

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of West Orange, County of Essex, State of New Jersey.

Parcel I:

BEGINNING at a point in the former dividing line between land belonging to Essex Green, Inc. on the southwest and land belonging to Paragon Enterprises N.J. (formerly known as Paragon Enterprises) of the northeast, distant westerly along said line 251.61 feet from the intersection thereon with the westerly line of lands of the State of New Jersey shown as Ramp No. 4-P on Map entitled "New Jersey State Highway Department General Property Parcel Map, Route 280 (1953) Section 3, Laurel Avenue to Prospect Avenue", and running; thence

1. Continuing along said dividing line North 54 degrees 30 minutes 50 seconds West, 764.85 feet to a point; thence
2. North 35 degrees 29 minutes 10 seconds East, 77.00 feet to the line of lands of the State of New Jersey; thence
3. Along the same, North 87 degrees 33 minutes 10 seconds East, 156.40 feet to a concrete monument found an angle; thence
4. Still along the same, North 77 degrees 14 minutes 30 seconds East, 150.53 feet to an angle; thence
5. Still along the same, South 86 degrees 50 minutes 50 seconds East 137.05 feet to an angle; thence
6. Still along the same, South 35 degrees 29 minutes 10 seconds West, 15.40 feet to an angle; thence
7. Still along the same, South 54 degrees 30 minutes 50 seconds East, 434.00 feet to an angle; thence
8. Still along the same, South 07 degrees 11 minutes 10 seconds West, 77.37 feet to an iron pipe found; thence
9. On a new Line South 44 degrees 49 minutes 09 seconds West, 278.91 feet to the point of BEGINNING.

Parcel II:

Together with existing beneficial rights appurtenant out to the land as set forth in Deed Book 4336 Page 788 and Deed Book 4500 Page 165 and Deed Book 4360 page 444.

Parcel III:

Together with existing beneficial right appurtenant out to the land as set forth in Deed Book 4578 Page 187 and Deed Book 4336 Page 814.

The above description is in accordance with a survey made by Partner Engineering and Science, Inc. dated February 24, 2017, and last revised on May 4, 2017.

NOTE FOR INFORMATION: Being Lot(s) 41.02, Block 155, Tax Map of the Township of West Orange, County of Essex.