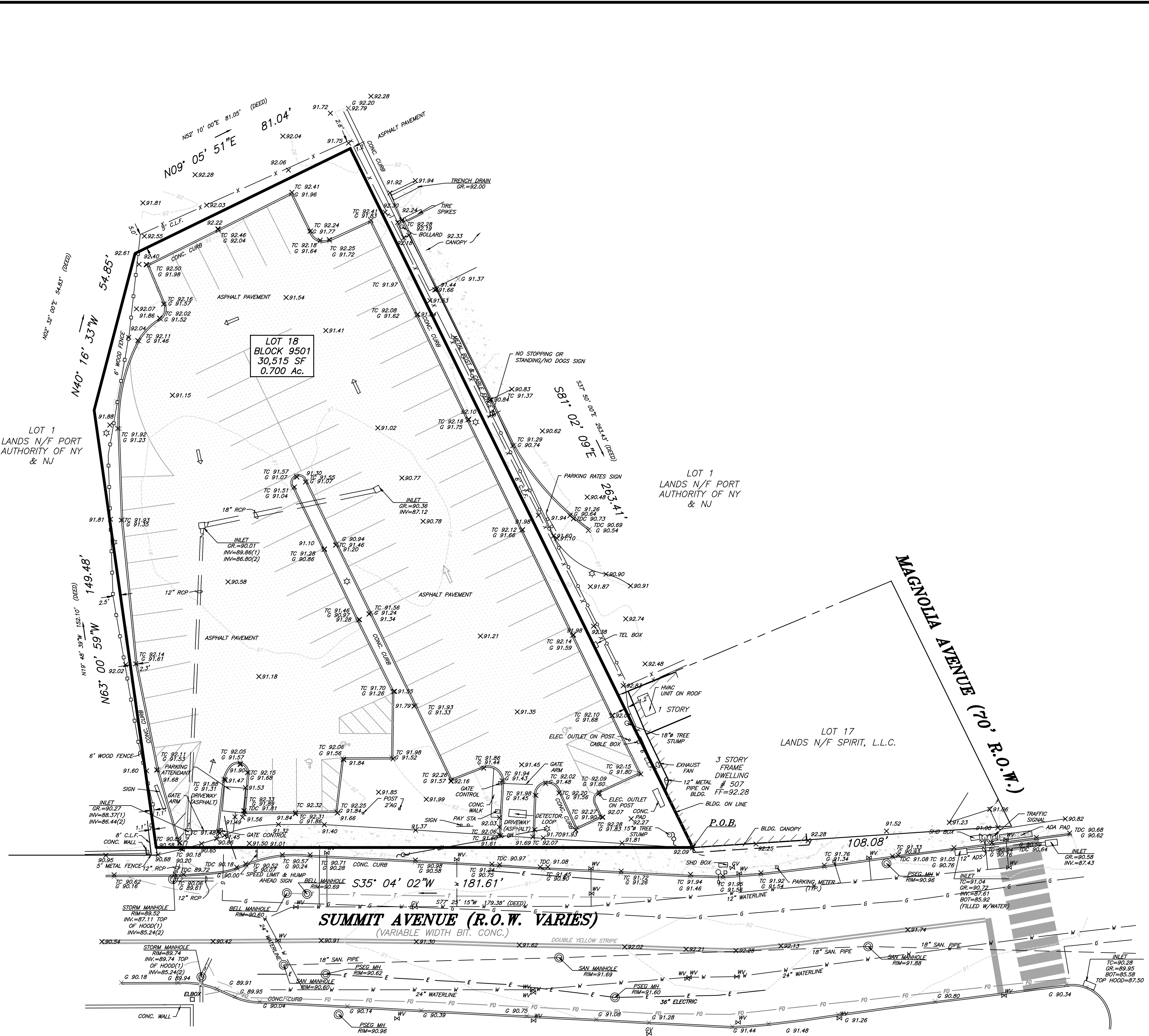
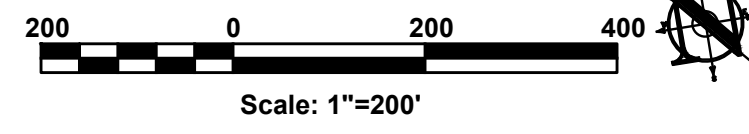


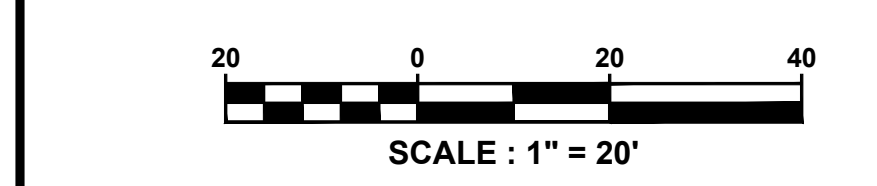
LOCATION MAP



ZONING COMPLIANCE CHART
JOURNAL SQUARE 2080 REDEVELOPMENT PLAN (SRP) - ZONE 1:
CORE DISTRICT

REQ. SECTION	MIN. LOT AREA (SF)	REQUIRED	EXISTING
RDP 81A(4)	MIN. LOT AREA (SF)	10,000	30,515
RDP 81A(4)	MIN. LOT WIDTH (FT)	100	181.6
RDP 81A(4)	MIN. LOT DEPTH (FT)	100	218.8
RDP 81A(4)	MAX. SHAPE FACTOR (FT)	28	17.5

- SURVEY NOTES:**
- PROPERTY DESIGNATION:** PROPERTY KNOWN AND DESIGNATED AS TAX LOT 29 01 SUBJECT TO FORMAL LOT CONSOLIDATION AND ALSO AS LOT 18, BLOCK 9501 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, TAX MAP SHEET 95.
 - PROPERTY ADDRESS:** THE COMPLETE ADDRESS OF THE PROPERTY IS KNOWN AS 501 SUMMIT AVENUE, JERSEY CITY, HUDSON COUNTY, NEW JERSEY.
 - PROPERTY AREA:** 30,515 S.F., 0.700 ACRES
 - CERTIFICATION:** THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.
 - CORNER MARKERS:** A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003.C.14 (C45-8-36.3) AND N.J.A.C. 13-40-5.1(D).
 - TITLE REPORT:** COMMITMENT NO. W01716 BY CHICAGO TITLE INSURANCE COMPANY, DATED 11/16/2020 AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.
 - ZONING REPORT:** SEE ZONING CHART.
 - WETLANDS:** NO WETLANDS ARE KNOWN TO EXIST AT THE SITE.
 - FLOOD:** THE SUBJECT PROPERTY IS NOT IN A FLOOD ZONE.
 - TIDELANDS:** UNCLAIMED
 - HORIZONTAL DATUM:** THE BEARINGS AND DISTANCES SHOWN HEREON REFERENCE THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (N.J.P.C.S.) NORTH AMERICAN DATUM OF 1983 (NAD 83).
 - VERTICAL DATUM:** THE ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
 - UTILITIES:** LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY. THE LOCATION AND EXTENT OF UNDERGROUND VAULTS AND TANKS HAVE NOT BEEN VERIFIED BY THE SURVEYOR.
 - STATE CERTIFICATION:** TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS PERFORMED 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.
 - ERROR OF CLOSURE:** THE ERROR OF CLOSURE HAS BEEN CALCULATED TO BE 1: 1,825,975.00.
 - PARKING:** THE TOTAL NUMBER OF EXISTING STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS AS FOLLOWS: 74 SPACES



LEGEND

EXISTING	BOUNDARY LINE
[Symbol]	BOUNDARY LINE
[Symbol]	CONTOUR LINE
[Symbol]	SPOT ELEVATION
[Symbol]	BUILDING
[Symbol]	WALL
[Symbol]	GAS
[Symbol]	WATER
[Symbol]	INLET
[Symbol]	STORM
[Symbol]	SANITARY MAIN
[Symbol]	OVERHEAD WIRE
[Symbol]	ELECTRIC
[Symbol]	TELEPHONE
[Symbol]	UTILITY POLE
[Symbol]	HYDRANT
[Symbol]	SIGN POST
[Symbol]	FENCE
[Symbol]	LIGHT FIXTURE
[Symbol]	TEST PIT LOCATION
[Symbol]	GRADE FLOW ARROW
[Symbol]	SWALE CENTER LINE

RECORD DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE JERSEY CITY, IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SUMMIT AVENUE, WHICH POINT IS DISTANT 108.08 FEET SOUTHWESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHWESTERLY LINE OF SUMMIT WHICH POINT OF BEGINNING IS ON THE SOUTHWESTERLY SIDE OF TONNELLE HOMESTEAD PROPERTY, AS SHOWN ON A MAP ENTITLED "MAP OF PROPERTY FORMERLY THE TONNELLE HOMESTEAD HUDSON CITY, NEW JERSEY BELONGING TO ROBERT C. BACOT" FILED IN THE HUDSON COUNTY REGISTER'S OFFICE ON MAY 13, 1864 AS MAP NUMBER 544, AND FROM THENCE RUNNING:

- (1) NORTH 37 DEGREES 50 MINUTES WEST, AND ALONG THE SOUTHWESTERLY LINE OF LAND KNOWN AS TONNELLE HOMESTEAD PROPERTY, 263.43 FEET TO A POINT, THENCE SOUTH 100.00 FEET SOUTHWESTERLY AT RIGHT ANGLES FROM THE SOUTHERLY SIDE OF MAGNOLIA AVENUE, AND IS THE SOUTHEASTERLY CORNER OF LOT 12, AS SHOWN ON AFOREMENTIONED MAP NUMBER 544; THENCE
- (2) SOUTH 52 DEGREES 10 MINUTES WEST, AND IN CONTINUATION OF SAID EASTERLY LINE OF LOT 12, AS SHOWN ON SAID MAP, 81.05 FEET, PER DEED, 79.25 FEET, AS MEASURED, TO A POINT; THENCE
- (3) SOUTH 2 DEGREES 32 MINUTES WEST, AND ALONG THE EASTERLY LINE OF LAND HERETOFORE CONVEYED BY ANN VAN WINKLE ET AL. TO THE UNITED NEW JERSEY RAILROAD CANAL COMPANY, BY DEED DATED OCTOBER 18, 1878, AND RECORDED NOVEMBER 16, 1878, IN BOOK 328 OF DEEDS, PAGE 511, 54.83 FEET, PER DEED, 55.47 FEET, MEASURED TO A POINT; THENCE
- (4) SOUTH 19 DEGREES 48 MINUTES 39 SECONDS EAST, AND ALONG THE LINE OF PROPERTY OF THE PENNSYLVANIA RAILROAD COMPANY, 152.10 FEET TO THE NORTHWESTERLY LINE OF SUMMIT AVENUE, AS WIDENED; THENCE
- (5) NORTH 77 DEGREES 25 MINUTES 15 SECONDS EAST, AND ALONG THE NORTHWESTERLY LINE OF SUMMIT AVENUE, AS WIDENED, 180.69 FEET PER DEED, 179.38 FEET, AS MEASURED, TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING KNOWN AS TAX LOT 18 IN TAX BLOCK 9501 ON THE OFFICIAL TAX MAP OF THE JERSEY CITY, HUDSON COUNTY, STATE OF NJ.

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATE IN BOROUGH OF THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, BEING KNOWN AS TAX LOT 18, BLOCK 9501 AS SHOWN ON THE TAX MAP #95 OF THE CITY OF JERSEY CITY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SUMMIT AVENUE (R.O.W. WIDTH VARIES), SAID POINT BEING DISTANT 108.08 FEET WEST FROM THE INTERSECTION FORMED BY SAID WESTERLY LINE OF SUMMIT AVENUE AND THE SOUTHERLY RIGHT OF WAY LINE OF MAGNOLIA AVENUE (70' R.O.W.); THENCE FROM SAID BEGINNING POINT,

1. ALONG THE SAID WESTERLY LINE OF SUMMIT AVENUE, SOUTH 35 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 181.61 FEET TO A POINT; THENCE
2. NORTH 83 DEGREES 00 MINUTES 59 SECONDS WEST, A DISTANCE OF 149.48 FEET TO A POINT; THENCE
3. NORTH 40 DEGREES 16 MINUTES 33 SECONDS WEST, A DISTANCE OF 54.85 FEET TO A POINT; THENCE
4. NORTH 09 DEGREES 05 MINUTES 51 SECONDS EAST, A DISTANCE OF 81.04 FEET TO A POINT; THENCE
5. SOUTH 81 DEGREES 02 MINUTES 09 SECONDS EAST, A DISTANCE OF 263.41 FEET TO THE TRUE POINT AND PLACE OF BEGINNING.

CONTAINING 30,515 SQUARE FEET OR 0.700 ACRES.

THIS DESCRIPTION WAS WRITTEN IN ACCORDANCE WITH A SURVEY PERFORMED BY INSITE SURVEYING, LLC, DATED MARCH 1, 2021.

TITLE COMMITMENT NO. W01716
SCHEDULE B - SECTION (I) EXCEPTIONS

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

NOTE: NOT ALL THE SCHEDULE B - SECTION (I) ITEMS AND NOTES ARE SHOWN. THOSE EXCEPTIONS NOT LISTED BELOW WERE DEEMED TO NOT AFFECT THE SUBJECT PROPERTIES.

1. NOTWITHSTANDING ANY PROVISION OF THE POLICY TO THE CONTRARY, ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
2. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET.
3. RIGHTS OR CLAIMS OR INTEREST OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORD.
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.
5. ANY LIENS OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
6. SUBJECT TO ADDED OR OMITTED ASSESSMENTS PURSUANT TO N.J.S.A. 54-4-63.1 ET SEQ.
7. SUBSURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY AN INSTRUMENT OF RECORD. (SEE POLICY ONLY).

SUBJECT PROPERTY SNOW COVERED AT TIME OF FIELDWORK.

ALTA/NSPS LAND TITLE SURVEY
OF
LOT 18, BLOCK 9501
501 SUMMIT AVENUE

SITUATED IN:
**CITY OF JERSEY CITY
HUDSON COUNTY
NEW JERSEY**



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

UTILITY	STATUS
ELECTRIC	RED
GAS/COIL	YELLOW
COMMUNICATION, TV, CABLE	BLUE
WATER	GREEN
SEWER	MAGENTA
TEMP SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE Surveying

InSite Surveying, LLC
CERTIFICATE OF AUTHORIZATION:
24GA28290100
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH) 732-531-7344 (FAX)
InSite@insitesurveying.net
www.InSiteSurveying.net

REVISIONS

Rev. #	Date	Comment
1	7/16/21	CERTIFICATIONS
0	3/1/21	INITIAL RELEASE

SCALE: 1"=20'
DATE: 3/1/21
JOB #: 21-S714-01

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, COMPLY ESTABLISHED AND NOTICED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6a, 8, 9 & 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 3/1/21.

CERTIFIED TO:
PATRISSE LLC
CHICAGO TITLE INSURANCE COMPANY
WATERPONT TITLE AGENCY, LLC
BARBARA OF STACK, ESQ.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR, IT IS NOT AN ORIGINAL AND MAY BE A REPRODUCTION.

JUSAW. HEDGES, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. GS43362