ALTA/NSPS LAND TITLE SURVEY

PROPERTY ADDRESS: 440 STATE ROUTE 440, JERSEY CITY, NJ 07305 HUDSON COUNTY, NEW JERSEY.

THIS SURVEY IS CERTIFIED TO: JERSEY CITY FIELDS, LLC; WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS; AND FIRST AMERICAN TITLE INSURANCE COMPANY.

a) THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09-19-2018. DATE OF PLAT OR MAP: 09-20-2018.

SCHEDULE "B-2" ITEMS

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 3020-923913, DATED AUGUST 15, 2018.

- #8) TERMS AND CONDITIONS OF SHORT FORM LEASE TO HOME DEPOT USA, INC. AS EVIDENCED BY A MEMORANDUM THEREOF RECORDED IN DEED BOOK 5233 PAGE 316.LEASE AGREEMENT AFFECTS THE SUBJECT PROPERTY AND THE LEASE LINE IS PLOTTED ON THE
- #9)COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED NOTICE RECORDED IN DEED 9021, PAGE 723. SUBJECT TO RESTRICTIONS DUE TO THE PRESENCE OF CONTAMINANTS, AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE
- MTERMS AND CONDITIONS OF LEASE TO SEAMAN FURNITURE COMPANY AS CONTAINED IN DEED BOOK 5589, PAGE 101. (EXCLUDING AREA OF ACCESS EASEMENT RECORDED IN DEED BOOK 8936, PAGE 486.) CONTAINING :177328 SQUARE FEET 4.07 ACRES. LEASE AGREEMENT AFFECTS THE SUBJECT PROPERTY AND THE LEASE LINE IS PLOTTED ON
- #12) ACCESS EASEMENT AGREEMENT AS CONTAINED IN DEED BOOK 8936, PAGE 486. AFFECTS THE SUBJECT PROPERTY AND THE EASEMENT LINE IS PLOTTED ON THE SURVEY.

SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

- A STAIRWAY ONTO SUBJECT PROPERTY 12.1'
- B REMNANTS OF RAILROAD TRACKS ONTO SUBJECT PROPERTY 11.8'

UTILITY NOTES

LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND INCOMPLETE, VISIBLE UTILITIES SHOWN AT TIME OF SURVEY. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS. IF THERE ARE ANY CONFLICTS WITH THIS PLAN, THE ENGINEER/ ARCHITECT SHALL BE NOTIFIED. BEFORE COMMENCING CONSTRUCTION. CONTRACTOR'S INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND CLEARANCE AT CROSSINGS. TEST HOLES MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITIONS AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.

REFERENCES

- CITY OF JERSEY CITY TAX MAP.
- MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY' PREPARED BY JAMES V. DEMURO, P.E & L.S. DATED JULY 22, 2008 DB5233, PG316; DB 8624, PG211; DB 9021, PG723; DB5589, PG99; DB8611, PG265; DB9151, PG621; DB8809, PG811; DB9151, PG613; DB8936, PG486.

ZONING INFORMATION

		CITY OF .	JERS	EY CITY	ZOI	VING (OFFICE	
CURRENT ZONING DA	ATEC	: 09-12-20	18.					
ZONING DISTRICT (s):	Н-(2						
ZONING DEFINITION:	ŀ	HIGHWAY	CON	1MERCIA	٩L			
PERMITTED USE: RET	AIL							
	BUI	LDING SE	TBA	CK REQU	JIRE	MENT	ΓS:	
ITEM		REQUIRED		OBSERVED			NOTES	
FRONT YARD SETBACK		30 FEET		294.72 FEET			CONFORMING	
SIDE YARD SETBACK		30 FEET		40.03 FEET			CONFORMING	
REAR YARD SETBACK		30 FEET		42.90 FEET			CONFORMING	
		PARK	ING	STANDA	RDS	5		
		REQUIRED		OBSERVED			NOTES	
REGULAR SPACES				797			REQUIRED: MIN. 1 SPACE FOR EVERY 500 SF.	
HANDICAPPED SPACES				16			OF GROSS FLOOR AREA	
TOTAL PARKING SPACES		327		813			CONFORMING	
		HEIGH	IT RI	ESTRICT	IONS	S		
	MAX	MAX. ALLOWED		OBSERVED		ED	Notes	
MAXIMUM HEIGHT	60	FEET		25.2 FEET		ET	CONFORMING	
		BULE	K RE	STRICTION	ONS			
	REQUIRED		OE	OBSERVED		NOTES		
LOT AREA:	10,000 SF.		63	637,680 SF.		CONFORMING		
MAX LOT COVERAGE		90%		89.8%		CONFORMING		
MAX BUILDING COVE	E 50%	2	25.6%		CONFORMING			

SOURCE: JERSEY CITY ZONING DIVISION, 30 MONTGOMERY ST. #1400, ZIP CODE 07302, PHONE: (201)547-4832

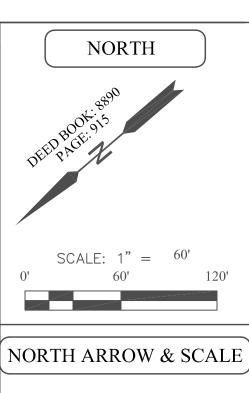
EARTH MOVING NOTE

1. NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION,

OR BUILDING ADDITIONS SEEN. 2. NO CHANGES IN STREET RIGHT-OF-WAY LINE WERE NOTED OR CONTEMPLATED. 3. NO EVIDENCE OF SANITARY LANDFILL, WASTE DUMP OR SUMP FOUND ON SITE. 4. NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED ON THE SITE.

BEARING BASIS

BEARINGS BASED ON A DEED RECORDED IN THE HUDSON COUNTY CLERK'S OFFICE ON MARCH 28, 2013 IN DEED BOOK 8900, PAGE 125.



REMNANTS OF RAILROAD TRACKS

DB (DEED BOOK 5589, PAGE 99)

FIRE LANE NO PARKING FDC

"RAYMOUR & FLANIGAN" —

#10) LEASE AREA AS CONTAINED IN DEED BOOK 5589, PAGE 01. (EXCLUDING AREA OF ACCESS EASEMENT

COLUMN (TYP.)

 $-\diamond$

S CONTAINED IN DEED BOOK 8936, PAGE 486.

RECORDED IN DEED BOOK 8936, PAGE 486.)

177328 SQUARE FEET

 \multimap

___*

PUBLIC ACCESS

BLOCK 21902

EX. NJ CITY UNIVERSITY | BLOCK 26101

BUILDING HEIGHT 24.5'

ALTA/NSPS LAND TITLE SURVEY VICINITY MAP (CITY OF JERSEY CITY, NEW JERSEY) BLOCK 1290.01 WEST SIDE AVENUE

BUILDING AREA: —

163,260 SQUARE FEET

BLOCK 26101

"EDEN WOOD REALTY"

DEED BOOK 5558 PAGE 25.

BLOCK 26101

637,680 Sq. Feet

DEED BOOK 8890, PAGE 915

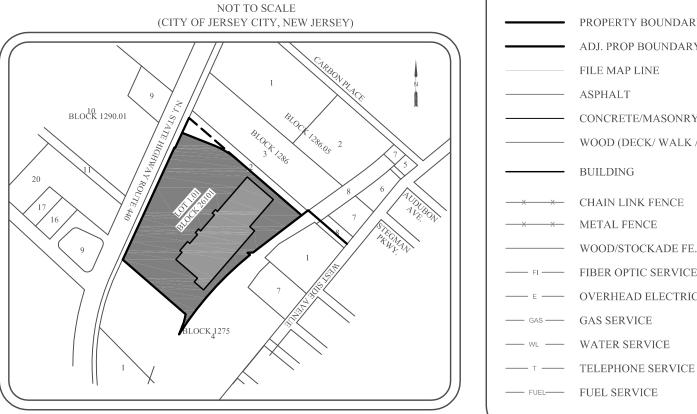
- N.J. STATE HIGHWAY ROUTE 4

JERSEY CITY FIELDS, LLC

1-STORY MASONRY BUILDING

BUILDING HEIGHT 25.2'

128.72



CONCRETE

REMNANTS OF RAILROAD TRACKS -

BLOCK 26101

"EDEN WOOD REALTY"

DEED BOOK 5558 PAGE 25.

ANDRZEJ NAMYSLAK, P.L.S.

NJ LIC. NO: 24GS04335900

PROFESSIONAL LAND SURVEYOR

LEGEND & ABBREVIATIONS —— ss—— SANITARY SERVICE PROPERTY BOUNDARY = = = STORM SERVICE ADJ. PROP BOUNDARY FILE MAP LINE — OIL — OIL SERVICE — T GUARDRAIL — UE — UNDERGROUND ELECTRICAL — CONCRETE/MASONRY — OHU — OVERHEAD UTILITY WOOD (DECK/ WALK / ETC....) — FM — FORCE MAIN ---- EASEMENT ---- CONTOUR MAJOR -× × METAL FENCE ---- CONTOUR MINOR WOOD/STOCKADE FE./PVC — – CENTERLINE — FI — FIBER OPTIC SERVICE ——— SECTION LINE — E — OVERHEAD ELECTRIC — · · · — WETLAND LINE — GAS SERVICE — — · — SETBACK LINE

RIGHT OF WAY

EDGE OF PAVEMENT

} SHRUBS

POB.-POINT OF BEGINNING. ₩ TRAFFIC SIGNAL N.-NORTH CO.- CLEAN OUT ♦—○ LIGHT ON UTILITY POLE S.-SOUTH A/C- AIR CONDITIONING. E.-EAST **埣**⊷ SINGLE LIGHT OH.- OVERHANG. OOO DOUBLE LIGHT MAS.- MASONARY PP.- POWER POLE. QUAD LIGHT CONC.- CONCRETE • SIGN FE.- FENCE. BB.- BELGIAN BLOCK -O- UTILITY POLE LP.- LIGHT POST. MONITORING WELL M.- MEASURED. (MH) MANHOLE PLT.- PLATFORM. C.- CALCULATED. SANITARY MANHOLE IP.- IRON PIPE. DRAINAGE MANHOLE ROW.- RIGHT OF WAY ROUND INLET UNCOV.- UNCOVERED. BB.- BELGIAN BLOCK. **INLET** PVC.- VINYL FENCE. GAS VALVE C.- CALCULATED. GAS METER M.- MEASURED. FND.- FOUND. E ELECTRIC BOX -⊳- WATER VALVE

C/L-CENTERLINE N/F-NOW OR FORMERLY DI-DRAIN INLET. CI-CURB INLET. CP-CONCRETE PAD. ICV.-IRRIGATION CONTROL VALVE. ICV.-IRRIGATION CONTROL VALVE. ⊗ POST INDICATOR VALVE SQ. FT.-SQUARE FEET. TREE

W.-WEST

°-DEGREES

'-FEET OR MINUTES

"-INCHES OR SECONDS

O.R.-OFFICIAL RECORD

LEGAL DESCRIPTION

HYDRANT

O BOLLARDS

WM WATER METER

→ VALVE

ALL THAT CERTAIN LOT, TRACT OF PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON AND THE STATE OF NEW JERSEY, DESIGNATED AS LOT 1.01 AS SHOWN ON A MAP ENTITLED "MINOR SUBDIVISION PLAT $FOR \ BAYFRONT \ REDEVELOPMENT, LLC, LOT\ 1\ BLOCK\ 26101, CITY\ OF\ JERSEY\ CITY, HUDSON\ COUNTY, NEW\ JERSEY"\ PREPARED\ BY$ MASER CONSULTING, P.A. DATED SEPTEMBER 9, 2011, LAST REVISED APRIL 2, 2012 BEING A PORTION OF LOT 1, BLOCK 26101 AS SHOWN ON THE OFFICIAL TAX MAP FOR THE CITY OF IERSEY CITY. AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED

BEGINNING AT THE FIRST CORNER OF LANDS DESCRIBED IN A DEED FROM DDR SOUTHEAST JERSEY CITY, LLC TO JERSEY CITY FIELDS LLC DATED SEPTEMBER 12, 2008 AND RECORDED IN THE HUDSON COUNTY CLERK'S OFFICE ON SEPTEMBER 18, 2008 IN ${\tt DEED\ BOOK\ 8611, PAGE\ 257; SAID\ CORNER\ BEING\ LOCATED\ THE\ FOLLOWING\ TWO\ (2)\ COURSES\ FROM\ A\ STONE\ MONUMENT\ IN\ THE\ A\ STONE\ MONUMENT\ IN\ THE\ MONUMENT\$ WESTERLY SIDE LINE OF WEST SIDE AVENUE, DISTANT 591.77 FEET NORTHERLY FROM THE NORTHERLY LINE OF WOODLAWN AVENUE, PROJECTED NORTHWESTWARDLY, AS DESCRIBED THEREIN:

A.NORTH 49 DEGREES 06 MINUTES 18 SECONDS WEST, A DISTANCE OF 313.37 FEET; THENCE, B.SOUTH 52 DEGREES 35 MINUTES 42" WEST, A DISTANCE OF 51.06 TO THE TRUE POINT OF BEGINNING AND RUNNING; THENCE,

ALONG THE OUTSIDE LINE OF THE LOT 1.01, THE FOLLOWING NINE (9) COURSES: 1. SOUTH 52 DEGREES 35 MINUTES 42 SECONDS WEST, A DISTANCE OF 346.87 FEET, SOUTHWESTWARDLY ALONG THE

- WESTERLY LINE OF THE FORMER WEST SIDE CONNECTING RAILROAD, TO A POINT OF NON-TANGENT CURVATURE: THENCE, $2. \; ALONG \; THE \; SAME, ON \; A \; NON-TANGENT \; ARC \; TO \; THE \; LEFT \; HAVING \; A \; RADIUS \; OF \; 1960.00 \; FEET, \; AN \; ARC \; LENGTH \; OF \; 26.800 \; FEET, \; AN \; ARC \; LENGTH \; OF \; 26.800 \; FEET, \; AN \; ARC \; LENGTH \; OF \; 26.800 \; FEET, \; AN \; ARC \; LENGTH \; OF \; 26.800 \; FEET$
- (CENTRAL ANGLE 00 DEGREES 47 MINUTES 00 SECONDS) SAID ARC BEING CONNECTED BY A CHORD BEARING SOUTH 52DEGREES 24 MINUTES 50 SECONDS WEST A CHORD DISTANCE OF 26.80 FEET; THENCE.
- 3. SOUTH 85 DEGREES 26 MINUTES 02 SECONDS WEST, A DISTANCE OF 34.46 FEET; THENCE
- 5. ALONG THE SAME, ON A NON-TANGENT ARC TO THE LEFT HAVING A RADIUS OF 1960.00 FEET, AN ARC LENGTH OF 655.11
- FEET, (CENTRAL ANGLE 19 DEGREES 09 MINUTES 02 SECONDS) SAID ARC BEING CONNECTED BY A CHORD BEARING SOUTH 6. NORTH 21 DEGREES 31 MINUTES 18 SECONDS EAST, A DISTANCE OF 77.11 FEET; THENCE,
- 7. NORTH 13 DEGREES 28 MINUTES 10 SECONDS EAST, A DISTANCE OF 28.00 FEET; THENCE, 8. NORTH 12 DEGREES 32 MINUTES 29 SECONDS EAST, A DISTANCE OF 24.91 FEET, THENCE,
- 9. NORTH 49 DEGREES 06 MINUTES 18 SECONDS WEST, A DISTANCE OF 510.83 FEET: TO THE EASTERLY LINE OF LOT 1, BLOCK
- 21902 LANDS NOW OR FORMERLY OF BAYFRONT REDEVELOPMENT LLC, AS SHOWN ON THE AFOREMENTIONED MINOR SUBDIVISION PLAT, SAID LANDS ALSO BEING LANDS FORMERLY OF THE MORRIS CANAL BANKING COMPANY AS RECITED IN THE AFOREMENTIONED DEED BOOK 8611, PAGE 262; THENCE,
- ALONG SAID EASTERLY SIDE LINE, THE SAME BEING COURSES TWO (2), THREE (3), AND FOUR (4), AS DESCRIBED IN SAID DEED,
- 10. NORTH 24 DEGREES 46 MINUTES 42 SECONDS EAST, A DISTANCE OF 757.49 FEET; THENCE,
- 11. SOUTH 49 DEGREES 06 MINUTES 18 SECONDS EAST, A DISTANCE OF 5.21 FEET; THENCE
- SOUTH 68 DEGREES 19 MINUTES 24 SECONDS EAST, A DISTANCE OF 214.57 FEET; ALONG SAID SUBDIVISION LINE, TO A POINT OF CURVATURE; THENCE,
- 14. ALONG THE SAME, ON AN ARC TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 157.65 FEET. (CENTRAL ANGLE 19 DEGREES 13 MINUTES 05 SECONDS) SAID ARC BEING CONNECTED BY A CHORD BEARING SOUTH 58 DEGREES 42 MINUTES 51 SECONDS EAST A CHORD DISTANCE OF 156.91 FEET; TO THE INTERSECTION OF THE SAME WITH THE AFOREMENTIONED OUTSIDE LINE OF LOT 1 BLOCK 26101: THENCE
- 15. SOUTH 49 DEGREES 06 MINUTES 18 SECONDS EAST, A DISTANCE OF 527.02 FEET. ALONG SAID OUTSIDE LINE, TO THE

CONTAINING 637,680.2 SQUARE FEET OR 14.64 ACRES OF LAND MORE OR LESS.

MORE COMMONLY KNOWN AS LOT 1.01 IN BLOCK 26101 AS SHOWN ON OFFICIAL TAX MAP OF CITY OF JERSEY CITY. THE PREMISES DESCRIBED ON THE SURVEY IS ONE AND THE SAME AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT 3020-923913 WITHOUT ANY GAPS OR GORES.

PARCEL II

TOGETHER WITH THE APPURTENANT EASEMENT CONTAINED IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED IN

PARCEL I AND PARCEL II AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 3020-923913 ARE CONTIGUOUS ALONG ITS COMMON BOUNDARY LINES WITHOUT ANY GAPS OR GORES.

SURVEYOR'S NOTES

- 1. ACCESS TO THE SITE VIA NJ STATE HIGHWAY ROUTE 440 (PUBLIC RIGHT OF WAY).
- 2. INDIRECT ACCESS TO THE SITE VIA ACCESS EASEMENT AGREEMENT (PARCEL II) VIA NJ STATE HIGHWAY ROUTE 440 (PUBLIC RIGHT OF WAY).

FLOOD INFORMATION

THE PROPERTY LIES WITHIN FLOOD ZONE X AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL FOR JERSEY CITY, NEW JERSEY (COMMUNITY PANEL No. 34017C0103D DATED 08-16-2006.

> ALTA/NSPS LAND TITLE SURVEY ADDRESS: 440 STATE ROUTE 440, JERSEY CITY, NJ 07305 COUNTY OF HUDSON LOT 1.01, BLOCK 26101

PROJECT NO: 18-1087 FIELD DATE: 09-19-2018 DRAWING NO: 18-1087 MAP DATE: 09-20-2018 APPROVED BY: A.NAMYSLAK ANDRZEJ NAMYSLAK, P.L.S. PROFESSIONAL LAND SURVEYOR | GEOSPATIAL SURVEYING AND LAYOUT, LLC. Certificate of Business Authorization

GEOSPATIA

27 Howard Pl, Jersey City, NJ, 07306 Tel.: (201)268-2992 Email: Info@geo-sl.com

24GA28278100

SHEET 1 of 1 NY LIC. NO: 051014

www.Geo-SL.com