

*Issued by*  
**Mega Title, LLC**  
**AGENT FOR WFG NATIONAL TITLE INSURANCE COMPANY**

---

**SURVEY ENDORSEMENT**  
**(for Commitment or Policy)**

**File No. Mega-11938**

Attached to and made a part of Policy No.: **Commitment Number: 11938**

Exception No. 1 is removed. Notwithstanding any provision in the policy to the contrary, unless an exception is taken in Schedule B, the policy insures against loss arising from any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title. The following matters shown on a survey made by JY Land Surveying, Inc., dated 3/24/2023 are added to Schedule B:

- (a) Possible mislocation of fences and wall; ownership thereof is not insured;
- (b) Rights of others to access and maintain overhead wires traversing the subject premises.

This policy does not insure against errors or inaccuracies in the survey with respect to matters which do not affect title.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: March 30, 2023

**WFG National Title Insurance Company**



---

Samah Ghabour

**SCHEDULE C**  
**REVISED LEGAL DESCRIPTION**

Issuing Office File No. Mega-11938

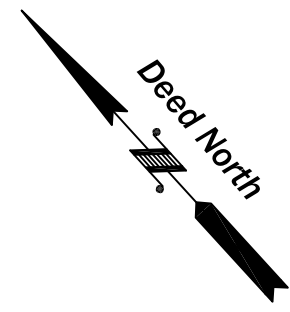
All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Bayonne, in the County of Hudson, State of New Jersey:

BEGINNING at a point in the northeasterly line of West 19th Street, said point being distant 126.50 feet southeasterly from the intersection of said northeasterly line of West 19th Street with the southeasterly line of Avenue C, and from said Beginning point running:

- (1) North 42 degrees 20 minutes 00 seconds East, 102.66 feet to a point; thence
- (2) South 47 degrees 34 minutes 00 seconds East, 50.00 feet to a point; thence
- (3) South 42 degrees 20 minutes 00 seconds West, 102.66 feet to a point in the northeasterly line of West 19th Street; thence
- (4) Along the northeasterly line of West 19th Street, North 47 degrees 34 minutes 00 seconds West, 50.00 feet to a point, said point being the point and place of Beginning.

The above description is drawn in accordance with a Survey prepared by JY Land Surveying, Inc., dated 3/24/2023.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 5 in Tax Block 220 on the Official Tax Map of the City of Bayonne, Hudson County, State of New Jersey.



LOT 36

S 47° 34' 00" E 50.00'

AVENUE "C"

100 ROW

102.66'

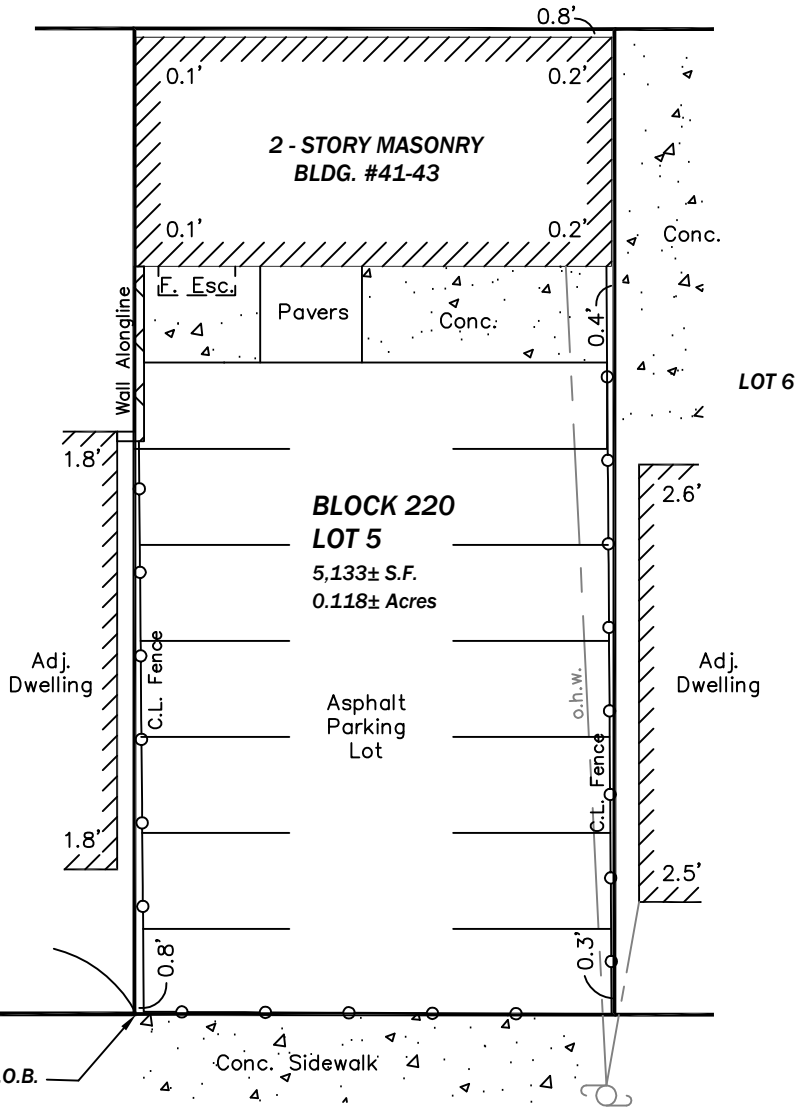
LOT 4

N 42° 20' 00" E

126.50'

P.O.B.

N 47° 34' 00" W 50.00'



102.66'

LOT 6

S 42° 20' 00" W

## WEST 19th STREET

22' ROW

THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS AND CONDITION WHICH MAY BE DISCLOSED BY AN ACCURATE TITLE SEARCH.

A written Waiver and Direction Not to Set Corner Markers has been obtained from the Ultimate user pursuant to P.L.1003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1(d)

OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES

This Survey is for the exclusive use of those certified below. Use by any other parties shall void any and all contractual agreements or Obligations of the surveyor that may be in effect without the expressed written Permission of the Surveyor

<b>SURVEY OF PROPERTY</b>					
<b>LOT 5</b>		<b>BLOCK 220</b>			
Situating in					
CITY OF BAYONNE	HUDSON COUNTY	NEW JERSEY			
<b>This Survey is Certified To:</b> WFG National Title Insurance Company Mega Title, LLC Core Commercial Capital Abba Karas Realty LLC Law Offices of Peter Cecinini, Esq.		<b>J Y</b> <b>LAND SURVEYING, INC.</b> Professional Land Surveyors Planners 1 Walnut Drive Jackson NJ 08527 (732) 928 3398 Certificate of Authorization No. 24GA28128900			
<b>PROFESSIONAL LAND SURVEYOR</b> <b>BRIAN T. YURO</b>	NJLS No. <b>GS43252</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">File 22685</td> <td style="width: 33%;">Date 3-24-23</td> <td style="width: 33%;">Scale 1" = 20'</td> </tr> </table>	File 22685	Date 3-24-23	Scale 1" = 20'
File 22685	Date 3-24-23	Scale 1" = 20'			

\*\*\*\*\*  
**JY LAND SURVEYING, INC.                      PROFESSIONAL**  
\*\*\*\*\*

**Brian T. Yuro**  
**1 Walnut Drive**  
**Jackson NJ 08527**  
**PH 732-928-3398**  
**C 732-547-1557**  
**Email jylys@optonline.net**  
\*\*\*\*\*

**STATEMENT**  
**Survey of Property**  
**Date 3-28-23**  
**Lot 5 Block 220**

CLIENT

Mega Title, LLC  
721 Route 34, Suite 3  
Matawan, NJ 07747

\*\*\*\*\*

Job# 22685    Date 3-28-23  
Description

Your File # MEGA-11938

Amount

**Survey of Property Prepared for:**  
Abba Karas Realty LLC  
41-43 West 19th Street  
Bayonne, NJ 07002  
Lot 5 Block 220

**\$ 750.00**

**Total Due:    \$ 750.00**

\*\*\*\*\*  
**LAND SURVEYORS                                      &                                      PLANNERS**  
\*\*\*\*\*

THIS SPACE RESERVED FOR CLIENT USE:  
**PLEASE REPLY WITH OUR JOB # 22685**