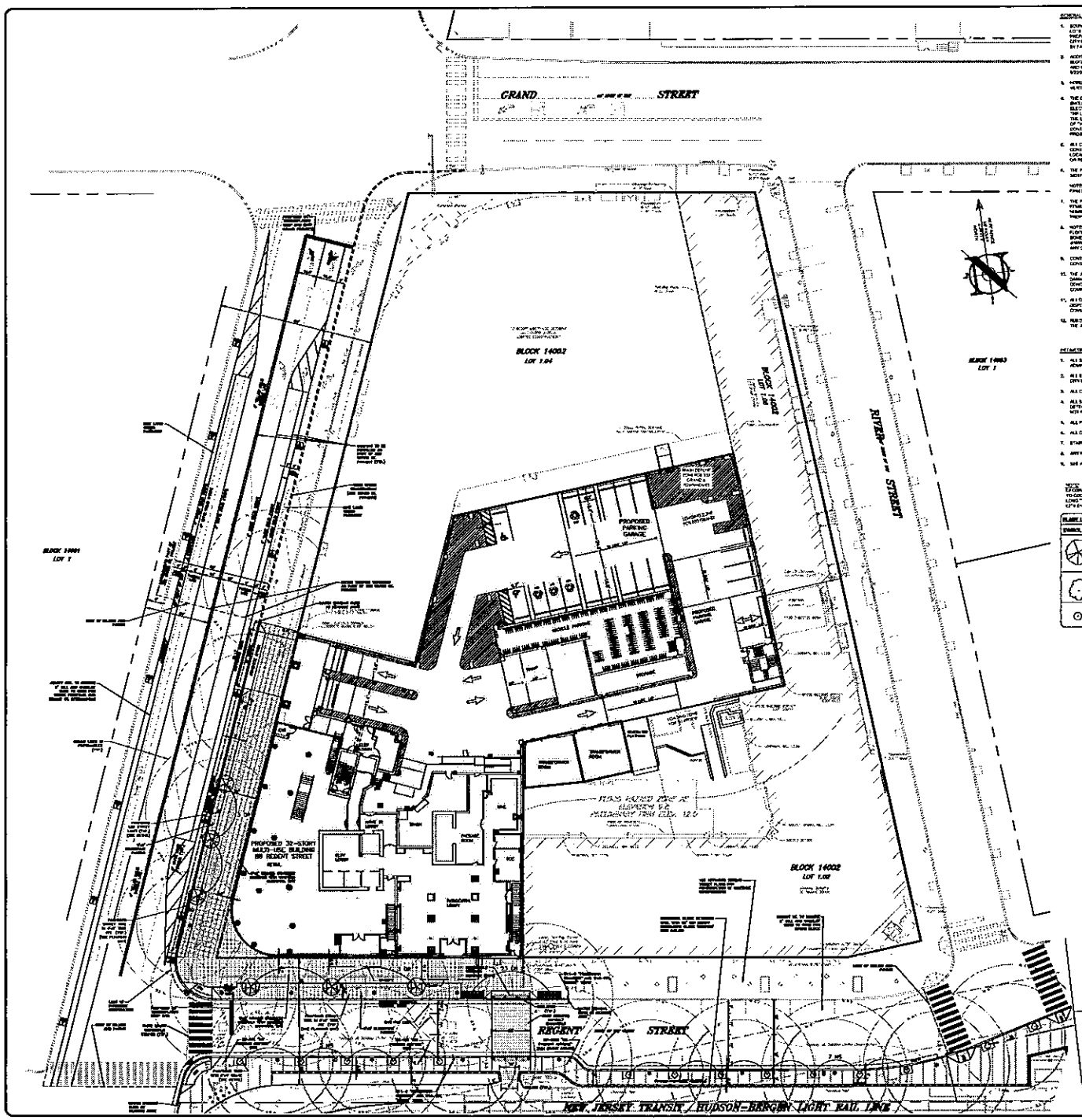
EXHIBIT D



GENERAL NOTES

1. BOUNDARY SURVEY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF LOT 1.04 AND LOT 1.06, CITY BLOCK 14002, LINE RTY HARBOR NORTH, CITY OF JERSEY CITY, COUNTY OF HUDSON, STATE OF NEW JERSEY" PREPARED BY PAULUS SKREDNIK INC. DATED 8/8/05, LAST REVISED 8/12/15, AND A MAP ENTITLED "MINOR SUBDIVISION OF LOTS 1.04 AND 1.06, CITY BLOCK 14002, LINE RTY HARBOR NORTH, TAX MAP OF THE CITY OF JERSEY CITY HARBOR COUNTY, STATE OF NEW JERSEY" PREPARED BY HANSER GROUP, INC. DATED 08/10/15.
2. ADDITIONAL TOPOGRAPHIC AND UTILITY INFORMATION SHOWN HEREON BASED ON A MAP ENTITLED "LINE RTY HARBOR NORTH PHASE 3 - BLOCK 14.04, LOT 1, BLOCK 14.02 LOT 1 AND BLOCK 14.01 IN LOTS 1-7, 9 BLOCK 14001, LOT 1 - PRELIMINARY SITE PLANS AND MINOR SUBDIVISION PLAN, JERSEY CITY, HUDSON COUNTY, NJ." PREPARED BY PAULUS SKREDNIK AND BAKER, LLC, DATED 9/23/07.
3. HORIZONTAL DATUM - BASED ON MAP RTY HARBOR NORTH, NAD 83 LIMITED ACCURACY.
   VERTICAL DATUM - N.G.V.D. 1929 BASED ON MAP REFERENCED ABOVE (NAD 83 LIMITED ACCURACY).
4. THE CONTRACTOR IS REPORTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND HYDRANTS, GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) HAVE BEEN ENDEAVORED INTO AND ADJACENT TO THE LIMITS OF THE WORK AND SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE OWNER AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND ELEVATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES ENCOUNTERED PRIOR TO COMPLETION OF THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, IF ANY CONDITIONS EXISTS THAT MAY AFFECT THE PROJECT DESIGN.
5. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL (1-800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES PROTECTION ACT LAW PRIOR TO ANY SUBSURFACE WORK. ALL CONSTRUCTION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND SHALL ABIDE BY ALL CURRENT OSHA STANDARDS OR THE ESTABLISHED SAFE CONSTRUCTION PRACTICES IN WHAT THE DIRECTION OF THE CONTRACTOR.
6. THE PROJECT IS WITHIN THE ZONE "A" SHADED UNDER FLOOD INSURANCE RATE MAP, CITY OF JERSEY CITY, COMMUNITY PANEL NUMBER 0 NOT REVISED, DATED AUGUST 16, 2006. THE 100 YEAR FLOOD ELEVATION IS 9 (NAVD88).
   NOTE: THE SITE IS LOCATED IN THE FEMA RARE FLOODPLAIN WATERFRONT AREA. ELEVATION FEMA (NAVD 88) AS SHOWN ON FEMA FIRM (NAVD88) FINAL FLOOD ELEVATION MAP, COMMUNITY PANEL NUMBER 0 DATED JANUARY 20, 2017.
7. THE PROPERTY LIES ENTIRELY WITHIN THE "ZONE X (UNSHADED) AREA OF 0.2 HAZARD AREA OF 0.2 HAZARD AREAS, THE DATA IS BASED ON A DEFINED FEMA FIRM MAP (FINAL ZONE OF INSURANCE RATE MAP) FLOOD INSURANCE RATE MAP, CITY OF JERSEY CITY, COMMUNITY PANEL NUMBER 0 DATED JANUARY 20, 2017. THE 100 YEAR FLOOD ELEVATION IS 9 (NAVD88). THE PROPERTY IS NOT LOCATED IN A FLOODWAY OR IN A RIPARIAN ZONE.
8. NOTE: THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OF THESE LOTS OF RIPARIAN AREA, CERTAIN ALTERATIONS IN FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED OR THE SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. SCHEDULE A REGULATION, ANALYSIS OR CONTACT THE DEPARTMENT AND USE REGULATION MAPS FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION OR SITE.
9. CONTRACTOR TO NOTIFY THE JERSEY CITY ENGINEER'S OFFICE IN WRITING AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. THE JERSEY CITY DIVISION OF ENGINEERING RESERVES THE RIGHT TO INSPECT THE SITE AND IMPOSE ADDITIONAL REPAIRS IF ANY DAMAGES ARE NOTED. THE CITY RIGHT OF WAY, PAVEMENT, INFRASTRUCTURE MUST BE APPROVED BY THE BOARD OF PROFESSIONAL CONCRETE, ASPHALT, AND CURBING MUST BE RECONSTRUCTED WHERE FOUND TO BE IN POOR CONDITIONS. ALL IMPROVEMENTS MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF JERSEY CITY, DIVISION OF ENGINEERING CONSTRUCTION GUIDELINE.
11. ALL CONSTRUCTION MATERIAL AND DEBRIS AND ALL ITEMS REMOVED FROM THE PROPERTY AND THE RIGHT OF WAY PUBLIC AREAS SHALL BE DISPOSED OUTSIDE THE CITY LIMITS OF JERSEY CITY IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY'S ENVIRONMENTAL COMMISSION AND IN ACCORDANCE WITH REGULATIONS AND LAWS OF THE STATE.
12. REFERRING TO COMPLY WITH JERSEY CITY REQUIREMENTS FOR TRASH, RECYCLING AND BULK WASTE WHICH SHALL BE COORDINATED WITH THE JERSEY CITY DIVISION OF PUBLIC WORKS, DIVISION OF SANITATION.

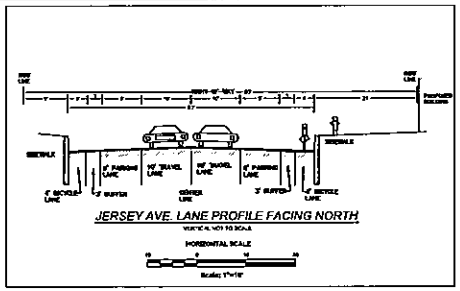
INTERSECTION, SIGNAGE & PAVEMENT NOTES

1. ALL SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS" LATEST EDITION.
2. ALL STOP BARS SHALL BE 24" WIDE WHITE THERMOPLASTIC STRIPE OR APPROVED EQUIVALENT AS REQUIRED BY HUDSON COUNTY OF JERSEY CITY ENGINEERING DEPT. ON DONE IN ACCORDANCE WITH ...
3. ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL ADA BARRIER FREE DESIGN STANDARDS.
4. ALL SIDEWALK RAMPS MARKED CLEARLY HAVE DETECTABLE WARNING SURFACE INSTALLED IN ACCORDANCE WITH ADA BULLETIN 9. ALL DETECTABLE WARNING STRIPS SHALL BE 36 IN DEPTH IN ACCORDANCE WITH ADA BULLETIN 9. SURFACE MOUNT OR STEEL STRIPS WARNING STRIPS ARE NOT PERMITTED UNLESS NOTED OTHERWISE.
5. ALL PROPOSED CURBING TO BE VERTICAL CONCRETE CURBING.
6. ALL CONNECTIONS WITH EXISTING PAVEMENT, CURBS, SIDEWALKS, ETC. SHALL BE SAWCUT.
7. STARTING RISING MUST BE GREATER THAN 4 AND LESS THAN 7.
8. ANY RETAINING WALLS SHOWN WILL REQUIRE STRUCTURAL DESIGN BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
9. SEE ARCHITECT'S PLANS FOR BUILDING ELEVATIONS AND FLOOR PLANS.

NOTE:
ALTERNATIVE STRIPING SHALL BE TO NJ LED LIGHTS (SEE DETAIL) THAT MEET CURRENT FDA REQUIREMENTS FOR EXISTING DEVELOPERS TO COORDINATE WITH JERSEY CITY TO ESTABLISH STREET LIGHTS PURCHASE CONTRACTS FOR BOTH "BUY DOWN" JERSEY CITY SHALL COORDINATE LONG TERM LEASE WITH PSE&G FOR JERSEY AVE PROTOTYPE LIGHTS. ALL STREET LIGHT INSTALLATIONS SHALL BE COORDINATED WITH THE CITY ENGINEERING DEPARTMENT.

PLANT LIST

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	HEIGHT/SPREAD
	QR	8	Quercus Rubra	English Oak	3-3-1/2", B&B		16'-18'/14'-16'
	MS	12	Pyrus Sylvestris	Mondpyre	3-3 1/2", B&B		10'-12'/14'-16'
	DS	23	Ostmanspatte Bradyphilla	Karpen Feather Reed Grass			



GRAPHIC SCALE
1 inch=20 feet

LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	
LOT LINE	
SIDEWALK LINE	
CURB LINE	
DEPRESSED CURB	
EDGE OF PAVEMENT	
PAINT LINE	
CONCRETE	
FENCE	
GUIDE RAIL	
PARKING COUNT	
BUILDING WALL/BUILDING	
CURB GRADE	
MANHOLE RIM (TYP)	
FIRE SIGN	
EASEMENTS	
INGRESS	
ACCESS	

PROJECT INFORMATION

PROJECT NAME
88 REGENT STREET

PROJECT LOCATION
LINE RTY HARBOR NORTH - BLOCK 14
BLOCK 14.04 & LOTS 1.02 & 1.06
CITY OF JERSEY CITY, HUDSON COUNTY, NJ

OWNER
88 REGENT STREET, LLC
340 NINTH STREET
JERSEY CITY, NJ 07310

DEVELOPER
88 REGENT STREET, LLC
340 NINTH STREET
JERSEY CITY, NJ 07310

APPLICANT'S PROFESSIONALS

ARCHITECT
PERKINS EASTMAN, PERKINS & STEVE ARCHITECTS, P.C.
1525 BELLEVUE AVENUE
HOBOKEN, NJ 07030

SURVEYOR
PARAGON GROUP
311 1ST STREET
SECAUCUS, NJ 07094

SITE ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION 24GA28019300
1010 KINGS HWY SOUTH (14 MILE), NJ 08108
(856) 299-4018 FAX 856-374-8404
info@siteengineering.net www.siteengineering.net

SITE ENGINEER: ERIC S. MAGLIO, P.E.
NJPE LIC. NO. 47827

REVISIONS

No.	Date	Description
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362	11/12/47	PER CITY COMMENTS
363	12/12/47	PER CITY COMMENTS
364	1/12/48	PER CITY COMMENTS
365	2/12/48	PER CITY COMMENTS
366	3/12/48	PER CITY COMMENTS
367	4/12/48	PER CITY COMMENTS
368	5/12/48	PER CITY COMMENTS
369	6/12/48	PER CITY COMMENTS
370	7/12/48	PER CITY COMMENTS
371	8/12/48	PER CITY COMMENTS
372	9/12/48	PER CITY COMMENTS
373	10/12/48	PER CITY COMMENTS
374	11/12/48	PER CITY COMMENTS
375	12/12/48	PER CITY COMMENTS
376	1/12/49	PER CITY COMMENTS
377	2/12/49	PER CITY COMMENTS
378	3/12/49	PER CITY COMMENTS
379	4/12/49	PER CITY COMMENTS
380	5/12/49	PER CITY COMMENTS
381	6/12/49	PER CITY COMMENTS
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383	8/12/49	PER CITY COMMENTS
384	9/12/49	PER CITY COMMENTS
385	10/12/49	PER CITY COMMENTS
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387	12/12/49	PER CITY COMMENTS
388	1/12/50	PER CITY COMMENTS
389	2/12/50	PER CITY COMMENTS
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394	7/12/50	PER CITY COMMENTS
395	8/12/50	PER CITY COMMENTS
396	9/12/50	PER CITY COMMENTS
397	10/12/50	PER CITY COMMENTS
398	11/12/50	PER CITY COMMENTS
399	12/12/50	PER CITY COM