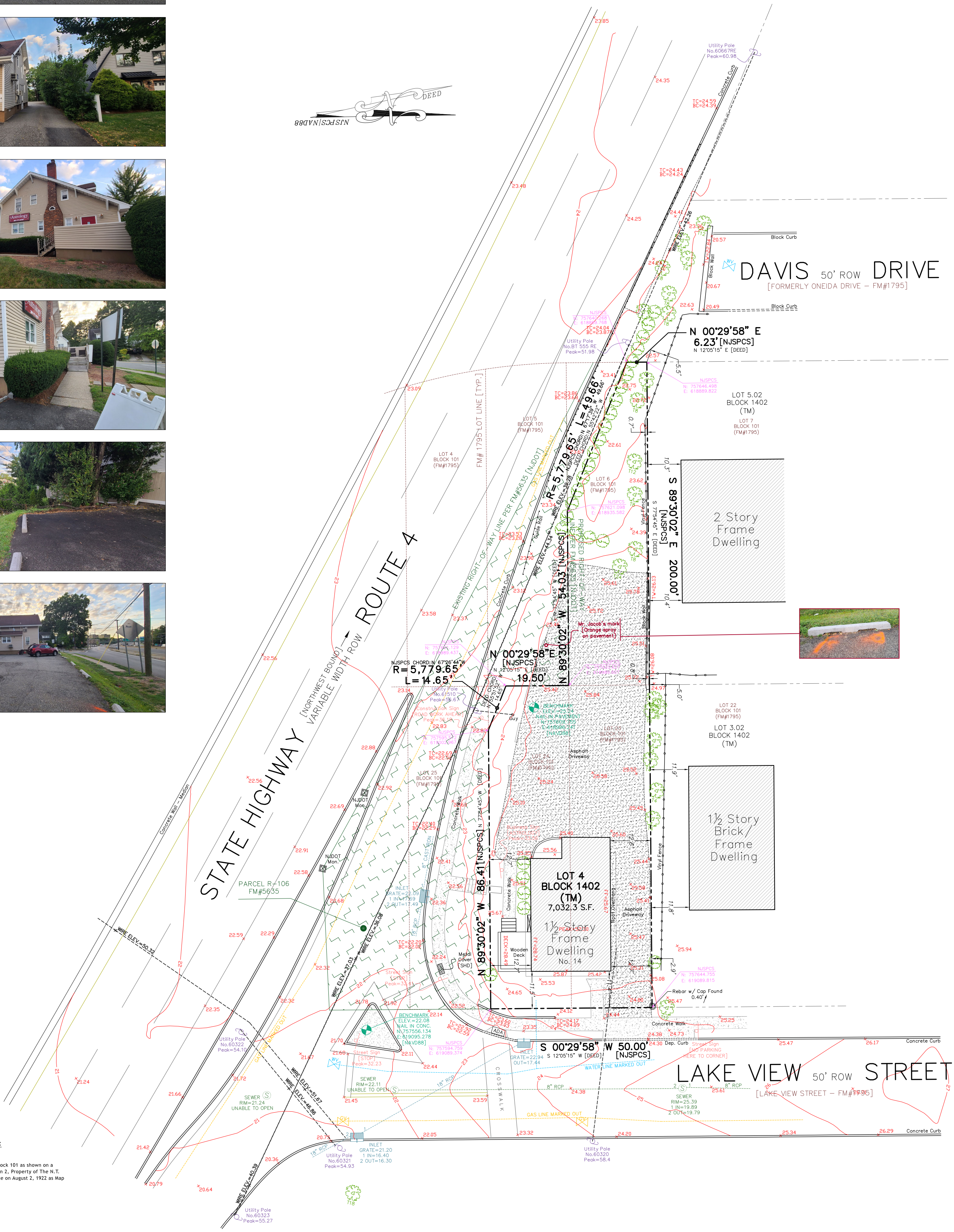
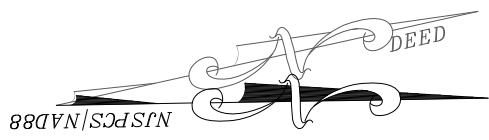




This survey certified to:
BCF INVESTORS LLC

INTENDED TO BE Lot 23 and portion of Lot 6 and 24 Block 101 as shown on a certain map entitled, "North Hackensack Park, Section 2, Property of The N.T. Hegeman Co." filed in the Bergen County Clerk's Office on August 2, 1922 as Map No. 1795

This survey references:
1) Field Survey Performed on 08/28/2025
2) Deed Book 8432 Page 474
3) Bergen County Filed Map No. 1795
4) Bergen County Filed Map No. 5635

Notes:
1) Field Survey Performed on 08/28/2025
2) Vertical Datum: NAVD88 | Horizontal Datum: NAD88
3) Subject to documents of record
4) This survey depicts only those features which are both visible and above-ground. Underground features, e.g. underground utility lines, will require either the submission of plans detailing the location of same or the service of a private utility locator to mark out said underground utility lines.
5) Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.

TOPOGRAPHIC SURVEY OF PROPERTY					PROJECT NUMBER 252256
Tax Lot 4 - Block 1402 14 Route 4 West, Borough of River Edge Bergen County, New Jersey					REFERENCE NUMBER -
FIELD: AAD	DWN BY: JES	CHECKED: WCB	PAPER SIZE: 18"x24"	SCALE: 1"=20'	DATE: 09/02/2025

Lakeland

Surveying

Certificate of Authorization
#24GA28090000

4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

☐ MARC J. CIFONE, N.J. P.L.S.
☐ JEFFREY S. GRUNN, N.J. P.L.S.
☒ WILLIAM C. BUCHOK, N.J. P.L.S.

N.J. LIC. NO. 24GS04132900
N.J. LIC. NO. 24GS04339900
N.J. LIC. NO. 24GS04341900

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc. in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, except such omissions, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional.

NO.	INITIALS	DATE	REVISIONS
-	-	-	-
GRAPHIC SCALE 1 inch = 20 ft.			