

SUBJECT TO:

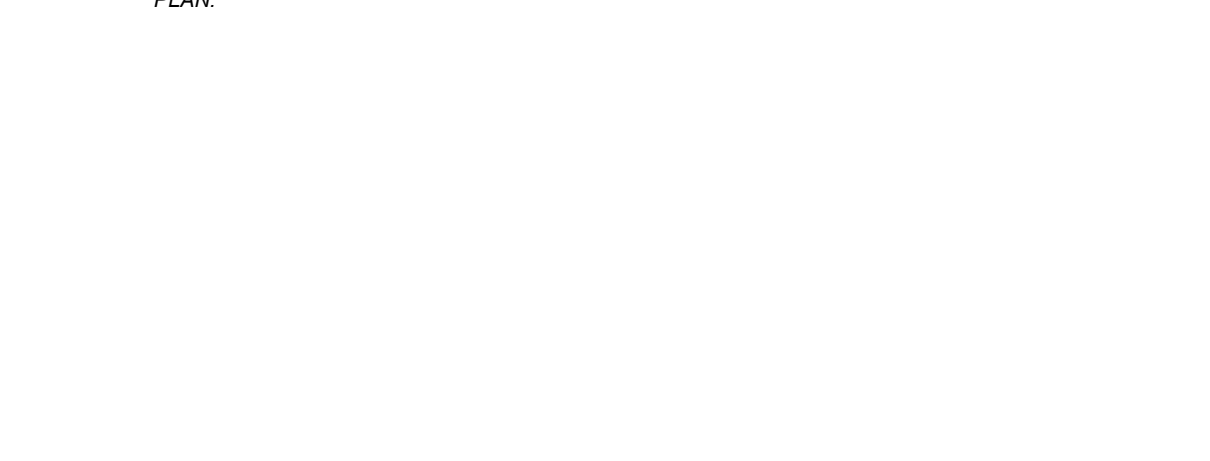
- NOTWITHSTANDING ANY PROVISION OF THE POLICY TO THE CONTRARY, THE FOLLOWING MATTERS ARE EXPRESSLY EXCEPTED FROM THE COVERAGE OF THE POLICY, AND THE COMPANY WILL NOT PAY LOSS OR DAMAGE, COSTS, ATTORNEY'S FEES, OR EXPENSES THAT ARISE BY REASON OF ANY ENCROACHMENT, ENCUMBRANCE, VIOATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- RIGHTS OR CLAIMS BY PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORD.
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- ANY LIENS OR INTERESTS ARISING BETWEEN THE DATE OF THIS COMMITMENT AND THE DATE ON WHICH THE DOCUMENTS CREATING THE INTEREST TO BE INSURED ARE RECORDED AND INDEXED IN THE PUBLIC RECORDS.
- SUBSURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY AN INSTRUMENT OF RECORD. (FEE POLICY ONLY)
- (SCHEDULE B-13) UNRECORDED EASEMENT AGREEMENT DATED 3/25/1935 MADE TO CENTRAL RAILROAD COMPANY OF NEW JERSEY AND TRINIDAD BITUMINOUS ASPHALT COMPANY. NOTE: RECORDED IN DEED BOOK 3083 PAGE 166. (PLOTTED)
- (SCHEDULE B-13) UNRECORDED EASEMENT AGREEMENT DATED 9/30/1893 MADE BY AND BETWEEN CENTRAL RAILROAD COMPANY OF NEW JERSEY AND TRINIDAD BITUMINOUS ASPHALT COMPANY. NOTE: RECORDED IN DEED BOOK 1222 PAGE 648. (PLOTTED)
- (SCHEDULE B-14) ENCROACHMENT AGREEMENT SET FORTH IN DEED MADE BY THE CULVER CORPORATION TO KERLOW STEEL FLOORING CO., DATED 9/30/1938 AND RECORDED 10/1/1938 IN DEED BOOK 1883 PAGE 481. (PLOTTED)
- (SCHEDULE B-15) PARTY WALL RECITAL CONTAINED IN DEED MADE BY KERLOW STEEL FLOORING CO. TO CULVER REALTY COMPANY, DATED 5/21/2020, JUSTIN L. HEDGES PLS. (PLOTTED)
- (SCHEDULE B-16) RIGHTS, PUBLIC AND PRIVATE, IN AND TO SO MUCH OF THE LAND AS LIES WITHIN THE BED OF POLLACK AVENUE AS A RESULT OF ORDINANCE VACATING A PORTION OF POLLACK AVENUE RECORDED 2/14/1969 IN STREET VACATION BOOK 4 PAGE 197, AS APPROXIMATELY SHOWN ON A SURVEY BY INSITE SURVEYING DATED 5/21/2020, JUSTIN L. HEDGES PLS. (PLOTTED)
- (SCHEDULE B-17) RIGHTS AND EASEMENTS CONTAINED IN DEED MADE BY CULVER REALTY COMPANY TO BRIGHT STEEL CORPORATION, DATED 7/24/1970 AND RECORDED 8/5/1970 IN DEED BOOK 3083 PAGE 166. (PLOTTED)

SURVEY NOTES:

- PROPERTY DESIGNATION:** PROPERTY KNOWN AND DESIGNATED AS TAX LOTS 18 & 19, BLOCK 21701, AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, TAX MAP SHEET 217.
- PROPERTY AREA:** 56,897.31 S.F. OR 1.306 ACRES.
- BUILDING FOOTPRINT AREA:** 45,658 S.F.
- CERTIFICATION:** THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.
- CORNER MARKERS:** CORNER MARKERS SHALL BE FOUND OR SET.
- TITLE REPORT:** COMMITMENT NO. 600252 AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.
- WETLANDS:** NO WETLANDS ARE KNOWN TO EXIST AT THE SITE.
- FEMA:** SUBJECT PROPERTY IS LOCATED IN EFFECTIVE FEMA FLOOD ZONE X ELEVATION N/A PER FLOOD HAZARD DATA, PANEL NO. 3401701040 DATED 8/16/2006. SUBJECT PROPERTY IS LOCATED IN PRELIMINARY FLOOD ZONE X ELEVATION N/A & AE ELEVATION 10 PER FLOOD HAZARD MAP DATA, PANEL NO. 3401701040, DATED 1/30/15.
- TIDELANDS:** A TIDELANDS SEARCH SHOWS NO PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY.
- HORIZONTAL DATUM:** THE BEARINGS AND DISTANCES SHOWN HEREON REFERENCE THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (N.J.P.C.S.) NORTH AMERICAN DATUM OF 1983 (NAD 83).
- VERTICAL DATUM:** ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88). BENCHMARK UTILIZED DESIGNATION R16, PIDK0204, ELEV. -1.00.
- UTILITIES:** LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY. THE LOCATION AND EXTENT OF UNDERGROUND VAULTS AND TANKS HAVE NOT BEEN VERIFIED BY THE SURVEYOR.
- STATE CERTIFICATION:** TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE RULES SET FORTH IN N.J.A.C. 13-40-3 (PREPARATION OF LAND SURVEYS) AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH N.J.A.C. 13-40-9.
- ERROR OF CLOSURE:** THE ERROR OF CLOSURE HAS BEEN CALCULATED TO BE 1:1,140,000,000.00.
- PARKING:** 34 REGULAR PARKING SPACES.
- EARTH MOVING/BUILDING CONSTRUCTION:** NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED.
- CEMETERIES:** NO EVIDENCE OF A CEMETERY WAS FOUND.
- RIGHT OF WAY:** NO EVIDENCE OF RIGHT OF WAY CHANGES WAS FOUND.
- LANDFILL:** NO EVIDENCE OF A LANDFILL WAS FOUND.

ENCROACHMENTS:

- BUILDING ENCROACHES POLLOCK AVENUE - SEE PLAN.
- FENCE ENCROACHMENTS ON CULVER AVENUE, MALLORY AVENUE AND POLLACK AVENUE - SEE PLAN.
- SILL AND STEP ENCROACHMENTS ON CULVER AVENUE AND POLLACK AVENUE - SEE PLAN.



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THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARDS FOR THE PRACTICE OF PROFESSIONAL LAND SURVEYING, AS ADOPTED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS OF THE STATE OF NEW JERSEY, AND THAT THE SURVEYOR HAS NOT BEEN DISQUALIFIED OR SUSPENDED FROM PRACTICING AS A PROFESSIONAL LAND SURVEYOR.

CERTIFIED TO:

70 MALLORY, LLC
STEWART TITLE GUARANTEE COMPANY
ROYAL ABSTRACT OF NEW JERSEY LLC

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