

**Green Acres Program
State House Commission Final Application
Local Parkland – Major Diversion
Hudson Tunnel Project
Attachment C**

**METES AND BOUNDS DESCRIPTIONS AND RIGHTS-OF-WAY
PARCEL DESCRIPTIONS**



Naik Consulting Group, P.C.
200 Metroplex Drive, Suite 403
Edison, NJ 08817
T: 732.777.0030
F: 732.777.0040
www.naigroup.com
E-mail: NaikConsultingGroup@naigroup.com

Preliminary Submission Date: 05/12/2022 RCB/fa
Revised: 04/28/2026
Final Submission Date:
Page 1 of 6

**METES AND BOUNDS FOR PARKLAND PROPOSED FOR MAJOR DIVERSION
OF SUBSURFACE EASEMENTS, ALSO KNOWN AS:**

PART OF PARCELS No. E202A1 & E202A2

MUNICIPALITY: City of Hoboken
COUNTY: Hudson
Permanent Sub-Surface Easement in: Lot 1, Block 265 and Lot 1, Block 267

PROPERTY ADDRESS: 1501 Park Avenue, Hoboken, NJ

CURRENT REC. OWNER: City of Hoboken

BOUNDED DESCRIPTION:

All that certain tract or parcel of land located on 1501 Park Avenue in the City of Hoboken, County of Hudson, New Jersey, bounded and described as follows:

Parcels E202A1 & E202A2, as indicated on a certain map entitled "NJ TRANSIT, HUDSON TUNNEL PROJECT SHC 0905007, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP" in The City of Hoboken and Township of Weehawken, County of Hudson, and as shown more particularly on a map attached hereto and made a part hereof, marked "Exhibit "B" entitled: "NEW JERSEY TRANSIT CORPORATION, PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS, HUDSON TUNNEL PROJECT SHC 0905007, OWNER: CITY OF HOBOKEN, PORTION OF BLOCK 11 LOTS 1 & 2 IN THE TOWNSHIP OF WEEHAWKEN, BLOCK 256 LOT 1.01, BLOCK 265 LOT 1, BLOCK 267 LOT 1 AND BLOCK 269.04 LOT 1 IN THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY" dated May 10, 2022 and last revised May 11, 2026.

Parcel E202A1, **Beginning at a point** at the intersection of the division line of Block 267, Lot 1 and Block 269.04, Lot 1 and the Proposed Permanent Sub-Surface Easement Line, said point also being distant 82.00 feet right from Track 4 Proposed Baseline Station 4738+29.11, said point having a New Jersey State Plane Coordinates (NAD83) of Northing 700,992.0196 and Easting 623,069.0262 and from said beginning point running; thence

Hudson River Tunnel Project SHC 0905007

- (1) Along the division line of Block 267 Lot 1 and Block 269.04 Lot 1, N 12° 42' 28" E (calculated), a distance of 90.48 feet (calculated) to a point on the boundary line of the City of Hoboken; thence
- (2) Along the boundary line of the City of Hoboken, N 88° 12' 13" E (calculated), a distance of 56.85 feet (calculated) to a point on the Proposed Permanent Sub-Surface Easement Line; thence
- (3) Through Lot 1 in Block 267 and along the Proposed Permanent Sub-Surface Easement Line, S 68° 21' 21" E (calculated), a distance of 163.99 feet (calculated) to a point; thence
- (4) Continuing through Lot 1 in Block 267 and along the Proposed Permanent Sub-Surface Easement Line, S 68° 41' 47" E (calculated), a distance of 185.46 feet (calculated) to a point on curve; thence
- (5) Along the Proposed Permanent Sub-Surface Easement Line and through Lot 1 in Block 267 then through Lot 1 in Block 265 on a curve bearing to the left and having a radius of 5,178.79 feet (calculated), a delta angle of 06 degrees 12 minutes 22 seconds (calculated), an arc length of 560.95 feet (calculated), a chord bearing S 72° 28' 55" E (calculated) and a chord distance of 560.68 feet (calculated) to a point; thence
- (6) Through Lot 1 in Block 265 and along the Proposed Permanent Sub-Surface Easement Line, S 76° 16' 03" E (calculated), a distance of 185.46 feet (calculated) to a point; thence
- (7) Continuing through Lot 1 in Block 265 and along the Proposed Permanent Sub-Surface Easement Line, S 76° 36' 28" E (calculated), a distance of 505.59 feet (calculated) to a point on the division line between Block 265 Lot 1 and Block 264 Lot 2; thence
- (8) Along the division line between Block 265 Lot 1 and Block 264 Lot 2, N 77° 17' 31" W (calculated), a distance of 383.26 feet (calculated) to an angle point; thence
- (9) Still along the division line between Block 265 Lot 1 and Block 264 Lot 2, S 67° 00' 54" W (calculated), a distance of 180.87 feet (calculated) to an angle point; thence
- (10) Along the Proposed Permanent Sub-Surface Easement Line and through Lot 1 in Block 265, N 76° 16' 18" W (calculated), a distance of 161.23 feet (calculated) to a point on curve; thence
- (11) Along the Proposed Permanent Sub-Surface Easement Line and through Lot 1 in Block 265 then through Lot 1 in Block 267 on a curve bearing to the right and having

Hudson River Tunnel Project SHC 0905007

a radius of 5,318.92 feet (calculated), a delta angle of 06 degrees 14 minutes 14 seconds (calculated), an arc length of 579.01 feet (calculated), a chord bearing N 72° 28' 55" W (calculated) and a chord distance of 578.72 feet (calculated) to a point; thence

(12) Along the Proposed Permanent Sub-Surface Easement Line and through Lot 1 in Block 267, N 68° 41' 32" W (calculated), a distance of 186.52 feet (calculated) to a point; thence

(13) Continuing along the Proposed Permanent Sub-Surface Easement Line and through Lot 1 in Block 267, N 68° 21' 21" W (calculated), a distance of 200.06 feet (calculated) to the **Point and Place of Beginning**.

Containing a total area of 134,979 square feet or 3.099 acres more or less. Of it 93,553 square feet or 2.148 acres more or less in Lot 1 of Block 267 and 41,426 square feet or 0.951 acres more or less in Lot 1 of Block 265.

Parcel E202A2, **Beginning at a point** at the intersection of the division line of Block 265, Lot 1 and Block 264, Lot 2 and the Proposed Permanent Sub-Surface Easement Line, said point also being distant 30.00 feet right from Track 4 Proposed Baseline Station 4756+19.33, said point having a New Jersey State Plane Coordinates (NAD83) of Northing 700,590.3930 and Easting 624,820.0840 and from said beginning point running; thence

1. Through Lot 1 in Block 265 and along the Proposed Permanent Sub-Surface Easement Line, S 76° 36' 28" E (calculated), a distance of 333.55 feet (calculated) to a point on the Pierhead Line; thence
2. Along the Pierhead Line, S 16° 09' 03" W (calculated), a distance of 31.76 feet (calculated) to a point on the division line of Block 265 Lot 1 and Block 264 Lot 2; thence
3. Along the division line of Block 265 Lot 1 and Block 264 Lot 2, N 71° 08' 59" W (calculated), a distance of 333.53 feet (calculated) to the **Point and Place of Beginning**.

Containing a total area of 5,291 square feet or 0.121 acres more or less. All of it in Lot 1 of Block 265.

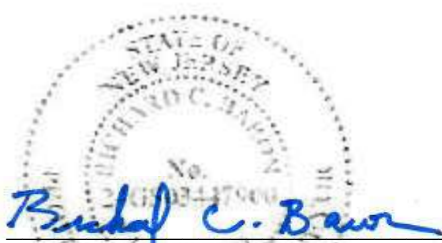
The basis of bearing in this description is the New Jersey State Plane Coordinates (NAD83), Zone 2900.

Hudson River Tunnel Project SHC 0905007

SUBJECT TO existing public utility easements.

The above description was written pursuant to a survey of property designated as Block 265, Lot 1 and Block 267, Lot 1, on the municipal tax map of the City of Hoboken, County of Hudson, State of New Jersey. Said survey was prepared by Naik Consulting Group, P.C. 200 Metroplex Drive, Suite 403, Edison, N.J. 08817 dated May 10, 2022 and last revised April 28, 2026 and is marked as file No. . A reduced copy of said plan is attached hereto and made a part hereof.

DESCRIPTION PREPARED BY NAIK CONSULTING GROUP, P.C.



Richard C. Baron, P.L.S
Director of Survey – NJ
New Jersey Professional Land Surveyor
NJ PLS Lic. No. 24GS03447900

07-15-2026

Date

NOTES AND REFERENCES:

1. EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAILROAD VARIATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS, LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022, EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
2. THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "NA TRANSIT, HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
3. HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
4. TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.
5. LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1, BLOCK 256, LOT 1.01 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND THE MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORDED MAPS.
6. MAP ENTITLED "CONTROL, LAYOUT, INC., SUBDIVISION PLAN FOR BLOCK 34.02 LOTS 1.01, 1.02, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
7. MAP ENTITLED "FINAL PLAT BLOCK 136, LOT 8 BLOCK 255 LOT 3 & 6 - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2, 2.2 - BLOCK 268, LOT 6.2, 8.1, 1.1, 1.2 - BLOCK 268, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

SP 202E SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
SERVIENT ESTATE AREA = 2,381 SF± (0.055 AC±)
R.A. = 87,268 SF± (2.003 AC±)

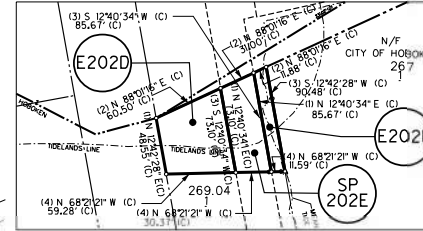
TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	705	0.0

E202F SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,010 SF± (0.023 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	379	0.0

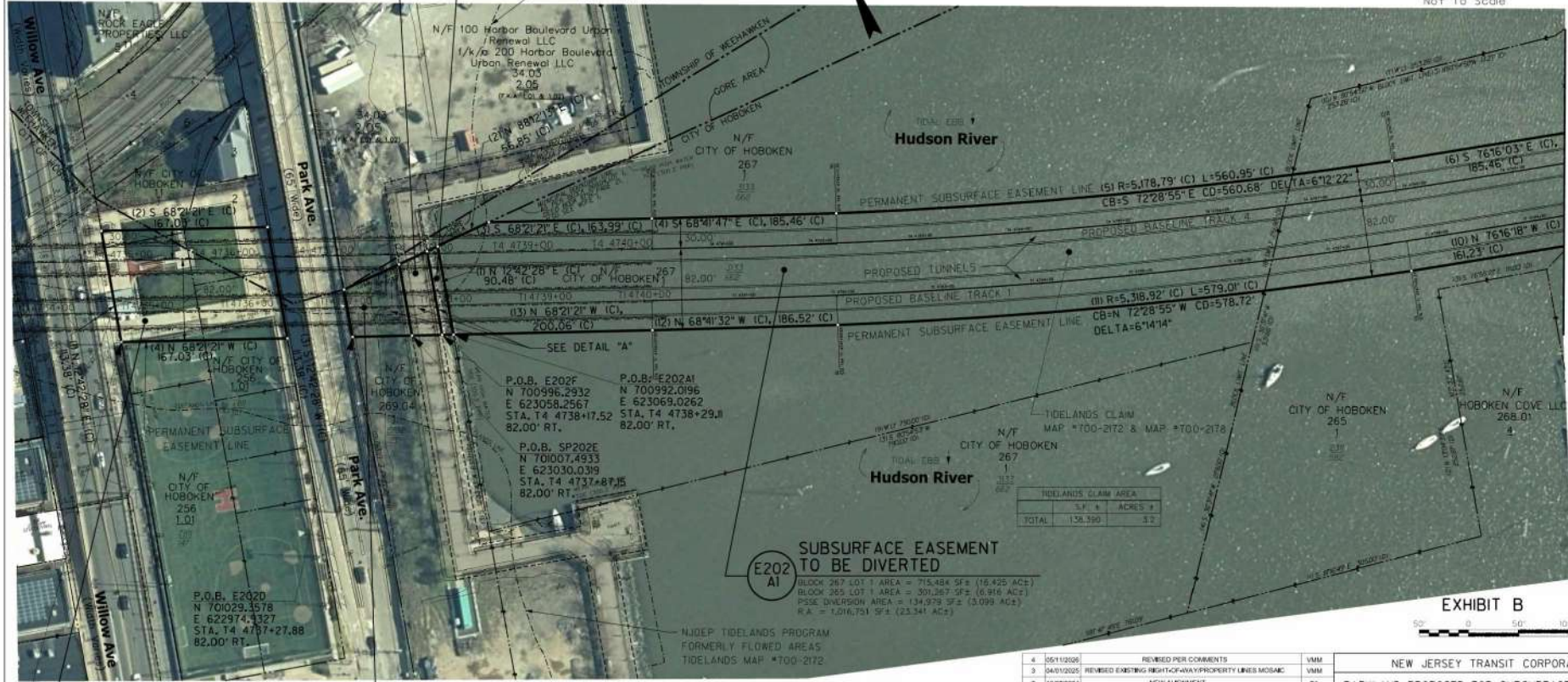
NUDEP TIDELANDS PROGRAM
FORMERLY FLOWED AREAS
MAP #700-2172



DETAIL "A"
Scale: 1" = 50'



LOCATION MAP
Not To Scale



MATCHLINE SHEET 2 OF 2

EXHIBIT B



E202C SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 256 LOT 1.01 AREA = 71,579 SF± (1.647 AC±)
BLOCK 11 LOT 2 AREA = 7,014 SF± (0.161 AC±)
BLOCK 11 LOT 1 AREA = 6,844 SF± (0.157 AC±)
PSSE DIVERSION AREA = 18,708 SF± (0.429 AC±)
TOTAL COMBINED LOTS AREA = 85,617 SF± (1.965 AC±)
R.A. = 85,617 SF± (1.965 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	5,324	0.1

E202D SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,561 SF± (0.036 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	1,337	0.0

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

NO.	DATE	REVISIONS	BY
1	05/11/2026	REVIEWED PER COMMENTS	VMM
2	04/01/2025	REVIEWED EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSAIC	VMM
3	10/07/2024	NEW ALIGNMENT	FA
4	02/03/2024	REVIEWED LOT AREAS	FA
5		REVISIONS	BY

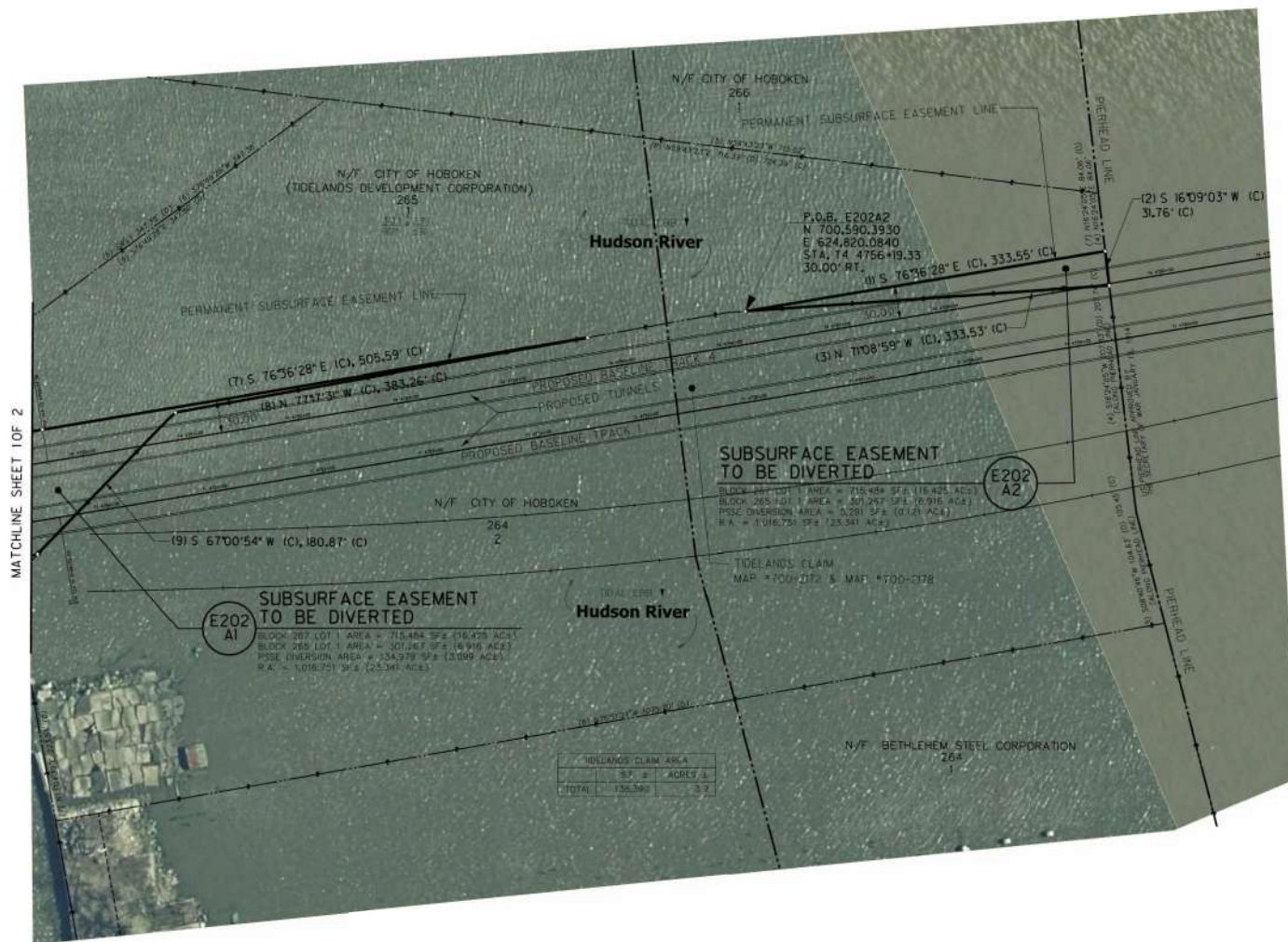
Naik Consulting Group, P.C.
200 Montross Drive, Suite 403, Edison, NJ, 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Richard C. Baron
Professional Land Surveyor New Jersey L.S. NO. 24082347000

DATE: 07-15-2026

NEW JERSEY TRANSIT CORPORATION
PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS
HUDSON TUNNEL PROJECT
SHC 0905007
OWNER: CITY OF HOBOKEN
PORTION OF
BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN
BLOCK 256, LOT 1.01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	DRAWN	CHECKED	DATE	PROJECT NO.	SHEET NO.
1"=50'	VMM	FA	05-10-2022	216034	1 OF 2



LOCATION MAP
Not To Scale

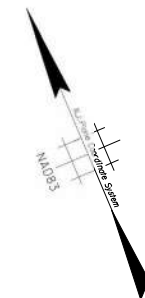


EXHIBIT B



NOTES AND REFERENCES:

- EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAISED INUNDATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS, LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022. EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
- THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. "DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
- HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
- TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.
- LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND TAX MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORD MAPS.
- MAP ENTITLED "CONTROL LAYOUTS, INC. SUBDIVISION PLAN FOR BLOCK 34.03 LOTS 1.01, 102, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
- MAP ENTITLED "TINIAL PLAT BLOCK 126, LOT 6 BLOCK 255 LOT 5 & 6, - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2, 1, 2, 2 - BLOCK 269, LOT 6, 7, 8, 13, 1, 13, 2 - BLOCK 269.1, LOT 1, 2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

4	05/11/2026	REVISED PER COMMENTS	VMM
3	04/01/2026	REVISED EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSAIC	VMM
2	10/07/2024	NEW ALIGNMENT	FA
1	02/23/2024	REVISED LOT AREAS	FA
NO.	DATE	REVISIONS	BY

Naik Consulting Group, P.C.
200 Metropolitan Center, Suite 403, Edison, N.J. 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Professional Land Surveyor New Jersey L.S. No. 24083447900

Dated: 07-15-2026

NEW JERSEY TRANSIT CORPORATION

PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS HUDSON TUNNEL PROJECT
SHC 0905007

OWNER: CITY OF HOBOKEN
PORTION OF

BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN
BLOCK 256, LOT 1, 01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	1"=50'	DATE	05-10-2022	PROJECT NO.	216034	SHEET NO.	2 OF 2
-------	--------	------	------------	-------------	--------	-----------	--------



Naik Consulting Group, P.C.
200 Metroplex Drive, Suite 403
Edison, NJ 08817
T: 732.777.0030
F: 732.777.0040
www.naigroup.com
E-mail: NaikConsultingGroup@naigroup.com

Preliminary Submission Date: 05/12/2022 RCB/fa
Final Submission Date: 04/28/2026
Page 1 of 4

**METES AND BOUNDS FOR PARKLAND PROPOSED FOR MAJOR DIVERSION
OF SUBSURFACE EASEMENTS, ALSO KNOWN AS:**

PARCEL No. E202C

MUNICIPALITY: City of Hoboken and Township of Weehawken
COUNTY: Hudson

Permanent Sub-Surface Easement: Lots 1 & 2 in Block 11 and Lot 1.01 in Block 256

PROPERTY ADDRESS: 1601 Willow Avenue, Hoboken, NJ

CURRENT REC. OWNER: City of Hoboken

BOUNDED DESCRIPTION:

All that certain tract or parcel of land located on 1601 Willow Avenue in the City of Hoboken, County of Hudson, New Jersey, bounded and described as follows:

Parcel E202C, as indicated on a certain map entitled "NJ TRANSIT, HUDSON TUNNEL PROJECT SHC 0905007, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, " In The City of Hoboken and Township of Weehawken, County of Hudson, and as shown more particularly on a map attached hereto and made a part hereof, marked "Exhibit "B" entitled: "NEW JERSEY TRANSIT CORPORATION, PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS, HUDSON TUNNEL PROJECT SHC 0905007, OWNER: CITY OF HOBOKEN, PORTION OF BLOCK 11 LOTS 1 & 2 IN THE TOWNSHIP OF WEEHAWKEN, BLOCK 256 LOT 1.01, BLOCK 265 LOT 1, BLOCK 267 LOT 1 AND BLOCK 269.04 LOT 1 IN THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY" dated May 10, 2022. and last revised May 11, 2026.

Parcel E202C, **Beginning at a point** on the easterly side of Willow Avenue (Width Varies) and the Proposed Permanent Sub-Surface Easement Line, said point also being distant 82.00 feet right from Track 4 Proposed Baseline Station 4734+95.05, said point having a New Jersey State Plane Coordinates (NAD83) of Northing 701,115.2302 and Easting 622,758.5220 and from said beginning point running; thence

- (1) Along the easterly side of Willow Avenue (Width Varies), N 12° 42' 28" E (calculated), a distance of 113.38 feet (calculated) to a point on the Proposed Permanent Sub-Surface Easement Line; thence

Hudson River Tunnel Project SHC 0905007

- (2) Along the Proposed Permanent Sub-Surface Easement Line and through Lots 1 & 2 in Block 11, S 68° 21' 21" E (calculated), a distance of 167.03 feet (calculated) to a point on the westerly side of Park Avenue (65' Wide); thence
- (3) Along the westerly side of Park Avenue (65' Wide), S 12° 42' 28" W (calculated), a distance of 113.38 feet (calculated) to a point on the Proposed Permanent Sub-Surface Easement Line; thence
- (4) Along the Proposed Permanent Sub-Surface Easement Line and through Lot 1.01 in Block 256, N 68° 21' 21" W (calculated), a distance of 167.03 feet (calculated) to the **Point and Place of Beginning**.

Containing a total area of 18,708 square feet or 0.429 acres more or less. Of it 14,630 square feet or 0.336 acres more or less in Lot 1.01 of Block 256, 3,763 square feet or 0.086 acres more or less in Lot 2 of Block 11 and 315 square feet or 0.007 acres more or less in Lot 1 of Block 11.

The basis of bearing in this description is the New Jersey State Plane Coordinates (NAD83), Zone 2900.

SUBJECT TO existing public utility easements.

The above description was written pursuant to a survey of property designated as Block 256, Lot 1.01, on the municipal tax map of the City of Hoboken, and Block 11, Lots 1 and 2, on the municipal tax map of the Township of Weehawken, County of Hudson, State of New Jersey. Said survey was prepared by Naik Consulting Group, P.C. 200 Metroplex Drive, Suite 403, Edison, N.J. 08817 dated May 10, 2022 and last revised April 28, 2026, and is marked as file No. . A reduced copy of said plan is attached hereto and made a part hereof.

DESCRIPTION PREPARED BY NAIK CONSULTING GROUP, P.C.



Richard C. Baron, P.L.S.
Director of Survey – NJ
New Jersey Professional Land Surveyor
NJ PLS Lic. No. 24GS03447900

07-15-2026

Date

NOTES AND REFERENCES:

1. EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAILROAD VULNERATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS. LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022, EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.

2. THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "NA TRANSIT, HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.

3. HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.

4. TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.

5. LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1, BLOCK 256, LOT 1.01 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND THE MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORDED MAPS.

6. MAP ENTITLED "CONTROL, LAYOUT, INC., SUBDIVISION PLAN FOR BLOCK 34.02 LOTS 1.01, 1.02, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.

7. MAP ENTITLED "FINAL PLAT BLOCK 136, LOT 8 BLOCK 255 LOT 3 & 6 - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2, 2.2 - BLOCK 268, LOT 1.2, 2.2, 3.1, 3.2 - BLOCK 268, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

SP 202E SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
SERVIENT ESTATE AREA = 2,381 SF± (0.055 AC±)
R.A. = 87,268 SF± (2.003 AC±)

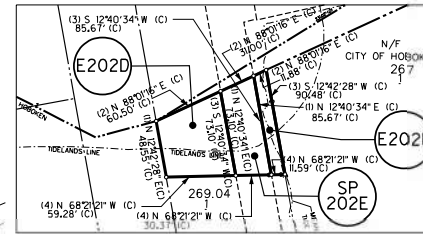
TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	705	0.0

E202F SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,010 SF± (0.023 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	379	0.0

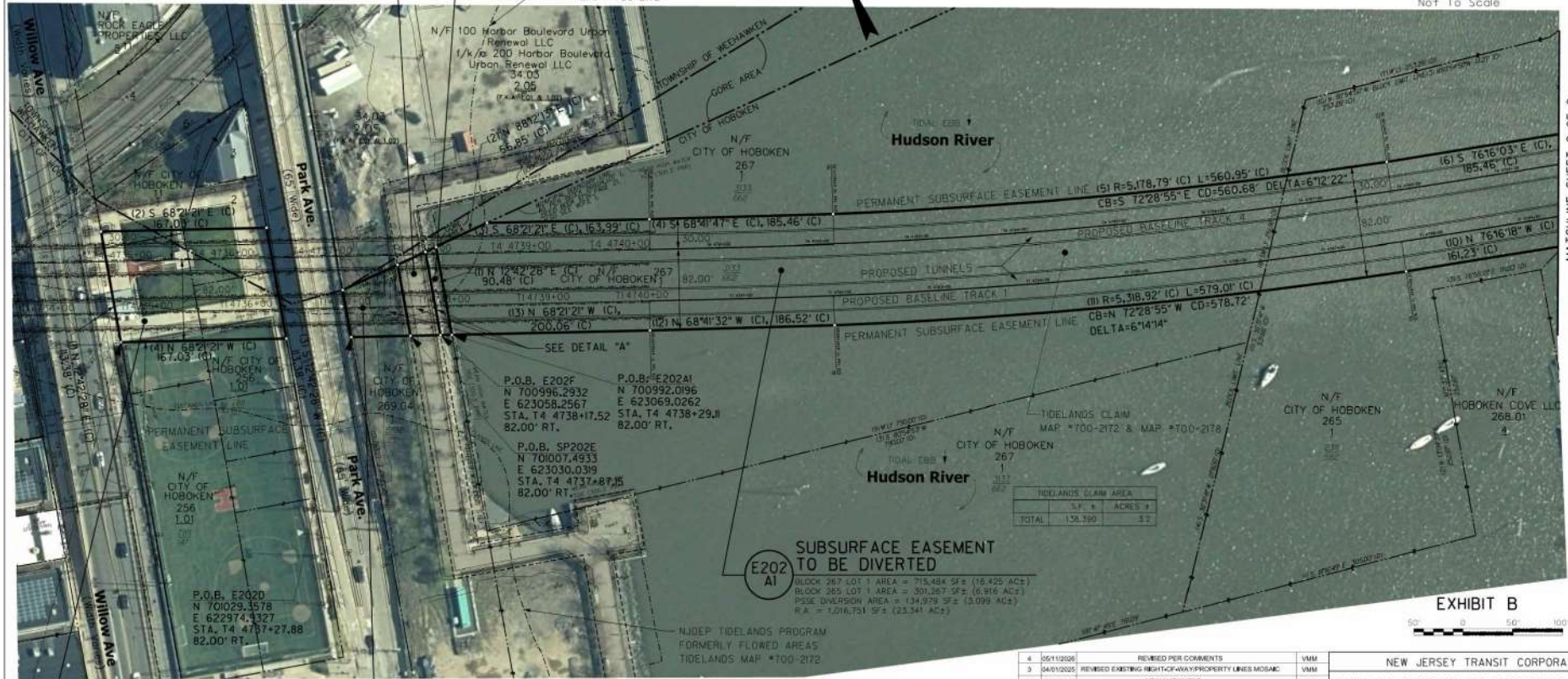
NUDEP TIDELANDS PROGRAM
FORMERLY FLOWED AREAS
MAP #700-2172



DETAIL "A"
Scale: 1" = 50'



LOCATION MAP
Not To Scale



MATCHLINE SHEET 2 OF 2

EXHIBIT B



E202C SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 256 LOT 1.01 AREA = 71,594 SF± (1.647 AC±)
BLOCK 11 LOT 2 AREA = 7,014 SF± (0.161 AC±)
BLOCK 11 LOT 1 AREA = 6,844 SF± (0.157 AC±)
PSSE DIVERSION AREA = 18,708 SF± (0.429 AC±)
TOTAL COMBINED LOTS AREA = 85,617 SF± (1.965 AC±)
R.A. = 85,617 SF± (1.965 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	5,324	0.1

E202D SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,561 SF± (0.036 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	1,337	0.0

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

NO.	DATE	REVISIONS	BY
1	05/11/2026	REVIEWED PER COMMENTS	VMM
2	04/01/2025	REVIEWED EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSAIC	VMM
3	10/07/2024	NEW ALIGNMENT	FA
4	02/03/2024	REVIEWED LOT AREAS	FA
5		REVISIONS	BY

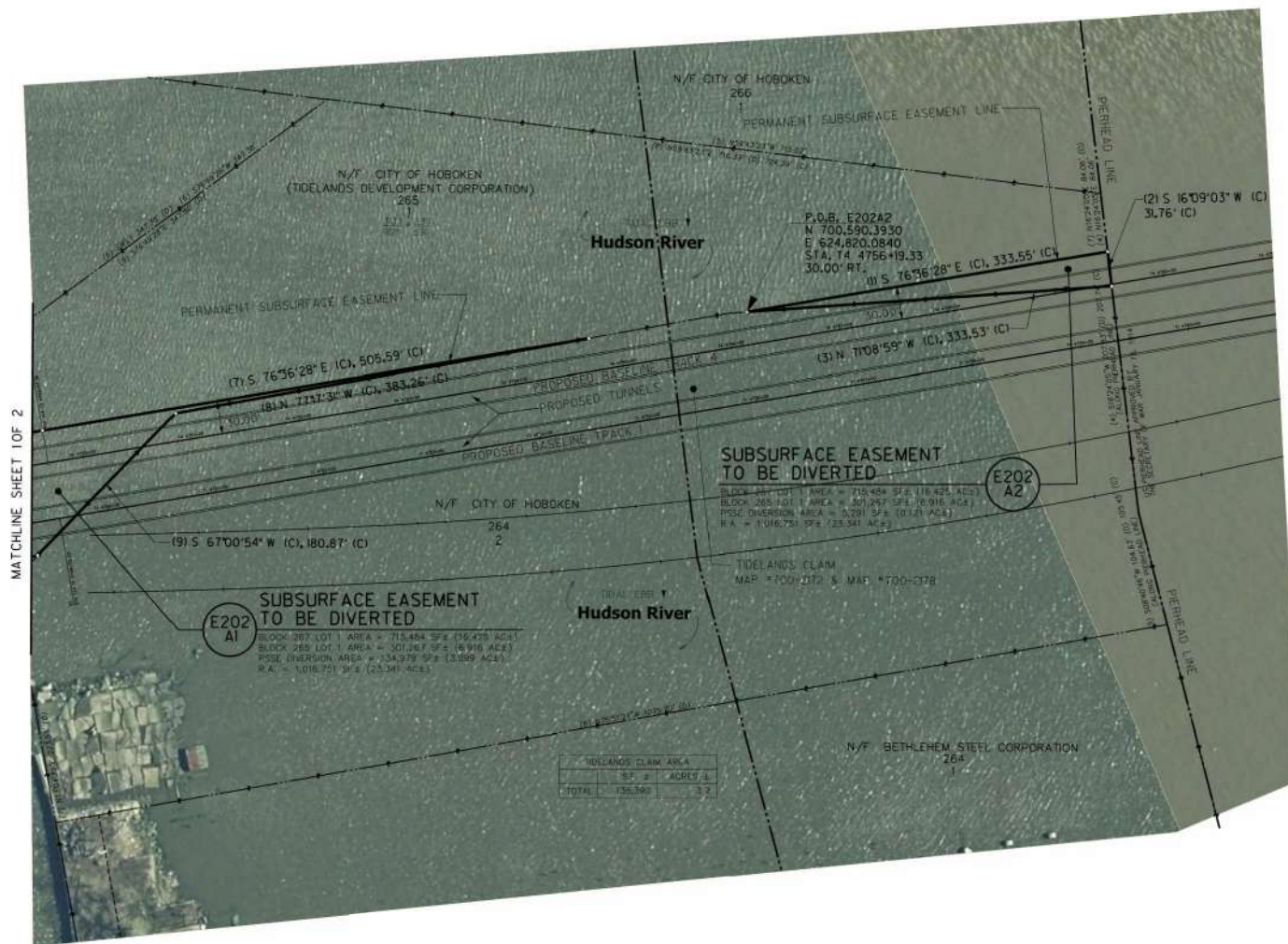
Naik Consulting Group, P.C.
200 Montross Drive, Suite 403, Edison, NJ, 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Richard C. Baron
Professional Land Surveyor New Jersey L.S. No. 24082347000

DATE: 07-15-2026

NEW JERSEY TRANSIT CORPORATION
PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS
HUDSON TUNNEL PROJECT
SHC 0905007
OWNER: CITY OF HOBOKEN
PORTION OF
BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN
BLOCK 256, LOT 1.01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	DRAWN	CHECKED	DATE	PROJECT NO.	SHEET NO.
1"=50'	VMM	FA	05-10-2022	216034	1 OF 2



LOCATION MAP
Not To Scale

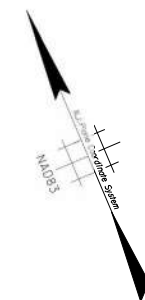


EXHIBIT B



NOTES AND REFERENCES:

- EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAISED INUNDATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS, LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022. EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
- THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL, PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. "DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
- HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
- TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.
- LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND TAX MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORD MAPS.
- MAP ENTITLED "CONTROL LAYOUTS, INC. SUBDIVISION PLAN FOR BLOCK 34.03 LOTS 1.01, 102, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
- MAP ENTITLED "TINIAL PLAT BLOCK 126, LOT 6 BLOCK 255 LOT 5 & 6, - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2, 1, 2, 2 - BLOCK 269, LOT 6, 7, 8, 13, 1, 13, 2 - BLOCK 269.1, LOT 1, 2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

4	05/11/2026	REVISED PER COMMENTS	VMM
3	04/01/2025	REVISED EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSAIC	VMM
2	10/07/2024	NEW ALIGNMENT	FA
1	02/23/2024	REVISED LOT AREAS	FA
NO.	DATE	REVISIONS	BY

Naik Consulting Group, P.C.
200 Montpelier Drive, Suite 403, Edison, N.J. 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Professional Land Surveyor New Jersey L.S. No. 24082347900

Dated: 07-15-2026

NEW JERSEY TRANSIT CORPORATION

PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS HUDSON TUNNEL PROJECT
SHC 0905007

OWNER: CITY OF HOBOKEN
PORTION OF

BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN
BLOCK 256, LOT 1, 01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	1"=50'	DATE	05-10-2022	PROJECT NO.	216034	SHEET NO.	2 OF 2
-------	--------	------	------------	-------------	--------	-----------	--------



Preliminary Submission Date: 05/23/2022 RCB/fa
Final Submission Date: 04/28/2026
Page 1 of 4

**METES AND BOUNDS FOR PARKLAND PROPOSED FOR MAJOR DIVERSION
OF SUBSURFACE EASEMENTS, ALSO KNOWN AS:**

PARCEL No. E202D

MUNICIPALITY: City of Hoboken
COUNTY: Hudson
Permanent Sub-Surface Easement: Lot 1 in Block 269.04

PROPERTY ADDRESS: 1501 Park Avenue, Hoboken, NJ

CURRENT REC. OWNER: City of Hoboken

BOUNDED DESCRIPTION:

All that certain tract or parcel of land located on 1501 Park Avenue in the City of Hoboken, County of Hudson, New Jersey, bounded and described as follows:

Parcel E202D as indicated on a certain map entitled "NJ TRANSIT, HUDSON TUNNEL PROJECT SHC 0905007, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, " in The City of Hoboken and Township of Weehawken, County of Hudson, and as shown more particularly on a map attached hereto and made a part hereof, marked "Exhibit "B" entitled: "NEW JERSEY TRANSIT CORPORATION, PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS, HUDSON TUNNEL PROJECT SHC 0905007, OWNER: CITY OF HOBOKEN, PORTION OF BLOCK 11 LOTS 1 & 2 IN THE TOWNSHIP OF WEEHAWKEN, BLOCK 256 LOT 1, BLOCK 265 LOT 1, BLOCK 267 LOT 1 AND BLOCK 269.04 LOT 1 IN THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY" dated May 10, 2022 and last revised May 11, 2026.

Parcel E202D, **Beginning at a point** on the easterly side of Park Avenue and the Proposed Permanent Sub-Surface Easement Line, said point also being distant 82.00 feet right from Track 4 Proposed Baseline Station 4737+27.88, said point having a New Jersey State Plane Coordinates (NAD83) of Northing 701,029.3578 and Easting 622,974.9327 and from said beginning point running; thence

1. Along the easterly side of Park Avenue, N 12° 42' 28" E (calculated), a distance of 48.55 feet (calculated) to a point on the boundary line of the City of Hoboken; thence
2. Along the boundary line of the City of Hoboken, N 88° 01' 16" E (calculated), a distance of 60.50 feet (calculated) to a point on the westerly side of the conservation

Hudson River Tunnel Project SHC 0905007

easement line; thence

3. Along the westerly side of the conservation easement line, S 12° 40' 34" W (calculated), a distance of 73.10 feet (calculated) to a point on the Proposed Permanent Sub-Surface Easement Line; thence
4. Along the Proposed Permanent Sub-Surface Easement Line and through Lot 1 in Block 269.04, N 68° 21' 21" W (calculated), a distance of 59.28 feet (calculated) to the **Point and Place of Beginning**.

Containing 3,561 square feet or 0.082 acres more or less.

The basis of bearing in this description is the New Jersey State Plane Coordinates (NAD83), Zone 2900.

SUBJECT TO existing public utility easements.

The above description was written pursuant to a survey of property designated as Block 269.04, Lot 1, on the municipal tax map of the City of Hoboken, County of Hudson, State of New Jersey. Said survey was prepared by Naik Consulting Group, P.C. 200 Metroplex Drive, Suite 403, Edison, N.J. 08817 dated May 10, 2022 and last revised April 28, 2026, and is marked as file No. . A reduced copy of said plan is attached hereto and made a part hereof.

DESCRIPTION PREPARED BY NAIK CONSULTING GROUP, P.C.



Richard C. Baron, P.L.S
Director of Survey – NJ
New Jersey Professional Land Surveyor
NJ PLS Lic. No. 24GS03447900

07-15-2026

Date

NOTES AND REFERENCES:

1. EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAILROAD VULNERATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS. LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022, EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.

2. THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "NA TRANSIT, HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.

3. HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.

4. TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.

5. LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1, BLOCK 256, LOT 1.01 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND THE MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORDED MAPS.

6. MAP ENTITLED "CONTROL, LAYOUT, INC., SUBDIVISION PLAN FOR BLOCK 34.02 LOTS 1.01, 1.02, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.

7. MAP ENTITLED "FINAL PLAT BLOCK 136, LOT 8 BLOCK 255 LOT 3 & 6 - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2, 2.2 - BLOCK 268, LOT 1.2, 1.3, 1.12 - BLOCK 268, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

SP 202E SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
SERVIENT ESTATE AREA = 2,381 SF± (0.055 AC±)
R.A. = 87,268 SF± (2.003 AC±)

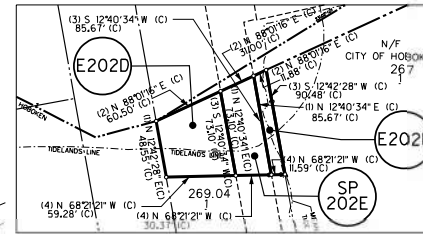
TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	705	0.0

E202F SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,010 SF± (0.023 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	379	0.0

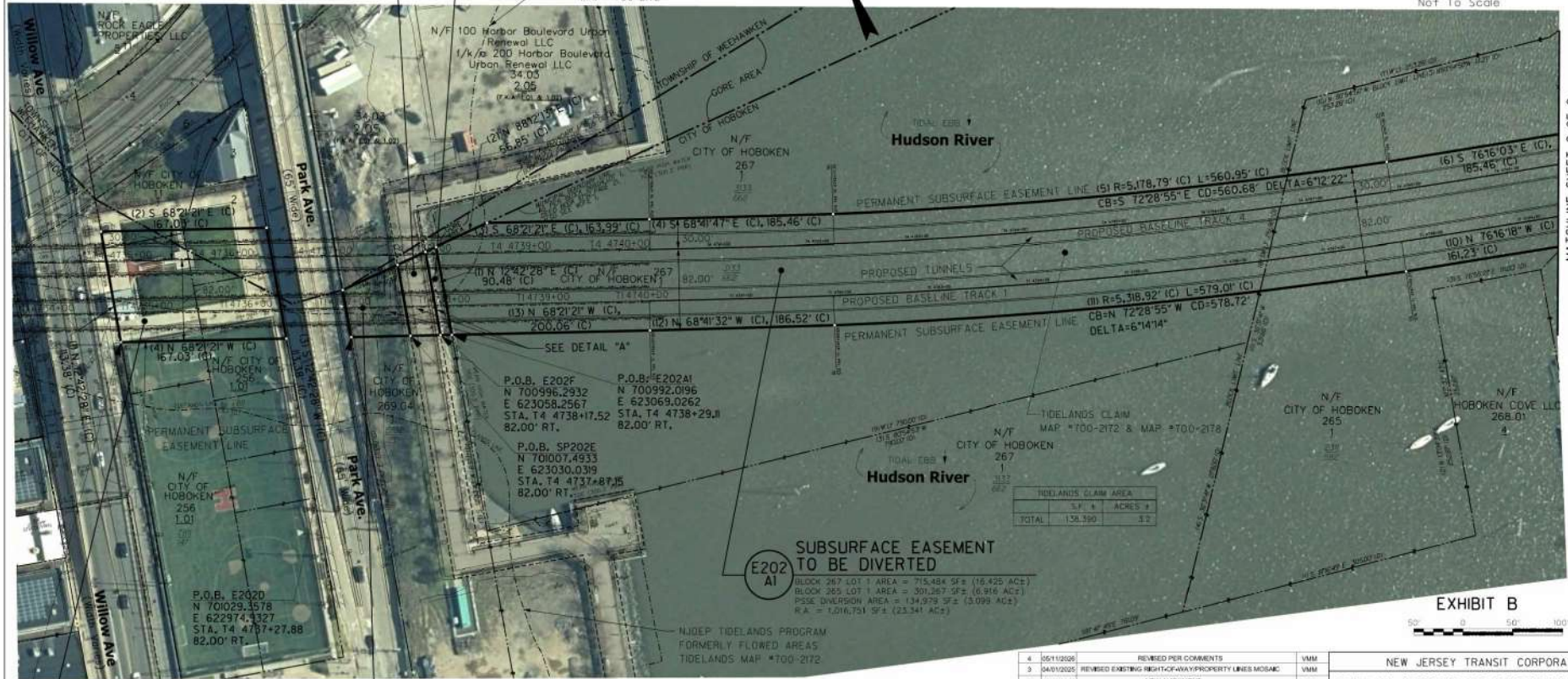
NUDEP TIDELANDS PROGRAM
FORMERLY FLOWED AREAS
MAP #700-2172



DETAIL "A"
Scale: 1" = 50'



LOCATION MAP
Not To Scale



MATCHLINE SHEET 2 OF 2

EXHIBIT B



E202C SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 256 LOT 1.01 AREA = 71,594 SF± (1.647 AC±)
BLOCK 11 LOT 2 AREA = 7,014 SF± (0.161 AC±)
BLOCK 11 LOT 1 AREA = 6,844 SF± (0.157 AC±)
PSSE DIVERSION AREA = 18,708 SF± (0.429 AC±)
TOTAL COMBINED LOTS AREA = 85,617 SF± (1.965 AC±)
R.A. = 85,617 SF± (1.965 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	5,324	0.1

E202D SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,561 SF± (0.036 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	1,337	0.0

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

NO.	DATE	REVISIONS	BY
1	05/11/2026	REVIEWED PER COMMENTS	VMM
2	04/01/2025	REVIEWED EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSAIC	VMM
3	10/07/2024	NEW ALIGNMENT	FA
4	02/03/2024	REVIEWED LOT AREAS	FA
5		REVISIONS	BY

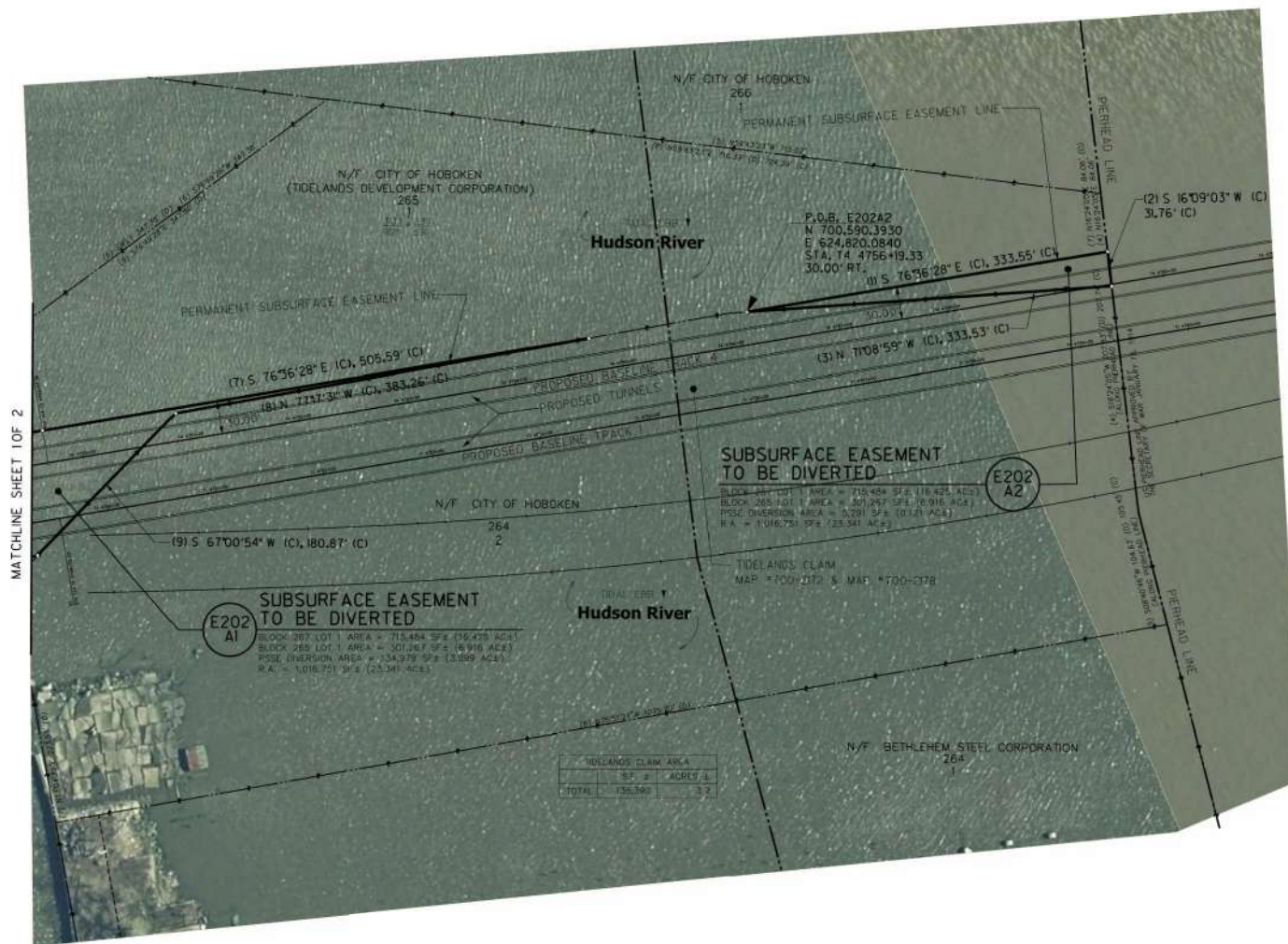
Naik Consulting Group, P.C.
200 Montross Drive, Suite 403, Edison, NJ, 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Richard C. Baron
Professional Land Surveyor New Jersey L.S. NO. 24082347000

DATE: 07-15-2026

NEW JERSEY TRANSIT CORPORATION
PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS
HUDSON TUNNEL PROJECT
SHC 0905007
OWNER: CITY OF HOBOKEN
PORTION OF
BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN
BLOCK 256, LOT 1.01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	DRAWN	CHECKED	DATE	PROJECT NO.	SHEET NO.
1"=50'	VMM	FA	05-10-2022	216034	1 OF 2



LOCATION MAP
Not To Scale

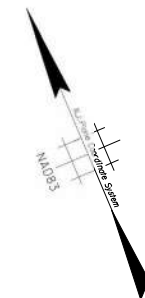


EXHIBIT B



NOTES AND REFERENCES:

- EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAISED INUNDATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS, LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022. EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
- THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "HUDSON TUNNEL PROJECT: PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. "DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
- HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
- TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.
- LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND TAX MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORD MAPS.
- MAP ENTITLED "CONTROL LAYOUTS, INC. SUBDIVISION PLAN FOR BLOCK 34.03 LOTS 1.01, 102, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
- MAP ENTITLED "TINIAL PLAT BLOCK 126, LOT 6 BLOCK 255 LOT 5 & 6, - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2.1, 2.2 - BLOCK 269, LOT 6, 7, 8, 13.1, 13.2 - BLOCK 269.1, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

4	05/11/2026	REVISED PER COMMENTS	VMM
3	04/01/2025	REVISED EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSAIC	VMM
2	10/07/2024	NEW ALIGNMENT	FA
1	02/23/2024	REVISED LOT AREAS	FA
NO.	DATE	REVISIONS	BY

Naik Consulting Group, P.C.
200 Metropolitan Center, Suite 403, Edison, N.J. 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Professional Land Surveyor New Jersey L.S. No. 24082347900

DRAWN: 07-15-2026

NEW JERSEY TRANSIT CORPORATION

PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS
HUDSON TUNNEL PROJECT
SHC 0905007

OWNER: CITY OF HOBOKEN
PORTION OF
BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN
BLOCK 256, LOT 1, 01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	1"=50'	DRAWN	VMM	CHKD	FA	DATE	05-10-2022	PROJECT NO.	216034	SHEET NO.	2 OF 2
-------	--------	-------	-----	------	----	------	------------	-------------	--------	-----------	--------



Naik Consulting Group, P.C.
200 Metroplex Drive, Suite 403
Edison, NJ 08817
T: 732.777.0030
F: 732.777.0040
www.naigroup.com
E-mail: NaikConsultingGroup@naigroup.com

Preliminary Submission Date: 05/23/2022 RCB/fa
Final Submission Date: 04/28/2026
Page 1 of 4

**METES AND BOUNDS FOR PARKLAND PROPOSED FOR MAJOR DIVERSION
OF SUBSURFACE EASEMENTS, ALSO KNOWN AS:**

PARCEL No. E202F

MUNICIPALITY: City of Hoboken
COUNTY: Hudson
Permanent Sub-Surface Easement: Lot 1 in Block 269.04

PROPERTY ADDRESS: 1501 Park Avenue, Hoboken, NJ

CURRENT REC. OWNER: City of Hoboken

BOUNDED DESCRIPTION:

All that certain tract or parcel of land located on 1501 Park Avenue in the City of Hoboken, County of Hudson, New Jersey, bounded and described as follows:

Parcel E202F as indicated on a certain map entitled "NJ TRANSIT, HUDSON TUNNEL PROJECT SHC 0905007, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, " in The City of Hoboken and Township of Weehawken, County of Hudson, and as shown more particularly on a map attached hereto and made a part hereof, marked "Exhibit "B" entitled: "NEW JERSEY TRANSIT CORPORATION, PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS, HUDSON TUNNEL PROJECT SHC 0905007, OWNER: CITY OF HOBOKEN, PORTION OF BLOCK 11 LOTS 1 & 2 IN THE TOWNSHIP OF WEEHAWKEN, BLOCK 256 LOT 1.01, BLOCK 265 LOT 1, BLOCK 267 LOT 1 AND BLOCK 269.04 LOT 1 IN THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY" dated May 10, 2022 and last revised May 11, 2026.

Parcel E202F, **Beginning at a point** at the intersection of the easterly side of the conservation easement line and the Proposed Permanent Sub-Surface Easement Line, said point also being distant 82.00 feet right from Track 4 Proposed Baseline Station 4738+17.52, said point having a New Jersey State Plane Coordinates (NAD83) of Northing 700,996.2932 and Easting 623,058.2567 and from said beginning point running; thence

1. Along the easterly side of the conservation easement line and through Lot 1 in Block 269.04, N 12° 40' 34" E (calculated), a distance of 85.67 feet (calculated) to a point on the boundary line of the City of Hoboken; thence

Hudson River Tunnel Project SHC 0905007

2. Along the boundary line of the City of Hoboken, N 88° 01' 16" E (calculated), a distance of 11.88 feet (calculated) to a point on the division line between Lot 1 in Block 269.04 and Lot 1 in Block 267; thence
3. Along the division line between Lot 1 in Block 269.04 and Lot 1 in Block 267, S 12° 42' 28" W (calculated), a distance of 90.48 feet (calculated) to a point on the Proposed Permanent Sub-Surface Easement Line; thence
4. Along the Proposed Permanent Sub-Surface Easement Line and through Lot 1 in Block 269.04, N 68° 21' 21" W (calculated), a distance of 11.59 feet (calculated) to the **Point and Place of Beginning**.

Containing 1,010 square feet or 0.023 acres more or less.

The basis of bearing in this description is the New Jersey State Plane Coordinates (NAD83), Zone 2900.

SUBJECT TO existing public utility easements.

The above description was written pursuant to a survey of property designated as Block 269.04, Lot 1, on the municipal tax map of the City of Hoboken, County of Hudson, State of New Jersey. Said survey was prepared by Naik Consulting Group, P.C. 200 Metroplex Drive, Suite 403, Edison, N.J. 08817 dated May 10, 2022 and last revised April 28, 2026, and is marked as file No. . A reduced copy of said plan is attached hereto and made a part hereof.

DESCRIPTION PREPARED BY NAIK CONSULTING GROUP, P.C.



Richard C. Baron, P.L.S
Director of Survey - NJ
New Jersey Professional Land Surveyor
NJ PLS Lic. No. 24GS03447900

07-15-2026

Date

NOTES AND REFERENCES:

- EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAILROAD VULNERATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS. LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022, EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
- THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "NA TRANSIT, HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
- HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
- TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.
- LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1, BLOCK 256, LOT 1.01 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND THE MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORDED MAPS.
- MAP ENTITLED "CONTROL, LAYOUT, INC., SUBDIVISION PLAN FOR BLOCK 34.02 LOTS 1.01, 1.02, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
- MAP ENTITLED "FINAL PLAT BLOCK 136, LOT 8 BLOCK 255 LOT 3 & 6 - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2, 2.2 - BLOCK 268, LOT 1.2, 1.3, 1.12 - BLOCK 268, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

SP 202E SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
SERVIENT ESTATE AREA = 2,381 SF± (0.055 AC±)
R.A. = 87,268 SF± (2.003 AC±)

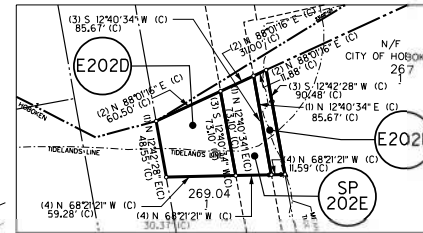
TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	705	0.0

E202F SUBSURFACE EASEMENT TO BE DIVERTED

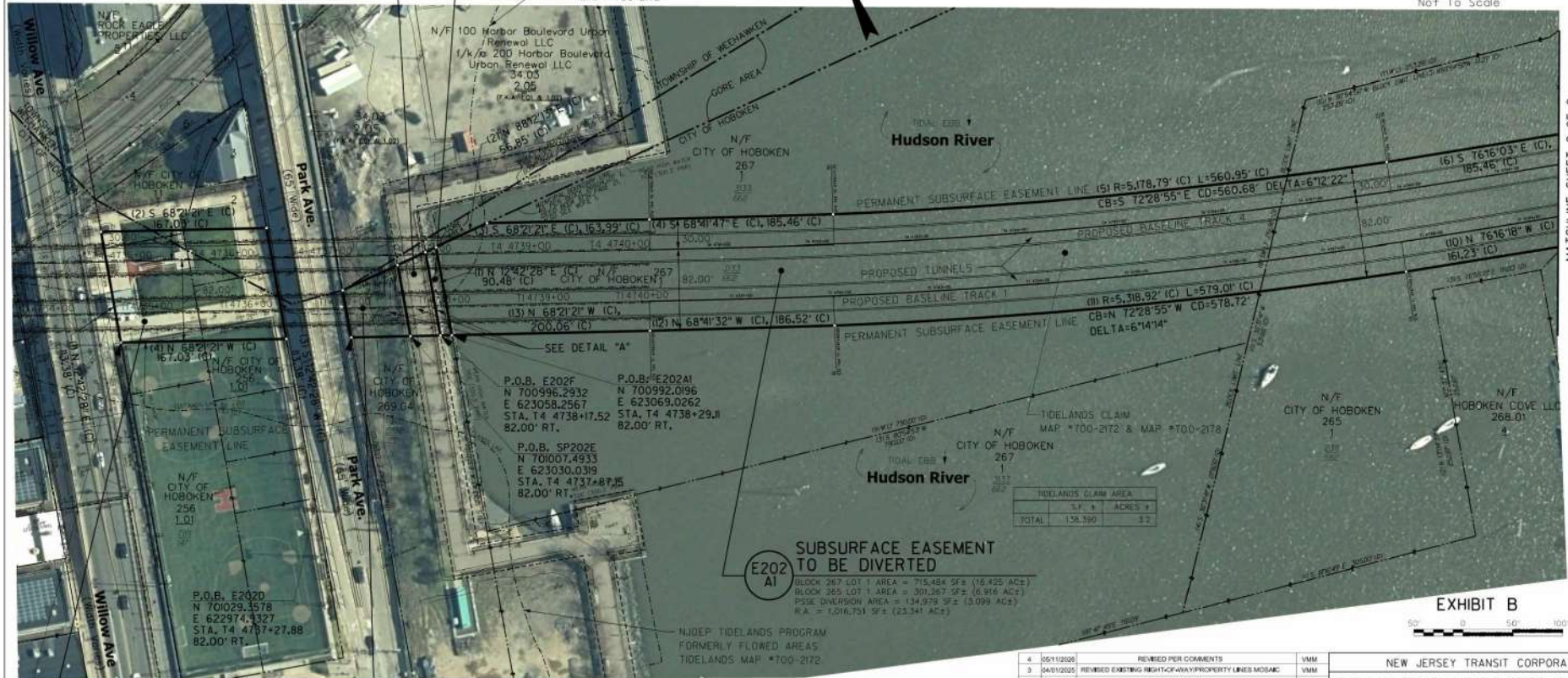
BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,010 SF± (0.023 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	379	0.0

NJDEP TIDELANDS PROGRAM
FORMERLY FLOWED AREAS
MAP #700-2172



DETAIL "A"
Scale: 1" = 50'



MATCHLINE SHEET 2 OF 2

EXHIBIT B



E202C SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 256 LOT 1.01 AREA = 71,594 SF± (1.647 AC±)
BLOCK 11 LOT 2 AREA = 7,014 SF± (0.161 AC±)
BLOCK 11 LOT 1 AREA = 6,844 SF± (0.157 AC±)
PSSE DIVERSION AREA = 18,708 SF± (0.429 AC±)
TOTAL COMBINED LOTS AREA = 85,617 SF± (1.965 AC±)
R.A. = 85,617 SF± (1.965 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	5,324	0.1

E202D SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,561 SF± (0.036 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	1,337	0.0

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

NO.	DATE	REVISIONS	BY
1	05/11/2026	REVIEWED PER COMMENTS	VMM
2	04/01/2025	REVIEWED EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSAIC	VMM
3	10/07/2024	NEW ALIGNMENT	FA
4	02/03/2024	REVIEWED LOT AREAS	FA
5		REVISIONS	BY

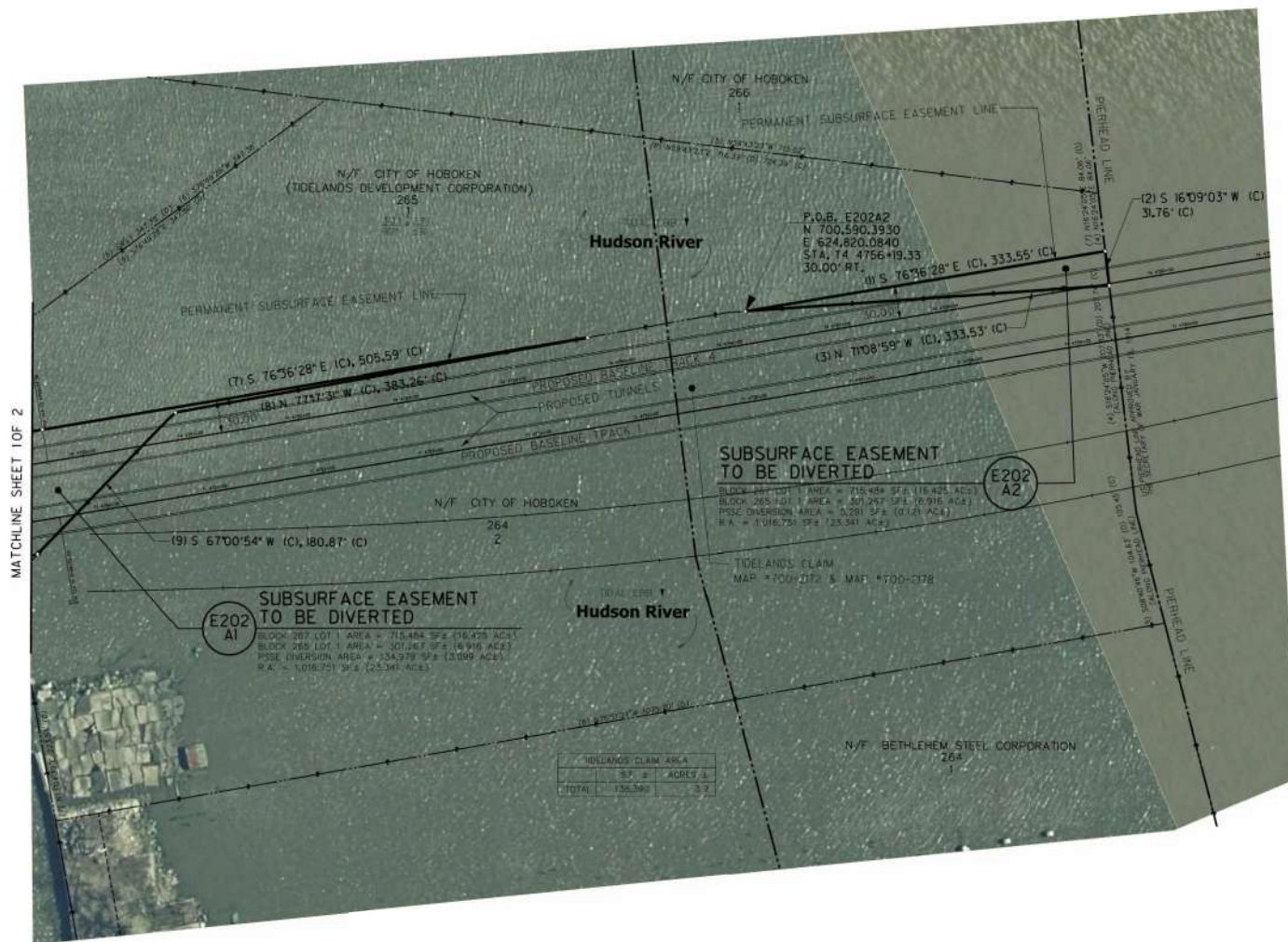
Naik Consulting Group, P.C.
200 Monmouth Drive, Suite 403, Edison, NJ, 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Richard C. Baron
Professional Land Surveyor New Jersey L.S. No. 24082347000

DATE: 07-15-2026

NEW JERSEY TRANSIT CORPORATION
PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS
HUDSON TUNNEL PROJECT
SHC 0905007
OWNER: CITY OF HOBOKEN
PORTION OF
BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN
BLOCK 256, LOT 1.01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	DRAWN	CHECKED	DATE	PROJECT NO.	SHEET NO.
1"=50'	VMM	FA	05-10-2022	216034	1 OF 2



LOCATION MAP
Not To Scale

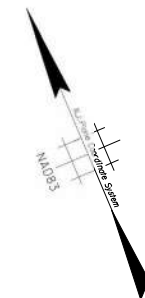


EXHIBIT B



NOTES AND REFERENCES:

- EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAISED INUNDATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS, LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022. EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
- THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL, PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. "DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
- HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
- TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.
- LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1, BLOCK 266, LOT 1,01 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND TAX MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORD MAPS.
- MAP ENTITLED "CONTROL LAYOUTS, INC. SUBDIVISION PLAN FOR BLOCK 34.03 LOTS 1.01, 102, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
- MAP ENTITLED "TINIAL PLAT BLOCK 126, LOT 6 BLOCK 255 LOT 5 & 6, - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2.1, 2.2 - BLOCK 269, LOT 6, 7, 8, 13.1, 13.2 - BLOCK 269.1, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

4	05/11/2026	REVISED PER COMMENTS	VMM
3	04/01/2025	REVISED EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSAIC	VMM
2	10/07/2024	NEW ALIGNMENT	FA
1	02/23/2024	REVISED LOT AREAS	FA
NO.	DATE	REVISIONS	BY

Naik Consulting Group, P.C.
200 Montpelier Drive, Suite 403, Edison, N.J. 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Professional Land Surveyor New Jersey L.S. No. 24083447900

Dated: 07-15-2026

NEW JERSEY TRANSIT CORPORATION

PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS HUDSON TUNNEL PROJECT
SHC 0905007

OWNER: CITY OF HOBOKEN
PORTION OF

BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN
BLOCK 256, LOT 1,01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	1"=50'	DATE	05-10-2022	PROJECT NO.	216034	SHEET NO.	2 OF 2
-------	--------	------	------------	-------------	--------	-----------	--------



Naik Consulting Group, P.C.
200 Metroplex Drive, Suite 403
Edison, NJ 08817
T: 732.777.0030
F: 732.777.0040
www.naigroup.com
E-mail: NaikConsultingGroup@naigroup.com

Preliminary Submission Date: 05/23/2022 RCB/fa

Final Submission Date: 04/28/2026

Page 1 of 4

**METES AND BOUNDS FOR PARKLAND PROPOSED FOR MAJOR DIVERSION
OF SUBSURFACE EASEMENTS, ALSO KNOWN AS:**

PARCEL No. SP202E

MUNICIPALITY: City of Hoboken

COUNTY: Hudson

Permanent Servient Sub-Surface Easement: Lot 1 in Block 269.04

PROPERTY ADDRESS: 1501 Park Avenue, Hoboken, NJ

CURRENT REC. OWNER: City of Hoboken

BOUNDED DESCRIPTION:

All that certain tract or parcel of land located on 1501 Park Avenue in the City of Hoboken, County of Hudson, New Jersey, bounded and described as follows:

Parcel SP202E as indicated on a certain map entitled "NJ TRANSIT, HUDSON TUNNEL PROJECT SHC 0905007, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP " in The City of Hoboken and Township of Weehawken, County of Hudson, and as shown more particularly on a map attached hereto and made a part hereof, marked "Exhibit "B" entitled: "NEW JERSEY TRANSIT CORPORATION, PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS, HUDSON TUNNEL PROJECT SHC 0905007, OWNER: CITY OF HOBOKEN, PORTION OF BLOCK 11 LOTS 1 & 2 IN THE TOWNSHIP OF WEEHAWKEN, BLOCK 256 LOT 1.01, BLOCK 265 LOT 1, BLOCK 267 LOT 1 AND BLOCK 269.04 LOT 1 IN THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY" Dated May 10, 2022 and last revised May 11, 2026.

Parcel SP202E, at about station 4737+95 of Proposed Track 4 Baseline Stationing, including all the land and premises of the owner, exclusive of the conservation restriction easement held now by the State of New Jersey, Department of Environmental Protection, as shown on the aforesaid maps, and is more particularly described as follows:

Beginning at a point at the intersection of the westerly side of the conservation easement line and the Proposed Permanent Sub-Surface Easement Line, said point also being distant 82.00 feet right from Track 4 Proposed Baseline Station 4737+87.15, said point having a New Jersey State Plane Coordinates (NAD83) of Northing 701,007.4933 and Easting 623,030.0319 and from said beginning point running; thence

Hudson River Tunnel Project SHC 0905007

1. Along the westerly side of the conservation easement line and through Lot 1 in Block 269.04, N 12° 40' 34" E (calculated), a distance of 73.10 feet (calculated) to a point on the boundary line of the City of Hoboken; thence
2. Along the boundary line of the City of Hoboken, N 88° 01' 16" E (calculated), a distance of 31.00 feet (calculated) to a point on the easterly side of the conservation easement line; thence
3. Along easterly side of the conservation easement line, S 12° 40' 34" W (calculated), a distance of 85.67 feet (calculated) to a point on the Proposed Permanent Sub-Surface Easement Line; thence
4. Along the Proposed Permanent Sub-Surface Easement Line and through Lot 1 in Block 269.04, N 68° 21' 21" W (calculated), a distance of 30.37 feet (calculated) to the **Point and Place of Beginning**.

Containing 2,381 square feet or 0.055 acres more or less.

The basis of bearing in this description is the New Jersey State Plane Coordinates (NAD83), Zone 2900.

SUBJECT TO existing public utility easements.

The above description was written pursuant to a survey of property designated as Block 269.04, Lot 1, on the municipal tax map of the City of Hoboken, County of Hudson, State of New Jersey. Said survey was prepared by Naik Consulting Group, P.C. 200 Metroplex Drive, Suite 403, Edison, N.J. 08817 dated May 10, 2022 and last revised April 28, 2026, and is marked as file No. . A reduced copy of said plan is attached hereto and made a part hereof.

DESCRIPTION PREPARED BY NAIK CONSULTING GROUP, P.C.



Richard C. Baron

Richard C. Baron, P.L.S
Director of Survey – NJ
New Jersey Professional Land Surveyor
NJ PLS Lic. No. 24GS03447900

07-15-2026

Date

NOTES AND REFERENCES:

1. EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAILROAD VULNERATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS. LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022, EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.

2. THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "NA TRANSIT, HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.

3. HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.

4. TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.

5. LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1, BLOCK 256, LOT 1.01 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND THE MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORDED MAPS.

6. MAP ENTITLED "CONTROL, LAYOUT, INC., SUBDIVISION PLAN FOR BLOCK 34.02 LOTS 1.01, 1.02, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.

7. MAP ENTITLED "FINAL PLAT BLOCK 136, LOT 8 BLOCK 255 LOT 3 & 6 - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2, 2.2 - BLOCK 268, LOT 6.2, 8.1, 1.1, 1.2 - BLOCK 269, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

SP 202E SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
SERVIENT ESTATE AREA = 2,381 SF± (0.055 AC±)
R.A. = 87,268 SF± (2.003 AC±)

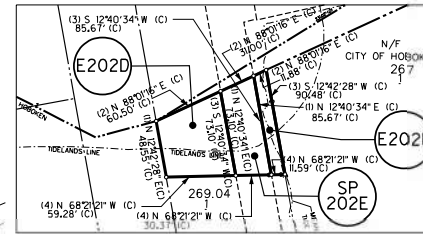
TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	705	0.0

E202F SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,010 SF± (0.023 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	379	0.0

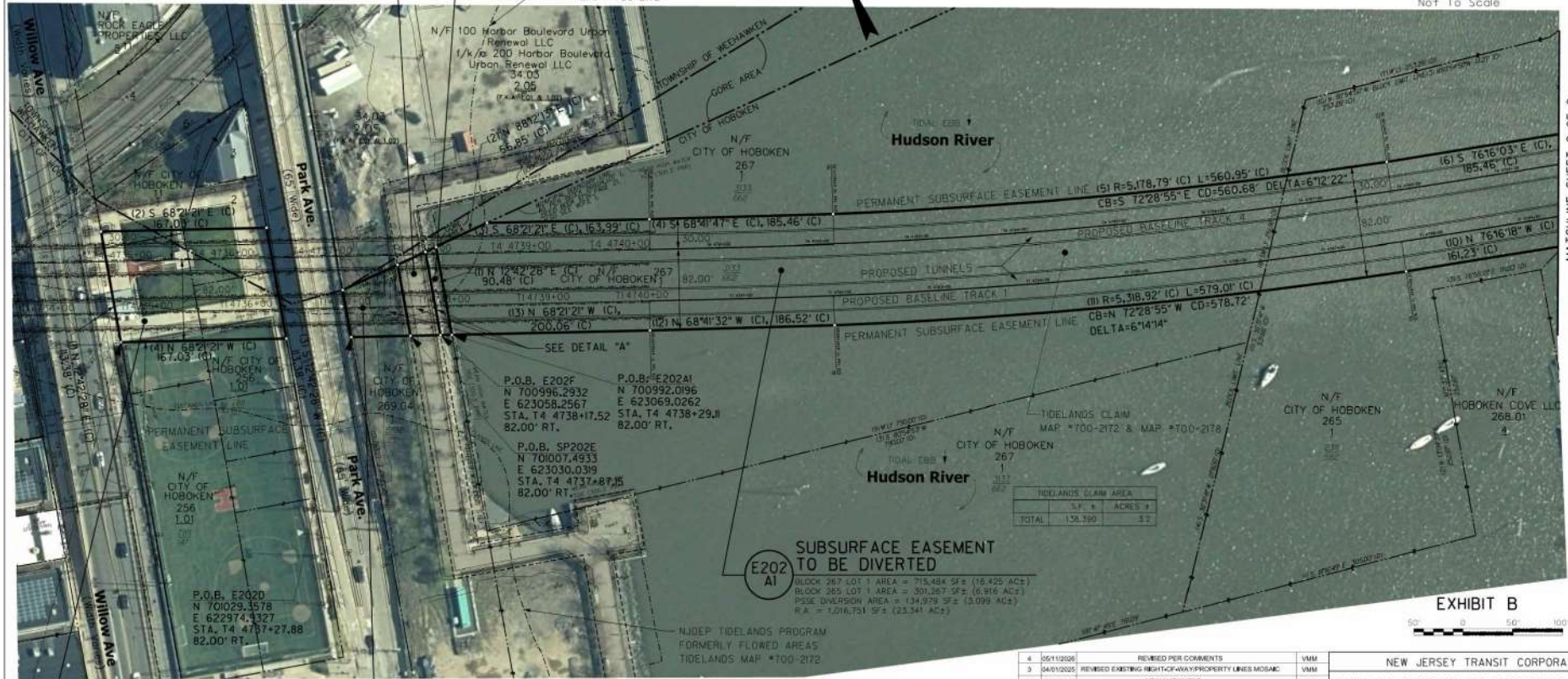
NUDEP TIDELANDS PROGRAM
FORMERLY FLOWED AREAS
MAP #700-2172



DETAIL "A"
Scale: 1" = 50'



LOCATION MAP
Not To Scale



MATCHLINE SHEET 2 OF 2

EXHIBIT B



E202C SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 256 LOT 1.01 AREA = 71,594 SF± (1.647 AC±)
BLOCK 11 LOT 2 AREA = 7,014 SF± (0.161 AC±)
BLOCK 11 LOT 1 AREA = 6,844 SF± (0.157 AC±)
PSSE DIVERSION AREA = 18,708 SF± (0.429 AC±)
TOTAL COMBINED LOTS AREA = 85,617 SF± (1.965 AC±)
R.A. = 85,617 SF± (1.965 AC±)
STA. T4 4734+95.05
82.00' RT.

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	5,324	0.1

E202D SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,561 SF± (0.036 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	1,337	0.0

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

NO.	DATE	REVISIONS	BY
1	05/11/2026	REVIEWED PER COMMENTS	VMM
2	04/01/2025	REVIEWED EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSAIC	VMM
3	10/07/2024	NEW ALIGNMENT	FA
4	02/03/2024	REVIEWED LOT AREAS	FA
5		REVISIONS	BY



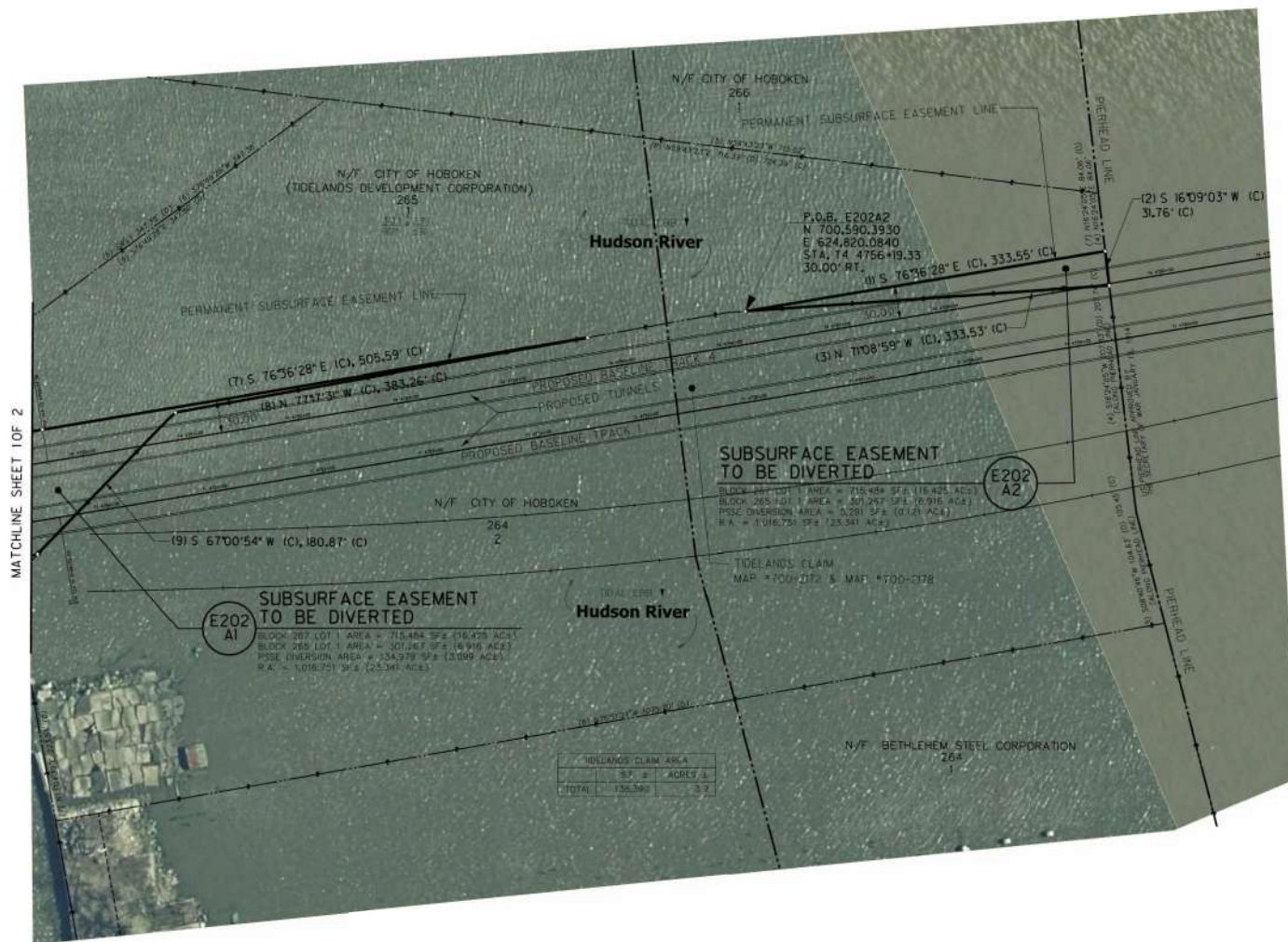
Naik Consulting Group, P.C.
200 Montross Drive, Suite 403, Edison, NJ, 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Professional Land Surveyor New Jersey L.S. No. 24082347000

DATE: 07-15-2026

NEW JERSEY TRANSIT CORPORATION			
PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS HUDSON TUNNEL PROJECT			
SHC 0905007			
OWNER: CITY OF HOBOKEN			
PORTION OF			
BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN			
BLOCK 256, LOT 1.01 IN THE CITY OF HOBOKEN			
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN			
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN			
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN			
COUNTY OF HUDSON, NEW JERSEY			

SCALE	DRAWN	CHECKED	DATE	PROJECT NO.	SHEET NO.
1"=50'	VMM	FA	05-10-2022	216034	1 OF 2



LOCATION MAP
Not To Scale

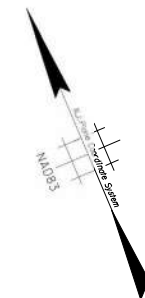


EXHIBIT B



NOTES AND REFERENCES:

- EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAISED INUNDATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS, LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022. EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
- THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "HUDSON TUNNEL PROJECT: PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. "DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
- HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
- TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.
- LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND TAX MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEehawken IS BASED ON THE TAX MAP AND/OR RECORD MAPS.
- MAP ENTITLED "CONTROL LAYOUTS, INC. SUBDIVISION PLAN FOR BLOCK 34.03 LOTS 1.01, 102, 2.03 & 4.21 TOWNSHIP OF WEehawken, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
- MAP ENTITLED "TINIAL PLAT BLOCK 126, LOT 6 BLOCK 255 LOT 5 & 6, - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2.1, 2.2 - BLOCK 269, LOT 6, 7, 8, 13.1, 13.2 - BLOCK 269.1, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

4	05/11/2026	REVISED PER COMMENTS	VMM
3	04/01/2025	REVISED EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSAIC	VMM
2	10/07/2024	NEW ALIGNMENT	FA
1	02/23/2024	REVISED LOT AREAS	FA
NO.	DATE	REVISIONS	BY

Naik Consulting Group, P.C.
200 Montpelier Drive, Suite 403, Edison, N.J. 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Professional Land Surveyor New Jersey L.S. No. 24083447900

Dated: 07-15-2026

NEW JERSEY TRANSIT CORPORATION

PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS HUDSON TUNNEL PROJECT
SHC 0905007

OWNER: CITY OF HOBOKEN
PORTION OF

BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEehawken
BLOCK 256, LOT 1.01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	1"=50'	DRAWN	VMM	CHECKED	FA	DATE	05-10-2022	PROJECT NO.	216034	SHEET NO.	2 OF 2
-------	--------	-------	-----	---------	----	------	------------	-------------	--------	-----------	--------



Naik Consulting Group, P.C.
200 Metroplex Drive, Suite 403
Edison, NJ 08817
T: 732.777.0030
F: 732.777.0040
www.naigroup.com
E-mail: NaikConsultingGroup@naigroup.com

Preliminary Submission Date: 05/12/2022 RCB/fa
Revised: 04/28/2026
Final Submission Date:
Page 1 of 6

PART OF PARCELS No. E202A1 & E202A2

MUNICIPALITY: City of Hoboken
COUNTY: Hudson
Permanent Sub-Surface Easement in: Lot 1, Block 265 and Lot 1, Block 267

PROPERTY ADDRESS: 1501 Park Avenue, Hoboken, NJ

CURRENT REC. OWNER: City of Hoboken

BOUNDED DESCRIPTION:

All that certain tract or parcel of land located on 1501 Park Avenue in the City of Hoboken, County of Hudson, New Jersey, bounded and described as follows:

Parcels E202A1 & E202A2, as indicated on a certain map entitled "NJ TRANSIT, HUDSON TUNNEL PROJECT SHC 0905007, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP" in The City of Hoboken and Township of Weehawken, County of Hudson, and as shown more particularly on a map attached hereto and made a part hereof, marked "Exhibit "B" entitled: "NEW JERSEY TRANSIT CORPORATION, PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS, HUDSON TUNNEL PROJECT SHC 0905007, OWNER: CITY OF HOBOKEN, PORTION OF BLOCK 11 LOTS 1 & 2 IN THE TOWNSHIP OF WEEHAWKEN, BLOCK 256 LOT 1.01, BLOCK 265 LOT 1, BLOCK 267 LOT 1 AND BLOCK 269.04 LOT 1 IN THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY" dated May 10, 2022 and last revised May 11, 2026.

Parcel E202A1, **Beginning at a point** at the intersection of the division line of Block 267, Lot 1 and Block 269.04, Lot 1 and the Proposed Permanent Sub-Surface Easement Line, said point also being distant 82.00 feet right from Track 4 Proposed Baseline Station 4738+29.11, said point having a New Jersey State Plane Coordinates (NAD83) of Northing 700,992.0196 and Easting 623,069.0262 and from said beginning point running; thence

- (1) Along the division line of Block 267 Lot 1 and Block 269.04 Lot 1, N 12° 42' 28" E (calculated), a distance of 90.48 feet (calculated) to a point on the boundary line of the City of Hoboken; thence
- (2) Along the boundary line of the City of Hoboken, N 88° 12' 13" E (calculated), a distance of 56.85 feet (calculated) to a point on the Proposed Permanent Sub-Surface Easement Line; thence

Hudson River Tunnel Project SHC 0905007

- (3) Through Lot 1 in Block 267 and along the Proposed Permanent Sub-Surface Easement Line, S 68° 21' 21" E (calculated), a distance of 163.99 feet (calculated) to a point; thence
- (4) Continuing through Lot 1 in Block 267 and along the Proposed Permanent Sub-Surface Easement Line, S 68° 41' 47" E (calculated), a distance of 185.46 feet (calculated) to a point on curve; thence
- (5) Along the Proposed Permanent Sub-Surface Easement Line and through Lot 1 in Block 267 then through Lot 1 in Block 265 on a curve bearing to the left and having a radius of 5,178.79 feet (calculated), a delta angle of 06 degrees 12 minutes 22 seconds (calculated), an arc length of 560.95 feet (calculated), a chord bearing S 72° 28' 55" E (calculated) and a chord distance of 560.68 feet (calculated) to a point; thence
- (6) Through Lot 1 in Block 265 and along the Proposed Permanent Sub-Surface Easement Line, S 76° 16' 03" E (calculated), a distance of 185.46 feet (calculated) to a point; thence
- (7) Continuing through Lot 1 in Block 265 and along the Proposed Permanent Sub-Surface Easement Line, S 76° 36' 28" E (calculated), a distance of 505.59 feet (calculated) to a point on the division line between Block 265 Lot 1 and Block 264 Lot 2; thence
- (8) Along the division line between Block 265 Lot 1 and Block 264 Lot 2, N 77° 17' 31" W (calculated), a distance of 383.26 feet (calculated) to an angle point; thence
- (9) Still along the division line between Block 265 Lot 1 and Block 264 Lot 2, S 67° 00' 54" W (calculated), a distance of 180.87 feet (calculated) to an angle point; thence
- (10) Along the Proposed Permanent Sub-Surface Easement Line and through Lot 1 in Block 265, N 76° 16' 18" W (calculated), a distance of 161.23 feet (calculated) to a point on curve; thence
- (11) Along the Proposed Permanent Sub-Surface Easement Line and through Lot 1 in Block 265 then through Lot 1 in Block 267 on a curve bearing to the right and having a radius of 5,318.92 feet (calculated), a delta angle of 06 degrees 14 minutes 14 seconds (calculated), an arc length of 579.01 feet (calculated), a chord bearing N 72° 28' 55" W (calculated) and a chord distance of 578.72 feet (calculated) to a point; thence
- (12) Along the Proposed Permanent Sub-Surface Easement Line and through Lot 1 in Block 267, N 68° 41' 32" W (calculated), a distance of 186.52 feet (calculated) to a point; thence

Hudson River Tunnel Project SHC 0905007

- (13) Continuing along the Proposed Permanent Sub-Surface Easement Line and through Lot 1 in Block 267, N 68° 21' 21" W (calculated), a distance of 200.06 feet (calculated) to the **Point and Place of Beginning**.

Containing a total area of 134,979 square feet or 3.099 acres more or less. Of it 93,553 square feet or 2.148 acres more or less in Lot 1 of Block 267 and 41,426 square feet or 0.951 acres more or less in Lot 1 of Block 265.

Parcel E202A2, **Beginning at a point** at the intersection of the division line of Block 265, Lot 1 and Block 264, Lot 2 and the Proposed Permanent Sub-Surface Easement Line, said point also being distant 30.00 feet right from Track 4 Proposed Baseline Station 4756+19.33, said point having a New Jersey State Plane Coordinates (NAD83) of Northing 700,590.3930 and Easting 624,820.0840 and from said beginning point running; thence

1. Through Lot 1 in Block 265 and along the Proposed Permanent Sub-Surface Easement Line, S 76° 36' 28" E (calculated), a distance of 333.55 feet (calculated) to a point on the Pierhead Line; thence
2. Along the Pierhead Line, S 16° 09' 03" W (calculated), a distance of 31.76 feet (calculated) to a point on the division line of Block 265 Lot 1 and Block 264 Lot 2; thence
3. Along the division line of Block 265 Lot 1 and Block 264 Lot 2, N 71° 08' 59" W (calculated), a distance of 333.53 feet (calculated) to the **Point and Place of Beginning**.

Containing a total area of 5,291 square feet or 0.121 acres more or less. All of it in Lot 1 of Block 265.

The basis of bearing in this description is the New Jersey State Plane Coordinates (NAD83), Zone 2900.

PARCELS E202A1 & E202A2, being a permanent sub-surface easements consisting of the right in perpetuity to construct, operate, maintain, reconstruct, repair, replace, and relocate sub-surface rail and fixed guideway systems facilities and appurtenances (including, but not limited to, tunnel, liner, rail, rock support devices or methodologies, fixed guideway and such forms of passenger transportation as may result from future technology, electrical, mechanical, rail and fixed guideway signal systems, and any other systems appurtenant thereto) within the area shown on the aforesaid maps.

TOGETHER WITH the right to operate, in perpetuity, all passenger rail and fixed guideway vehicles and systems and appurtenances within the vertical and horizontal planes and limits of the aforesaid easement as stated herein and as shown on the aforesaid maps, and the right to enter within the stated vertical and horizontal planes and limits of said easement along with personnel, vehicles, equipment, and materials for the maintenance

Hudson River Tunnel Project SHC 0905007

and operation of the passenger rail and fixed guideway systems and structures, tunnel and other facilities and appurtenances.

TOGETHER WITH the right to install and maintain for use, lease, or license; transmission, data or utility lines or any other form or mechanism of communication or transmission, whether by any existing or future means, within the horizontal and vertical planes and limits of the aforesaid permanent sub-surface easement as stated herein and as shown on the aforesaid maps.

TOGETHER WITH the right in perpetuity to utilize, for the above described purposes, any ownership, reversionary or associated right, title and interest that the owner or assigns may have to the adjacent right of way between the stated horizontal and vertical planes, as stated herein and shown on the aforesaid maps.

FURTHERMORE, all said rights shall extend from the lower limiting horizontal plane at elevation 158 +/- feet to the upper limiting horizontal plane at elevation 218 +/-, said upper limiting horizontal plane being approximately 80 feet below the average existing ground surface elevation of the subject property as approximately identified in the cross sections and profiles as they appear in the aforesaid maps. All elevations expressed herein are based on the "Hudson Tunnel Project Specific Vertical Datum".

Being also known as part of Lot 1 in Block 265 and Lot 1 in Block 267 on the tax map of the City of Hoboken, Hudson County, New Jersey.

These rights and interests identified above shall also apply to all successors in interest to NJ TRANSIT.

SUBJECT TO existing public utility easements.

The above description was written pursuant to a survey of property designated as Block 265, Lot 1 and Block 267, Lot 1, on the municipal tax map of the City of Hoboken, County of Hudson, State of New Jersey. Said survey was prepared by Naik Consulting Group, P.C. 200 Metroplex Drive, Suite 403, Edison, N.J. 08817 dated May 10, 2022 and last revised April 28, 2026 and is marked as file No. . A reduced copy of said plan is attached hereto and made a part hereof.

DESCRIPTION PREPARED BY NAIK CONSULTING GROUP, P.C.



Richard C. Baron

Richard C. Baron, P.L.S.

Director of Survey— NJ

New Jersey Professional Land Surveyor

NJ PLS Lic. No. 24GS03447900

07-15-2026

Date

NOTES AND REFERENCES:

1. EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAILROAD VULNERATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS, LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022, EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
2. THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "NA TRANSIT, HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
3. HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
4. TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.
5. LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1, BLOCK 266, LOT 1.01 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND THE MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORDED MAPS.
6. MAP ENTITLED "CONTROL, LAYOUT, INC., SUBDIVISION PLAN FOR BLOCK 34.02 LOTS 1.01, 1.02, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
7. MAP ENTITLED "FINAL PLAT BLOCK 136, LOT 8 BLOCK 255 LOT 3 & 6 - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2, 2.2 - BLOCK 268, LOT 1.2, 2.2, 3.1, 3.2 - BLOCK 268, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

SP 202E SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
SERVIENT ESTATE AREA = 2,381 SF± (0.055 AC±)
R.A. = 87,268 SF± (2.003 AC±)

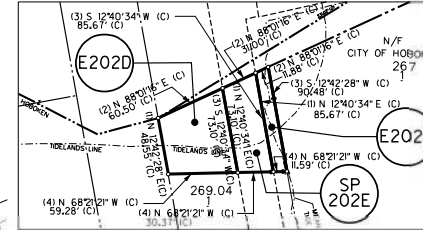
TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	705	0.0

E202F SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,010 SF± (0.023 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	379	0.0

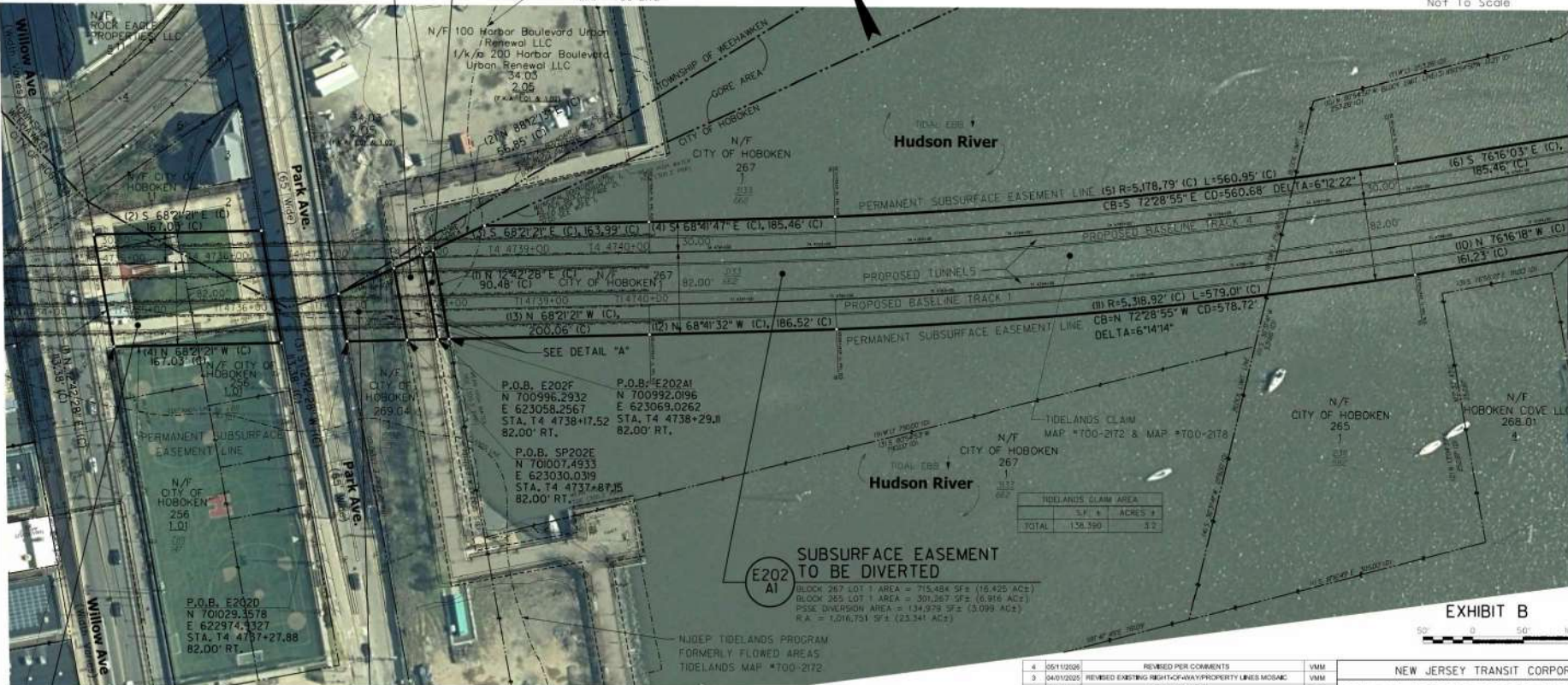
NUDEP TIDELANDS PROGRAM
FORMERLY FLOWED AREAS
MAP #700-2172



DETAIL "A"
Scale: 1" = 50'



LOCATION MAP
Not To Scale



MATCHLINE SHEET 2 OF 2

EXHIBIT B



E202C SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 256 LOT 1.01 AREA = 71,579 SF± (1.647 AC±)
BLOCK 11 LOT 2 AREA = 7,014 SF± (0.161 AC±)
BLOCK 11 LOT 1 AREA = 6,844 SF± (0.157 AC±)
PSSE DIVERSION AREA = 18,708 SF± (0.429 AC±)
TOTAL COMBINED LOTS AREA = 85,617 SF± (1.965 AC±)
R.A. = 85,617 SF± (1.965 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	5,324	0.1

E202D SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,561 SF± (0.036 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	1,337	0.0

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

NO.	DATE	REVISIONS	BY
4	05/11/2026	REVISOR PER COMMENTS	VMM
3	04/01/2025	REVISOR EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSAIC	VMM
2	10/07/2024	NEW ALIGNMENT	FA
1	02/03/2024	REVISOR LOT AREAS	FA

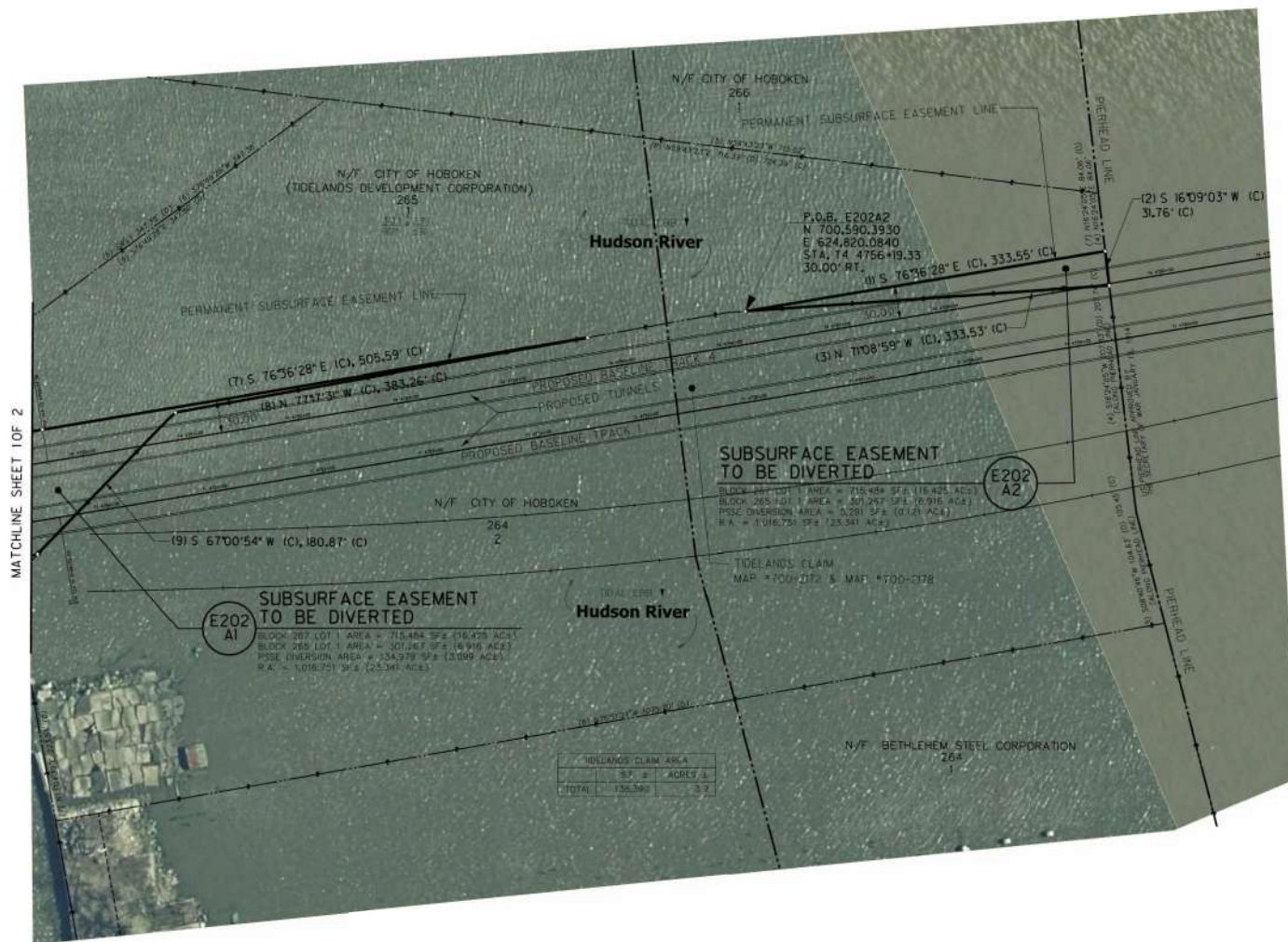
Naik Consulting Group, P.C.
200 Monmouth Office, Suite 403, Edison, N.J. 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Professional Land Surveyor New Jersey L.S. NO. 24083447000

DATE: 07-15-2026

NEW JERSEY TRANSIT CORPORATION
PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS
HUDSON TUNNEL PROJECT
SHC 0905007
OWNER: CITY OF HOBOKEN
PORTION OF
BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN
BLOCK 256, LOT 1.01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	DRAWN	CHECKED	DATE	PROJECT NO.	SHEET NO.
1"=50'	VMM	FA	05-10-2022	216034	1 OF 2



LOCATION MAP
Not To Scale

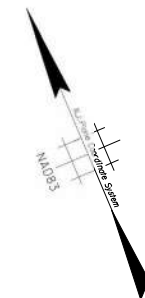


EXHIBIT B



NOTES AND REFERENCES:

- EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAISED INUNDATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS, LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022. EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
- THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL, PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. "DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
- HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
- TIDELANDS CLAIM LINE PER N.J.D.E.P., TIDELANDS MAP #700-2172 AND MAP #700-2178.
- LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND TAX MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORD MAPS.
- MAP ENTITLED "CONTROL LAYOUTS, INC., SUBDIVISION PLAN FOR BLOCK 34.03 LOTS 1.01, 102, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
- MAP ENTITLED "FINAL PLAT BLOCK 126, LOT 6 BLOCK 255 LOT 5 & 6, - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2, 1, 2.2 - BLOCK 269, LOT 6, 7, 8, 13.1, 13.2 - BLOCK 269.1, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

4	05/11/2026	REVISED PER COMMENTS	VMM
3	04/01/2025	REVISED EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSING	VMM
2	10/07/2024	NEW ALIGNMENT	FA
1	02/23/2024	REVISED LOT AREAS	FA
NO.	DATE	REVISIONS	BY

Naik Consulting Group, P.C.
200 Montross Drive, Suite 403, Edison, N.J. 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Professional Land Surveyor New Jersey L.S. No. 24083447900

DATE: 07-15-2026

NEW JERSEY TRANSIT CORPORATION

PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS
HUDSON TUNNEL PROJECT
SHC 0905007

OWNER: CITY OF HOBOKEN
PORTION OF
BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN
BLOCK 256, LOT 1, 01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	1"=50'	DRWN	VMM	CHKD	FA	DATE	05-10-2022	PROJECT NO.	216034	SHEET NO.	2 OF 2
-------	--------	------	-----	------	----	------	------------	-------------	--------	-----------	--------



Naik Consulting Group, P.C.
200 Metroplex Drive, Suite 403
Edison, NJ 08817
T: 732.777.0030
F: 732.777.0040
www.naigroup.com
E-mail: NaikConsultingGroup@naigroup.com

Preliminary Submission Date: 05/12/2022 RCB/fa
Final Submission Date: 04/28/2026
Page 1 of 5

PARCEL No. E202C

MUNICIPALITY: City of Hoboken and Township of Weehawken
COUNTY: Hudson

Permanent Sub-Surface Easement: Lots 1 & 2 in Block 11 and Lot 1.01 in Block 256

PROPERTY ADDRESS: 1601 Willow Avenue, Hoboken, NJ

CURRENT REC. OWNER: City of Hoboken

BOUNDED DESCRIPTION:

All that certain tract or parcel of land located on 1601 Willow Avenue in the City of Hoboken, County of Hudson, New Jersey, bounded and described as follows:

Parcel E202C, as indicated on a certain map entitled "NJ TRANSIT, HUDSON TUNNEL PROJECT SHC 0905007, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, " In The City of Hoboken and Township of Weehawken, County of Hudson, and as shown more particularly on a map attached hereto and made a part hereof, marked "Exhibit "B" entitled: "NEW JERSEY TRANSIT CORPORATION, PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS, HUDSON TUNNEL PROJECT SHC 0905007, OWNER: CITY OF HOBOKEN, PORTION OF BLOCK 11 LOTS 1 & 2 IN THE TOWNSHIP OF WEEHAWKEN, BLOCK 256 LOT 1.01, BLOCK 265 LOT 1, BLOCK 267 LOT 1 AND BLOCK 269.04 LOT 1 IN THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY" dated May 10, 2022. and last revised May 11, 2026.

Parcel E202C, **Beginning at a point** on the easterly side of Willow Avenue (Width Varies) and the Proposed Permanent Sub-Surface Easement Line, said point also being distant 82.00 feet right from Track 4 Proposed Baseline Station 4734+95.05, said point having a New Jersey State Plane Coordinates (NAD83) of Northing 701,115.2302 and Easting 622,758.5220 and from said beginning point running; thence

- (1) Along the easterly side of Willow Avenue (Width Varies), N 12° 42' 28" E (calculated), a distance of 113.38 feet (calculated) to a point on the Proposed Permanent Sub-Surface Easement Line; thence
- (2) Along the Proposed Permanent Sub-Surface Easement Line and through Lots 1 & 2 in Block 11, S 68° 21' 21" E (calculated), a distance of 167.03 feet (calculated) to a point on the westerly side of Park Avenue (65' Wide); thence

Hudson River Tunnel Project SHC 0905007

- (3) Along the westerly side of Park Avenue (65' Wide), S 12° 42' 28" W (calculated), a distance of 113.38 feet (calculated) to a point on the Proposed Permanent Sub-Surface Easement Line; thence
- (4) Along the Proposed Permanent Sub-Surface Easement Line and through Lot 1.01 in Block 256, N 68° 21' 21" W (calculated), a distance of 167.03 feet (calculated) to the **Point and Place of Beginning**.

Containing a total area of 18,708 square feet or 0.429 acres more or less. Of it 14,630 square feet or 0.336 acres more or less in Lot 1.01 of Block 256, 3,763 square feet or 0.086 acres more or less in Lot 2 of Block 11 and 315 square feet or 0.007 acres more or less in Lot 1 of Block 11.

The basis of bearing in this description is the New Jersey State Plane Coordinates (NAD83), Zone 2900.

PARCEL E202C, being a permanent sub-surface easement consisting of the right in perpetuity to construct, operate, maintain, reconstruct, repair, replace, and relocate sub-surface rail and fixed guideway systems facilities and appurtenances (including, but not limited to, tunnel, liner, rail, rock support devices or methodologies, fixed guideway and such forms of passenger transportation as may result from future technology, electrical, mechanical, rail and fixed guideway signal systems, and any other systems appurtenant thereto) within the area shown on the aforesaid maps.

TOGETHER WITH the right to operate, in perpetuity, all passenger rail and fixed guideway vehicles and systems and appurtenances within the vertical and horizontal planes and limits of the aforesaid easement as stated herein and as shown on the aforesaid maps, and the right to enter within the stated vertical and horizontal planes and limits of said easement along with personnel, vehicles, equipment, and materials for the maintenance and operation of the passenger rail and fixed guideway systems and structures, tunnel and other facilities and appurtenances.

TOGETHER WITH the right to install and maintain for use, lease, or license; transmission, data or utility lines or any other form or mechanism of communication or transmission, whether by any existing or future means, within the horizontal and vertical planes and limits of the aforesaid permanent sub-surface easement as stated herein and as shown on the aforesaid maps.

TOGETHER WITH the right in perpetuity to utilize, for the above described purposes, any ownership, reversionary or associated right, title and interest that the owner or assigns may have to the adjacent right of way between the stated horizontal and vertical planes, as stated herein and shown on the aforesaid maps.

FURTHERMORE, all said rights shall extend from the lower limiting horizontal plane at elevation 171 +/- feet to the upper limiting horizontal plane at elevation 231 +/-, said

Hudson River Tunnel Project SHC 0905007

upper limiting horizontal plane being approximately 74 feet below the average existing ground surface elevation of the subject property as approximately identified in the cross sections and profiles as they appear in the aforesaid maps. All elevations expressed herein are based on the "Hudson Tunnel Project Specific Vertical Datum".

Being also known as part of Blocks 11 and 256, Lots 2 and 1.01 on the tax map of the City of Hoboken, Hudson County, New Jersey, as referenced in Deed Book 7811, Page 147.

These rights and interests identified above shall also apply to all successors in interest to NJ TRANSIT.

SUBJECT TO existing public utility easements.

The above description was written pursuant to a survey of property designated as Block 256, Lot 1.01, on the municipal tax map of the City of Hoboken, and Block 11, Lots 1 and 2, on the municipal tax map of the Township of Weehawken, County of Hudson, State of New Jersey. Said survey was prepared by Naik Consulting Group, P.C. 200 Metroplex Drive, Suite 403, Edison, N.J. 08817 dated May 10, 2022 and last revised April 28, 2026, and is marked as file No. . A reduced copy of said plan is attached hereto and made a part hereof.

DESCRIPTION PREPARED BY NAIK CONSULTING GROUP, P.C.



Richard C. Baron, P.L.S
Director of Survey – NJ
New Jersey Professional Land Surveyor
NJ PLS Lic. No. 24GS03447900

07-15-2026

Date

NOTES AND REFERENCES:

1. EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAILROAD VULNERATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS, LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022, EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
2. THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "NA TRANSIT, HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
3. HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
4. TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.
5. LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1, BLOCK 256, LOT 1.01 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND THE MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORDED MAPS.
6. MAP ENTITLED "CONTROL, LAYOUT, INC., SUBDIVISION PLAN FOR BLOCK 34.02 LOTS 1.01, 1.02, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
7. MAP ENTITLED "FINAL PLAT BLOCK 136, LOT 8 BLOCK 255 LOT 3 & 6 - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2, 2.2 - BLOCK 268, LOT 1.2, 1.3, 1.12 - BLOCK 268, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

SP 202E SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
SERVIENT ESTATE AREA = 2,381 SF± (0.055 AC±)
R.A. = 87,268 SF± (2.003 AC±)

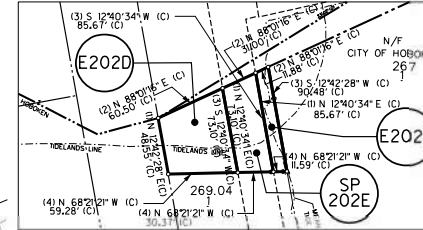
TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	705	0.0

E202F SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,010 SF± (0.023 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	379	0.0

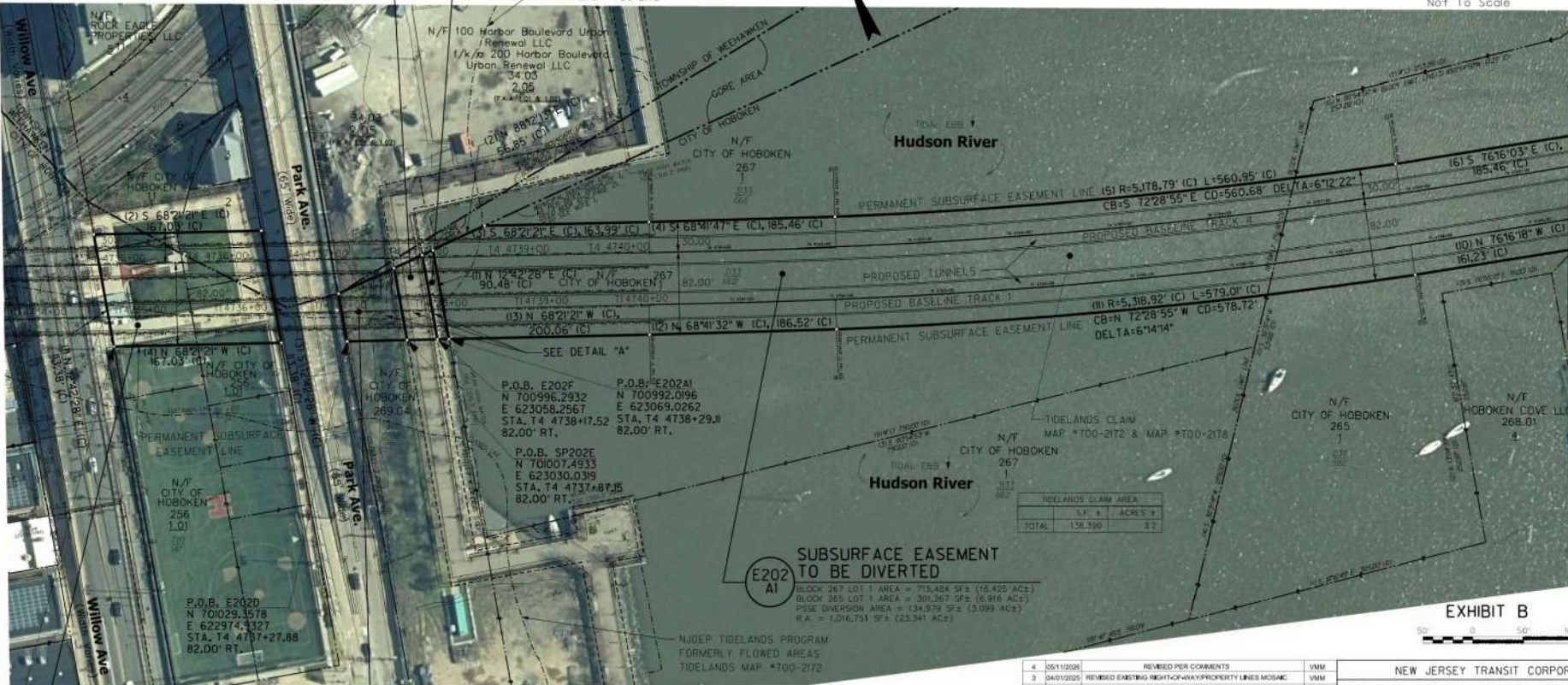
NUDEP TIDELANDS PROGRAM
FORMERLY FLOWED AREAS
MAP #700-2172



DETAIL "A"
Scale: 1" = 50'



LOCATION MAP
Not To Scale



MATCHLINE SHEET 2 OF 2

EXHIBIT B



E202C SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 256 LOT 1.01 AREA = 71,579 SF± (1.647 AC±)
BLOCK 11 LOT 2 AREA = 7,014 SF± (0.161 AC±)
BLOCK 11 LOT 1 AREA = 6,844 SF± (0.157 AC±)
PSSE DIVERSION AREA = 18,708 SF± (0.429 AC±)
TOTAL COMBINED LOTS AREA = 85,617 SF± (1.965 AC±)
R.A. = 85,617 SF± (1.965 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	5,324	0.1

E202D SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,561 SF± (0.036 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	1,337	0.0

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

NO.	DATE	REVISIONS	BY
4	05/11/2026	REVISOR PER COMMENTS	VMM
3	04/01/2025	REVISOR EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSAIC	VMM
2	10/07/2024	NEW ALIGNMENT	FA
1	02/23/2024	REVISOR LOT AREAS	FA
		REVISIONS	BY

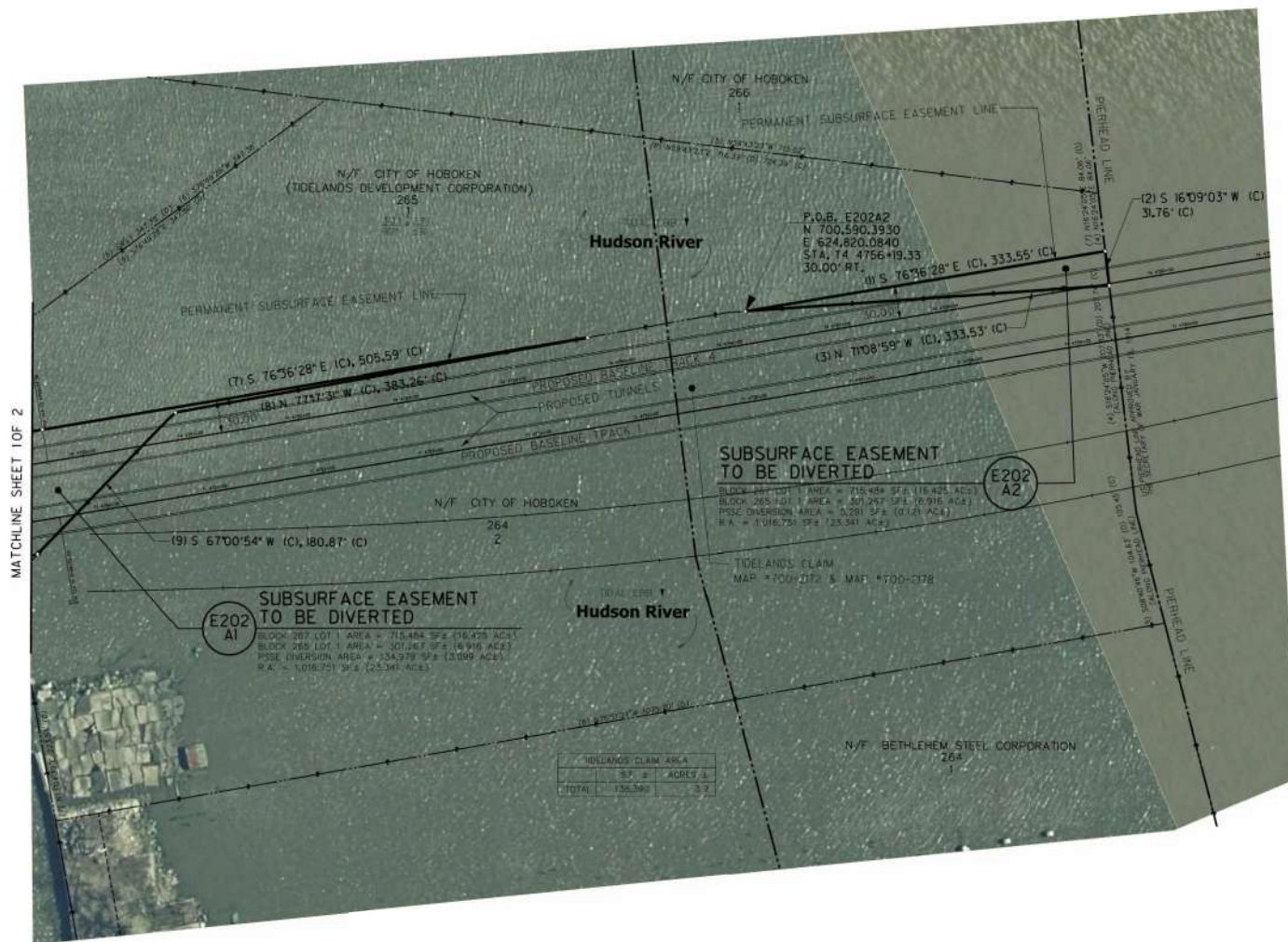
Naik Consulting Group, P.C.
200 Montross Drive, Suite 403, Edison, NJ, 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Professional Land Surveyor New Jersey L.S. NO. 2408347000

DATE: 07-15-2026

NEW JERSEY TRANSIT CORPORATION
PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS
HUDSON TUNNEL PROJECT
SHC 0905007
OWNER: CITY OF HOBOKEN
PORTION OF
BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN
BLOCK 256, LOT 1.01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	DRAWN	CHECKED	DATE	PROJECT NO.	SHEET NO.
1"=50'	VMM	FA	05-10-2022	216034	1 OF 2



LOCATION MAP
Not To Scale

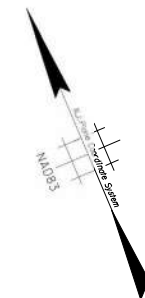


EXHIBIT B



NOTES AND REFERENCES:

- EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAISED INUNDATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS. LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022, EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
- THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL, PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. "DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
- HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
- TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.
- LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND TAX MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORD MAPS.
- MAP ENTITLED "CONTROL LAYOUTS, INC. SUBDIVISION PLAN FOR BLOCK 34.03 LOTS 1.01, 102, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
- MAP ENTITLED "TINIAL PLAT BLOCK 126, LOT 6 BLOCK 255 LOT 5 & 6, - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2.1, 2.2 - BLOCK 269, LOT 6, 7, 8, 13.1, 13.2 - BLOCK 269.1, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

4	05/11/2026	REVISED PER COMMENTS	VMM
3	04/01/2025	REVISED EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSING	VMM
2	10/07/2024	NEW ALIGNMENT	FA
1	02/23/2024	REVISED LOT AREAS	FA
NO.	DATE	REVISIONS	BY

Naik Consulting Group, P.C.
200 Montross Drive, Suite 403, Edison, N.J. 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Professional Land Surveyor New Jersey L.S. No. 24083447900

DATE: 07-15-2026

NEW JERSEY TRANSIT CORPORATION

PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS
HUDSON TUNNEL PROJECT
SHC 0905007

OWNER: CITY OF HOBOKEN
PORTION OF
BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN
BLOCK 256, LOT 1.01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	1"=50'	DRAW	VMM	CHK	FA	DATE	05-10-2022	PROJECT NO.	216034	SHEET NO.	2 OF 2
-------	--------	------	-----	-----	----	------	------------	-------------	--------	-----------	--------



Naik Consulting Group, P.C.
200 Metroplex Drive, Suite 403
Edison, NJ 08817
T: 732.777.0030
F: 732.777.0040
www.naigroup.com
E-mail: NaikConsultingGroup@naigroup.com

Preliminary Submission Date: 05/23/2022 RCB/fa

Final Submission Date: 04/28/2026

Page 1 of 5

PARCEL No. E202D

MUNICIPALITY: City of Hoboken
COUNTY: Hudson
Permanent Sub-Surface Easement: Lot 1 in Block 269.04

PROPERTY ADDRESS: 1501 Park Avenue, Hoboken, NJ

CURRENT REC. OWNER: City of Hoboken

BOUNDED DESCRIPTION:

All that certain tract or parcel of land located on 1501 Park Avenue in the City of Hoboken, County of Hudson, New Jersey, bounded and described as follows:

Parcel E202D as indicated on a certain map entitled "NJ TRANSIT, HUDSON TUNNEL PROJECT SHC 0905007, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, " in The City of Hoboken and Township of Weehawken, County of Hudson, and as shown more particularly on a map attached hereto and made a part hereof, marked "Exhibit "B" entitled: "NEW JERSEY TRANSIT CORPORATION, PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS, HUDSON TUNNEL PROJECT SHC 0905007, OWNER: CITY OF HOBOKEN, PORTION OF BLOCK 11 LOTS 1 & 2 IN THE TOWNSHIP OF WEEHAWKEN, BLOCK 256 LOT 1, BLOCK 265 LOT 1, BLOCK 267 LOT 1 AND BLOCK 269.04 LOT 1 IN THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY" dated May 10, 2022 and last revised May 11, 2026.

Parcel E202D, **Beginning at a point** on the easterly side of Park Avenue and the Proposed Permanent Sub-Surface Easement Line, said point also being distant 82.00 feet right from Track 4 Proposed Baseline Station 4737+27.88, said point having a New Jersey State Plane Coordinates (NAD83) of Northing 701,029.3578 and Easting 622,974.9327 and from said beginning point running; thence

1. Along the easterly side of Park Avenue, N 12° 42' 28" E (calculated), a distance of 48.55 feet (calculated) to a point on the boundary line of the City of Hoboken; thence
2. Along the boundary line of the City of Hoboken, N 88° 01' 16" E (calculated), a distance of 60.50 feet (calculated) to a point on the westerly side of the conservation easement line; thence

Hudson River Tunnel Project SHC 0905007

3. Along the westerly side of the conservation easement line, S 12° 40' 34" W (calculated), a distance of 73.10 feet (calculated) to a point on the Proposed Permanent Sub-Surface Easement Line; thence
4. Along the Proposed Permanent Sub-Surface Easement Line and through Lot 1 in Block 269.04, N 68° 21' 21" W (calculated), a distance of 59.28 feet (calculated) to the **Point and Place of Beginning**.

Containing 3,561 square feet or 0.082 acres more or less.

The basis of bearing in this description is the New Jersey State Plane Coordinates (NAD83), Zone 2900.

PARCEL E202D, being a permanent sub-surface easement consisting of the right in perpetuity to construct, operate, maintain, reconstruct, repair, replace, and relocate sub-surface rail and fixed guideway systems facilities and appurtenances (including, but not limited to, tunnel, liner, rail, rock support devices or methodologies, fixed guideway and such forms of passenger transportation as may result from future technology, electrical, mechanical, rail and fixed guideway signal systems, and any other systems appurtenant thereto) within the area shown on the aforesaid maps.

TOGETHER WITH the right to operate, in perpetuity, all passenger rail and fixed guideway vehicles and systems and appurtenances within the vertical and horizontal planes and limits of the aforesaid easement as stated herein and as shown on the aforesaid maps, and the right to enter within the stated vertical and horizontal planes and limits of said easement along with personnel, vehicles, equipment, and materials for the maintenance and operation of the passenger rail and fixed guideway systems and structures, tunnel and other facilities and appurtenances.

TOGETHER WITH the right to install and maintain for use, lease, or license; transmission, data or utility lines or any other form or mechanism of communication or transmission, whether by any existing or future means, within the horizontal and vertical planes and limits of the aforesaid permanent sub-surface easement as stated herein and as shown on the aforesaid maps.

TOGETHER WITH the right in perpetuity to utilize, for the above described purposes, any ownership, reversionary or associated right, title and interest that the owner or assigns may have to the adjacent right of way between the stated horizontal and vertical planes, as stated herein and shown on the aforesaid maps.

FURTHERMORE, all said rights shall extend from the lower limiting horizontal plane at elevation 166 +/- feet to the upper limiting horizontal plane at elevation 226 +/-, said upper limiting horizontal plane being approximately 82 feet below the average existing ground surface elevation of the subject property as approximately identified in the cross sections and profiles as they appear in the aforesaid maps. All elevations expressed herein are based on the "Hudson Tunnel Project Specific Vertical Datum".

Hudson River Tunnel Project SHC 0905007

Being also known as part of Block 269.04, Lot 1 on the tax map of the City of Hoboken, Hudson County, New Jersey, as referenced in Deed Book 8792, Page 21.

These rights and interests identified above shall also apply to all successors in interest to NJ TRANSIT.

SUBJECT TO existing public utility easements.

The above description was written pursuant to a survey of property designated as Block 269.04, Lot 1, on the municipal tax map of the City of Hoboken, County of Hudson, State of New Jersey. Said survey was prepared by Naik Consulting Group, P.C. 200 Metroplex Drive, Suite 403, Edison, N.J. 08817 dated May 10, 2022 and last revised April 28, 2026, and is marked as file No. . A reduced copy of said plan is attached hereto and made a part hereof.

DESCRIPTION PREPARED BY NAIK CONSULTING GROUP, P.C.



Richard C. Baron, P.L.S
Director of Survey – NJ
New Jersey Professional Land Surveyor
NJ PLS Lic. No. 24GS03447900

07-15-2026

Date

NOTES AND REFERENCES:

1. EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAILROAD VULNERATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS, LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022, EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
2. THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "NA TRANSIT, HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
3. HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
4. TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.
5. LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1, BLOCK 256, LOT 1.01 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND THE MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORDED MAPS.
6. MAP ENTITLED "CONTROL, LAYOUT, INC., SUBDIVISION PLAN FOR BLOCK 34.02 LOTS 1.01, 1.02, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
7. MAP ENTITLED "FINAL PLAT BLOCK 136, LOT 8 BLOCK 255 LOT 3 & 6 - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2, 2.2 - BLOCK 268, LOT 1.2, 2.2, 1.1, 1.2 - BLOCK 268, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

SP 202E SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
SERVIENT ESTATE AREA = 2,381 SF± (0.055 AC±)
R.A. = 87,268 SF± (2.003 AC±)

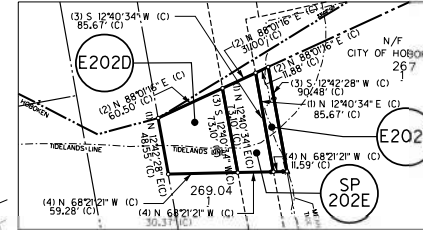
TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	705	0.0

E202F SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,010 SF± (0.023 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	379	0.0

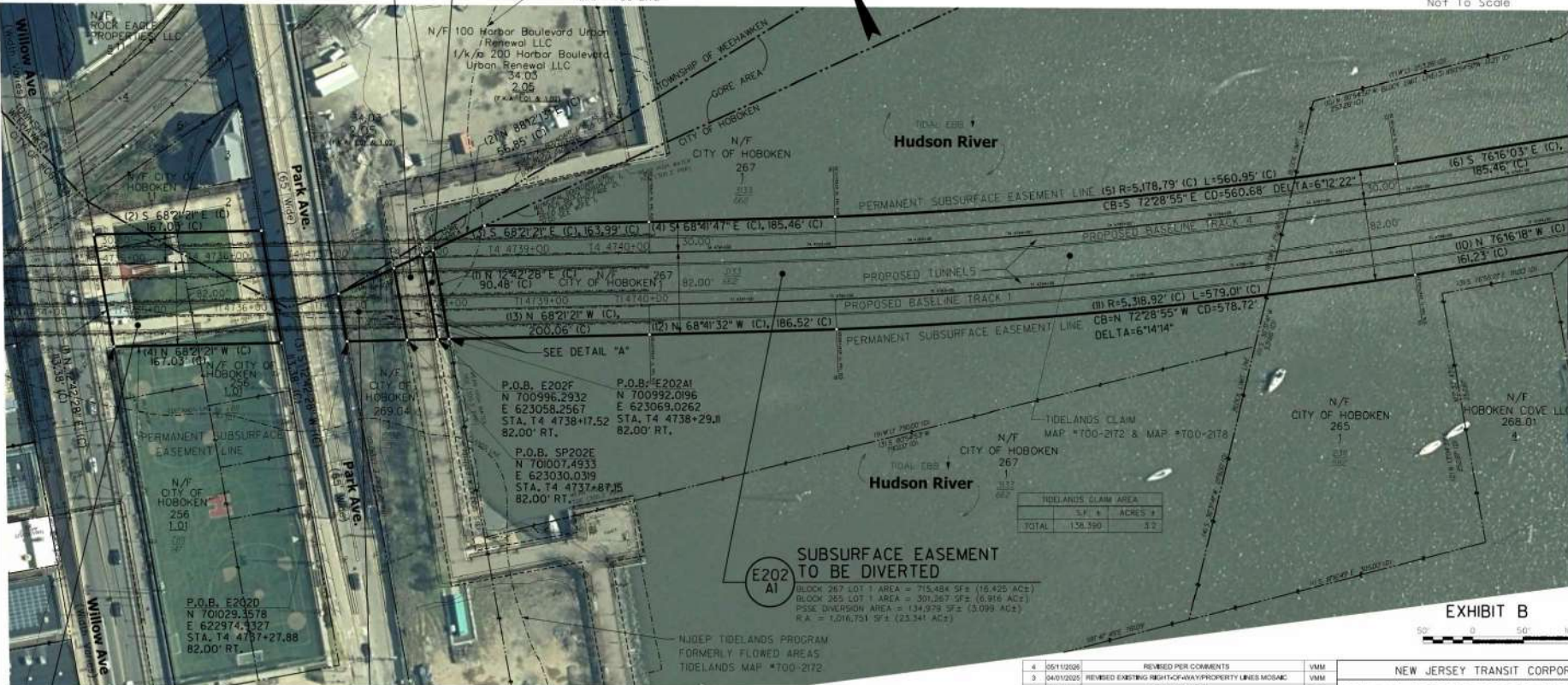
NJDEP TIDELANDS PROGRAM
FORMERLY FLOWED AREAS
MAP #700-2172



DETAIL "A"
Scale: 1" = 50'



LOCATION MAP
Not To Scale



MATCHLINE SHEET 2 OF 2

E202C SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 256 LOT 1.01 AREA = 71,579 SF± (1.647 AC±)
BLOCK 11 LOT 2 AREA = 7,014 SF± (0.161 AC±)
BLOCK 11 LOT 1 AREA = 6,844 SF± (0.157 AC±)
PSSE DIVERSION AREA = 18,708 SF± (0.429 AC±)
TOTAL COMBINED LOTS AREA = 85,617 SF± (1.965 AC±)
R.A. = 85,617 SF± (1.965 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	5,324	0.1

E202D SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,561 SF± (0.036 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	1,337	0.0

E202A SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 267 LOT 1 AREA = 715,484 SF± (16.425 AC±)
BLOCK 265 LOT 1 AREA = 301,287 SF± (6.916 AC±)
PSSE DIVERSION AREA = 134,979 SF± (3.099 AC±)
R.A. = 1,016,751 SF± (23.341 AC±)

NO.	DATE	REVISIONS	BY
4	05/11/2026	REVISOR PER COMMENTS	VMM
3	04/01/2025	REVISOR EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSAIC	VMM
2	10/07/2024	NEW ALIGNMENT	FA
1	02/23/2024	REVISOR LOT AREAS	FA
		REVISIONS	BY

Naik Consulting Group, P.C.
200 Monmouth Office, Suite 403, Edison, N.J. 08817
Tel: 732.777.0030 Fax: 732.777.0040

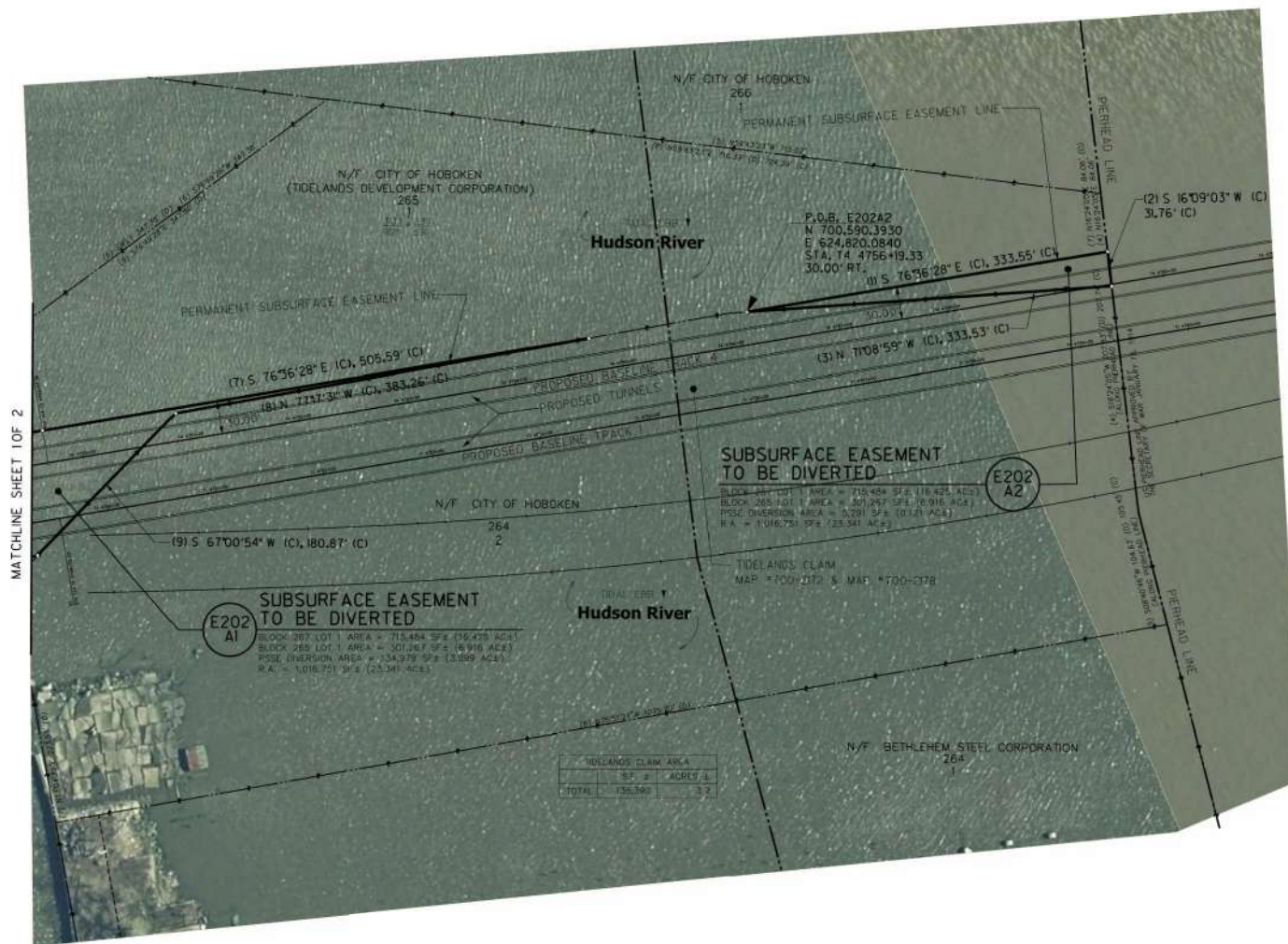
Richard C. Baron
Professional Land Surveyor New Jersey L.S. NO. 24083447000

DATE: 07-15-2026

NEW JERSEY TRANSIT CORPORATION
PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS
HUDSON TUNNEL PROJECT
SHC 0905007
OWNER: CITY OF HOBOKEN
PORTION OF
BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN
BLOCK 256, LOT 1.01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	DRAWN	CHECKED	DATE	PROJECT NO.	SHEET NO.
1"=50'	VMM	FA	05-10-2022	216034	1 OF 2

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."



LOCATION MAP
Not To Scale

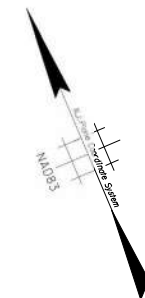


EXHIBIT B



NOTES AND REFERENCES:

- EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAISED INUNDATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS. LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022, EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
- THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL, PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. "DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
- HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
- TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.
- LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND TAX MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORD MAPS.
- MAP ENTITLED "CONTROL LAYOUTS, INC. SUBDIVISION PLAN FOR BLOCK 34.03 LOTS 1.01, 102, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
- MAP ENTITLED "TINIAL PLAT BLOCK 126, LOT 6 BLOCK 255 LOT 5 & 6, - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2.1, 2.2 - BLOCK 269, LOT 6, 7, 8, 13.1, 13.2 - BLOCK 269.1, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

4	05/11/2026	REVISED PER COMMENTS	VMM
3	04/01/2025	REVISED EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSING	VMM
2	10/07/2024	NEW ALIGNMENT	FA
1	02/23/2024	REVISED LOT AREAS	FA
NO.	DATE	REVISIONS	BY
 Naik Consulting Group, P.C. 200 Montross Drive, Suite 403, Edison, N.J. 08817 Tel: 732.777.0030 Fax: 732.777.0040			
 Richard C. Baron Professional Land Surveyor New Jersey L.S. No. 24083447900			Dated: 07-15-2026

NEW JERSEY TRANSIT CORPORATION			
PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS HUDSON TUNNEL PROJECT SHC 0905007			
OWNER: CITY OF HOBOKEN PORTION OF			
BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN			
BLOCK 256, LOT 1.01 IN THE CITY OF HOBOKEN			
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN			
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN			
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN			
COUNTY OF HUDSON, NEW JERSEY			
SCALE	1"=50'	DATE	05-10-2022
BY	VMM	CHK	FA
PROJECT NO.	216034	SHEET NO.	2 OF 2



Naik Consulting Group, P.C.
200 Metroplex Drive, Suite 403
Edison, NJ 08817
T: 732.777.0030
F: 732.777.0040
www.naigroup.com
E-mail: NaikConsultingGroup@naigroup.com

Preliminary Submission Date: 05/23/2022 RCB/fa
Final Submission Date: 04/28/2026
Page 1 of 5

PARCEL No. E202F

MUNICIPALITY: City of Hoboken
COUNTY: Hudson
Permanent Sub-Surface Easement: Lot 1 in Block 269.04

PROPERTY ADDRESS: 1501 Park Avenue, Hoboken, NJ

CURRENT REC. OWNER: City of Hoboken

BOUNDED DESCRIPTION:

All that certain tract or parcel of land located on 1501 Park Avenue in the City of Hoboken, County of Hudson, New Jersey, bounded and described as follows:

Parcel E202F as indicated on a certain map entitled "NJ TRANSIT, HUDSON TUNNEL PROJECT SHC 0905007, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, " in The City of Hoboken and Township of Weehawken, County of Hudson, and as shown more particularly on a map attached hereto and made a part hereof, marked "Exhibit "B" entitled: "NEW JERSEY TRANSIT CORPORATION, PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS, HUDSON TUNNEL PROJECT SHC 0905007, OWNER: CITY OF HOBOKEN, PORTION OF BLOCK 11 LOTS 1 & 2 IN THE TOWNSHIP OF WEEHAWKEN, BLOCK 256 LOT 1.01, BLOCK 265 LOT 1, BLOCK 267 LOT 1 AND BLOCK 269.04 LOT 1 IN THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY" dated May 10, 2022 and last revised May 11, 2026.

Parcel E202F, **Beginning at a point** at the intersection of the easterly side of the conservation easement line and the Proposed Permanent Sub-Surface Easement Line, said point also being distant 82.00 feet right from Track 4 Proposed Baseline Station 4738+17.52, said point having a New Jersey State Plane Coordinates (NAD83) of Northing 700,996.2932 and Easting 623,058.2567 and from said beginning point running; thence

1. Along the easterly side of the conservation easement line and through Lot 1 in Block 269.04, N 12° 40' 34" E (calculated), a distance of 85.67 feet (calculated) to a point on the boundary line of the City of Hoboken; thence
2. Along the boundary line of the City of Hoboken, N 88° 01' 16" E (calculated), a distance of 11.88 feet (calculated) to a point on the division line between Lot 1 in Block 269.04 and Lot 1 in Block 267; thence

Hudson River Tunnel Project SHC 0905007

3. Along the division line between Lot 1 in Block 269.04 and Lot 1 in Block 267, S 12° 42' 28" W (calculated), a distance of 90.48 feet (calculated) to a point on the Proposed Permanent Sub-Surface Easement Line; thence
4. Along the Proposed Permanent Sub-Surface Easement Line and through Lot 1 in Block 269.04, N 68° 21' 21" W (calculated), a distance of 11.59 feet (calculated) to the **Point and Place of Beginning**.

Containing 1,010 square feet or 0.023 acres more or less.

The basis of bearing in this description is the New Jersey State Plane Coordinates (NAD83), Zone 2900.

PARCEL E202F, being a permanent sub-surface easement consisting of the right in perpetuity to construct, operate, maintain, reconstruct, repair, replace, and relocate sub-surface rail and fixed guideway systems facilities and appurtenances (including, but not limited to, tunnel, liner, rail, rock support devices or methodologies, fixed guideway and such forms of passenger transportation as may result from future technology, electrical, mechanical, rail and fixed guideway signal systems, and any other systems appurtenant thereto) within the area shown on the aforesaid maps.

TOGETHER WITH the right to operate, in perpetuity, all passenger rail and fixed guideway vehicles and systems and appurtenances within the vertical and horizontal planes and limits of the aforesaid easement as stated herein and as shown on the aforesaid maps, and the right to enter within the stated vertical and horizontal planes and limits of said easement along with personnel, vehicles, equipment, and materials for the maintenance and operation of the passenger rail and fixed guideway systems and structures, tunnel and other facilities and appurtenances.

TOGETHER WITH the right to install and maintain for use, lease, or license; transmission, data or utility lines or any other form or mechanism of communication or transmission, whether by any existing or future means, within the horizontal and vertical planes and limits of the aforesaid permanent sub-surface easement as stated herein and as shown on the aforesaid maps.

TOGETHER WITH the right in perpetuity to utilize, for the above described purposes, any ownership, reversionary or associated right, title and interest that the owner or assigns may have to the adjacent right of way between the stated horizontal and vertical planes, as stated herein and shown on the aforesaid maps.

FURTHERMORE, all said rights shall extend from the lower limiting horizontal plane at elevation 166 +/- feet to the upper limiting horizontal plane at elevation 226 +/-, said upper limiting horizontal plane being approximately 82 feet below the average existing ground surface elevation of the subject property as approximately identified in the cross

Hudson River Tunnel Project SHC 0905007

sections and profiles as they appear in the aforesaid maps. All elevations expressed herein are based on the "Hudson Tunnel Project Specific Vertical Datum".

Being also known as part of Block 269.04, Lot 1 on the tax map of the City of Hoboken, Hudson County, New Jersey, as referenced in Deed Book 8792, Page 21.

These rights and interests identified above shall also apply to all successors in interest to NJ TRANSIT.

SUBJECT TO existing public utility easements.

The above description was written pursuant to a survey of property designated as Block 269.04, Lot 1, on the municipal tax map of the City of Hoboken, County of Hudson, State of New Jersey. Said survey was prepared by Naik Consulting Group, P.C. 200 Metroplex Drive, Suite 403, Edison, N.J. 08817 dated May 10, 2022 and last revised April 28, 2026, and is marked as file No. . A reduced copy of said plan is attached hereto and made a part hereof.

DESCRIPTION PREPARED BY NAIK CONSULTING GROUP, P.C.



Richard C. Baron, P.L.S
Director of Survey – NJ
New Jersey Professional Land Surveyor
NJ PLS Lic. No. 24GS03447900

07-15-2026

Date

NOTES AND REFERENCES:

1. EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAILROAD VULNERATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS, LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022, EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
2. THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "NA TRANSIT, HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
3. HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
4. TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.
5. LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1, BLOCK 256, LOT 1.01 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND THE MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORDED MAPS.
6. MAP ENTITLED "CONTROL, LAYOUT, INC., SUBDIVISION PLAN FOR BLOCK 34.02 LOTS 1.01, 1.02, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
7. MAP ENTITLED "FINAL PLAT BLOCK 136, LOT 8 BLOCK 255 LOT 3 & 6 - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2, 2.2 - BLOCK 268, LOT 1.2, 1.3, 1.12 - BLOCK 268, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

SP 202E SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
SERVIENT ESTATE AREA = 2,381 SF± (0.055 AC±)
R.A. = 87,268 SF± (2.003 AC±)

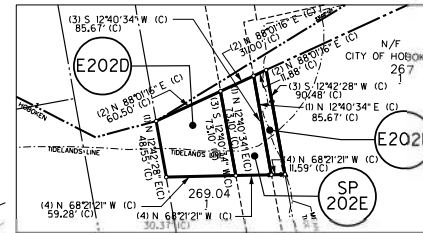
TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	705	0.0

E202F SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,010 SF± (0.023 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	379	0.0

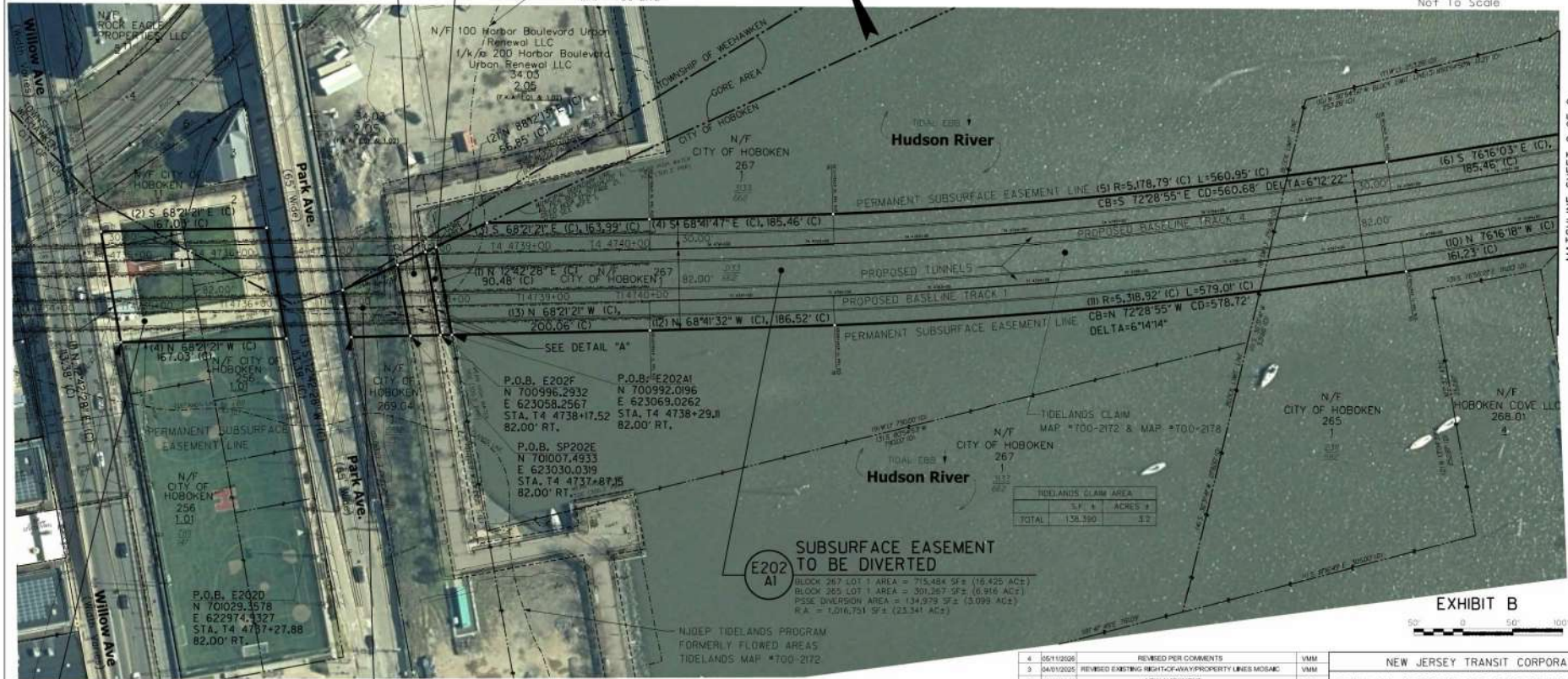
NUDEP TIDELANDS PROGRAM
FORMERLY FLOWED AREAS
MAP #700-2172



DETAIL "A"
Scale: 1" = 50'



LOCATION MAP
Not To Scale



MATCHLINE SHEET 2 OF 2

EXHIBIT B



E202C SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 256 LOT 1.01 AREA = 71,579 SF± (1.647 AC±)
BLOCK 11 LOT 2 AREA = 7,014 SF± (0.161 AC±)
BLOCK 11 LOT 1 AREA = 6,844 SF± (0.157 AC±)
PSSE DIVERSION AREA = 18,708 SF± (0.429 AC±)
TOTAL COMBINED LOTS AREA = 85,617 SF± (1.965 AC±)
R.A. = 85,617 SF± (1.965 AC±)
STA. T4 4734+95.05
82.00' RT.

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	5,324	0.1

E202D SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,561 SF± (0.036 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	1,337	0.0

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

NO.	DATE	REVISIONS	BY
4	05/11/2026	REVISOR PER COMMENTS	VMM
3	04/01/2025	REVISOR EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSAIC	VMM
2	10/07/2024	NEW ALIGNMENT	FA
1	02/23/2024	REVISOR LOT AREAS	FA

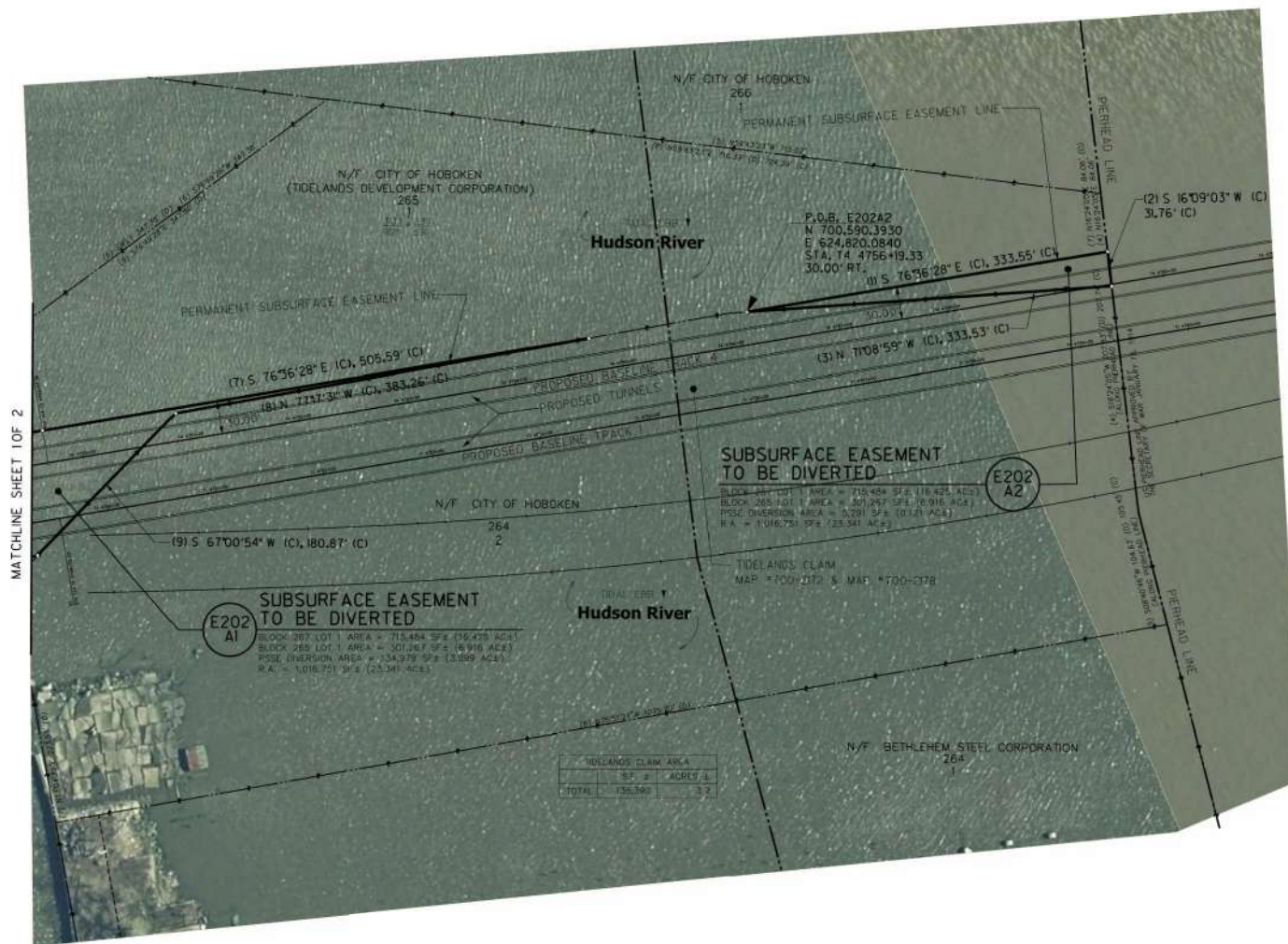
Naik Consulting Group, P.C.
200 Montross Drive, Suite 403, Edison, NJ, 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Richard C. Baron
Professional Land Surveyor New Jersey L.S. NO. 24082347000

DATE: 07-15-2026

NEW JERSEY TRANSIT CORPORATION
PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS
HUDSON TUNNEL PROJECT
SHC 0905007
OWNER: CITY OF HOBOKEN
PORTION OF
BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN
BLOCK 256, LOT 1.01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	DRAWN	CHECKED	DATE	PROJECT NO.	SHEET NO.
1"=50'	VMM	FA	05-10-2022	216034	1 OF 2



LOCATION MAP
Not To Scale

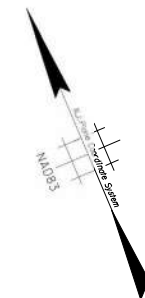


EXHIBIT B



NOTES AND REFERENCES:

- EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAISED INUNDATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS, LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022. EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
- THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL, PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. "DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
- HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
- TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.
- LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND TAX MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORD MAPS.
- MAP ENTITLED "CONTROL LAYOUTS, INC. SUBDIVISION PLAN FOR BLOCK 34.03 LOTS 1.01, 102, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
- MAP ENTITLED "TINIAL PLAT BLOCK 126, LOT 6 BLOCK 255 LOT 5 & 6, - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2.1, 2.2 - BLOCK 269, LOT 6, 7, 8, 13.1, 13.2 - BLOCK 269.1, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

4	05/11/2026	REVISED PER COMMENTS	VMM
3	04/01/2025	REVISED EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSING	VMM
2	10/07/2024	NEW ALIGNMENT	FA
1	02/23/2024	REVISED LOT AREAS	FA
NO.	DATE	REVISIONS	BY
Naik Consulting Group, P.C. 200 Montross Drive, Suite 403, Edison, N.J. 08817 Tel: 732.777.0030 Fax: 732.777.0040			
Richard C. Baron Professional Land Surveyor New Jersey L.S. No. 24083447900			
Dated: 07-15-2026			

NEW JERSEY TRANSIT CORPORATION			
PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS			
HUDSON TUNNEL PROJECT			
SHC 0905007			
OWNER: CITY OF HOBOKEN			
PORTION OF			
BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN			
BLOCK 256, LOT 1, 01 IN THE CITY OF HOBOKEN			
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN			
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN			
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN			
COUNTY OF HUDSON, NEW JERSEY			
SCALE	1"=50'	DATE	05-10-2022
BY	VMM	CHK	FA
PROJECT NO.	216034	SHEET NO.	2 OF 2



Naik Consulting Group, P.C.
200 Metroplex Drive, Suite 403
Edison, NJ 08817
T: 732.777.0030
F: 732.777.0040
www.naigroup.com
E-mail: NaikConsultingGroup@naigroup.com

Preliminary Submission Date: 05/23/2022 RCB/fa
Final Submission Date: 04/28/2026
Page 1 of 5

PARCEL No. SP202E

MUNICIPALITY: City of Hoboken
COUNTY: Hudson
Permanent Servient Sub-Surface Easement: Lot 1 in Block 269.04

PROPERTY ADDRESS: 1501 Park Avenue, Hoboken, NJ

CURRENT REC. OWNER: City of Hoboken

BOUNDED DESCRIPTION:

All that certain tract or parcel of land located on 1501 Park Avenue in the City of Hoboken, County of Hudson, New Jersey, bounded and described as follows:

Parcel SP202E as indicated on a certain map entitled "NJ TRANSIT, HUDSON TUNNEL PROJECT SHC 0905007, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP " in The City of Hoboken and Township of Weehawken, County of Hudson, and as shown more particularly on a map attached hereto and made a part hereof, marked "Exhibit "B" entitled: "NEW JERSEY TRANSIT CORPORATION, PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS, HUDSON TUNNEL PROJECT SHC 0905007, OWNER: CITY OF HOBOKEN, PORTION OF BLOCK 11 LOTS 1 & 2 IN THE TOWNSHIP OF WEEHAWKEN, BLOCK 256 LOT 1.01, BLOCK 265 LOT 1, BLOCK 267 LOT 1 AND BLOCK 269.04 LOT 1 IN THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY" Dated May 10, 2022 and last revised May 11, 2026.

Parcel SP202E, at about station 4737+95 of Proposed Track 4 Baseline Stationing, including all the land and premises of the owner, exclusive of the conservation restriction easement held now by the State of New Jersey, Department of Environmental Protection, as shown on the aforesaid maps, and is more particularly described as follows:

Beginning at a point at the intersection of the westerly side of the conservation easement line and the Proposed Permanent Sub-Surface Easement Line, said point also being distant 82.00 feet right from Track 4 Proposed Baseline Station 4737+87.15, said point having a New Jersey State Plane Coordinates (NAD83) of Northing 701,007.4933 and Easting 623,030.0319 and from said beginning point running; thence

1. Along the westerly side of the conservation easement line and through Lot 1 in Block 269.04, N 12° 40' 34" E (calculated), a distance of 73.10 feet (calculated) to a point on the boundary line of the City of Hoboken; thence

2. Along the boundary line of the City of Hoboken, N 88° 01' 16" E (calculated), a distance of 31.01 feet (calculated) to a point on the easterly side of the conservation easement line; thence
3. Along easterly side of the conservation easement line, S 12° 40' 34" W (calculated), a distance of 85.67 feet (calculated) to a point on the Proposed Permanent Sub-Surface Easement Line; thence
4. Along the Proposed Permanent Sub-Surface Easement Line and through Lot 1 in Block 269.04, N 68° 21' 21" W (calculated), a distance of 30.37 feet (calculated) to the **Point and Place of Beginning**.

Containing 2,381 square feet or 0.055 acres more or less.

The basis of bearing in this description is the New Jersey State Plane Coordinates (NAD83), Zone 2900.

PARCEL SP202E, being a servient Estate with permanent sub-surface easements consisting of the right in perpetuity to construct, operate, maintain, reconstruct, repair, replace, and relocate sub- surface rail and fixed guideway systems facilities and appurtenances (including, but not limited to, tunnel, liner, rail, rock support devices or methodologies, fixed guideway and such forms of passenger transportation as may result from future technology, electrical, mechanical, rail and fixed guideway signal systems, and any other systems appurtenant thereto) within the area shown on the aforesaid maps.

TOGETHER WITH the right to operate, in perpetuity, all passenger rail and fixed guideway vehicles and systems and appurtenances within the vertical and horizontal planes and limits of the aforesaid easement as stated herein and as shown on the aforesaid maps, and the right to enter within the stated vertical and horizontal planes and limits of said easement along with personnel, vehicles, equipment, and materials for the maintenance and operation of the passenger rail and fixed guideway systems and structures, tunnel and other facilities and appurtenances.

TOGETHER WITH the right to install and maintain for use, lease, or license; transmission, data or utility lines or any other form or mechanism of communication or transmission, whether by any existing or future means, within the horizontal and vertical planes and limits of the aforesaid permanent sub-surface easement as stated herein and as shown on the aforesaid maps.

TOGETHER WITH the right in perpetuity to utilize, for the above described purposes, any ownership, reversionary or associated right, title and interest that the owner or assigns may have to the adjacent right of way between the stated horizontal and vertical planes, as stated herein and shown on the aforesaid maps.

FURTHERMORE, all said rights shall extend from the lower limiting horizontal plane at elevation 166 +/- feet to the upper limiting horizontal plane at elevation 226 +/-, said upper limiting horizontal plane being approximately 82 feet below the average existing ground surface elevation of the subject property as approximately identified in the cross sections and profiles as they appear in the aforesaid maps. All elevations expressed herein are based on the "Hudson Tunnel Project Specific Vertical Datum".

Being also known as part of Block 269.04, Lot 1 on the tax map of the City of Hoboken, Hudson County, New Jersey, as referenced in Deed Book 8792, Page 21.

These rights and interests identified above shall also apply to all successors in interest to NJ TRANSIT.

SUBJECT TO existing public utility easements.

The above description was written pursuant to a survey of property designated as Block 269.04, Lot 1, on the municipal tax map of the City of Hoboken, County of Hudson, State of New Jersey. Said survey was prepared by Naik Consulting Group, P.C. 200 Metroplex Drive, Suite 403, Edison, N.J. 08817 dated May 10, 2022 and last revised April 28, 2026, and is marked as file No. . A reduced copy of said plan is attached hereto and made a part hereof.

DESCRIPTION PREPARED BY NAIK CONSULTING GROUP, P.C.



Richard C. Baron, P.L.S
Director of Survey – NJ
New Jersey Professional Land Surveyor
NJ PLS Lic. No. 24GS03447900

07-15-2026

Date

NOTES AND REFERENCES:

1. EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAILROAD VULNERATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS, LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022, EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
2. THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "NA TRANSIT, HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
3. HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
4. TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.
5. LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1, BLOCK 256, LOT 1.01 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND THE MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORDED MAPS.
6. MAP ENTITLED "CONTROL, LAYOUT, INC., SUBDIVISION PLAN FOR BLOCK 34.02 LOTS 1.01, 1.02, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
7. MAP ENTITLED "FINAL PLAT BLOCK 136, LOT 8 BLOCK 255 LOT 3 & 6 - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2, 2.2 - BLOCK 268, LOT 1.2, 1.3, 1.12 - BLOCK 268, LOT 1.2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

SP 202E SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
SERVIENT ESTATE AREA = 2,381 SF± (0.055 AC±)
R.A. = 87,268 SF± (2.003 AC±)

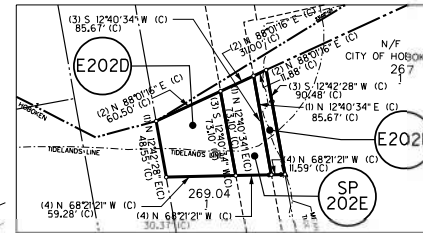
TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	705	0.0

E202F SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,010 SF± (0.023 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	379	0.0

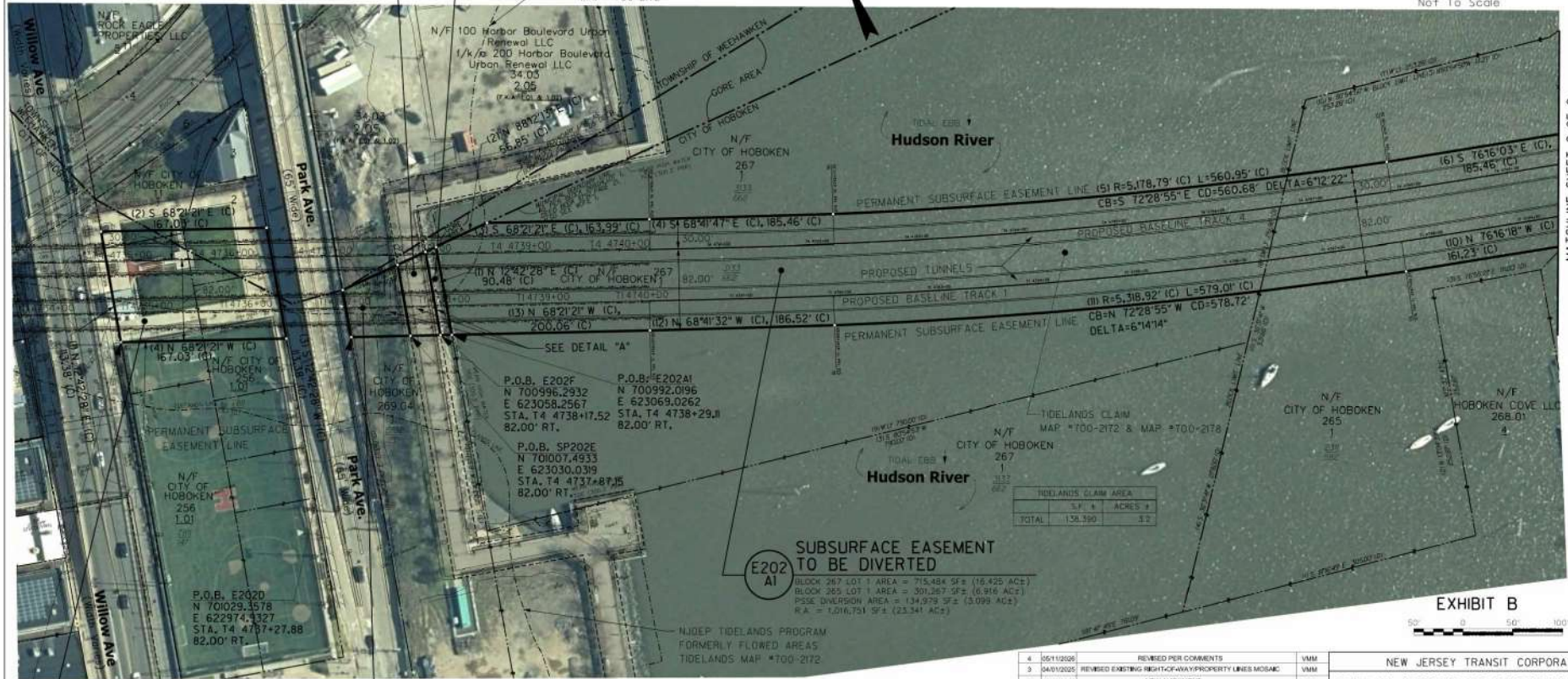
NUDEP TIDELANDS PROGRAM
FORMERLY FLOWED AREAS
MAP #700-2172



DETAIL "A"
Scale: 1" = 50'



LOCATION MAP
Not To Scale



MATCHLINE SHEET 2 OF 2

EXHIBIT B

Scale: 1" = 50'

E202C SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 256 LOT 1.01 AREA = 71,579 SF± (1.647 AC±)
BLOCK 11 LOT 2 AREA = 7,014 SF± (0.161 AC±)
BLOCK 11 LOT 1 AREA = 6,844 SF± (0.157 AC±)
PSSE DIVERSION AREA = 18,708 SF± (0.429 AC±)
TOTAL COMBINED LOTS AREA = 85,617 SF± (1.965 AC±)
R.A. = 85,617 SF± (1.965 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	5,324	0.1

E202D SUBSURFACE EASEMENT TO BE DIVERTED

BLOCK 269.04 LOT 1 AREA = 87,268 SF± (2.003 AC±)
PSSE DIVERSION AREA = 1,561 SF± (0.036 AC±)
R.A. = 87,268 SF± (2.003 AC±)

TIDELANDS CLAIM AREA		
S.F. ±	ACRES ±	
TOTAL	1,337	0.0

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

NO.	DATE	REVISIONS	BY
4	05/11/2026	REVISED PER COMMENTS	VMM
3	04/01/2025	REVISED EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSAIC	VMM
2	10/07/2024	NEW ALIGNMENT	FA
1	02/23/2024	REVISED LOT AREAS	FA



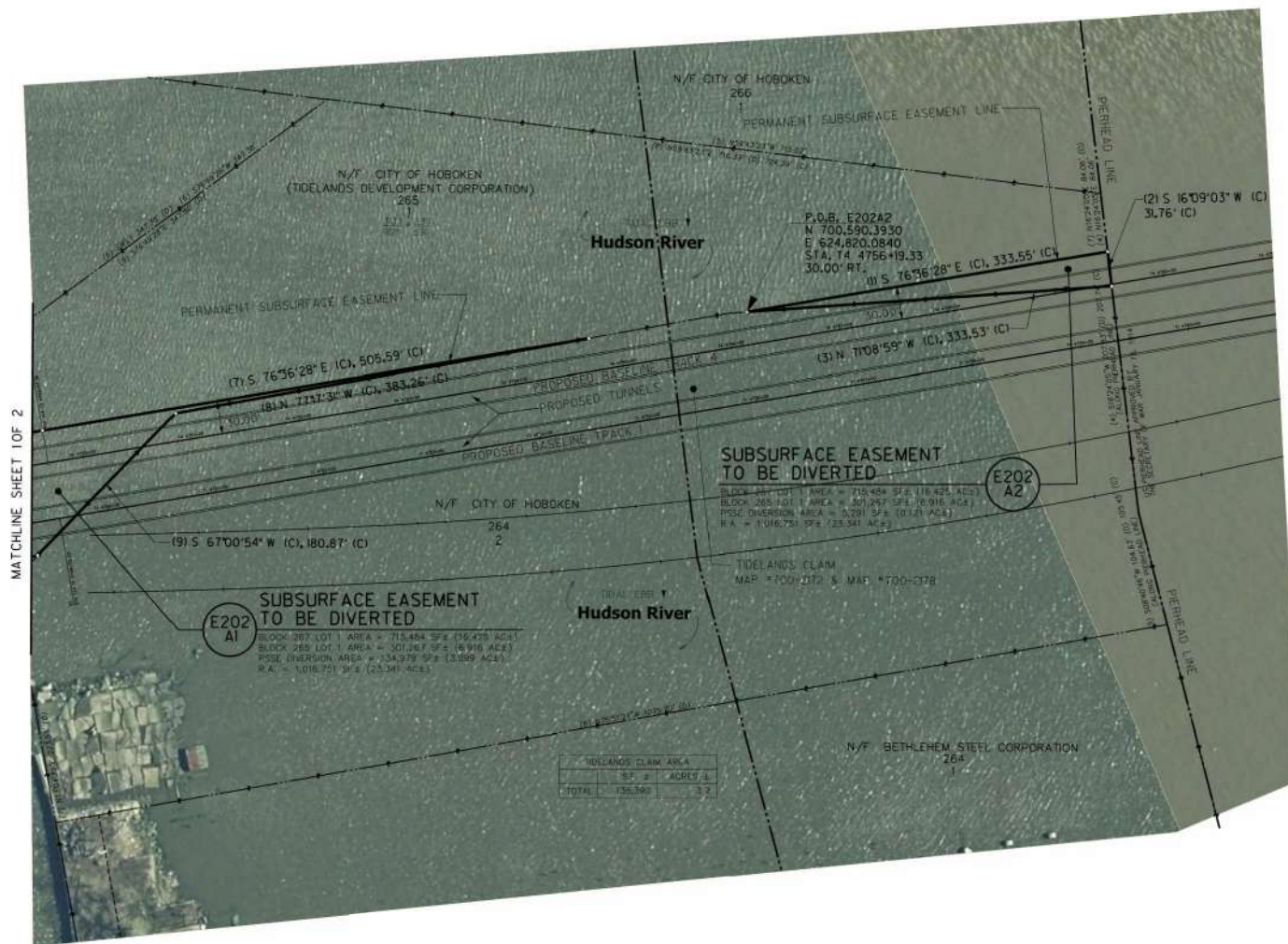
Naik Consulting Group, P.C.
200 Montross Drive, Suite 403, Edison, NJ, 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Professional Land Surveyor New Jersey L.S. NO. 2408347000

Drawn: 07-15-2026

NEW JERSEY TRANSIT CORPORATION
PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS
HUDSON TUNNEL PROJECT
SHC 0905007
OWNER: CITY OF HOBOKEN
PORTION OF
BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN
BLOCK 256, LOT 1.01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	DRAWN	CHECKED	DATE	PROJECT NO.	SHEET NO.
1" = 50'	VMM	FA	05-10-2022	216034	1 OF 2



LOCATION MAP
Not To Scale

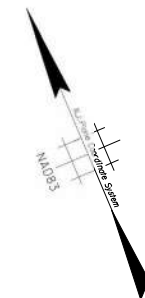


EXHIBIT B



NOTES AND REFERENCES:

- EXISTING PROPERTY LINE INFORMATION SHOWN HEREON REPRESENTS A COMPILATION OF ONE OR MORE AVAILABLE RECORD DOCUMENTS, INCLUDING BUT NOT LIMITED TO CURRENT DEED RECORDED IN DEED BOOK 3228 PAGE 174 AS OBTAINED BY TITLE RESEARCH, FILED MAPS, RAISED INUNDATION MAPS, EXISTING BOUNDARY SURVEYS AND OFFICIAL TAX MAPS. LOCATIONS OF EXISTING PHYSICAL FEATURES, AERIAL MAPPING OF 2016 AND UPDATED OCTOBER 2022, EXISTING ROADWAYS, RAIL LINES AND BOUNDARY EVIDENCE FOUND WAS EVALUATED AND USED IN DETERMINING THE PLACEMENT OF THE PROPERTY LINES.
- THIS MAP IS IN ACCORDANCE AND CONSISTENT WITH THE ALIGNMENT AND DELINEATION OF THE PROPOSED ACQUISITION OF THE RIGHT-OF-WAY FOR THE HUDSON TUNNEL, PROJECT AS SHOWN ON THE GENERAL PROPERTY PARCEL MAPS ENTITLED "HUDSON TUNNEL PROJECT, PRELIMINARY ENGINEERING, GENERAL PROPERTY PARCEL MAP, CONTRACT NO. "DATED NOVEMBER 2017 AND LAST UPDATED OCTOBER 2022.
- HORIZONTAL COORDINATE SYSTEM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF NAD83.
- TIDELANDS CLAIM LINE PER N.J.D.E.P. TIDELANDS MAP #700-2172 AND MAP #700-2178.
- LOT AREAS FOR BLOCK 265, LOT 1, BLOCK 267, LOT 1 AND BLOCK 11, LOTS 1 & 2 ARE BASED ON BEARINGS AND DISTANCES AS PROVIDED IN THE DEEDS. LOT AREA FOR BLOCK 269.04, LOT 1 IS BASED ON BEARINGS AND DISTANCES AS PROVIDED IN A DEED FOR THE NORTHERLY PORTION OF THE LOT AND TAX MAP INFORMATION FOR THE REMAINING SOUTHERLY PORTION OF THE LOT. NO ADDITIONAL DEED OR FILED MAP INFORMATION IS AVAILABLE FOR THIS LOT. THE MUNICIPAL BOUNDARY LINE BETWEEN THE CITY OF HOBOKEN AND THE TOWNSHIP OF WEEHAWKEN IS BASED ON THE TAX MAP AND/OR RECORD MAPS.
- MAP ENTITLED "CONTROL LAYOUTS, INC. SUBDIVISION PLAN FOR BLOCK 34.03 LOTS 1.01, 102, 2.03 & 4.21 TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" DATED MAY 9, 2019.
- MAP ENTITLED "TINIAL PLAT BLOCK 126, LOT 6 BLOCK 255 LOT 5 & 6, - BLOCK 264, LOT 3, BLOCK 268 LOT 1, 2, 1, 2, 2 - BLOCK 269, LOT 6, 7, 8, 13, 1, 13, 2 - BLOCK 269.1, LOT 1, 2 & 3, CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY" DATED 02-07-97.

CERTIFICATION: THIS MAP HAS BEEN PREPARED IN ACCORDANCE TO THOSE SECTIONS OF THE "MAP FILING LAW" THAT PERTAINS TO "RIGHT OF WAY, PARCEL MAPS."

4	05/11/2026	REVISED PER COMMENTS	VMM
3	04/11/2025	REVISED EXISTING RIGHT-OF-WAY/PROPERTY LINES MOSING	VMM
2	10/07/2024	NEW ALIGNMENT	FA
1	02/23/2024	REVISED LOT AREAS	FA
NO.	DATE	REVISIONS	BY

Naik Consulting Group, P.C.
200 Montross Drive, Suite 403, Edison, N.J. 08817
Tel: 732.777.0030 Fax: 732.777.0040

Richard C. Baron
Professional Land Surveyor New Jersey L.S. No. 24083447900

DATE: 07-15-2026

NEW JERSEY TRANSIT CORPORATION

PARKLAND PROPOSED FOR SUBSURFACE EASEMENTS
HUDSON TUNNEL PROJECT
SHC 0905007

OWNER: CITY OF HOBOKEN
PORTION OF
BLOCK 11, LOTS 1 & 2 IN THE TWP. OF WEEHAWKEN
BLOCK 256, LOT 1, 01 IN THE CITY OF HOBOKEN
BLOCK 265, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 267, LOT 1 IN THE CITY OF HOBOKEN
BLOCK 269.04, LOT 1 IN THE CITY OF HOBOKEN
COUNTY OF HUDSON, NEW JERSEY

SCALE	1"=50'	DRWN	VMM	CHKD	FA	DATE	05-10-2022	PROJECT NO.	216034	SHEET NO.	2 OF 2
-------	--------	------	-----	------	----	------	------------	-------------	--------	-----------	--------