LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND SITUATE, LYING, AND BEING IN THE TOWN OF HARRISON, COUNTY OF HUDSON, AND STATE OF NEW JERSEY. THE LEGAL DESCRIPTION IS:

BEING KNOWN AND DESIGNATED AS LOTS 1.03, 1.04 AND 1.05 ON A CERTAIN MAP ENTITLED, "PRELIMINARY/FINAL MAJOR SUBDIVISION MAP, BLOCK 133, LOT 1.01, THE HUB AT HARRISON STATION" MADE BY MIDATLANTIC ENGINEERING PARTNERS, LLC DATED SEPTEMBER 10, 2015 AND FILED IN THE HUDSON COUNTY REGISTER'S OFFICE ON NOVEMBER 30, 2016 AS MAP NO. 24-16 (INSTRUMENT NO. 2016113010000240).

PARCEL A:

BEGINNING AT A POINT ON THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FRANK E. RODGERS BOULEVARD SOUTH (q/k/a COUNTY ROUTE NO. 697) (80' R.O.W) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ANGELO CIFELLI DRIVE; SAID POINT ALSO BEING SOUTH 03 DEGREES 08 MINUTES 49 SECONDS EAST, A DISTANCE OF 333.15 FEET FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF CONRAIL (q/k/a CONRAIL-TRENTON TO JERSEY CITY, CENTER STREET BRANCH); THENCE

1. ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ANGELO CIFELLI DRIVE, NORTH 86 DEGREES 51 MINUTES 50 SECONDS EAST, A DISTANCE OF 50.79 FEET TO A POINT; THENCE
2. CONTINUING ON THE SAME, NORTH 56 DEGREES 51 MINUTES 50 SECONDS EAST, A DISTANCE OF 74.00 FEET TO A POINT; THENCE
3. STILL ON SAME, NORTH 86 DEGREES 51 MINUTES 50 SECONDS EAST, A DISTANCE OF 379.43 FEET TO A POINT; THENCE
4. SOUTH 48 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF 31.57 FEET TO A POINT; THENCE
5. NORTH 86 DEGREES 51 MINUTES 50 SECONDS EAST, A DISTANCE OF 26.81 FEET TO A POINT AT COMMON CORNER WITH LOT 1.05; THENCE
6. SOUTH 33 DEGREES 28 MINUTES 56 SECONDS EAST, A DISTANCE OF 15.20 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 1.02 BLOCK 133; THENCE
7. CONTINUING ON A DIVISION LINE BETWEEN LOT 1.02 AND LOT 1.03, ON A CURVE BEARING TO THE LEFT, WITH A RADIUS OF 1,783.18 FEET, AN ARC LENGTH OF 125.57 FEET (HAVING A CHORD BEARING OF SOUTH 54 DEGREES 30 MINUTES 01 SECONDS WEST AND A CHORD DISTANCE OF 125.54 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE
8. STILL ON SAME, CURVING TO THE LEFT, WITH A RADIUS OF 2,664.18 FEET WITH AN ARC LENGTH OF 71.52 FEET (HAVING A CHORD BEARING OF SOUTH 51 DEGREES 42 MINUTES 51 SECONDS WEST AND A CHORD DISTANCE OF 71.52 FEET) TO A POINT OF TANGENCY; THENCE
9. SOUTH 50 DEGREES 56 MINUTES 43 SECONDS WEST, A DISTANCE OF 216.21 FEET TO A POINT; THENCE
10. NORTH 39 DEGREES 03 MINUTES 30 SECONDS WEST, A DISTANCE OF 2.54 FEET TO A POINT; THENCE
11. SOUTH 50 DEGREES 56 MINUTES 30 SECONDS WEST, A DISTANCE OF 18.89 FEET TO A POINT; THENCE
12. SOUTH 86 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 98.91 FEET TO A POINT; THENCE
13. NORTH 03 DEGREES 08 MINUTES 49 SECONDS WEST, A DISTANCE OF 22.08 FEET TO A POINT; THENCE
14. SOUTH 86 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 95.76 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED FRANK E. RODGERS BOULEVARD SOUTH; THENCE;
15. CONTINUING ON SAID RIGHT-OF-WAY LINE OF FRANK E. RODGERS BOULEVARD SOUTH, NORTH 03 DEGREES 08 MINUTES 49 SECONDS WEST, A DISTANCE OF 220.64 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATION ONLY: SAID PREMISES ARE KNOWN AS 700 RODGERS BOULEVARD SOUTH, HARRISON, NJ AND DESIGNATED AS BLOCK 133 LOT 1.03 AS SHOWN ON THE TAX MAP OF THE TOWN OF HARRISON, COUNTY OF HUDSON.

PARCEL B:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FRANK E. ROGERS BOULEVARD SOUTH (q/k/a COUNTY ROUTE NO. 697) (80' R.O.W) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CONRAIL (A.K.A. CONRAIL-TRENTON TO JERSEY CITY, CENTER STREET BRANCH); THENCE

1. ON THE SOUTHERLY LINE OF SAID RAILROAD RIGHT-OF-WAY LINE, NORTH 86 DEGREES 51 MINUTES 11 SECONDS EAST, A DISTANCE OF 500.10 FEET TO A POINT ON THE EXTENSION OF THE WESTERLY RIGHT-OF WAY LINE OF SOUTH FIFTH STREET; THENCE
2. ON THE WESTERLY RIGHT-OF WAY LINE OF SOUTH FIFTH STREET, SOUTH 03 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF 223.45 FEET TO A POINT; THENCE
3. ON A COURSE CONNECTING THE WESTERLY RIGHT-OF WAY LINE OF SOUTH FIFTH STREET WITH THE NORTHERLY RIGHT OF WAY LINE OF ANGELO CIFELLI DRIVE, SOUTH 41 DEGREES 51 MINUTES 50 SECONDS WEST, A DISTANCE OF 18.10 FEET TO A POINT; THENCE
4. ON THE NORTHERLY RIGHT-OF-WAY LINE OF ANGELO CIFELLI DRIVE, SOUTH 86 DEGREES 51 MINUTES 50 SECONDS WEST, A DISTANCE OF 366.36 FEET TO A POINT; THENCE
5. CONTINUING ON THE SAME, NORTH 63 DEGREES 08 MINUTES 10 SECONDS WEST, A DISTANCE OF 74.00 FEET TO A POINT; THENCE
6. STILL ON SAME, SOUTH 86 DEGREES 51 MINUTES 50 SECONDS WEST, A DISTANCE OF 56.82 FEET TO A POINT ON THE EASTERLY LINE OF AFOREMENTIONED FRANK E. ROGERS BOULEVARD SOUTH; THENCE
7. ON SAID RIGHT-OF-WAY LINE OF FRANK E. ROGERS BOULEVARD SOUTH, NORTH 03 DEGREES 08 MINUTES 49 SECONDS WEST 199.15 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATION ONLY: SAID PREMISES ARE KNOWN AS 600 RODGERS BOULEVARD SOUTH, HARRISON, NJ AND DESIGNATED AS BLOCK 133 LOT 1.04 AS SHOWN ON THE TAX MAP OF THE TOWN OF HARRISON, COUNTY OF HUDSON.

PARCEL C:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CONRAIL (q/k/a CONRAIL-TRENTON TO JERSEY CITY, CENTER STREET BRANCH), SAID POINT BEING NORTH 86 DEGREES 51 MINUTES 11 SECONDS EAST, A DISTANCE OF 560.10 FEET FROM THE EASTERLY RIGHT-OF-WAY LINE OF FRANK E. ROGERS BOULEVARD SOUTH (A.K.A COUNTY ROUTE NO. 697) (80' R.O.W); THENCE

1. ON THE SOUTHERLY LINE OF SAID RAILROAD RIGHT-OF-WAY LINE, NORTH 86 DEGREES 51 MINUTES 11 SECONDS EAST, A DISTANCE OF 834.90 FEET TO A COMMON CORNER WITH LOT 126, BLOCK 189.02; THENCE
2. ON THE DIVISION LINE BETWEEN BLOCK 133 AND BLOCK 189.02, SOUTH 87 DEGREES 24 MINUTES 49 SECONDS EAST, A DISTANCE OF 115.00 FEET TO A POINT; THENCE
3. CONTINUING ON THE SAME, SOUTH 03 DEGREES 08 MINUTES 49 SECONDS EAST, A DISTANCE OF 46.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE AMTRAK MAIN LINE (CLASS I); THENCE
4. ON THE NORTHERLY LINE OF SAID AMTRAK LINE, SOUTH 70 DEGREES 11 MINUTES 39 SECONDS WEST, A DISTANCE OF 100.11 FEET TO A COMMON POINT AND CORNER OF LOT 1.02 AND LOT 1.05; THENCE
5. ON THE DIVISION LINE BETWEEN LOT 1.02 WITH LOT 1.05, SOUTH 83 DEGREES 20 MINUTES 48 SECONDS WEST, A DISTANCE OF 45.83 FEET TO A POINT OF CURVATURE; THENCE
6. STILL ON SAME DIVISION LINE, ON A CURVE TO THE LEFT, WITH A RADIUS OF 2,664.81 FEET WITH AN ARC LENGTH OF 76.08 FEET (HAVING A CHORD BEARING OF SOUTH 82°31'44" WEST WITH A CHORD LENGTH OF 76.08 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE
7. ON A CURVE BEARING TO THE LEFT, WITH A RADIUS OF 1,783.18 FEET WITH AN ARC LENGTH OF 784.07 FEET (HAVING A CHORD BEARING OF SOUTH 69°06'51" WEST AND A CHORD LENGTH OF 777.77 FEET) TO A POINT ON THE LINE OF LOT 1.02 AND A COMMON CORNER TO LOTS 1.03 AND 1.05; THENCE
8. ON A DIVISION LINE BETWEEN LOTS 1.03 AND 1.05, NORTH 33 DEGREES 28 MINUTES 56 SECONDS WEST, A DISTANCE OF 15.20 FEET TO A POINT ON THE EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH FIFTH STREET; THENCE
9. ON THE EASTERLY RIGHT-OF-LINE OF SOUTH FIFTH STREET, NORTH 41 DEGREES 51 MINUTES 50 SECONDS EAST, A DISTANCE OF 55.04 FEET TO A POINT; THENCE
10. CONTINUING ON THE SAME, NORTH 03 DEGREES 08 MINUTES 10 SECONDS WEST, A DISTANCE OF 26.81 FEET TO A POINT; THENCE
11. NORTH 48 DEGREES 08 MINUTES 10 SECONDS WEST, A DISTANCE OF 31.57 FEET TO A POINT; THENCE
12. NORTH 03 DEGREES 08 MINUTES 10 SECONDS WEST, A DISTANCE OF 230.53 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATION ONLY: SAID PREMISES ARE KNOWN AS 600 SOUTH FIFTH STREET, HARRISON, NJ AND DESIGNATED AS BLOCK 133 LOT 1.05 AS SHOWN ON THE TAX MAP OF THE TOWN OF HARRISON, COUNTY OF HUDSON.

ZONING DETAILS

PROJECT NAME: The Hub at Harrison Station	ZONE: RA-Waterfront Development Area (Mixed Use)
PERMITTED USES	Retail, Multifamily Residential, Office, Restaurants, Movie Theater/Entertainment, Financial Institutions, Fitness Centers, Wellness Centers, Childcare, Hotels, Parks, Public Uses, Structured Parking.
PERMITTED ACCESSORY USES	Laundry, Gym, Parking, Signage, Outdoor dining, Plazas, Parks, Public Spaces, Lobbies, Tenant Storage, Management/Leasing Office

BLOCK 133, LOTS 1.03, 1.04, & 1.05			
	REQUIRED	EXISTING/UNDER CONSTRUCTION	
SETBACK**	Min: 0 Ft Max: 10 Ft	Bldg. A Bldg. D	0.5 Ft. 9.2 Ft.
BUILDING HEIGHT	4-30 Stories	5 Stories	5 Stories
RETAIL FACADE	Min. 80% of Street Frontage at Ground Floor FER Blvd.	Bldg. A	>80%
RETAIL DEPTH	Min. Unit Depth 40 Ft.	Bldg. A	31 Ft.*

* Variance approved per the Town of Harrison Planning Board Resolution Case #14-08

**Setback is limited and exclusive to a public right of way. There is no side or rear yard setback requirement outlined in the redevelopment plan.

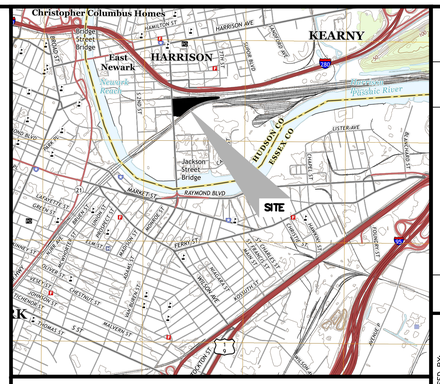
The surveyor was not provided a zoning report. Zoning shown hereon per Approved Site Plan (Reference No. 3) and the Redevelopment Plan (Reference No. 9).

FLOOR AREA RATIO

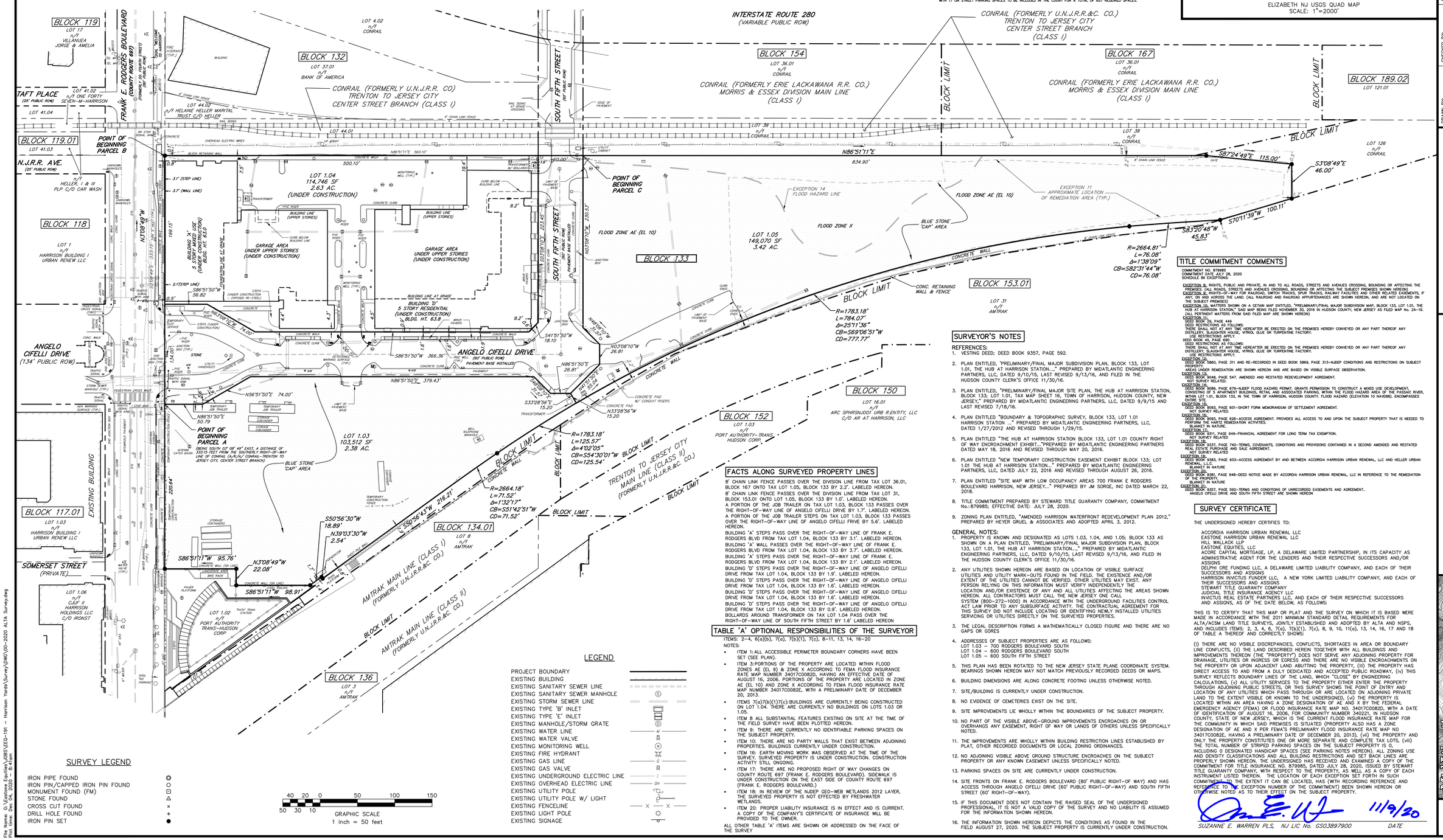
THE GROUND FLOOR AREA OF THE SUBJECT PROPERTY, CALCULATED IN CONFORMANCE WITH THE ZONING ORDINANCE OF THE TOWN OF HARRISON, IS 73,119 SF (BUILDINGS A & D).
THE LAND AREA OF THE SUBJECT PROPERTY IS 114,746 SF (LOT 1.04).

PARKING

ENTIRE SITE, INCLUDING PARKING, IS CURRENTLY UNDER CONSTRUCTION. NO PARKING STRIPES IN PLACE. PER APPROVED DEVELOPMENT RESOLUTION CASE# 14-08, DATED JANUARY 28, 2016, 640 RESIDENTIAL PARKING SPACES WERE APPROVED WITH 17 ON STREET PARKING SPACES TO BE INCLUDED IN THE COUNT FOR A TOTAL OF 657 REQUIRED SPACES.



LOCATION MAP
ELIZABETH NJ USGS QUAD MAP
SCALE: 1"=2000'



FACTS ALONG SURVEYED PROPERTY LINES

8' CHAIN LINK FENCE PASSES OVER THE DIVISION LINE FROM TAX LOT 36.01, BLOCK 167 ONTO TAX LOT 1.05, BLOCK 133 BY 2.2'. LABELED HEREON.
8' CHAIN LINK FENCE PASSES OVER THE DIVISION LINE FROM TAX LOT 31, BLOCK 153.01 ONTO TAX LOT 1.03, BLOCK 133 BY 1.0'. LABELED HEREON.
A PORTION OF THE JOB TRAILER ON TAX LOT 1.03, BLOCK 133 PASSES OVER THE RIGHT-OF-WAY LINE OF ANGELO CIFELLI DRIVE BY 1.7'. LABELED HEREON.
A PORTION OF THE JOB TRAILER STEPS ON TAX LOT 1.03, BLOCK 133 PASSES OVER THE RIGHT-OF-WAY LINE OF ANGELO CIFELLI FRIVE BY 5.6'. LABELED HEREON.
BUILDING 'A' STEPS PASS OVER THE RIGHT-OF-WAY LINE OF FRANK E. RODGERS BLVD FROM TAX LOT 1.04, BLOCK 133 BY 3.1'. LABELED HEREON.
BUILDING 'A' WALL PASSES OVER THE RIGHT-OF-WAY LINE OF FRANK E. RODGERS BLVD FROM TAX LOT 1.04, BLOCK 133 BY 3.7'. LABELED HEREON.
BUILDING 'A' STEPS PASS OVER THE RIGHT-OF-WAY LINE OF FRANK E. RODGERS BLVD FROM TAX LOT 1.04, BLOCK 133 BY 2.1'. LABELED HEREON.
BUILDING 'D' STEPS PASS OVER THE RIGHT-OF-WAY LINE OF ANGELO CIFELLI DRIVE FROM TAX LOT 1.04, BLOCK 133 BY 1.9'. LABELED HEREON.
BUILDING 'D' STEPS PASS OVER THE RIGHT-OF-WAY LINE OF ANGELO CIFELLI DRIVE FROM TAX LOT 1.04, BLOCK 133 BY 1.6'. LABELED HEREON.
BUILDING 'D' STEPS PASS OVER THE RIGHT-OF-WAY LINE OF ANGELO CIFELLI DRIVE FROM TAX LOT 1.04, BLOCK 133 BY 0.9'. LABELED HEREON.
BUILDING 'D' STEPS PASS OVER THE RIGHT-OF-WAY LINE OF ANGELO CIFELLI DRIVE FROM TAX LOT 1.04, BLOCK 133 BY 1.6'. LABELED HEREON.
BOLLARDS AROUND TRANSFORMER ON TAX LOT 1.04 PASS OVER THE RIGHT-OF-WAY LINE OF SOUTH FIFTH STREET BY 1.6' LABELED HEREON

TABLE 'A' OPTIONAL RESPONSIBILITIES OF THE SURVEYOR

ITEMS: 2–4, 6(a)(b), 7(a), 7(b)(1), 7(c), 8–11, 13, 14, 16–20
NOTES:

- ITEM 1: ALL ACCESSIBLE PERIMETER BOUNDARY CORNERS HAVE BEEN SET (SEE PLAN).
- ITEM 3: PORTIONS OF THE PROPERTY ARE LOCATED WITHIN FLOOD ZONES AE (EL 9) & ZONE X ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 34017C0082D, HAVING AN EFFECTIVE DATE OF AUGUST 16, 2006. PORTIONS OF THE PROPERTY ARE LOCATED IN ZONE AE (EL 10) AND ZONE X ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 34017C0082E, WITH A PRELIMINARY DATE OF DECEMBER 20, 2013.
- ITEMS 7(a)7(b)(1)7(c):BUILDINGS ARE CURRENTLY BEING CONSTRUCTED ON LOT 1.04. THERE ARE CURRENTLY NO BUILDINGS ON LOTS 1.03 OR 1.05.
- ITEM 8 ALL SUBSTANTIAL FEATURES EXISTING ON SITE AT THE TIME OF THE FIELD SURVEY HAVE BEEN PLOTTED HEREON.
- ITEM 9: THERE ARE CURRENTLY NO IDENTIFIABLE PARKING SPACES ON THE SUBJECT PROPERTY.
- ITEM 10: THERE ARE NO PARTY WALLS THAT EXIST BETWEEN ADJOINING PROPERTIES. BUILDINGS CURRENTLY UNDER CONSTRUCTION.
- ITEM 16: EARTH MOVING WORK WAS OBSERVED AT THE TIME OF THE SURVEY. SURVEYED PROPERTY IS UNDER CONSTRUCTION. CONSTRUCTION ACTIVITY STILL ONGOING.
- ITEM 17: THERE ARE NO PROPOSED RIGHT OF WAY CHANGES ON COUNTY ROUTE 697 (FRANK E. RODGERS BOULEVARD). SIDEWALK IS UNDER CONSTRUCTION ON THE EAST SIDE OF COUNTY ROUTE 697 (FRANK E. RODGERS BOULEVARD.)
- ITEM 18: IN REVIEW OF THE NJDEP GEO-WEB WETLANDS 2012 LAYER, THE SURVEYED PROPERTY IS NOT EFFECTED BY FRESHWATER WETLANDS.
- ITEM 20: PROPER LIABILITY INSURANCE IS IN EFFECT AND IS CURRENT. A COPY OF THE COMPANY'S CERTIFICATE OF INSURANCE WILL BE PROVIDED TO THE OWNER.

ALL OTHER TABLE 'A' ITEMS ARE SHOWN OR ADDRESSED ON THE FACE OF THE SURVEY

LEGEND

PROJECT BOUNDARY
EXISTING BUILDING
EXISTING SANITARY SEWER LINE
EXISTING SANITARY SEWER MANHOLE
EXISTING STORM SEWER LINE
EXISTING TYPE 'B' INLET
EXISTING TYPE 'E' INLET
EXISTING MANHOLE/STORM GRATE
EXISTING WATER LINE
EXISTING WATER VALVE
EXISTING MONITORING WELL
EXISTING FIRE HYDRANT
EXISTING GAS LINE
EXISTING GAS VALVE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING UTILITY POLE
EXISTING UTILITY POLE W/ LIGHT
EXISTING FENCELINE
EXISTING LIGHT POLE
EXISTING SIGNAGE

SURVEY LEGEND

IRON PIPE FOUND
IRON PIN/CAPPED IRON PIN FOUND
MONUMENT FOUND (FM)
STONE FOUND
CROSS CUT FOUND
DRILL HOLE FOUND
IRON PIN SET

40 20 0 50 100 150
50 30 10
GRAPHIC SCALE
1 inch = 50 feet

TITLE COMMITMENT COMMENTS

COMMITMENT NO. 879985
COMMITMENT DATE JULY 28, 2020
SCHEDULE BB EXCEPTIONS:

EXCEPTION 8: RIGHTS, PUBLIC AND PRIVATE, IN AND TO ALL ROADS, STREETS AND AVENUES CROSSING, BOUNDING OR AFFECTING THE PREMISES. (ALL ROADS, STREETS AND AVENUES CROSSING, BOUNDING OR AFFECTING THE SUBJECT PREMISES SHOWN HEREON)
EXCEPTION 9: RIGHTS-OF-WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES AND OTHER RELATED EASEMENTS, IF ANY, ON AND ACROSS THE LAND. (ALL RAILROAD AND RAILROAD APPURTENANCES ARE SHOWN HEREON, AND ARE NOT LOCATED ON THE SUBJECT PREMISES)
EXCEPTION 10: MATTERS SHOWN ON A CETAIN MAP ENTITLED, "PRELIMINARY/FINAL MAJOR SUBDIVISION MAP, BLOCK 133, LOT 1.01, THE HUB AT HARRISON STATION." SAID MAP BEING FILED NOVEMBER 30, 2016 IN HUDSON COUNTY, NEW JERSEY AS FILED MAP No. 24-16. (ALL PERTINENT MATTERS FROM SAID FILED MAP ARE SHOWN HEREON)
EXCEPTION 11:
DEED BOOK 29, PAGE 449
DEED RESTRICTIONS AS FOLLOWS:
THERE SHALL NOT AT ANY TIME HEREAFTER BE ERECTED ON THE PREMISES HEREBY CONVEYED OR ANY PART THEREOF ANY DISTILLERY, SLAUGHTER HOUSE, NITROL GLUE OR TURPENTINE FACTORY.
USE RESTRICTIONS APPLY.
DEED BOOK 45, PAGE 690
DEED RESTRICTIONS AS FOLLOWS:
THERE SHALL NOT AT ANY TIME HEREAFTER BE ERECTED ON THE PREMISES HEREBY CONVEYED OR ANY PART THEREOF ANY DISTILLERY, SLAUGHTER HOUSE, NITROL GLUE OR TURPENTINE FACTORY.
USE RESTRICTIONS APPLY.
EXCEPTION 12:
DEED BOOK 3860, PAGE 311 AND RE-RECORDED IN DEED BOOK 5869, PAGE 313-NJDEP CONDITIONS AND RESTRICTIONS ON SUBJECT PROPERTY.
AREAS UNDER REMEDIATION ARE SHOWN HEREON AND ARE BASED ON VISIBLE SURFACE OBSERVATION.
EXCEPTION 13:
DEED BOOK 3048, PAGE 547. AMENDED AND RESTATED REDEVELOPMENT AGREEMENT.
NOT SURVEY RELATED.
EXCEPTION 14:
DEED BOOK 3089, PAGE 679–NJDEP FLOOD HAZARD PERMIT. GRANTS PERMISSION TO CONSTRUCT A MIXED USE DEVELOPMENT, CONSISTING OF 5 APARTMENT BUILDINGS, RETAIL AND ASSOCIATED PARKING, WITHIN THE FLOOD HAZARD AREA OF THE PASSAIC RIVER, WITHIN LOT 1.01, BLOCK 133, IN THE TOWN OF HARRISON, HUDSON COUNTY. FLOOD HAZARD (ELEVATION 10 NAVD88). ENCOMPASSES ENTIRE SITE.
EXCEPTION 15:
DEED BOOK 3093, PAGE 601–SHORT FORM MEMORANDUM OF SETTLEMENT AGREEMENT.
NOT SURVEY RELATED.
EXCEPTION 16:
DEED BOOK 3093, PAGE 626–ACCESS AGREEMENT. PROVIDES ALL ACCESS TO AND UPON THE SUBJECT PROPERTY THAT IS NEEDED TO PERFORM THE HARTZ REMEDIATION ACTIVITIES.
BLANKET IN NATURE.
EXCEPTION 17:
DEED BOOK 3311, PAGE 649–FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION.
NOT SURVEY RELATED.
EXCEPTION 18:
DEED BOOK 3337, PAGE 740–TERMS, COVENANTS, CONDITIONS AND PROVISIONS CONTAINED IN A SECOND AMENDED AND RESTATED REAL ESTATE PURCHASE AND SALE AGREEMENT.
NOT SURVEY RELATED.
EXCEPTION 19:
DEED BOOK 3583, PAGE 933–ACCESS AGREEMENT BY AND BETWEEN ACCORDIA HARRISON URBAN RENEWAL, LLC AND HELLER URBAN RENEWAL, LLC.
BLANKET IN NATURE
EXCEPTION 20:
DEED BOOK 3581, PAGE 948–DEED NOTICE MADE BY ACCORDIA HARRISON URBAN RENEWAL LLC IN REFERENCE TO THE REMEDIATION OF THE PROPERTY.
BLANKET IN NATURE
EXCEPTION 21:
DEED BOOK 3357, PAGE 592–TERMS AND CONDITIONS OF UNRECORDED EASEMENTS AND AGREEMENT..
ANGELO CIFELLI DRIVE AND SOUTH FIFTH STREET ARE SHOWN HEREON

SURVEYOR'S NOTES

REFERENCES:

1. VESTING DEED; DEED BOOK 9357, PAGE 592.
2. PLAN ENTITLED, "PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN, BLOCK 133, LOT 1.01, THE HUB AT HARRISON STATION...." PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC, DATED 9/10/15, LAST REVISED 9/13/16, AND FILED IN THE HUDSON COUNTY CLERK'S OFFICE 11/30/16.
3. PLAN ENTITLED, "PRELIMINARY/FINAL MAJOR SITE PLAN, THE HUB AT HARRISON STATION, BLOCK 133; LOT 1.01, TAX MAP SHEET 16, TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY," PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC, DATED 9/9/15 AND LAST REVISED 7/18/16.
4. PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, BLOCK 133, LOT 1.01 HARRISON STATION ..." PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC, DATED 1/27/2010 AND REVISED THROUGH 1/29/15.
5. PLAN ENTITLED "THE HUB AT HARRISON STATION BLOCK 133, LOT 1.01 COUNTY RIGHT OF WAY ENCROACHMENT EXHIBIT..."PREPARED BY MIDATLANTIC ENGINEERING PARTNERS DATED MAY 18, 2016 AND REVISED THROUGH MAY 20, 2016.
6. PLAN ENTITLED "NEW TEMPORARY CONSTRUCTION EASEMENT EXHIBIT BLOCK 133; LOT 1.01 THE HUB AT HARRISON STATION..." PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC, DATED JULY 22, 2016 AND REVISED THROUGH AUGUST 26, 2016.
7. PLAN ENTITLED "SITE MAP WITH LOW OCCUPANCY AREAS 700 FRANK E RODGERS BOULEVARD HARRISON, NEW JERSEY..." PREPARED BY JM SORGE, INC DATED MARCH 22, 2018.
8. TITLE COMMITMENT PREPARED BY STEWARD TITLE GUARANTY COMPANY, COMMITMENT No.:879985; EFFECTIVE DATE: JULY 28, 2020.
9. ZONING PLAN ENTITLED, "AMENDED HARRISON WATERFRONT REDEVELOPMENT PLAN 2012," PREPARED BY HEYER GRUEL & ASSOCIATES AND ADOPTED APRIL 3, 2012.

GENERAL NOTES:

1. PROPERTY IS KNOWN AND DESIGNATED AS LOTS 1.03, 1.04, AND 1.05; BLOCK 133 AS SHOWN ON A PLAN ENTITLED, "PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN, BLOCK 133, LOT 1.01, THE HUB AT HARRISON STATION..." PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC, DATED 9/10/15, LAST REVISED 9/13/16, AND FILED IN THE HUDSON COUNTY CLERK'S OFFICE 11/30/16.
2. ANY UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF VISIBLE SURFACE UTILITIES AND UTILITY MARK-OUTS FOUND IN THE FIELD. THE EXISTENCE AND/OR EXTENT OF THE UTILITIES CANNOT BE VERIFIED. OTHER UTILITIES MAY EXIST. ANY PERSON RELYING ON THIS INFORMATION MUST VERIFY INDEPENDENTLY THE LOCATION AND/OR EXISTENCE OF ANY AND ALL UTILITIES AFFECTING THE AREAS SHOWN HEREON. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY. THE CONTRACTUAL AGREEMENT FOR THIS SURVEY DID NOT INCLUDE LOCATING OR IDENTIFYING NEWLY INSTALLED UTILITIES SERVICING OR UTILITIES DIRECTLY ON THE SURVEYED PROPERTIES.
3. THE LEGAL DESCRIPTION FORMS A MATHEMATICALLY CLOSED FIGURE AND THERE ARE NO GAPS OR GORES
4. ADDRESSES OF SUBJECT PROPERTIES ARE AS FOLLOWS:
   LOT 1.03 – 700 RODGERS BOULEVARD SOUTH
   LOT 1.04 – 600 RODGERS BOULEVARD SOUTH
   LOT 1.05 – 600 SOUTH FIFTH STREET
5. THIS PLAN HA