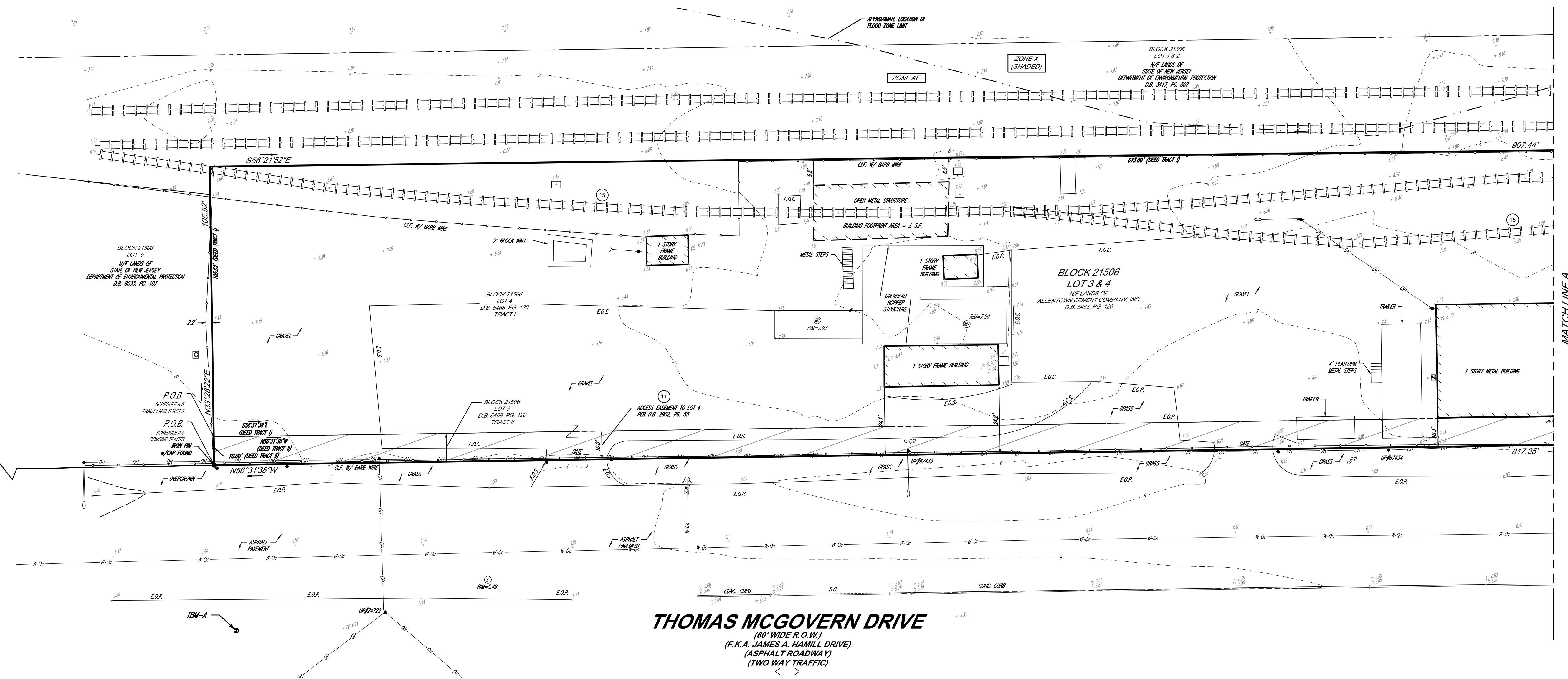
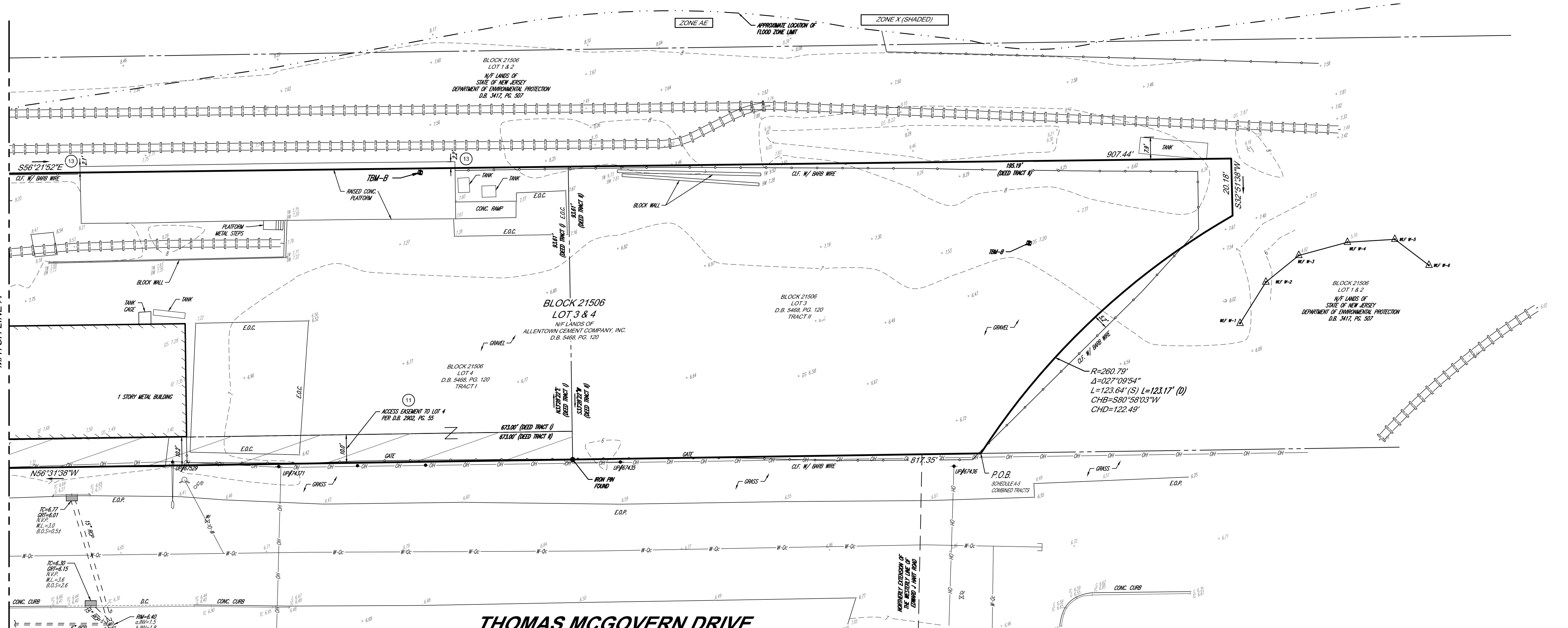


VICINITY MAP
© 2008 DeLorme, Street Atlas USA
(NOT TO SCALE)

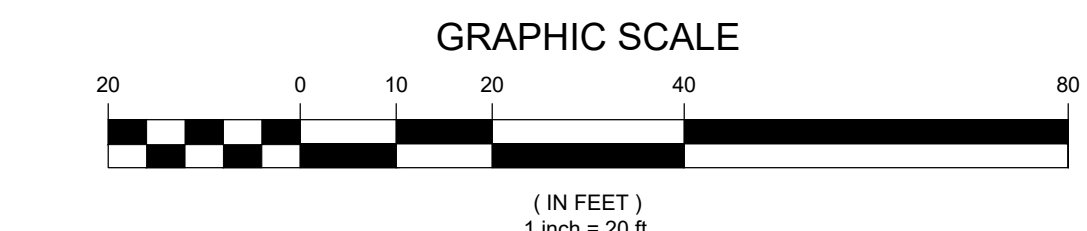


THOMAS MCGOVERN DRIVE
(80' WIDE R.O.W.)
(F.K.A. JAMES A. HAMILL DRIVE)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



THOMAS MCGOVERN DRIVE
(80' WIDE R.O.W.)
(F.K.A. JAMES A. HAMILL DRIVE)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

EDWARD J. HART ROAD
(80' WIDE R.O.W.)
(ASPHALT ROADWAY)



LEGEND	
---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
---	EXIST. TOP OF CURB ELEVATION
---	EXIST. GUTTER ELEVATION
---	EXIST. TOP OF WALL ELEVATION
---	EXIST. BOTTOM OF WALL ELEVATION
---	EXIST. FINISHED FLOOR ELEVATION
---	EXIST. DOOR SILL ELEVATION
---	RIM NAVD 88 (BOROUGH SEWER DATUM)
---	INV. NAVD 88 (BOROUGH SEWER DATUM)
---	OVERHEAD WIRES
---	APPROX. LOC. UNDERGROUND WATER LINE
---	CATCH BASIN OR INLET
---	CHAIN LINK FENCE
---	DEPRESSED CURB
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	CLEAN OUT
---	UNKNOWN VALVE
---	WATER VALVE
---	UNKNOWN MANHOLE
---	ELECTRIC MANHOLE
---	UTILITY POLE
---	UTILITY POLE/LIGHT POLES/PANEL
---	SIGN
---	BOLLARD
---	NO VISIBLE PIPE
---	BOTTOM OF STRUCTURE
---	DEED DESIGNATION
---	LINE BREAK
---	AREA OF ACCESS EASEMENT PER B. 2902, PG. 55

SCHEDULE A-5
LEGAL DESCRIPTION
ISSUING OFFICE FILE NO. 20-062916

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE JERSEY CITY, IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT ONE:
BEGINNING AT A POINT DISTANT 438.73 FEET ON A BEARING OF SOUTH 62 DEGREES 50 MINUTES 39 SECONDS EAST, FROM A STONE MONUMENT MARKING THE MOST NORTHERLY CORNER OF A TRACT OF LAND DESIGNATED AS SO. 22 J CENTER IN BLOCK NO. 2154 ON THE OFFICIAL TAX ASSESSMENT MAPS, AS NOW IN USE, SAID POINT BEING ALSO DISTANT 50.00 FEET ON A BEARING OF NORTH 33 DEGREES 42 MINUTES EAST FROM A POINT IN THE NORTHEASTERNLY LINE OF SAID SO. 22 J CENTER IN BLOCK NO. 2154 AND DESIGNATED AS AFORSAD, SAID LAST MENTIONED POINT BEING 438.78 FEET ON A BEARING SOUTH 58 DEGREES 18 MINUTES EAST FROM THE ABOVE MENTIONED STONE MONUMENT, THENCE:

- NORTH 33 DEGREES 42 MINUTES EAST THROUGH LANDS OF THE CENTRAL RAILROAD COMPANY OF NEW JERSEY A DISTANCE OF 95.52 FEET TO A POINT, THENCE;
- SOUTH 56 DEGREES 8 MINUTES 14 SECONDS EAST, STILL THROUGH THE LANDS OF SAID RAILROAD COMPANY A DISTANCE OF 673.00 FEET TO A POINT, THENCE;
- SOUTH 33 DEGREES 42 MINUTES WEST, STILL THROUGH THE LANDS OF SAID RAILROAD COMPANY, A DISTANCE OF 103.61 FEET TO A POINT DISTANT 50.00 FEET ON A BEARING OF NORTH 33 DEGREES 42 MINUTES EAST FROM THE AFORESAID NORTHEASTERNLY LINE OF SAID SO. 22 J CENTER, THENCE;
- NORTH 56 DEGREES 18 MINUTES WEST, STILL THROUGH LANDS OF SAID RAILROAD COMPANY PARALLEL TO AND DISTANT 50.00 FEET A RIGHT ANGLE FROM THE AFORESAID NORTHEASTERNLY LINE OF SAID SO. 22 J CENTER A DISTANCE OF 673.00 FEET TO THE BEGINNING POINT.

TRACT TWO:
BEGINNING AT A POINT BEING THE SAME BEGINNING POINT DESCRIBED ABOVE AND RUNNING, THENCE:

- SOUTH 56 DEGREES 18 MINUTES EAST, ALONG THE FOURTH COURSE REVERSED OF THE ABOVE MENTIONED TRACT OF LAND A DISTANCE OF 673.00 FEET TO A POINT, THENCE;
- NORTH 33 DEGREES 42 MINUTES EAST ALONG THE THIRD COURSE REVERSED OF THE ABOVE MENTIONED TRACT OF LAND A DISTANCE OF 93.61 FEET TO A POINT, THENCE;
- SOUTH 56 DEGREES 8 MINUTES 14 SECONDS EAST, THROUGH LANDS OF SAID RAILROAD COMPANY A DISTANCE OF 254.44 FEET TO A POINT, THENCE;
- SOUTH 33 DEGREES 42 MINUTES WEST, STILL THROUGH LANDS OF SAID RAILROAD COMPANY A DISTANCE OF 20.18 FEET TO A POINT DISTANT 100.00 FEET MEASURED NORTHERLY AND RADially FROM THE CENTER LINE OF THE EXISTING SIDETRACK CROSSING JAMES A. HAMILL DRIVE, THENCE;
- SOUTHWESTERLY STILL THROUGH LANDS OF SAID RAILROAD COMPANY CONCENTRIC TO AND DISTANT 10.00 FEET MEASURED AND RADially FROM SAID CENTER LINE OF SAID EXISTING SIDETRACK CROSSING JAMES A. HAMILL DRIVE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 260.79 FEET TO AN ARC DISTANCE OF 123.17 FEET TO A POINT IN THE NORTHERLY SIDE LINE OF JAMES A. HAMILL DRIVE, THENCE;
- NORTH 56 DEGREES 18 MINUTES WEST, ALONG SAID NORTHERLY SIDE LINE OF JAMES A. HAMILL DRIVE A DISTANCE OF 817.35 FEET TO A POINT, THENCE;
- NORTH 33 DEGREES 42 MINUTES EAST, A DISTANCE OF 10.00 FEET TO THE BEGINNING POINT.

THE ABOVE PROPERTY MAY ALSO BE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF THOMAS MCGOVERN DRIVE (FORMERLY JAMES A. HAMILL DRIVE), (80.00 FEET WIDE), SAID POINT BEING LOCATED 20.79 FEET EASTERLY FROM THE INTERSECTION FORMED BY THE NORTHERLY RIGHT OF WAY LINE OF THOMAS MCGOVERN DRIVE AND THE WESTERLY RIGHT OF WAY LINE OF EDWARD J. HART ROAD AS IT WOULD BE EXTENDED IN THE NORTHERLY DIRECTION AND RUNNING, THENCE:

- NORTH 56 DEGREES 18 MINUTES WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THOMAS MCGOVERN DRIVE FOR A DISTANCE OF 817.35 FEET TO A POINT WHICH IS LOCATED 438.78 FEET EASTERLY FROM PHILLIPS STREET AND 40.00 FEET NORTHERLY FROM LINE OF FORMERLY SOUTH PART OF 22 J CENTER, THENCE;
- NORTH 33 DEGREES 42 MINUTES EAST, FOR A DISTANCE OF 105.52 FEET TO A POINT, THENCE;
- SOUTH 56 DEGREES 8 MINUTES 14 SECONDS EAST, FOR A DISTANCE OF 907.44 FEET TO A POINT, THENCE;
- SOUTH 33 DEGREES 42 MINUTES WEST, FOR A DISTANCE OF 20.18 FEET TO A POINT ON A CURVE, THENCE;
- ALONG A CURVE DRIVING TO THE LEFT WITH A RADIUS OF 260.79 FEET FOR AN ARC LENGTH OF 123.17 FEET TO THE POINT AND PLACE OF BEGINNING HEREIN DESCRIBED.

FOR INFORMATIONAL PURPOSES ONLY, ALSO BEING KNOWN AS TAX LOTS 3 & 4 IN TAX BLOCK 21506 ON THE OFFICIAL TAX MAP OF THE JERSEY CITY, HUDSON COUNTY, STATE OF NJ



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS OR SURVEYORS PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

- NOTES:
- PROPERTY KNOWN AS LOT 3 & 4, BLOCK 21506, AS SHOWN ON THE OFFICIAL TAX MAP OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY.
 - AREA = 90,267 S.F. OR 2.072 AC.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON 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 ASBUILT PLANS AND UTILITY MARK-OUT 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 COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
 - QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY, NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING, INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING, INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY PRESTIGE TITLE AGENCY, INC. AS AN AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, FILE NO. 20002164B-04-MVC, WITH AN COMMENT DATE OF 11/20/2020, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
 - (1) EASEMENTS, TERMS, RESERVATIONS AND CONDITIONS AS CONTAINED IN DEED BOOK 2902 PAGE 555, SHOWN HEREON.
 - (2) EASEMENTS AS REFERENCED IN BOOK 2968 PAGE 605, BLANKET IN NATURE, TRACT II, POLES, WIRES, PIPE LINES AND DRAINAGE FACILITIES SHOWN.
 - (3) ENCROACHMENT AS REFERENCED IN BOOK 3459 PAGE 608, REPEATED IN BOOK 3935 PAGE 310, LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT, POSSIBLE LOCATION SHOWN.
 - (4) RIGHTS OF WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES AND OTHER EASEMENTS, IF ANY, ON AND ACROSS THE LAND, SHOWN.
 - (5) TERMS, CONDITIONS AND LIMITATIONS AS CONTAINED IN THE RIPARIAN GRANT FROM THE STATE OF NEW JERSEY RECORDED IN DEED BOOK B, PAGE 175 (STATUTE) BLANKET IN NATURE, SURVEYED PROPERTY IS A PORTION LANDS CONTAINED IN GRANT.
 - EXISTING FIRM BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE (AE), PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE WRS NETWORK (KEYSTONE GPS). TEMPORARY BENCH MARK SET: TBM-4: MAG NAIL IN ASPHALT ELEVATION= 6.19' TBM-5: MAG NAIL IN ASPHALT ELEVATION= 11.81'

- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 45:8-36) AND N.J.A.C. 13:40-5.1 (g).

- REFERENCES:
- THE OFFICIAL TAX ASSESSOR'S MAP OF THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, SHEET #215.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, HUDSON COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 108 OF 118", MAP NUMBER 3401C0108D, EFFECTIVE DATE: AUGUST 16, 2006.
 - MAP ENTITLED "MAP OF PROPERTY, LOTS 3 & 4, BLOCK 2154, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY" PREPARED BY MACZEL ENGINEERING DATED, NOVEMBER 11, 2001.

TABLE OF SIGNIFICANT OBSERVATIONS

A	RAISED PLATFORM EXTENDING FROM SURVEYED PROPERTY ONTO PROPERTY ADJACENT TO THE NORTHEAST
B	TANK PLATFORM EXTENDING FROM SURVEYED PROPERTY ONTO PROPERTY ADJACENT TO THE NORTHEAST
C	CHAIN LINK FENCE EXTENDING FROM SURVEYED PROPERTY ONTO PROPERTY ADJACENT TO THE NORTHWEST
D	CHAIN LINK FENCE EXTENDING FROM SURVEYED PROPERTY ONTO PROPERTY ADJACENT TO THE SOUTH

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

THIS SURVEY IS CERTIFIED TO:
TULBRA REAL ESTATE
PRESTIGE TITLE AGENCY, INC.
WESTCOR LAND TITLE INSURANCE COMPANY

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
1	SHOW ACCESS EASEMENT		M.J.B.	J.D.S.	04-07-2021

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 5, 6, 9, 11, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12-29-2020.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL.

JAMES D. SENS
NEW JERSEY PROFESSIONAL LAND SURVEYOR #2408432200
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24027938000

DATE: 04-07-2021

ALTA/NSPS LAND TITLE SURVEY
BLOCK 21506, LOT 3 & 4
300 THOMAS MCGOVERN DRIVE
CITY OF JERSEY CITY, HUDSON COUNTY
STATE OF NEW JERSEY

FIELD DATE: 12-29-2020
FIELD BOOK NO: 20-31
FIELD BOOK PG: 121
FIELD CREW: S.B./C.S.
DRAWN: A.A.B.
REVIEWED: K.V.G.
APPROVED: J.D.S.
DATE: 01-06-2021
SCALE: 1"=20'
FILE NO: 01-200352-00
DWG NO: 1 OF 1

CONTROL POINT ASSOCIATES, INC.
301 HUNTERS LANE SUITE 100
WALKEREN, NJ 07095
WWW.CONTROLPOINTASSOCIATES.COM

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