



4. NOTWITHSTANDING ANY PROVISION OF THE POLICY TO THE CONTRARY, THE FOLLOWING MATTERS ARE EXPRESSLY EXCEPTED FROM THE COVERAGE OF THE POLICY, AND THE COMPANY WILL NOT PAY FOR ANY DAMAGE, COST, OR ATTORNEY'S FEES, OR OTHER DAMAGES THAT ARISE FROM SUCH EXCEPTED MATTERS: ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
5. RIGHTS OR CLAIMS BY PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORD.
6. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
7. ANY LIENS OR INTERESTS ARISING BETWEEN THE DATE OF THIS COMMITMENT AND THE DATE ON WHICH THE DOCUMENTS CREATING THE INTEREST TO BE INSURED ARE RECORDED AND INDEXED IN THE PUBLIC RECORDS.
8. SUBSURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY AN INSTRUMENT OF RECORD. (SEE POLICY ONLY)
9. (SCHEDULE B-1) UNRECORDED EASEMENT AGREEMENT DATED 3/25/1935 MADE TO CENTRAL RAILROAD COMPANY OF NEW JERSEY
10. (SCHEDULE B-1) UNRECORDED EASEMENT AGREEMENT DATED 3/25/1935 MADE TO CENTRAL RAILROAD COMPANY OF NEW JERSEY (OFFSITE NOT PLOTTED)
11. (SCHEDULE B-1) UNRECORDED EASEMENT AGREEMENT DATED 3/20/1935 MADE BY AND BETWEEN CENTRAL RAILROAD COMPANY OF NEW JERSEY AND TRINIDAD BITUMINOUS ASPHALT COMPANY. NOT RECORDED IN DEED BOOK 3083 PAGE 168.
12. (SCHEDULE B-1) ENCROACHMENT AGREEMENT SET FORTH IN DEED MADE BY THE CULVER CORPORATION TO KERLOW STREET FLOORING CO., DATED 9/30/1936 AND RECORDED 10/17/1936 IN DEED BOOK 1883 PAGE 481. (OFFSITE NOT PLOTTED)
13. (SCHEDULE B-1) PARTY WALL AGREEMENT IN DEED MADE BY KERLOW STREET FLOORING CO. TO CULVER REALTY COMPANY, DATED 9/24/1949 AND RECORDED 6/9/1949 IN DEED BOOK 2312 PAGE 159. (OFFSITE NOT PLOTTED)
14. (SCHEDULE B-1) RIGHTS: PUBLIC AND PRIVATE, IN AND TO SO MUCH OF THE LAND AS LIES WITHIN THE BED OF POLLOCK AVENUE AS A RESULT OF ORDINANCE VACATING A PORTION OF POLLOCK AVENUE DATED 1914 AND RECORDED IN DEED BOOK 14 PAGE 17, AS APPROXIMATELY SHOWN ON A SURVEY BY INSITE SURVEYING DATED 5/21/2020, JUSTIN L. HEDGES PL. (OFFSITE NOT PLOTTED)
15. (SCHEDULE B-1) RIGHTS AND EASEMENTS CONTAINED IN DEED MADE BY CULVER REALTY COMPANY TO CULVER REALTY COMPANY, DATED 12/24/1970 AND RECORDED 8/5/1970 IN DEED BOOK 3083 PAGE 168. (OFFSITE NOT PLOTTED)

1. **PROPERTY DESIGNATION:** PROPERTY KNOWN AND DESIGNATED AS LOT 2, LOT 2, BLOCK 21801, A, AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, 10/14 MAP SHEET 218.

2. **PROPERTY AREA:** 30.999 S.F. OR 0.712 ACRES.

3. **BUILDING FOOTPRINT AREA:** 15,560 S.F.

4. **CERTIFICATION:** THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE ACTING SURVEYOR'S ACTIONS ON THE SURFACE OF THE EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

5. **CORNER MARKERS:** CORNER MARKERS SHALL BE SUBJECT OR SET.

6. **TITLE REPORT:** COMMITMENT NO. 6002522 IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.

7. **WETLANDS:** NO WETLANDS ARE KNOWN TO EXIST AT THE SITE.

8. **FEMA:** SUBJECT PROPERTY IS LOCATED IN EFFECTIVE FLOOD HAZARD ZONE X ELEVATION NAL PER FLOOD HAZARD DATA, PANEL NO. 34010T0401, DATUM 1/30/15. FEMA 1810006 SUBJECT PROPERTY IS LOCATED PER PRIMARY FLOOD ZONE ELEVATION NAL A5 ELEVATION 10 PER FLOOD HAZARD MAP DATA, PANEL NO. 34010T0401, DATUM 1/30/15.

9. **TIDELANDS:** A TIDELAND SURVEY SHOWS NO PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY.

10. **HORIZONTAL DATUM:** THE BEARINGS AND DISTANCES SHOWN HEREON REFERENCE THE NEW JERSEY ADJUSTED MERIDIAN SYSTEM (N.J.P.C.S.) OF NORTH AMERICAN DATUM OF 1983 (NAD 83).

11. **VERTICAL DATUM:** ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAD83). BENCHMARK UTILIZATION DESIGNATION 18, PI0KV0294, ELEV. -1.00.

12. **UTILITIES:** LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, ALL LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS. ABOVE GROUND STRUCTURES THAT WERE NOT IDENTIFIED BY THE SURVEYOR OR NOT SHOWN ON THE RECORD MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY, AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MARKING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BE MADE, THE SURVEYOR SHALL BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPERTY UTILITY COMPANY. THE LOCATION AND EXTENT OF UNDERGROUND VAULTS AND TANKS HAVE NOT BEEN VERIFIED BY THE SURVEYOR.

13. **STATE CERTIFICATION:** TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE RULES SET FORTH IN N.J.A.C. 13-40.5 (PREPARATION OF LAND SURVEYS) AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH N.J.A.C. 13-40.9.

14. **ERROR OF CLOSURE:** THE ERROR OF CLOSURE HAS BEEN CALCULATED TO BE 1:4,100,030.00

15. **PARKING:** PARKING SPACES NOT MARKED

16. **EARTH MOVING/BUILDING CONSTRUCTION:** NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED.

17. **CEMETERIES:** NO EVIDENCE OF A CEMETERY WAS FOUND

18. **RIGHT OF WAY:** NO EVIDENCE OF RIGHT OF WAY CHANGES WAS FOUND.

19. **LANDFILL:** NO EVIDENCE OF A LANDFILL WAS FOUND.

PARCEL A
TAX LOT 2 BLOCK 2180
CITY OF JERSEY CITY
HUDSON COUNTY
NEW JERSEY

1. ALONG SAID NORTHEASTERLY LINE OF MALLORY AVENUE, NORTH 45 DEGREES 37 MINUTES 30 SECONDS EAST, 100.00 FEET TO A POINT, THENCE
2. SOUTH 45 DEGREES EAST, 90.00 FEET TO A POINT, THENCE
3. NORTH 45 DEGREES 37 MINUTES 30 SECONDS EAST, 95.00 FEET TO A POINT IN THE WESTERLY LINE OF YALE AVENUE, THENCE
4. ALONG SAID WESTERLY LINE OF YALE AVENUE, SOUTH 45 DEGREES EAST, 100.00 FEET TO A POINT, THENCE
5. SOUTH 45 DEGREES 37 MINUTES 30 SECONDS WEST, 94.00 FEET TO A POINT, THENCE
6. SOUTH 45 DEGREES EAST, 25.00 FEET TO A POINT, THENCE
7. SOUTH 45 DEGREES 37 MINUTES 30 SECONDS WEST, 100.00 FEET TO A POINT IN SAID NORTHEASTERY LINE OF CLAREMONT AVENUE, THENCE
8. ALONG SAID NORTHEASTERY LINE OF CLAREMONT AVENUE, NORTH 45 DEGREES WEST, 215.00 FEET TO THE POINT OF ORIGIN, THENCE

AS SURVEYED
TAX LOT 2 BLOCK 2180
CITY OF JERSEY CITY
HUDSON COUNTY
NEW JERSEY

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, BEING KNOWN AS TAX LOT 2, BLOCK 21801 AS SHOWN ON THE TAX MAP OF THE CITY OF JERSEY CITY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

2. NORTH 55 DEGREES 23 MINUTES 54 SECONDS EAST, 90.00 FEET TO A POINT; THENCE
3. SOUTH 35 DEGREES 13 MINUTES 36 SECONDS EAST, 95.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF YALE AVENUE; THENCE
4. ALONG SAID SOUTHWESTERLY LINE OF YALE AVENUE; SOUTH 55 DEGREES 23 MINUTES 54 SECONDS EAST, 100.00 FEET TO A POINT; THENCE
5. SOUTH 55 DEGREES 13 MINUTES 36 SECONDS WEST, 95.00 FEET TO A POINT; THENCE
6. SOUTH 55 DEGREES 23 MINUTES 54 SECONDS EAST, 25.00 FEET TO A POINT; THENCE
7. SOUTH 35 DEGREES 13 MINUTES 36 SECONDS WEST, 100.00 FEET TO A POINT IN SAID SOUTHWESTERLY LINE OF YALE AVENUE; THENCE
8. ALONG SAID NORTHEASTERLY LINE OF CLAREMONT AVENUE; NORTH 55 DEGREES 23 MINUTES 54 SECONDS WEST, 215.00 FEET TO THE POINT AND PLACE OF BEGINNING.

1. BLOCK WALL AND CHAIN LINK FENCE ON NORTH PROPERTY LINE ENCROACHES YALE AVENUE RIGHT OF WAY- 2.4'.
2. SPEAKERS ON BUILDING LOT 20 ENCROACH 0.3'.
3. ROLL UP DOOR AND METAL OVERHANG ENCROACH CLAREMONT AVENUE - SEE PLAN.

ALTA/NSPS
LAND TITLE
SURVEY
BLOCK 21801 , LOT 2
70 MALLORY AVENUE

CITY OF JERSEY CITY
HUDSON COUNTY
NEW JERSEY

DHA CAPITAL, LLC

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE



REVISIONS		
Rev.#	Date	Comment
5	8/11/21	REVISE PER ENGINEERS COMMENTS
4	2/12/21	REVISE PER UPDATED TITLE REPORT
3	1/28/21	REVISE PER TITLE COMMENTS
2	8/12/20	REVISE PER TITLE COMPANY
1	7/22/20	REVISE PER TITLE COMPANY
0	6/5/20	INITIAL RELEASE

SCALE: 1"=20'	DRAWN BY: BLG
DATE: 6/3/20	CHECKED BY: JJH
JOB #: 20-S300-01	

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 STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, b, c, 8, 11, 13 & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 5/21/20.

70 MALLORY, LLC
STEWART TITLE GUARANTEE COMPANY
ROYAL ABSTRACT OF NEW JERSEY LLC

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL AN ORIGINAL

PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. GS43362

SHEET NO: