

REFERENCES
 PROFESSIONAL ENGINEER'S PLAN FOR THE SURVEY OF THE 249
 KAPKOWSKI ROAD TAX ACCOUNT NO. 1-1390 AND 1-1390A, CITY OF ELIZABETH,
 UNION COUNTY, NEW JERSEY, DATED 11/20/2008, REVISED TO 11/21/2008

PRELIMINARY AND FINAL SITE PLAN - EXISTING CONDITIONS MAP
 ELIZABETH-NEWARK INTERNATIONAL AIRPORT-HOTEL AND OFFICE COMPLEX,
 CITY OF ELIZABETH, UNION COUNTY, NEW JERSEY,
 PREPARED BY BRIDGAL ENGINEERING, INC. - DATED 11/21/2008 - REVISED TO 11/23/2008

U.S. DEPARTMENT OF THE INTERIOR
 U.S. GEOLOGICAL SURVEY
 MAP RESOLUTION DEMONSTRATION

FINAL PLANNING PROVISIONS - CITY CORPORATION - SURVEYOR'S PLAN
 TAX ACCOUNT NO. 1-1390A, 1-1390, 1-1390B, 1-1390C, 1-1390D
 CITY OF ELIZABETH, UNION COUNTY, NEW JERSEY,
 PREPARED BY BRIDGAL ENGINEERING, INC. - DATED 11/15/09, REVISED TO 11/23/09
 11/23 DECEMBER 3, 1997 AS SHOWN ON SHEET



**KAPKOWSKI ROAD
 (80' PUBLIC R.O.W.)**

N/7 NORTHERN REAL ESTATE ONE,
 A NEW JERSEY ENTITY, PROPRIETOR
 DEED BOOK 3444 PAGE 010
 TAX ACCOUNT No. 1-1392

ONE STORY
 MASONRY
 BUILDING

TAX ACCOUNT No. 1-1294-A
 N/7 NEA CENTER DRIVE REDEVELOPMENT, LP
 DEED BOOK 4284 PAGE 211

**CENTER DRIVE
 (80' PUBLIC R.O.W.)**

N27°50'00"E 1305.00'

S62°10'00"E
 521.00'

N27°50'00"E
 96.00'

TAX ACCOUNT No. 1-1318
 N/7 WINE CREEK GREENH, ET AL.
 DEED BOOK 3204 PAGE 129

**NORTH AVENUE EAST
 (80' WIDE AND VARIABLE WITH PUBLIC R.O.W.)**

S62°10'00"E
 194.05'

S62°43'00"E
 273.96'

**TOTAL AREA
 TAX ACCOUNT No.
 1-1390 & 1-1390A =
 723,888 S.F.
 16.61 ACRES**

N/7 JOSEPH NOVELLO, MARIO NOVELLO AND ARTHUR MELCHORRE
 PARTNERS TRADING UNDER THE NAME OF MEL-NOV REALTY CO.

DEED BOOK 2702 PAGE 237
 TAX ACCOUNT No. 1-1390
 AREA=331,371 S.F. - 7.60 ACRES
 (TAX MAP)

P.O.B.

TAX ACCOUNT No. 1-1314A
 N/7 INDUSTRIAL MEDICAL AND SURGICAL POLYCLINIC, INC.
 DEED BOOK 2866 PAGE 348

S27°50'00"W 1403.63'

N62°10'00"W 520.00'

N62°10'00"W 520.00'

N/7 JOSEPH NOVELLO, MARIO NOVELLO AND ARTHUR MELCHORRE
 PARTNERS TRADING UNDER THE NAME OF MEL-NOV REALTY CO.

DEED BOOK 2702 PAGE 237
 TAX ACCOUNT No. 1-1390-A
 AREA=392,516 S.F. - 9.01 ACRES
 (TAX MAP)

ONE STORY
 MASONRY
 BUILDING

TAX ACCOUNT No. 1-1380
 N/7 H.L. MERRIO WALK REDEVELOPMENT
 DEED BOOK 4004 PAGE 107

TRACT 3 ZONED "KAPKOWSKI ROAD REDEVELOPMENT AREA #1"
 ZONE REQUIREMENTS:

REQUIRED	PROPOSED	ESSENTIAL	ACCESSORY
MIN. LOT AREA	3 ACRES	18.55 ACRES	N/A
MIN. LOT FRONTAGE	200 FT.	1300 FT.	N/A
MIN. FRONT YARD SETBACK	25 FT.	30 FT.	N/A
MIN. SIDE YARD SETBACK	25 FT.	65.5 FT.	103.5 FT.
MIN. REAR YARD SETBACK	25 FT.	140.5 FT.	112.5 FT.
MAX. BUILDING HEIGHT	16 STORIES/160 FT.	<160 FT.	<160 FT.
MAX. % OF BUILDING COVERAGE	50%	47.3%	N/A

LEGEND

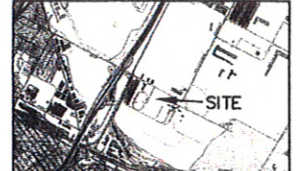
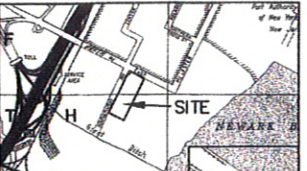
Symbol	Description
(Symbol)	Survey Boundary
(Symbol)	Adjacent Property Boundary
(Symbol)	Proposed Building Footprint
(Symbol)	Proposed Driveway
(Symbol)	Proposed Parking Area
(Symbol)	Proposed Accessway
(Symbol)	Proposed Easement
(Symbol)	Proposed Right-of-Way
(Symbol)	Proposed Utility Line
(Symbol)	Proposed Fencing
(Symbol)	Proposed Landmark
(Symbol)	Proposed Monument
(Symbol)	Proposed Marker
(Symbol)	Proposed Nail
(Symbol)	Proposed Stake
(Symbol)	Proposed Flag
(Symbol)	Proposed Pipe
(Symbol)	Proposed Wire
(Symbol)	Proposed Chain
(Symbol)	Proposed Tape
(Symbol)	Proposed Level
(Symbol)	Proposed Instrument
(Symbol)	Proposed Book
(Symbol)	Proposed Page
(Symbol)	Proposed Volume
(Symbol)	Proposed Record
(Symbol)	Proposed Office
(Symbol)	Proposed Station
(Symbol)	Proposed Bench
(Symbol)	Proposed Sighting
(Symbol)	Proposed Reference
(Symbol)	Proposed Connection
(Symbol)	Proposed Adjustment
(Symbol)	Proposed Closure
(Symbol)	Proposed Error
(Symbol)	Proposed Misc.

Survey Certification
 TO KAPKOWSKI ROAD LLC, a Delaware limited liability company
 SELLER(S)
 CHICAGO TITLE INSURANCE COMPANY
 FLAGLER TITLE COMPANY
 ANY ONE SPECIFIED BY THE SELLER OR THEIR ATTORNEY OR REPRESENTATIVE

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1989, and includes Items 1-4, 8-11, & 13-15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further certifies that:

- The Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.
- The survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".
- proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

Date: 4-15-05
 [Signature]



ALTA/ACSM LAND TITLE SURVEY
 TAX ACCOUNT LOTS
 No. 1-1390 and No. 1-1390A
 TAX MAP PAGE NUMBERS 377 AND 382
 CITY OF ELIZABETH, UNION COUNTY, NEW JERSEY

Professional Engineers,
 Professional Land Surveyors
 Professional Geologists,
 and Landscape Architects

esp
 ASSOCIATION

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