

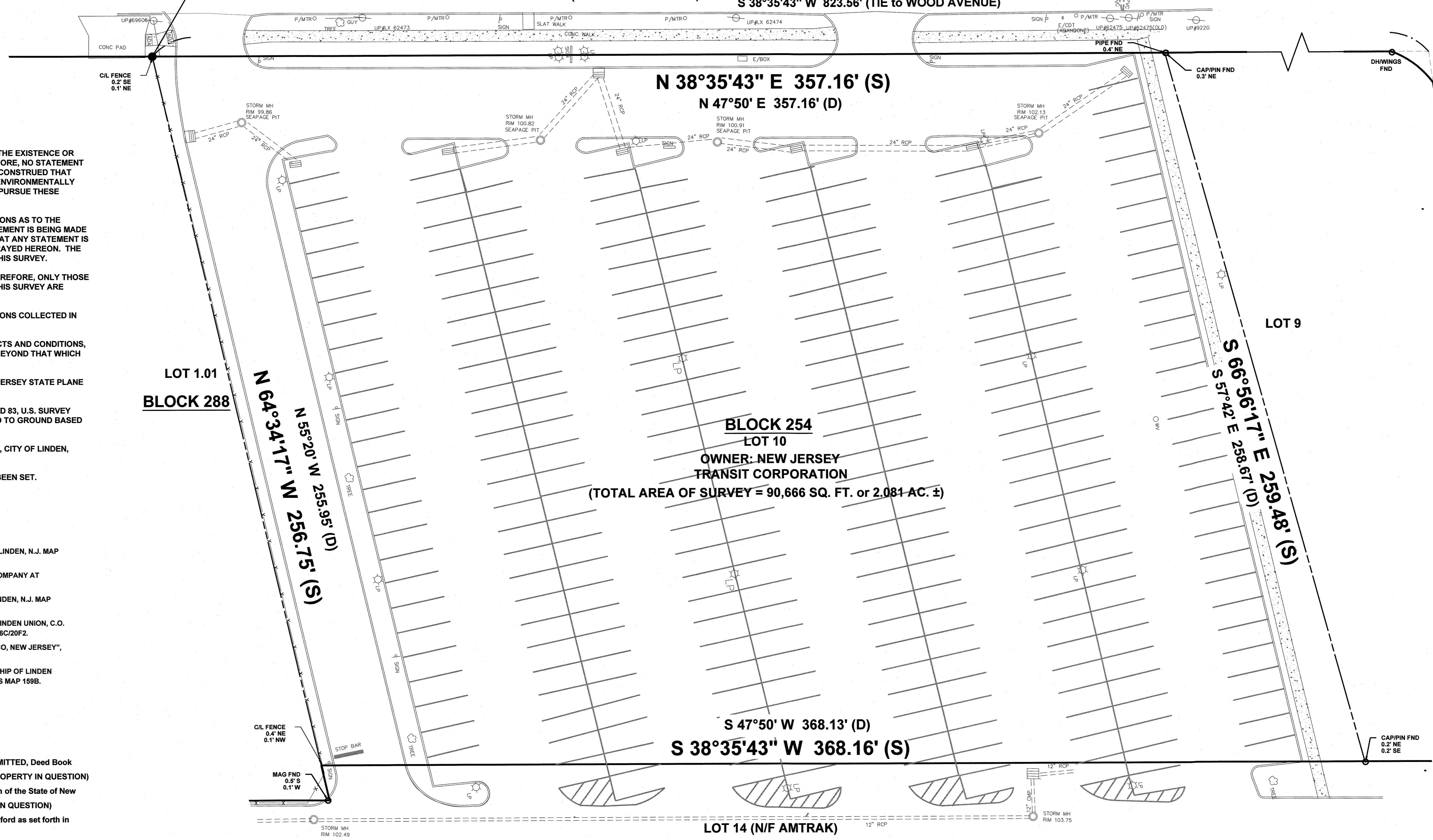
P.O.B.
N: 654,060.244
E: 560,348.343

ELIZABETH AVENUE

(66' WIDE R.O.W.)
(36± WIDE CARTWAY)

S 38°35'43" W 823.56' (TIE to WOOD AVENUE)

WOOD AVENUE
(80' WIDE R.O.W.)



NOTES:

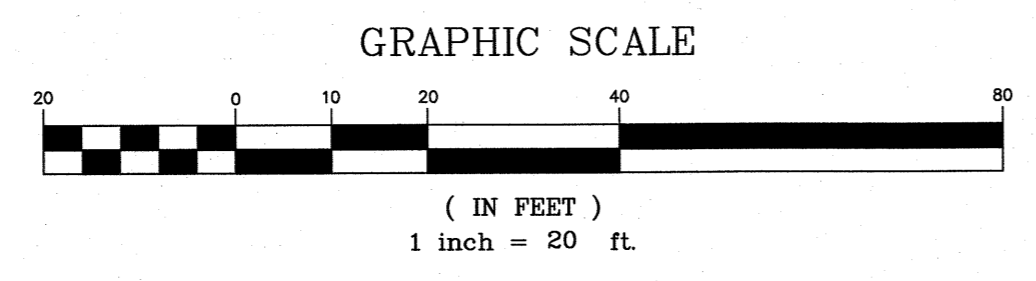
1. THIS SURVEYOR IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ENVIRONMENTALLY UNSAFE CONDITIONS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF ENVIRONMENTALLY UNSAFE CONDITIONS ARE PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS SEPARATE AND APART FROM THIS SURVEY.
2. THIS SURVEYOR HAS NOT BEEN RETAINED TO MAKE ANY DETERMINATIONS AS TO THE EXISTENCE OR NON-EXISTENCE OF WETLANDS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THIS MATTER SEPARATE AND APART FROM THIS SURVEY.
3. THIS SURVEYOR CONDUCTED NO UNDERGROUND EXPLORATIONS. THEREFORE, ONLY THOSE PHYSICAL FEATURES WHICH WERE PLAINLY VISIBLE AT THE TIME OF THIS SURVEY ARE PORTRAYED HEREON.
4. SURVEY DATA PORTRAYED HEREON IS BASED UPON FIELD OBSERVATIONS COLLECTED IN JULY 2024.
5. THE PROPERTY-IN-QUESTION MAY BE SUBJECT TO SUCH STATE OF FACTS AND CONDITIONS, WHICH WOULD BE DISCLOSED, IN A SEARCH OF THE PUBLIC RECORD BEYOND THAT WHICH THE CLIENT HAS PROVIDED.
6. BASIS FOR BEARINGS IS THE NORTH AMERICAN DATUM OF 1983, NEW JERSEY STATE PLANE COORDINATE SYSTEM, UNITED STATES SURVEY FOOT.
7. COORDINATE VALUES ARE GROUND VALUES BASED UPON NJSPCS, NAD 83, U.S. SURVEY FOOT VALUES. DISTANCES ALONG BOUNDARY HAVE BEEN CONVERTED TO GROUND BASED DISTANCES.
8. FLOOD ZONE X, AREA OUTSIDE OF 0.2% ANNUAL CHANGE FLOODPLAIN, CITY OF LINDEN, COMMUNITY No. 340467, MAP 34039C0033F.
9. AS PER CONTRACTUAL AGREEMENT PROPERTY CORNERS HAVE NOT BEEN SET.

REFERENCES:

1. CITY OF LINDEN TAX MAP SHEET NO. 49
2. MAP ENTITLED "MAP OF 8 LOTS OF AMERICAN UNION REALTY COMPANY, LINDEN, N.J. MAP NO105", PREPARED BY J.L. BAUER, DATED JUNE 24, 1909.
3. MAP ENTITLED "MAP NO 102 OF 159 LOTS OF AMERICAN UNION REALTY COMPANY AT LINDEN N.J.", PREPARED BY J.L. BAUER, DATED JUNE, 1907.
4. MAP ENTITLED "WOOD-LINDEN, REALTY TRUST MAP NO 28 OF LOTS AT LINDEN, N.J. MAP NO105", PREPARED BY J.L. BAUER, DATED FEBRUARY 1, 1907.
5. MAP ENTITLED "MAP OF VILLA SITES THE PROPERTY OF MEEKER WOOD LINDEN UNION, C.O. N.J. NO 23", PREPARED BY PETER SOUTS, FILED APRIL 22, 1868 AS MAP 166C/20F2.
6. MAP ENTITLED "MAP OF MEEKER WOODS PROPERTY AT LINDEN, UNION, CO, NEW JERSEY", PREPARED BY S CURTIS JR, DATED OCTOBER 26, 1869.
7. MAP ENTITLED "MAP OF MAPLE-PARK, PROPERTY SITUATE IN THE TOWNSHIP OF LINDEN UNION CO, NJ", PREPARED BY HENRY V. CONDUCT, FILED APRIL 25, 1894 AS MAP 159B.

TITLE SEARCH - SCHEDULE BII.

7. Terms, Rights, Easements, and Reservations set forth in OMITTED, OMITTED, Deed Book 3252 page 206, Deed Book 3253 page 276, and OMITTED, (N/A NOT PROPERTY IN QUESTION)
8. Grant to the Elizabethtown Water Company, a public utility corporation of the State of New Jersey as set forth in Deed Book 3270 page 95. (N/A NOT PROPERTY IN QUESTION)
9. Intentionally Omitted. Deed of Encroachment to The Township of Cranford as set forth in Deed Book 3276 page 772. (N/A IN CRANFORD)
10. OMITTED Terms and Conditions set forth in Memorandum of Lease recorded in Deed Book 3898 page 235, as amended by Amendment of Memorandum of Lease recorded in Deed Book 4507 page 177. (N/A NOT PROPERTY IN QUESTION)
11. OMITTED Grant to Buckeye Pipe Line Company, L.P., a Delaware Limited Partnership as set forth in Deed Book 4507 page 177. (N/A NOT PROPERTY IN QUESTION)
12. OMITTED Conditions, restrictions, requirements and reservations set forth in Grant to New Jersey Transit Corporation, an instrumentality of the State of New Jersey recorded in Deed Book 6280 page 975. (N/A IN ELIZABETH)
13. Security Interest Agreement as set forth in Mortgage Book 9788 page 951. (N/A NOTED)



BLOCK 254
LOT 10
OWNER: NEW JERSEY TRANSIT CORPORATION
(TOTAL AREA OF SURVEY = 90,666 SQ. FT. or 2.081 AC. ±)


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 2-4 and 8-9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 07/19/2024.

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
STATE OF NEW JERSEY
NEW JERSEY TRANSIT
STEWART TITLE GUARANTY COMPANY
STEWART TITLE COMPANY

MICHAEL J. MCGURL
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 38338

6/02/25
DATE

THIS DECLARATION IS MADE ONLY TO HEREON NAMED PARTIES. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN DECLARATION EITHER DIRECTLY OR INDIRECTLY.

2	REVISE P.O.B.	6/24/25	M.L.B.	M.J.M.	6/24/25
1	DESCRIPTION OF REVISION REVISE STEWART TITLE COMPANY	6/18/25	CHKD BY M.L.B.	DESIGNED BY M.J.M.	6/18/25
SURVEY OF BLOCK 254, LOT 10, N/F NEW JERSEY TRANSIT					
PREPARED FOR THE					
NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY					
SITUATED IN THE					
CITY OF LINDEN			UNION COUNTY, NJ		
					
(732) 727 8000		NO CERTIFICATE OF AUTHORIZATION NO. 246243350000		(732) 462 7400	
3141 BORDENTOWN AVENUE, PARLIN, NEW JERSEY 08859-1162		3460 ROUTE 9 SOUTH, HOWELL, NEW JERSEY 07731-1194			
MICHAEL J. MCGURL P.L.S.					
NEW JERSEY PROFESSIONAL LAND SURVEYOR					
LIC. 38338		DATE 06/02/25		DRAWING NUMBER	
DRAWN BY M.L.B.		DESIGNED BY M.J.M.		SHEET	
CHECKED BY M.J.M.		DATE 06/02/25		S-1	

REGISTERED NO. 115.00521.P03