LEGAL DESCRIPTION

BLOCK 133 LOT 1.03
IN
TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY

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

BEGINNING AT A POINT ON THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FRANK E. ROGERS BOULEVARD SOUTH (A.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 (A.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 58 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 1.03 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 EAST, 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. ROGERS BOULEVARD SOUTH; THENCE
15. CONTINUING ON SAID RIGHT-OF-WAY LINE OF FRANK E. ROGERS BOULEVARD SOUTH, NORTH 03 DEGREES 08 MINUTES 49 SECONDS WEST, A DISTANCE OF 220.64 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 103,512 S.F. (2.38 ACRES) OF LAND, MORE OR LESS.

SAID LOT IS THE SAME AS DESCRIBED IN COMMITMENT NUMBER 17LT-0029 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 23, 2018.

PROPERTY IS SUBJECT TO A CONSTRUCTION EASEMENT (VARIABLE WIDTH) WITH TERM LIMITS.

LEGAL DESCRIPTION

BLOCK 133 LOT 1.04
IN
TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY

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

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FRANK E. ROGERS BOULEVARD SOUTH (A.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 PROPOSED 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 PROPOSED WESTERLY RIGHT-OF WAY LINE OF SOUTH FIFTH STREET WITH THE PROPOSED 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 PROPOSED 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 58.82 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, A DISTANCE OF 220.64 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 114,746 S.F. (2.63 ACRES) OF LAND, MORE OR LESS.

SAID LOT IS THE SAME AS DESCRIBED IN COMMITMENT NUMBER 17LT-0029 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 23, 2018.

LEGAL DESCRIPTION

BLOCK 133 LOT 1.05
IN
TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY

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

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CONRAIL (A.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 1.06, BLOCK 189.02; THENCE
2. ON THE DIVISION LINE BETWEEN BLOCK 133 AND BLOCK 189.02, SOUTH 07 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 59.04 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 330.53 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 149,070 S.F. (3.42 ACRES) OF LAND, MORE OR LESS.

SAID LOT IS THE SAME AS DESCRIBED IN COMMITMENT NUMBER 17LT-0029 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 23, 2018.

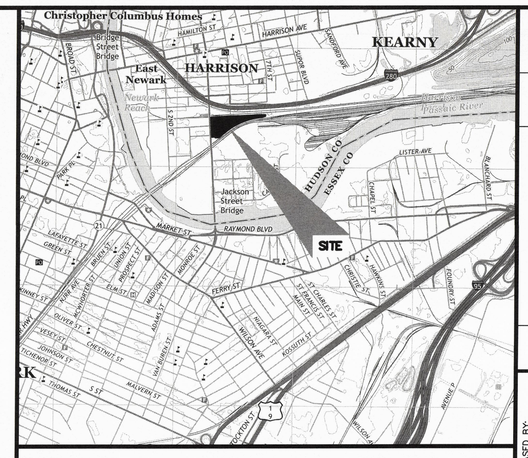
ZONING DETAILS

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

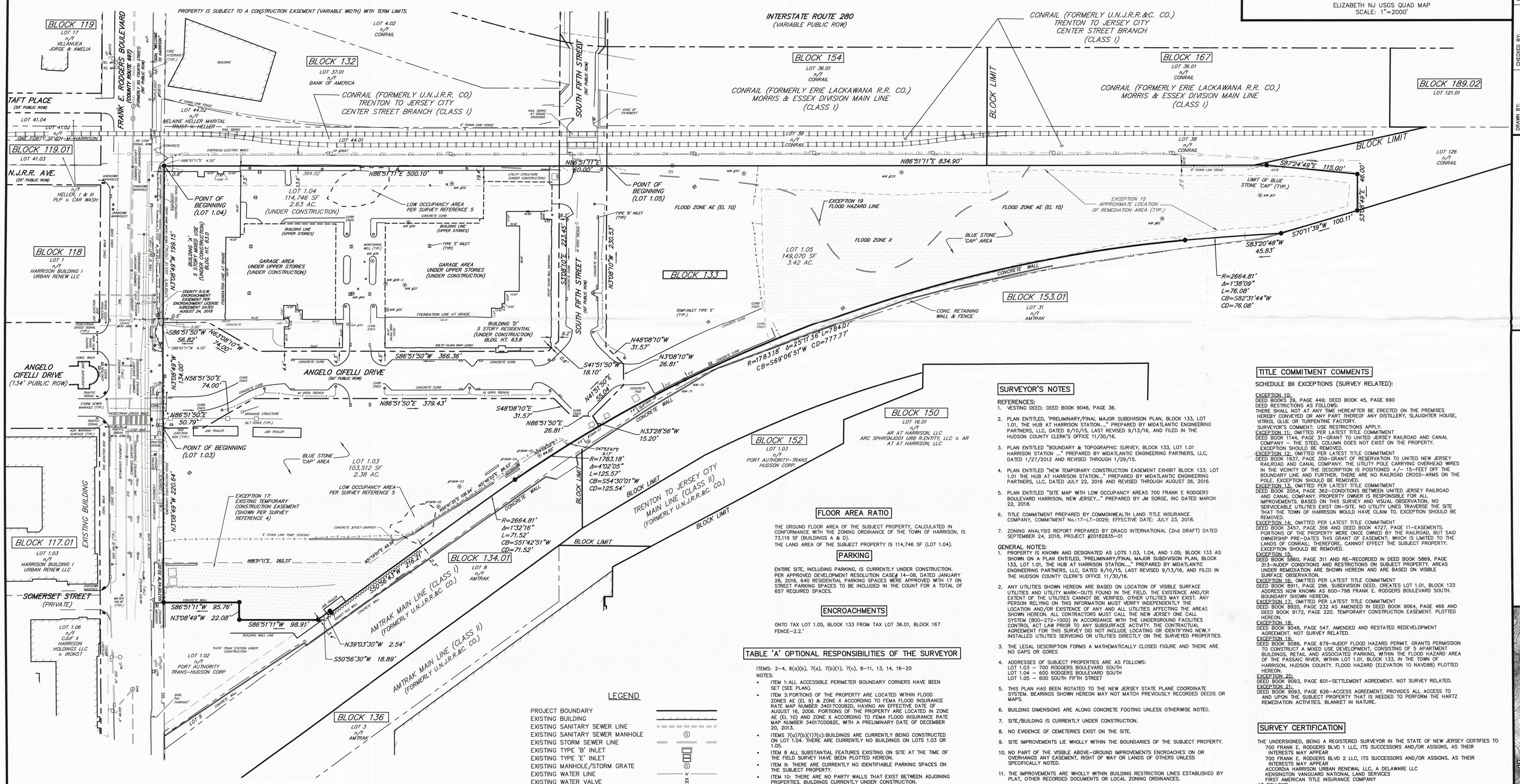
BLOCK 133, LOTS 1.03, 1.04, & 1.05

	REQUIRED	EXISTING/UNDER CONSTRUCTION	
FRONT YARD SETBACK	Min: 0 Ft Max: 10 Ft	Bldg. A Bldg. D	0.5 Ft. 9.2 Ft.
SIDE YARD SETBACK (Additional 10 Ft. allowed if used for public amenity)	Min: 0 Ft Max: 10 Ft	Bldg. A Bldg. D	4.4 Ft. 4.5 Ft.
REAR YARD SETBACK (Additional 10 Ft. allowed if used for public amenity)	Min: 0 Ft Max: 10 Ft	Bldg. A Bldg. D	7.5 Ft. 19.4 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
For full Zoning Report refer to Survey Reference 7



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



SURVEYOR'S NOTES

REFERENCES:
1. VESTING DEED; DEED BOOK 9046, PAGE 36.
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 "BOUNDARY & TOPOGRAPHIC SURVEY, BLOCK 133, LOT 1.01 HARRISON STATION ..." PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC, DATED 1/27/2012 AND REVISED THROUGH 1/29/15.
4. 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.
5. 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.
6. TITLE COMMITMENT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT No:17-LT-0029; EFFECTIVE DATE: JULY 23, 2018.
7. ZONING ANALYSIS REPORT PREPARED BY DRACO INTERNATIONAL (2nd DRAFT) DATED SEPTEMBER 24, 2018, PROJECT #20182835-01

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 HAS BEEN ROTATED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM. BEARINGS SHOWN HEREON MAY NOT MATCH PREVIOUSLY RECORDED DEEDS OR MAPS.
6. BUILDING DIMENSIONS ARE ALONG CONCRETE FOOTING UNLESS OTHERWISE NOTED.
7. SITE/BUILDING IS CURRENTLY UNDER CONSTRUCTION.
8. NO EVIDENCE OF CEMETERIES EXIST ON THE SITE.
9. SITE IMPROVEMENTS LIE WHOLLY WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY.
10. NO PART OF THE VISIBLE ABOVE-GROUND IMPROVEMENTS ENCROACHES ON OR OVERHANGS ANY EASEMENT, RIGHT OF WAY OR LANDS OF OTHERS UNLESS SPECIFICALLY NOTED.
11. THE IMPROVEMENTS ARE WHOLLY WITHIN BUILDING RESTRICTION LINES ESTABLISHED BY PLAT, OTHER RECORDED DOCUMENTS OR LOCAL ZONING ORDINANCES.
12. NO ADJOINING VISIBLE ABOVE GROUND STRUCTURE ENCROACHES ON THE SUBJECT PROPERTY OR ANY KNOWN EASEMENT UNLESS SPECIFICALLY NOTED.
13. PARKING SPACES ON SITE ARE CURRENTLY UNDER CONSTRUCTION.
14. SITE FRONTS ON FRANK E. RODGERS BOULEVARD (80' PUBLIC RIGHT-OF WAY) AND HAS ACCESS THROUGH ANGELO CIFELLI DRIVE (60' PUBLIC RIGHT-OF-WAY) AND SOUTH FIFTH STREET (60' RIGHT-OF-WAY).
15. IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.
16. THE INFORMATION SHOWN HEREON DEPICTS THE CONDITIONS AS FOUND IN THE FIELD DURING SEPTEMBER, 2018. THE SUBJECT PROPERTY IS CURRENTLY UNDER CONSTRUCTION.

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. 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.

ENCROACHMENTS

ONTO TAX LOT 1.05, BLOCK 133 FROM TAX LOT 36.01, BLOCK 167
FENCE-2.2.'

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.
- 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

SCHEDULE BII EXCEPTIONS (SURVEY RELATED):

EXCEPTION 10:
DEED BOOKS 29, PAGE 449; 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, VITRIOL GLUE OR TURPENTINE FACTORY.
SURVEYOR'S COMMENT: USE RESTRICTIONS APPLY.
EXCEPTION 11: OMITTED PER LATEST TITLE COMMITMENT
DEED BOOK 1144, PAGE 31-GRANT TO UNITED JERSEY RAILROAD AND CANAL COMPANY – THE STEEL COLUMN DOES NOT EXIST ON THE PROPERTY.
EXCEPTION SHOULD BE REMOVED.
EXCEPTION 12: OMITTED PER LATEST TITLE COMMITMENT
DEED BOOK 1937, PAGE 359-GRANT OF RESERVATION TO UNITED NEW JERSEY RAILROAD AND CANAL COMPANY. THE UTILITY POLE CARRYING OVERHEAD WIRES IN THE VICINITY OF THE DESCRIPTION IS POSITIONED +/- 15-FEET OFF THE BOUNDARY LINE AND FURTHER, THERE ARE NO RAILROAD CROSS-ARMS ON THE POLE. EXCEPTION SHOULD BE REMOVED.
EXCEPTION 13: OMITTED PER LATEST TITLE COMMITMENT
DEED BOOK 2054, PAGE 362-CONDITIONS BETWEEN UNITED JERSEY RAILROAD AND CANAL COMPANY. PROPERTY OWNER IS RESPONSIBLE FOR ALL IMPROVEMENTS. BASED ON THIS SURVEY AND VISUAL OBSERVATION, NO SERVICEABLE UTILITIES EXIST ON-SITE. NO UTILITY LINES TRAVERSE THE SITE THAT THE TOWN OF HARRISON WOULD HAVE CLAIM TO. EXCEPTION SHOULD BE REMOVED.
EXCEPTION 14: OMITTED PER LATEST TITLE COMMITMENT
DEED BOOK 3457, PAGE 356 AND DEED BOOK 4727, PAGE 11-EASEMENTS. PORTIONS OF THE PROPERTY WERE ONCE OWNED BY THE RAILROAD, BUT SAID OWNERSHIP PRE-DATES THIS GRANT OF EASEMENT; WHICH IS LIMITED TO THE LANDS OF CONRAIL; THEREFORE, CANNOT EFFECT THE SUBJECT PROPERTY. EXCEPTION SHOULD BE REMOVED.
EXCEPTION 15:
DEED BOOK 5860, 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 16: OMITTED PER LATEST TITLE COMMITMENT
DEED BOOK 8911, PAGE 296. SUBDIVISION DEED. CREATES LOT 1.01, BLOCK 133 ADDRESS NOW KNOWN AS 600-798 FRANK E. RODGERS BOULEVARD SOUTH. BOUNDARY SHOWN HEREON.
EXCEPTION 17: OMITTED PER LATEST TITLE COMMITMENT
DEED BOOK 8920, PAGE 232 AS AMENDED IN DEED BOOK 9064, PAGE 466 AND DEED BOOK 9172, PAGE 220. TEMPORARY CONSTRUCTION EASEMENT. PLOTTED HEREON.
EXCEPTION 18:
DEED BOOK 9048, PAGE 547. AMENDED AND RESTATED REDEVELOPMENT AGREEMENT. NOT SURVEY RELATED.
EXCEPTION 19:
DEED BOOK 9089, 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 TO NAVD88) PLOTTED HEREON.
EXCEPTION 20:
DEED BOOK 9093, PAGE 601-SETTLEMENT AGREEMENT. NOT SURVEY RELATED.
EXCEPTION 21:
DEED BOOK 9093, 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.

SURVEY CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR IN THE STATE OF NEW JERSEY CERTIFIES TO
700 FRANK E. RODGERS BLVD 1 LLC, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
700 FRANK E. RODGERS BLVD 2 LLC, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
ACCORDIA HARRISON URBAN RENEWAL LLC, A DELAWARE LLC
KENSINGTON