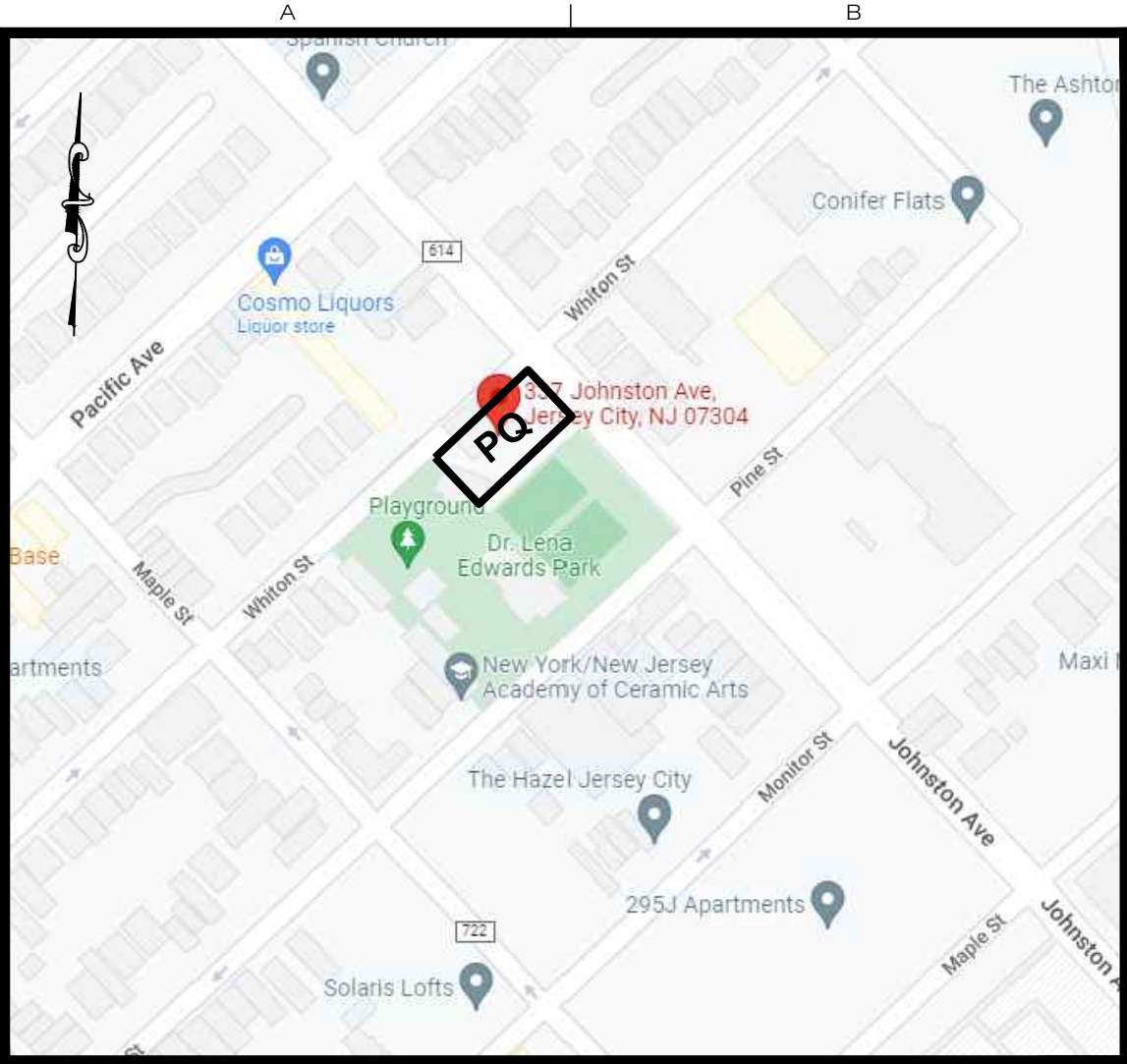




AREA MAP
(AS PER GOOGLE MAPS)
NOT TO SCALE

UTILITY NOTES:

1. THE LOCATION AND DEPTH OF ALL SUBSURFACE UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES. THE EXACT DEPTH AND LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE VERIFIED BY OWNER, BY DIGGING TEST HOLES, PRIOR TO CONSTRUCTION. ADDITIONAL UTILITIES MAY EXIST.
2. CONTRACTOR SHALL CALL 1-800-272-1000 FOR UTILITY MARK-OUT PRIOR TO DIGGING, EXCAVATING AND/OR CONSTRUCTION. EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, EXIST ON AND ADJACENT TO THIS SITE. EACH CONTRACTOR OR SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR DETERMINING THE LOCATION OF SUCH UTILITIES, BOTH ON AND ADJACENT TO THE SITE AND AT BUILDING ENTRY POINTS, PRIOR TO PROCEEDING WITH ANY WORK. EACH CONTRACTOR OR SUBCONTRACTOR IS FURTHER RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY SHUT-DOWNS OR INTERRUPTIONS WITH BUILDING TENANTS BEING SERVICED BY SUCH UTILITIES.

REFERENCES:

- 1) TAX MAP OF CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY. SHEET 175 AND 190.
- 2) DEED OF BLOCK 17506, LOT 7, DEED BOOK 474, PAGE 078.
- 3) DEED OF BLOCK 17504, LOT 16, DEED BOOK 9230, PAGE 454.
- 4) DEED OF BLOCK 17504, LOT 13, DEED BOOK 9553, PAGE 378.
- 5) DEED OF BLOCK 17506, LOT 8, DEED BOOK 9371, PAGE 729.
- 6) DEED OF BLOCK 17506, LOT 9, DEED BOOK 9162, PAGE 729.
- 7) DEED OF BLOCK 17506, LOT 11, DEED BOOK 9200, PAGE 740.
- 8) DEED OF BLOCK 17505, LOT 1.01, DEED BOOK 9563, PAGE 97.
- 9) DEED OF BLOCK 17505, LOT 17, DEED BOOK 9576, PAGE 398.
- 10) DEED OF BLOCK 19003, LOT 18, DEED BOOK 9514, PAGE 143.
- 11) DEED OF BLOCK 19003, LOT 19, DEED BOOK 9552, PAGE 667.
- 12) DEED OF BLOCK 19003, LOT 2, DEED BOOK 9050, PAGE 739.
- 13) DEED OF BLOCK 19003, LOT 1, DEED BOOK 8986, PAGE 817.
- 14) DEED OF BLOCK 19001, LOT 9, DEED BOOK 9445, PAGE 507.
- 15) DEED OF BLOCK 19001, LOT 24, DEED BOOK 9593, PAGE 542.
- 16) DEED OF BLOCK 19001, LOT 1, DEED BOOK 9076, PAGE 542.
- 17) DEED OF BLOCK 19001, LOT 2, DEED BOOK 9311, PAGE 529.
- 18) DEED OF BLOCK 19001, LOT 22, DEED BOOK 9233, PAGE 749.

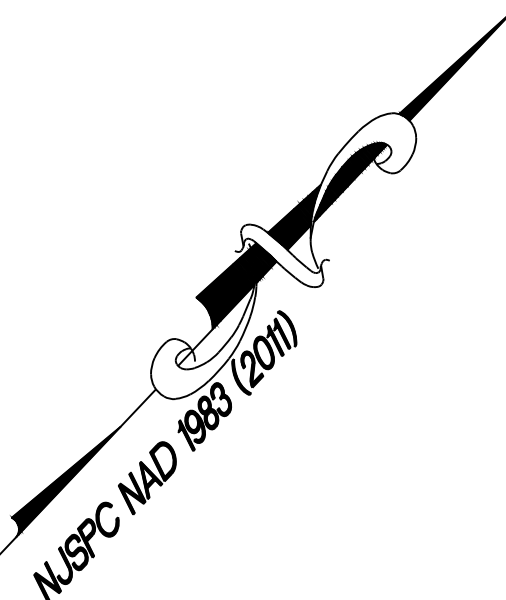
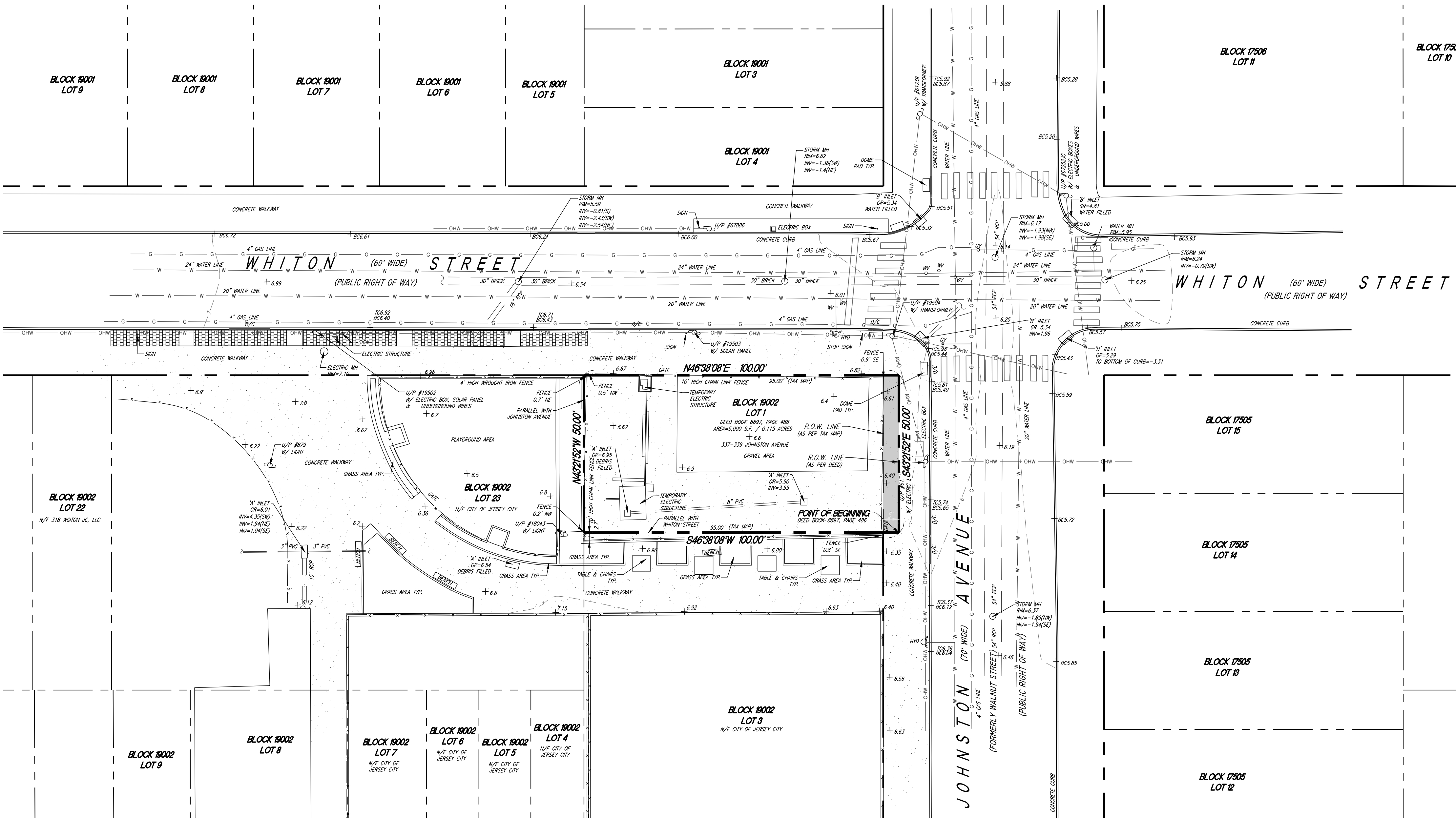
NOTES:

- 1) THIS SURVEY WAS PREPARED BASED UPON INFORMATION APPEARING IN A REPORT OF TITLE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. TITLE No. RAN-147307. COMMITMENT DATE: JANUARY 19, 2022.
- 2) DEED OF RECORD:
DEED BOOK: 8897, PAGE: 486, RECORDED ON MARCH 12, 2013.
GRANTOR: VINCAS M. VYZAS, ADMINISTRATOR FOR THE ESTATE OF ADEL SHENOUDA
GRANTEE: 337-339 JOHNSTON AVENUE, LLC
- 3) SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD.
- 4) SUBJECT TO MEMORANDUM OF LEASE BY AND BETWEEN ADEL SHENOUDA ("LESSOR") AND METROPOLIS NEW YORK, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("LESSEE") AS SET FORTH IN BOOK 8512, PAGE 199. AFFECTS THE PROPERTY AND IS NOT PLOTTABLE. (EXCEPTION No. 12).
- 5) SUBJECT TO MEMORANDUM OF LEASE BY AND BETWEEN ADEL SHENOUDA ("LESSOR") AND OMINPOINT COMMUNICATIONS, INC. ("LESSEE") AS SET FORTH IN BOOK 8807, PAGE 919. AFFECTS THE PROPERTY AND IS NOT PLOTTABLE. (EXCEPTION No. 13).
- 6) SUBJECT TO EASEMENT OF ASSIGNMENT OF LEASE AGREEMENT BY AND BETWEEN THE ESTATE OF ADEL SHENOUDA ("GRANTOR") AND LD HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY ("GRANTEE") AS SET FORTH IN BOOK 8823, PAGE 227. AFFECTS THE PROPERTY AND IS NOT PLOTTABLE (EXCEPTION No. 14).
- 7) HORIZONTAL DATUM = NEW JERSEY STATE PLANE NORTH AMERICAN DATUM OF 1983/ 2011 ADJUSTMENT, VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM OF 1988/ GEOID 12a. UNITS ARE U.S. SURVEY FEET.
- 8) UNLESS OTHERWISE NOTED, COORDINATES SHOWN IN THIS SURVEY ARE NAD83(2011) AND NAVD88(GEOID12a) WITH A 2dms NETWORK ACCURACY OF $\pm 0.03'$ HORIZONTAL AND $\pm 0.06'$ VERTICAL. LOCAL ACCURACY AT 2dms IS $\pm 0.02'$ HORIZONTAL AND $\pm 0.02'$ VERTICAL.
- 9) FIELD WORK LAST CONDUCTED ON 06/27/2022.

DEED DESCRIPTION:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF JOHNSTON AVENUE (FORMERLY WALNUT STREET) DISTANT FIFTY FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF WHITON STREET, THENCE RUNNING

1. SOUTHWESTERLY PARALLEL WITH WHITON STREET ONE HUNDRED FEET, THENCE
2. NORTHWESTERLY PARALLEL WITH JOHNSTON AVENUE (FORMERLY WALNUT STREET) FIFTY FEET TO WHITON STREET, THENCE
3. ALONG THE LINE OF WHITON STREET NORTHEASTERLY ONE HUNDRED FEET TO JOHNSTON AVENUE (FORMERLY WALNUT STREET), THENCE
4. ALONG THE LINE OF JOHNSTON AVENUE (FORMERLY WALNUT STREET) SOUTHEASTERLY FIFTY FEET TO THE POINT OR PLACE OF BEGINNING.



LEGEND:

- CONCRETE
- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY LINE
- FENCE LINE
- CONTOUR LINE
- CURB LINE
- GAS LINE
- WATER LINE
- OVERHEAD WIRE
- GROUND ELEVATION
- PAVEMENT ELEVATION
- TOP & BOTTOM OF CURB ELEVATION
- WATER VALVE
- UTILITY POLE
- HYDRANT

DRESDNER
ROBIN

DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
55 LANE ROAD, SUITE 220, FAIRFIELD, NJ 07004
TEL: 973.696.2600 FAX: 973.696.1362
NJ CERTIFICATE OF AUTHORIZATION : 24GA27926000

JERSEY CITY ■ FAIRFIELD ■ ASBURY PARK ■ CHERRY HILL

NO.	DATE	DESCRIPTION	BY
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REVISIONS:

OWNER/APPLICANT:

VREELAND PROJECTS LLC
186 OCEAN AVENUE
JERSEY CITY, NEW JERSEY 07305

DRAWING TITLE:

BOUNDARY &
TOPOGRAPHIC SURVEY

PROJECT:

337-339 JOHNSTON AVENUE

LOCATION:

LOT 1, BLOCK 19002
CITY OF JERSEY CITY
HUDSON COUNTY,
NEW JERSEY

THOMAS J. REEVES
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NUMBER 24GS04344500

SCALE:



DRAWN BY: HAC / KAM	CHECKED BY: TJR	DRAWING NUMBER:
SCALE: 1"=20'	DATE: 06-29-2022	
JOB NO: 11132-010	SHEET 01 OF 01	