



Block	Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	1	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
2	2	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
3	3	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
4	4	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000

- LEGEND**
- grb - garbage area
  - fe - fire escape
  - ce - cellar entrance
  - oh - overhang of bldg.
  - - MANHOLE
  - × - SIGN
  - - WATER VALVE
  - - GAS VALVE
  - - UTILITY POLE
  - - HYDRANT
  - - CATCH BASIN

**ADJOINING PROPERTY OWNERS**  
 BLOCK 128 - LOT 21.81 & 30 - ESSEX COUNTY IMPROVEMENT AUTHORITY  
 BLOCK 504 - LOT 1 - POKER PLAZA, L.L.C.  
 BLOCK 505 - LOT 1 - JOWA ASSOCIATES, INC.  
 BLOCK 505 - LOT 1.1 - CATHERINE T. KOEHL

**FLOOD INFORMATION**  
 F.I.R.M. COMMUNITY PANEL NO. 34.0195-001-B  
 JUNE 22, 1973 - JUNE 11, 1976 - FEBRUARY 15, 1980  
 ZONE C - AREA OF MINIMAL FLOODING  
 TYPICAL BUILDING HEIGHT - 29.5' GRADE TO PEAK  
 PARKING SPACE BREAKDOWN  
 GARAGE SPACES - 104  
 HANDICAP - 1 (note: striping in rear)  
 ON SITE PARKING - 312 (areas barely visible)  
 ON STREET (PERSONETTE AVE) - 7  
 TOTAL PARKING - 421 SPACES  
 NOTE: PROPERTY IS FULLY SERVED BY ALL NECESSARY UTILITIES FROM ADJOINING PUBLIC STREETS  
 ALL UTILITIES SHOWN HEREON ARE FROM IN-SITE EXAMINATION AND NOTED AS SHOWN ON LEGEND.  
 NOTE: SURVEY AS SHOWN ABOVE DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION AS TOWNSHIP ESTABLISHED AND ADOPTED PERSONETTE AVENUE EXTENSION.  
 NOTE: NO PHYSICAL EVIDENCE FOUND AT PROPERTY CORNERS (WALKER NOT TO SET)  
 NOTE: PER TOWNSHIP ENGINEER OFFICE - LINN DRIVE IS A PRIVATE ROAD & THE TOWNSHIP OF VERONA MAINTAINS IT AS SAME.

**SURVEY NOTES:**  
 EASEMENTS AS CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. CAM-3791 DATED APRIL 28, 2006  
 DEED BOOK 412, PAGE 379 - SEWER EASEMENT - PLOTTED  
 DEED BOOK 415, PAGE 241 - JERSEY CENTRAL POWER & LIGHT CO. - NOT PLOTTED  
 DEED BOOK 424.5, PAGE 912 - NEW JERSEY BELL TELEPHONE CO. - PLOTTED  
 DEED BOOK 424, PAGE 828  
 DEED BOOK 537, PAGE 591-595 - TOWNSHIP OF VERONA - PLOTTED  
 PARKING SPACES TOTAL - 421 (INCLUDES HANDICAPPED/GARAGES)



**AREA MAP**

Description of 34 Linn Drive, Township of Verona, Essex County, New Jersey  
 Tract One (area = 219,650.4580 sq. ft. or 5.042 acres)  
 BEGINNING at the intersection formed by the northerly line of Erie Lackawanna Railroad (formerly New York & G.I. Railroad - Caldwell Branch Erie) and the easterly line of lands now or formerly of Essex County Improvement Authority, also being the northeasterly portion of an access road to Bloomfield Avenue; and from thence running  
 (1) Along the northerly line of Erie Lackawanna Railroad, N 48 degrees 38 minutes 00 seconds E, a distance of 948.55' to the southwesterly line of Personette Avenue as established and adopted by an ordinance dated September 21, 1965; thence  
 (2) Along the said line, N 60 degrees 51 minutes 00 seconds W, a distance of 455.52' to the lands now or formerly of the Essex County Improvement Authority; thence  
 (3) Along the said line, S 23 degrees 05 minutes 00 seconds W, a distance of 699.58' to a point; thence  
 (4) Still along the same, S 12 degrees 35 minutes 00 seconds W, a distance of 217.00' to the point and place of BEGINNING.  
 Tract Two (area = 536,508.2710 sq. ft. or 12.317 acres)  
 BEGINNING at the intersection formed by the northerly line of Personette Avenue and the northerly line of Erie Lackawanna Railroad, and from thence running  
 (1) Along the northerly line of Erie Lackawanna Railroad, N 48 degrees 38 minutes 00 seconds E, a distance of 942.67' to a point; thence  
 (2) N 61 degrees 23 minutes 50 seconds W, a distance of 678.43' to the easterly line of lands now or formerly of the Essex County Improvement Authority; thence  
 (3) Along the said line, S 42 degrees 32 minutes 40 seconds W, a distance of 570.48' to a point; thence  
 (4) Still along the same, S 24 degrees 27 minutes 50 seconds W, a distance of 328.34' to the northerly side of Personette Avenue, as established and adopted by an ordinance dated September 21, 1965; thence  
 (5) Along along the same, S 60 degrees 51 minutes 00 seconds E, a distance of 477.81' to the point and place of BEGINNING.

The above description made in accordance with a location survey made by George J. Anderson, L.L.C. NJPLS Lic. No. 36706, dated April 10, 2008.

The undersigned, being a licensed professional land surveyor in the State of New Jersey certifies to Cam Gar at Verona, L.L.C., a New Jersey limited liability company, Cambridge Title Agency, LLC, First American Title Insurance Company, Wachovia Multifamily Capital, Inc. and/or Fannie Mae, its successors and/or assigns, as their interests may appear, with Block, L.L.P. as follows:

- This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS, in 2005, and includes items 2.3, 4.7, 8.9, 10.13, 14, 16, 17 of Title A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a licensed professional land surveyor in the State of New Jersey, the Relative Position Accuracy does not exceed that which is specified therein.
- The survey was made on the ground between April 9 & 10, 2008 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
- Except as shown on the survey, there are no visible encroachments or rights of way of which the undersigned has been advised upon the subject property.
- Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude and other matter affecting the subject property, and based on the title insurance commitment (CAM-3791) dated March 14, 2008 issued by Cambridge Title Agency, LLC with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in the title commitment. The location of all improvements on the subject property is in accord with the minimum setback provisions and restrictions of record referenced in such title commitment.
- The subject property has access to and from a duly dedicated and accepted public street or highway.
- Except as shown on the survey, the subject property does not have any adjoining property for drainage, utilities or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Except as shown on the survey, no portion of the property shown on the survey lies within a Special Hazard Area, as described in the Flood Insurance rate Map for the community in which the subject property is located.
- The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

George J. Anderson, NJPLS Lic. No. 36706, dated April 10, 2008

**ALTA/ACSM LAND TITLE SURVEY**  
**CAM GAR AT VERONA, LLC**

MAP OF PROPERTY SITUATED AT:  
**34 LINN DRIVE, TOWNSHIP OF VERONA**  
**ESSEX COUNTY, NEW JERSEY**

SURVEY NO. - 2008-161      SCALE - 1" = 60.0'  
 BLOCK 124/125      LOT(S) 25,26,27/1      TAX MAPS

FILED MAP -

DESCRIPTION	DR	CK	DATE
ALTA/ACSM LAND TITLE SURVEY	LAA	GA	04/10/2008

**GEORGE J. ANDERSON, L.L.C.**  
 PROFESSIONAL LAND SURVEYORS  
 (RECORDS OF SHEPARD & SHEPARD, INC.)  
 125 PATERSON AVENUE - LITTLE FALLS, N.J. 07424  
 TEL - (973)-837-8159    FAX - (973)-837-8166

*George J. Anderson*  
 GEORGE J. ANDERSON      LIC. NO. - 36706