EXHIBIT B SURVEY

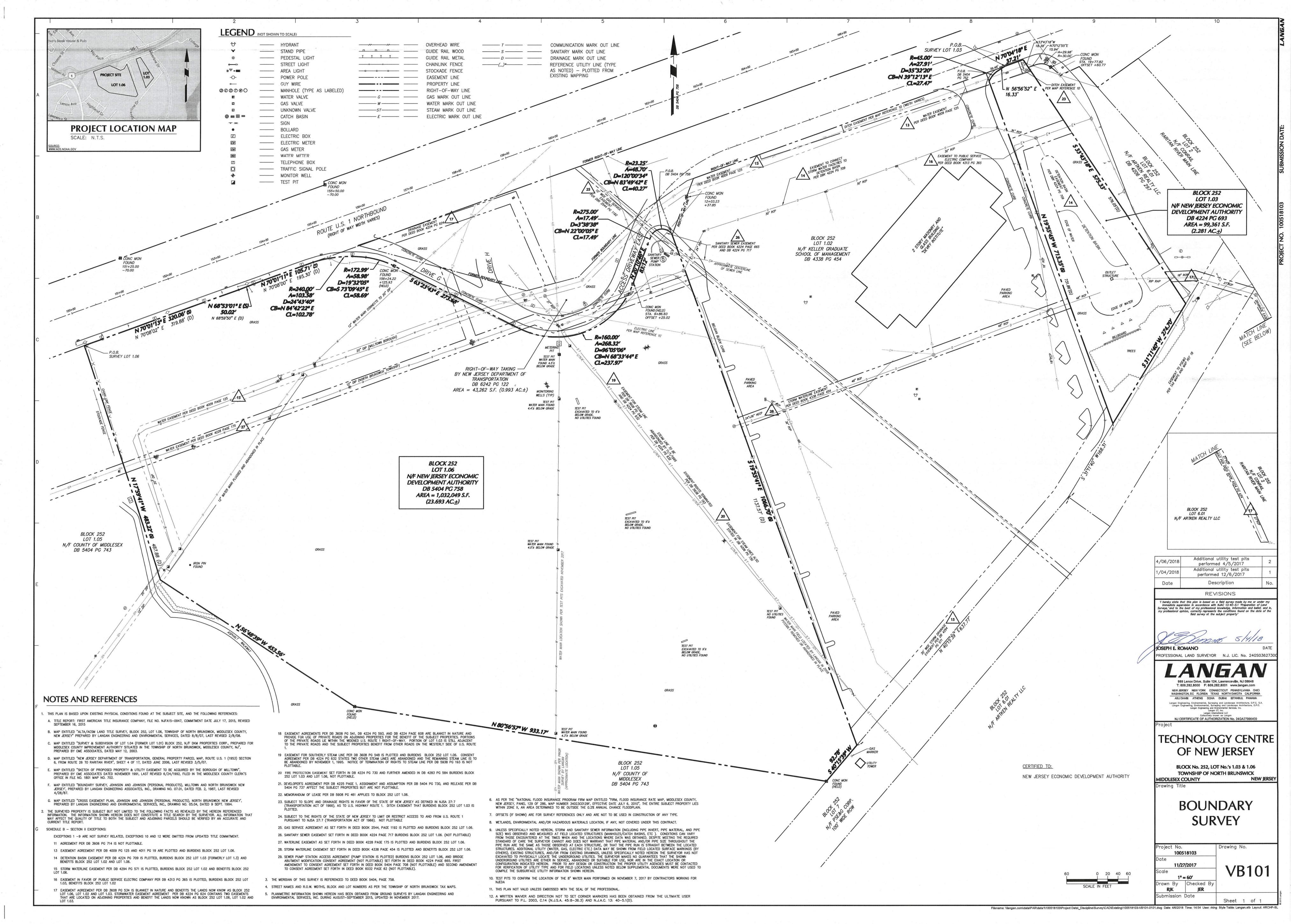


EXHIBIT B METES AND BOUNDS DECRIPTION BLOCK 252, LOT 1.06





22 May 2018 100518103

DESCRIPTION OF PROPERTY BLOCK 252 LOT 1.06 IN THE TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY, NEW JERSEY

Beginning at the point of intersection of the common line between lands now or formerly of the County of Middlesex as set forth in Deed Book 5404 page 743 and lands now or formerly of New Jersey Economic Development Authority as set forth in Deed Book 5404 page 758 with the southeasterly right-of-way line of U.S. Highway Route 1 (variable width right-of-way), and from said beginning point running the following 10 courses along said right-of-way line of U.S. Highway Route 1:

- North 70° 01′ 13" East, 320.06 feet to an angle point, thence;
- 2. North 68° 53' 01" East, 50.02 feet to an angle point, thence;
- 3. North 70° 01′ 11″ East, 105.71 feet to a point on a curve, thence;
- Easterly on a non-tangent curve to the right having a radius of 240.00 feet, an arc length of 103.58 feet, a central angle of 24° 43' 40", having a chord bearing North 84° 42' 22" East, and a chord length of 102.78 feet to a point of compound curvature, thence;
- Southeasterly on a curve to the right having a radius of 172.99 feet, an arc length of 58.98 feet, a central angle of 19° 32' 05", having a chord bearing South 73° 09' 45" East, and a chord length of 58.69 feet to a found concrete monument at a point of tangency, thence:
- 6. South 63° 23' 43" East, 273.68 feet to a point of curvature, thence;
- Easterly on a curve to the left having a radius of 160.00 feet, an arc length of 268.32 feet, a central angle of 96° 05' 06", having a chord bearing North 68° 33' 44" East, and a chord length of 237.97 feet to a found concrete monument at a point of tangency, thence;
- North 20° 10′ 46″ East, 83.12 feet to a point of curvature, thence;
- 9. Northerly on a curve to the right having a radius of 275.00 feet, an arc length of 17.49 feet, a central angle of 3° 38' 38", having a chord bearing North 22° 00' 05" East, and a chord length of 17.49 feet to a point of compound curvature, thence;
- 10. Easterly on a curve to the right having a radius of 23.25 feet, an arc length of 48.70 feet. a central angle of 120° 00' 34", having a chord bearing North 83° 49' 42" East, and a chord

length of 40.27 feet to a point in the common line between lands now or formerly of Keller Graduate School of Management set forth in Deed Book 4338 page 454 and said lands now or formerly of New Jersey Economic Development Authority, thence;

- 11. Along said common line between lands now or formerly of Keller Graduate School of Management and lands now or formerly of New Jersey Economic Development Authority South 19° 55' 41" East, 1,066.70 feet to a point in the northwesterly line of lands now or formerly of PSE&G Corp. (a 100 foot wide R.O.W.), thence;
- 12. South 40° 15' 39" West, 92.78 feet along said northwesterly line of lands now or formerly of PSE&G Corp. to a found concrete monument, thence the following 3 courses along the northerly line of lands now or formerly of the County of Middlesex as set forth in Deed Book 5404 page 743;
- 13. North 80° 56' 57" West, 933.17 feet to a found concrete monument, thence;
- 14. North 56° 48' 39" West, 453.56 feet to a point, thence;
- 15. North 17° 59' 41" West, a distance of 483.22 feet to a point in the southerly right-of-way line of U.S. Highway Route 1 and the point and Place of Beginning.

The above described parcel encompasses 1,032,049 square feet or 23.693 acres of land more or less

This description is prepared in accordance with a plan entitled "Boundary Survey, Technology Centre of New Jersey, Block No. 252, Lot No.'s 1.03 & 1.06, Township of North Brunswick, Middlesex County, New Jersey" prepared by Langan Engineering and Environmental Services, Inc. Lawrenceville, New Jersey, Project No. 100518103, dated 11/27/2017, last revised 4/06/2018, Drawing No. VB101.

Joseph E. Romano

Professional Land Surveyor

New Jersey License No. 24GS03627300

EXHIBIT B METES AND BOUNDS DESCRIPTION BLOCK 252, LOT 1.03



22 May 2018 100518103

DESCRIPTION OF PROPERTY BLOCK 252 LOT 1.03 IN THE TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY, NEW JERSEY

Beginning at a point being the intersection of the southeasterly right-of-way line of U.S. Highway Route 1 (variable width right-of-way) with lands now or formerly of New Jersey Economic Development Authority as set forth in Deed Book 4224 Page 693, said point being North 70° 04' 18" East, 39.48 feet along the former right-of-way line of U.S. Highway Route 1 from the beginning point described in Deed Book 5404 Page 752, said point also being the following four tie courses and distances from a concrete monument found at U.S. Highway Route 1 baseline station 19+77.82 offset 60.77 feet right as shown on a map entitled "New Jersey Department Of Transportation, General Property Parcel Map, Route U.S. 1 (1953) Section 6, From Route 26 To Raritan River", dated June 2006, Last Revised 3/5/07;

- A. Northwesterly along a curve to the left, having a radius of 30.00 feet and an arc length of 29.98 feet to a point of tangency, thence;
- B. North 70° 12' 55" East, 15.94 feet to a point on the easterly line of said lands now or formerly New Jersey Economic Development Authority as set forth in Deed Book 4224 Page 693: thence
- C. Along said lands, North 33° 43' 18" West, 18.38 feet to a point on said southeasterly line of U.S. Highway Route 1; thence
- D. South 70° 04' 18" West, 37.21 feet along said line of U.S. Highway Route 1 to the true Point of Beginning and running, thence;
- North 70° 04' 18" East, 37.21 feet along said line of U.S. Highway Route 1 to an angle point, thence;
- 2. South 33° 43' 18" East, 575.33 feet along said line of U.S. Highway Route 1 and also along the southwesterly line of Block 252 Lot 6.01 lands now or formerly of Artken Realty L.L.C. as set forth in Deed Book 4206 Page 297 to a point on the northwesterly line of said lands now or formerly of Artken Realty, also being the northwesterly line of an easement to PSE&G Corporation, thence;
- 3. South 31° 11′ 40" West, 274.70 feet along said northwesterly line of Artken Realty to a point in the common line between Block 252 Lot 1.02 lands now or formerly of the Keller Graduate School of Management and the herein described lands known as Block 252 Lot 1.03 lands now or formerly of New Jersey Economic Development Authority, thence;
- North 19° 55' 45" West, 713.35 feet along said common line to a point on a curve in said southeasterly right-of-way line of U.S. Highway Route 1, thence;

- 5. Northeasterly along said line of U.S. Highway Route 1 on a non-tangent curve to the right having a radius of 45.00 feet, an arc length of 27.91 feet, a central angle of 35° 32′ 20″, a chord bearing North 39° 12′ 13″ East and a chord distance of 27.47 feet to a point of tangency, thence;
- 6. North 56° 56′ 52″ East, 16.33 feet along said line to the point and Place of Beginning.

The above described parcel encompasses 99,361 square feet or 2.281 acres of land more or less

This description is prepared in accordance with a plan entitled "Boundary Survey, Technology Centre of New Jersey, Block No. 252, Lot No.'s 1.03 & 1.06, Township of North Brunswick, Middlesex County, New Jersey" prepared by Langan Engineering and Environmental Services, Inc. Lawrenceville, New Jersey, Project No. 100518103, dated 11/27/2017, last revised 4/06/2018, Drawing No. VB101.

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