN THE STATE OF NEW JERSEY, DEPARTMENT OF TRANSPORTATION AND COUNTY OF MERCER, NJ DATED MAY 8, 1997 AND RECORDED MARCH 30, 1999 IN MORTGAGE BOOK 4743 PAGE 189 - NOT ON SUBJECT PROPERTY
- BY GRAPHIC DATED ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD) PER REF. #2 & #3.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC SURVEY MONUMENT KTTM AP STA B (AA9217), PUBLISHED ELEVATION = 190.00 U.S. SURVEY FEET (NAVD83 ORTHOMETRIC HEIGHT).
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- WAVNER OF SETTING CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2.

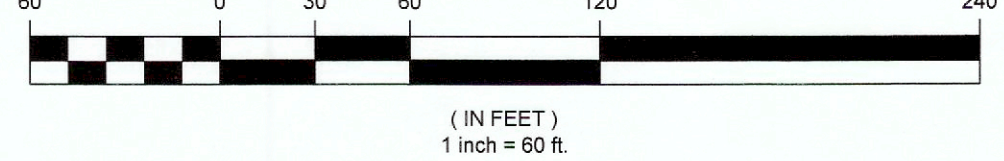
LEGEND

- [Hatched Box] OPTION PREMISES
- [Dotted Box] FLIGHTSERV LEASED PREMISES

REFERENCES:

- THE OFFICIAL TAX ASSESSOR'S MAP OF EWING TOWNSHIP, MERCER COUNTY, STATE OF NEW JERSEY, SHEET #72.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, MERCER COUNTY (ALL JURISDICTIONS), PANEL 118 OF 276", COMMUNITY-PANEL NUMBER 345294 0118 F, MAP EFFECTIVE: JULY 29, 2016.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, MERCER COUNTY (ALL JURISDICTIONS), PANEL 114 OF 276", COMMUNITY-PANEL NUMBER 345294 0114 F, MAP EFFECTIVE: JULY 29, 2016.
- MAP ENTITLED "2015 U.S. GEOLOGICAL SURVEY DIGITAL ORTHOPHOTOGRAPHY" PROVIDED BY WOOLPERT, INC.
- MAP ENTITLED "2009 U.S. GEOLOGICAL SURVEY DIGITAL N.J. STATEWIDE LIDAR, MERCER COUNTY" PROVIDED BY PHOTO SCIENCE.
- MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY PREPARED FOR LOWES HOME CENTERS, INC. OF LOT 4 AND A PORTIONS OF LOT 4 BLOCK 374 TOWNSHIP OF EWING MERCER COUNTY NEW JERSEY" FILE NO. 050685P, PREPARED BY KENDERIAN ZILINSKI ASSOCIATES, DATED 8-13-2006.

GRAPHIC SCALE



THIS SURVEY IS CERTIFIED TO:

FLIGHTSERV LLC
TO BANK, N.A.
US SMALL BUSINESS ADMINISTRATION
THE EMPIRE STATE CERTIFIED DEVELOPMENT CORPORATION
WESTMINSTER ABSTRACT COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7, 8, 9, 11 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4-5-2018.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION

James C. Weed
JAMES C. WEED
NEW JERSEY PROFESSIONAL LAND SURVEYOR #04327800
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GAZ938600

FIELD DATE 04-05-2018	ALTA/NSPS LAND TITLE SURVEY (OVERALL)
FIELD BOOK NO. CL 17-10	TRENTON MERCER AIRPORT
FIELD BOOK PGS. 116, 118, 124, 130, 132	1500 PARKWAY AVENUE BLOCK 374, TAX LOTS 4.01 & 5.01 EWING TOWNSHIP, MERCER COUNTY STATE OF NEW JERSEY
FIELD CREW J.O.	CONTROL POINT ASSOCIATES, INC.
DRAWN: C.W.K.	305 FELLOWSHIP ROAD - SUITE 210 MT. LAUREL, NJ 08054 609.857.2099 - 908.668.9595 FAX
REVIEWED: M.T.T.	WARREN, NJ 908.668.0099 CHALFONT, PA 215.310.0880 MANHATTAN, NY 646.380.0411 LONG ISLAND, NY 631.380.2444 SOUTH BROOKFIELD, MA 978.348.3500
DATE 4-20-2020	FILE NO. 05-170353
APPROVED: J.A.C.	DWG. NO. 1 OF 1

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED
THE NEW JERSEY ONE CALL (800-272-1000) REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF FOR ANY OTHER THAN THE ORIGINAL PROJECT OR FOR UNAUTHORIZED PURPOSES WITHOUT THE PRIOR WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

