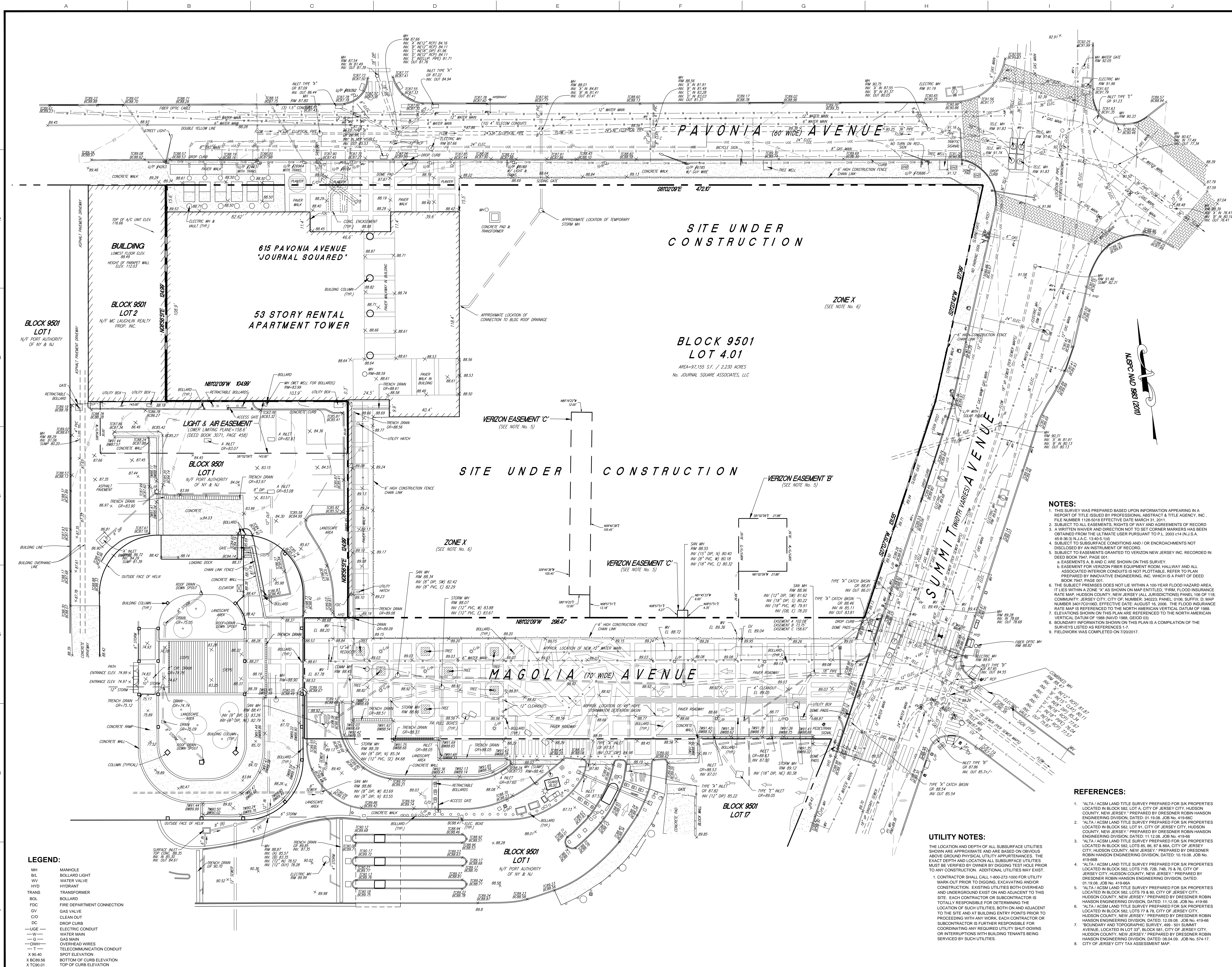


1 EVERTRUST PLAZA, SUITE 901
JERSEY CITY, NJ 07302
TEL: 201.217.9200
FAX: 201.217.9607

55 LANE ROAD, SUITE 220
FAIRFIELD, NJ 07004
TEL: 973.696.2600
FAX: 973.696.1362

603 MATTHEW AVENUE, SUITE 316
ASBURY PARK, NJ 07712
TEL: 732.988.7020
FAX: 732.988.7032

CHERRY TREE CORPORATE CENTER
535 ROUTE 38 EAST, SUITE 208
CHERRY HILL, NJ 08002
TEL: 856.488.6200
FAX: 856.488.4302



- NOTES:**
1. THIS SURVEY WAS PREPARED BASED UPON INFORMATION APPEARING IN A REPORT OF TITLE ISSUED BY PROFESSIONAL ABSTRACT & TITLE AGENCY, INC. FILE NUMBER 1188-018 EFFECTIVE DATE MARCH 31, 2011.
 2. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD.
 3. A WRITTEN WAIVER AND DECLARATION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003-414 U.S.A.
 4. 458-3833 N.J.A.C. 13-45-5 (10)
 5. SUBJECT TO SUBSURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY AN INSTRUMENT OF RECORD.
 6. SUBJECT TO EASEMENTS GRANTED TO VERIZON NEW JERSEY INC. RECORDED IN DEED BOOK 7847, PAGE 001.
 7. EASEMENTS A, B AND C ARE SHOWN ON THIS SURVEY.
 8. EASEMENT FOR VERIZON FIBER EQUIPMENT ROOM, HALLWAY AND ALL ASSOCIATED INTERIOR CONDUITS IS NOT PLOTTABLE, REFER TO PLAN PREPARED BY INNOVATIVE ENGINEERING, INC. WHICH IS A PART OF DEED BOOK 7847, PAGE 001.
 9. THE SUBJECT PREMISES DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA.
 10. LIES WITHIN A ZONE "X" AS SHOWN ON MAP ENTITLED, "FIRM FLOOD INSURANCE RATE MAP, HUDSON COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 106 OF 118, COMMUNITY, JERSEY CITY, CITY OF NUMBER, 340223, PANEL, D16, SUFFIX, D, MAP NUMBER, 3402230100, EFFECTIVE DATE, AUGUST 16, 2006. THE FLOOD INSURANCE RATE MAP IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 11. ELEVATIONS SHOWN ON THIS PLAN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988, GEOID 03).
 12. BOUNDARY INFORMATION SHOWN ON THIS PLAN IS A COMPILATION OF THE SURVEYS LISTED AS REFERENCES 1-7.
 13. FIELDWORK WAS COMPLETED ON 7/20/2017.

REFERENCES:

1. "ALTA" ACSM LAND TITLE SURVEY PREPARED FOR SIX PROPERTIES LOCATED IN BLOCK 582, LOT 4, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, PREPARED BY DRESDNER ROBIN HANSON ENGINEERING DIVISION, DATED: 01.19.08, JOB NO. 419-660.
2. "ALTA" ACSM LAND TITLE SURVEY PREPARED FOR SIX PROPERTIES LOCATED IN BLOCK 582, LOT 6, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, PREPARED BY DRESDNER ROBIN HANSON ENGINEERING DIVISION, DATED: 11.12.08, JOB NO. 419-668.
3. "ALTA" ACSM LAND TITLE SURVEY PREPARED FOR SIX PROPERTIES LOCATED IN BLOCK 582, LOTS 85, 86, 87 & 88A, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, PREPARED BY DRESDNER ROBIN HANSON ENGINEERING DIVISION, DATED: 10.19.08, JOB NO. 419-668.
4. "ALTA" ACSM LAND TITLE SURVEY PREPARED FOR SIX PROPERTIES LOCATED IN BLOCK 582, LOTS 718, 728, 748, 75 & 76, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, PREPARED BY DRESDNER ROBIN HANSON ENGINEERING DIVISION, DATED: 11.12.08, JOB NO. 419-668.
5. "ALTA" ACSM LAND TITLE SURVEY PREPARED FOR SIX PROPERTIES LOCATED IN BLOCK 582, LOTS 718 & 78, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, PREPARED BY DRESDNER ROBIN HANSON ENGINEERING DIVISION, DATED: 10.19.08, JOB NO. 419-668.
6. "ALTA" ACSM LAND TITLE SURVEY PREPARED FOR SIX PROPERTIES LOCATED IN BLOCK 582, LOTS 718 & 78, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, PREPARED BY DRESDNER ROBIN HANSON ENGINEERING DIVISION, DATED: 10.19.08, JOB NO. 419-668.
7. "BOUNDARY AND TOPOGRAPHIC SURVEY, 499 - 501 SUMMIT AVENUE, LOCATED IN LOT 33, BLOCK 581, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, PREPARED BY DRESDNER ROBIN HANSON ENGINEERING DIVISION, DATED: 08.04.09, JOB NO. 574-17.
8. CITY OF JERSEY CITY TAX ASSESSMENT MAP.

UTILITY NOTES:

THE LOCATION AND DEPTH OF ALL SUBSURFACE UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPROPRIANCES. THE EXACT DEPTH AND LOCATION ALL SUBSURFACE UTILITIES MUST BE VERIFIED BY OWNER BY DIGGING TEST HOLE PRIOR TO ANY CONSTRUCTION. ADDITIONAL UTILITIES MAY EXIST.

1. 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.

- LEGEND:**
- MH MANHOLE
 - BOLLARD LIGHT
 - WV WATER VALVE
 - HYD
 - TRANS TRANSFORMER
 - BOL BOLLARD
 - PCD FIRE DEPARTMENT CONNECTION
 - GV GAS VALVE
 - C/O CLEAN OUT
 - DC DROP CURB
 - ELECTRIC CONDUIT
 - W WATER MAIN
 - G GAS MAIN
 - OWH OVERHEAD WIRES
 - TELECOMMUNICATION CONDUIT
 - SPOT ELEVATION
 - BOTTOM OF CURB ELEVATION
 - TOP OF CURB ELEVATION

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1			

OWNER / APPLICANT:
JOURNAL SQUARE II
URBAN RENEWAL, LLC
520 US HWY 22, BRIDGEWATER, NJ, 08807

BOUNDARY & TOPOGRAPHIC SURVEY

JOURNAL SQUARED

LOCATION:
615 PAVONIA AVENUE
LOT 4.01, BLOCK 9501
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY

GREG S. GLOOR
PROFESSIONAL SURVEYOR
NJ LICENSE NUMBER 24G503718900

SCALE:
20 10 0
SCALE: 1"=20'

DRAWN BY: TLR
CHECKED BY: SSG
DATE: 08-24-2017
JOB NO: 10320-002
SHEET 01 OF 01