RECORD LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF HOWELL, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AND IS DESCRIBED AS FOLLOWS:

BEGINNING at a point in the westerly line of U.S. Route 9 (a 66 foot ROW), said point being distant 125.00 feet on a course South 02 degrees 45 minutes West from the intersection of the westerly line of U.S. Route 9 and the southerly line of Middle Lane (a 50 foot ROW), said Beginning Point also being the southeasterly corner of Lot 1 in Block E as shown on a map entitled "Map of Section 7, Land O'Pines," said map being duly filed in the Monmouth County Clerk's Office in Case 26-18 and running; thence:

1. Along the westerly line of U.S. Route 9, South 02 degrees 45 minutes West, a distance of 68.12 feet to a point of curvature; thence

2. Southerly along a curve, curving to the right with a radius of 3786.80 feet, an arc distance of 175.05 feet to lands now or formerly U.S. Reynolds; thence

3. Along the northerly line of Reynold's tract, North 83 degrees 09 minutes West, a distance of 401.69 feet to the most southerly corner of Lot 8 as shown on the aforementioned map; thence

4. Along the easterly line of Lot 7 and 8 on the aforementioned map, North 03 degrees 15 minutes 40 seconds East, a distance of 214.38 feet to the southwest corner of Lot 5; thence

5. Along the southerly lines of Lot 1, 2, 3, 4, and 5, South 87 degrees 15 minutes East a distance of 402.78 feet to the place of BEGINNING.

TITLE COMMITMENT EXCEPTION NOTES

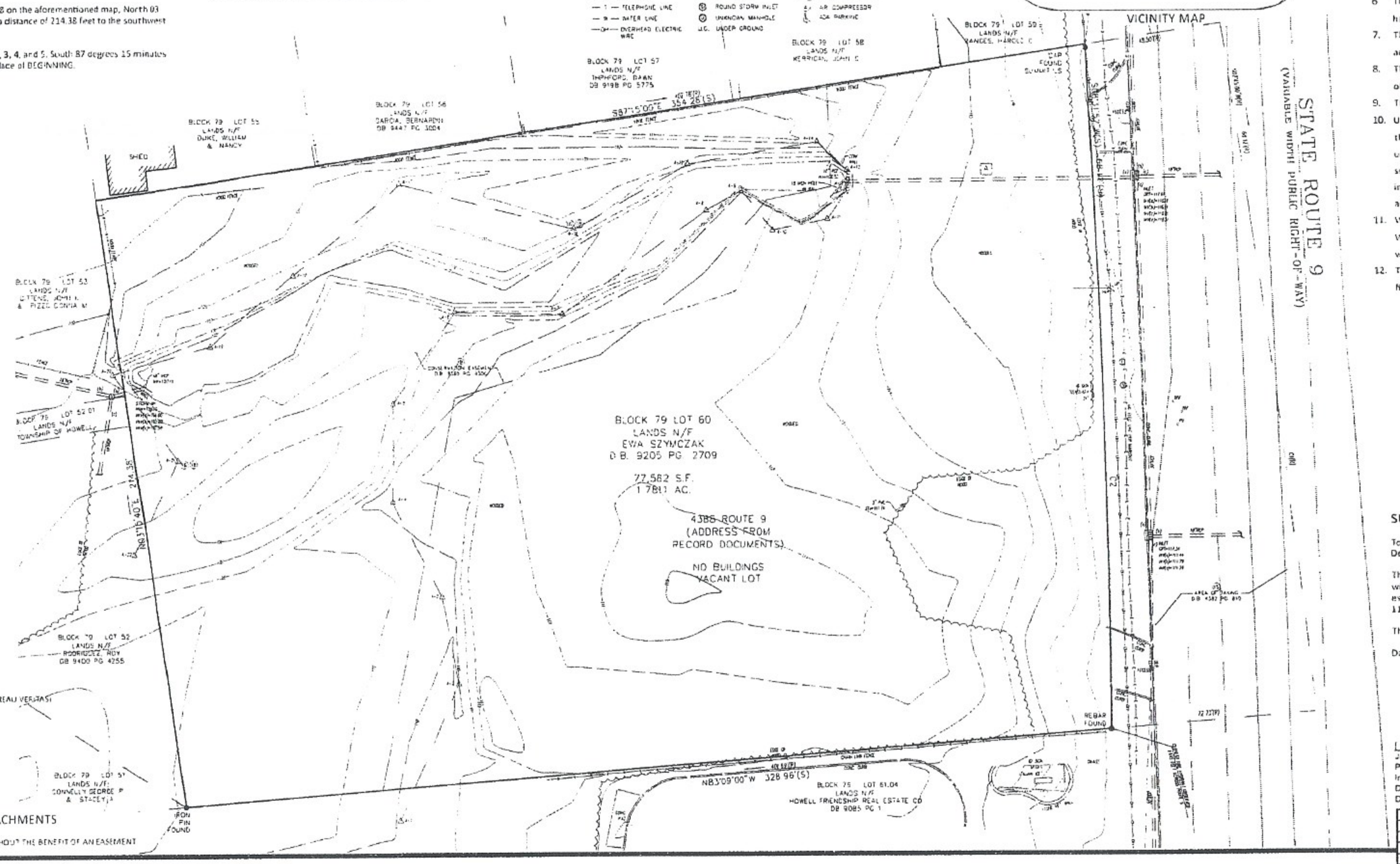
[illegible]

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	175.05	3786.80	2°38'45"	S04°34'27"W	175.03
C2	171.45	3845.57	2°33'50"	S04°31'30"W	171.44

LEGEND OF ALL SYMBOLS USED

(THIS IS A STANDARD LEGEND NOT ALL ITEMS ARE ON THE SURVEY)

- MONUMENT FOUND
- MONUMENT TO BE SET
- BENCHMARK FOUND
- (R) RECORD DATA
- (S) SURVEYED DATA
- R/W RIGHT OF WAY
- SBL SET BACK LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- CIP CAST IRON PIPE
- DIP DUCTILE IRON PIPE
- L/S LANDSCAPING
- DECIDUOUS TREE
- EVERGREEN TREE
- STONELINE
- C — CABLE TELEVISION LINE
- E — ELECTRICAL LINE
- G — GAS LINE
- T — TELEPHONE LINE
- W — WATER LINE
- OVERHEAD ELECTRIC WIRE
- SPOT LIGHT
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC TRANSFORMER
- AIR CONDITIONER
- ELEC MANHOLE
- ELECTRIC METER
- CABLE BOX
- UNDERGROUND CABLE MARKER
- TRAFFIC POLES
- TRAFFIC SIGNAL
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- ROUND STORM INLET
- UNKNOWN MANHOLE
- UG UNDER GROUND
- WATER MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT / FDC
- GAS MANHOLE
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MARKER
- TELEPHONE MANHOLE
- PAY PHONE
- TELEPHONE BOX
- UNDERGROUND TELEPHONE MARKER
- FLAG POLE
- BOLLARD
- BORE HOLE
- MONITORING WELL
- MAIL BOX
- SIGN
- METAL TANK COVER
- AIR COMPRESSOR
- ADA PARKING



LAND AREA

27,582 S.F.
1.7811 AC.

ZONING INFORMATION

(ZONING REPORT TO BE PROVIDED BY BUREAU VERITAS)

LIST OF POSSIBLE ENCROACHMENTS

A) STORM LINE CROSSES PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT

GENERAL SURVEY NOTES:

(CONFIRM THESE MATCH THE VENDOR INSTRUCTIONS PROVIDED WITH NTP)

1. This survey was made in accordance with laws and/or Minimum Standards of the State of New Jersey.
2. The basis of bearing for this survey is Deed Book 5202 Page 920, as shown hereon.
3. The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment No. 22-0013751ICS with an effective date of September 30, 2022 at 8:00 AM and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. Said described property is located within an area having a Zone Designation X (Unshaded) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 34025C0313F, with a date of identification of September 25, 2009, for Community No. 340301 in Monmouth County, State of New Jersey, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The Property has direct access to State Route 9, a dedicated public street or highway.
6. The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces.
7. There is no observed evidence of current earth moving work, building construction or building additions.
8. There are no proposed changes in street right of way lines, according to *the city/township/county*. There is no observed evidence of recent street or sidewalk construction or repairs.
9. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
10. Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
11. Wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands. "Markers indicating a delineator of wetlands were observed and located during the completion of this survey"
12. The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.

SURVEYOR'S CERTIFICATION

To Take 5 Properties SPV, LLC; Driven Brands, Inc., a Delaware corporation; Boing US Holdco, Inc., a Delaware corporation; & Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, 11b, 13, 14, 16, 17, and 20 of Table A thereof.

The field work was completed on *December 9, 2022*

Date of Plat or Map *January 6, 2023*

Surveyor's Signature
Jack W. Shoemaker
Professional Land Surveyor GS 035878
In the State of New Jersey
Date of Survey January 5, 2023
Date of Last Revision January 25, 2023

FIELD WORK	
DRAWN BY	
CHECKED BY	
APPD	
FB & PG	
JOB NO.	V220796

Survey Commissioned by
Bureau Veritas

VALLEY LAND SERVICES, LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2956
NJ Certificate of Authorization 24GA28339300

DATE JANUARY 5, 2023
REVISIONS

No.	DATE	DESCRIPTION
1	01-25-23	PER CLIENT COMMENTS
1	02-20-23	PER CLIENT COMMENTS

SCALE 1" = [illegible]

SHEET 1 OF 1

1

[illegible]127.22P000-001 JBy_Take_5_Car_Wash_and_Oil_Change_-_Howell_NJ_Topographic_ver4.dwg