

EXHIBIT "A" TO THE MASTER DEED FOR  
MEDICO REALTY BUILDING, A CONDOMINIUM

METES AND BOUNDS DESCRIPTION OF PROPERTY  
LOCATED IN THE CITY OF ELIZABETH, UNION COUNTY, NEW JERSEY

Beginning at a point in the southerly side of Dewitt Road, said point being distant 227.19 feet westerly along the same from its intersection with the westerly side of North Broad Street, said beginning point also being the northwesterly corner of lands as described in Master Deed by Franwal Realty Co. in Deed Book 3027, Page 1, and from said beginning point running:

(1) Along the southerly side of Dewitt Road, South 84 degrees, 56 minutes West, 60.03 feet to the easterly line of lands now or formerly W. & D. Corp. by Deed Book 2992, Page 594; thence

(2) Along the same, South 05 degrees, 04 minutes East, 200.61 feet to the northerly line of lands of Broad Manor, Inc. by Deed Book 2974, Page 730; thence

(3) Along the same, North 78 degrees, 45 minutes East, 284.79 feet to the westerly side of North Broad Street; thence

(4) Along the same in a general northerly direction on a curve to the left having a radius of 2,892.52 feet an arc distance of 54.99 feet to the southerly line of lands as described in Deed Book 3027, Page 1 referred to above; thence

(5) Along the same, South 84 degrees, 56 minutes West, 225.52 feet to the westerly line of said premises as described in Deed Book 3027, Page 1; thence

(6) Along the same, North 05 degrees, 04 minutes West, 115 feet to the southerly side of Dewitt Road the point and place of Beginning.

The above description was drawn in accordance with a survey made by John R. Michael, dated May 6, 1975.



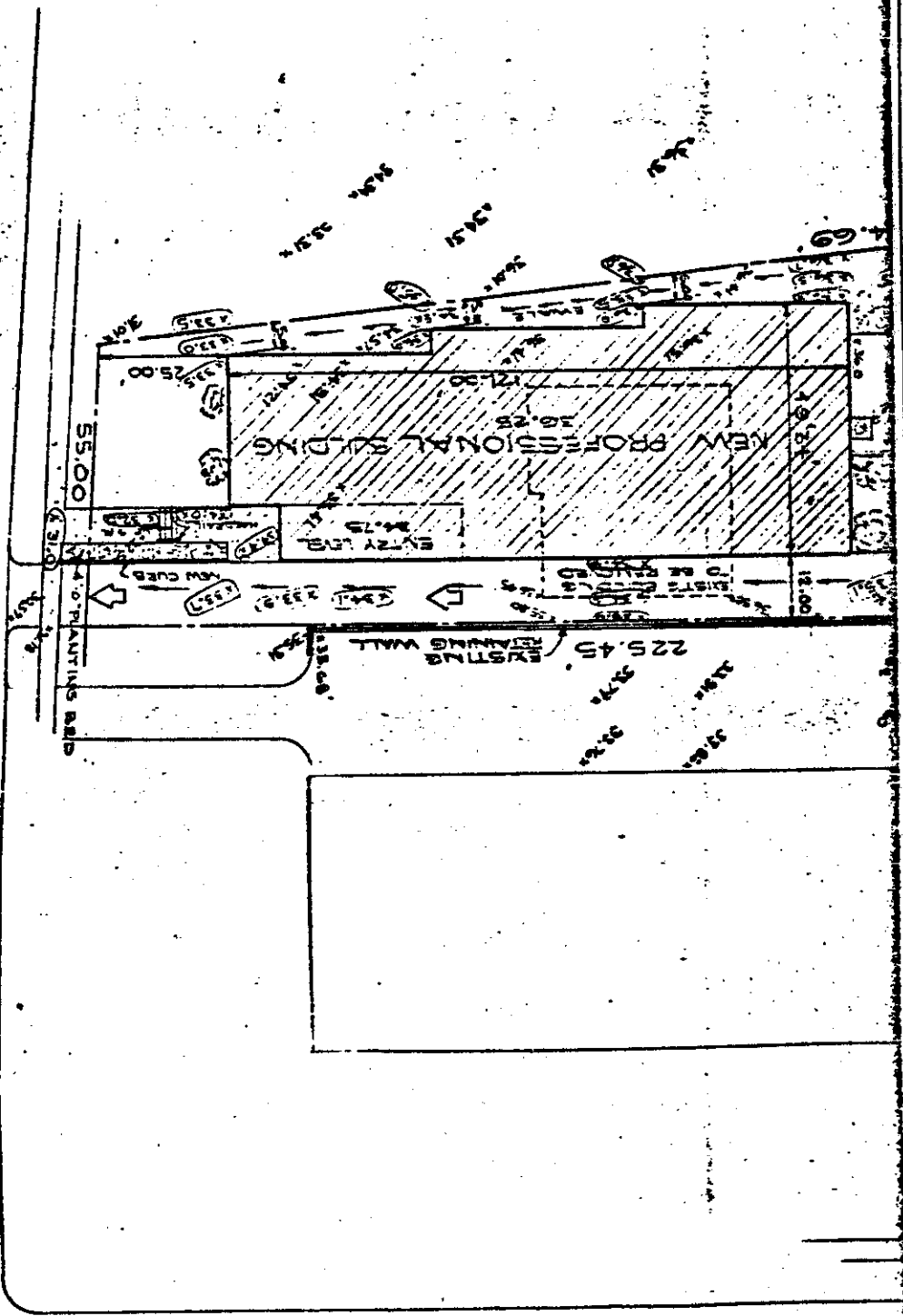
PL 3067 PG 258

1:20' 0"

# PLAN

NEW P  
500  
MED  
ELIZA  
C-2751  
PETE

NORTH BROAD STREET



X 34.9  
X 34.9

DAD

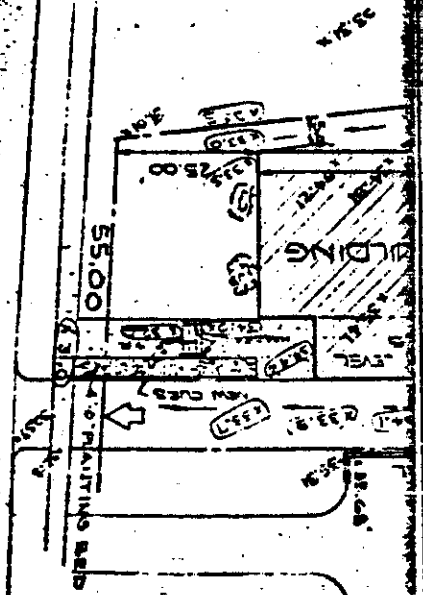
NO. 14	DATE	PROJECT	SCALE	BY	CHECKED	DATE
14						
NEW PROFESSIONAL BLDG.			MEDICO REALTY			
ELIZABETH N.Y.			C-2751			
PETER M. GRYGOTIS			ARCHITECT			
308 ADEME ROAD			ROSELLE N. J.			

EX 3067 259

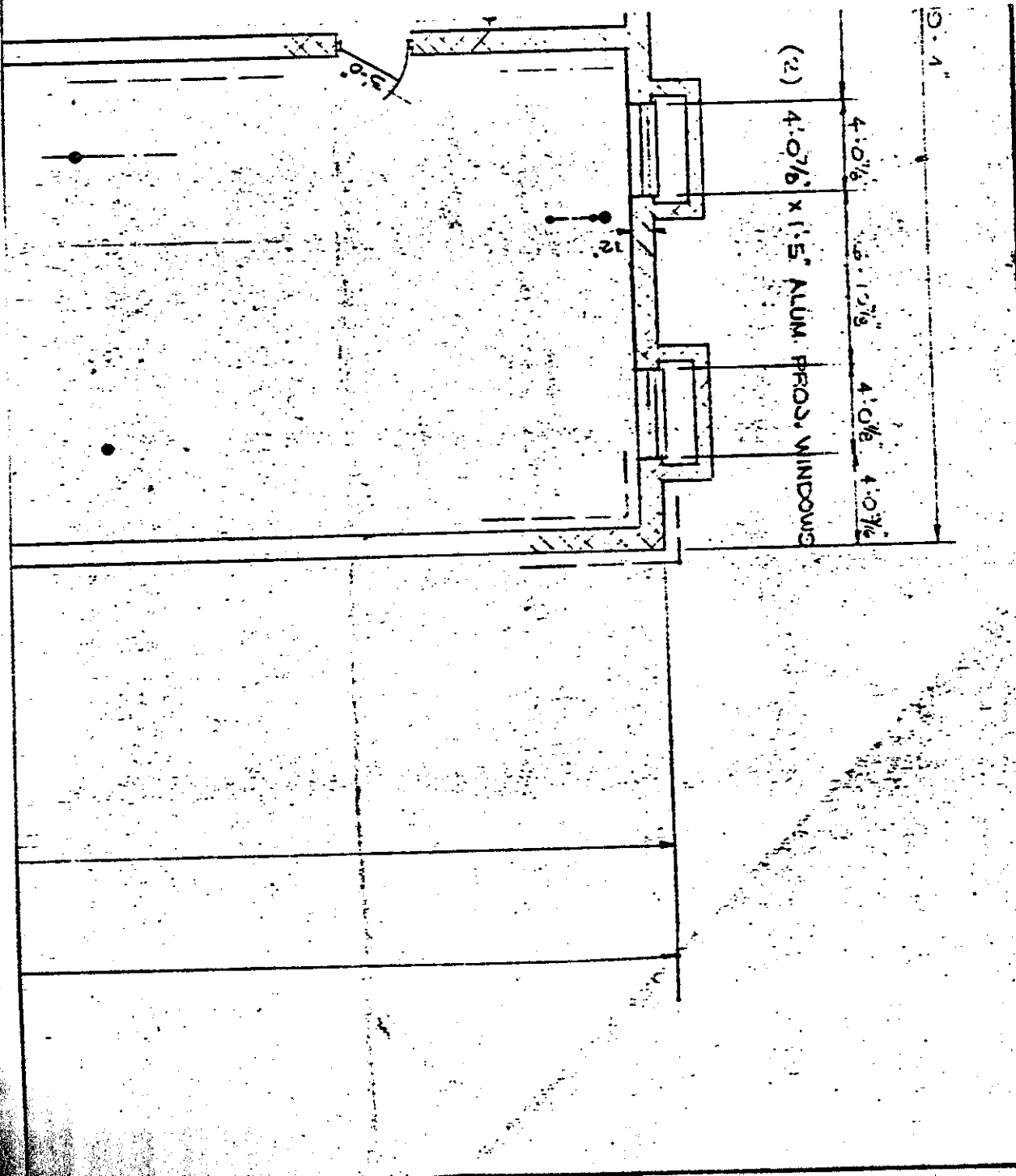
EXHIBIT 2 TO THE MASTER DEED FOR MEDICO REALTY BUILDING, A CONDOMINIUM  
 FIRST FLOOR OFFICE LAYOUT FOR MEDICO REALTY BUILDING, A CONDOMINIUM

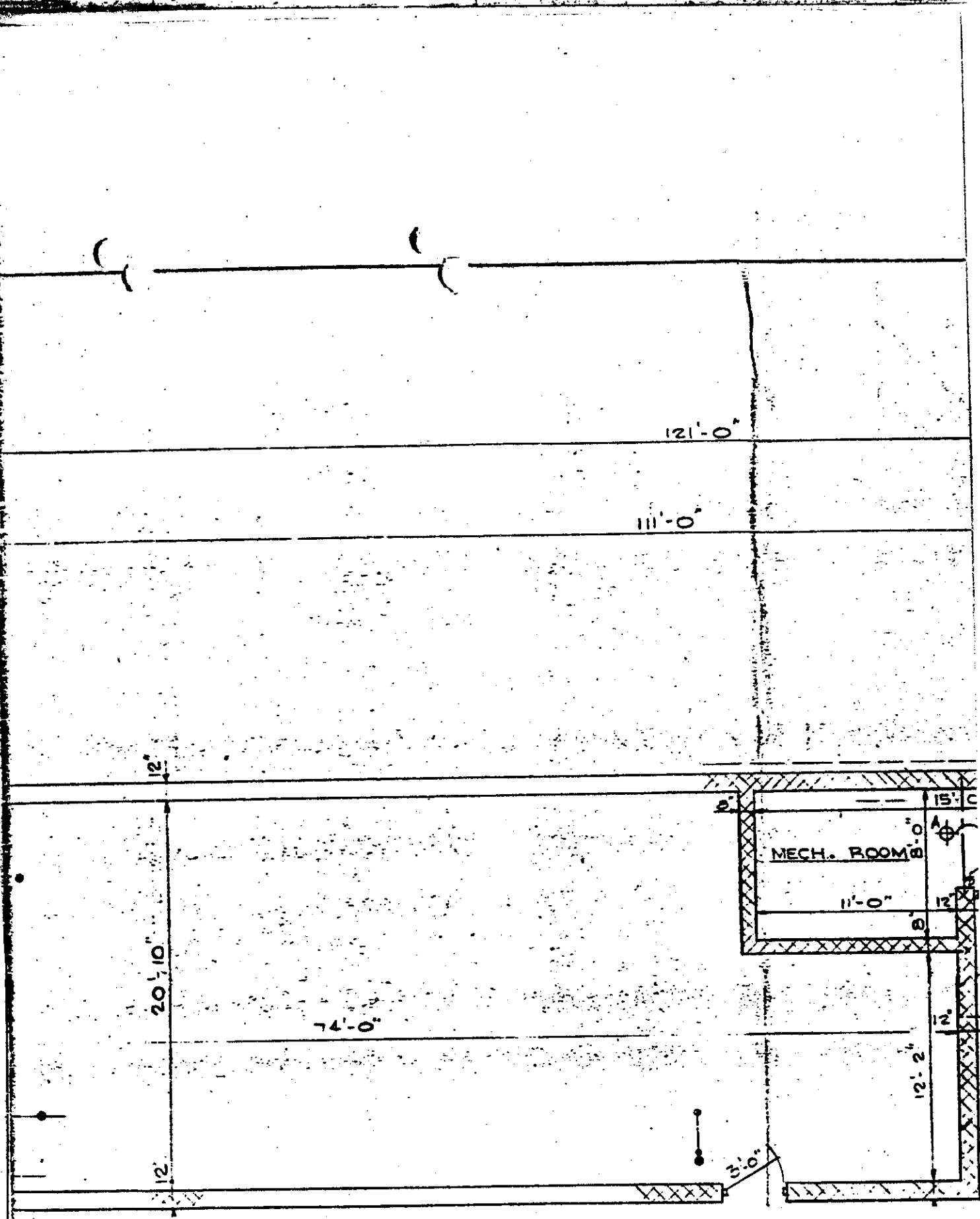
LEGEND  
 x 34.9 INDICATES EXISTING GRADE  
 x 34.9 INDICATES NEW GRADE  
 → DIRECTION OF SLOPE

NORTH BROAD STREET



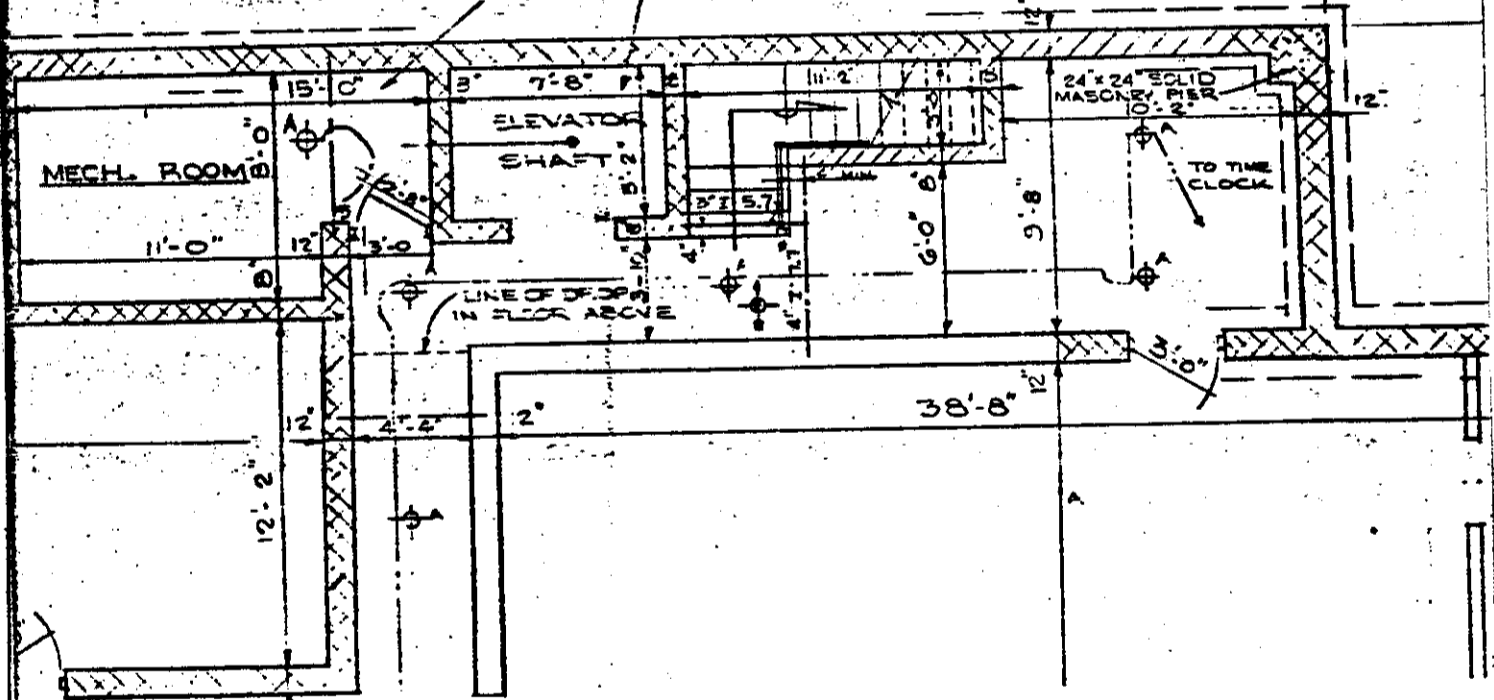
3067 PS 250





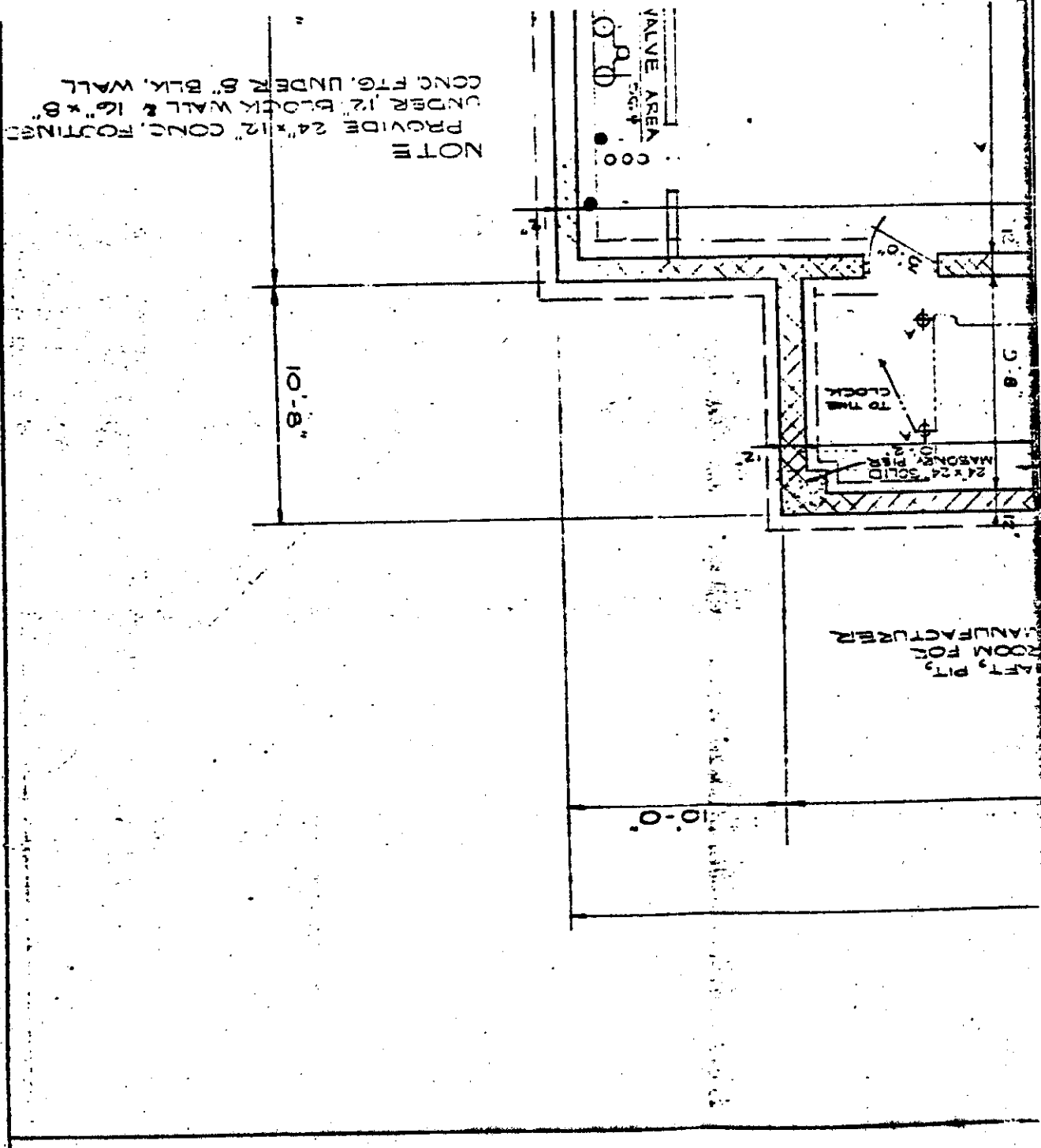
EX. 3067 PG. 261

NOTE  
COORDINATE SHAFT, PIT,  
AND MECHANICAL ROOM FOR  
ELEVATOR WITH MANUFACTURER



EX 3067 PG 262

3067 PC 263



NOTE: PROVIDE 24" x 12" CONC. FOOTING UNDER 12" BLOCK WALL & 16" x 8" CONC. FTG. UNDER 5" BLK. WALL

10'-8"

PIT, PIT, ROOM FOR MANUFACTURER

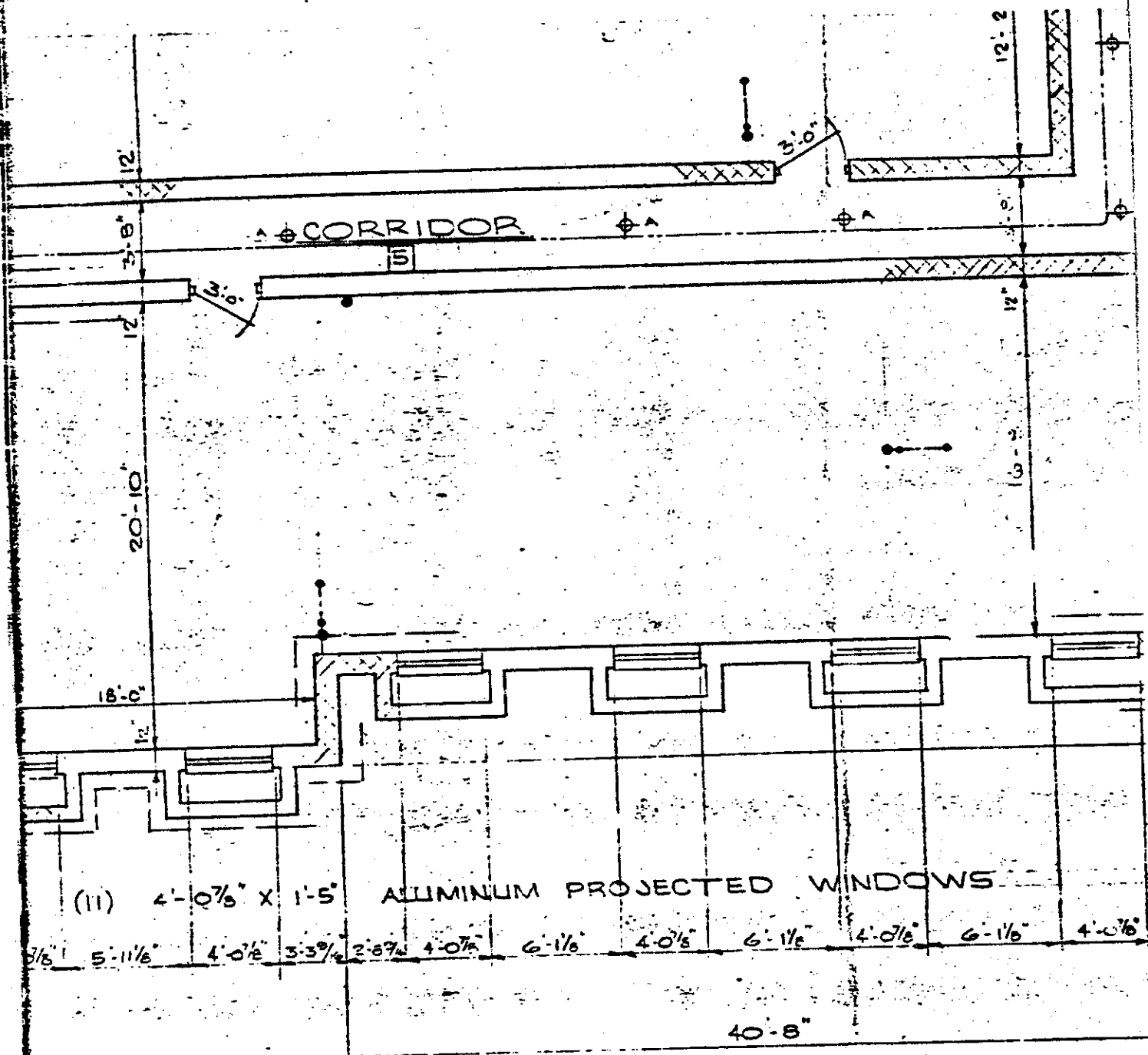
10'-0"

VALVE AREA

TO THE CLOCK

24" x 24" SOLID MASONRY PIER





(II) 4'-0 7/8" X 1'-5" ALUMINUM PROJECTED WINDOWS

3/8" 5'-11 1/8" 4'-0 1/2" 3'-3 3/4" 2'-8 3/4" 4'-0 7/8" 6'-1 1/8" 4'-0 7/8" 6'-1 1/8" 4'-0 7/8" 6'-1 1/8" 4'-0 7/8"

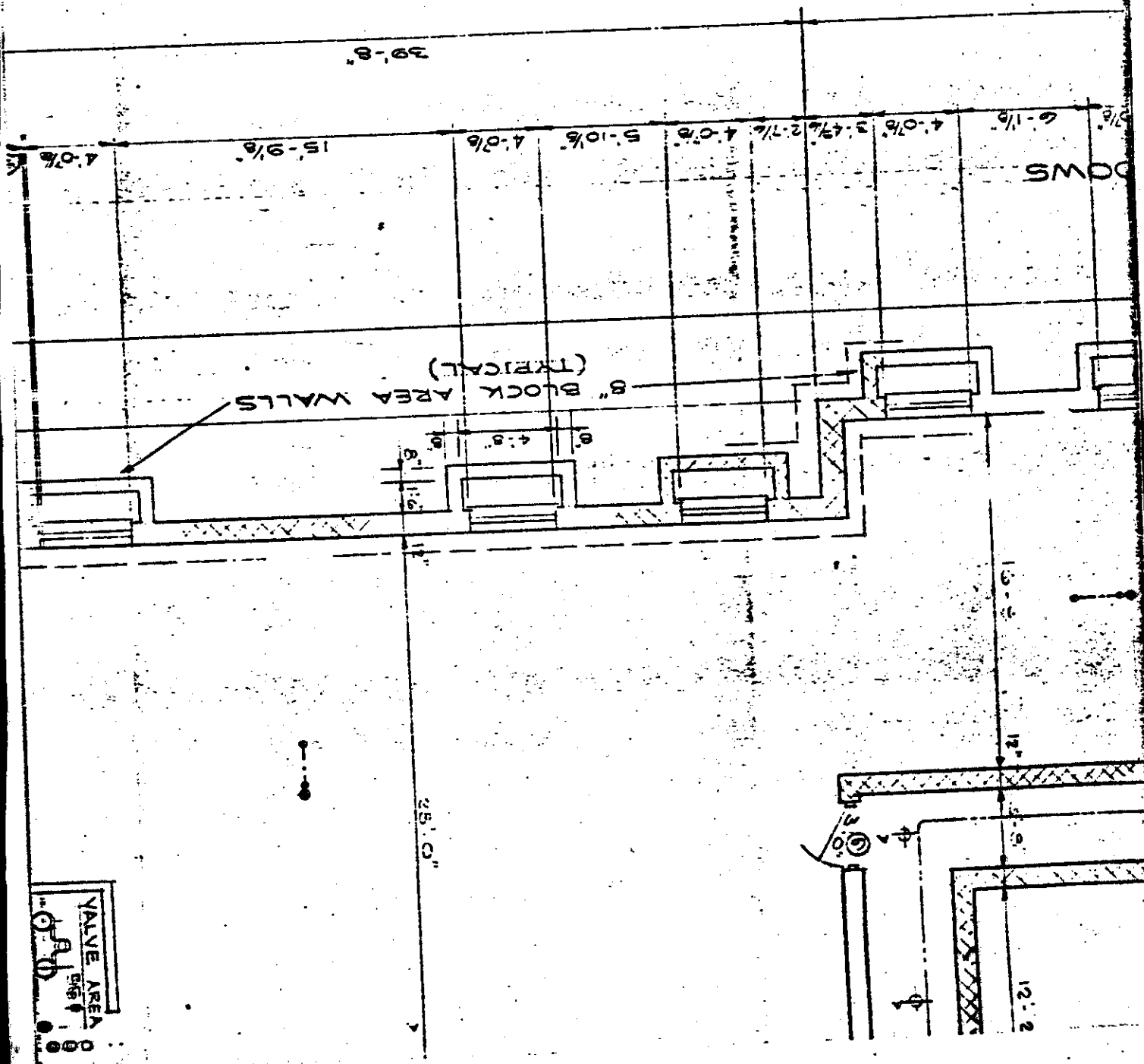
40'-8"

**BASEMENT PLAN**  
SCALE 1/4" = 1'-0"

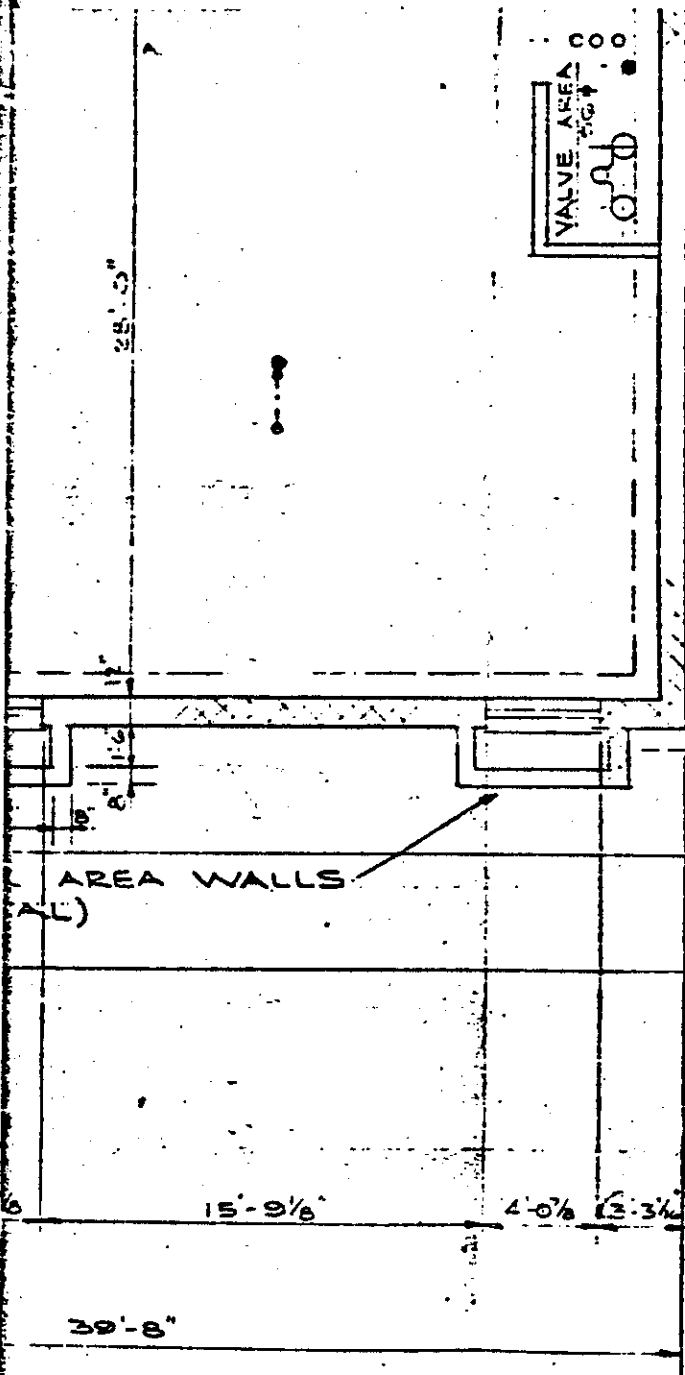
at 3067-265

3067 PC 266

PLAN  
1/4"=1'-0"



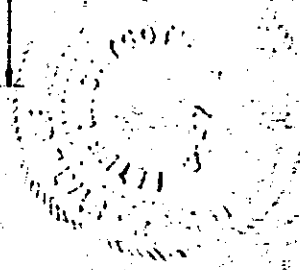
VALVE AREA  
516



**NOTE**  
 PROVIDE 24"x12" CONC. FOOTINGS  
 UNDER 12" BLOCK WALL & 16"x8"  
 CONC. FTG. UNDER 8" BLK. WALL

30'-0"

4'-2" 4'-6"

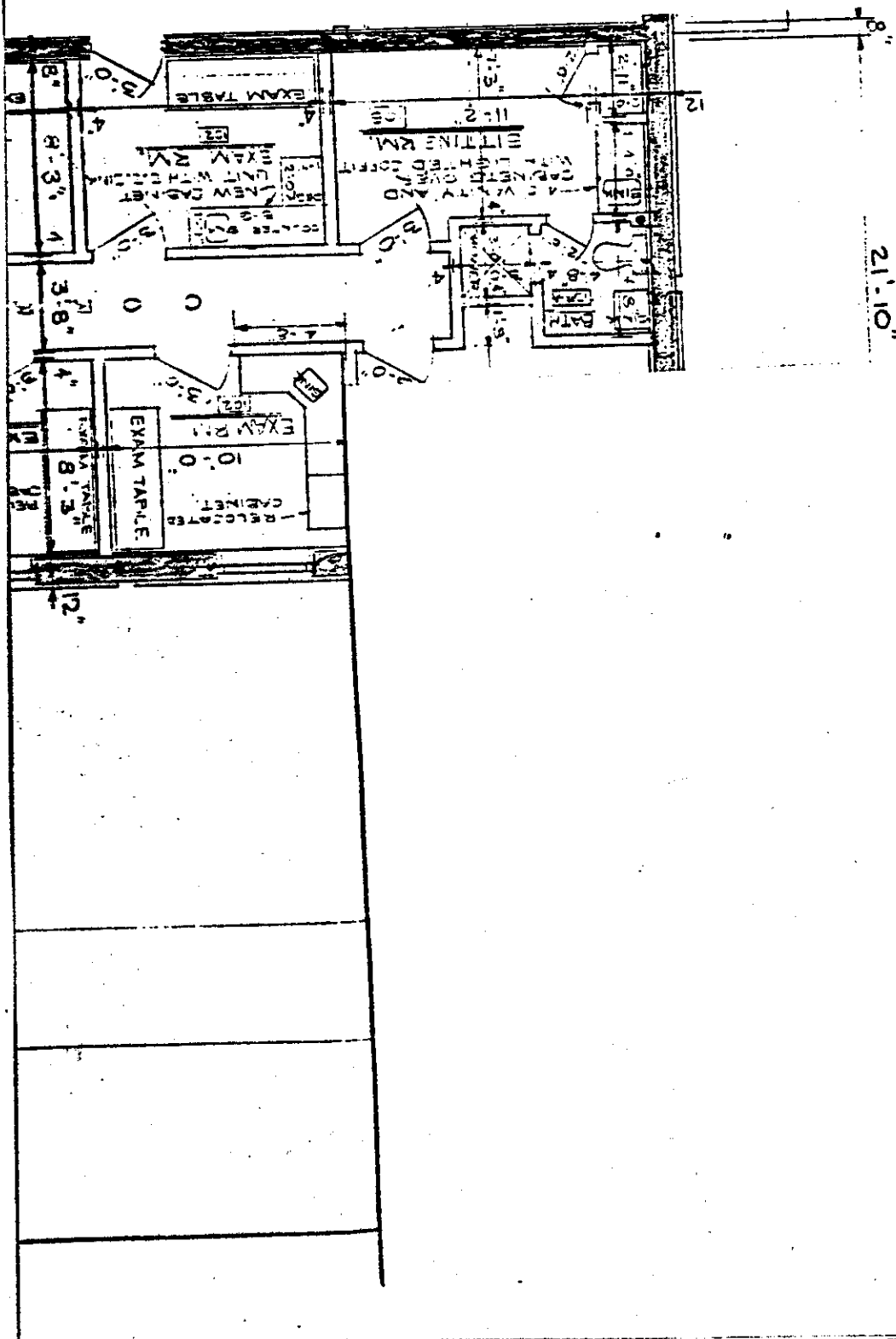


*C-1*  
 EXHIBIT C-1 TO THE MASTER DEED FOR  
 MEDICO REALTY BUILDING, A CONDOMINIUM  
 FIRST FLOOR OFFICE LAYOUT FOR  
 MEDICO REALTY BUILDING, A CONDOMINIUM

NEW PROFESSIONAL BUILDING		Comm. No.
507		5949
MEDICO REALTY		RECORD BY
ELIZABETH, N.J.		RWD
C-2751		DATE
<i>Peter M. Grygotis</i>		9/20/74
PETER M. GRYGOTIS		NO.
ARCHITECT		14
308 ALBENE ROAD		ROSELLE, N. J.

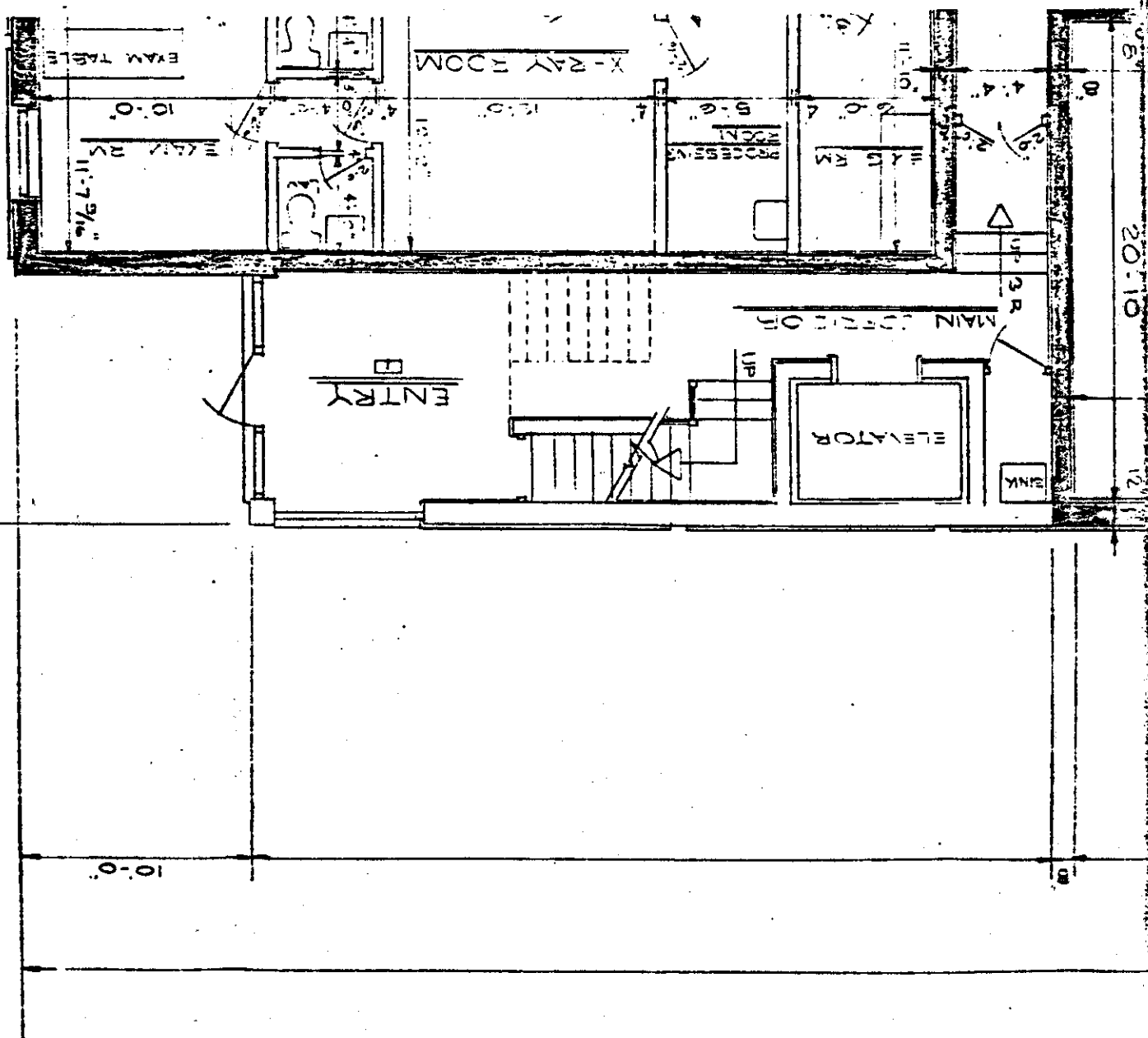
3067 267

ET 3067<sup>23</sup> 268



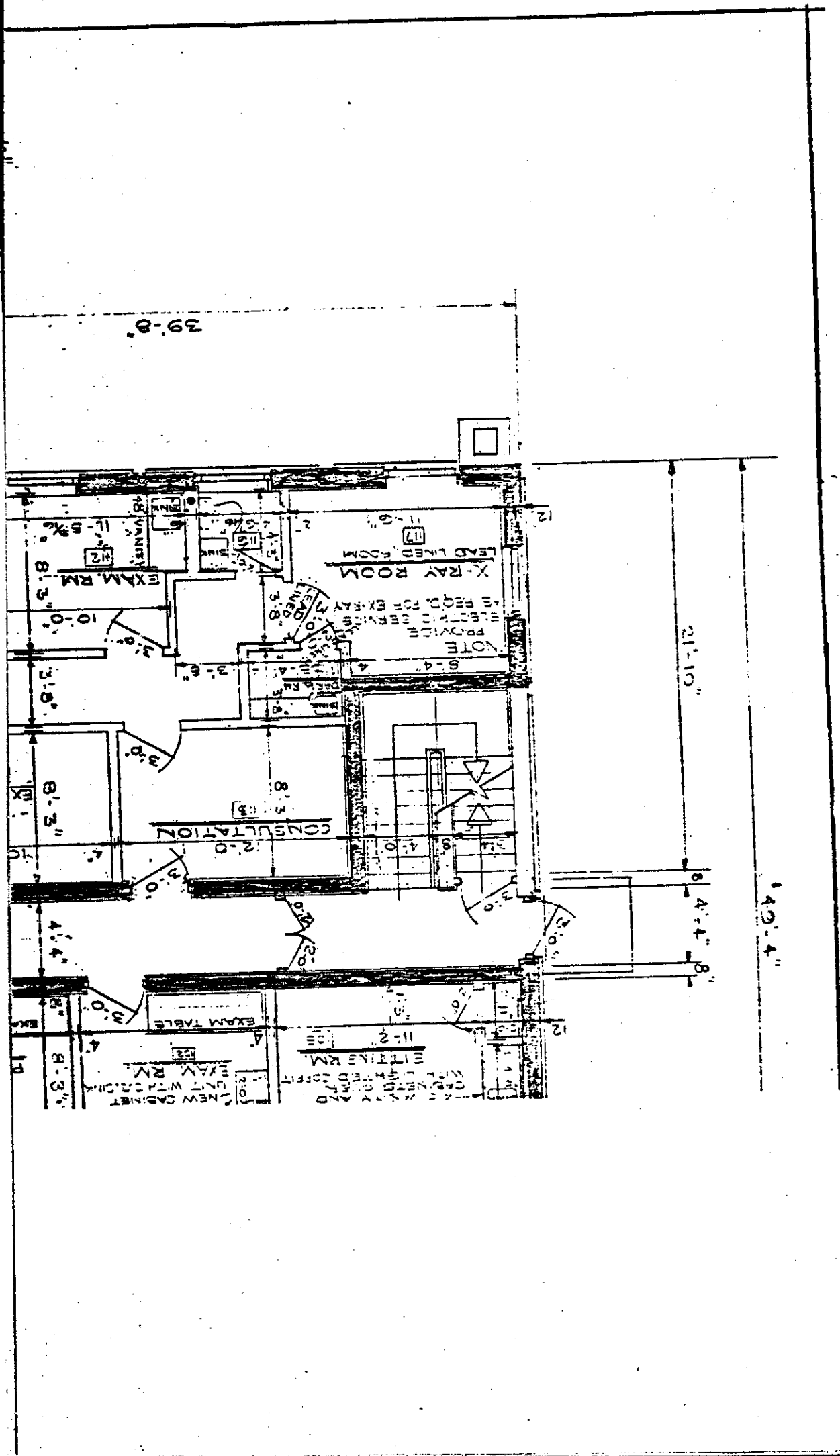


EX 3067 FS 270





3067 272

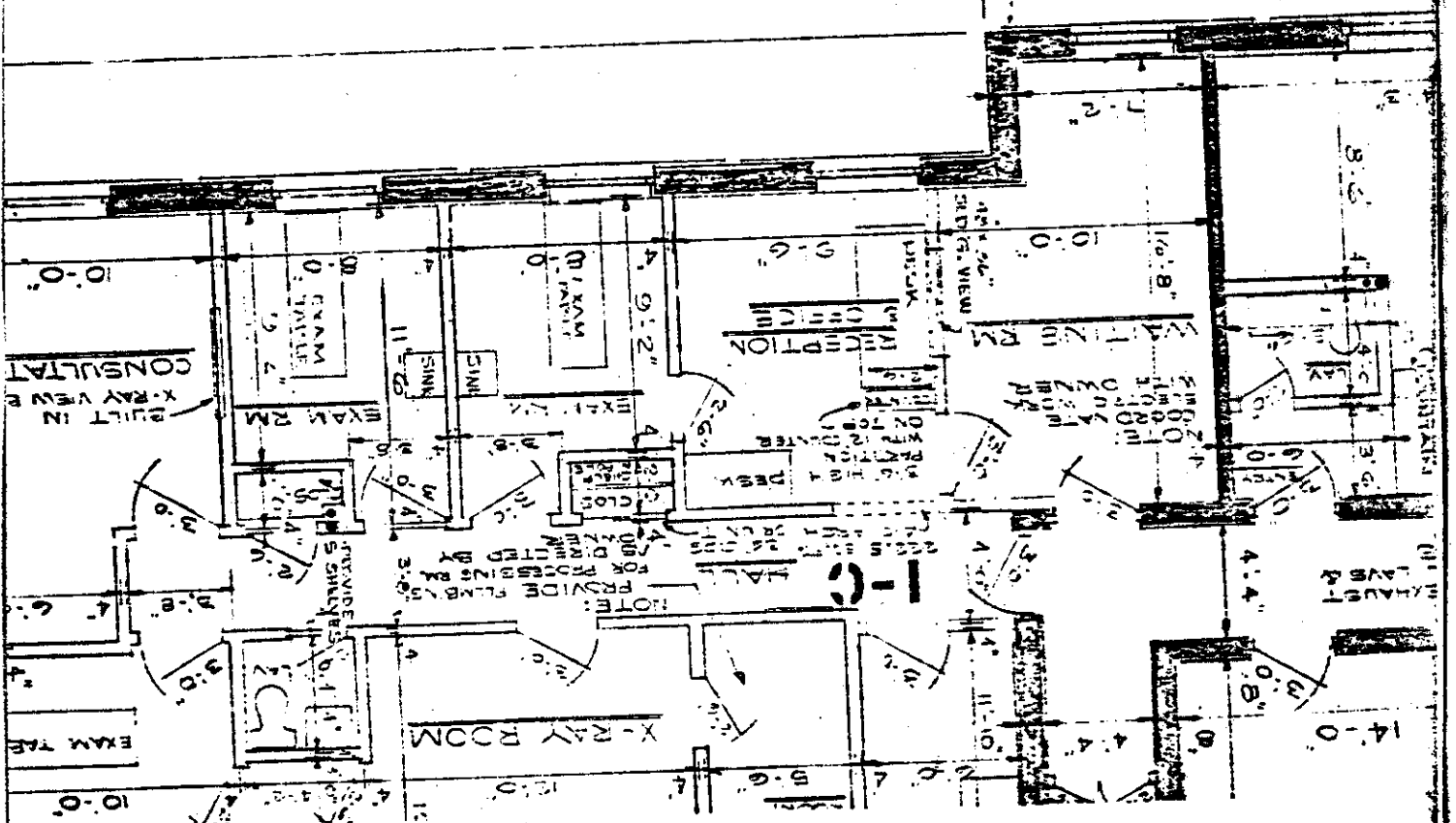




3067 274

CEILING LAYOUT

29'-8"



3067 275

NEW PROFESSIONAL BLDG. 501  
 MEDICO REALTY  
 ELIZABETH N.J.  
 07201  
 ARCHITECT  
 PETER M. GRYGOTIS  
 306 ALBENE ROAD  
 ROSELLE N.J.  
 07068  
 SCALE  
 CASE  
 NO. 0-1

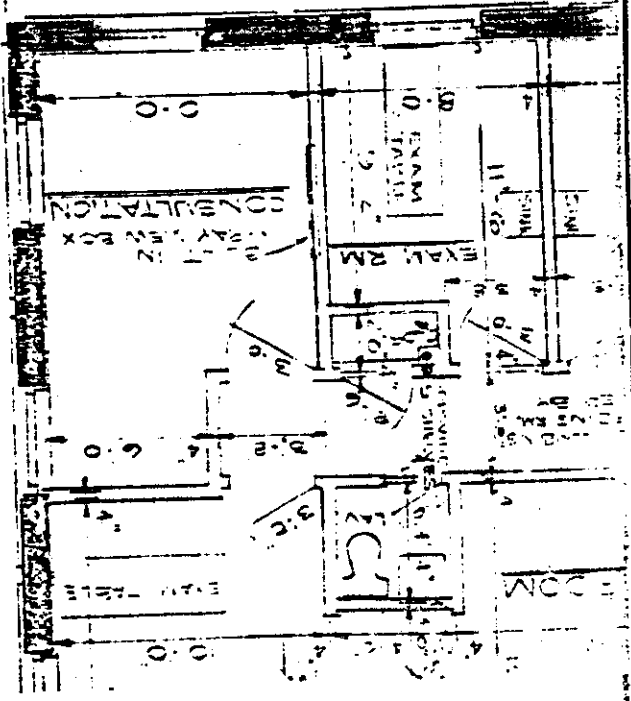
REVISED 8-21-75

EXHIBIT C-2 TO THE MASTER DEED FOR  
 MEDICO REALTY BUILDING, A CONDOMINIUM  
 FIRST FLOOR OFFICE LAYOUT FOR  
 MEDICO REALTY BUILDING, A CONDOMINIUM

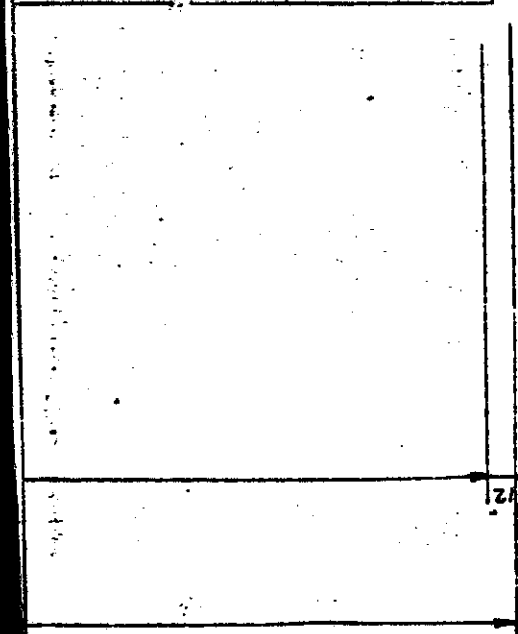
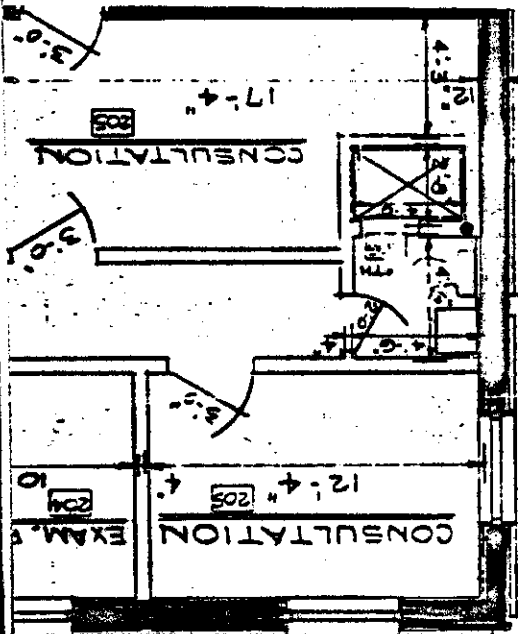


4'-2"  
 4'-6"

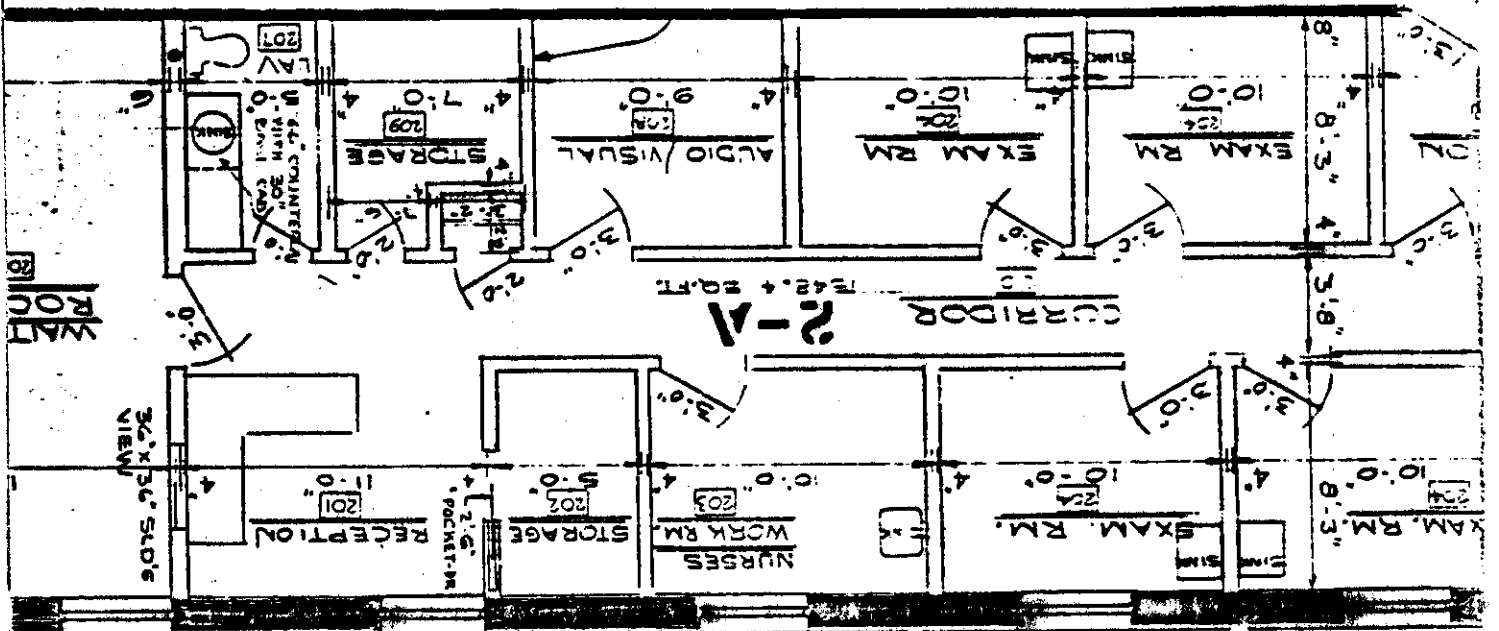
30'-0"



ET 3067 276



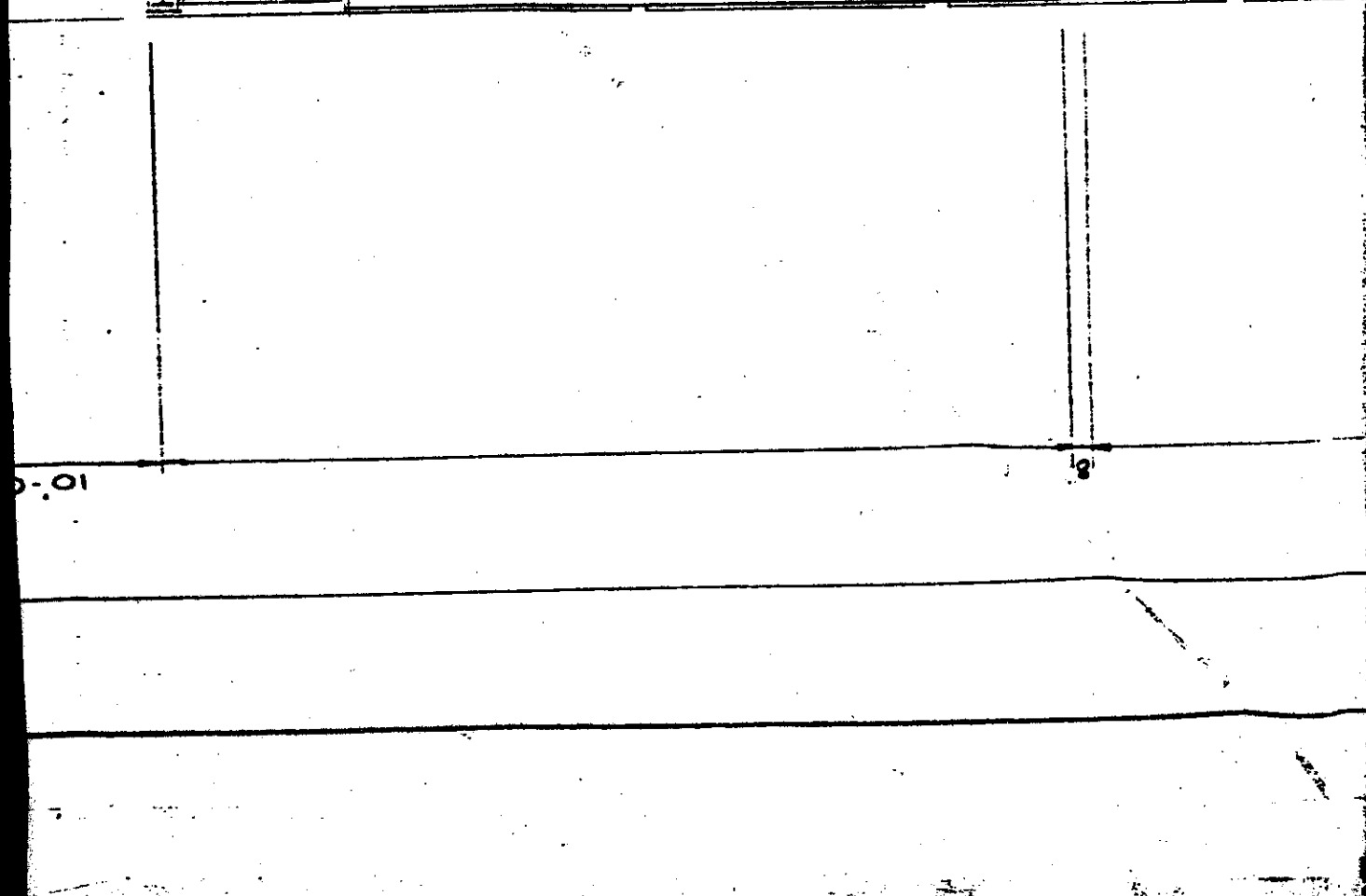
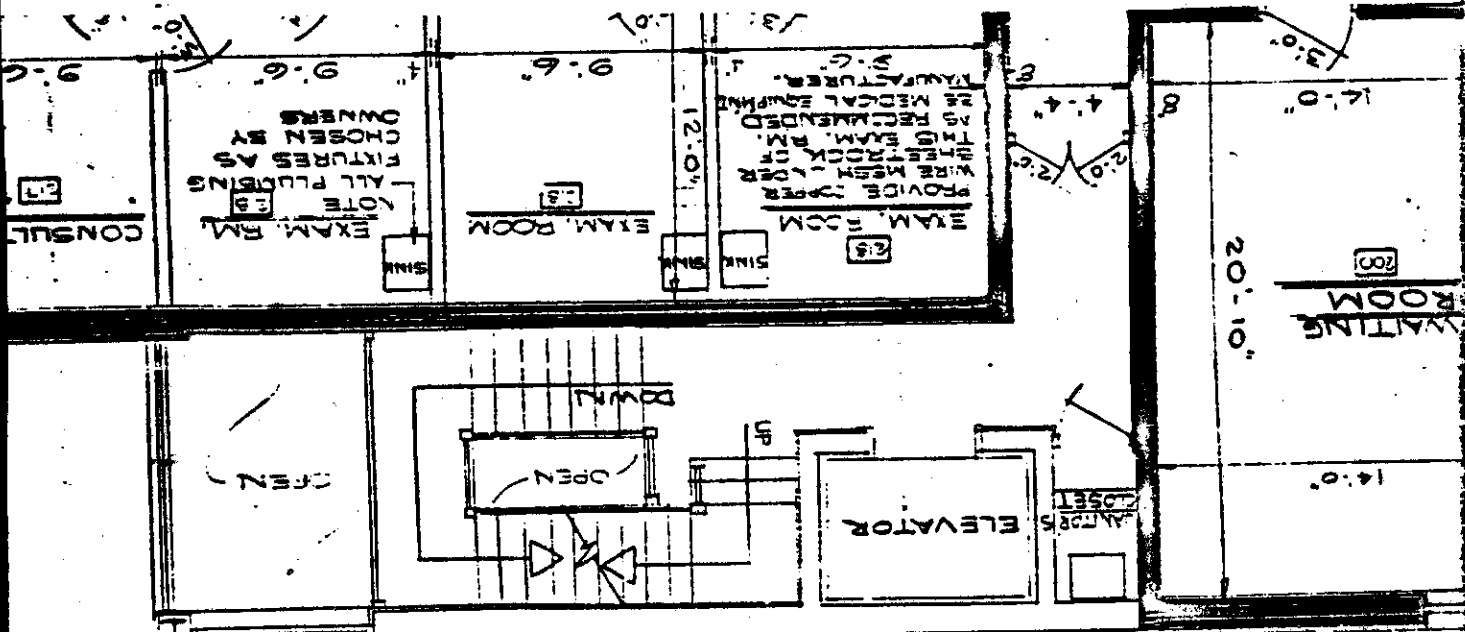
3087 277



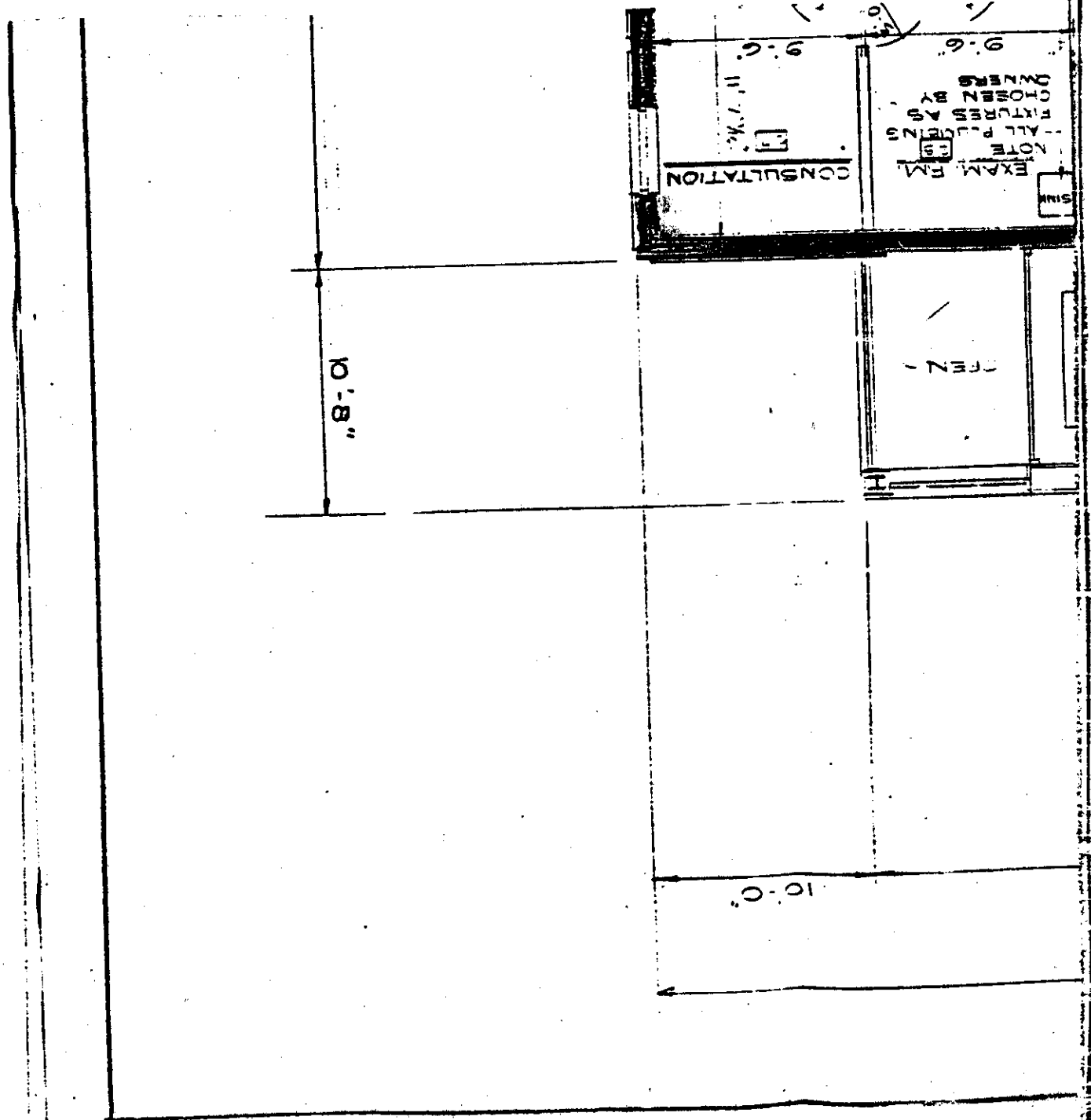
74'-4"

121'-0"

3067: 278

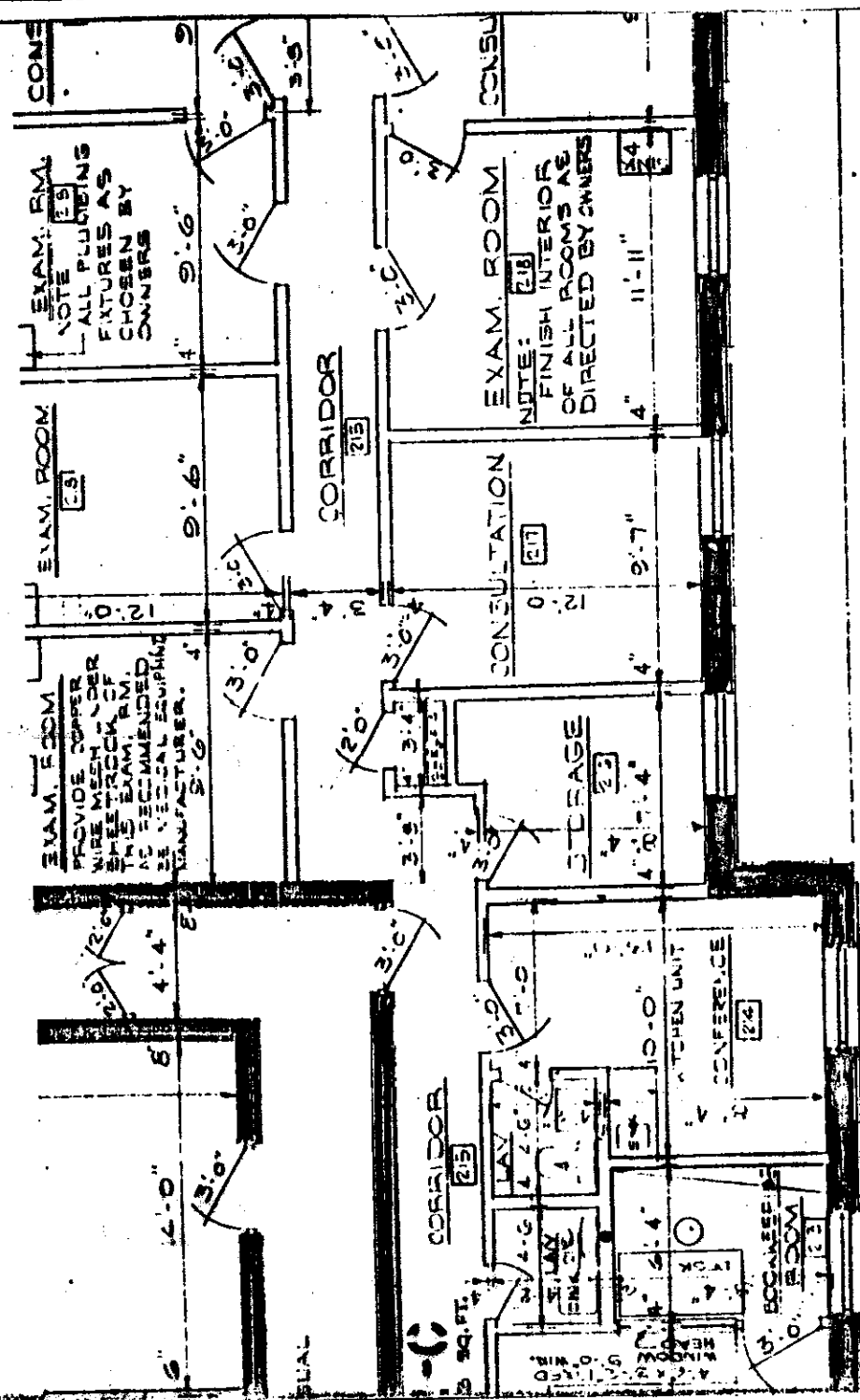


3067 279









L-NOTE  
 PROVIDE EXHAUST  
 FANS AT ALL LAVS, BATHS  
 AND X-RAY ROOMS

EXAM. ROOM  
 NOTE: [E31]  
 ALL PLUMBING  
 FIXTURES AS  
 CHOSEN BY  
 OWNERS

EXAM. ROOM  
 NOTE: [E32]  
 FINISH INTERIOR  
 OF ALL ROOMS AS  
 DIRECTED BY OWNERS

EXAM. ROOM  
 PROVIDE COPPER  
 WIRE MESH UNDER  
 THE TRACK OF  
 THE EXAM. RM.  
 AS RECOMMENDED  
 BY VERTICAL EQUIPMENT  
 MANUFACTURER.

OFFICE LAYOUT PLAN  
 1/4"=1'-0"

39'-8"

3067: 282

3067 283

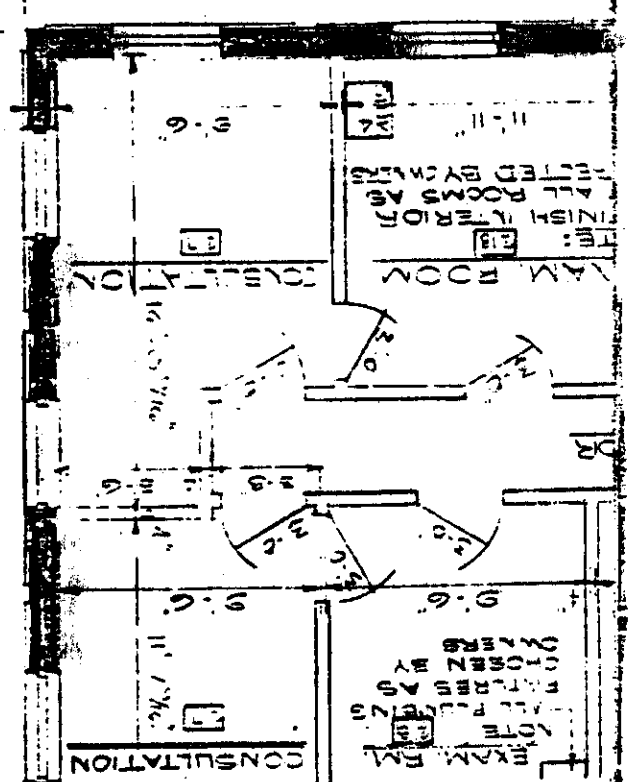
NO	DWG.	0-2
ARCHITECT		
PETER M. GRYGOTIS		
706 ALBANY ROAD ROSELLE, N. J.		
DATE	C 2751	
NEW PROFESSIONAL BLDG.		
MEDICO REALTY		
N. J.		
SCALE		
BY		
CHECKED BY		

EXHIBIT TO THE MASTER DEED FOR  
 MEDICO REALTY BUILDING, A CONDOMINIUM  
 FIRST FLOOR OFFICE LAYOUT FOR  
 MEDICO REALTY BUILDING, A CONDOMINIUM

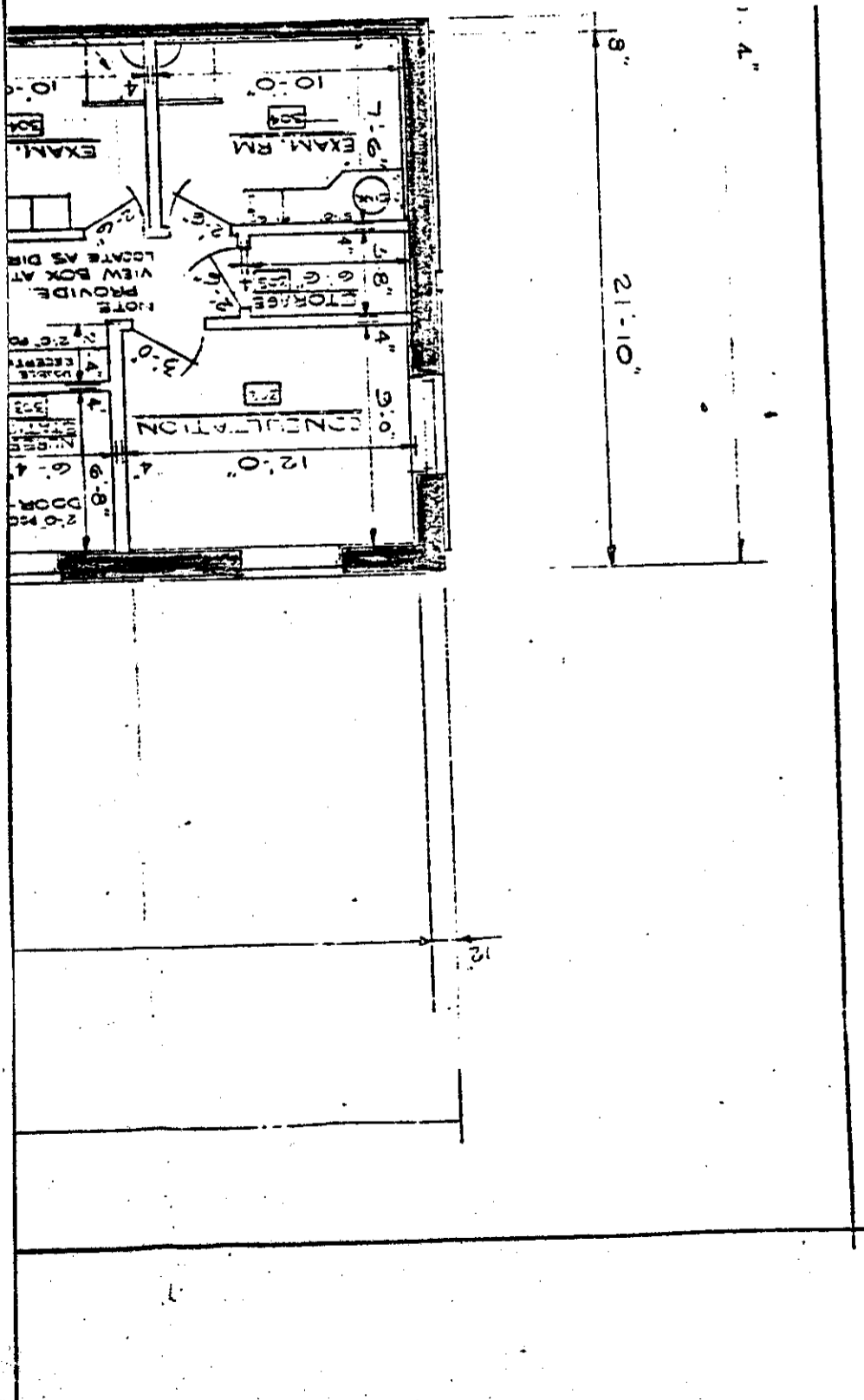
2'-1-0"  
 N

REVISED 9-8-75

4'-2"  
 4'-0"  
 30'-0"



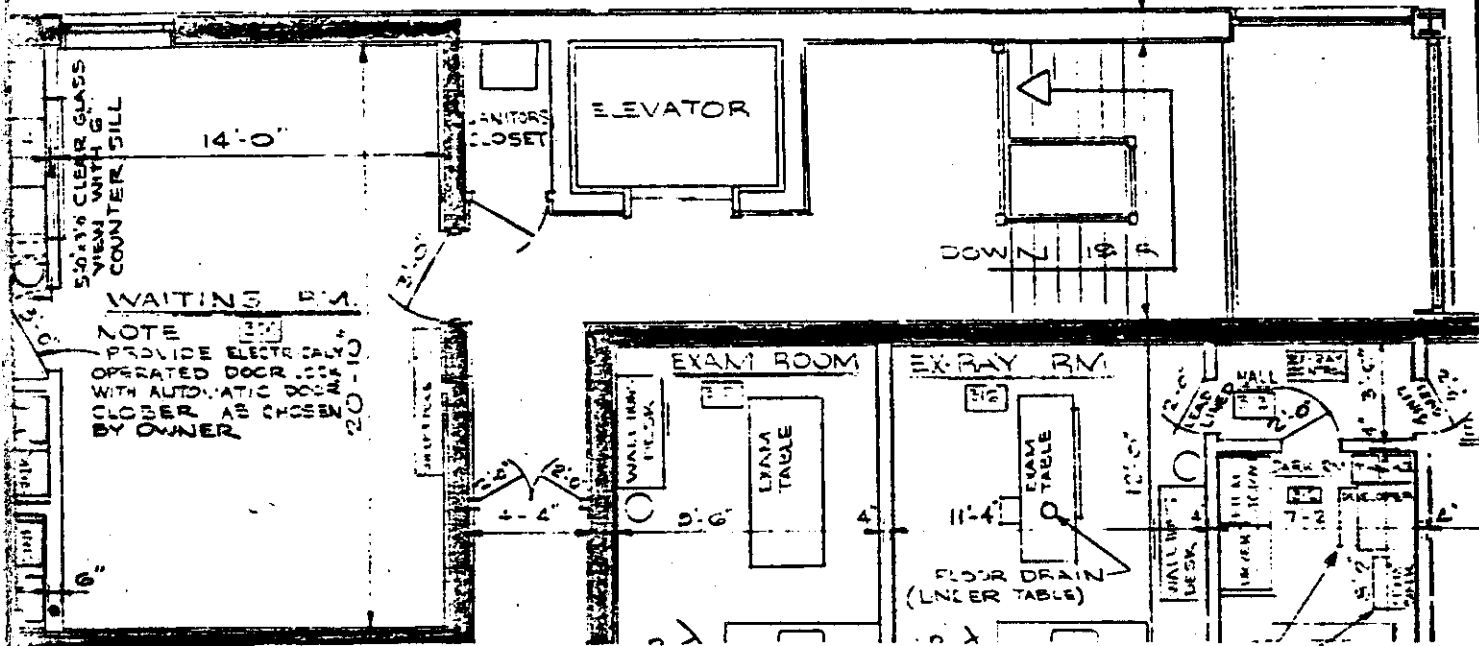
# 3067 PC 284



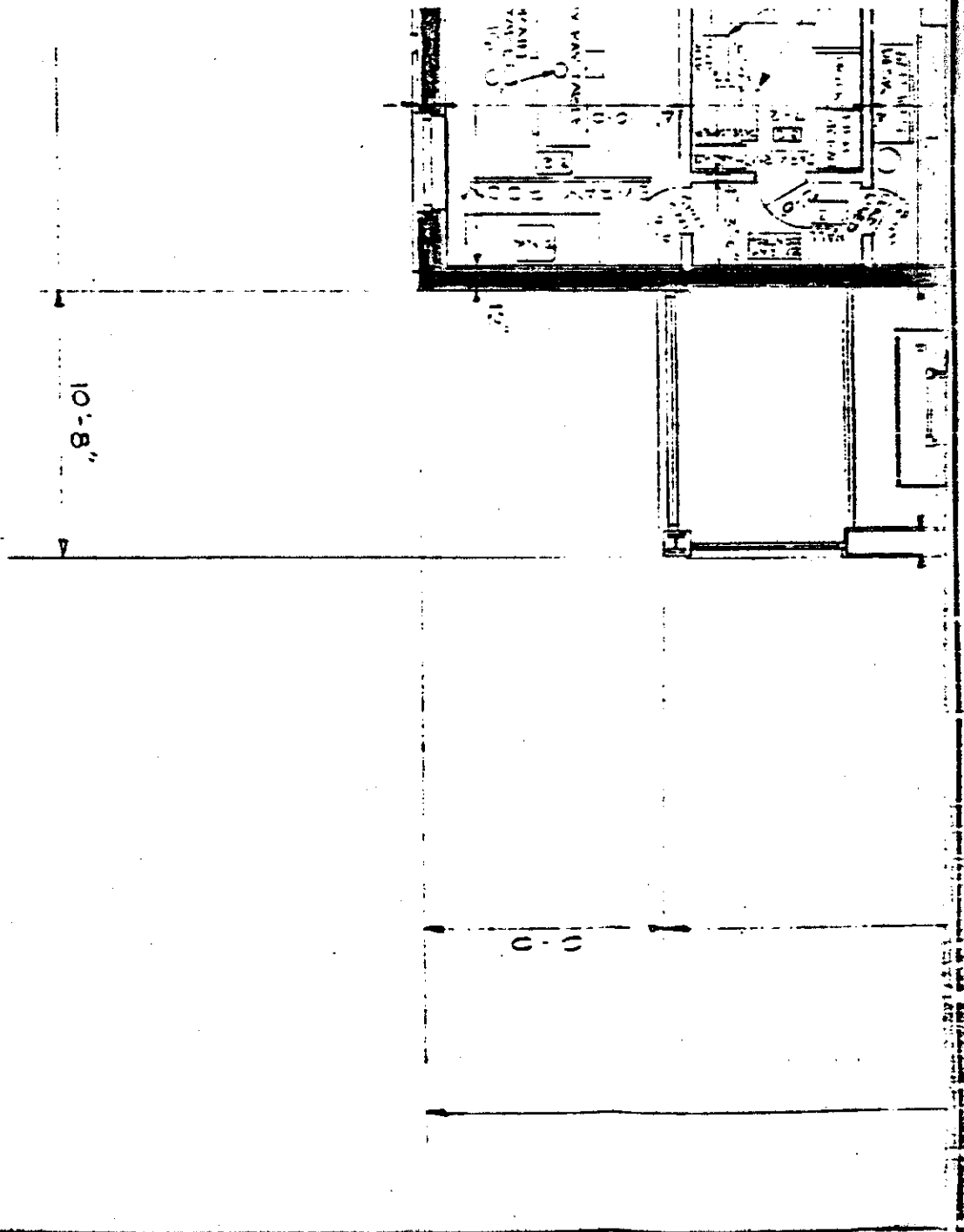


11'-0"

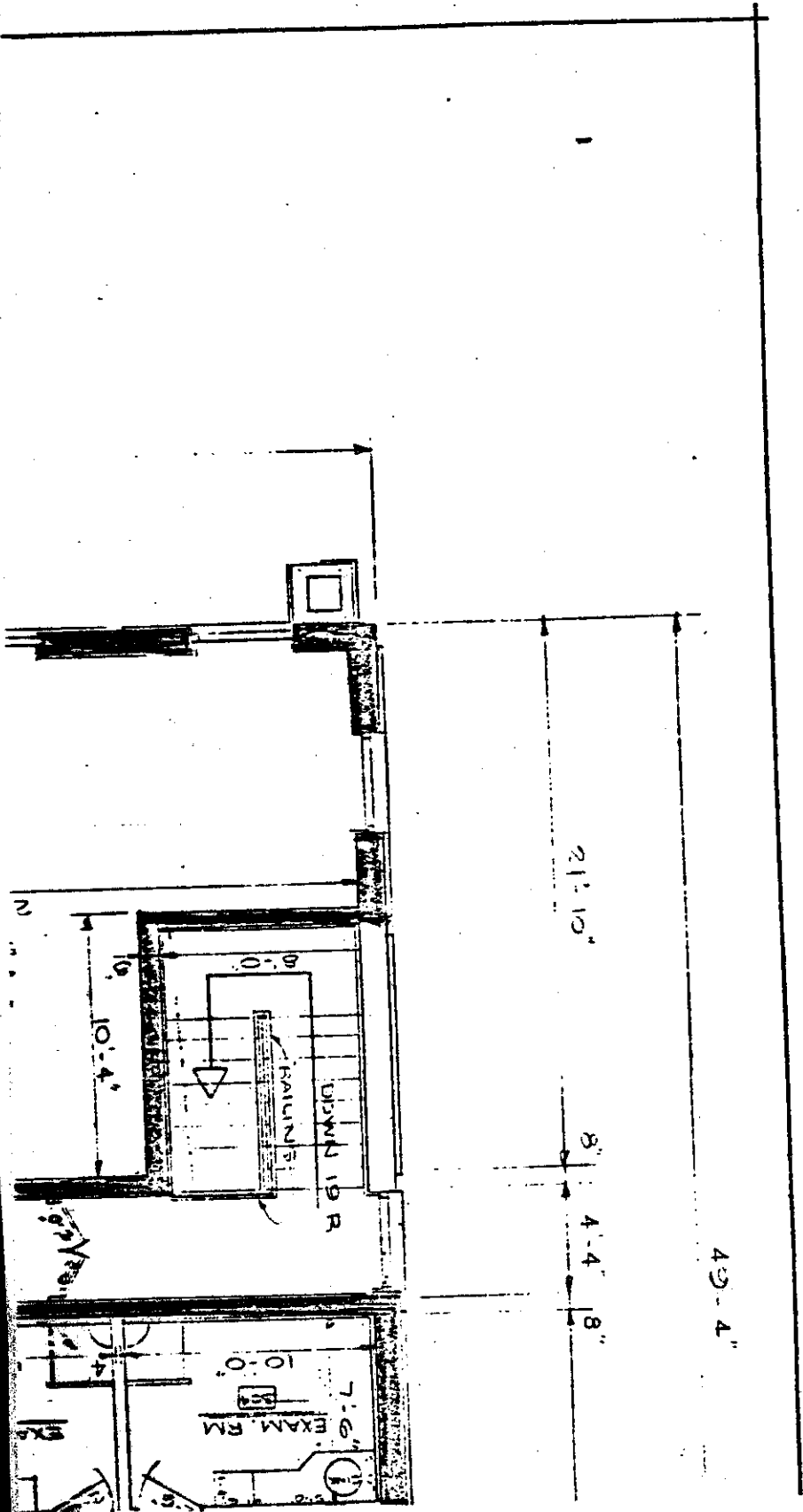
8'

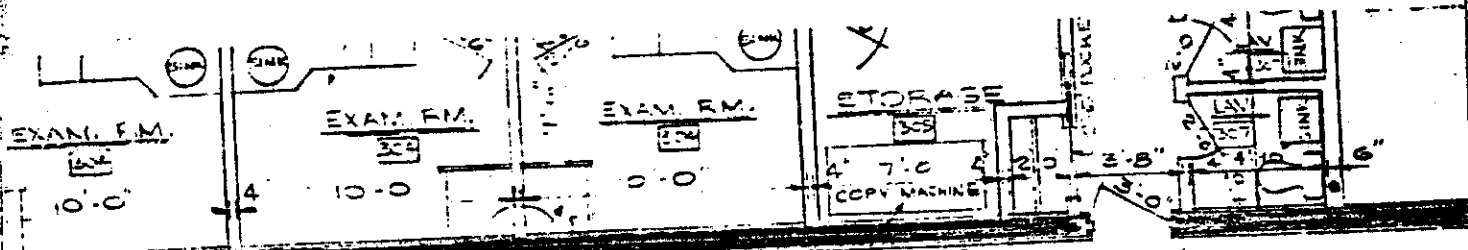


3067-287



EX 3067 PC 288





NOTE: PROVIDE DRESSING BATHS AS CHOSEN BY OWNER AT EACH EXAM. R.M.

NOTE: PROVIDE SEPARATE ELECTRICAL LINE TO RECEPTACLE FOR COPY MACHINE

CORRIDOR

**3-13**  
51. 22. FT.  
29'-6"

WAITING ROOM  
SEATING BENCH  
LUBBER

OFFICE / RECEPTION  
21'-0"

NOTE: PROVIDE HOT & COLD WATER SUPPLY AND DRAIN FOR FUTURE SINK ON T-SWALL

CORRIDOR  
EXAM. R.M.  
WAITING DESK

SEATS

39'-8"

29'-8"

THIRD FLOOR

SCALE

BY 3067 PG 289



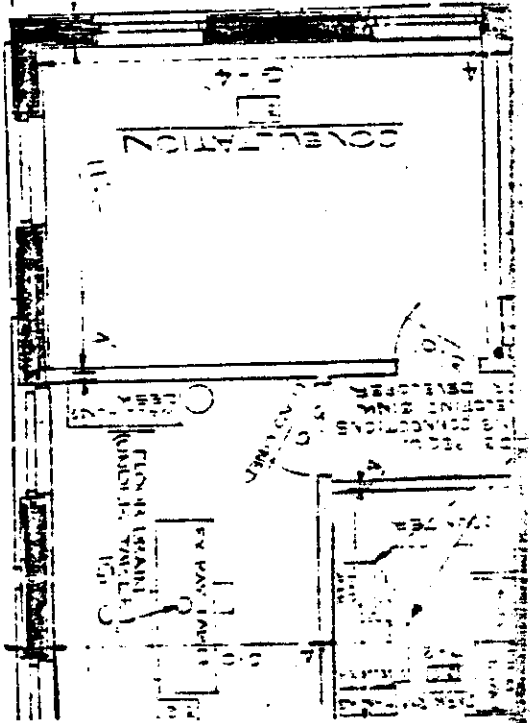
3067 291

NO. 0-3	ARCHITECT	108 ALBANE ROAD ROSELLE, N. J.
	PETER M. GRYGOTIS	
	<i>Peter M. Grygotis</i>	
	NEW JERSEY REALTY	
	NEW PROFESSIONAL BLDG.	
	5955	

EXHIBIT **2** TO THE MASTER DEED FOR  
 MEDICO REALTY BUILDING, A CONDOMINIUM  
 FIRST FLOOR OFFICE LAYOUT FOR  
 MEDICO REALTY BUILDING, A CONDOMINIUM  
 2-4

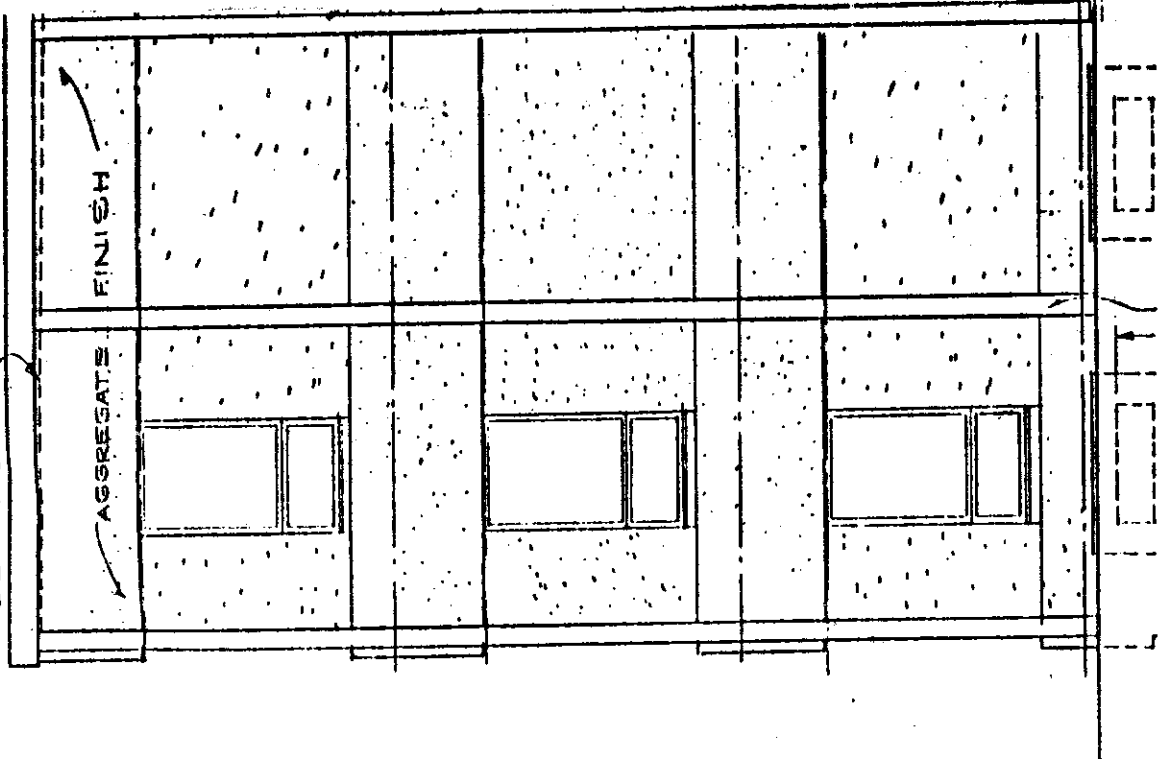
4'-2" 4'-6"

30'-0"

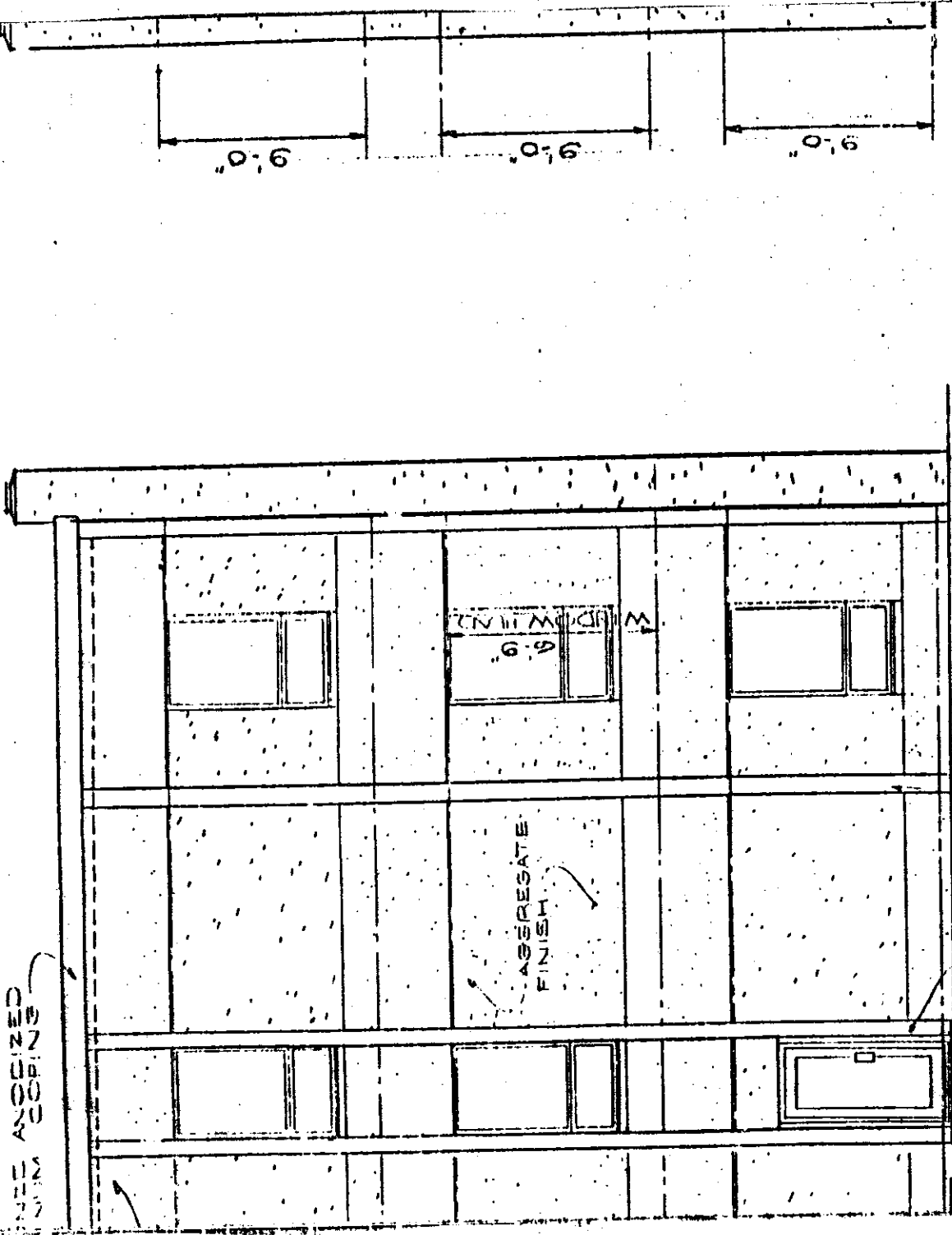


BRONZE  
ALUMINIUM

ROOF LINE



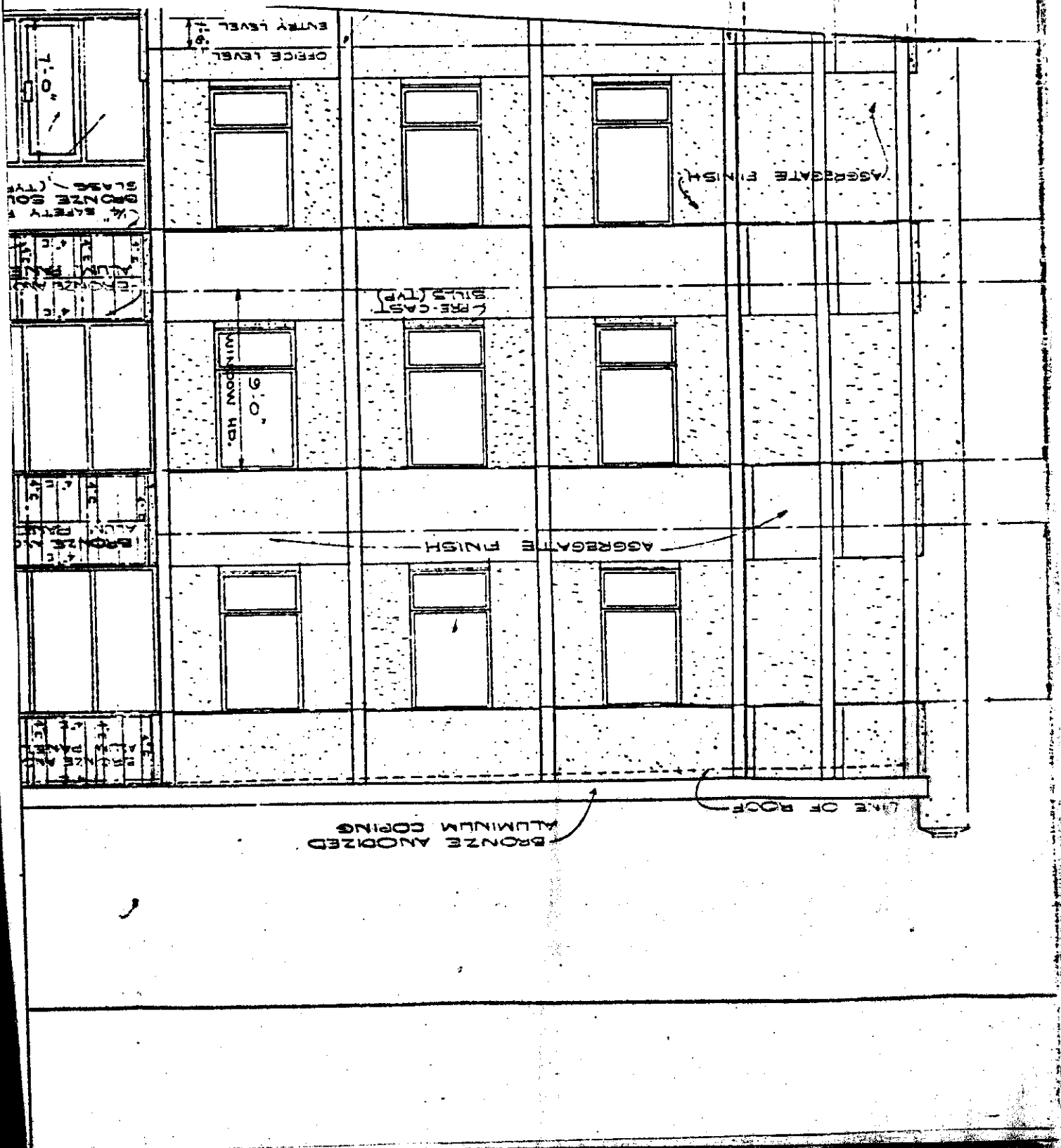
292 290631



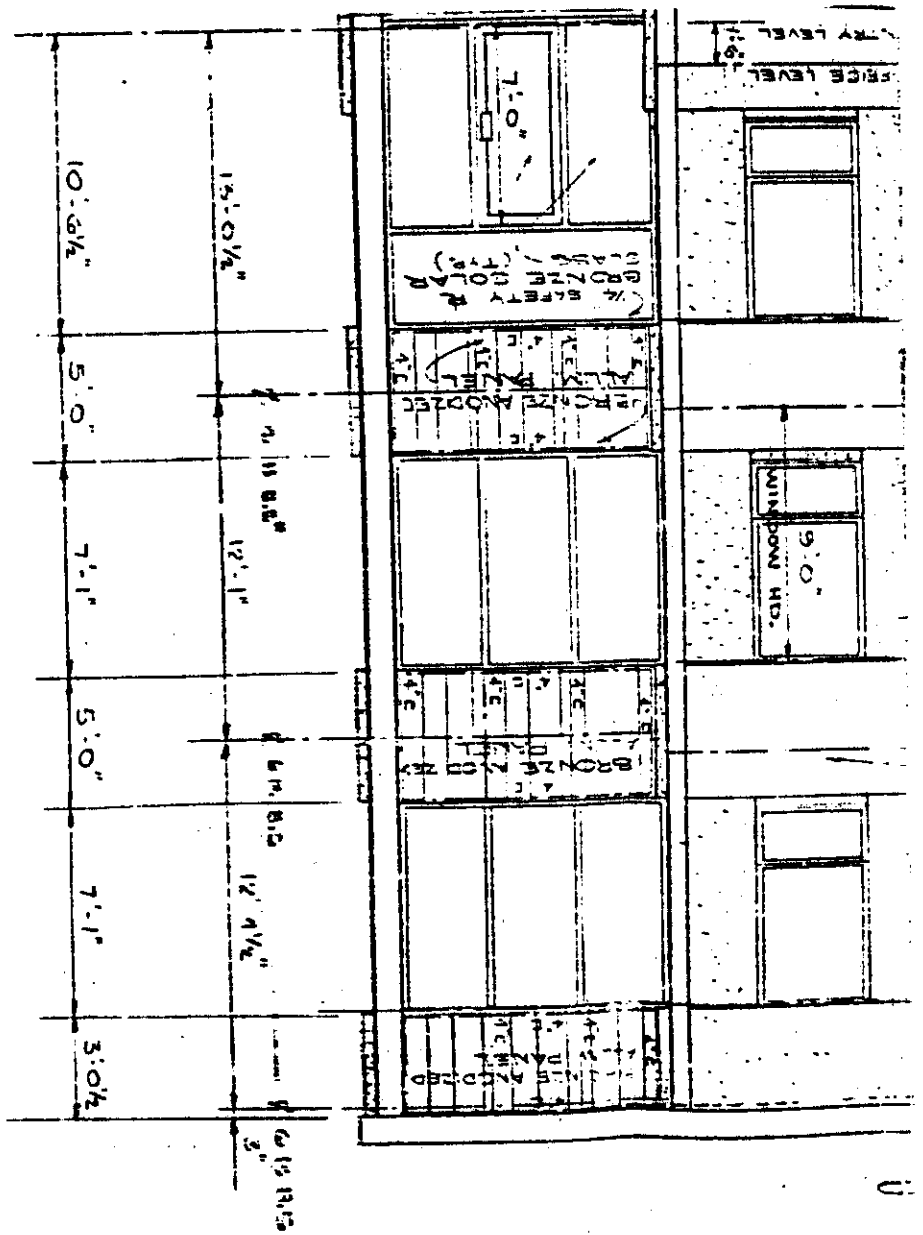
0 W9  
N2  
00  
00  
20  
112  
1127

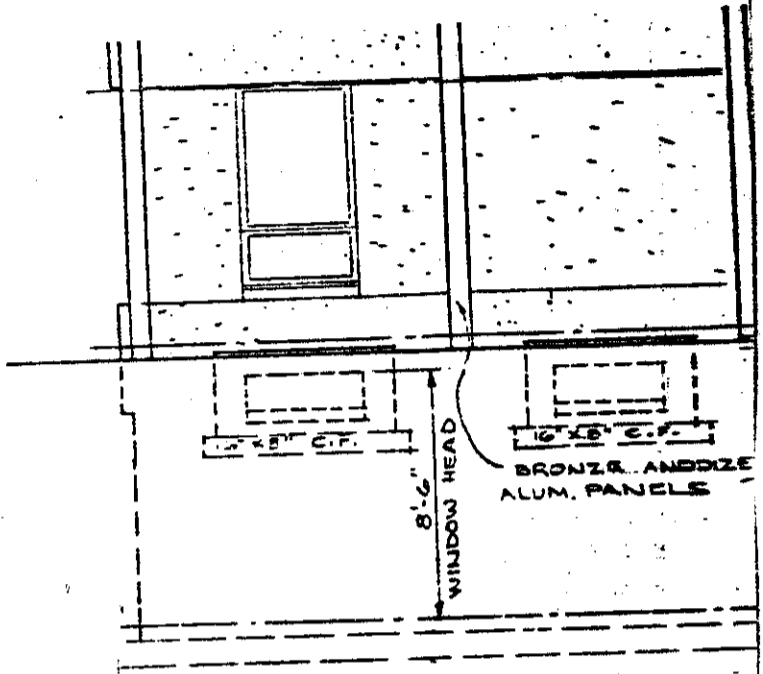
EX 3067 FC 293

3087 294



3067 295



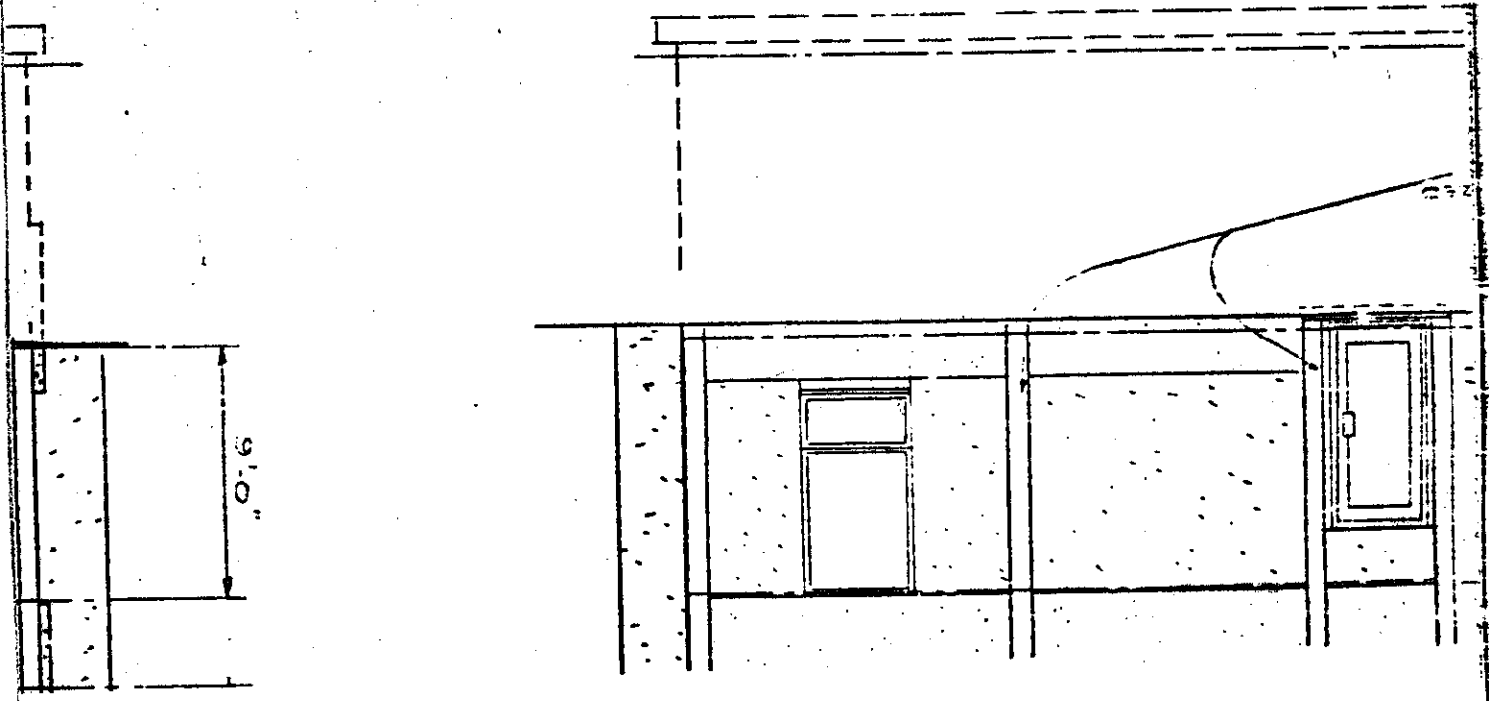


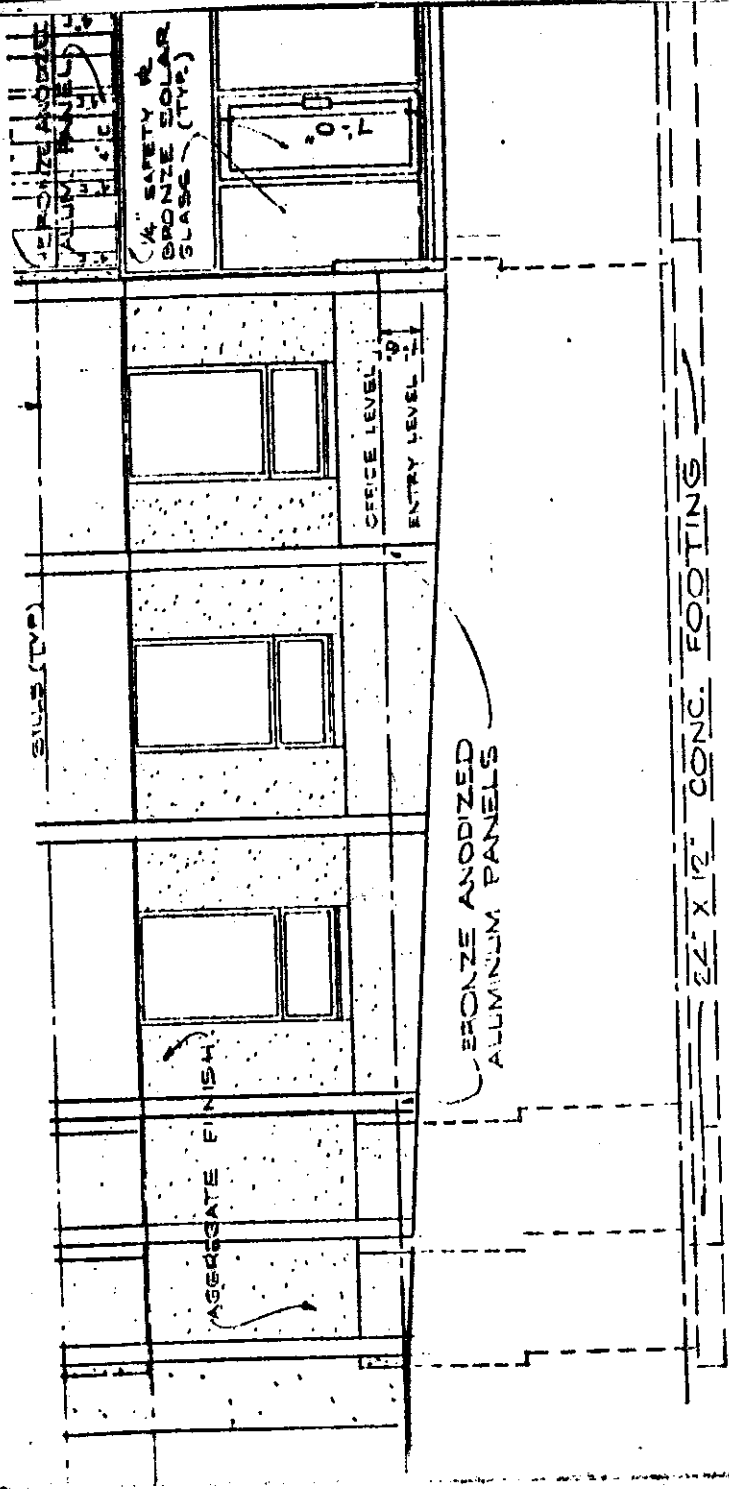
REAR  
SCALE

EX 3067 PG 296

EX 3067 PC 297

ELEVATION  
1/4" = 1'-0"

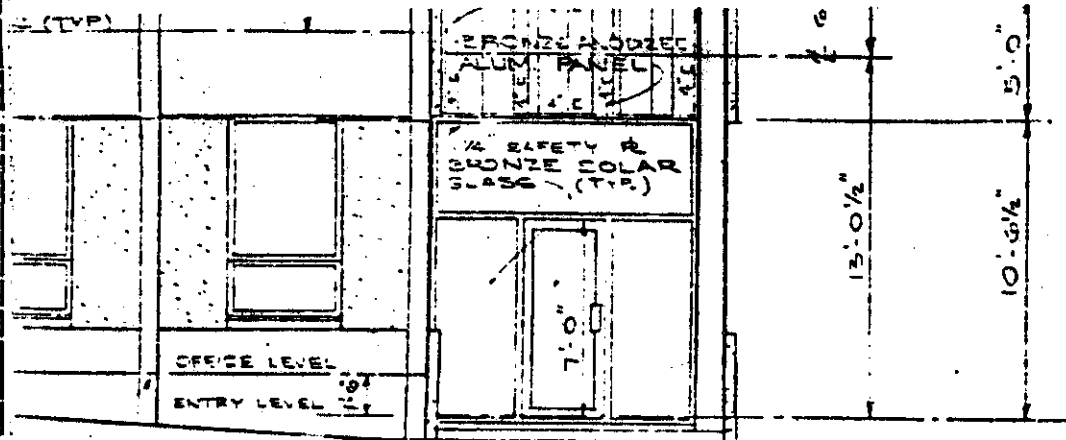




BRONZE ANODIZED ALUMINUM PANELS

22' X 12' CONC. FOOTING

FRONT ELEVATION  
SCALE 1/4" = 1'-0"



FOOTING

# ELEVATION

1/4" = 1'-0"

*C-5*  
 EXHIBIT ~~2~~ TO THE MASTER DEED FOR  
 MEDICO REALTY BUILDING, A CONDOMINIUM  
 FIRST FLOOR OFFICE LAYOUT FOR  
 MEDICO REALTY BUILDING, A CONDOMINIUM

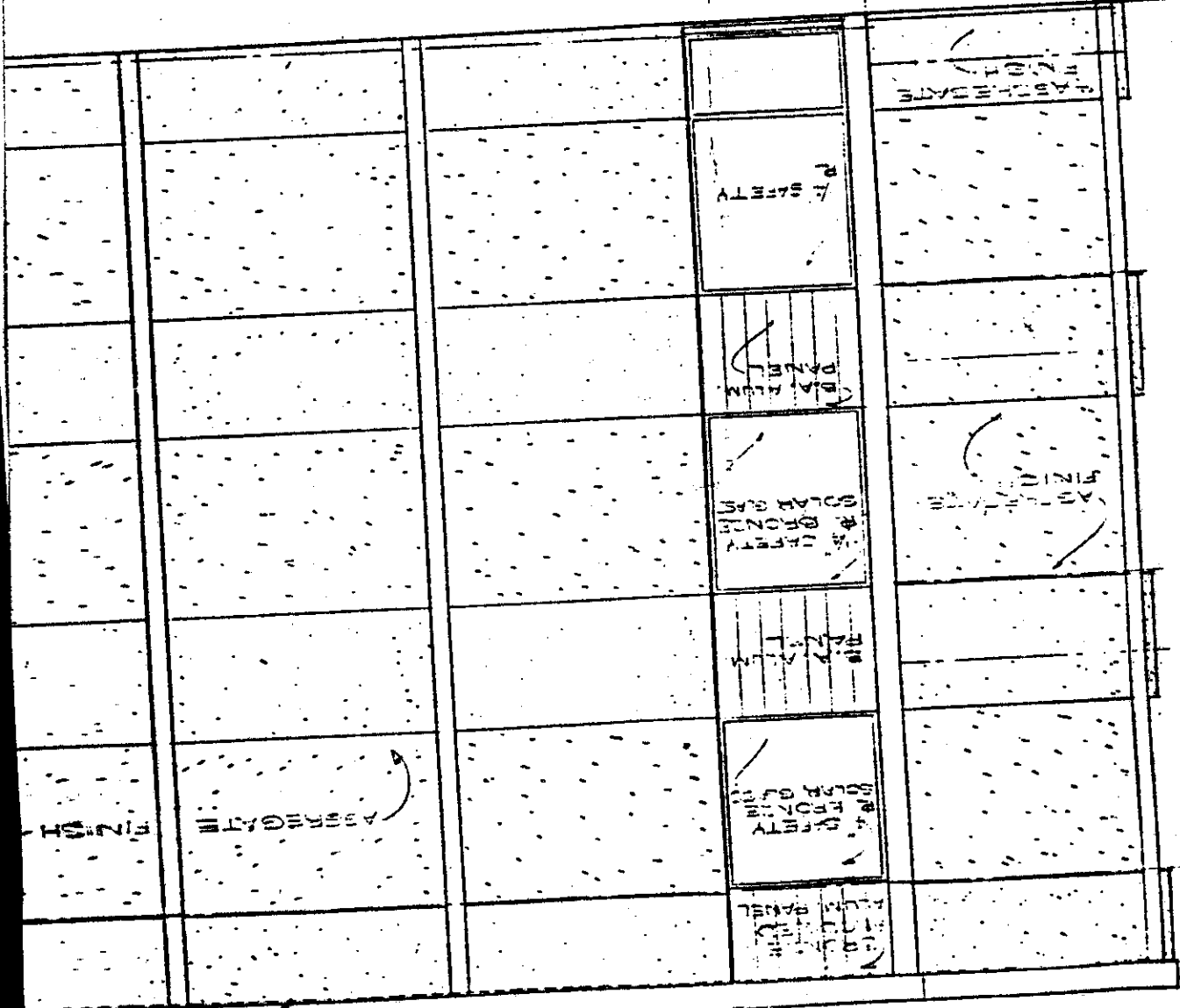
NEW PROFESSIONAL BLDG.		"BOOK #"
5-		5949
MEDICO REALTY		OWNER
ELIZABETH NJ		BY
C-2751		RWD
<i>Peter M. Grygotis</i>		SCALE
PETER M. GRYGOTIS		SHOWN
ARCHITECT		DATE
308 ALDENE ROAD		3/25/74
ROSELLE, N. J.		RWS
		NO
		6 OF 14

3067 300

SCALE

RIGHT

ELEV. PIT.



LINE OF ROOF

LEFT

PANEL

SAFETY

PANEL

SOLAR

PANEL

FABRIK

FINISH

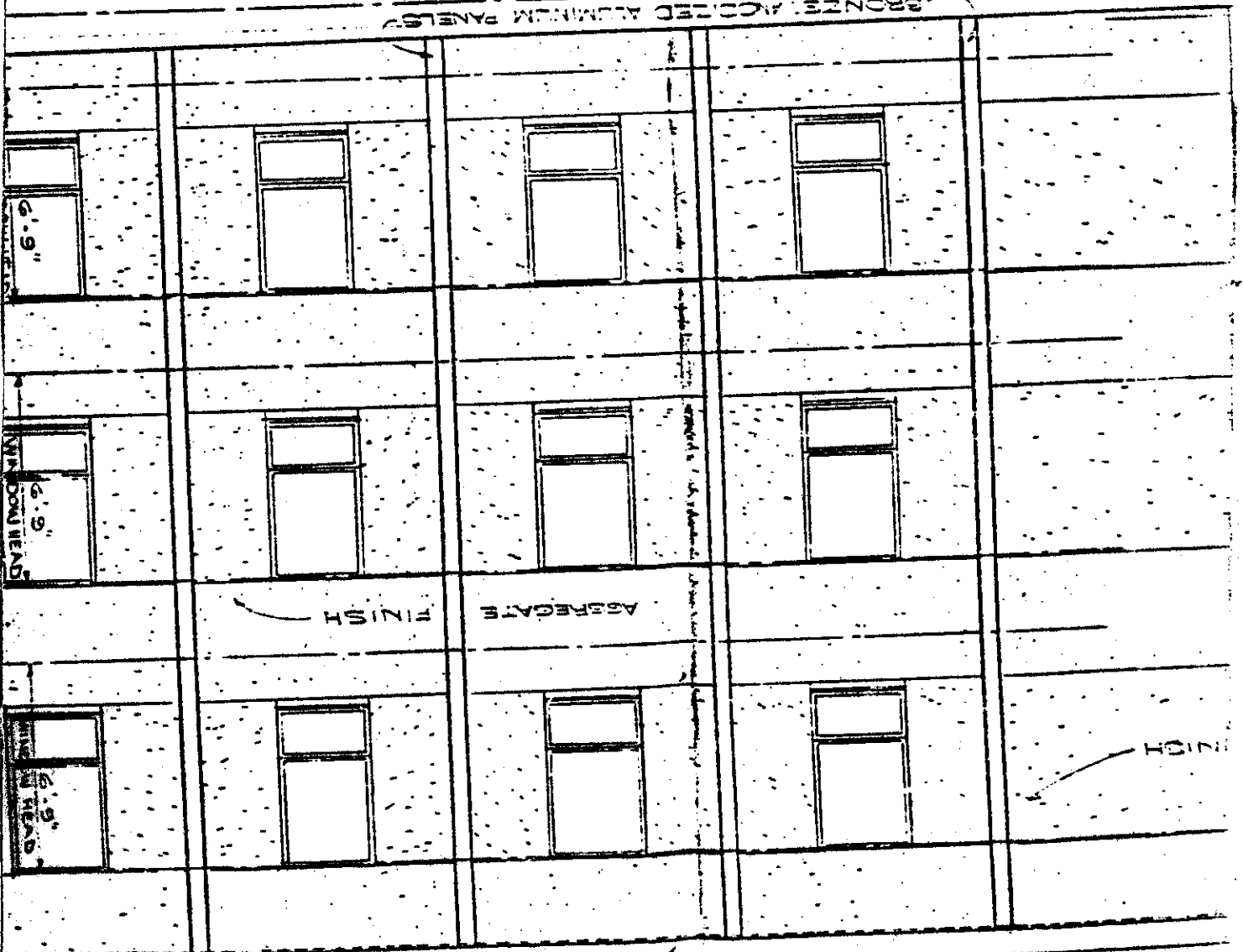
EX 3067 PC 301

SHED SIDE ELEVATION

1/4" = 1'-0"

24" x 12" CONCRETE FOOTINGS

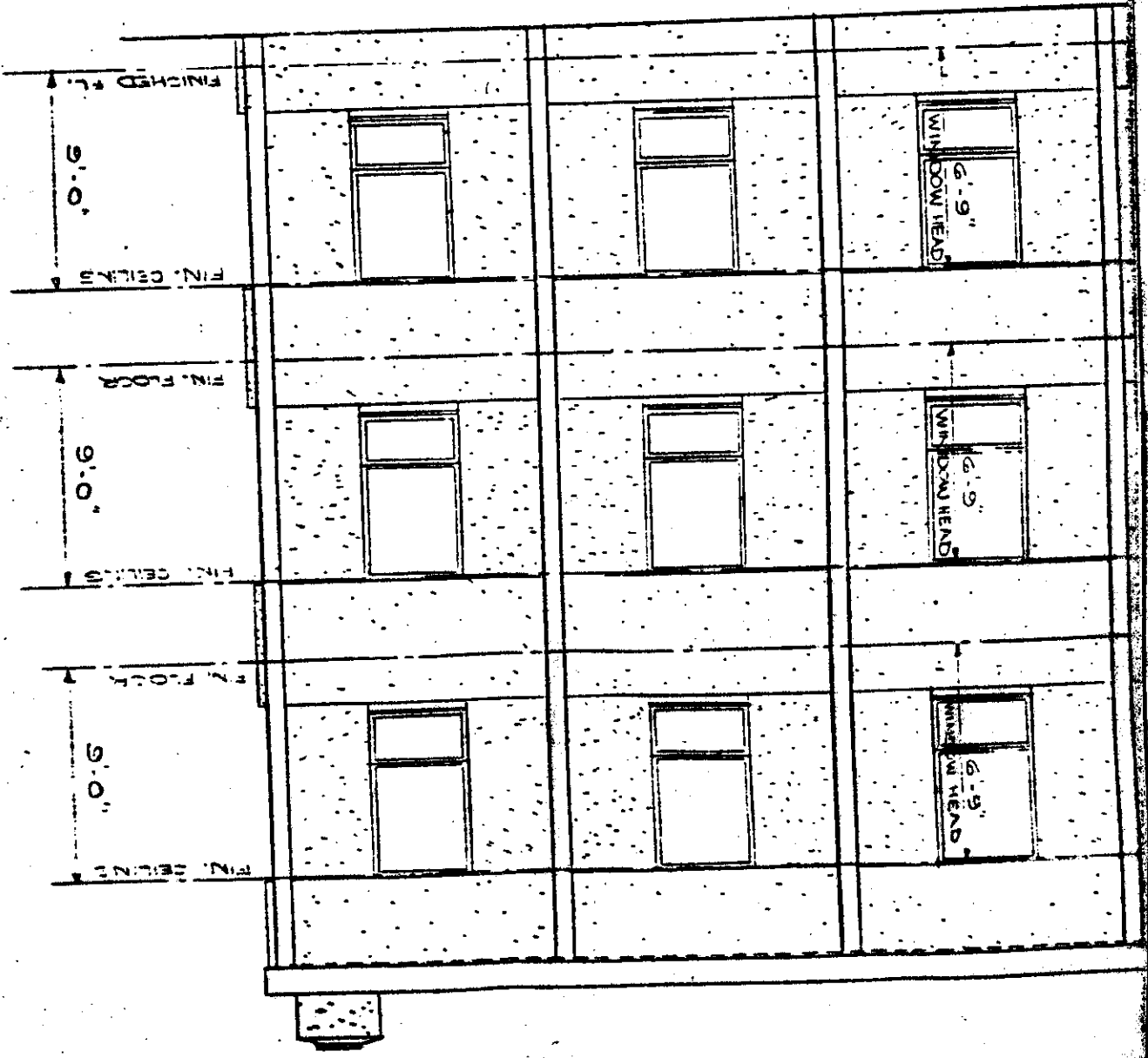
BRONZE ANODIZED ALUMINUM PANELS



BRONZE ANODIZED ALUM. FACED COPINGS

EX 3067 PC 302

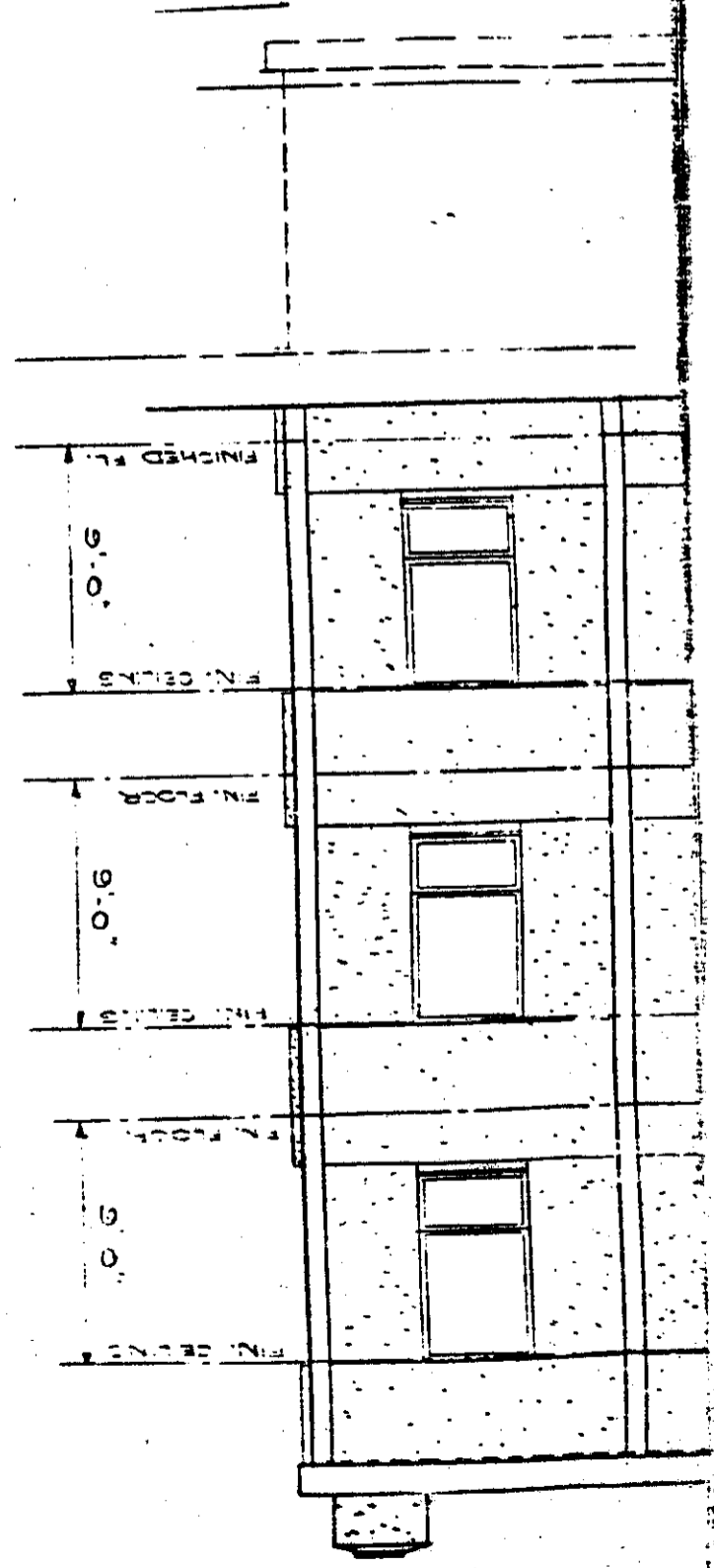
NEW PROFESSIONAL BLDG  
 MEDICO REALTY  
 ELIZABETH N.J.  
 C-2751  
 PETER M. GRYGOTIS  
 ARCHITECT  
 388 ALDENE ROAD  
 ROSELLE N.J.



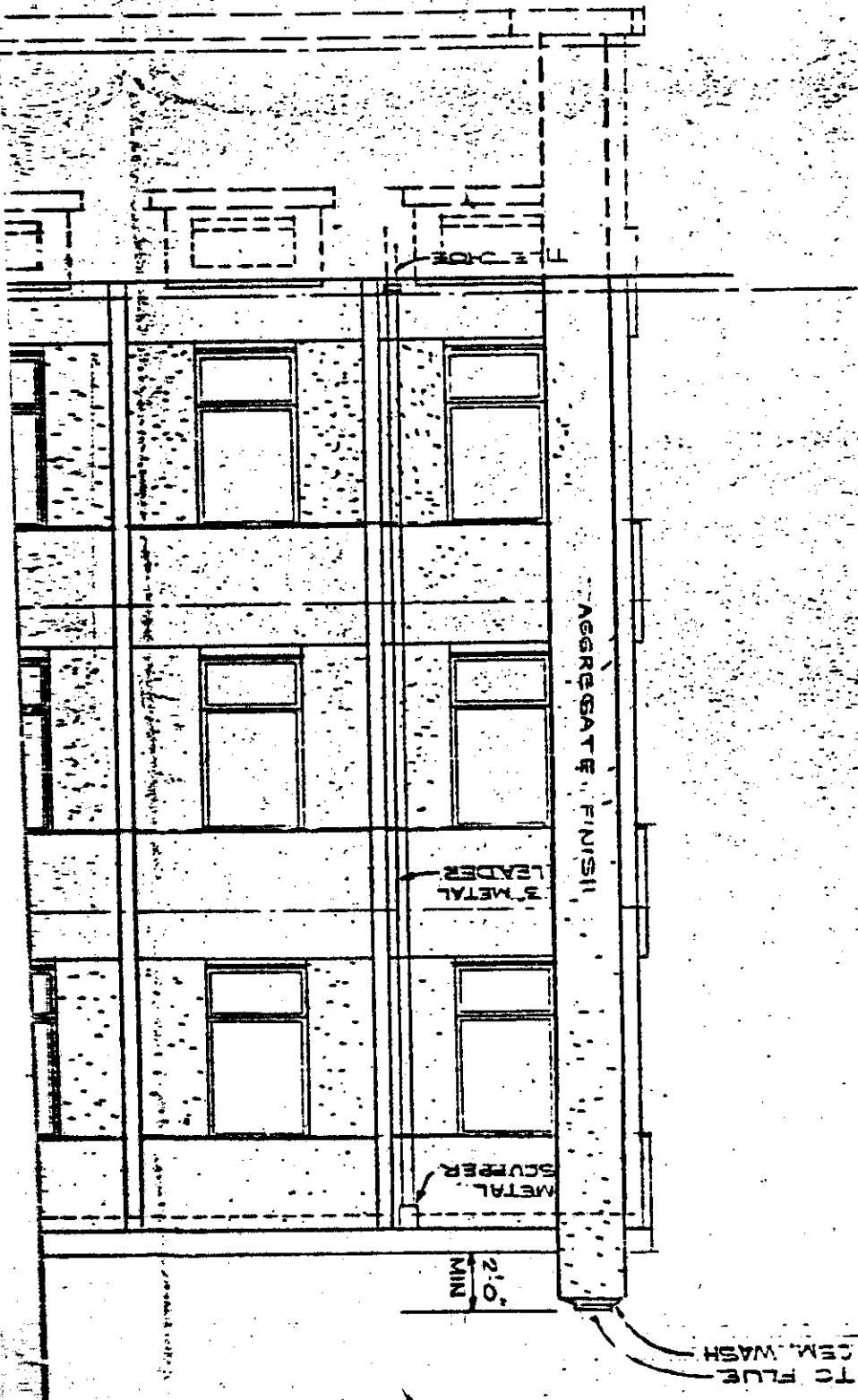
EX 3067 PC 303

NO. 14	DATE 2/20/74	ARCHITECT	ROSELLE N. J.
DATE 2/20/74	DATE 2/20/74	PETER M. GRYGOTIS	ARCHITECT
NO. 14	DATE 2/20/74	ELIZABETH N.J.	ROSELLE N. J.
NO. 14	DATE 2/20/74	MEDICO REALTY	ROSELLE N. J.
NO. 14	DATE 2/20/74	NEW PROFESSIONAL BLDG	ROSELLE N. J.

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 MEDICO REALTY BUILDING, A CONDOMINIUM  
 FIRST FLOOR OFFICE LAYOUT FOR  
 MEDICO REALTY BUILDING, A CONDOMINIUM



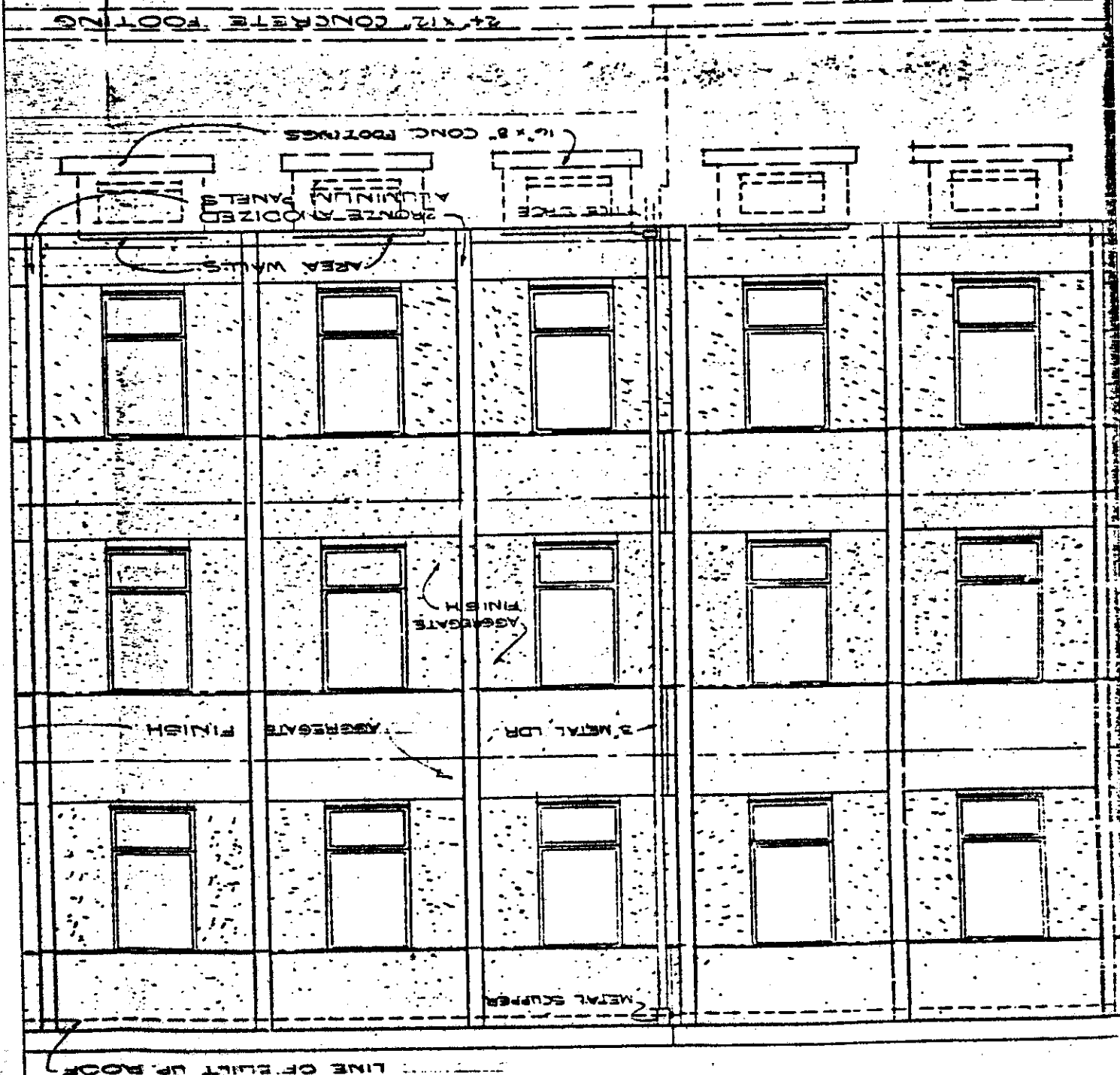
3067 304



305 3067 305

SCALE

LEFT SIDE ELEVATION



LINE OF BUILT UP ROOF

EX 3067 306

ELEVATION  
1/4" = 1'-0"

STEEL FOOTING

ANODIZED ALUMINUM PANELS

3'-6"  
MIN

ICE STOP

WALLS

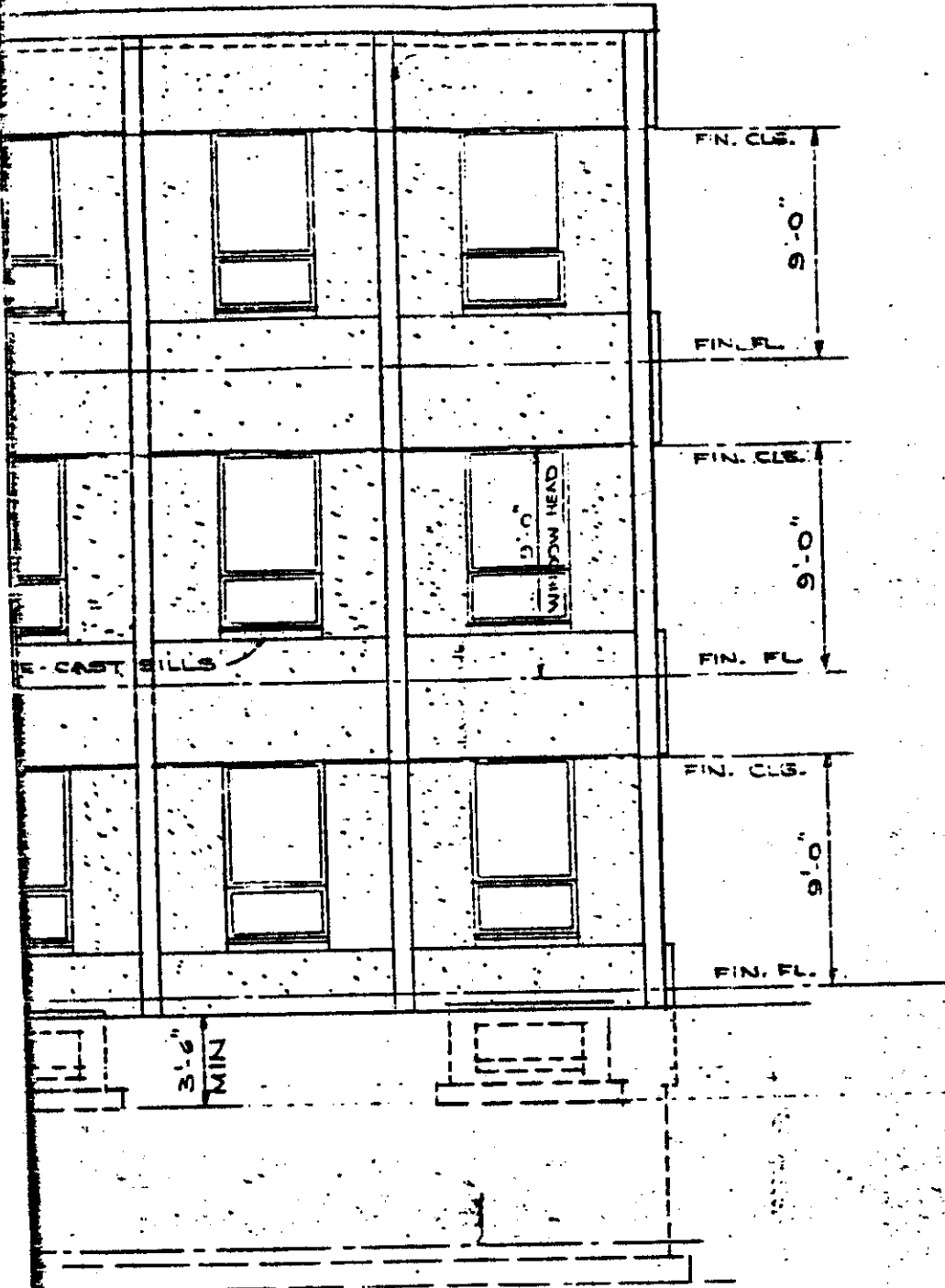
PRE-CAST SLABS

5" METAL LEADER

FINISH

METAL SCREWS

BUILT UP ROOF  
ANODIZED ALUMINUM FACED COPING



c-7  
 EXHIBIT TO THE MASTER DEED FOR  
 MEDICO REALTY BUILDING, A CONDOMINIUM  
 FIRST FLOOR OFFICE LAYOUT FOR  
 MEDICO REALTY BUILDING, A CONDOMINIUM

EX 3067 PC 307

NEW PROFESSIONAL BLDG.	CONTR. NO.
500	5949
MEDICO REALTY	DATE OF
ELIZABETH N.J.	RWD
C-2751	SCALE
<i>Peter M. Grygotis</i>	SHOWN
PETER M. GRYGOTIS	DATE
ARCHITECT	9/20/74
300 ALBANE ROAD	DWG. NO.
ROSELLE, N. J.	14

EXHIBIT "D" TO THE MASTER DEED FOR  
MEDICO REALTY BUILDING, A CONDOMINIUM

PERCENTAGE OF INTEREST IN  
THE COMMON ELEMENTS SCHEDULE

<u>Unit</u>	<u>Floor Area</u>	<u>Percentage Interest</u>
1-A	1,548.3 square feet	12.7677
1-B	1,271.6 square feet	10.4860
1-C	1,222.5 square feet	10.0811
2-A	1,548.4 square feet	12.7685
2-B	650.5 square feet	05.3642
2-C	1,843.0 square feet	15.1979
3-A	1,548.4 square feet	12.7685
3-B	511.0 square feet	04.2138
3-C	1,983.0 square feet	16.3523
		<u>100.0000%</u>