

**BRIDGEWATER TOWNSHIP**  
**SOMERSET COUNTY, NEW JERSEY**

**FORM # 3E**

**APPEAL OR VARIANCE APPLICATION ONLY**  
**(NO SITE PLANS OR SUBDIVISIONS)**

Board File Name: \_\_\_\_\_

Application #: \_\_\_\_\_ Date Received: \_\_\_\_\_

(Do not write above this line)

Check type of application:

\_\_\_\_\_ Appeal Zoning Officer's Decision      \_\_\_\_\_ Interpretation      \_\_\_\_\_ Other  
 \_\_\_\_\_ C- Variance (Bulk Variance)      ☒ D-variance  
 \_\_\_\_\_ Simple Variance Application (see attached qualifications)

1. Applicant's name Terreno Middlebrook LLC  
 Address 101 Montgomery Street, Suite 200, San Francisco, CA 94104  
 Phone #: 415-655-4580 Fax: 415-655-4599 Email: hayes@terreno.com
2. Name and address of present owner if other than above N/A  
 Address \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone #: \_\_\_\_\_ Fax: \_\_\_\_\_
3. Attorney's name Michael Osterman  
 Address Osterman Law LLC, 181 West High Street, Somerville, NJ 08876  
 Email: michael@ostermanesq.com Phone: 908-402-2600 Fax: \_\_\_\_\_
4. Plan Preparer/Engineer's name \_\_\_\_\_  
 Address \_\_\_\_\_  
 License No. \_\_\_\_\_ Email: \_\_\_\_\_  
 Phone # \_\_\_\_\_ Fax: \_\_\_\_\_
5. The Property  
 a) BLOCK 356 LOT(s) 1 and 3  
 b) Street Address Chimney Rock Road and Route 22  
 c) Zone in which property is presently located Highway Enterprise Center (HEC)  
 d) Is public water available to property? Yes

- e) Is public water proposed Yes
- f) Is public sanitary sewer available to property? Yes
- g) Is public sanitary sewer proposed Yes
- h) Does the owner or applicant own any contiguous property? No
- If so identify Block(s) \_\_\_\_\_; Lot(s) \_\_\_\_\_
- Area \_\_\_\_\_ s.f.

6. Set forth the sections of the Land Use Ordinance from which relief is requested:

SECTION  
126-340.1(A)

PERMITTED  
Office, recreation, etc. uses

PROPOSED  
Light manufacturing and/or  
warehouse and distribution use(s)

7. Has there been any previous appeal, request, or application to this or any other Township Boards regarding this property?
- YES X NO \_\_\_\_\_

If YES, attached copy of resolution, letter of response and state the nature, date and disposition of said matter: See Rider annexed hereto.

8. Fees submitted: Application fee: \$ 250.00 Escrow: \$ 3,000.00

9. If the application does not involve the use of the property or the expansion of a non-conforming use, set forth the exceptional conditions of the property preventing applicant from complying with Land Use Ordinance: See Rider annexed hereto.

(Use separate sheet)

10. If the application involves the use of the property or the expansion of a non-conforming use, set forth the reason why the variance requested should be granted.

(Use separate sheet) See Rider annexed hereto.

11. Set forth the facts relied upon to demonstrate that the relief requested can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and Land Use Ordinance

(Use separate sheet) See Rider annexed hereto.

12. Present use of existing buildings and premises: See Rider annexed hereto.

13. Proposed use: See Rider annexed hereto.

APPLICANT: Terreno Middlebrook LLC, a Delaware limited liability company

By: Terreno Realty LLC, a Delaware limited liability company, its sole member and manager

By: Terreno Realty Corporation, a Maryland corporation, its sole member and manager



TERRENO MIDDLEBROOK, LLC  
RIDER TO USE VARIANCE APPLICATION  
BLOCK 356, LOTS 1 & 3, BRIDGEWATER TOWNSHIP

Terreno Middlebrook, LLC ("Terreno") is the owner of certain property located at the intersection of Chimney Rock Road and U.S. Route 22 in Bridgewater Township, which property is identified as Block 356, Lots 1 & 3 on the official tax maps of the Township of Bridgewater (the "Property"). The Property is located in the Highway Enterprise Center ("HEC") Zone.

The Property was acquired by Terreno on or about September 23, 2010. At that time, the Property was located in the M-1A Manufacturing ("M-1A") Zone. The Property had been developed decades ago as an industrial park known as the Central Jersey Industrial Park. That industrial park subsequently became known as Middlebrook Crossroads. The Property consists of 18 commercial/industrial buildings as shown on the map annexed hereto as Exhibit A. Also included on the Property is a water tower structure with an array of wireless communication antennas that were granted site plan and variance approvals by the Bridgewater Township Board of Adjustment (the "BOA") in 1991.

On September 28, 2010, five (5) days after Terreno acquired the Property, the zoning for the Property changed from M-1A to HEC. At that time, 91.2% (528,272 square feet) of the leasable building area on the Property (579,532 square feet) was being used for warehousing, distribution, and light manufacturing uses. Those uses were permitted in the M-1A Zone and lawfully existed prior to the 9/28/10 zone change. Those uses, as well as the use of the combined water tower/wireless antenna structure, became a nonconforming use when the Bridgewater Land Use Ordinance amendment changing the zoning on the Property from M-1A to HEC took effect on September 28, 2010.

In 2016, Terreno made application to the BOA for a Certificate of Nonconformity to memorialize the already vested rights to uses and structures that pre-existed the September 28, 2010 rezoning of the Property. That application was subsequently approved by Resolution of the BOA adopted on January 17, 2017 (the "Resolution"), subject to conditions set forth in the Resolution. As part of those conditions, the BOA established a square-footage cap on pre-existing non-permitted uses on the Property equal to the square footage of non-permitted uses in existence as of November 1, 2016, i.e., 501,982 square feet. That cap was referred to in the Resolution as the "initial baseline" cap. The Resolution went on to require that "when the total leasable space on the Property occupied by conforming uses increases so that the remaining space on the Property occupied by or available for nonconforming uses falls below the 'initial baseline' cap," then that cap would thereafter be reduced in square footage and that new, lower square footage of nonconforming uses would become the new cap, referred to in the Resolution as the "then current baseline" cap.

The terms of the Resolution allow Terreno to apply to the BOA for an amended Certificate of Nonconformity with a higher "then current baseline" cap for nonconforming uses if it becomes difficult to find new permitted-use tenants to occupy vacant space at the Property, provided any new "then current baseline" cap does not exceed the "initial baseline" cap, and Terreno can demonstrate that it will suffer economic hardship if such amended Certificate of Nonconformity is not granted. The Resolution expressly provides, however, that if a proposed change in tenancy "would result in a total square footage of nonconforming uses at the Property exceeding the 'initial baseline' cap of 501,982 square feet of rentable area, then the Applicant, under such circumstances, shall be required to seek a use variance pursuant to N.J.S.A. 40:55D-70d(2)."

Since the Certificate of Nonconformity was issued in 2017, the leasable area currently occupied or last occupied by nonconforming uses has decreased to 499,272 square feet, which under the Resolution now constitutes the "then current baseline" cap. A list of the existing or last prior tenant uses as of October 1, 2020, is annexed hereto as Exhibit B. Unfortunately, as a result of the current pandemic, one of the large conforming-use tenants at Middlebrook Crossroads has gone out of business and has vacated its leased premises. Specifically, Hardcore Paintball, which occupied Building #2 with a conforming recreation use, approached Terreno after the pandemic hit and informed Terreno that Hardcore Paintball was filing for bankruptcy and closing their business. Hardcore Paintball had previously renewed their lease of Building #2 through April 30, 2024. Under the circumstances, Terreno agreed to terminate Hardcore Paintball's lease as of April 30, 2020. Since then, Terreno has been trying to re-lease that building. Terreno has found that the only interest in that building has been from industrial tenants. Prospective permitted-use tenants such as recreation tenants have shown no interest.

Terreno now seeks a use variance to allow the "initial baseline" cap to be increased to 521,272 square feet, which would permit Terreno to lease Building #2 to a tenant or tenants who would use that building for light manufacturing and/or warehouse and distribution.



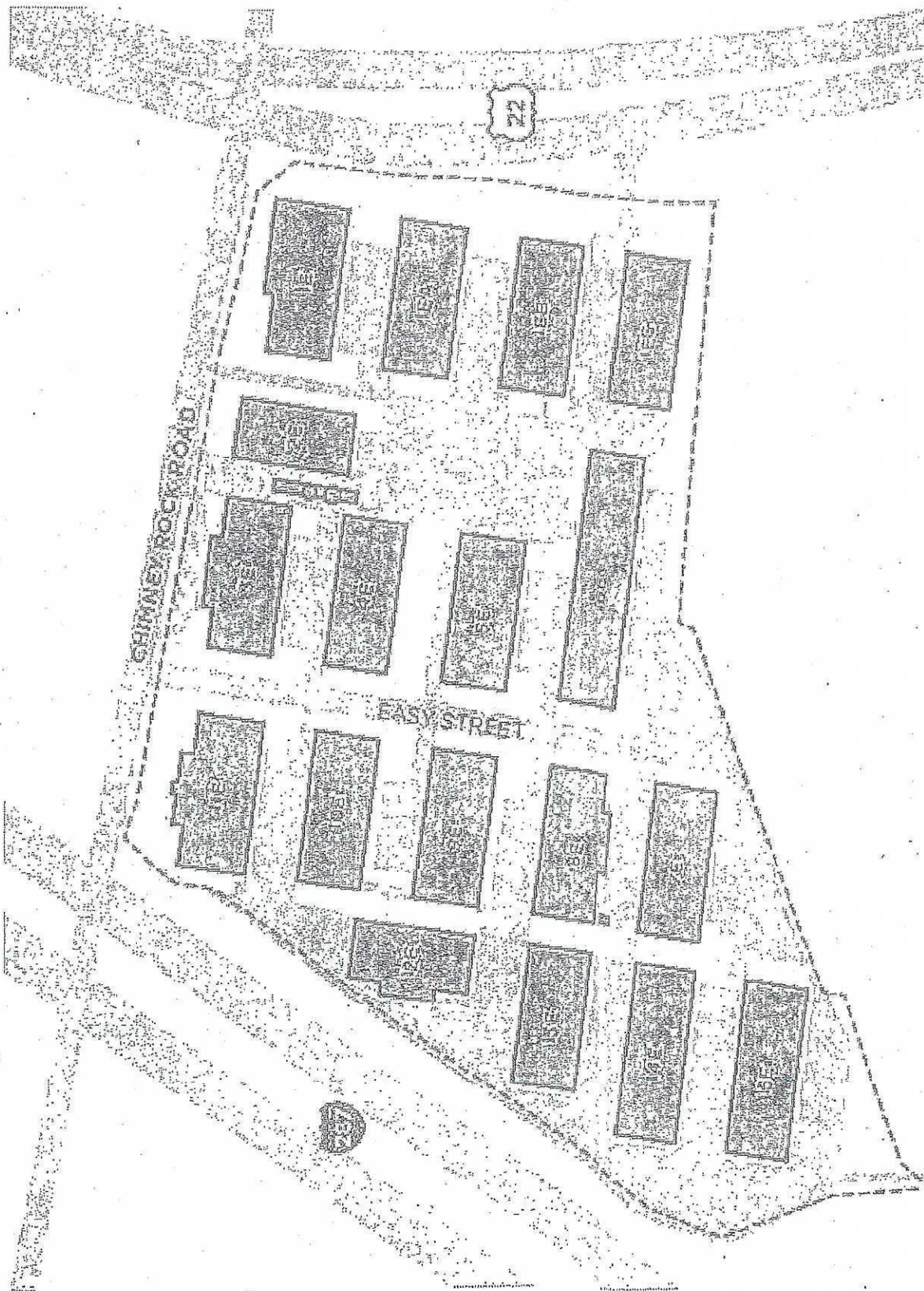


EXHIBIT A

EXHIBIT B



**MIDDLEBROOK CROSSROADS PROPERTY**  
**EXISTING OR LAST PRIOR TENANT USES AS OF 10/1/2020**

Bldg Name	Bldg #	2016 NRA	2016 Tenant	2016 Tenant Use	2020 NRA	Current Tenant	Current Tenant Use
Bldg 1B1	1	22,400	Northeast Power Dry	Warehousing & Distribution	19,490	Northeast Power Dry	Warehousing & Distribution
Bldg 1B2	1	12,310	GBS LTD	Office	12,310	Northeast Power Dry (Cross-Fit)	Recreation
Bldg 2E	2	22,000	Hardcore Paintball	Recreation	22,000	Vacant	Warehousing & Distribution
Bldg 3E	3	33,600	Bridgewater Bball/Venturequest	Recreation	22,687	Bridgewater Bball	Recreation
Bldg 4E	4	31,200	Steps to Literacy	Warehousing & Distribution	14,400	PJ Distributors	Warehousing & Distribution
Bldg 5E	5	31,200	Simonik Moving and Warehousing	Warehousing & Distribution	16,800	Somerset Wood Products	Warehousing & Distribution
Bldg 6E	6	51,360	SCP Distributors, LLC	Warehousing & Distribution	31,200	Simonik Moving and Warehousing	Warehousing & Distribution
Bldg 7E2	7	16,982	Tri-Tech	Manufacturing	51,360	SCP Distributors, LLC	Warehousing & Distribution
Bldg 7E3	7	14,640	SR International	Warehousing & Distribution	4,800	Tri-Tech	Manufacturing
Bldg 7E6	7	24,000	Mercury Ins. + Cnty of Somerset + Vacancy	Warehousing & Distribution	12,182	Tri-Tech	Manufacturing
Bldg 8E1	8	7,200	First Solar	Warehousing & Distribution	5,040	Tri-Tech	Manufacturing
Bldg 8E2	8	21,000	Simonik Moving and Warehousing	Warehousing & Distribution	9,600	Tri-Tech	Manufacturing
Bldg 8E3	8	6,000	Foodbank Network of Somerset County	Warehousing & Distribution	12,000	Jack Williams Tire	Manufacturing
Bldg 8E4	8	2,750	Baseline Services LLC	Office	2,200	Marx NJ Group	Manufacturing
Bldg 9E1	9	19,200	Polymer Technologies Inc	Manufacturing	7,200	DBA Cab	Warehousing & Distribution
Bldg 9E7	9	12,000	Jack Williams Tire	Warehousing & Distribution	9,800	County of Somerset	Warehousing & Distribution
Bldg 10E2	10	33,600	UPS	Warehousing & Distribution	21,000	Simonik Moving and Warehousing	Warehousing & Distribution
Bldg 10E3	10	18,000	Publishers Circulation	Parking of Delivery Vehicles	6,000	Foodbank Network of Somerset County	Warehousing & Distribution
Bldg 11E	11	6,000	Vacant	Warehousing & Distribution	4,200	Viking Pest	Warehousing & Distribution
Bldg 12E	12	28,800	Wynn Expedited	Warehousing & Distribution	14,400	Polymer Technologies Inc	Manufacturing
Bldg 13E1	13	26,400	Ferasco, LLC	Warehousing & Distribution	4,800	Polymer Technologies Inc	Manufacturing
Bldg 13E2	13	9,600	Marx NJ Group	Warehousing & Distribution	9,600	Polymer Technologies Inc	Manufacturing
Bldg 14E2	14	36,000	Royal Cabinet	Manufacturing	2,400	Polymer Technologies Inc	Manufacturing
Bldg 14E4	14	7,200	CCG	Warehousing & Distribution	33,600	UPS	Warehousing & Distribution
Bldg 15E	15	566	Vacant	Warehousing & Distribution	21,600	Publishers Circulation	Parking of Delivery Vehicles
Bldg 1E1	1E1	3,800	Albers Fireplaces	Warehousing & Distribution	2,400	Publishers Circulation	Office
Bldg 1E2	1E2	5,234	Geopack Energy	Warehousing & Distribution	26,400	Ultimate Logistics	Warehousing & Distribution
Bldg 1E3	1E3	7,200	Shrain's Boxing Academy	Recreation	2,400	Davinci Micro	Warehousing & Distribution
Bldg 1E4	1E4	7,200	Richard Corelli & Co.	Warehousing & Distribution	26,400	Marx NJ Group	Manufacturing
Bldg 1E5	1E5	31,200	Somerset Motors Partners	Warehousing & Distribution	7,200	Marx NJ Group	Manufacturing
Bldg 1E6	1E6	31,200	Somerset Motors Partners	Warehousing & Distribution	36,000	Royal Cabinet	Manufacturing
Bldg 1E7	1E7	1,80E+02	New York SMSA Ltd Partnership (18E1)	Antenna	7,200	Reynolds Tech	Warehousing & Distribution
Bldg 1E8	1E8	1,80E+03	Antenna	Antenna	4,276	Albers Fireplaces	Warehousing & Distribution
Bldg 1E9	1E9	579,842	T Mobile USA, Inc. (18E2)	Antenna	5,324	Vacant	Warehousing & Distribution
Bldg 1E10	1E10				7,200	Shrain's Boxing Academy	Recreation
Bldg 1E11	1E11				7,200	Distribute-It	Warehousing & Distribution
Bldg 1E12	1E12				31,200	Somerset Motors Partners	Warehousing & Distribution
Bldg 1E13	1E13				31,200	Somerset Motors Partners	Warehousing & Distribution
Bldg 1E14	1E14				Antenna	New York SMSA Ltd Partnership (18E1)	Antenna
Bldg 1E15	1E15				Antenna	T Mobile USA, Inc. (18E2)	Antenna
Bldg 1E16	1E16				580,982	Total NRA	

	2016		2020	
<i>Warehousing &amp; Distribution</i>	419,634	72.4%	388,650	66.9%
Office	15,060	2.6%	6,600	1.1%
Recreation	62,800	10.8%	75,110	12.9%
<i>Manufacturing</i>	82,348	14.2%	110,622	19.0%
TOTAL	579,842	100.0%	580,982	100.0%
Nonconforming Use SF	501,982	86.6%	499,272	85.9%



**RESOLUTION  
TERRENO MIDDLEBROOK, LLC  
LOTS 1 AND 3 BLOCK 356  
APPLICATION NO. 14-021-ZB  
SEPTEMBER 16, 2014**

WHEREAS, Terreno Middlebrook, LLC has applied to this Board for preliminary and final site plan approval for a variance from the terms of the land use ordinance as hereinafter set forth; and

WHEREAS, the matter came on to be heard before the Board at public hearing on September 16, 2014 after which it appeared to the satisfaction of the Board as follows:

1. That due notice of the hearing has been given.
2. That the property is known as Lots 1 and 3 in Block 356 of the Tax Map, located in the HEC-Highway Enterprise Center Zone. The property is an industrial park consisting of 37.772 acres. It is bounded by Highway 22 to the north, Interstate 287 to the south, Township property to the east and Chimney Rock Road to the west. Applicant proposes to increase the parking area in the southerly portion of the property. A variance is required as the proposal will increase FAR, .35 permitted, .354 proposed. While the site does not meet other requirements, these are preexisting and not affected by this proposal. The applicant is also seeking preliminary and final site plan approval.

3. At the outset it must be noted that this application, at the request of applicant, was heard without the Board receiving any staff reports. Due to time constraints the applicant requested the Board to hear the application without staff reports with the understanding that they will address all comments in the forthcoming reports to the satisfaction of the staff. The Board is, however, in receipt of the following filed with respect to the application: (a) a plan entitled "Preliminary And Final Major Site Plan Application Middlebrook Crossroads Parking Improvements, Block 356, Lots 1 and 3

Bridgewater Township, Somerset County, New Jersey", prepared by Langan Engineering, Elmwood Park, NJ, dated June 27, 2014, with the latest revision date of August 18, 2014, and consisting of 13 sheets, (b) an Environmental Impact Statement prepared by Langan Engineering dated August 8, 2014, and (c) a Stormwater Management Report and Maintenance Manual, prepared by Langan Engineering dated June 30, 2014.

4. In support of this application the Board heard the testimony of applicant's vice president, the project engineer and a professional planner. Applicant's vice president testified that it is the intent of the applicant to increase the parking along the southerly portion of the property to provide more direct access to the buildings located in the southerly section of property. Parking is currently deficient, 590 spaces are existing which is 650 less than required. Applicant is proposing an additional 155 spaces in the project area. To provide adequate access, however, 18 current spaces will have to be removed resulting in a net gain of 137 spaces.

5. The project engineer described the site and the proposal. He testified that the need for an F.A.R. variance was created by a taking of a portion of the site by the State for road improvements being done along Chimney Rock Road and Highway 22. There was also inquiry by the Board as to whether any parking spaces along Chimney Rock Road were lost as a result of the taking. While there were, the totals given take the loss of these spaces into consideration.

6. The Planner concluded that the F.A.R. variance could be granted as the site can function with the diminimus increase in F.A.R. from .35 to .354. The Board is satisfied that the requested variance and preliminary and final site plan approval can be granted and that with conditions the granting thereof will not substantially impair the



zone plan or land use ordinance or be a substantial detriment to the public welfare of the residents of the Township of Bridgewater.

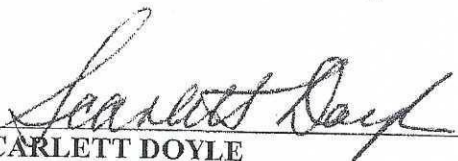
7. In addition to the variance the applicant has also requested 3 design waivers being Site Plan Checklist Nos. 5, 8 and 26(c). Given the limited scope of this proposal the Board finds that the requested waivers can be granted.

8. In his testimony the project engineer was unable to provide the exact amount of the taking by the State. If the extent of the taking, when determined should increase the F.A.R. beyond .354, there will be no need for the applicant to return for an additional variance as the project engineer testified that an increase will not effect the proposal.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Adjustment of the Township of Bridgewater in the County of Somerset that the applications for a variance allowing F.A.R. of .354 and for preliminary and final site plan approval as heretofore stated are granted subject to the following conditions:

1. Applicant shall comply with all comments of staff reports to be issued in this matter to the satisfaction of the staff.
2. The Applicant shall submit a Bridgewater Township Compliance Report prior to the plans being signed, and prior to scheduling the pre-construction meeting and issuance of construction permits.

I **CERTIFY** the foregoing to be a true copy of a memorializing resolution adopted by the Zoning Board of Adjustment of the Township of Bridgewater on 9/30, 2014.

  
SCARLETT DOYLE

## FORM # 1

## BRIDGEWATER TOWNSHIP

## CONSENT BY OWNER

I, Terreno Middlebrook LLC (Andrew T. Binder) am the owner of the property known as Block (s) 356 Lot (s) 1 and 3 as shown on the Tax Map of Bridgewater Township. I am aware of the application that is to be filed with the Planning Board or Zoning Board of Adjustment in Bridgewater Township and I consent to said application. I permit the Board, its staff or other designated officials to enter onto the property which is the subject of this application and review existing and proposed site and development elements.

I further understand that there are fees that must be paid in accordance with said application. In the event that the applicant does not pay all of the appropriate fees including application and escrow fees as required for this application, I consent to have any unpaid balance placed as an added assessment against my property to be collected by the Tax Collector's office in due course.

(This form must be signed and notarized, even if the applicant is the owner)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

OWNER: TERRENO Middlebrook LLC, a Delaware limited liability company

By: Terreno Realty LLC, a Delaware limited liability company, its sole member and manager

Sworn to and subscribed before me  
this 10 day of NOV 2020.

By: Terreno Realty Corporation, a Maryland corporation, its sole member and manager

By: Andrew T. Binder

Name: Andrew T. Binder

Title: EM

Trish Casey Notary Public

Notary Public

The Notary Commission extended  
pursuant to Executive  
Order N-63-20





# BRIDGEWATER FEE SCHEDULE - VARIANCE, APPEALS, CONDITIONAL USE

VARIANCES - Each variance shall be computed.

Application Charge	Application Fee Subtotal	Initial Escrow Fee *	Initial Escrow Fee Subtotal *
A Appeals (N.J.S.A. 40:55D-70a)	\$100.00	\$1,500.00	\$1,500.00
B Interpretation (N.J.S.A. 40:55D-70b)	\$100.00	\$1,500.00	\$1,500.00
C Hardship/Bulk (N.J.S.A. 40:55D-70c)	\$250.00	\$3,000.00	\$3,000.00
D Use (N.J.S.A. 40:55D-70d)	\$250.00	\$3,000.00	\$3,000.00
E Permit (40:55D-34&35)	\$100.00	\$1,000.00	\$1,000.00
F SIMPLE VARIANCE	\$75.00	\$350.00	\$350.00

Single & Two-Family Residences ONLY:

Addition/Alteration not to exceed 500 square feet  
For buildings, fence, shed, swimming pool and deck.

☐ APPEAL TO TOWNSHIP COUNCIL \$250.00

\$ None

☐ CONDITIONAL USE

Determine whether to authorize  
a Conditional use shall be made  
by the Planning Board

\$350.00

\$

\$1,500.00

\$

Total for Application Fee

\$ 250.00

Total Initial Escrow\*

\$ 3,000.00

Payment is to be made in TWO checks. One check is to be identified as the APPLICATION FEE and the second check is to be identified as ESCROW ACCOUNT (must attach completed W-9 form)

\* NOTE: Initial Escrow fee is the first deposit, fees may be greater than the initial payment based on the circumstances of the individual application, number of revisions, resubmissions etc.



# *township of bridgewater* NEW JERSEY

## OFFICE OF THE TAX COLLECTOR

100 COMMONS WAY /BRIDGEWATER, N.J. 08807  
(908) 725-6300/ (908) 704-8337 FAX

November 2, 2020

TERRENO MIDDLEBROOK,LLC %ASSET MGT  
101 MONTGOMERY ST # ST-20  
SAN FRANCISCO, CA 94104

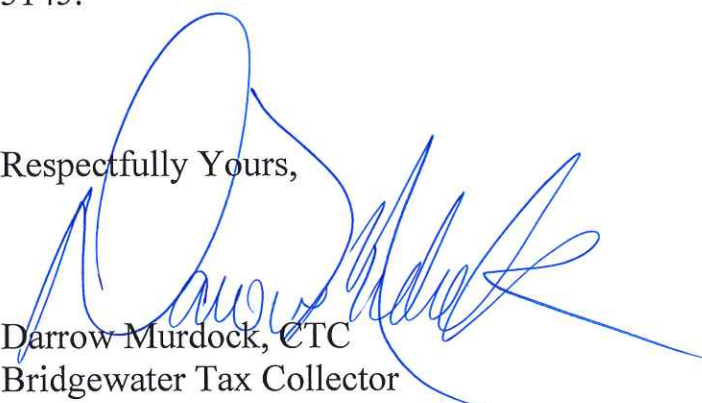
RE: CURRENT TAX STATUS  
BLOCK- 356, LOT- 1  
LOCATION: ROUTE 22

To Whom It May Concern:

The above property taxes are current and paid through 2020 4<sup>TH</sup> quarter.

If you have any further question, please contact me at (908) 725-6300 Ext. 5145.

Respectfully Yours,



Darrow Murdock, CTC  
Bridgewater Tax Collector





# *township of bridgewater*

NEW JERSEY

## OFFICE OF THE TAX COLLECTOR

100 COMMONS WAY /BRIDGEWATER, N.J. 08807  
(908) 725-6300/ (908) 704-8337 FAX

November 2, 2020

TERRENO MIDDLEBROOK,LLC %ASSET MGT  
101 MONTGOMERY ST # ST-20  
SAN FRANCISCO, CA 94104

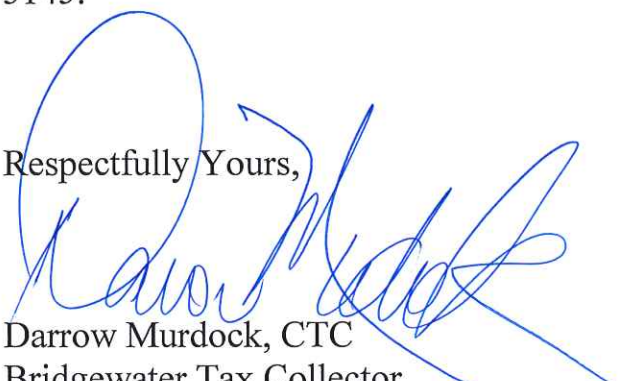
RE: CURRENT TAX STATUS  
BLOCK- 356, LOT- 3  
LOCATION: CHIMNEY ROCK RD

To Whom It May Concern:

The above property taxes are current and paid through 2020 4<sup>TH</sup> quarter.

If you have any further question, please contact me at (908) 725-6300 Ext. 5145.


Respectfully Yours,

  
Darrow Murdock, CTC  
Bridgewater Tax Collector



DEED

Prepared By:

  
Mary Majewski, Esq.

This Deed is made as of September 23, 2010

BETWEEN

ADVANCE AT MIDDLEBROOK CROSSROADS, LLC, a New Jersey limited liability company, whose address is 1430 State Highway 206, Suite 100, Bedminster, New Jersey 07921, referred to as the Grantor,

AND

TERRENO MIDDLEBROOK LLC, a Delaware limited liability company, having an office at 16 Maiden Lane, Fifth Floor, San Francisco, CA 94108, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

"Transfer of Ownership". The Grantor grants and conveys (transfers ownership of) the property described below ("Property") to the Grantee. This transfer is made for the sum of Twenty Seven Million and 00/100 dollars (\$27,000,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Bridgewater, Block 356, Lots 1 and 3.

Property. The Property consists of the land and all the buildings and structures on the land in the Bridgewater, County of Somerset and State of New Jersey described on Exhibit "A" attached hereto.

This conveyance is made subject to that certain Mortgage and Security Agreement and Fixture Financing Statement, dated November 30, 2005, recorded December 6, 2005 in Mortgage Book 5835, page 2330 (the "Mortgage"), granted to Thrivent Financial For Lutherans, which Mortgage is assumed by Grantee, and to any and all covenants, easements and restrictions of record affecting the Property, any and all subsurface conditions, all governmental laws, ordinances and regulations regarding the use of the Property, and any state of facts which an accurate survey of the Property might show.

Being all or a portion of the premises conveyed to Grantor by Deed from Edmar Corporation dated June 21, 2000, and recorded June 23, 2000, in the Office of the Somerset County Clerk's Office in Deed Book 2301, Page 197, less any portion thereof subject to condemnation as contemplated by the Agreement of Sale pursuant to which this Deed is delivered..

LIBNY/4933011.1

BRETT A. RAOI COUNTY CLERK  
SOMERSET COUNTY, NJ  
2010 OCT 04 03:37:03 PM  
EX: 6338 PG: 3848-3884  
CONS: 227,000.00 EXEMPT: OS  
NJ XFER FEE: \$324,175.00  
INSTRUMENT # 2010045336



## REVISED SCHEDULE C

Order No. UST-NJ-310965

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Bridgewater, County of Somerset, State of New Jersey, and being more particularly described and shown on an updated survey made by Stires Associates, PA dated July 29, 2010:

BEGINNING at a point at the intersection of the easterly sideline of Chimney Rock Road, 16.50 feet perpendicular distance from centerline, with the southerly sideline of New Jersey State Highway Route 22, and from said point running; thence

- (1) along said southerly sideline Route 22, North 55 degrees 18 minutes 41 seconds East, a distance of 146.00 to an iron pin found in a non-tangent curve; thence
- (2) continuing along said southerly sideline on a curve to the left said curve having a radius of 2904.93 feet, a length along the arc of 744.09 feet, a bearing along the chord of South 89 degrees 17 minutes 39 seconds East and a distance along the chord of 742.06 feet to a point of tangency; thence
- (3) continuing along said sideline North 83 degrees 22 minutes 03 seconds East, a distance of 73.13 feet to an iron pin found in the line of lands belonging now or formerly to Bound Brook Realty Associates; thence
- (4) along said lands South 05 degrees 34 minutes 40 seconds West, a distance 781.41 feet to an iron pin found; thence
- (5) continuing along said lands South 67 degrees 34 minutes 20 seconds East, a distance of 31.05 feet to an iron pin found in lands belonging now or formerly to Bridgewater Township; thence
- (6) along said lands South 22 degrees 07 minutes 46 seconds East, a distance of 666.78 feet; thence
- (7) continuing along said lands South 81 degrees 59 minutes 42 seconds East, a distance of 42.01 feet to an iron pin found; thence
- (8) continuing along said lands South 19 degrees 36 minutes 49 seconds East, a distance of 311.65 feet to a nail found; thence
- (9) continuing along said lands South 46 degrees 43 minutes 11 seconds East, a distance of 69.97 feet to an iron pin found in the northerly sideline of New Jersey Interstate Highway Route 287; thence
- (10) along said sideline South 87 degrees 31 minutes 40 seconds West, a distance of 178.42 feet to an iron pin; thence
- (11) continuing along said sideline South 72 degrees 22 minutes 27 seconds West, a distance of 227.09 feet; thence
- (12) continuing along said sideline North 70 degrees 54 minutes 09 seconds West, a distance of 151.76 feet; thence

- (13) continuing along said sideline North 56 degrees 06 minutes 49 seconds West, a distance of 922.66 feet; thence
- (14) continuing along said sideline North 54 degrees 23 minutes 28 seconds West, a distance of 75.00 feet; thence
- (15) continuing along said sideline North 81 degrees 08 minutes 21 seconds West, a distance of 67.19 feet to an iron pin found; thence
- (16) continuing along said sideline North 54 degrees 23 minutes 28 seconds West, a distance of 63.42 feet to an x-cut in concrete and point of curvature; thence
- (17) continuing along said sideline on a curve to the right said curve having a radius of 236.58 feet, length along the arc of 95.86 feet, a bearing along the chord of North 42 degrees 47 minutes 00 seconds West and a distance along the chord of 95.20 feet to a point in the easterly sideline of Chimney Rock Road, 16.50 feet perpendicular distance from centerline at or near the depressed curb of the easterly side of the road; thence
- (18) along said easterly sideline North 11 degrees 41 minutes 26 seconds East, a distance of 1045.46 feet to the Point of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lots 1 and 3 in Block 356 on the Township of Bridgewater, County of Somerset Tax Map.



Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property other than matters of record. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage, other than the Mortgage, or allowing a judgment to be entered against the Grantor).

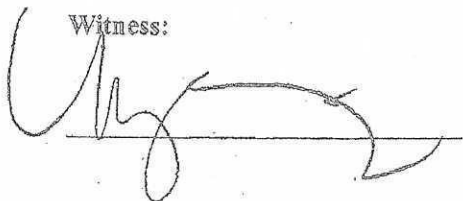
Signatures. The Grantor signs this Deed as of the date at the top of the first page.

ADVANCE AT MIDDLEBROOK CROSSROADS,  
LLC, a New Jersey limited liability company

By: Advance Realty Investors, LLC,  
its Sole Member

By: Advance Realty Group, LLC,  
its Managing Member

Witness:



By:



Name: Kurt R. Padavano

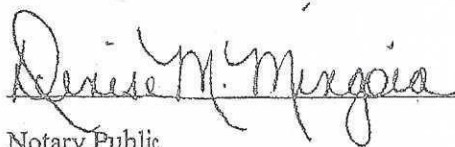
Title: Authorized Representative

STATE OF NEW JERSEY )

) ss.:

COUNTY OF MORRIS )

BE IT REMEMBERED that on this 23<sup>rd</sup> day of September, 2010, before me, personally appeared Kurt R. Padavano, the Authorized Representative of Advance at Middlebrook Crossroads, LLC, a New Jersey limited liability company, who, I am satisfied, is the person who has signed the within instrument, and I having first made known to him/her the contents thereof he/she thereupon acknowledged that he/she signed and delivered the said instrument in his/her capacity as an officer of such company, and that the within instrument is the voluntary act and deed of said company, made by virtue of authority from its Members.



Notary Public

RECORD & RETURN TO:

Kerri Garipoli, Esquire  
Goodwin Procter LLP  
The New York Times Building  
620 Eighth Avenue  
New York, NY 10018

DENISE M. MINGOIA  
ID # 2360917  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 6/19/2012

Deed

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER  
(Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 16:15-5 et seq.)  
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.  
STATE OF NEW JERSEY

COUNTY SOMERSET } SS. County Municipal Code  
MUNICIPALITY OF PROPERTY LOCATION Bridgewater

FOR RECORDER'S USE ONLY  
Consideration \$ 23,000.00  
RTF paid by seller \$ 324.135.00  
Date 10-11-10 By AKM

\*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, KURT R. PADAVANO being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the Authorized Representative in a deed dated September 23, 2010 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 358 Lot number 1 and 3 located at  
Township of Bridgewater and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 27,000,000.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:  
(Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$                      +                      % = \$                     

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1988, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. (Instruction #9 on reverse side for A or B)  
B. { BLIND PERSON Grantor(s) ☐ legally blind or;  
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed\*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.  
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.  
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)


- ☐ Entirely new improvement. ☐ Not previously occupied.  
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.  
☐ No contributions to capital by either grantor or grantee legal entity.  
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 23 day of September, 2010



ANDREA DORIA BARBA  
NOTARY PUBLIC OF NEW JERSEY  
I.D. #2348041

MY COMMISSION EXPIRES AUG. 7, 2011

Last three digits in Grantor's Social Security Number

1430 State Hwy 206, Bedminster

Deponent Address

22-309032

Advance at Middlebrook Crossroads  
Grantor Name

1430 State Hwy 206, Bedminster, NJ

Grantor Address at Time of Sale

Kurt R. Padavano  
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY  
Instrument Number Somerset  
Deed Number                      Book                      Page                       
Deed Dated 9-23-10 Date Recorded 10-11-10

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY  
PO BOX 251

TRENTON, NJ 08646-0251  
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at: [www.state.nj.us/treasury/taxation/tp1/localtax.html](http://www.state.nj.us/treasury/taxation/tp1/localtax.html).



STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)  
PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY

COUNTY

SS. County Municipal Code  
1806Consideration \$ 27,000.00  
RTF paid by buyer \$ 27,000.00  
Date 10-4-10 By [Signature]

MUNICIPALITY OF PROPERTY LOCATION: Township of Bridgewater

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Andrew T. Burke (Name) being duly sworn according to law upon his/her oath.

deposes and says that he/she is the Senior Vice President of Terreno Realty Corp. in a deed dated September, 2010 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 356 Lot number 7 and 8 located at

Chimney Rock Road, Bridgewater, New Jersey and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 27,000.00 (See Instructions #1, #3, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 19-12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below:  
Class 2 - Residential Class 4A - Commercial properties  
Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property (If checked, calculation in (E) required below)  
Cooperative unit (four families or less) (See C. 46:8D-3.)  
Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (see or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

Property class. Circle applicable class or classes: 1 3B 4B 4C 15  
Property classes: 1-Vacant Land; 2B-Farm property (Qualified); 4B-Industrial properties; 4C-Apartments; 15-Public Property, etc. (N.J.A.C. 19-12-2.2 et seq.)  
Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.  
Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-5, complete (C) by checking off appropriate box or boxes and (D).

Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class \$ % = \$  
Property Class \$ % = \$  
Property Class \$ % = \$  
Property Class \$ % = \$

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value

\$ % = \$

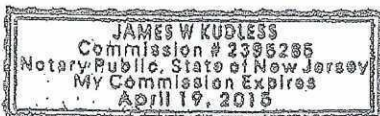
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #3 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 23 day of September, 2010

[Signature]  
Signature of Deponent  
16 Maiden Lane, 5th Floor, San Francisco, California 94103  
Deponent AddressTerreno Middlebrook LLC  
Grantee Name  
16 Maiden Lane, 5th Floor, San Francisco, California 94103  
Grantee Address at Time of SaleLFS Title Solutions  
Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-4EE to:

STATE OF NJ - DIVISION OF TAXATION  
PO BOX 261  
TRENTON, NJ 08646-0261  
ATTENTION: REALTY TRANSFER FEE UNITFOR OFFICIAL USE ONLY  
Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Date 10-23-10 Date Recorded 10-27-10

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit: www.state.nj.us/treasury/taxation/realtytransferfee.shtml



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION** (See Instructions, Page 2)

Name(s)

Advance at Middlebrook Crossroads, LLC

Current Resident Address:

Street: 1430 US Hwy 206, Suite 100, Bedminster, NJ 07921

City, Town, Post Office

State

Zip Code

**PROPERTY INFORMATION** (Brief Property Description)

Block(s)

Lot(s)

Qualifier

356

1 and 3

Street Address:

City, Town, Post Office

State

Zip Code

Bridgewater

NJ

08807

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$27,000,000.00

9/23/2010

**SELLER ASSURANCES** (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-Residents)

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☒ Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).  
☐ No non-like kind property received.
8. ☐ Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

9/23/2010

Date

Kurt R. Padavano Signature  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Authorized Representative

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact





(TO BE USED ONLY WHEN APPLICATION IS FOR A VARIANCE AND DOES NOT INVOLVE A SUBDIVISION OR SITE PLAN)

Check Box if the application conforms to the requirements for  
SIMPLE VARIANCE (Section 126-35F)  
(See below for required checklist items)

[illegible]

1. Twenty four (24) sets of the Application-Form, including this checklist, the schedule with calculations, property deed and Plot Plans prepared by Licensed Surveyor or Architect.

All documents submitted must be collated into (24) sets.  
(or you may choose the option below)

**OPTION:** You may choose to submit (3) full sets of documents for completeness review only. When the documents submitted comply with the submission requirements, we will notify you to submit the other (21) sets in order to be deemed complete. This option is made available to applicants in an effort to save resources expended on numerous plans that may need to be revised and resubmitted.

2. Provide proof of distribution of full application including plans to the local Fire Department. You may contact the Fire Official to confirm correct Fire Department for your Block and Lot at (908) 725-6300 ext. 5555. List name and address you submitted to:

Fire Department:	Martinsville Fire Department	Finderne Fire Department
Address:	P.O. Box 202, Martinsville, NJ 08836	672 E. Main Street, Bridgewater, NJ 08807
	Att: Chief Chris Snook	Att: Chief Michael Jannone, Sr.

3. Legible, original survey signed and sealed by a Licensed Surveyor plus 24 copies.
4. Scale not less than 1"=50'
5. North Arrow and graphic scale
6. Lot lines with dimensions
7. Size of Map should be in accordance with the Map Filing Laws
8. Lot area in total square feet. (Lot area must not include area within existing or proposed right-of-way)
9. Tax Block and Lot numbers of all properties abutting property and property across street
10. Easements and Rights of Way (must attach copy of property deed)
11. Location of streams or drainage ditches within 200', or note on plans that there are none
12. Locations of all structures, trees, hedges, fences with dimensions to property lines. All trees as follows: Deciduous 12" dbh or greater; Non-Deciduous 8" dbh or greater; Dogwoods 4" dbh or greater
13. Location of proposed structures or changes with dimensions from property lines
14. Location and arrangement of parking areas and driveways within 100'

Names and addresses of adjoining property owners and owners of property across the street:

		15. Locations of all structures on all adjoining properties, including the dimensions to property lines
		16. Key map showing general location surrounding site, with all zoning districts within 200-ft of site. Scale is not to exceed 1"=800'
		17. Architectural plans including proposed elevations, dimensions, floor layout, square footage, and number of stories and facade signs.
X		18. All fees must be paid. Application fee: \$250.00 Escrow Fee: \$3,000.00 (Fee Schedule with calculations must be submitted, including a signed W-9)
		19. Zone Chart showing zone requirements (existing, proposed and required) for all setbacks, impervious coverage, F.A.R., building coverage, building height and parking. Chart is to show what is provided. Graphic representations for setbacks are required.
		20. The signature block must be located directly above the title block in the lower right hand corner of the plans. Plans are considered folded correctly when the title block and signature block are visible without opening the plans. Full name and title of the chairman, secretary and engineer must be lettered on the plan immediately below the signature line.
X		21. Certification from the Tax Collector that all taxes are current and paid (attach certification)
X		22. <u>Consent by Owner form</u> signed and notarized by owner even if the applicant is the owner
		23. Listing of 10% or greater of corporate or partnership stock
		24. If the application involves a request for a Subdivision or Site Plan approval you must submit a copy of the full application packet to Somerville Borough and Raritan Borough and provide proof of submission/mailling.
		25. Environmental Impact Statement
		26. Stormwater Control Plan
		27. Hillside Development Calculations

X

Signature of person preparing application

11-30-2020

~~11-10-2020~~

Date

The applicant may request that one or more of the submission requirements be waived; however, the request must be in writing and state the reason for the waiver request. If the submission waiver is honored during completeness review, the Board still has the right to request the same information during the hearing process in addition to any other information they deem necessary for proper review of the application.



**SIMPLE VARIANCE (126-357):**

If the application involves nothing more than the erection of a fence or shed on the property of a single- or two-family residence, construction of a swimming pool accessory to a single- or two-family residence, or construction of an addition to or an alteration of a single- or two-family residence not to exceed a total of 500 square feet.

Checklist requirements are abbreviated for simple variance applications:

-The applicant may use a certified land survey for providing necessary data, but all adjustments made to the survey must be in different color than the survey.

-Items in the above checklist which may be excluded: 24, 25, 26

---

**NOTICE REQUIREMENTS:**

The following proof of satisfying the notice requirements must be filed with the Land Use Administrator in the Planning Department a minimum of 48-hours prior to the hearing date:

1. Affidavit of Service.
2. Copy of the notice served.
3. Certified list of property owners within 200 feet and others served with manner of service
4. Certified Mail receipts stamped by the USPS
5. Affidavit of publication from the newspaper in which the notice was published.



TERRENO MIDDLEBROOK, LLC/VARIANCE APPLICATION  
BRIDGEWATER TOWNSHIP BOARD OF ADJUSTMENT  
SUBMISSION WAIVERS REQUEST

The applicant, Terreno Middlebrook, LLC, hereby requests waivers of certain submission requirements in connection with this use variance application. First of all, the applicant requests a waiver of variance checklist items 3 through 16 pertaining to the submission and details of a survey of the subject property. As explained in the Rider to the variance application, this application relates to a Certificate of a Nonconformity approval that was granted by this Board in January of 2017. None of the buildings or site conditions on the subject property have changed since that approval, and a map showing the 18 commercial/industrial buildings on the subject property is annexed to the variance application as Exhibit A, which map was previously submitted to this Board with the 2016 application for the Certificate of Nonconformity. Consequently, a new survey should not be required.

Second, the applicant seeks a waiver from checklist item #17, which requires the submission of architectural plans. The applicant is not seeking to make any improvements or changes to any of the existing buildings on the subject property, and architectural plans are not relevant to the applicant's variance request.

Third, the applicant seeks a waiver of checklist items #19 and 20 pertaining to a zone chart and signature block. A zone chart would show applicable bulk requirements, but, as indicated, the applicant is proposing no changes to the existing improvements on the subject property and those improvements on the subject property have not changed since the 2017 Certificate of Nonconformity was granted. Since the applicant is not seeking approval of any plans, a signature block to be located on the plans is not relevant.

Fourth, the applicant seeks a waiver of checklist item #23, requiring the disclosure of the names and addresses of any owners of a 10% or greater interest in a corporate or partnership applicant. In this case, the applicant is not a corporation or partnership, so that requirement is not applicable.

Fifth, the applicant seeks a waiver of checklist item #24, which applies to a request for subdivision or site plan approval. In this case, the applicant is not seeking subdivision or sight plan approval, so that requirement is not applicable.

Finally, the applicant seeks a waiver of checklist items #25, 26, and 27, which items require the submission of an environmental impact statement, a stormwater control plan, and Hillside Development calculations. Those requirements are not applicable since the applicant is proposing no changes or improvements to the site and is only proposing to change the use of one existing building on the site.

# PRELIMINARY AND FINAL MAJOR SITE PLAN APPLICATION

## MIDDLEBROOK CROSSROADS PARKING IMPROVEMENTS

### BLOCKS 356, LOTS 1 & 3

#### BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

SHEET INDEX	
DRAWING NUMBER	DRAWING TITLE
GI101	COVER SHEET
CS101	SITE PLAN
---	ALTA/ACSM LAND TITLE SURVEY (BY STIRES ASSOCIATES, PA)
VT101	PARTIAL TOPOGRAPHIC SURVEY
CG101	GRADING AND DRAINAGE PLAN
CE101	SOIL EROSION AND SEDIMENT CONTROL PLAN
LP101	LANDSCAPE PLAN
LP501	LANDSCAPE NOTES AND DETAILS
LL101	LIGHTING PLAN
LL501	LIGHTING NOTES AND DETAILS
FG101	HILLSIDE DEVELOPMENT PLAN
CS501	DETAILS SHEET 1
CS502	DETAILS SHEET 2

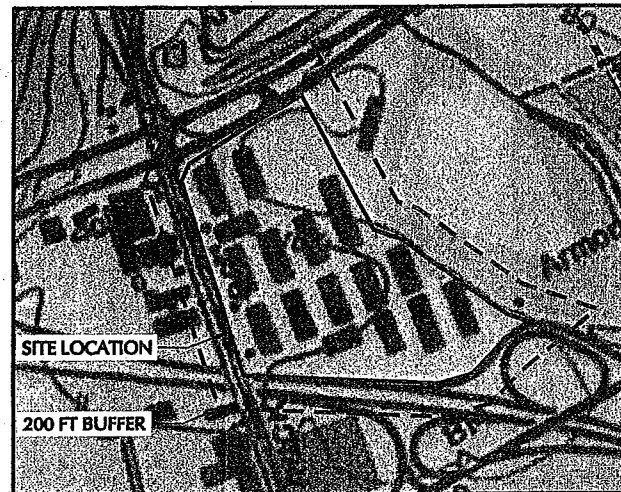
ZONING DATA TABLE			
BRIDGEWATER TOWNSHIP			
HIGHWAY ENTERPRISE CENTER (HEC) ZONE			
BULK REGULATIONS	REQUIRED	EXISTING*	PROPOSED
MIN. LOT AREA	5 AC	37.772AC	NO CHANGE
MIN. LOT WIDTH	200 FT	155.10 FT	NO CHANGE
FRONT YARD SETBACK	100 FT	25.51 FT	NO CHANGE
SIDE YARD SETBACK (EACH)	50 FT	25.73 FT	NO CHANGE
SIDE YARD SETBACK (TOTAL)	100 FT	N/A	NO CHANGE
REAR YARD SETBACK	75 FT	13.30 FT	NO CHANGE
MAX. IMPROVED LOT COVERAGE	60%	77%	80%*
MAX. BUILDING HEIGHT	3 Stories / 45 FT	2.3 Stories / 30 FT	NO CHANGE
MAX. FLOOR AREA	0.35	0.34	NO CHANGE
ACCESSORY STRUCTURE			
SIDE YARD SETBACK	75 FT	N/A	NO CHANGE
REAR YARD SETBACK	75 FT	N/A	NO CHANGE
PERMITTED USE	PROFESSIONAL AND SERVICE OFFICES, RESEARCH LABORATORIES, CONFERENCE CENTERS	WHOLESALE ESTABLISHMENTS, WAREHOUSES, FURNITURE STORES	NO CHANGE

PARKING STATISTICS TABLE				
BRIDGEWATER TOWNSHIP				
BLOCK 356, LOTS 1 & 3				
BUILDING	TENANT NAME	USE	SQUARE FOOTAGE	PARKING REQUIRED
1E	Northeast Power Dry	Warehousing/Storage	22,400	45
1E	GBS LTD	Warehousing/Storage	12,310	25
1EA	Alber's Fireplaces	Warehousing/Storage	3,800	8
1EA	Lesco/John Deere	Warehousing/Storage	7,200	15
1EA	Geopack Energy	Warehousing/Storage	7,200	15
1EA	Mercury Insurance	Warehousing/Storage	5,324	11
1EB	Somerset Motors	Warehousing/Storage	31,200	63
1EC	Somerset Motors 2	Warehousing/Storage	31,200	63
2E*	Hardcore Paintball	Indoor Recreation	22,000	69
3E*	Bridgewater Basketball	Indoor Recreation	33,600	105
4E	Steps to Literacy	Warehousing/Storage	31,200	63
5E	Simon's Moving & Storage	Warehousing/Storage	31,200	63
6E	SCP Distributors	Warehousing/Storage	51,360	103
7E	Tri-Tech Tool & Design	Warehousing/Storage	16,992	34
7E	Publinter Circulation	Warehousing/Storage	14,640	30
8E	Mercury Insurance	Warehousing/Storage	12,000	24
8E	Sportsland Guaranty	Warehousing/Storage	2,886	6
8E	Premier Hobby	Warehousing/Storage	7,200	15
8E	County of Somerset	Warehousing/Storage	10,175	21
9E	Simon's Moving & Storage 2	Warehousing/Storage	21,000	42
9E	Foodbank Network	Warehousing/Storage	6,000	12
9E	Baseline Services	Warehousing/Storage	2,750	6
10E	Polymer Technologies	Warehousing/Storage	13,200	27
10E	Lack Williams Tire	Warehousing/Storage	13,200	24
11E	United Parcel Service	Warehousing/Storage	33,600	68
12E	Vacant	---	24,000	48
13E	Vacant	---	26,400	53
14E	Faraco	Warehousing/Storage	9,600	20
14E	Halo Sheet Metal	Warehousing/Storage	36,300	72
15E	Wal-Mart Stores East	Warehousing/Storage	10,006	21
---	Vacant (Miscellaneous)	---	---	---
TOTAL REQUIRED			1241	
EXISTING			590	
PROPOSED			727	

REF: BRIDGEWATER TOWNSHIP ORDINANCE CHAPTER 126 LAND USE SECTION 3.0.1  
\* EXISTING CONDITIONS ARE BASED ON INFORMATION PROVIDED BY STIRES ASSOCIATES, PA PLAN ENTITLED "ALTA/ACM LAND TITLE SURVEY - TERRENO MIDDLEBROOK, LLC LOTS 1&3 BLOCK 356" DATED 11/01/05, LAST REVISED 07/29/10.  
\*\* ADDITIONAL IMPROVED LOT COVERAGE DUE TO PROPOSED PARKING LOT.

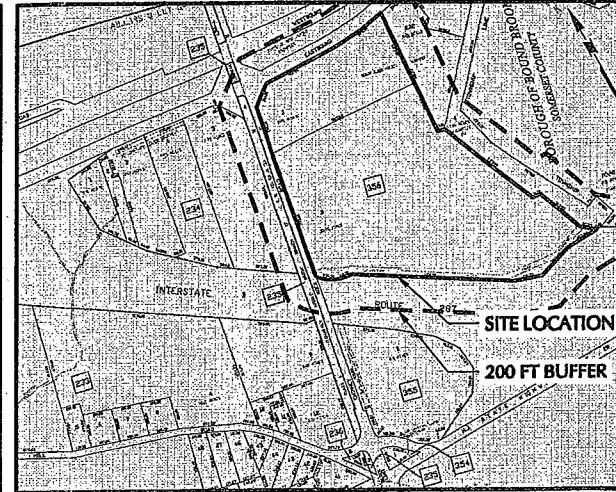
VARIANCE/WAIVER NOTES:  
1. A VARIANCE IS REQUIRED ACCORDING TO CHAPTER 126 SECTION 3.0.1(5) OF THE BRIDGEWATER TOWNSHIP ORDINANCE. PERMITTED LOT COVERAGE IS 60%. EXISTING LOT COVERAGE IS 77%. PROPOSED LOT COVERAGE IS 80%.  
2. SUBMITTAL WAIVERS FOR SEVERAL SITE PLAN CHECKLIST ITEMS ARE REQUESTED. THESE WAIVERS ARE REQUESTED DUE TO THE LIMITED SCOPE OF THE PROJECT.

PARKING NOTES:  
1. REQUIRED PARKING FOR WAREHOUSE AND STORAGE USE IS 1 SPACE PER 500 SF IN ACCORDANCE WITH CHAPTER 126 SECTION 3.0.1 OF THE BRIDGEWATER TOWNSHIP ORDINANCE.  
2. REQUIRED PARKING FOR INDOOR RECREATIONAL USE IS 3.1 SPACES PER 1,000 SF IN ACCORDANCE WITH PARKING GENERATION (4th EDITION) SECTION 4.5 - RECREATIONAL COMMUNITY CENTER PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS.  
3. ALL TENANTS LISTED ARE CLASSIFIED AS WAREHOUSE OR STORAGE USE EXCEPT THOSE DENOTED WITH AN ASTRISK (\*), WHICH ARE CONSIDERED TO BE INDOOR RECREATIONAL USE.



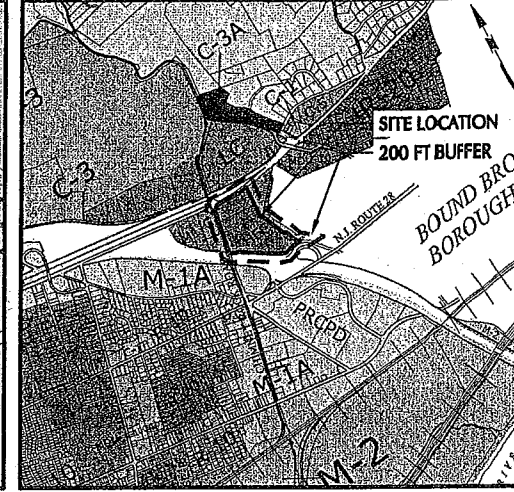
PROJECT LOCATION

SCALE: 1" = 500' +/-



TAX MAP

SCALE: 1" = 500' +/-



ZONING MAP

SCALE: 1" = 2,000' +/-

### GENERAL NOTES

- BOUNDARY, TOPOGRAPHIC AND UTILITY INFORMATION SHOWN HEREON ARE BASED ON "PARTIAL TOPOGRAPHIC SURVEY, BLOCK 356, LOT 3 (PORTION)" AS PREPARED BY LANGAN DATED APRIL 1, 2014.
- THE MERIDIAN SHOWN IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 1983.
- ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88.
- ALL CONSTRUCTION AND MATERIALS SHOWN HEREON SHALL MEET OR EXCEED THE SPECIFICATIONS OF BRIDGEWATER TOWNSHIP EXCEPT WHERE NOTED.
- EXISTING UTILITIES:
  - OWNER AND CONTRACTOR ARE HEREBY NOTIFIED THAT EXISTING UTILITIES ARE PRESENT IN THE VICINITY OF THE PROJECT. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION.
  - THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITIES ALONG THE LINE OF THE PROPOSED WORK THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.
  - WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES, SUCH THAT CONFLICTS MAY BE AVOIDED. THESE TEST PITS SHALL BE EXCAVATED AT THE START OF CONSTRUCTION. PRIOR TO THE CONSTRUCTION OF ANY UTILITIES, THE CONTRACTOR WILL NOTIFY LANGAN 48 HOURS PRIOR TO THE TEST PIT EXCAVATION AND WILL PROVIDE LANGAN WITH THE RESULTS OF THESE EXPLORATIONS WITHIN 24 HOURS OF THEIR COMPLETION.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF APPLICABLE COVERING AUTHORITIES.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATION. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED AS GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIs) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIs SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNEE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE COVERING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.

### CERTIFIED PROPERTY OWNER'S LIST

TOWNSHIP OF BRIDGEWATER

BLK. NO.	LOT NO.	PROP ADDRESS	OWNER NAME / ADDRESS
68	1.03	Tea Street	Borough of Bound Brook 230 Hamilton Street Bound Brook, NJ 08805
234	5	Chimney Rock Road Common Area	Bridgewater Industrial Associates Box 4900, Dept. 116 Scottsdale, AZ 05261
235	2	Chimney Rock Road	Consolidated Rail Corp. P.O. Box 8499 Philadelphia, PA 19104
356	2	1550 Route 22	Difeo Holdings c/o Wayne Cloven CPA 4 Sawgrass Street Jackson, NJ 08527
356	2.02	1548 Route 22	Royal Leasing, Inc. P.O. Box 6608 Bridgewater, NJ 08807
356	4	Millrun - Township Line	Township of Bridgewater 100 Commons Way Bridgewater, NJ 08807
582	2	Route 22	State of NJ Department of Transportation 1035 Parkway Avenue Trenton, NJ 08625
9990	1	County Road	County of Somerset P.O. Box 3000 Somerville, NJ 08876
9990	2	State Highway	State of NJ Department of Transportation 1035 Parkway Avenue Trenton, NJ 08625

### UTILITIES CONTACTS

Cablevision  
Craig McLeod  
275 Centennial Avenue  
Piscataway, NJ 08855

NJ American Water Company  
1025 Laurel Oak Road  
Voorhees, NJ 08043

Public Service Electric & Gas Company  
80 Park Plaza, T6B  
Newark, NJ 07102

Sunoco Pipeline  
Right-of-Way Department  
525 Fritztown Road  
Sinking Spring, PA 19608

### SOMERSET COUNTY ACCEPTANCE STAMP

THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED "ACCEPTED AS SUBMITTED" BY A STATE MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION.

### PROJECT CONTACTS

#### OWNER/APPLICANT:

TERRENO MIDDLEBROOK LLC  
101 MONTGOMERY STREET  
SUITE 200  
SAN FRANCISCO, CA 94104  
TEL: 415-655-4580

#### CIVIL ENGINEER/SURVEYOR:

**LANGAN**  
River Drive Center 1  
Elmwood Park, NJ 07407  
TEL: 201-794-6900  
NJ Certificate of Authorization No. 240A2998200

#### ATTORNEY:

HEROLD LAW PROFESSIONAL ASSOCIATION  
25 INDEPENDENCE BOULEVARD  
WARREN, NJ 07059  
TEL: 908-647-1022

Planning Board Engineer, Robert C. Bogart, PE

Date

Planning Board Chairperson, Joanne Kane

Date

Planning Board Secretary, Scarlett Doyle, PP

Date

Planning Board Chairperson, Walter Rusak

Date

8/7/14	Bridgewater Township Comments	1
Date	Description	No.
REVISIONS		

SIGNATURE  
  
DATE SIGNED  
8.8.14  
DANIEL MIOLA  
PROFESSIONAL ENGINEER NJ Lic. No.  
24GE04676300

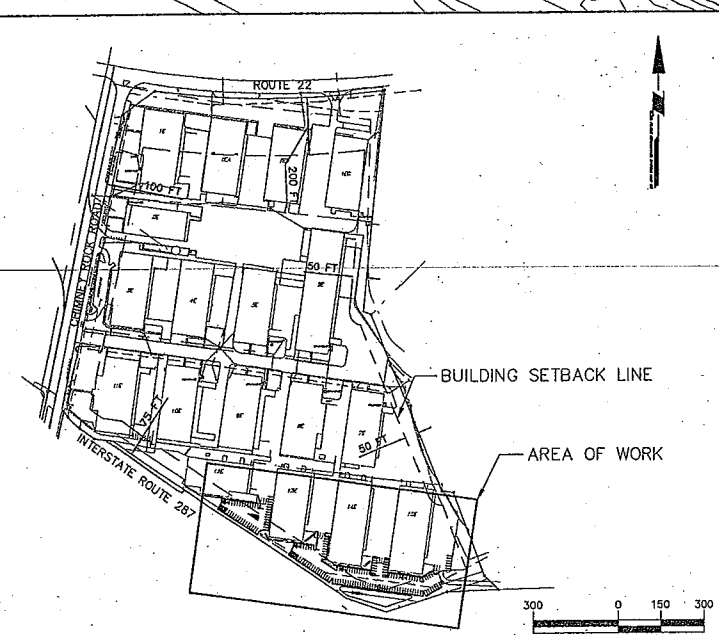
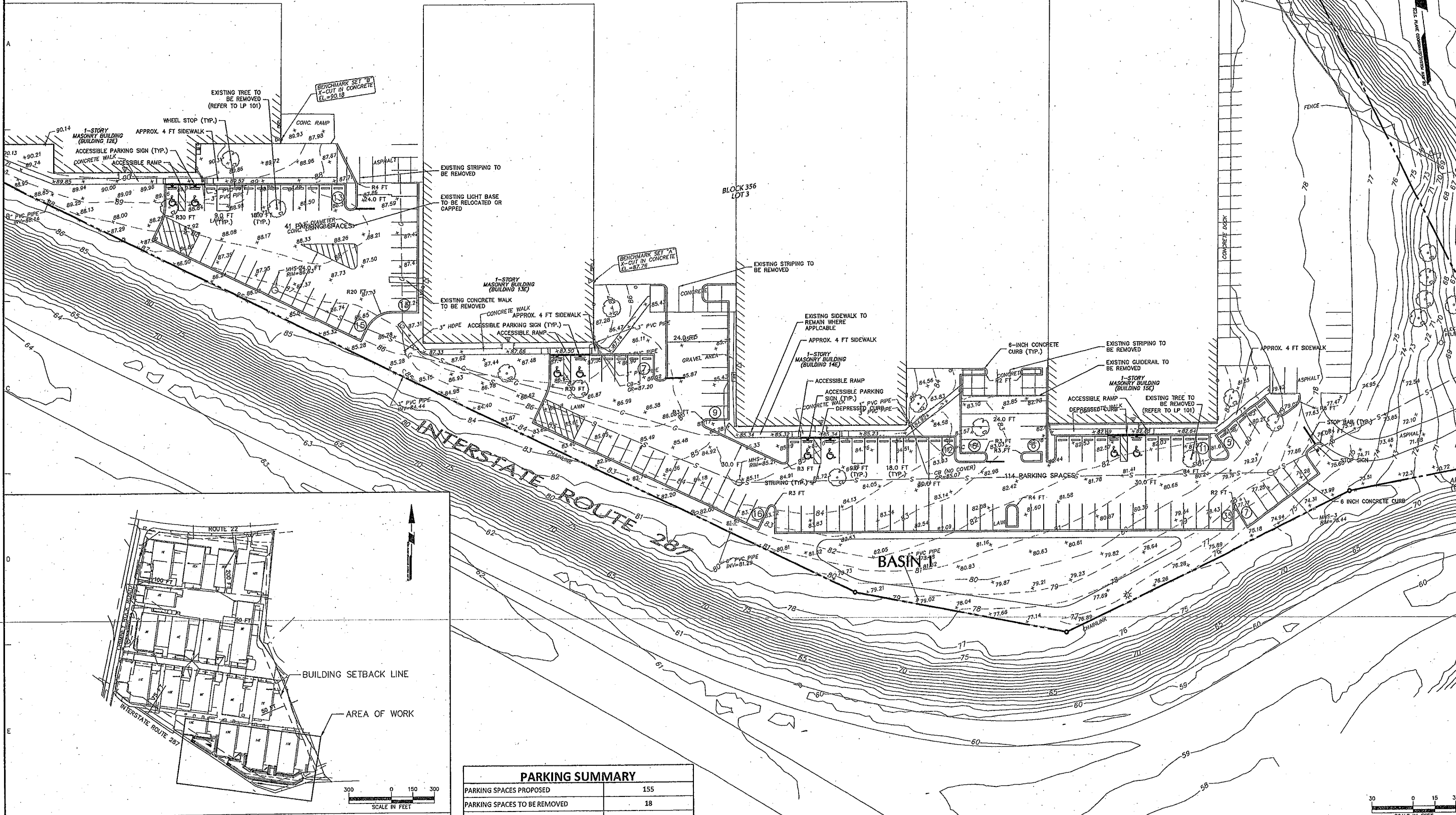
**LANGAN**  
River Drive Center 1, 819 River Drive, Elmwood Park, NJ 07407  
TEL: 201-794-6900 F: 201-794-6906 www.langan.com  
NEW JERSEY NEW YORK VIRGINIA CALIFORNIA  
PENNSYLVANIA CONNECTICUT FLORIDA  
ASBESTOS TESTING  
DUST TESTING  
Langan Engineering, Inc. is an Equal Opportunity Employer.  
Langan Engineering, Inc. is an Equal Opportunity Employer.  
NJ CERTIFICATE OF AUTHORIZATION No. 240A2998200

Project  
**MIDDLEBROOK  
CROSSROADS PARKING  
IMPROVEMENTS**  
BRIDGEWATER TOWNSHIP  
SOMERSET COUNTY NEW JERSEY

Drawing Title  
**COVER SHEET**

Project No. <b>100445101</b>	Drawing No. <b>GI101</b>
Date <b>06/27/2014</b>	
Scale <b>AS NOTED</b>	
Drawn By <b>KMH</b>	Checked By <b>DM</b>
Sheet 1 of 13	



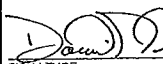


PARKING SUMMARY		
PARKING SPACES PROPOSED		155
PARKING SPACES TO BE REMOVED		18
NET ADDITIONAL PARKING SPACES		137

- NOTES:
- BOUNDARY, TOPOGRAPHIC AND UTILITY INFORMATION SHOWN HEREON ARE BASED ON "PARTIAL TOPOGRAPHIC SURVEY, BLOCK 356, LOT 3 (PORTION)" AS PREPARED BY LANGAN DATED APRIL 1, 2014, GIS DATA, AND AERIAL IMAGES.
  - CURB RADII SHALL BE 4 FEET, UNLESS OTHERWISE SPECIFIED.

Date	Description	No.
8/7/14	Bridgewater Township Comments	1

REVISIONS

SIGNATURE  DATE SIGNED 7-8-14  
DANIEL MIOLA  
PROFESSIONAL ENGINEER NJ Lic. No. 24604676300

**LANGAN**  
River Drive Center 1, 818 River Drive, Elmwood Park, NJ 07407  
T: 201.784.0200 F: 201.784.0365 www.langan.com  
NEW JERSEY NEW YORK VIRGINIA CALIFORNIA  
PENNSYLVANIA CONNECTICUT FLORIDA  
ARIZONA TEXAS IOWA  
ILLINOIS MISSOURI KANSAS  
LANGAN ENGINEERING, CONSULTING, SURVEYING AND LANDSCAPE ARCHITECTURE, P.A.C.  
LANGAN 60, INC.  
LANGAN INTERNATIONAL LLC  
LANGAN SURVEYING AND LANDSCAPE ARCHITECTURE, P.A.C.  
NJ CERTIFICATE OF AUTHORIZATION NO. 24604676300

Project  
**MIDDLEBROOK  
CROSSROADS PARKING  
IMPROVEMENTS**  
BRIDGEWATER TOWNSHIP  
SOMERSET COUNTY NEW JERSEY

Drawing Title  
**SITE PLAN**

Project No. 100445101	Drawing No. <b>CS101</b>
Date 06/27/14	
Scale 1 INCH = 30 FEET	
Drawn By KMH	Checked By DM
Sheet 2 of 13	



DESCRIPTION	REQUIRED	LOTS 1 & 3 BLOCK 356
MIN. LOT AREA	5 ACRES	37.772 ACRES
MIN. LOT WIDTH	200 FT.	1516.70 FT.
MIN. FRONT YARD	100 FT. (1)	29.52 FT.
MIN. (ONE SIDE YARD)	50 FT.	28.73 FT.
TOTAL 2 SIDES	100 FT.	N/A
MIN. REAR YARD	75 FEET	13'30"
MAX. LOT COVERAGE	60 %	77% ±
MAX. BLDG. HT.	3 STORIES/45 FT.	2 STORIES/30 FT.
MAX. FLOOR AREA RATIO (F.A.R.)	.35	.35
ACCESSORY STRUCTURE		
SIDE YARD	75 FT.	N/A
REAR YARD	75 FT.	N/A

(1) MIN. FRONT YARD ALONG ROUTE 22 = 200 FEET

beginning at a point at the intersection of the southerly side of Chisholm Road, 16.50 feet perpendicular distance from centerline, with the southerly side of the New Jersey Turnpike, 18.79 feet from its right-of-way boundary.

Thence 1) along said southerly side of Route 22, North 55 degrees 18 minutes 41 seconds East, a distance of 146.00 feet to a non pin found; a non-tangent arc;

Thence 2) continuing along said southerly side of a curve to the left said curve having a radius of 2054.83 feet, a length along it of 744.00 feet, a bearing along the chord of 15.35 degrees 30 minutes 35 seconds East, a distance along the chord of 78.20 feet to a point of tangency;

Thence 3) continuing along said southerly North 83 degrees 22 minutes 03 seconds East, a distance of 73.12 to a van pin found; the line of lands belonging now to the County Board of Supervisors;

Thence 4) along said lands North 05 degrees 34 minutes 40 seconds West, a distance of 78.41 feet to a non pin found;

Thence 5) continuing along said lands South 67 degrees 38 minutes 20 seconds East, a distance of 31.00 feet to a non pin found to land belonging now or formerly to Bridgeville Township;

Thence 6) along said bridge South 22 degrees 07 minutes 46 seconds East, a distance of 168.78 feet to a non pin found;

Thence 7) continuing along said lands North 81 degree 58 minutes 42 seconds East, a distance of 12.01 feet to a non pin found;

Thence 8) continuing along said lands North 18 degree 38 minutes 48 seconds East, a distance of 31.03 feet to next found;

Thence 9) continuing along said lands South 48 degrees 40 minutes 11 seconds East, a distance of 176.12 feet to a non pin found in the southerly side of New Jersey Interstate Highway Route 297;

Thence 10) along said southerly North 87 degree 31 minutes 40 seconds East, a distance of 176.12 feet to a non pin found;

Thence 11) continuing along said southerly North 72 degree 22 minutes 27 seconds West, a distance of 27.09 feet;

Thence 12) continuing along said southerly North 70 degrees 54 minutes 09 seconds West, a distance of 159.31 feet to a non pin found;

Thence 13) continuing along said southerly North 58 degrees 06 minutes 49 seconds West, a distance of 32.85 feet;

Thence 14) continuing along said southerly North 54 degrees 23 minutes 28 seconds West, a distance of 78.00 feet;

Thence 15) continuing along said southerly North 81 degree 08 minutes 21 seconds West, a distance of 87.19 feet to a non pin found;

Thence 16) continuing along said southerly North 54 degrees 23 minutes 28 seconds West, a distance of 6.34 feet to a *c*-point in center and point of curvature;

Thence 17) continuing along said southerly on a curve to the right said curve having a radius of 2054.83 feet, a length along it of 744.00 feet, a bearing along the chord of 15.35 degrees 30 minutes 35 seconds West and a distance along the chord of 78.20 feet to a point of tangency;

Chisholm Road, 16.50 feet perpendicular distance from centerline at or near the depressed end of said road;

Thence 18) along said southerly side of Route 11, 41 degrees 28 minutes 28 seconds East, a distance of 154.45 feet to a Point of Beginning.

The undersigned, being a registered surveyor of the State of New Jersey certifies to :  
 Terreno Middlebrook LLC  
 Trivent Financial For Lutherans, its successors and/or assigns  
 as their interest may appear  
 First American Title Insurance Company

This is to certify that on this 30TH day of June 2010, this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NPSLS in 2005, and includes Items 1, 2, 3, 4, 6, 7o, 7b(1), 7(c), 8, 9, 10, 11a, 13, and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NPSLS and in effect on the date of this certification, the undersigned further certifies that:

(a) the survey measurements were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" and any and all requirements of the state wherein the property surveyed is located and the Relative Positional Accuracy of this survey does not exceed that which is specified therein;

(b) This survey was made on the ground on November 1, 2005 and filed and updated June 30, 2010, and correctly shows the physical status of the Property. (i) The location of the Property, (ii) the location of the location and nature of buildings and Improvements thereon (if any) and the distances therefrom to the nearest facing exterior property lines of the subject Property (iii) the location of all rights-of-way, easements and any other matters of record, (iv) the location of all utility lines, (v) the location of all easements, (vi) the location of all parking areas on the Property, which contains regular parking spaces and handicap parking spaces, and (vii) all streets adjoining the Property. The survey is made in accordance with the provisions of the Survey Act and a statement of whether such streets are public or private;

(d) except as shown on the survey, there are no (i) encroachments upon the Property by improvements on adjacent property, (ii) encroachments on adjacent property, streets or alleys by any improvements on the Property, (iii) party walls, or (iv) other overlaps, conflicts or protrusions;

(e) except as shown on the survey, the Property does not serve any adjoining property for drainage, utilities, or ingress or egress;

(f) adequate ingress to and egress from the Property is provided by New Jersey State Highway Route 22, and Chimney Rock Road, the same being a paved, dedicated public right-of-ways.

(g) all required building set back lines on the Property are located as shown hereon;

(h) all zoning, use and density classifications affecting the Property are correctly shown hereon; and,

(1) the subject Property shown hereon is located in Zone X as shown on Community Panel Number 34035C0154 E for Somerset County, New Jersey, of the FEMA Flood Insurance Rate Map (FIRM) and dated September 28, 2007.

( IN FEET )  
1 inch = 100 ft.

SUBJECT PREMISES AS SHOWN ON BRIDGEWATER TOWNSHIP TAX MAP SHEET #73

TERRENO MIDDLEBROOK, L.L.C.

LOTS 1 & 3 BLOCK 356  
BRIDGEWATER TOWNSHIP SOMERSET COUNTY NEW JERSEY

**STIRES ASSOCIATES, P.A.**

## ENGINEERS - PLANNERS - SURVEYORS

43 West High Street, Somerville, New Jersey 08876  
Phone (908) 725-0230 Fax (908) 702-0831

RICHARD C. MATHEWS

PROFESSIONAL LAND SURVEYOR N.J. LIC.

Phil C. Mathews DATE

CAUTION: If this document contains the word

Information sent to the professional, is not an authorized original document and may have been altered.

\_\_\_\_\_

DESIGNED BY:

DRAWN BY: RCM

CHECKED BY: \_\_\_\_\_

SHEET NUMBER

1 of 1

\_\_\_\_\_ of \_\_\_\_\_

FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. UST-NJ-310965 DATED 5/20/2010

11. SLOPE, DRAINAGE AND OTHER RIGHTS IN FAVOR OF THE STATE OF NEW JERSEY AS RECORDED IN DEED BOOK 1482 PAGE 533 AFFECT THE SUBJECT PREMISES AS SHOWN HEREON.
12. UTILITY EASEMENT IN FAVOR OF PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS RECORDED IN DEED BOOK 1009 PAGE 382 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.
13. UTILITY EASEMENTS IN FAVOR OF PUBLIC SERVICE ELECTRIC AND GAS COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY AS RECORDED IN DEED BOOK 1121 PAGE 584, DEED BOOK 1376 PAGE 393, AND DEED BOOK 1405 PAGE 430 AFFECT THE SUBJECT PREMISES AS SHOWN HEREON.
14. SANITARY SEWER EASEMENT IN FAVOR OF THE TOWNSHIP OF BRIDGEWATER AS RECORDED IN DEED BOOK 1190 PAGE 44 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.
15. DRAINAGE EASEMENT IN FAVOR OF ADJOINING LANDS AS RECORDED IN DEED BOOK 1729 PAGE 528 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.
16. EASEMENT IN FAVOR OF THE COUNTY OF SOMERSET AS RECORDED IN DEED BOOK 1730 PAGE 74 NO LONGER AFFECTS THE SUBJECT PREMISES.
17. RIGHT OF WAY GRANT IN FAVOR OF PUBLIC SERVICE ELECTRIC AND GAS COMPANY AND NEW JERSEY BELL TELEPHONE COMPANY AS RECORDED IN DEED BOOK 1730 PAGE 152 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.
18. BOUNDARY LINE AGREEMENT AS RECORDED IN DEED BOOK 2175 PAGE 214 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.
19. STORM DRAINAGE EASEMENT IN FAVOR OF THE TOWNSHIP OF BRIDGEWATER AS RECORDED IN DEED BOOK 1165 PAGE 430 NO LONGER AFFECTS THE SUBJECT PREMISES.
20. SLOPE AND DRAINAGE RIGHTS IN FAVOR OF THE STATE OF NEW JERSEY AS RECORDED IN DEED BOOK L-22 PAGE 289 AND DEED BOOK 855 PAGE 338 AFFECTS THE SUBJECT PREMISES AS SHOWN HEREON.
21. RESERVATION OF RIGHTS IN FAVOR OF BOUND BROOK WATER COMPANY AS RECORDED IN DEED BOOK 0-11 PAGE 43 AFFECTS THE SUBJECT PREMISES AS BLANKET IN NATURE AND NOT SHOWN HEREON.
22. SLOPE, DRAINAGE AND OTHER RIGHTS IN FAVOR OF THE STATE OF NEW JERSEY AS RECORDED IN DEED BOOK 949 PAGE 144 AFFECT THE SUBJECT PREMISES AS SHOWN HEREON.
23. ACCESS RIGHTS OVER EASY STREET AS PER DOCUMENT ABOVE TO BE FILED IN FAVOR OF LOT 14 BLOCK 358 AFFECT THE SUBJECT PREMISES AS SHOWN HEREON.

RIGHT OF WAY PARCELS REMOVED FROM SUBJECT PREMISES REFERENCED TO "ENTIRE TRACT AND GENERAL PROPERTY PARCEL MAP PROPOSED INTERCHANGE AT U.S. ROUTE 22 AND CHIMNEY ROCK ROAD" DATE 11/08/06 AND ON FILE IN THE SOMERSET COUNTY ENGINEERS OFFICE. PARCELS MAY BE SUBJECT TO CHANGE. U.S. ROUTE 22 AND CHIMNEY ROCK ROAD PRESENTLY UNDER CONSTRUCTION.

**SYMBOL LEGEND**

- STORM/SANITARY MANHOLE
- U○ UTILITY MANHOLE
- RAV. POST INDICATOR VALVE (FIRE MAIN)
- A HYDRANT
- WV WATER VALVE
- GV GAS VALVE
- FENCE
- ⌋ UTILITY POLE
- ⌋ ANCHOR
- LOT LINE AS PER TAX MAP
- LOT LINE WHICH

BY GRAPHIC PLOTTING ONLY NO PORTION OF THE PROPERTY FALLS  
WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY FALLS  
WITHIN ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE  
OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.  
34035C00158E WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

NOTE  
BUILDING NUMBERS AS SHOWN ARE POSTED ADDRESSES  
IN THE TOWNSHIP OF BRIDGEWATER, STATE OF NEW JERSEY

