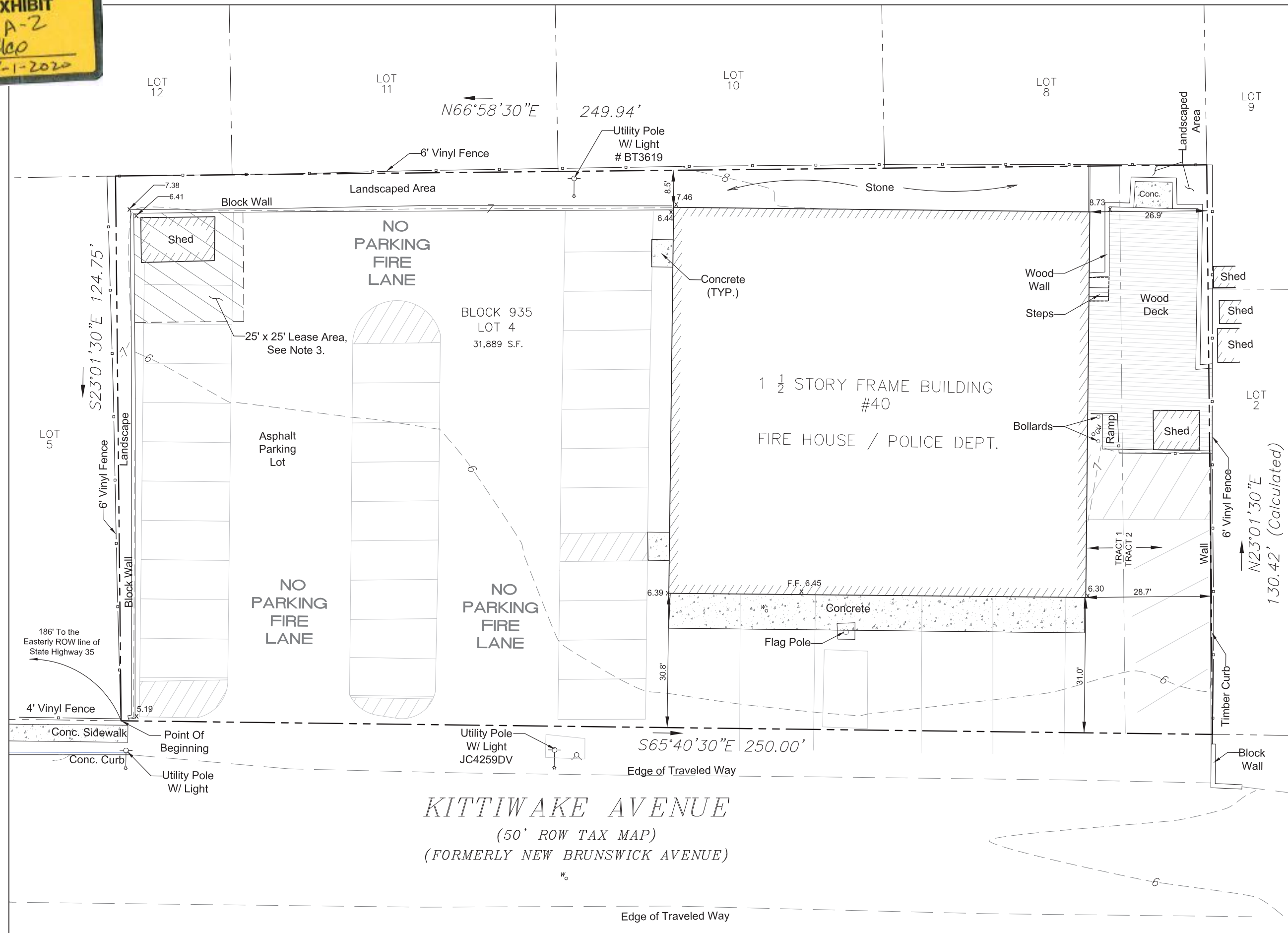


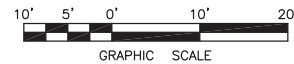
EXHIBIT
A-2
Cello
7-1-2020



- GENERAL NOTES AND REFERENCES:**
1. REFERENCE DEED: EDWARD J. PATNAUDE, JR., MARJORIE L. PATNAUDE, AND FREDERICK MUELLER, EXECUTORS AND TRUSTEES UNDER THE LAST WILL AND TESTAMENT OF EDWARD J. PATNAUDE, ET AL. TO THE OCEAN BEACH VOLUNTEER FIRE COMPANY, INC. DATED JANUARY 11, 1980 AND RECORDED IN OCEAN COUNTY DEED BOOK 3892, PAGE 7 ON JANUARY 21, 1980.
 2. SUBJECT TO AN EASEMENT RECORDED IN OCEAN COUNTY DEED BOOK 2412, PAGE 450, DATED JULY 17, 1964, WHICH WAS CREATED AND RECORDED IN OCEAN COUNTY DEED BOOK 1820, PAGE 213 ON JUNE 24, 1957. CURRENT LEGAL STATUS OF THE EASEMENT IS UNKNOWN.
 3. SUBJECT TO A LEASE GRANTED TO SPRINT SPECTRUM, L.P. RECORDED IN OCEAN COUNTY DEED BOOK 10788, PAGE 567 ON APRIL 3, 2002. CURRENT LEGAL STATUS OF THE LEASE IS UNKNOWN.
 4. THE SUBJECT PROPERTY IS KNOWN AND DESIGNATED AS BLOCK 935, LOT 4 ON SHEET 103 OF THE TOWNSHIP OF TOMS RIVER TAX MAPS.
 5. THIS MAP IS NOT A BOUNDARY SURVEY. THE PROPERTY LINES AND ADJOINING LOT LINES ARE SHOWN IN ACCORDANCE WITH LIMITED PHYSICAL EVIDENCE AND ARE BASED UPON THE ABOVE REFERENCED DEEDS AND TAX MAPS.
 6. BUILDING OFFSETS ARE NOT BASED ON A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.
 7. ALL ELEVATIONS SHOWN ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88) BASED ON GPS OBSERVATIONS.
 8. EFFECTIVE FLOOD INSURANCE RATE MAP: THE SUBJECT PROPERTY LIES IN ZONE X (1.0% CHANCE OF ANNUAL FLOODING) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TOMS RIVER, NEW JERSEY, MAP No. 34029C0327F, DATED SEPTEMBER 29, 2006.
 9. PRELIMINARY FLOOD INSURANCE RATE MAP: THE SUBJECT PROPERTY LIES PARTLY IN ZONE AE 7 AND PARTLY IN ZONE X (1.0% CHANCE OF ANNUAL FLOODING) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TOMS RIVER, NEW JERSEY, MAP No. 34029C0327G, DATED JANUARY 30, 2015. THIS MAP IS NOT YET EFFECTIVE.
 10. UNDERGROUND UTILITY LOCATIONS ARE NOT PART OF THIS TOPOGRAPHIC SURVEY.

KITTIWAKE AVENUE
(50' ROW TAX MAP)
(FORMERLY NEW BRUNSWICK AVENUE)

No.	Date	Revision	DRWN BY	CHKD BY



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EXISTING CONDITIONS MAP
LOT 4 BLOCK 935
OCEAN BEACH VOL. FIRE COMPANY
TOWNSHIP OF TOMS RIVER
OCEAN COUNTY NEW JERSEY

DATE: 11/19/2019	SCALE: 1"=10'
DRAWN: C.R.	CHECKED: F.L.V.
FILE NAME: 19-108.dwg	PROJECT: 19-108