

# ±16,105 – 69,137 SF INDUSTRIAL OPPORTUNITY FOR LEASE

500 Supor Boulevard + 129 Sanford Avenue, Harrison, New Jersey



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# DESIRABLE LOCATION & DYNAMIC OPTIONALITY



ADDRESS		
500 Supor Boulevard, Harrison, New Jersey		
Block 122	Lot 1 and 3C	26.365 AC
Block 279	Lot 14.01	4.184 AC
PROPERTY FEATURES		
<b>Acreage:</b>	±30.549 AC	
<b>SF:</b>	±16,000 – 437,221 SF	
<b>Zoning:</b>	Industrial/Warehouse	
<b>Taxes:</b>	\$733,956	
<b>OPEX Load Estimate:</b>	500 Supor	\$2.50 - Building \$2,646 / AC / mo - Yard
	129 Sanford	\$1.25 – Building \$1,971 / AC / mo - Yard
Accessibility		
I-280	1.2 Miles	
I-95, Exit 15W	2.0 Miles	
US Hwy 1 & 9	4.5 Miles	
Newark Liberty International Airport	5.7 Miles	



±30.549 AC

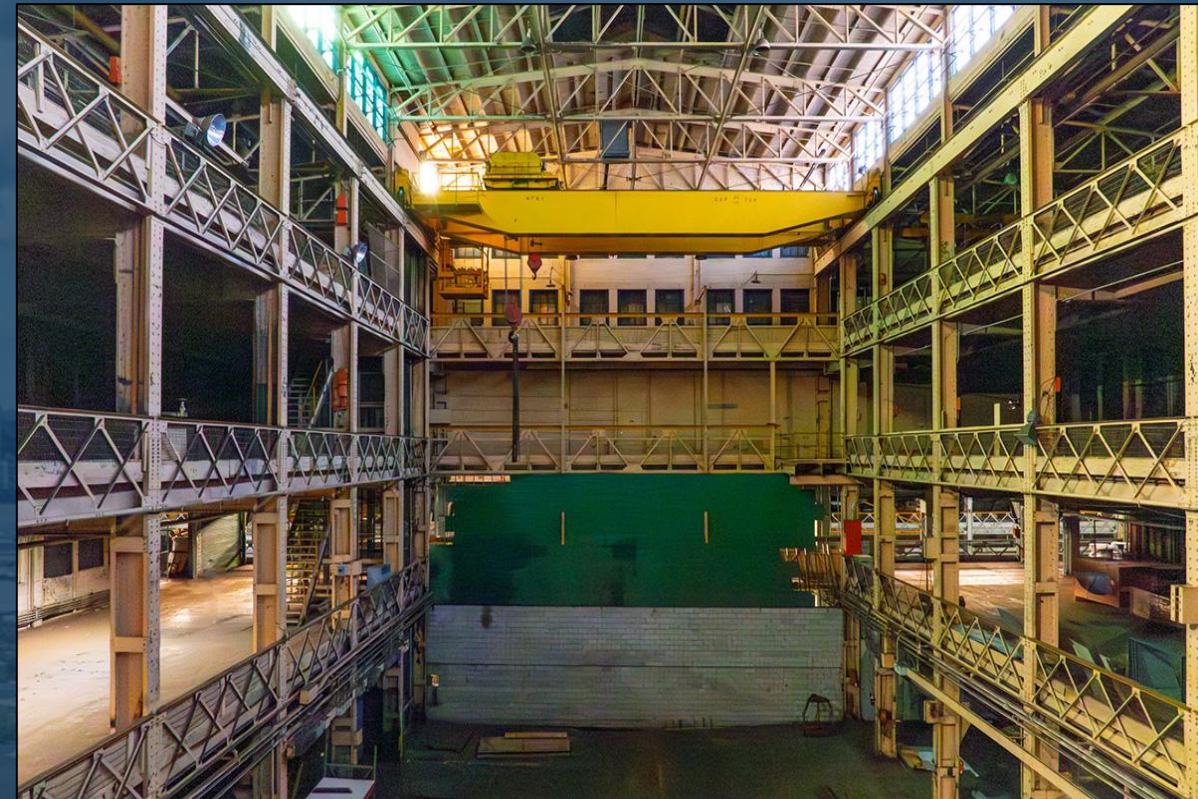
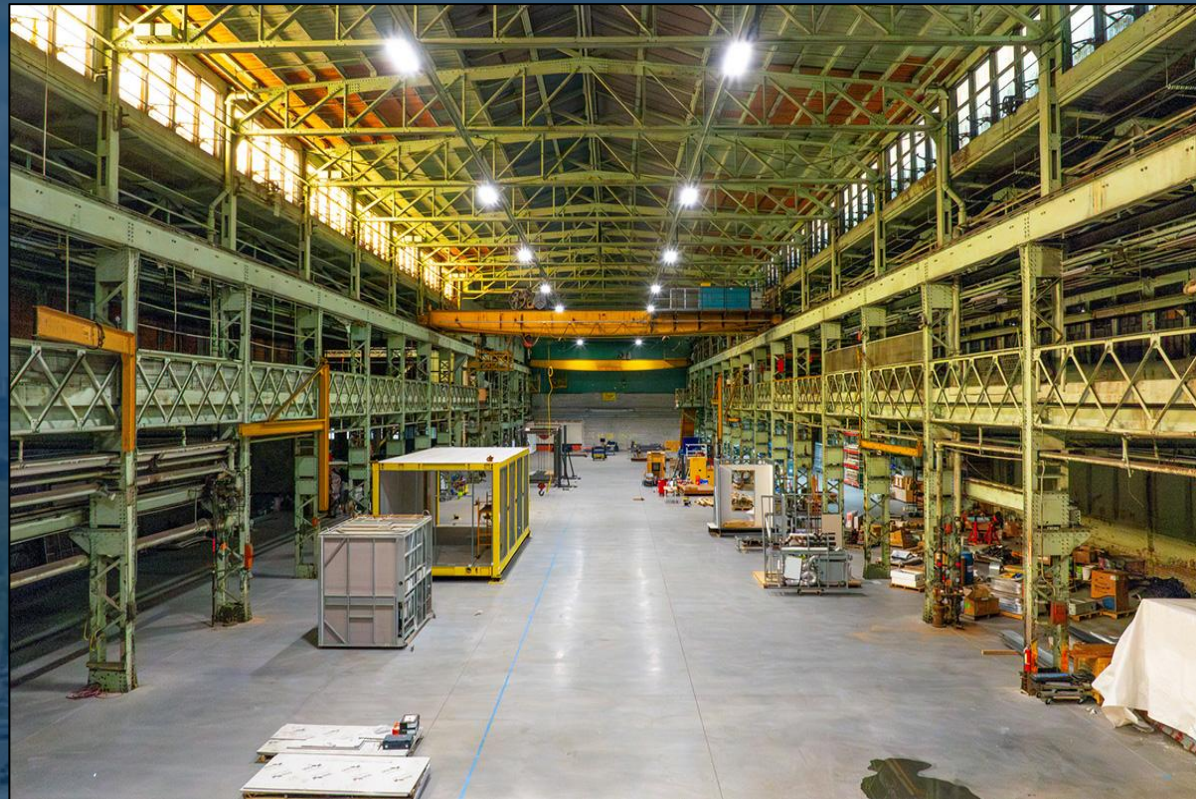


Ample Loading



Ceiling Height Varies





# DESIRABLE LOCATION & DYNAMIC OPTIONALITY



## OPTIONALITY

- Crane Served Facilities
- Additional Docks can be added
- Warehouse surrounded by outdoor storage capabilities (IOS)



## COMPELLING PORT MARKET FUNDAMENTALS

- Port volume at Newark and Elizabeth has surged since January 2024
- NY Tri-State connects over 100 million consumers in a single day
- One of the largest industrial centers with an abundance of IOS in the Port region



## IRREPLACEABLE LOCATION

- Excellent accessibility
- 2.0 miles – I-95 via 15W
- 1.2 miles – Route 280
- 5.7 miles – EWR
- 4.5 miles – Routes 1 & 9

# AT A GLANCE



PORT PLAY



FENCED &  
SECURED



AMPLE LOADING



±16,000 – 69,137 SF



SPACES AND  
ACREAGE DIVISIBLE



CEILING HEIGHTS  
VARY






# SOUTH KEARNY

 **HOLLAND TUNNEL**  
**7.5 Miles**

 **RED BULL ARENA**



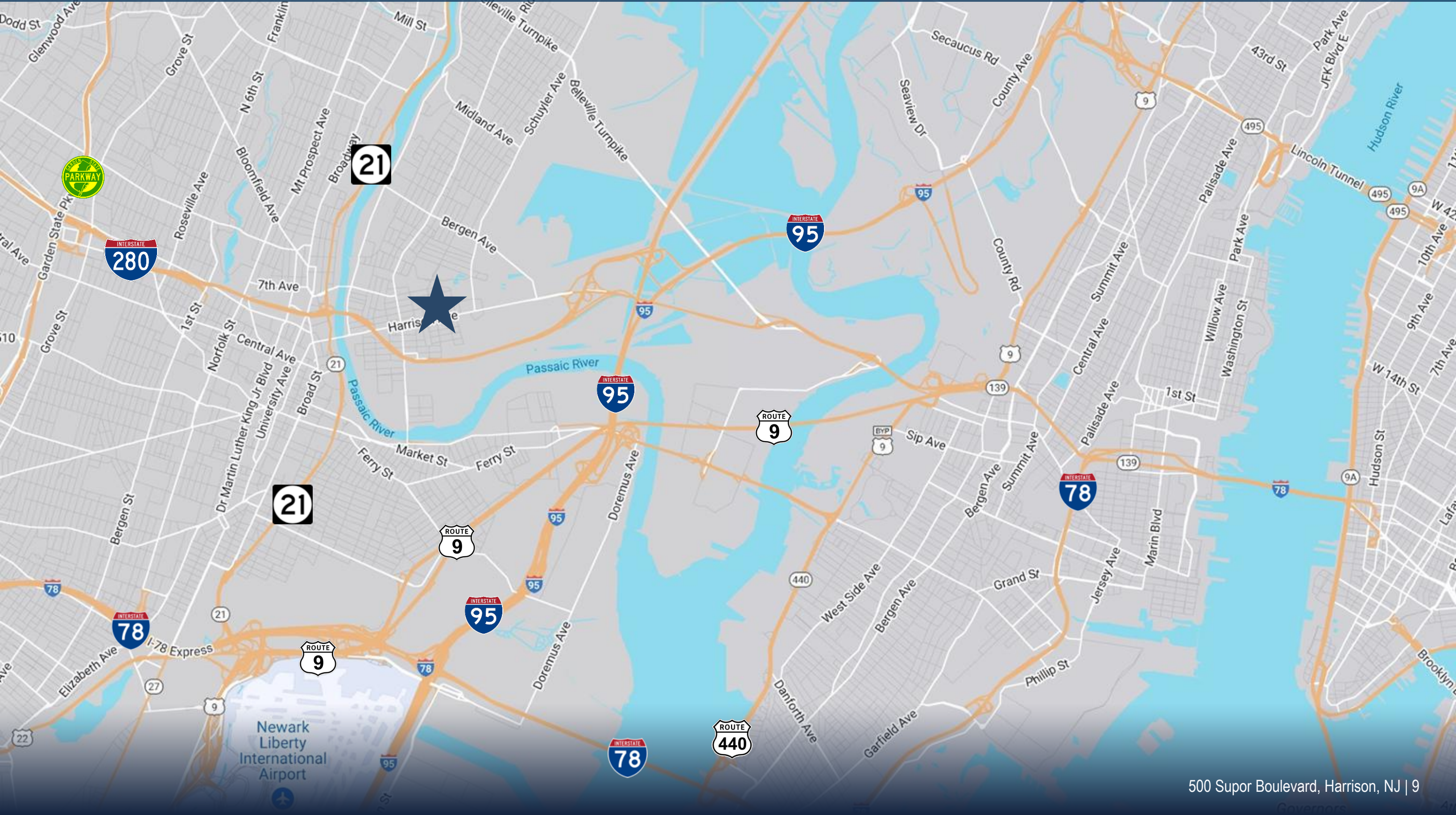
**500 Supor Boulevard  
Harrison, New Jersey**

 **NEWARK INTERNATIONAL AIRPORT**  
**5.7 Miles**

 **PORT NEWARK CONTAINER TERMINAL**  
**6.9 Miles**

# JERSEY CITY

# ROAD MAP





# SURVEY

## ALTA/NSPS LAND TITLE SURVEY

500 SUPOR BOULEVARD  
HARRISON, HUDSON COUNTY, NEW JERSEY 07029

### TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PROPERTIES DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENTS NO. NJ-302300-24 & NO. NJ-302301-24, BOTH DATED JULY 17, 2024.

### SITE INFORMATION

TITLE COMMITMENT NO. NJ-302300-24  
NIP: J. SUPOR REALTY GROUP LLC  
APN: 04-00222-0000-00001  
936.318 SQUARE FEET, OR 21.495 ACRES ±

TITLE COMMITMENT NO. NJ-302301-24  
NIP: J. SUPOR REALTY GROUP LLC  
APN: 04-00222-0000-00001  
936.318 SQUARE FEET, OR 21.495 ACRES ±

TITLE COMMITMENT NO. NJ-302300-24 & NO. NJ-302301-24  
900 SUPOR BOULEVARD  
HARRISON, NEW JERSEY 07029  
TOTAL AREA  
1,148,434 SQ. FT. ±  
26.364 ACRES ±

### SCHEDULE A DESCRIPTION - TITLE COMMITMENT NO. NJ-302300-24

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

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SUPOR BOULEVARD (FORMERLY KNOWN AS WORTHINGTON AVENUE, KINGSLAND AVENUE, 60 FOOT WIDE RIGHT OF WAY) WHERE IT IS INTERSECTED BY THE LINE DIVIDING LOTS 1.02 AND 1.01, SAID POINT BEING DISTANT OF SOUTH 18 DEGREES 08 MINUTES 24 SECONDS EAST, 1066.48 FEET, ALONG SAID NORTHEASTERLY LINE OF SUPOR BOULEVARD FROM WHERE THE SAME IS INTERSECTED BY THE SOUTHEASTERLY LINE OF HARRISON AVENUE (66 FOOT WIDE RIGHT OF WAY), AND FROM BEGINNING POINT RUNNING, THENCE ALONG THE DIVIDING LINE BETWEEN LOTS 1.02 AND 1.01, THE FOLLOWING SEVEN (7) COURSES:

- NORTH 71 DEGREES 51 MINUTES 36 SECONDS EAST, 81.1 FEET TO A POINT, THENCE
- SOUTH 16 DEGREES 08 MINUTES 24 SECONDS EAST, 188.18 FEET TO A POINT, THENCE
- NORTH 71 DEGREES 51 MINUTES 36 SECONDS EAST, 733.49 FEET TO A POINT, THENCE
- SOUTH 14 DEGREES 08 MINUTES 24 SECONDS WEST, 243.80 FEET TO A POINT, THENCE
- SOUTH 73 DEGREES 51 MINUTES 36 SECONDS WEST, 683.98 FEET TO A POINT, THENCE
- NORTH 14 DEGREES 08 MINUTES 24 SECONDS WEST, 26.1 FEET TO A POINT, THENCE
- SOUTH 71 DEGREES 51 MINUTES 36 SECONDS WEST, 136.52 FEET TO A POINT, THENCE
- NORTH 16 DEGREES 08 MINUTES 24 SECONDS WEST, 404.87, ALONG THE AFORESAID NORTHEASTERLY LINE OF SUPOR BOULEVARD TO POINT AND PLACE OF BEGINNING.

BEING ALSO KNOWN AS LOT 1.02 IN BLOCK 222, AS SHOWN ON A CERTAIN MAP ENTITLED, "MINOR SUBDIVISION PLAN FOR BLOCK 222, LOT 1 & 3.02, 500 SUPOR BOULEVARD, TOWN OF HARRISON, HUDSON COUNTY, NEW JERSEY," DATED JANUARY 6, 2020 AND FILED IN THE OFFICE OF HUDSON COUNTY REGISTER ON APRIL 22, 2020 AS INSTRUMENT NO. 2020042213000050.

NOTE FOR INFORMATION: BEING KNOWN AND DESIGNATED AS PART OF TAX LOTS 1 & 3.03 IN BLOCK 222 (TO BE KNOWN AS LOT 1.02, BLOCK 222) FOR THE TOWN OF HARRISON, COUNTY OF HUDSON, STATE OF NEW JERSEY.

NOTE FOR INFORMATION: BEING COMMONLY KNOWN AS PART OF MANOR & OGDEN AVENUE AND 608 SUPOR BOULEVARD (TO BE KNOWN AS 401 SUPOR BOULEVARD), HARRISON, NEW JERSEY.

### NOTES CORRESPONDING TO SCHEDULE B - TITLE COMMITMENT NO. NJ-302300-24

- 11 - WATER LINE EASEMENT AS SET FORTH IN DEED BOOK 1989 PAGE 588 (UNABLE TO DETERMINE INSUFFICIENT LEGAL DESCRIPTION REFERENCING OUTDATED LAND OWNERS)
- 12 - EASEMENTS IN INDENTURE AS SET FORTH IN DEED BOOK 1616 PAGE 423 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 13 - DEED OF EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 2163 PAGE 314 (AFFECTS, PLOTTED AS SHOWN)
- 14 - EASEMENT FOR INGRESS AND EGRESS AND ROADWAY EASEMENT RETAINED BY WORTHINGTON PUMP & MACHINERY CORPORATION AS SET FORTH IN DEED BOOK 2163 PAGE 316 (AFFECTS, PLOTTED AS SHOWN)
- 15 - DEED OF EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 2163 PAGE 322 (AFFECTS, PLOTTED AS SHOWN)
- 16 - DEED OF EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 2163 PAGE 317 (AFFECTS, APPROXIMATE LOCATION SHOWN)
- 17 - TERMS AND CONDITIONS IN PARTY WALL AGREEMENT AS SET FORTH IN DEED BOOK 2163 PAGE 625 (AFFECTS, PLOTTED AS SHOWN)
- 18 - DEED OF EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 2163 PAGE 393 (AFFECTS, PLOTTED AS SHOWN)
- 19 - EASEMENTS, RESERVATIONS AND RESTRICTIONS AS SET FORTH IN DEED BOOK 2272 PAGE 800 (AFFECTS, PLOTTED AS SHOWN)
- 20 - EASEMENTS AND RIGHTS IN EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 2288 PAGE 208 (AFFECTS, PLOTTED AS SHOWN)
- 21 - RESTRICTIONS IN DECLARATION OF ENVIRONMENTAL RESTRICTIONS AS SET FORTH IN DEED BOOK 4973 PAGE 189 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 22 - EASEMENT AGREEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 4973 PAGE 192 (AFFECTS, PLOTTED AS SHOWN)
- 23 - TERMS AND CONDITIONS IN EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 584 PAGE 281 (AFFECTS, PLOTTED AS SHOWN)
- 24 - TERMS AND CONDITIONS IN DECLARATION OF RECIPROCAL EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 5911 PAGE 44 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

### ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:		
ITEM	REQUIRED	OBSERVED
PERMITTED USE	RESIDENTIAL	INDUSTRIAL
MIN. SETBACKS FRONT	0'	0'
MIN. SETBACKS REAR	0'	0'
MIN. SETBACKS SIDE	18.2'	18.2'
MAX. BUILDING HEIGHT	58.0' ±	58.0' ±
MIN. LOT AREA	1,148,434 SQ. FT. ±	1,148,434 SQ. FT. ±
MIN. LOT WIDTH	1,679.92'	1,679.92'
MAX. BLDG COVERAGE	28.6% ±	28.6% ±
PARKING REGULAR	88	88
PARKING HANDICAP	0	0
PARKING TRAILER	83	83
PARKING OVERHEAD DOOR	12	12
PARKING TOTAL	183	183

PARKING INFORMATION

### SCHEDULE A DESCRIPTION - TITLE COMMITMENT NO. NJ-302301-24

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

1. NORTH 71° 22' 36" EAST, 128.62 FEET, ALONG SAID SOUTHEASTERLY LINE OF HARRISON AVENUE, TO A POINT, THENCE, RUNNING ALONG LINE DIVIDING LOT 1, BLOCK 222, LANDS NOW OR FORMERLY J. SUPOR REALTY, LLC AND LOT 1, BLOCK 221, LANDS NOW OR FORMERLY ANNA MARIA CUMELLA TRUSTEES OF THE CREDIT SHELTER TRUST) THE FOLLOWING NINE (9) COURSES:

- SOUTH 16° 08' 24" EAST, 109.72 FEET TO A POINT, THENCE
- NORTH 71° 22' 36" EAST, 100.00 FEET TO A POINT, THENCE
- SOUTH 10° 37' 24" EAST, 25.00 FEET TO A POINT OF NON-TANGENT CURVATURE, THENCE
- SOUTH 10° 37' 24" EAST, 25.00 FEET TO A POINT OF NON-TANGENT CURVATURE, THENCE
- SOUTH 10° 37' 24" EAST, 25.00 FEET TO A POINT OF NON-TANGENT CURVATURE, THENCE
- SOUTH 10° 37' 24" EAST, 25.00 FEET TO A POINT OF NON-TANGENT CURVATURE, THENCE
- SOUTH 10° 37' 24" EAST, 25.00 FEET TO A POINT OF NON-TANGENT CURVATURE, THENCE
- SOUTH 10° 37' 24" EAST, 25.00 FEET TO A POINT OF NON-TANGENT CURVATURE, THENCE
- SOUTH 10° 37' 24" EAST, 25.00 FEET TO A POINT OF NON-TANGENT CURVATURE, THENCE

7. SOUTH 10° 37' 24" EAST, 52.50 FEET TO A POINT, THENCE

8. SOUTH 70° 06' 24" EAST, 31.42 FEET TO A POINT, THENCE

9. SOUTH 87° 44' 24" EAST, 144.23 FEET TO A POINT, THENCE

10. NORTH 71° 22' 36" EAST, 100.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF OGDEN AVENUE (VARIABLE WIDTH RIGHT-OF-WAY), THENCE, RUNNING ALONG SAID SOUTHWESTERLY LINE OF OGDEN AVENUE FOLLOWING THREE (3) COURSES:

- SOUTH 33° 34' 54" EAST, 185.48 FEET TO A POINT, THENCE
- NORTH 55° 18' 06" EAST, 25.00 FEET TO A POINT, THENCE
- SOUTH 33° 34' 54" EAST, 69.96 FEET TO A POINT, THENCE

14. SOUTH 37° 38' 24" EAST, 863.35 FEET ALONG NORTHEASTERLY OF LOT 1, BLOCK 222, TO A POINT, THENCE

15. SOUTH 73° 51' 36" WEST, 229.98 FEET ALONG LINE DIVIDING LOT 1, BLOCK 222, AND LOT 1.01, BLOCK 223, (LANDS NOW OR FORMERLY FISHER HOLDINGS, LLC) TO A POINT, THENCE

16. SOUTH 16° 08' 24" EAST, 125.69 FEET CONTINUING ALONG THE SAME AND ALONG THE LINE DIVIDING LOT 3.03, BLOCK 222, AND SAID LOT 1.01, BLOCK 223, TO A POINT, THENCE, RUNNING ALONG THE LINE DIVIDING LOT 3.03, BLOCK 222, AND LOT 1.01, BLOCK 223, (LANDS NOW OR FORMERLY 810 WORTHINGTON REALTY CORPORATION) THE FOLLOWING FIVE (5) COURSES:

- SOUTH 73° 51' 36" WEST, 395.00 FEET TO A POINT, THENCE
- SOUTH 16° 08' 24" EAST, 54.37 FEET TO A POINT, THENCE
- NORTH 73° 51' 36" WEST, 142.90 FEET TO A POINT, THENCE
- SOUTH 16° 08' 24" EAST, 20.00 FEET TO A POINT, THENCE
- SOUTH 16° 08' 24" EAST, 20.00 FEET TO A POINT, THENCE

21. SOUTH 73° 51' 36" WEST, 153.05 FEET TO A POINT, THENCE

23. NORTH 85° 45' 24" WEST, 143.92 FEET TO A POINT, THENCE

24. NORTH 70° 38' 24" WEST, 38.86 FEET TO A POINT, THENCE

25. NORTH 16° 08' 24" WEST, 16.38 FEET ALONG THE LINE DIVIDING LOT 1, BLOCK 222, AND LOT 1.01, BLOCK 204, (LANDS NOW OR FORMERLY CONRAL) SAID LINE BEING ALSO THE PROJECTED CENTERLINE OF SUPOR BOULEVARD TO A POINT, THENCE, RUNNING ALONG THE SOUTHERLY TERMINUS OF SUPOR BOULEVARD THE FOLLOWING THREE (3) COURSE:

- NORTH 84° 03' 36" EAST, 28.75 FEET TO A POINT, THENCE
- NORTH 83° 38' 36" EAST, 1.86 FEET TO A POINT, THENCE
- NORTH 16° 08' 24" WEST, 173.82 FEET ALONG AFORESAID NORTHEASTERLY LINE OF SUPOR BOULEVARD, TO A POINT, THENCE, RUNNING THROUGH LOTS 1 AND 3.03, BLOCK 222, ALONG THE LINE DIVIDING PROPOSED LOTS 1.01 AND 1.02, THE FOLLOWING SEVEN (7) COURSES:

30. NORTH 73° 51' 36" EAST, 136.82 FEET TO A POINT, THENCE

31. SOUTH 16° 08' 24" EAST, 26.81 FEET TO A POINT, THENCE

32. NORTH 73° 51' 36" EAST, 683.08 FEET TO A POINT, THENCE

33. NORTH 16° 08' 24" WEST, 243.50 FEET TO A POINT, THENCE

34. SOUTH 73° 51' 36" WEST, 733.49 FEET TO A POINT, THENCE

35. NORTH 16° 08' 24" WEST, 188.18 FEET TO A POINT, THENCE

36. SOUTH 73° 51' 36" WEST, 181.1 FEET TO A POINT IN AFORESAID NORTHEASTERLY LINE OF SUPOR BOULEVARD, THENCE

37. NORTH 16° 08' 24" WEST, 1066.48 FEET ALONG NORTHEASTERLY LINE OF SUPOR BOULEVARD TO THE POINT AND PLACE OF BEGINNING.

NOTE FOR INFORMATION: BEING KNOWN AND DESIGNATED AS PART OF TAX LOTS 1 & 3.03 IN BLOCK 222 (TO BE KNOWN AS LOT 1.01, BLOCK 222) FOR THE TOWN OF HARRISON, COUNTY OF HUDSON, STATE OF NEW JERSEY.

NOTE FOR INFORMATION: BEING COMMONLY KNOWN AS PART OF MANOR & OGDEN AVENUE AND 608 SUPOR BOULEVARD (TO BE KNOWN AS 500 SUPOR BOULEVARD), HARRISON, NEW JERSEY.

### PARKING INFORMATION

REGULAR- 88  
HANDICAP- 0  
TRAILER- 83  
OVERHEAD DOOR- 12  
TOTAL- 183

### FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 8807000100, WHICH BEARS AN EFFECTIVE DATE OF 08/16/2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON MAPS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

### NOTES CORRESPONDING TO SCHEDULE B - TITLE COMMITMENT NO. NJ-302301-24

- 11 - WATER LINE EASEMENT AS SET FORTH IN DEED BOOK 1989 PAGE 588 (UNABLE TO DETERMINE INSUFFICIENT LEGAL DESCRIPTION REFERENCING OUTDATED LAND OWNERS)
- 12 - EASEMENTS IN INDENTURE AS SET FORTH IN DEED BOOK 1616 PAGE 423 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 13 - DEED OF EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 2163 PAGE 314 (AFFECTS, PLOTTED AS SHOWN)
- 14 - EASEMENT FOR INGRESS AND EGRESS AND ROADWAY EASEMENT RETAINED BY WORTHINGTON PUMP & MACHINERY CORPORATION AS SET FORTH IN DEED BOOK 2163 PAGE 316 (AFFECTS, PLOTTED AS SHOWN)
- 15 - DEED OF EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 2163 PAGE 322 (AFFECTS, PLOTTED AS SHOWN)
- 16 - DEED OF EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 2163 PAGE 317 (AFFECTS, APPROXIMATE LOCATION SHOWN)
- 17 - TERMS AND CONDITIONS IN PARTY WALL AGREEMENT AS SET FORTH IN DEED BOOK 2163 PAGE 625 (AFFECTS, PLOTTED AS SHOWN)
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- 19 - EASEMENTS, RESERVATIONS AND RESTRICTIONS AS SET FORTH IN DEED BOOK 2272 PAGE 800 (AFFECTS, PLOTTED AS SHOWN)
- 20 - EASEMENTS AND RIGHTS IN EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 2288 PAGE 208 (AFFECTS, PLOTTED AS SHOWN)
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- 22 - EASEMENT AGREEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED BOOK 4973 PAGE 192 (AFFECTS, PLOTTED AS SHOWN)
- 23 - TERMS AND CONDITIONS IN EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 584 PAGE 281 (AFFECTS, PLOTTED AS SHOWN)
- 24 - TERMS AND CONDITIONS IN DECLARATION OF RECIPROCAL EASEMENT AGREEMENT AS SET FORTH IN DEED BOOK 5911 PAGE 44 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 25 - TERMS, CONDITIONS, PROVISIONS AND RIGHT OF PARTIES UNDER THAT CERTAIN UNRECORDED MASTER LEASE BETWEEN J. SUPOR REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD) AND THE MARITAL TRUST OF JOSEPH SUPOR, JR. AND J. SUPOR, L.L.C. (TENANTS), (PRIOR MANOR LEASE), DATED OCTOBER 11, 2017, AS AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT WHEREIN J. SUPOR REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ASSIGNED ITS INTEREST TO J. SUPOR REALTY GROUP LLC, A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD), AS FURTHER AFFECTED BY ASSIGNMENT OF ASSUMPTION AGREEMENT, WHEREIN THE MARITAL TRUST OF JOSEPH SUPOR, JR. AND J. SUPOR, L.L.C. ASSIGNED ITS INTEREST TO SUPER MANOR, A DELAWARE LIMITED LIABILITY COMPANY (TENANT), AS FURTHER AFFECTED BY MEMORANDUM OF AMENDED, RESTATED AND CONSOLIDATED LEASE AGREEMENT, DATED JANUARY 31, 2020 AND RECORDED FEBRUARY 19, 2020 IN BOOK 4973 PAGE 605 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 26 - TERMS, CONDITIONS, PROVISIONS AND RIGHTS OF PARTIES UNDER THAT CERTAIN UNRECORDED MASTER LEASE BETWEEN SUPER MANOR REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD) AND THE MARITAL TRUST OF JOSEPH SUPOR, JR. AND J. SUPOR, L.L.C. (TENANTS), (PRIOR MANOR LEASE), DATED OCTOBER 11, 2017, AS AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT WHEREIN SUPER MANOR REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ASSIGNED ITS INTEREST TO SUPER MANOR REALTY GROUP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD), AS FURTHER AFFECTED BY ASSIGNMENT OF ASSUMPTION AGREEMENT, WHEREIN THE MARITAL TRUST OF JOSEPH SUPOR, JR. AND J. SUPOR, L.L.C. ASSIGNED ITS INTEREST TO SUPER MANOR, A DELAWARE LIMITED LIABILITY COMPANY (TENANT), AS FURTHER AFFECTED BY MEMORANDUM OF AMENDED, RESTATED AND CONSOLIDATED LEASE AGREEMENT, DATED JANUARY 31, 2020 AND RECORDED FEBRUARY 19, 2020 IN BOOK 4973 PAGE 605 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

### BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S37°37'37" PER GPS COORDINATE OBSERVATIONS NEW JERSEY STATE PLANE NAD83.  
LATITUDE = 40°44'1" 89180"  
LONGITUDE = -74°04'47"77"  
CONVERGENCE ANGLE = 0°13'52" 53098"

### SIGNIFICANT OBSERVATIONS

THE CONCRETE STEP APPEARS TO EXTEND BEYOND THE WEST PROPERTY LINE BY AS MUCH AS 1.2'.

### UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVABLE EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

### EASEMENT DETAIL



### GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAN MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS AUGUST 19, 2024.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SUPOR BOULEVARD AND HARRISON AVENUE, WHICH IS ABUTTING THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SUPOR BOULEVARD, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY: RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS ON OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED NEW JERSEY ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE SUBJECT PROPERTY). THE PURPOSE OF THIS SURVEY AND THE COMMENTS RELATED TO THE SCHEDULE B & C EXCEPTIONS IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM HUDSON COUNTY GIS.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO OVERLAPS. A GAP WAS OBSERVED ON THE WEST PROPERTY BOUNDARY LINE.
15. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
16. IN REGARD TO ALTA/NSPS TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E., APPURTENANCE) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.

### SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/19/2024.  
DATE OF PLAN OR MAP: 08/21/2024

PRELIMINARY

ROBERT J. WINICKI  
PROFESSIONAL LAND SURVEYOR NO. 240300438900  
STATE OF NEW JERSEY  
C.O.A. 24028378100

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DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER: 24-5408	SURVEY DRAWN BY: BAC - 08/21/2024
SURVEY REVIEWED BY: JL	SHEET: 1 OF 3

# SURVEY

## SITE INFORMATION

NF: SUPOR FAMILY, L.L.C., A NEW JERSEY LIMITED LIABILITY COMPANY  
129 SANDFORD AVENUE  
TAX LOT 14.01, BLOCK 279  
192,292 ± SQUARE FEET, OR 4.184 ± ACRES

## TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. NJ-30228-24, DATED JULY 17, 2024.

## SCHEDULE A DESCRIPTION

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

BEING KNOWN AND DESIGNATED AS LOT 14.01 IN BLOCK 279 AS SHOWN ON A CERTAIN MAP ENTITLED "FINAL SUBDIVISION PLAN FOR PARC. L.L.C., BLOCK 279, LOTS 14-18, 25-28 IN THE TOWN OF KEARNY, HUDSON COUNTY, NEW JERSEY" PREPARED BY BERTIN ENGINEERING ASSOCIATES, INC., DATED DECEMBER 10TH, 2002, LAST REVISED MARCH 29TH, 2003, FILED IN THE HUDSON COUNTY REGISTER'S OFFICE ON MAY 22ND, 2003, AS FILED MAP NO. 3908, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SANDFORD AVENUE (BEING 60 FEET WIDE) DISTANT 230.65 FEET ON A BEARING OF SOUTH 17 DEGREES 38 MINUTES 30 SECONDS EAST FROM THE SOUTHERLY LINE OF ANN STREET (BEING 50 FEET WIDE), RUNNING THENCE:

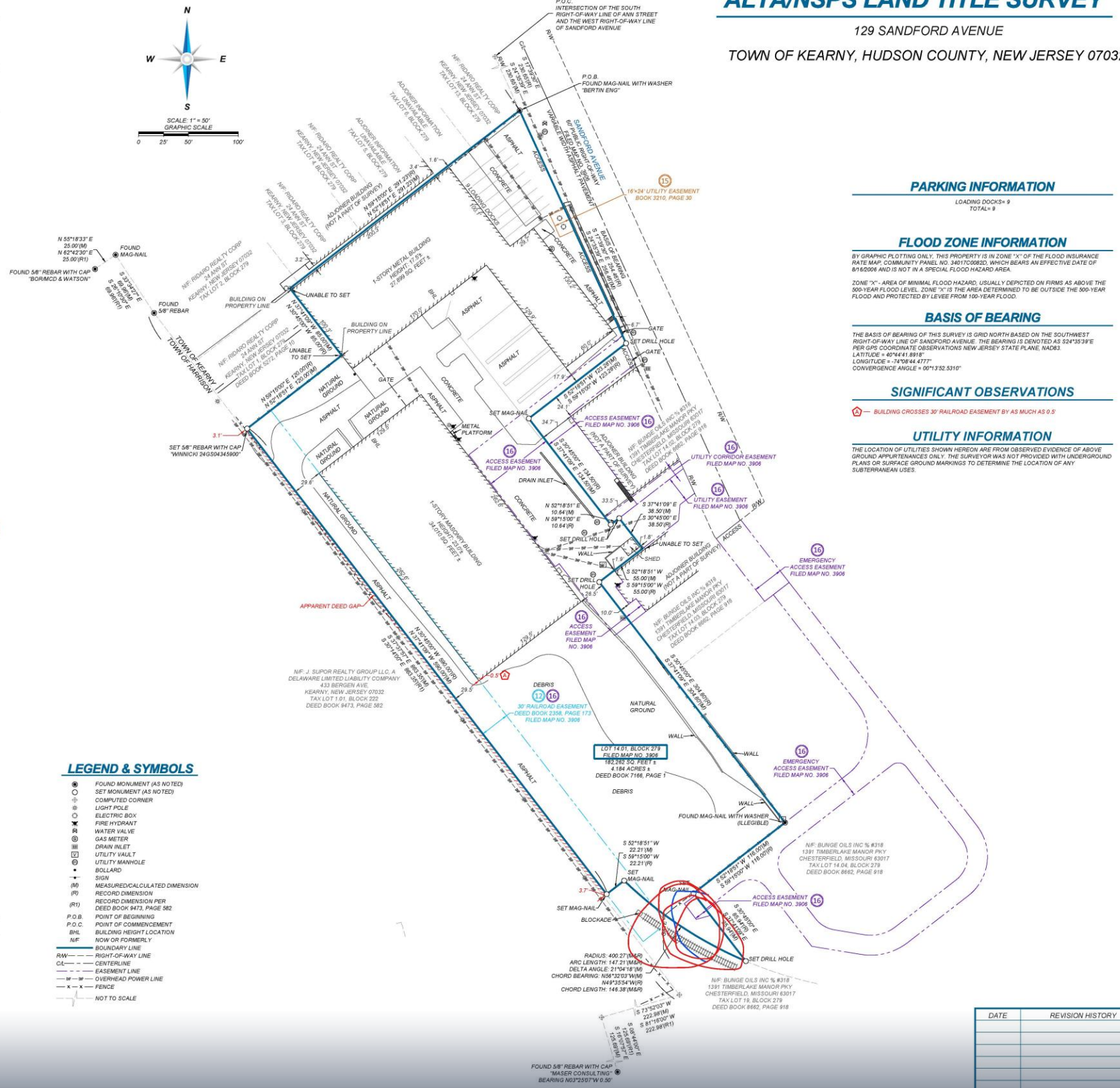
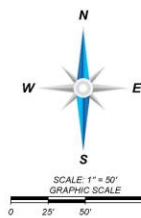
- (1) ALONG SAID WESTERLY LINE OF SANDFORD AVENUE, SOUTH 17 DEGREES 38 MINUTES 30 SECONDS EAST, A DISTANCE OF 238.44 FEET TO A POINT; THENCE
- (2) SOUTH 59 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 123.28 FEET TO A POINT; THENCE
- (3) SOUTH 30 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 134.50 FEET TO A POINT; THENCE
- (4) NORTH 59 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 10.84 FEET TO A POINT; THENCE
- (5) SOUTH 30 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 38.30 FEET TO A POINT; THENCE
- (6) SOUTH 59 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 55.00 FEET TO A POINT; THENCE
- (7) SOUTH 30 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 304.80 FEET TO A POINT; THENCE
- (8) SOUTH 59 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 118.00 FEET TO A POINT; THENCE
- (9) SOUTH 30 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 85.84 FEET TO A POINT ON A CURVE OF LANDS NOW OR FORMERLY ERIE LACKAWANNA RAILROAD; THENCE
- (10) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 400.27 FEET, AN ARC LENGTH OF 147.21 FEET, A CHORD BEARING OF NORTH 49 DEGREES 35 MINUTES 54 SECONDS WEST, AND A CHORD DISTANCE OF 146.38 FEET TO A POINT; THENCE
- (11) SOUTH 59 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 22.21 FEET TO A POINT; THENCE
- (12) NORTH 30 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 590.00 FEET TO A POINT; THENCE
- (13) NORTH 59 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 120.00 FEET TO A POINT; THENCE
- (14) NORTH 30 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 85.00 FEET TO A POINT; THENCE
- (15) NORTH 59 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 291.23 FEET TO THE POINT AND PLACE OF BEGINNING.

## NOTES CORRESPONDING TO SCHEDULE B

- (11) — EASEMENTS, COVENANTS AND RIGHTS CONTAINED IN AGREEMENT BETWEEN THE DELAWARE, LACKAWANNA AND WESTERN RAILROAD COMPANY, THE HUDSON REALTY COMPANY AND THE THEOBALD AS SET FORTH IN DEED BOOK 2228 PAGE 51 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- (12) — EASEMENT FOR RAILROAD RIGHTS GRANTED TO THE DELAWARE, LACKAWANNA AND WESTERN RAILROAD COMPANY AS SET FORTH IN DEED BOOK 2338 PAGE 173 (AFFECTS, PLOTTED AS SHOWN)
- (13) — UTILITY EASEMENT GRANTED TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS SET FORTH IN DEED BOOK 1914 PAGE 192 (DOES NOT AFFECT, APPEARS TO FALL WITHIN LOT 42 OF BLOCK 274)
- (14) — UTILITY EASEMENT GRANTED TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS SET FORTH IN DEED BOOK 3014 PAGE 231 (DOES NOT AFFECT, APPEARS TO FALL EAST OF THE SUBJECT PROPERTY)
- (15) — UTILITY EASEMENT GRANTED TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS SET FORTH IN DEED BOOK 3210 PAGE 30 (AFFECTS, PLOTTED AS SHOWN)
- (16) — SUBJECT TO THE FOLLOWING AS SHOWN ON FILED MAP ENTITLED "FINAL SUBDIVISION PLAN FOR PARC. L.L.C., BLOCK 279 LOTS 14-18, 25-28" FILED MAY 22, 2003 AS FILED MAP NO. 3908:  
A. 30' WIDE RAILROAD EASEMENT;  
B. ACCESS EASEMENT TO BENEFIT LOT 14.04;  
C. ACCESS EASEMENT TO BENEFIT LOT 14.02;  
D. NOTES ON FILED MAP:  
A. ENCROACHMENT EASEMENT FOR OVERHEAD LOADING RACK; (NOTE: #4)  
B. ENCROACHMENT EASEMENT FOR GROUND STORAGE TANK; (NOTE: #5)  
AFFECTS, PLOTTED AS SHOWN
- (17) — TERMS, CONDITIONS, PROVISIONS AND RIGHT OF PARTIES UNDER THAT CERTAIN MASTER LEASE BETWEEN SUPOR FAMILY, L.L.C., A NEW JERSEY LIMITED LIABILITY COMPANY (LANDLORD) AND J. SUPOR REALTY L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND SUPOR MANOR REALTY L.L.C., A DELAWARE LIMITED LIABILITY COMPANY (TENANT), DATED MAY 3, 2019 AS EVIDENCED BY MEMORANDUM OF LEASE DATED MAY 3, 2019 AND RECORDED MAY 24, 2019 IN DEED BOOK 8488 PAGE 401, AS AFFECTED BY COLLATERAL ASSIGNMENT OF LEASES AND RENTS DATED MAY 3, 2019 AND RECORDED MAY 13, 2019 IN MORTGAGE BOOK 1589 PAGE 109 AND FURTHER AFFECTED BY SUBORDINATION AGREEMENT, DATED MAY 3, 2019 AND RECORDED MAY 13, 2019 IN DEED BOOK 728 PAGE 80 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- (18) — TERMS, CONDITIONS, PROVISIONS AND RIGHT OF PARTIES UNDER THAT CERTAIN UNRECORDED SUB LEASE BETWEEN SUPOR FAMILY, L.L.C., A NEW JERSEY LIMITED LIABILITY COMPANY (LANDLORD) AND BUNGE OILS, INC., A DELAWARE CORPORATION (SUBTENANT), DATED SEPTEMBER 9, 2014 AS ASSIGNED BY LANDLORD TO TENANT PURSUANT TO THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT DATED MAY 3, 2019, AS EVIDENCED BY SUBLEASE SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT DATED MAY 3, 2019 AND RECORDED JULY 10, 2019 IN DEED BOOK 9415 PAGE 701 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

## ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	INDUSTRIAL	
MIN. SETBACKS FRONT	6.7'	
MIN. SETBACKS REAR	1.6'	
MIN. SETBACKS REAR	29.5'	
MAX. BUILDING HEIGHT	33.0'	
MIN. LOT AREA	182,282 SQ. FEET ±	
MIN. LOT WIDTH	590.00'	
MAX. BLDG COVERAGE	34%	
PARKING REGULAR	NONE OBSERVED	
PARKING HANDICAP	NONE OBSERVED	
LOADING DOCKS	9	
PARKING TOTAL	9	
PARKING INFORMATION:		



## LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ⊕ COMPUTED CORNER
- ⊙ LIGHT POLE
- ⊗ ELECTRIC BOX
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ GAS METER
- ⊕ DRAIN INLET
- ⊕ UTILITY VAULT
- ⊕ UTILITY MANHOLE
- ⊕ BOLLARD
- ⊕ SIGN
- ⊕ MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- (P) RECORD DIMENSION PER DEED BOOK #473, PAGE 582
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- B.H.L. BUILDING HEIGHT LOCATION
- N.F. NOW OR FORMERLY
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- OVERHEAD POWER LINE
- FENCE
- NOT TO SCALE

## ALTA/NSPS LAND TITLE SURVEY

129 SANDFORD AVENUE  
TOWN OF KEARNY, HUDSON COUNTY, NEW JERSEY 07032

## PARKING INFORMATION

LOADING DOCKS: 9  
TOTAL: 9

## FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3401700020, WHICH BEARS AN EFFECTIVE DATE OF 8/16/2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.  
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD; USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEL FROM 100-YEAR FLOOD.

## BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SANDFORD AVENUE. THE BEARING IS DENOTED AS S24°33'39"E PER GPS COORDINATE OBSERVATIONS NEW JERSEY STATE PLANE, NAD83. LATITUDE = 40°44'1.891" LONGITUDE = -74°08'44.477" CONVERGENCE ANGLE = 0°13'32.5310"

## SIGNIFICANT OBSERVATIONS

Ⓜ - BUILDING CROSSES 30' RAILROAD EASEMENT BY AS MUCH AS 0.5'

## UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.



## GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAN MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE ITEM 18, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS AUGUST 19, 2024.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SANDFORD AVENUE AND ANN STREET, WHICH IS APPROXIMATELY 231' FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SANDFORD AVENUE BEING A PUBLICLY DEDICATED RIGHT-OF-WAY. THE SUBJECT PROPERTY ALSO HAS INDIRECT ACCESS TO SANDFORD AVENUE VIA EMERGENCY ACCESS EASEMENT PER FILED MAP NO. 3908.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED NEW JERSEY ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-4 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM HUDSON COUNTY GIS.
14. IN REGARD TO ALTA/NSPS TABLE ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
15. IN REGARD TO ALTA/NSPS TABLE ITEM 18, ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.

## SURVEYOR'S CERTIFICATE

TO: AMBIENT CAPITAL PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY (AND ITS SUCCESSORS, ASSIGNS, SUBSIDIARIES AND AFFILIATES); AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 8(B)(1)(A), 8, 9, 10, 11, 14, 15, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/19/2024.

DATE OF PLAN OR MAP: 08/20/2024

ROBERT J. WINNICH  
PROFESSIONAL LAND SURVEYOR NO. 246304345900  
STATE OF NEW JERSEY  
C.O.# 246304371950

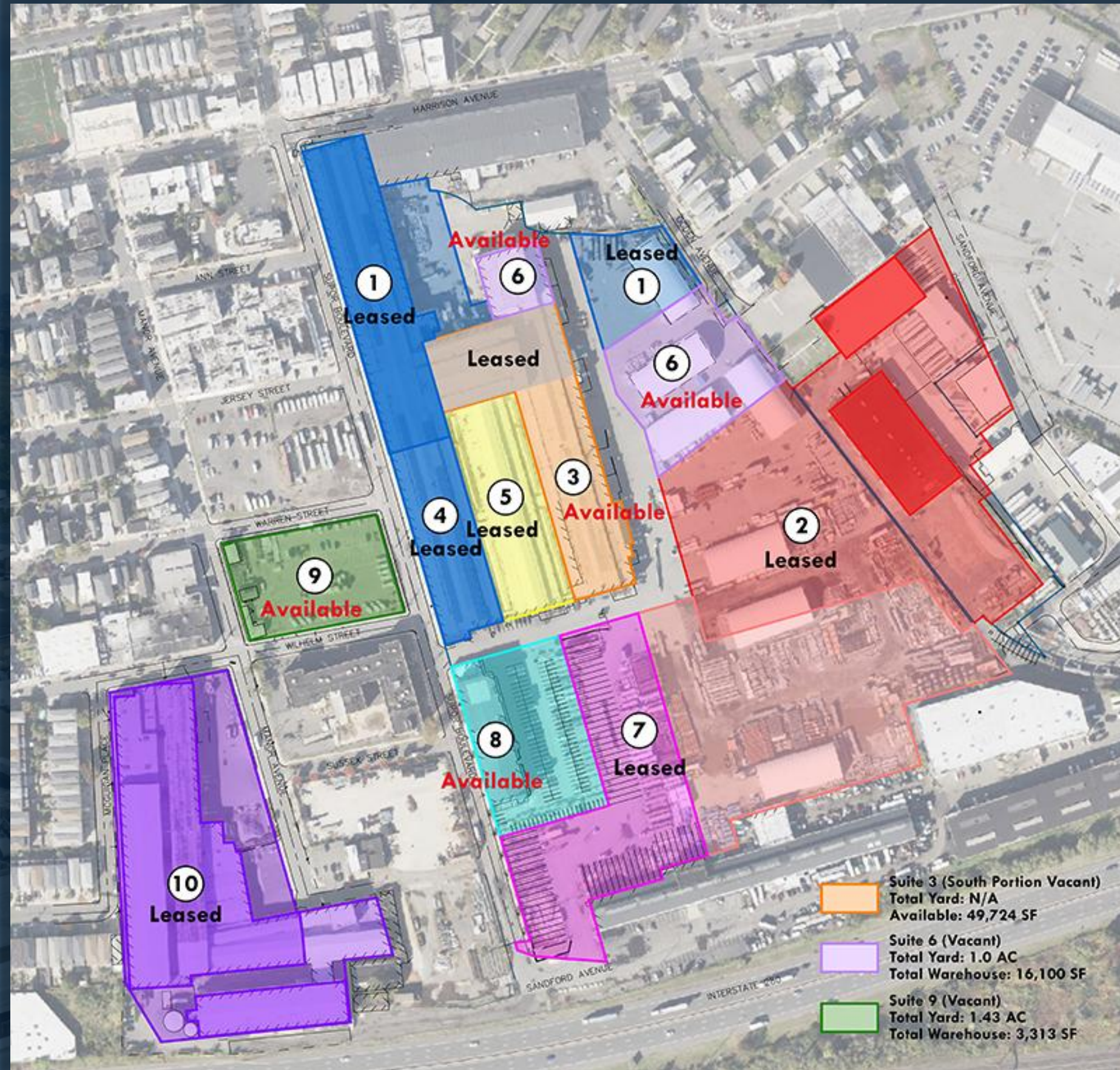
# BLEW

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24-5407  
SURVEY REVIEWED BY:  
RLW

SURVEY DRAWN BY:  
JEV - 08/20/2024  
SHEET:  
1 OF 1

DATE	REVISION HISTORY	BY

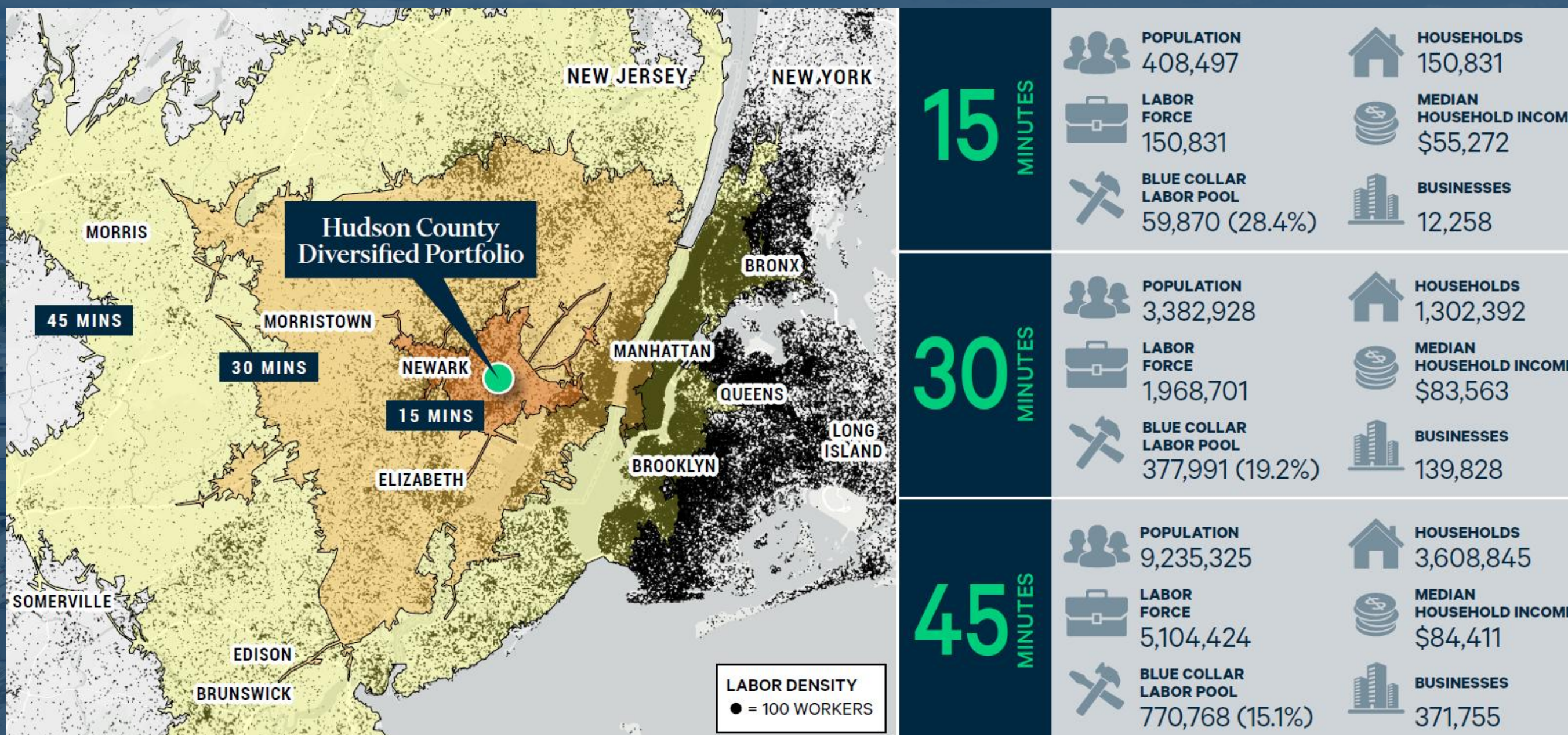


## 500 SUPOR BOULEVARD AVAILABLE SPACES

#	TYPE	SF	AC	Ceiling Height	Crane Height	Hook Height	Crane Capacity / Divisibility		Loading	Door Size
3	Warehouse High Bay	49,724	N / A	47' 6"	29'9" (25-ton)	24' 9" (25-ton)	2 x 15 Ton	2 x 25 Ton	2 Drive-Ins	1. 17' 6" W x 15' 6" H 2. 15' W x 15' H
							19 x 2 Ton Jib			
3				71'		52'	1 x 30 Ton (61' H)			
6	Warehouse	16,105	1.0	39'	28'	24' 9"	1 x 15 Ton	1 x 20 Ton	4 Drive-Ins 1 Loading Dock	1. 17' W x 16' H
							2 x 1 Ton Jib	3 x 2 Ton Jib		
							2 x 5 Ton			
9	IOS / Yard	3,313	1.43	50' 6"	28' (18-Ton)	23'	1 x 18 Ton	1 x 15 Ton	2 Drive-Ins	1. 16' W x 14' 6" H 2. 11' 1" W x 16' H
					44' (15-Ton)		6 x 1 Ton Jib	3 x 2 Ton Jib		
							37'	1 x 3 Ton		

# UNPARALLELED ACCESS TO INFRASTRUCTURE, LABOR & CONSUMERS

- New Jersey's demographic profile features an abundant, affordable, and growing blue-collar labor base; as big box occupiers have rapidly transformed into 24-hour operations due to shifting consumer behavior, strained supply chains, and businesses reconfiguring their operational strategies to accommodate safety stock inventory, access to an appropriate labor force has become a major deciding factor in building/site selection processes for this tenant base.
- New Jersey's industrial employment has remained steady with minimal positions cut and the overall industrial-using sector increased both quarter-over-quarter and year-over-year.



# DEMOGRAPHICS



## 5 MILES

- Total Population: 818,732
- Households: 312,186
- Median Household Income: \$70,487
- Average Household Size: 2.6
- Transportation to Work: 393,875
- Labor Force: 655,118

## 10 MILES

- Total Population: 3.56M
- Households: 1.5M
- Median Household Income: \$113,324
- Average Household Size: 2.3
- Transportation to Work: 1.9M
- Labor Force: 2.94M

## 15 MILES

- Total Population: 8.93M
- Households: 3.56M
- Median Household Income: \$100,310
- Average Household Size: 2.4
- Transportation to Work: 4.56M
- Labor Force: 7.31M

# FOR MORE INFORMATION

## PLEASE CONTACT:

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