

DESCRIPTION OF A PARCEL OF LAND SITUATED IN THE CITY OF NEWARK, ESSEX COUNTY, NEW JERSEY:

BEING Tax Lot 75, Block 2412, as shown on a map entitled "ALTA/ACSM Land Title Survey, 60 Lockwood Associates, LLC, Lot 75, Block 2412, City of Newark, Essex County, New Jersey," dated January 3, 2013 and prepared by Omland Engineering Associates, Inc., more particularly described as follows:

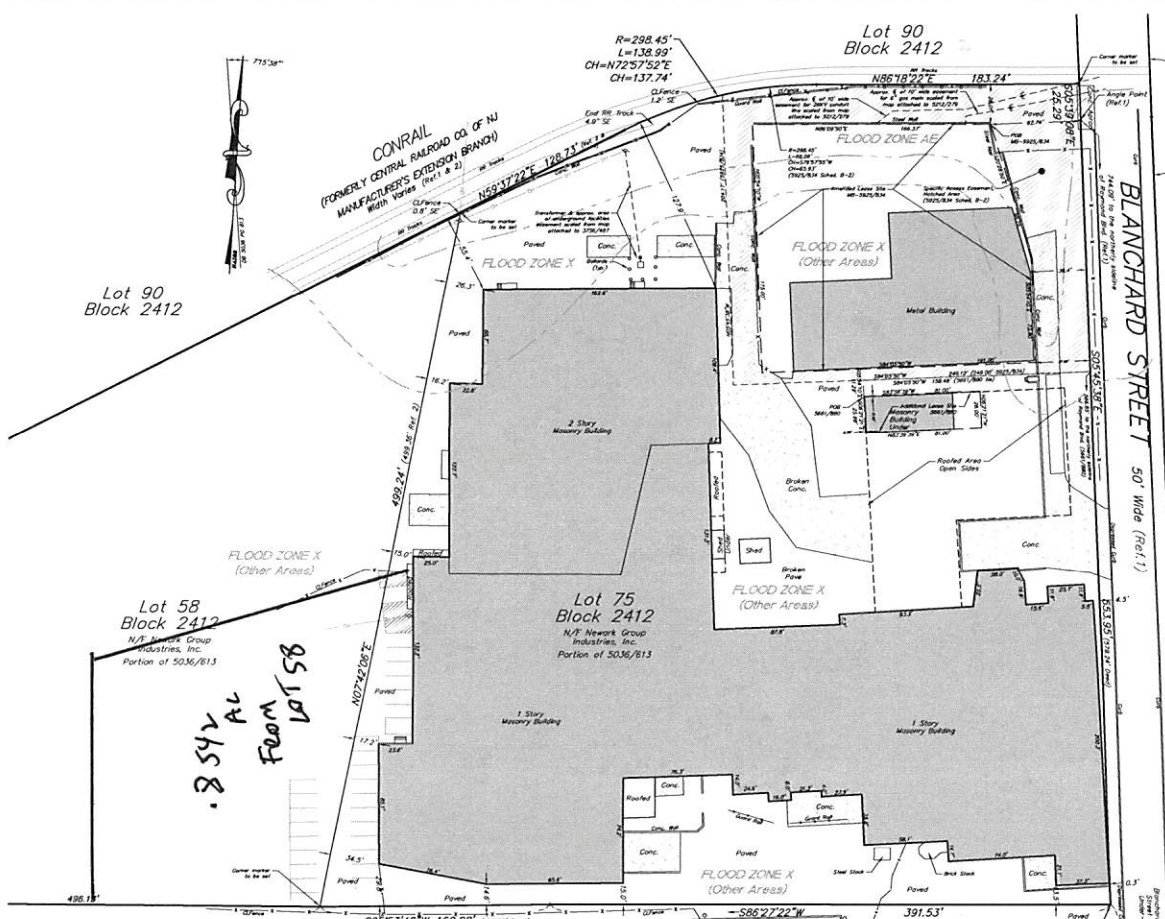
BEGINNING at a point in the northerly sideline of Exit Ramp State Highway Route 1 & 9, with varies, formerly Route 25 and Old Morris Canal where same is intersected by the westerly sideline of Blanchard Street, 50 feet wide and running; Thence

- 1.) Along a said northerly sideline of Exit Ramp State Highway Route 1 & 9, South 86° 27' 22" West, 391.53 feet to an angle point in same; Thence
- 2.) Still along said sideline, South 65° 53' 42" West, 160.28 feet to an angle point in same, said point being where same is intersected by the division line between said Lot 75 and Lot 58, Block 2412; Thence
- 3.) Along said division line, North 07° 45' 06" East, 498.24 feet to a point where same is intersected by the southeasterly sideline of land of Conrail, formerly Central Railroad Company of New Jersey, Manufacturer's Branch, with varies, also known as Lot 90, Block 2412; Thence, along said sideline the following 3 courses
- 4.) North 53° 37' 22" East, 128.73 feet to a point of curve in same; Thence
- 5.) Along a curve to the right having a radius of 298.45 feet, an arc length of 138.99 feet, the chord of which bears North 72° 57' 52" East, 137.74 feet, to a point of tangency in same; Thence
- 6.) North 86° 18' 22" East, 183.24 feet to a point where same is intersected by the easterly westerly sideline of Blanchard Street; Thence, along said sideline the following 2 courses
- 7.) South 05° 39' 08" East, 25.29 feet to an angle point in same; Thence South 05° 45' 38" East, 553.95 feet to a point being the aforesaid place of BEGINNING

DECLARATION:
I declare that, to the best of my knowledge and belief, this map and survey were made by me or under my immediate supervision in accordance with N.J.S.A. 13:40-51 and the information shown hereon correctly represents the conditions found at the date of the survey except such improvements or assessments, if any, below the surface and not visible and is subject to Federal, State, County, and/or municipal restrictions. Included in this declaration are the following notes:

- NOTES:**
- 1) The maker of this map is not qualified to make a determination as to the absence or presence of any encroachments, contamination or other environmental condition which may affect this property. Therefore no statement is being made or implied by the fact that no evidence of wetlands, contamination or other environmental condition is being shown on this map.
 - 2) If digital information is also supplied, it is done so for informational purposes only. The original signed and sealed document is the document of record.
 - 3) If this survey does not contain the raised seal of the surveyor, it is an unauthorized reproduction of the survey.
 - 4) Utilities shown hereon are based on above ground observations only in accordance with field mark-outs and/or physical locations. Below ground utilities, if shown, may not represent actual below ground conditions.
 - 5) Horizontal Datum is NAD83 based on GPS observations performed by Omland Engineering Associates, Inc. on 8-03-12.
 - 6) Corner markers to be set pursuant to P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) and N.J.A.C. 13:42-51(a).
 - 7) Flood zones shown hereon were scaled from map in Ref. 3.
 - 8) This survey is made solely for the parties named hereon and is not transferable, except to the mortgage holder, which shall survive to its successor or assign. Prepared for: 60 Lockwood Associates, LLC

- REFERENCES(S):**
- 1) City of Newark, NJ Street Monument Index Map No. 19.
 - 2) Tax Maps of the City of Newark Sheet 57.
 - 3) Map entitled "Outbound & Partial Topographic Survey Prepared for 60 Lockwood Street, Block 2412, Lots 58, 75 & 83, Situated in City of Newark, Essex County, New Jersey," dated July 20, 2009 and prepared by DeLoro Associates.
 - 4) Map entitled "Map of Property Located at Newark, Essex County, N.J.," dated dated December 3, 1986 and prepared by Barrie McDonald & Watson.
 - 5) Map entitled "New Jersey State Highway Department, Route 25 Connecting Link - Section 7A Map entitled "New Jersey State Highway Department, Route 25 Connecting Link - Section 7A Map entitled "New Jersey State Highway Department, Route 25 Connecting Link - Section 7A Map entitled "New Jersey State Highway Department, Route 25 Connecting Link - Section 7A"
 - 6) Deeds as shown on survey.
 - 7) Vesting Deed 5036/613.
 - 8) Flood Insurance Rate Map Essex County, New Jersey, (All Jurisdictions) Community Panel No. J4013C 01576, map effective date 6/04/2007.
 - 9) Title Insurance Commitment No. 631-07-150 dated November 16, 2012, issued by Riverside Title Agency, Inc. agents for Commonwealth Land Title Insurance Company.
 - 10) Zoning Map and bulk requirements were not provided by the insurer as required by ALTA/ACSM Standards.



EXIT RAMP STATE HIGHWAY ROUTE 1 & 9 Width Varies Formerly Route 25 and Old Morris Canal (Ref.1 & 5)

FLOOD ZONE
The property is entirely within the following delineated flood zones (Ref. 8):
Zone AC Special Flood Hazard Areas Subject to inundation by the 1% Annual Chance Flood Event
Zone X Other Flood Areas
Zone X Other Areas
STRIPED PARKING SPACES
16 Regular
8 Handicap
16 Total
STREET ADDRESS
Lot 75, Block 2412
17-81 Blanchard Street
Newark, New Jersey
AREA - LOT 75, BLOCK 2412
271.761 SF or 6.2308 AC

CERTIFICATIONS:
60 Lockwood Associates, LLC
Commonwealth Land Title Insurance Company
Firm Licensee License No. 1252579000

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18 and 20(a) of Table A Pursuant to the Surveyor's signature, printed name and seal with Registration/License Number

David B. Dixon, Professional Land Surveyor, L.C. No. 27282

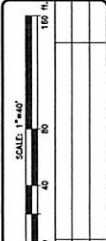
THIS SURVEY IS SUBJECT TO EASEMENTS AND RESTRICTIONS AS CONTAINED IN SCHEDULE A, SECTION II, EXCEPTIONS, IN TITLE INSURANCE COMMITMENT, REFERENCE NO. 10 HEREON, AS FOLLOWS:

- 7) Right of Way as recited in DB N-108 PG 491 is not plottable.
- 8) Agreement for Water Line as recited in DB 3756 PG 487 is not plottable.
- 9) Utility Easements as recited in DB 4659 PG 4 and DB 5212 PG 279 are shown on survey.
- 10) Declaration of Environmental Restrictions as recited in DB 5481 PG 723 and re-recorded in DB 12369 PG 1019 recite the property as described on Exhibit A (which is actually titled Schedule 4.7). This is the same as the Leased Area described in 60-5925/234 and shown on the survey. The effect of the restrictions, conditions and implementations described in DB 12369 PG 1019 are not within the purview of the surveyor.
- 11) Specific Access Easement as recited in DB 5925 PG 834 Schedule B-2 is shown on survey.

NOTE: Deed does not account for angle in Blanchard Street.

TOTAL ACRES 7.093

- LEGEND**
- Grate
 - Light Pole
 - Monument Bound
 - Iron Pipe Hand
 - UTILITY pole
 - Manhole
 - Sanitary Manhole
 - Hydrant
 - Sign
 - Overhead Wire
 - Electric Markout
 - Water Markout
 - Gas Markout
 - Telephone Markout
 - Cable Markout
 - Guard Rail
 - ▲ Flood Light
 - ▲ Water Valve
 - ▲ Gas Valve
 - ▲ Valve



DATE	SCALE	REVISION
01/03/2013	SCALE: 1"=40'	1

OMLAND ENGINEERING ASSOCIATES, INC.
60 LOCKWOOD STREET, SUITE 200
NEWARK, NJ 07102
TEL: 973-992-1100
FAX: 973-992-1101
WWW.OMLAND-ENR.COM

ALTA/ACSM LAND TITLE SURVEY
60 LOCKWOOD ASSOCIATES, LLC
LOT 75 BLOCK 2412
CITY OF NEWARK, ESSEX COUNTY, NEW JERSEY

SHEET No. 1 OF 1