

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.

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 SURVEY.

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.

TERMS 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 177238 SQUARE FEET 4.07 ACRES. LEASE AGREEMENT AFFECTS THE SUBJECT PROPERTY AND THE LEASE LINE IS PLOTTED ON THE SURVEY.

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

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

UTILITY NOTES

1. 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

Table with zoning office info, current zoning (I-C), permitted use (RETAIL), building setback requirements, parking standards, height restrictions, and bulk restrictions.

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

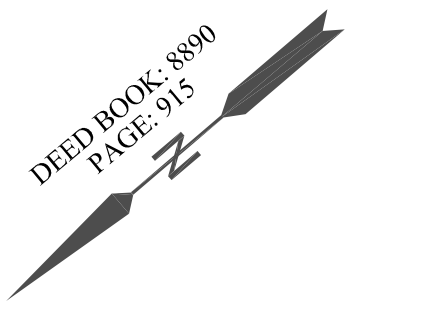
EARTH MOVING NOTE

- NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS SEEN.
NO CHANGES IN STREET RIGHT-OF-WAY LINE WERE NOTED OR CONTEMPLATED.
NO EVIDENCE OF SANITARY LANDFILL, WASTE DUMP OR SUMP FOUND ON SITE.
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.

NORTH

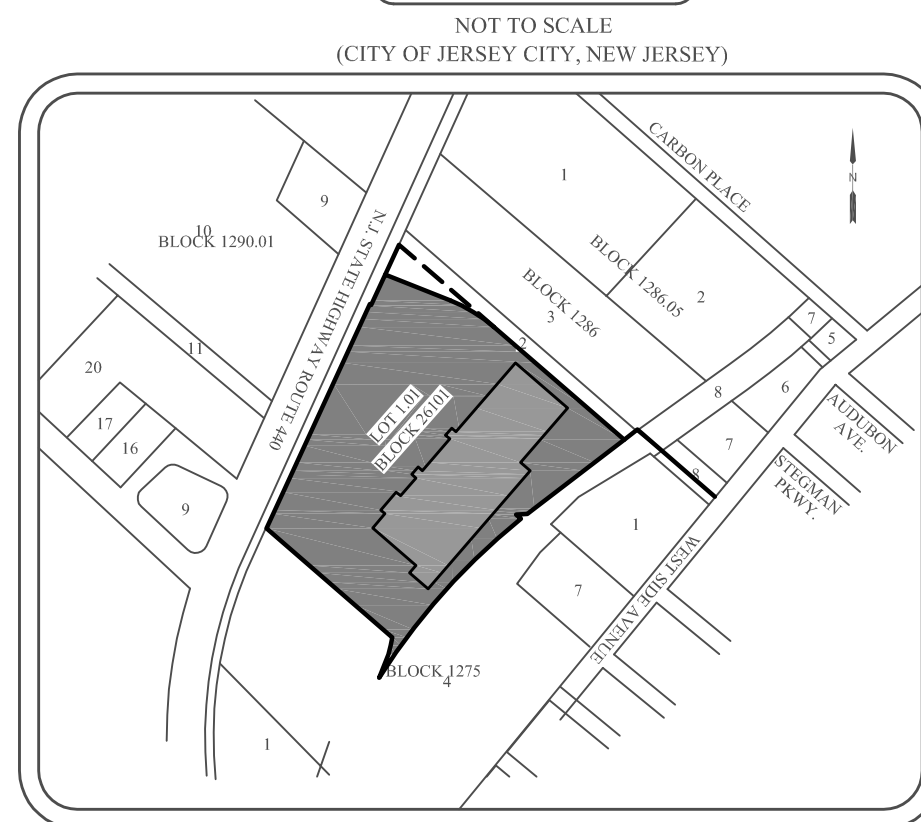


SCALE: 1" = 60'
60' 120'

NORTH ARROW & SCALE

ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP



LEGEND & ABBREVIATIONS

Legend table listing symbols for property boundaries, buildings, fences, utilities, and other features.

LEGAL DESCRIPTION

PARCEL 1
ALL THAT CERTAIN LOT, TRACT OR 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 BAYHORN REDEVELOPMENT, LLC, LOT 1 BLOCK 26101, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY" PREPARED BY...

BEGINNING AT THE FIRST CORNER OF LANDS DESCRIBED IN A DEED FROM DOB 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 DEED BOOK 8611, PAGE 25; SAID CORNER BEING LOCATED AT THE POINT OF BEGINNING FROM A STORM MAIN COURSE FROM THE WESTERLY SIDE LINE OF WEST SIDE AVENUE, DISTANT 591.77 FEET NORTHERLY FROM THE NORTHERLY LINE OF WOODLAND AVENUE, PROJECTED NORTHWESTWARDLY, AS DESCRIBED THEREIN.

A NORTH 49 DEGREES 56 MINUTES 18 SECONDS WEST, A DISTANCE OF 313.37 FEET, THENCE,
S 80 DEGREES 35 MINUTES 42 SECONDS WEST, A DISTANCE OF 51.06 TO THE TRUE POINT OF BEGINNING AND RUNNING, THENCE, ALONG THE OUTSIDE LINE OF LOT 1.01, THE FOLLOWING SINE (9) COURSES:

- 1. SOUTH 42 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 26.60 FEET, CENTRAL ANGLE 90 DEGREES 47 MINUTES 00 SECONDS SAID ARC BEING CONNECTED BY A CHORD BEARING SOUTH 52 DEGREES 24 MINUTES 50 SECONDS WEST A CHORD DISTANCE OF 26.60 FEET, THENCE,
3. SOUTH 49 DEGREES 56 MINUTES 18 SECONDS WEST, A DISTANCE OF 164.66 FEET, THENCE,
4. SOUTH 49 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 164.66 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 65.11 FEET, CENTRAL ANGLE 19 DEGREES 00 MINUTES 00 SECONDS SAID ARC BEING CONNECTED BY A CHORD BEARING SOUTH 41 DEGREES 42 MINUTES 58 SECONDS WEST A CHORD DISTANCE OF 65.27 FEET, THENCE,
6. NORTH 21 DEGREES 31 MINUTES 18 SECONDS EAST, A DISTANCE OF 71.11 FEET, THENCE,
7. NORTH 13 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 28.09 FEET, THENCE,
8. NORTH 12 DEGREES 32 MINUTES 29 SECONDS EAST, A DISTANCE OF 24.91 FEET, THENCE,
9. NORTH 49 DEGREES 56 MINUTES 18 SECONDS WEST, A DISTANCE OF 316.88 FEET, TO THE EASTERLY LINE OF LOT 1, BLOCK 21962 LANDS NOW OR FORMERLY OF BAYHORN REDEVELOPMENT, LLC, AS SHOWN ON THE AFORESAID MINOR SUBDIVISION PLAT, SAID LANDS ALSO BEING LANDS FORMERLY OF THE MORRIS CANAL BANKING COMPANY AS RECYCLED IN THE AFORESAID DEED BOOK 8611, PAGE 26; THENCE,
10. ALONG SAID EASTERLY SIDE LINE, THE SAME BEING COURSES TWO (2), THREE (3), AND FOUR (4), AS DESCRIBED IN SAID DEED, REVERSED, THE FOLLOWING THREE (3) COURSES:
11. NORTH 24 DEGREES 46 MINUTES 42 SECONDS EAST, A DISTANCE OF 757.49 FEET, THENCE,
12. NORTH 24 DEGREES 46 MINUTES 42 SECONDS EAST, A DISTANCE OF 102.45 FEET, TO THE SUBDIVISION LINE AS LAID DOWN ON THE AFORESAID MINOR SUBDIVISION PLAT, THENCE,
13. 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 A NON-TANGENT ARC TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 157.65 FEET, CENTRAL ANGLE 19 DEGREES 13 MINUTES 00 SECONDS SAID ARC BEING CONNECTED BY A CHORD BEARING SOUTH 58 DEGREES 42 MINUTES 15 SECONDS EAST A CHORD DISTANCE OF 156.91 FEET, TO THE INTERSECTION OF THE SAME WITH THE AFORESAID OUTSIDE LINE OF LOT 1, BLOCK 26101, THENCE,
15. SOUTH 49 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 527.92 FEET, ALONG SAID OUTSIDE LINE, TO THE POINT OF PLACE OF BEGINNING.

CONTAINING 457,683 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 (1) AND THE SAME AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT 3020-923913 WITHOUT ANY GAPS OR GORES.

PARCEL 2
TOGETHER WITH THE APURTENANT EASEMENT CONTAINED IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 8936, PAGE 486.

PARCEL 1 AND PARCEL 2 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

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

Table with project no, drawing no, date, and field date.

ANDRZEJ NAMYSŁAK, P.L.S.
PROFESSIONAL LAND SURVEYOR
GEOSPATIAL SURVEYING AND LAYOUT, LLC.
Certificate of Business Authorization
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