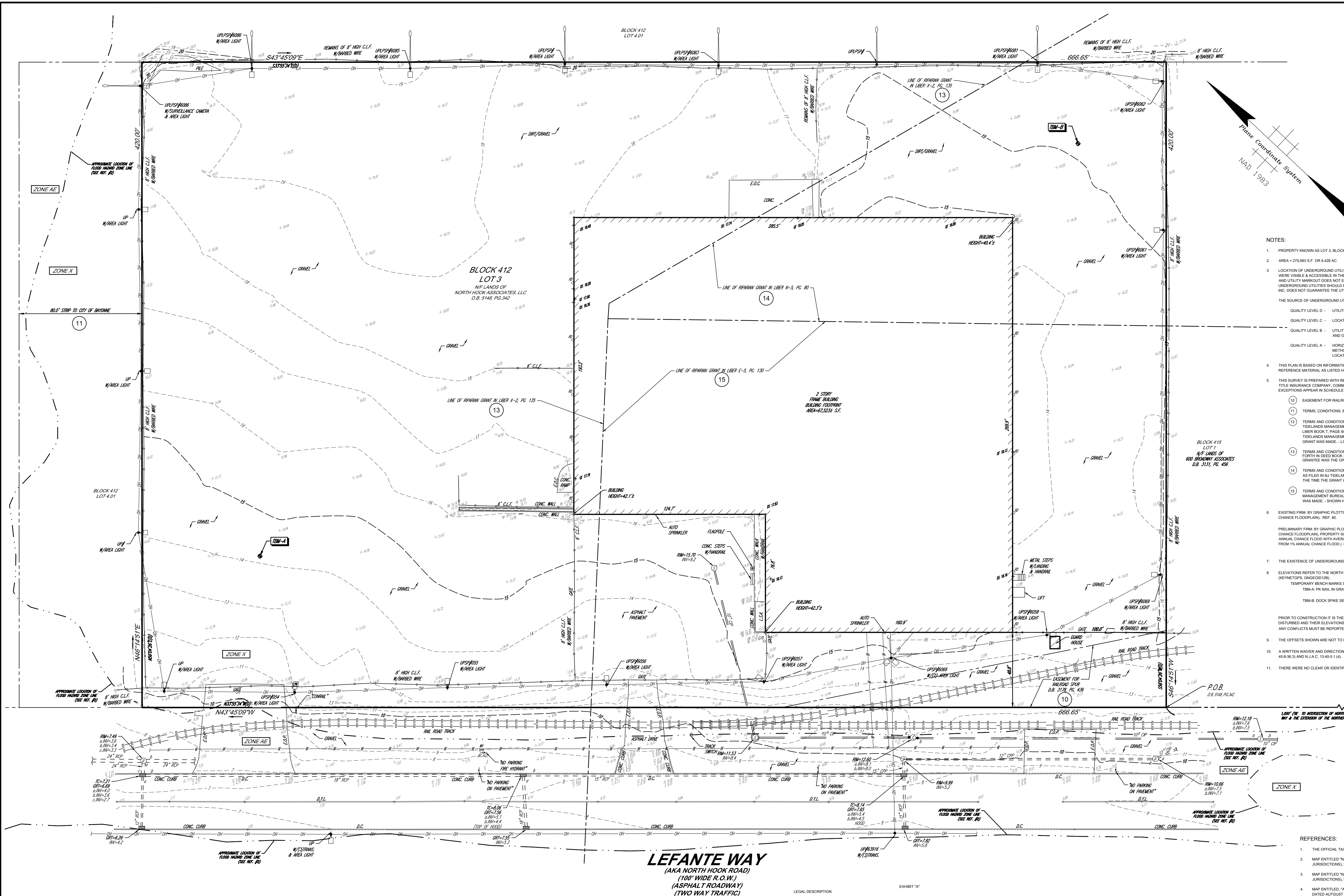


VICINITY MAP  
© 2008 DeLorme Street Atlas USA  
(NOT TO SCALE)



NOTES:

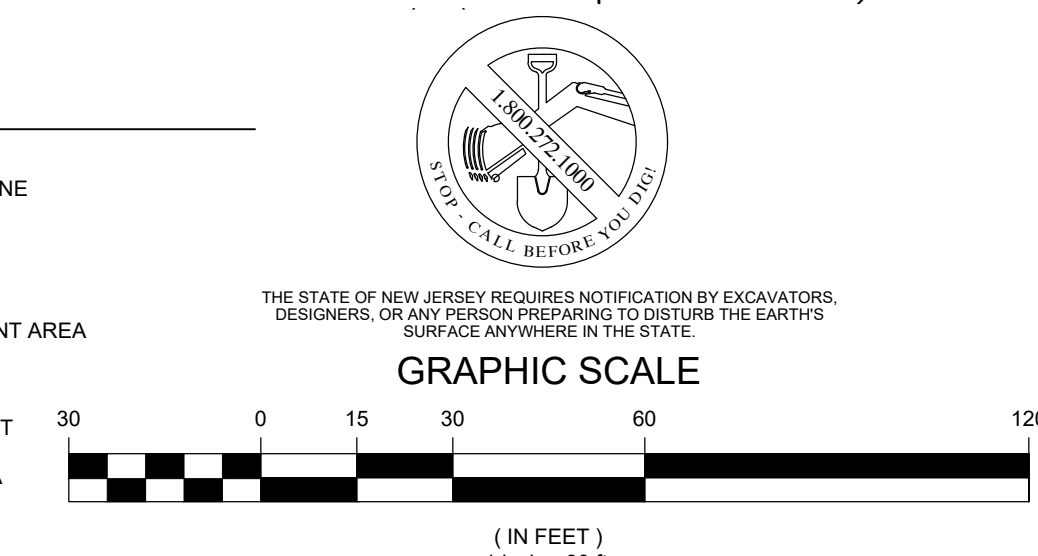
- PROPERTY KNOWN AS LOT 3, BLOCK 412, AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY.
  - AREA - 279,993 S.F. OR 6.428 AC.
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD AND THE MAPS AS AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BECORN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY, NOT FIELD VERIFIED.
  - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING, INCLUDES MARKOUT BY OTHERS.
  - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING, INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
  - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILING.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREIN.
  - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY LLC, AS AN AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20-01094NCS, WITH AN EFFECTIVE DATE OF JULY 1, 2020, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
    - EASEMENT FOR RAILROAD SPUR AS SET FORTH IN DEED BOOK 3178, PAGE 436 - SHOWN HEREIN
    - TERMS, CONDITIONS, EASEMENTS AND RIGHTS AS SET FORTH IN DEED BOOK 3331, PAGE 446 - SHOWN HEREIN
    - TERMS AND CONDITIONS OF RIPARIAN GRANT IN LEASE DATED AUGUST 17, 1878 AS SET FORTH IN DEED BOOK 1141, PAGE 280 AND AS FILED IN NJ TIDELANDS MANAGEMENT BUREAU LIBER BOOK 0, PAGE 332, AFFECTED BY CONVERSION TO GRANT DATED DECEMBER 12, 1912 AS SET FORTH IN LIBER BOOK T, PAGE 91 AND CONFRATORY GRANT DATED JANUARY 18, 1939 AS SET FORTH IN DEED BOOK 1942, PAGE 39 AND AS FILED IN NJ TIDELANDS MANAGEMENT BUREAU LIBER BOOK 2, PAGE 233, POLICY INSURES THE GRANTEE WAS THE OWNER OF THE UPLAND AT THE TIME THE GRANT WAS MADE. - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.
    - TERMS AND CONDITIONS OF RIPARIAN GRANT IN CONFIRMATORY AND EXTENSION GRANT TO CITY OF BAYONNE DATED NOVEMBER 18, 1986 AS SET FORTH IN DEED BOOK 2219, PAGE 164 AND AS FILED IN NJ TIDELANDS MANAGEMENT BUREAU LIBER BOOK X-2, PAGE 135. POLICY INSURES THE GRANTEE WAS THE OWNER OF THE UPLAND AT THE TIME THE GRANT WAS MADE. - SHOWN HEREIN
    - TERMS AND CONDITIONS OF RIPARIAN GRANT IN EXTENSION GRANT DATED NOVEMBER 28, 1986 AS SET FORTH IN DEED BOOK 3010, PAGE 1029 AND AS FILED IN NJ TIDELANDS MANAGEMENT BUREAU LIBER BOOK X-4, PAGE 80. POLICY INSURES THE GRANTEE WAS THE OWNER OF THE UPLAND AT THE TIME THE GRANT WAS MADE. - SHOWN HEREIN
    - TERMS AND CONDITIONS OF RIPARIAN GRANT DATED JULY 19, 1985 AS SET FORTH IN DEED BOOK 2977, PAGE 153 AND AS FILED IN NJ TIDELANDS MANAGEMENT BUREAU LIBER BOOK E-5, PAGE 130. POLICY INSURES THE GRANTEE WAS THE OWNER OF THE UPLAND AT THE TIME THE GRANT WAS MADE. - SHOWN HEREIN
  - EXISTING FIRM BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), REF. #2.
  - PRELIMINARY FIRM BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PROPERTY IS ALSO LOCATED IN FLOOD HAZARD ZONE X (OTHER FLOOD AREAS), (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), PER REF. #3.
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - REFERENCES REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VIRS NETWORK (KEYNETGPS, GNSS02D28).
  - TEMPORARY BENCH MARKS SET:
    - TBM-A: PK#141 IN GRAVEL DRIVE ELEVATION= 14.27
    - TBM-B: DOCK SPIKE SET IN GRAVEL DRIVE ELEVATION= 15.96
  - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 4:9-30) AND N.J.A.C. 17:26A.1-109.
  - THERE WERE NO CLEAR OR IDENTIFIABLE PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.

AVENUE "J" EXT  
(80' WIDE R.O.W.)  
(ASPHALT ROADWAY)  
(TWO WAY TRAFFIC)

**LEFANTE WAY**  
(AKA NORTH HOOK ROAD)  
(100' WIDE R.O.W.)  
(ASPHALT ROADWAY)  
(TWO WAY TRAFFIC)

**LEGEND**

|                    |                                     |          |                                     |     |                        |
|--------------------|-------------------------------------|----------|-------------------------------------|-----|------------------------|
| 124                | EXISTING CONTOUR                    | UP/PS/RS | UTILITY POLE/LIGHT POLE/SOLAR PANEL | DMH | DRAINAGE/STORM MANHOLE |
| 125                | EXISTING SPOT ELEVATION             | —        | GUY WIRE                            | CO  | CLEAN OUT              |
| + TC 123.45        | EXIST. TOP OF CURB ELEVATION        | —        | SIGN                                | RD  | ROOF DRAIN             |
| + G 122.95         | EXIST. GUTTER ELEVATION             | —        | DOUBLE SIGN                         | UP  | UTILITY POLE           |
| TR 123.45          |                                     | —        | BOLLARD                             | —   | DEPRESSED CURB         |
| RM=125.00 (124.38) | RIM NAVD 88 (BOROUGH SEWER DATUM)   | —        | AREA LIGHT                          | —   | HYDRANT                |
| INV=123.0 (122.4)  | INV. NAVD 88 (BOROUGH SEWER DATUM)  | —        | CATCH BASIN OR INLET                | —   | WATER VALVE            |
| OH                 | OVERHEAD WIRES                      | —        | CHAIN LINK FENCE                    | —   | ELECTRIC METER         |
| W                  | APPROX. LOC. UNDERGROUND WATER LINE | —        |                                     | —   |                        |



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF NORTH HOOK ROAD DISTANT 1,050.00 FEET NORTHWESTERLY FROM THE INTERSECTION OF THE NORTHEASTERLY LINE OF NORTH HOOK ROAD AND THE NORTHWESTERLY LINE OF AVENUE J PRODUCED THERE:

- NORTHWESTERLY AND ALONG THE NORTHEASTERLY LINE OF NORTH HOOK ROAD HAVING A BEARING OF NORTH 33 DEGREES 54 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 666.65 FEET TO A POINT, THENCE
- NORTHEASTERLY AND ALONG A LINE HAVING A BEARING OF NORTH 56 DEGREES 04 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 430.00 FEET TO A POINT, THENCE
- SOUTHEASTERLY AND ALONG A LINE HAVING A BEARING OF SOUTH 33 DEGREES 55 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 666.65 FEET TO A POINT, THENCE
- SOUTHWESTERLY AND ALONG A LINE HAVING A BEARING OF SOUTH 56 DEGREES 04 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 430.00 FEET TO THE NORTHEASTERLY LINE OF NORTH HOOK ROAD, BEING THE POINT OR PLACE OF BEGINNING.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):  
BLOCK 412, LOT 3, ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY.

THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A TITLE REPORT ISSUED BY FIDELITY NATIONAL COMPANY, LLC, AS AN AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 20-01094NCS, WITH A COMMITMENT DATE OF JULY 1, 2020.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11-11-2020.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

**JAMES D. SENS**  
NEW JERSEY PROFESSIONAL LAND SURVEYOR #24GS04322600  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

|                |            |                                       |
|----------------|------------|---------------------------------------|
| FIELD DATE     | 11-11-2020 | ALTA/NSPS LAND TITLE SURVEY           |
| FIELD BOOK NO. | 20-29      | <b>BLOCK 412, LOT 3</b>               |
| FIELD BOOK PG. | 78         | 69-73 LEFANTE WAY                     |
|                |            | CITY OF BAYONNE, HUDSON COUNTY        |
|                |            | STATE OF NEW JERSEY                   |
| FIELD CREW     | K.R./D.C.  | <b>CONTROL POINT ASSOCIATES, INC.</b> |
| DRAWN:         | P.R.V.     | 30 INDEPENDENCE BOULEVARD, SUITE 100  |
| REVIEWED:      | M.J.B.     | WARREN, NJ 07079                      |
| APPROVED:      | J.D.S.     | 908.668.0099 • 908.668.9595 FAX       |
| DATE           | 12-02-2020 | WWW.CPASIURVEY.COM                    |
| SCALE          | 1"=30'     | FILE NO.                              |
|                |            | 01-200294-00                          |
| DWG. NO.       | 1 OF 1     |                                       |

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.