

East 6th Avenue
(50' R.O.W.)

Lot 21 Block 1581
N/F Claire T. Mellman

Lot 25 Block 1581
N/F Hamilton Transit
Corporate Center, Inc.

Lot 20 Block 1581
N/F B.B.C. Realty, L.L.C.

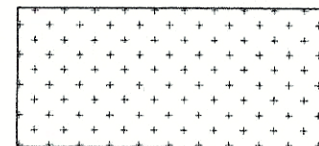
Existing Masonry Building

Existing
Masonry
Building

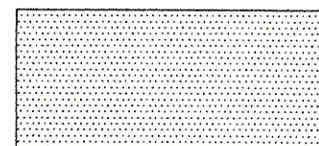
Existing Concrete Pad

Industrial Drive
(60' R.O.W.)

ACCESS EASEMENT LEGEND



IN FAVOR OF NATIONAL RAILROAD PASSENGER CORP.
THROUGH LOT 19.01

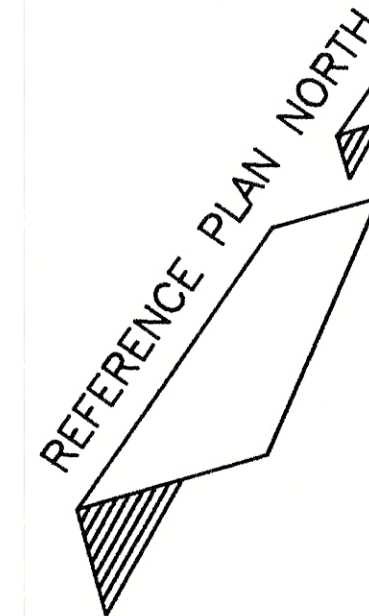
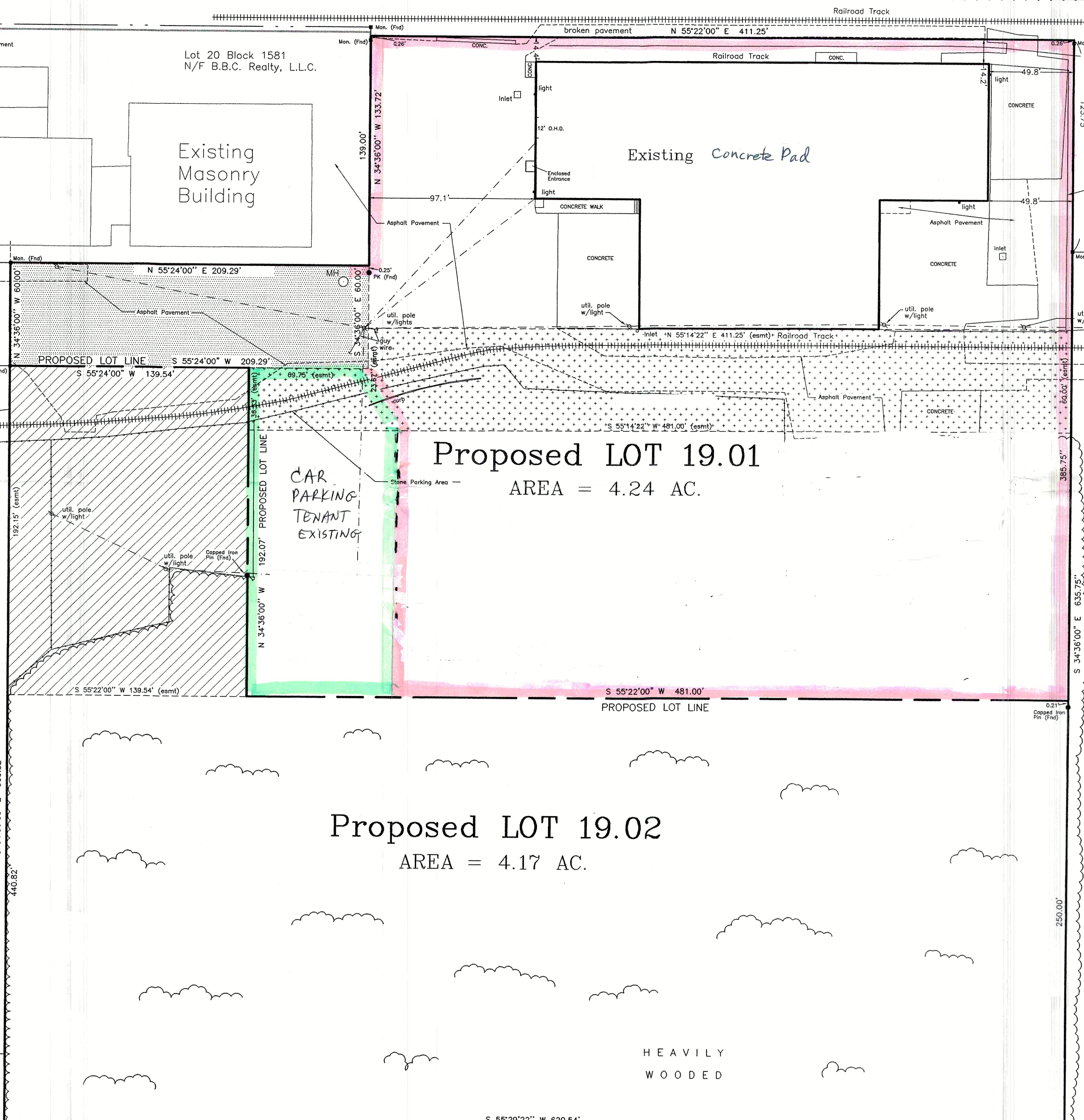


IN FAVOR OF LOT 20, LOT 19.02 AND
NATIONAL RAILROAD PASSENGER CORP.
THROUGH LOT 19.01



IN FAVOR OF LOT 20
THROUGH LOT 19.02

Lot 18 Block 1581
N/F San Juan
International, Inc.

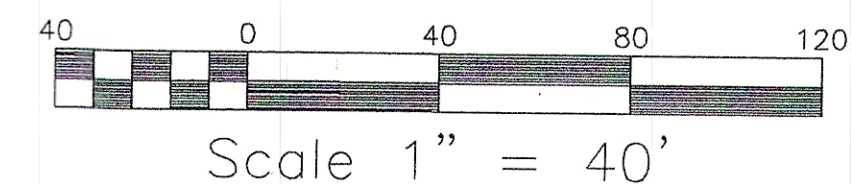


"MILLHAM YARD"

Lot 17 Block 1508
N/F UNJRR & Canal Co. -
W. R. Grace Co.

WARNING

AS PER N.J.A.C. 17:27A.1
THIS PLAN DOES NOT HAVE A RAISED SEAL.
THIS PLAN REFLECTS CONDITIONS AS
OF 7/10/98 AND MAY NOT SHOW CURRENT
CONDITIONS AS OF DATE.



I HEREBY CERTIFY, THIS SURVEY WAS PERFORMED
UNDER MY DIRECT SUPERVISION, AND HEREBY DECLARE,
TO THE BEST OF MY KNOWLEDGE, INFORMATION AND
BELIEF, AND IN MY PROFESSIONAL OPINION THIS SURVEY
TO BE ACCURATE TO :

- * National Railroad Passenger Corporation
- * MLB Properties, LLC
- * BCC Realty, LLC
- * New Jersey Title Insurance Company
- * Roger K. Bentley, II, Esq.

NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF
A TITLE SEARCH AND/OR REPORT AND IS SUBJECT TO
ANY FACTS WHICH MAY BE DISCLOSED BY A TITLE SEARCH.
2. THE INFORMATION SHOWN HEREON REPRESENTS THE CONDITIONS
FOUND AS OF THE DATE OF THE FIELD SURVEY (7/10/98),
EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW
THE SURFACE OF THE GROUND AND NOT VISIBLE.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED
IMPRESSION SEAL OF THE PROFESSIONAL, IT IS
NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY
HAVE BEEN ALTERED.

REFERENCE PLANS

1. "PLAN OF LEASE SURVEY TAX MAP LOT 19, BLK. 1581 HAMILTON TOWNSHIP,
MERCER COUNTY, N.J.", DATED 8-21-97 AND PREPARED BY FREDERICK W. KOEN, JR.,
16 BORDEN ST., MONMOUTH BEACH, NJ.
2. "INDUSTRIAL DRIVE, HAMILTON TOWNSHIP, MERCER COUNTY, NJ- SALE/LEASE TO
B.B.C. REALTY, LLC", DATED 7-19-91 AND PREPARED BY AMTRAK, NATIONAL RAILROAD
PASSENGER CORPORATION, 60 MASSACHUSETTS AVENUE, WASHINGTON, D.C., AMTRAK
MAP NO. 230.
3. "MINOR SUBDIVISION PLAN OF LOT 19, BLOCK 1581, FOR NATIONAL RAILROAD
CORPORATION, BBC REALTY, LLC AND MLB PROPERTIES, LLC, LOCATED IN HAMILTON
TOWNSHIP, MERCER COUNTY, NEW JERSEY" SCALE 1"=40', DATED 10/28/98 AND
PREPARED BY PRINCETON JUNCTION ENGINEERING, P.C., PRINCETON JUNCTION NJ.,
AND MARTIN D. KATZ PLSL # 36249.

Lot 17 Block 1508
N/F UNJRR & Canal Co. -
W. R. Grace Co.



Princeton Junction Engineering, P.C.
Professional Engineers, Land Surveyors and Planners
P.O. Box 610 - 53 North Post Road
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PE&PLS No. 13463
PLS No. 21223
PE&PLS No. 24327
PLS No. 30747
PLS No. 32112
PLS No. 34001
PLS No. 36249
PLS No. 36249

By: M. Rittenhouse*
Arnold Ryden Jr.
D. Geoffrey Brown
Wesley J. Lane*
Frank J. Falcone*
Edward J. Eschewsky*
Terence P. Black
Martin D. Katz
* NJ and PA Licensed

Martin D. Katz
Professional Land Surveyor License No. 36249

Plan of Survey
of Proposed Lot 19.01, Block 1581, for
National Railroad Passenger Corporation,
BCC Realty, LLC, and MLB Properties, LLC
Hamilton Township * Mercer County * New Jersey

Date: 3/3/99
Scale: 1"=40'
Drawn: FAS
Check: FAS

Job#: K98002
Dwg: sur19.01
View: plan

Sheet 1 of 1