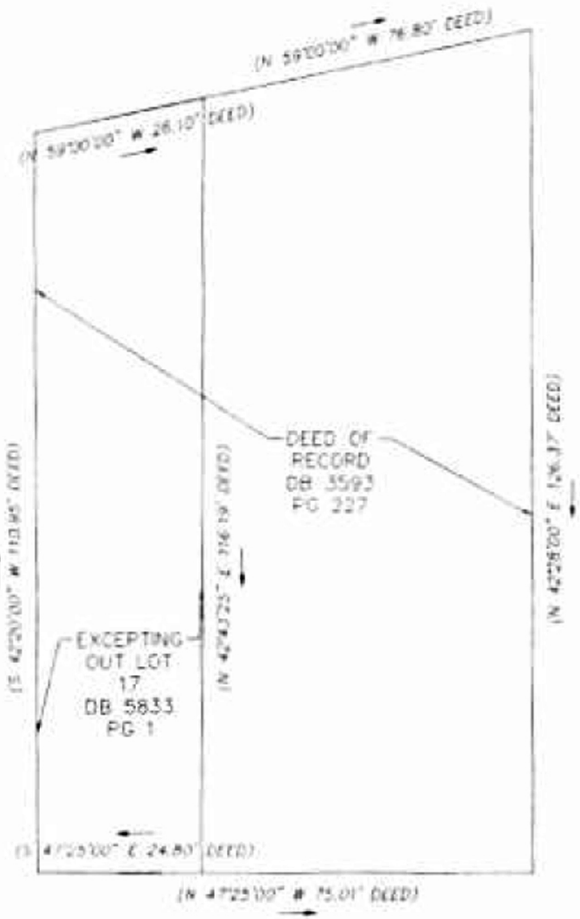
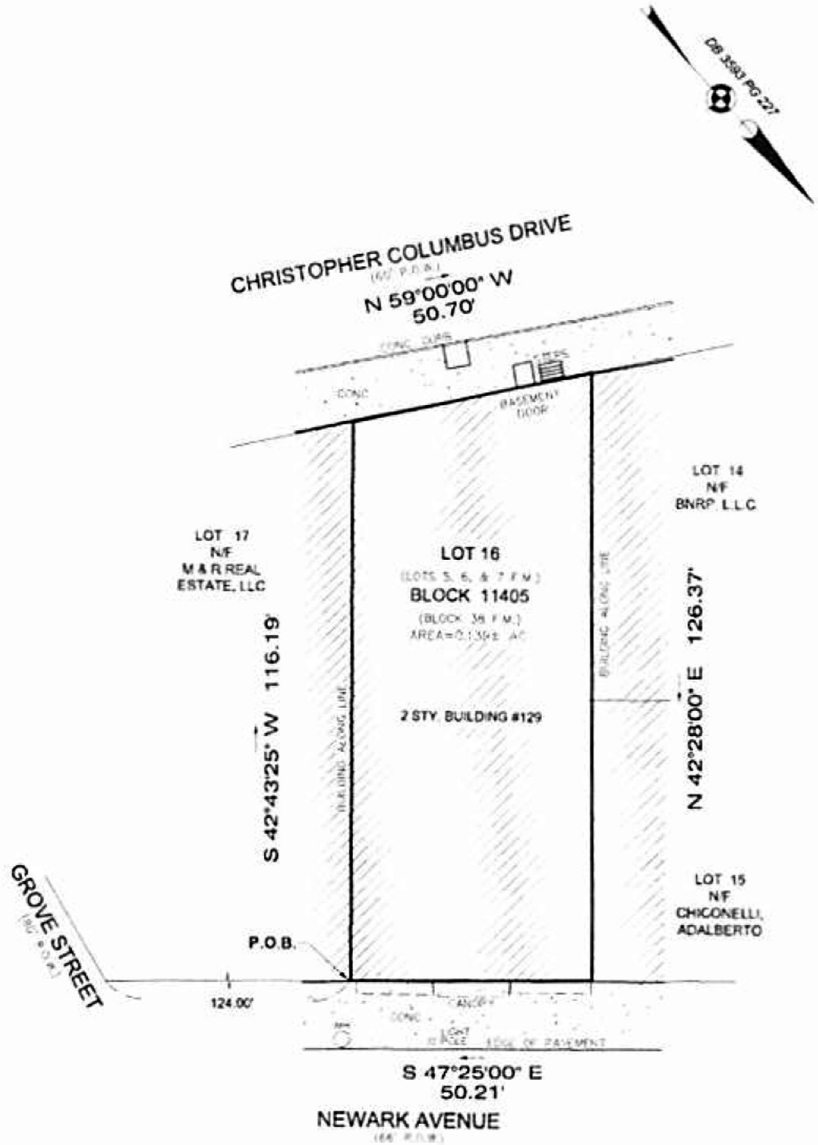


DEED PLOT DETAIL



DEED OF RECORD

DB 3593 PG 227

BEGINNING at a point in the southwesterly line of Newark Avenue therein distant northwesterly as measured along the southwesterly line of Newark Avenue 99.20 feet from the intersection of the same with the northwesterly line of Grove Street, thence running (1) South 42 degrees 28 minutes west 116.95 feet to a point in the northwesterly line of Bellevue Avenue thence distant northwesterly as measured along the same 140.79 feet from the intersection of the same with the northwesterly line of Grove Street, thence running (2) along the said northwesterly line of Bellevue Avenue north 59 degrees west 76.80 feet; thence running (3) north 42 degrees 28 minutes east 126.37 feet to the aforesaid southwesterly line of Newark Avenue, thence running (4) along the same south 47 degrees 25 minutes east 75 feet to the point and place of BEGINNING.

LEGEND

- SIGN POLE
- LIGHT POLE
- UTILITY POLE
- FIRE HYDRANT
- MANHOLE
- WATER VALVE
- GAS VALVE

SCALE IN FEET (1"=20')

REV	DATE	DESCRIPTION	BY

VICINITY MAP

TITLE REPORT NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY: RIVERSIDE ABSTRACT, LLC. COMMITMENT NUMBER RAN3-45128 BEARING AN EFFECTIVE DATE OF AUGUST 26, 2021.

DEED OF RECORD: DB 3593 PG 227
THE FOLLOWING NOTES CORRESPOND TO THE ITEMS CONTAINED IN SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT.

14. SUBJECT TO ANY AND ALL TERMS, CONDITIONS, EASEMENTS, RIGHTS OF WAY, RESERVATIONS, RESTRICTIONS, PROVISIONS, LIMITATIONS AND/OR REQUIREMENTS AS SET FORTH ON FILED MAP ENTITLED "MAP OF PROPERTY BELONGING TO CORNELIUS VAN HORST, SITUATED IN BERGEN COUNTY, NEW JERSEY" AS MAP NO. 8, DATE FILED: APRIL 24, 1947. NONE PLOTTABLE.

NOTES:

1. PROPERTY KNOWN AS 129 NEWARK AVENUE, JERSEY CITY, NEW JERSEY.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON, IF ANY, ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES AND ANY UTILITY MAPS PROVIDED BY UTILITY COMPANIES REFERENCED HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.
3. PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY NOTED HEREON. OTHER DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PARCEL.
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 3604170060E BEARING AN EFFECTIVE DATE OF AUGUST 16, 2008.
5. THE EXISTENCE OR NONEXISTENCE OF WETLANDS, TIDELANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. PARKING SPACE COUNT: 0
8. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. NO EVIDENCE OF WETLAND FLAGGING WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ALTA CERTIFICATION:

TO:
129-131 NEWARK AVE JC, INC.,
INVESTORS BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR,
RIVERSIDE ABSTRACT, LLC,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
ROSEMAN, BEERMAN & BEERMAN LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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 2, 3, 4, 6, 8, 11, 13, 16, & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 16, 2021.

Field Map Reference	Field Map Block	Field Map Lot	Filing Date	Field Map No.
MAP 8 (A PROPERTY BELONGING TO CORNELIUS VAN HORST, SITUATED IN BERGEN COUNTY)	38	A PORTION OF 5, 6, & 7	4/24/1947	

IMPORTANT NOTES, PLEASE REVIEW:

- DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP IS PLAN MADE ON 11/16/21 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY NEITHER GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT TO LAND. (§ 46:23-9.10)

DB 3593 PG 227

CERTIFICATE OF AUTHORIZATION: 24GA28026400

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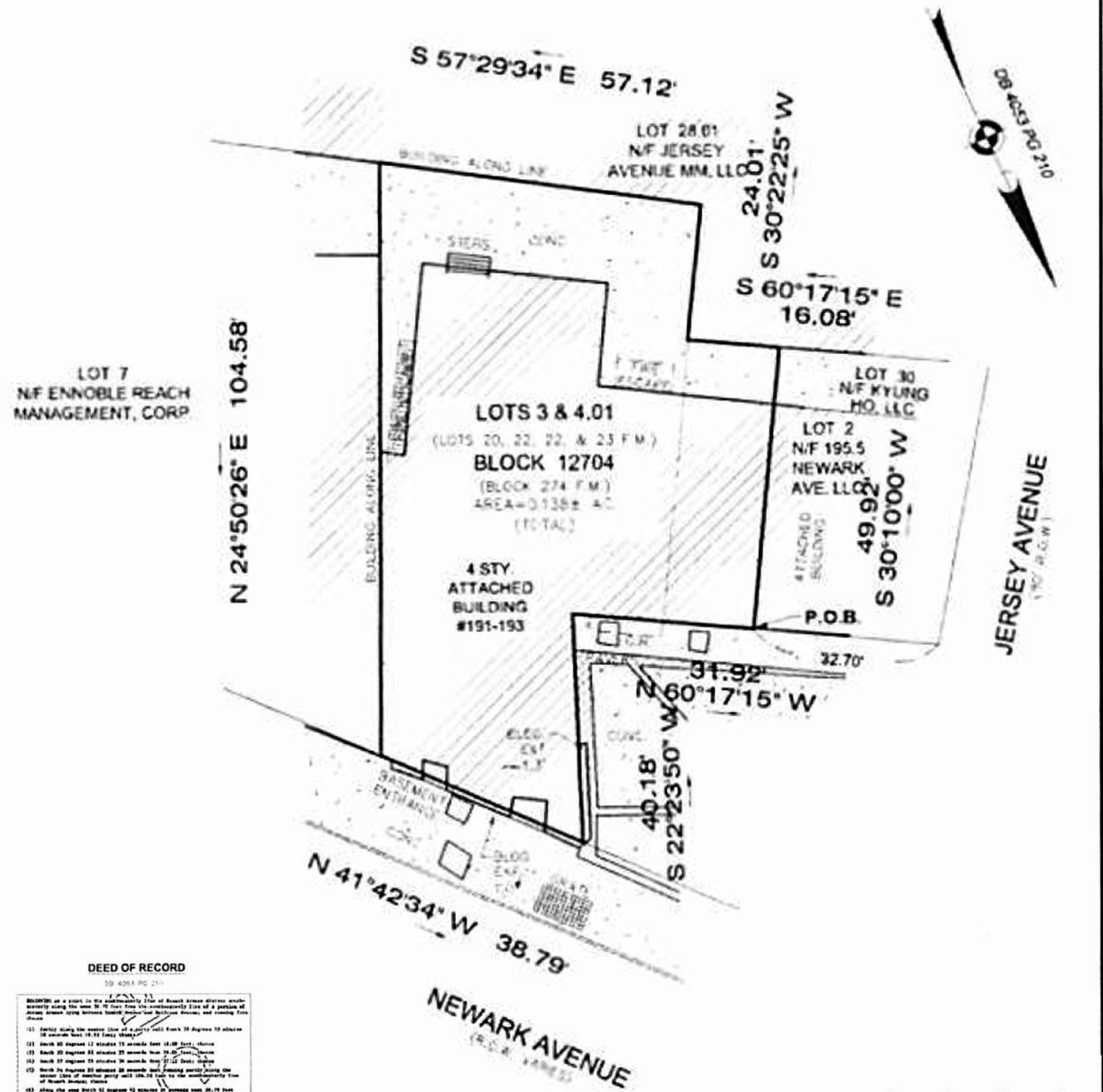
www.morganengineeringllc.com

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

ALTA/NSPS LAND TITLE SURVEY

LOT 16 BLOCK 11405
CITY OF JERSEY CITY
COUNTY OF HUDSON NEW JERSEY

Scale	Drawn By	Date	JOB #	CAD File #	Sheet #
1"=20'	NB	11/16/21	21-14872	21-14872	1 OF 1



DEED OF RECORD

DB 4053 PG 210

BEGINNING at a point in the westerlymost line of Newark Avenue distant southerly along the same 38.79 feet from the southeasterlymost line of a portion of Jersey Avenue lying between Newark Avenue and Railroad Avenue, and running from thence

(1) Partly along the easterlymost line of a party wall South 30 Degrees 10 minutes 00 seconds West 49.92 feet; thence

(2) South 60 degrees 17 minutes 15 seconds East 16.08 feet; thence

(3) South 30 degrees 22 minutes 25 seconds West 24.01 feet; thence

(4) South 57 degrees 29 minutes 34 seconds East 57.12 feet; thence

(5) North 24 degrees 50 minutes 26 seconds East, running partly along the easterlymost line of another party wall 104.58 feet to the southerlymost line of Newark Avenue; thence

(6) Along the same North 41 degrees 42 minutes 34 seconds East 38.79 feet to the southeasterlymost line of another portion of Jersey Avenue; thence

(7) Along the same South 22 degrees 23 minutes 50 seconds West 40.18 feet to the southeasterlymost line of Newark Avenue; thence

(8) Along the same North 60 degrees 17 minutes 15 seconds West 31.92 feet to the point and place of BEGINNING.

Being in accordance with a survey by Frank H. Ammerman Associates, dated August 15, 1945.

Being known as Lots 20, 21, 22, and 23 in Block 274 on a map entitled "No. 1 of Property belonging to the Estate of Hosea F. Clark, dec'd, situated in Jersey City, Hudson Co., N.J.", filed in the Hudson County Register's Office on July 5, 1864 as Map No. 476.

LEGEND

- SIGN POLE
- LIGHT POLE
- UTILITY POLE
- FIRE HYDRANT
- MH MANHOLE
- WV WATER VALVE
- GV GAS VALVE

REV	DATE	DESCRIPTION	BY

VICINITY MAP

TITLE REPORT NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT TAKEN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY RIVERSIDE ABSTRACT, LLC, COMMITMENT NUMBER RAN-14519 BEARING AN EFFECTIVE DATE OF AUGUST 20, 2021.

DEED OF RECORD: DB 4053 PG 210
THE FOLLOWING NOTES CORRESPOND TO THE ITEMS CONTAINED IN SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT.

15. SUBJECT TO ANY AND ALL TERMS, CONDITIONS, EASEMENTS, RIGHTS OF WAY, RESERVATIONS, RESTRICTIONS, PROVISIONS, LIMITATIONS AND/OR REQUIREMENTS, AS SET FORTH ON FILED MAP ENTITLED MAP NO. 2 OF PROPERTY BELONGING TO THE ESTATE OF HOSEA F. CLARK DEC'D SITUATED IN JERSEY CITY, HUDSON NEW JERSEY AS MAP NO. 476, DATE FILED: JULY 5, 1864. NONE PLOTTABLE.

NOTES:

1. PROPERTY KNOWN AS 191-193 & 195 NEWARK AVENUE, JERSEY CITY.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON IF ANY, ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES AND ANY UTILITY MAPS PROVIDED BY UTILITY COMPANIES REFERENCED HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.
3. PERTINENT DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY NOTED HEREON. OTHER DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PARCEL.
4. BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES WITHIN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP 34017C0106G BEARING AN EFFECTIVE DATE OF AUGUST 19, 2008.
5. THE EXISTENCE OR NONEXISTENCE OF WETLANDS, TIDELANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF NEW JERSEY AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. PARKING SPACE COUNT: 0
8. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. NO EVIDENCE OF WETLAND FLAGGING WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ALTA CERTIFICATION:

TO:
124-27 NEWARK AVE OF J.C., INC.
INVESTORS BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR,
RIVERSIDE ABSTRACT, LLC,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
ROSEMARY BEERMAN & BEERMAN LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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 2, 3, 4, 6, 8, 11, 13, 16, & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 16, 2021.

Tax Map Reference: MAP NO. 2 OF PROPERTY BELONGING TO THE ESTATE OF HOSEA F. CLARK DEC'D., SITUATED IN JERSEY CITY, HUDSON CO., N.J.	Field Map Block: 274	Field Map Lot: 20, 21, 22, & 23	Flag Date: 7/7/1880	Field Map No.: 476

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 11/16/21 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THE SURVEYOR HAS ATTEMPTED TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES, LINES OF STRUCTURES, WETLANDS, OR BURIAL PLOTS. NO ATTEMPT WAS MADE TO DETERMINE ANY PORTION OF THE PROPERTY LOCATED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTAL DEFECTS, RESULT OF ANY AREA NOT LOCATED BY THE SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO RESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT IN A.A.C. 13:40-5.1(d)1.

DB 4053 PG 210

CERTIFICATE OF AUTHORIZATION: 24GA28000600

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N.J. LIC. No. 34500

ALTA/NSPS LAND TITLE SURVEY

LOTS 3 & 4.01 BLOCK 12704

CITY OF JERSEY CITY

COUNTY OF HUDSON NEW JERSEY

Scale	Drawn By	Date	JOB #	CAD File #	Sheet #
1"=20'	NB	11/16/21	21-14673	21-14673	1 OF 1