

**ALTA/NSPS Land Title Survey**

Hampton Inn Harrison NJ  
Surveyor's Certification  
Hampton Inn & Suites  
100 Passaic Ave.  
Harrison, NJ 07029  
County of Hudson



To: Fred Holdings 11 LLC, Fred Holdings Urban Renewal, LLC or its assigns; Stewart Title Guaranty Company, Wells Fargo Bank, N.A., it successors and assigns; and American National, LLC  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10a, 11, 14, 16, 17, 18, 19, 20, 21 of Table A thereof. The revision was completed on April 19, 2018.  
*Matthew J. D'Amico*  
Professional Land Surveyor  
PLS #2025  
in the State of New Jersey  
For the benefit and use of LMS Surveying, LTD  
Date of Plat or Map: April 19, 2018  
Date of Last Revision: May 22, 2018  
Network Reference No. 20180381-1  
Surveyor:  
LMS Surveying, LTD  
Job No. B-180323

**LMS SURVEYING LTD**  
Professional Commercial & Residential Land Surveys  
P.O. Box 65 - Summit Center - 011-4474  
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**Title Legal Description**

All that certain tract, parcel and lot of land lying and being situate in the Town of Harrison, County of Hudson, State of New Jersey, being more particularly described as follows:

Parcel One: Tract One

Beginning at a point in the Westerly line of Passaic Avenue 376.00 feet Northerly from the corner formed by the intersection of the Northerly line of Harrison Avenue with the Westerly line of Passaic Avenue; thence

1. Along the said Westerly line of Passaic Avenue, North 10 degrees 57 minutes West, 239.41 feet; thence
2. Still along the same, North 1 degree 17 minutes West, 52.82 feet to a point in the Southerly line of the right of way of the Delaware, Delaware and Hudson Railroad Co.; thence
3. Along the said right of way, North 87 degrees 30 minutes West, 115.48 feet to a point in the bulkhead and partitioned line of the Easlely side of the Passaic River as adopted by the U.S. Harbor Line Board; thence
4. Along the said bulkhead line, South 1 degree 30 minutes West, 308.89 feet; thence
5. Still along the same, South 0 degrees 45 minutes East, 6.51 feet; thence
6. North 79 degrees 03 minutes East, 177.24 feet to the point and piece of beginning.

Parcel One: Tract Two

Beginning in the Westerly line of a New Street or Road called Passaic Avenue as laid out on a map of Hudson and Weaker property made by C. Durn and Thompson, Surveyors, and filed in the Clerk's Office of Hudson County at a point therein distant 336 feet Northerly from the Northwesterly corner of same and Harrison Avenue (or the Turnpike Road leading to Jersey City) thence coming Northerly along said New Street or Passaic Avenue, 49 feet; thence Westerly along the said New Street or Passaic Avenue, 156.00 feet; thence South 87 degrees 30 minutes West, 178.25 feet to the intersection of the said Westerly line of Passaic Avenue, thence Southerly along the same 40 feet 7 inches; thence Easterly and parallel with the last described line, 175 feet 10 inches, more or less, to the place of beginning.

Parcel Two:

- Beginning at a point in the Westerly line of Passaic Avenue, said point being 160.00 feet measured Northwesterly along the Westerly line of Passaic Avenue, from the intersection formed by the Westerly line of Harrison Avenue and the Westerly line of Passaic Avenue and from said beginning point, running thence
1. Along a line defined by Hess Realty Corporation, South 87 degrees 30 minutes West, at right angles to Passaic Avenue, 263.50 feet to the partitioned and bulkhead line of the Passaic River; thence
  2. North 7 degrees 45 minutes East, along the said partitioned and bulkhead line of the Passaic River, 128.53 feet to the most Northwesterly corner of Lot 3 in Book 1676 as shown on the Official Tax Map of the Town of Harrison; thence
  3. North 87 degrees 30 minutes East, along said Northerly line of Lot 3 in Book 1676, 178.25 feet to the Westerly line of Passaic Avenue; thence
  4. South 2 degrees 30 minutes East, along said Westerly line of Passaic Avenue, 156.00 feet to the point or piece of beginning.

**Flood Zone**

By graphic plotting only, this property lies within Zone AE of the Flood Insurance Rate Map, Community Flood Map No. 340330156F, which bears an effective date of June 4, 2007 and is in a Special Flood Hazard AE (Special Flood Hazard Area). Base flood elevations determined.)

**Title Legal Description (continued)**

Being further described by survey made by Purver Engineering and Science, Inc. (Martin F. Truda, P.L.S.) dated October 14, 2014 (revised through October 31, 2014) as follows:

- BEGINNING at a point in the westerly line of Passaic Avenue (66' wide R.O.W.), said point being distant one hundred eighty and zero hundredths feet (180.00') northerly from its intersection with the northerly line of Harrison Avenue (66' wide R.O.W.), and running thence
1. South seventy-nine degrees three minutes zero seconds West (S 79°03'00" W), two hundred and eight hundredths feet (200.08') to the westerly bulkhead line of the Passaic River; thence
  2. Along said easterly bulkhead line, North three degrees two minutes twenty-seven seconds West (N 03°02'27" W), two hundred forty-one and eighty-nine hundredths feet (241.89') to a point in same; thence
  3. Still along said bulkhead line, North one degree the minutes zero seconds East (N 01°00'00" E), ninety-seven and zero hundredths feet (97.00') to a point in same; thence
  4. Still along said bulkhead line, North three degrees eighteen minutes zero seconds East (N 03°18'00" E), one hundred seventy-one and one hundredths feet (171.01') to a point in same; thence
  5. South eighty-seven degrees thirty minutes zero seconds East (S 87°30'00" E), one hundred fifteen and forty-eight hundredths feet (115.48') to a point in the aforementioned westerly line of Passaic Avenue; thence
  6. Along said westerly line of Passaic Avenue, South one degree seventeen minutes zero seconds East (S 01°17'00" E), fifty-two and sixty-two hundredths feet (52.62') to a point in same; thence
  7. Still along said westerly line of Passaic Avenue, South ten degrees fifty-seven minutes zero seconds East (S 10°57'00" E), four hundred twenty-one and forty-one hundredths feet (425.41') to the point or piece of BEGINNING.
- BEING the same premises which by Deed dated December 23, 2002 and recorded in the Hudson County Clerk's Office in Deed Book 7021 Page 149 was granted and conveyed by The Harrison Redevelopment Agency unto Harrison Waterfront Associates, LLC, a New Jersey limited liability company.
- Being also known as (Recorded for Informational Purposes Only)
- Lots 2B, 3, 4, A, 4B, 5A and 5B, Block 1, on the Official Tax Map of the Town of Harrison (now known as Lots 202, 3, 401, 402, Additional Lot 5A, and Lot 502 in Block 1)
- The above described parcel is the same parcel as described in Stewart Title Guaranty Company, Commitment No. C-9912-581954, bearing an effective date of January 11, 2016.

**Encroachment Statement**

- Concrete pad extends a maximum distance of 2.2' onto north adjoiner.
- Fence extends a maximum distance of 0.3' onto subject property.

**Notes Corresponding to Schedule B**

Numbers correspond with Schedule B exception items contained in Stewart Title Guaranty Company,

- Commitment No.C-9912-88855, bearing an effective date of January 11, 2016.
12. Grant of Easement by and between Harrison Waterfront Associates, LLC and Verizon New Jersey, Inc. dated October 2, 2003 recorded October 22, 2003 in Book 7155 Page 310.
  13. Easement Agreement by and between Harrison Waterfront Associates, LLC and the Harrison Redevelopment Agency and the Town of Harrison dated October 20, 2004 recorded November 30, 2004 in Book 7406 Page 288.
  14. Surveyor Sewer Easement by and between the Harrison Redevelopment Agency and the Town of Harrison dated May 8, 2003 recorded May 28, 2003 in Book 9622 Page 187.
  15. Waterfront Public Access Easement as contained in Deed recorded in Book 7021 Page 149.
  16. Subject to the Terms, Conditions and Provisions of the Fee License granted to the Town of Harrison dated June 1, 2003 recorded May 28, 2003 in Book 9622 Page 187.
  17. Subject to the Terms, Conditions and Provisions of a License to Build a Wharf/Warrens by Board of Commissioners of the Counties of Hudson and Essex Counties to Christopher Heiden dated March 26, 1960 recorded June 13, 1960 DOES NOT AFFECT THE SUBJECT PROPERTY
  18. Subject to the Covenants, Restrictions and Easements recorded in Book 3222 Page 985.
  19. Subject to the Terms, conditions and provisions of the Riparian Grant recorded in Book 670 Page 86 of seq. and Book 3532 Page 235.
  20. Subject to the terms, conditions and provisions of License to Build a Wharf/Warrens by Board of Commissioners of the Counties of Hudson and Essex Counties to Christopher Heiden dated March 26, 1960 recorded June 13, 1960 DOES NOT AFFECT THE SUBJECT PROPERTY
  21. DOES NOT AFFECT THE SUBJECT PROPERTY
  22. Subject to the terms, conditions and provisions of the New Jersey Environmental Protection permit recorded in Book 5958 Page 220
  23. Subject to the terms, conditions and provisions of the Riparian Grant in Deed Book 670, Page 96.
  24. Subject to the terms, conditions and provisions of Remediation Deed Notice by and between Harrison Waterfront Associates, LLC and the New Jersey Department of Environmental Protection recorded July 20, 2007 in Book 8272 Page 291
  25. Subject to the terms and conditions as contained in Riparian Grant in Deed Book 670, Page 96.

**Zoning Notes**

- Zoning Jurisdiction: Town of Harrison, NJ  
Zoning Classification: "H" Hotel within the Harrison Waterfront Redevelopment Plan  
Building Setback Requirement: Front/30ft/Rear: None Specified  
Building Size: Maximum Building Height: 3 to 5 stories  
Minimum Building Height: None Specified  
Building Site Area Requirements: None Specified  
Density Formula: None Specified  
Parking Space Formula: Per Resolution of the Town of Harrison Planning Board dated December 19, 2001: No requirement for number of spaces provided, grants exception to code requirements.  
Existing Parking Spaces: 74 On-Site Parking Spaces (Per Survey)  
Zoning Information has been provided by a Zoning Report by The Planning & Zoning Resource Company, dated May 18, 2016, Job No. 109532-1.  
Surveyor's Note: Setback lines shown herein are based solely upon the information provided above, are to be used for reference purposes only and are subject to interpretation by the local zoning authority.

**Parking**

57 Regular Spaces  
15 Garage Spaces  
72 Total Spaces

**General Notes**

1. There is direct access to the subject property via Passaic Avenue, a public right of way.
2. The address of the site is 100 Passaic Avenue, Harrison, NJ 07029.
3. The location of utilities shown on the survey are from observed evidence or above ground appearances only. The surveyor was not provided with underground utility plans or surface ground markings to determine the location of any subsurface lines.
4. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
5. At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or reports observed in the process of conducting the fieldwork.
6. Approximate location of wetlands are shown herein per the U.S. Fish & Wildlife Service National Wetlands Inventory web site ([www.fws.gov/wetlands](http://www.fws.gov/wetlands)). There were no wetland delineation markers observed in the process of conducting the fieldwork.
7. All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
8. At the time of survey there was no evidence of the property being used as a cemetery, burial ground or grave site.
9. Pursuant to Table A, Item 7(b)(1), building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required.
10. The meridian for all bearings shown herein is N 105°17'00" W as the westerly line of Passaic Avenue as described in Book 7021, Page 149, Hudson County Records.
11. (Table A #9) There are no platable off-site easements or servitudes.
12. (Table A #10) There are no party walls on the subject property.
13. The location of loading areas (including the location of each striped loading space) is as shown and the total number of loading spaces and/or loading areas on the surveyed property is 0.

**Vicinity Map  
Not to Scale**



