

This survey certified to:
BCF INVESTORS LLC

INTENDED TO BE Lot 23 and portion of Lot 6 and 24 Block 101 as shown in 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 7, 1922 as Map No. 1795

TOPOGRAPHIC
SURVEY OF PROPERTY
Tax Lot 4 - Block 1402
14 Route 4 West, Borough of River Edge
Bergen County, New Jersey

PROJECT NUMBER
252256
REFERENCE NUMBER
-

Lakeland
Surveying
Certificate of Authorization
#24GA28090500
4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

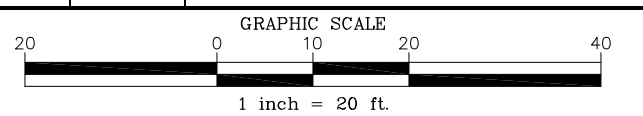
MARC J. CIFONE, N.J. P.L.S.
JEFFREY S. GRUNN, N.J. P.L.S.
WILLIAM C. BUCHOK, N.J. P.L.S.

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

WCB

This survey references:
1) Deed Book 8432 Page 474
2) Deed Book 1810 Page 398 [Parcel 51]
3) Deed Book 4805 Page 197 [Parcel 51]
4) Deed Book 4779 Page 200 [Parcel 8]
5) Deed Book 1194 Page 466
6) Deed Book 2409 Page 279
7) Bergen County Filed Map No. 1795
8) Bergen County Filed Map No. 5635
9) Bergen County Filed Map No. 2690
10) Bergen County Filed Map No. 8086

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) This survey is prepared in accordance with a title search provided by Surety Title Company for Commitment No. 198093NF-01 and Commitment Date of March 31, 2026



A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (C46:8-36.3) and N.J.A.C. 13:40-5.1 (d).