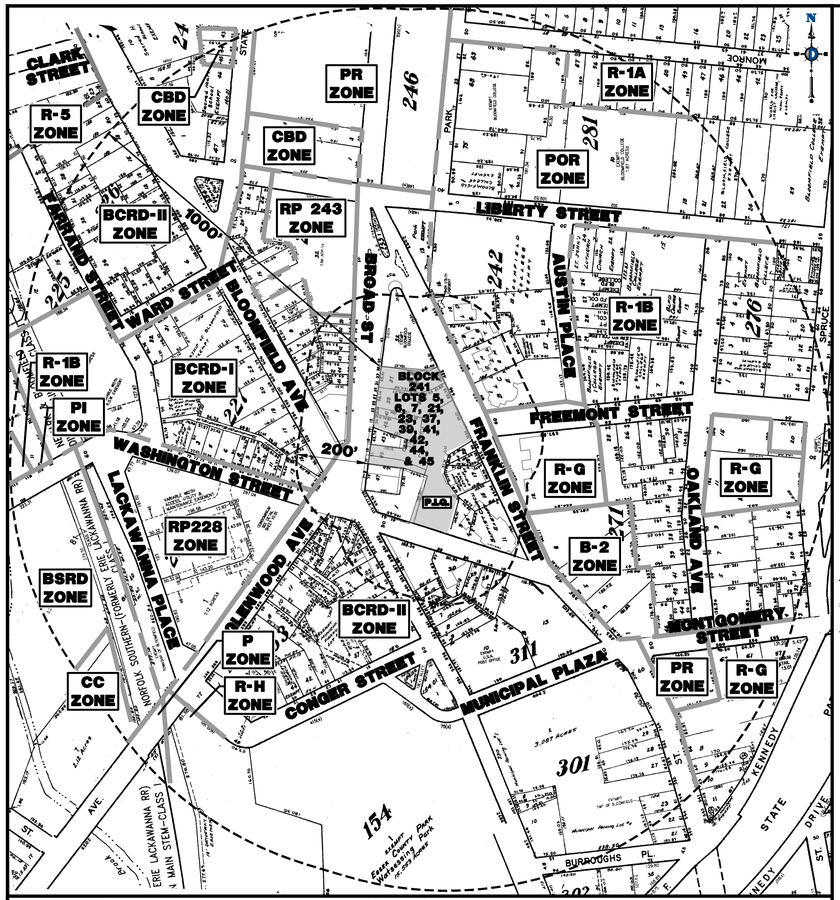
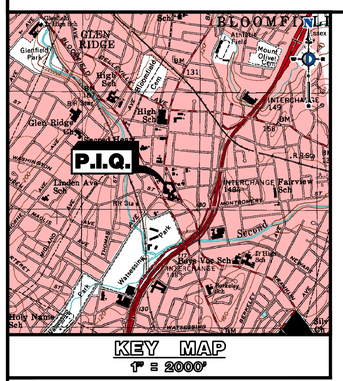


ZONING MAP
1" = 200'



KEY MAP
1" = 2000'

MAP REFERENCES:

1. A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, METRO REAL ESTATE COMPANIES, BLOCK 241, TAX LOTS 5, 6, 7, 21, 23, 37, 39, 41, 42, 44, 45 AND 46, 11-13 BROAD STREET, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY", PREPARED BY DYNAMIC SURVEY, LLC, DATED 02/23/2024.
2. A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, BLOOMFIELD BROAD ASSOCIATES, BLOCK 241 LOTS 5, 6, 7, 21, 23, 44, 45 & 46, BLOCK 241 LOTS 37, 39, 41 & 42, BLOOMFIELD TOWNSHIP, ESSEX COUNTY, NEW JERSEY", PREPARED BY E&LP, DATED 04/22/2022.
3. A PLAN ENTITLED "MODIFIED EASEMENT AREA (ALTERNATE B) EXHIBIT, BLOCK 241, LOTS 5, 6, 7, 21, 23, 44, 45, & 46, 29-35 WASHINGTON STREET, 436-442 FRANKLIN STREET, & 11-13 BROAD STREET, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY", PREPARED BY DYNAMIC TRAFFIC, LLC, DATED 04/10/2023.
4. A PLAN SET ENTITLED "PRELIMINARY AND FINAL SITE PLAN & SUBDIVISION FOR BLOOMFIELD BROAD ASSOCIATES URBAN RENEWAL, LLC, PROPOSED MIXED-USE DEVELOPMENT, BLOCK 241, LOTS 5, 6, 7, 21, 23, 37, 39, 41, 42, 44, 45, 46; TAX MAP SHEET #11 – LATEST REV. DATED 11-06-2017, 11-13 BROAD STREET, TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY", PREPARED BY DYNAMIC ENGINEERING CONSULTANTS, P.C., SHEETS 1-14, DATED 12/05/2023.
5. A PLAN ENTITLED "EASEMENT EXHIBIT, METRO REAL ESTATE COMPANIES, PROPOSED ACCESS EASEMENTS, PORTION OF BLOCK 241, LOTS 7, 21, 44 & 46, WASHINGTON STREET & FRANKLIN STREET, BLOOMFIELD TOWNSHIP, ESSEX COUNTY, NJ," PREPARED BY DYNAMIC SURVEY, LLC, DATED 06/15/2023, REVISED THROUGH 11/03/2023.

OWNER CONSENT TO FILE:
THIS IS TO CERTIFY THAT WE ARE THE OWNER OF RECORD TITLE OWNER OF THESE PREMISES AND AGREE TO THE FILING OF THIS MAP IN THE ESSEX COUNTY CLERK'S OFFICE.

_____
BLOOMFIELD BROAD ASSOCIATES URBAN RENEWAL, LLC: DATE
(EXISTING LOTS: 37, 39, 41, & 42)

_____
11-13 BROAD STREET ASSOCIATES, LLC: DATE
(EXISTING LOTS: 5, 6, 7, 21, 23, 44, 45, & 46)

TOWNSHIP OF BLOOMFIELD

APPROVED AS A MINOR SUBDIVISION MAP BY THE TOWNSHIP OF BLOOMFIELD ZONING BOARD OF ADJUSTMENT _____

_____
CHAIRPERSON DATE

_____
SECRETARY DATE

_____
ENGINEER DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW", RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

_____
MUNICIPAL ENGINEER

THIS IS TO CERTIFY THAT THE TOWNSHIP OF BLOOMFIELD, ZONING BOARD IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE RECORDATION ACT N.J.S.A. 46:26 B2 & 3. THIS MAP SHALL BE FILED IN THE ESSEX COUNTY CLERK'S OFFICE ON OR

BEFORE THE _____ DAY OF _____ 202_. WHICH DATE IS WITHIN (190) DAYS OF THE DATE ON WHICH THE RESOLUTION OF MUNICIPAL APPROVAL IS ADOPTED.

_____
SECRETARY DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L. 1975, C.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

_____
TOWNSHIP OF BLOOMFIELD,
MUNICIPAL CLERK

GENERAL NOTES

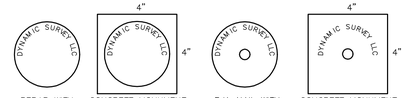
1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   BOUNDARY AND TOPOGRAPHIC SURVEY
   DYNAMIC SURVEY, LLC
   1904 MAIN STREET
   LAKE COMO, NJ 07719
   SURVEYOR FILE NO: 2340 23-03115
2. APPLICANT: BLOOMFIELD BROAD ASSOCIATES URBAN RENEWAL, LLC
   2 BROAD STREET, SUITE 400
   BLOOMFIELD, NJ 07003
3. OWNER: BLOCK 241, LOTS 37, 39, 41, & 42
   BLOOMFIELD BROAD ASSOCIATES URBAN RENEWAL, LLC
   2 BROAD STREET, SUITE 400,
   BLOOMFIELD, NJ 07003

   BLOCK 241, LOTS 5, 6, 7, 21, 23, 44, 45, & 46
   11-13 BROAD STREET ASSOCIATES, LLC
   2 BROAD STREET, SUITE 400,
   BLOOMFIELD, NJ 07003
4. PARCEL DATA: BLOCK 241, LOTS 5, 6, 7, 21, 23, 37, 39, 41, 42, 44, 45, & 46
   TOWNSHIP OF BLOOMFIELD
   ESSEX COUNTY, NJ
5. ZONE: BCRD-II (BLOOMFIELD CENTER REDEVELOPMENT PLAN–PHASE II)
6. EXISTING USE: RETAIL STORES **(PERMITTED USE)**
7. PROPOSED USE: MIXED-USE RESIDENTIAL AND RETAIL WITH PARKING GARAGE **(PERMITTED USE)**
8. SCHEDULE OF ZONING REQUIREMENTS (BCRP–II)

ZONE REQUIREMENT	ZONE BCRD–II
MINIMUM LOT AREA	N/S
MINIMUM LOT FRONTAGE [1]	N/S
MINIMUM LOT DEPTH [2] [3]	N/S
MINIMUM FRONT YARD SETBACK (BROAD STREET) [1] [4]	0 FT
MAXIMUM FRONT YARD SETBACK (BROAD STREET) [1] [4]	5 FT
MINIMUM SIDE YARD SETBACK	N/S
MINIMUM REAR YARD SETBACK	N/S
MAXIMUM HEIGHT (STREET TYPE 4) [5][6]	6 STORIES OR 75 FT
MAXIMUM IMPERVIOUS COVERAGE	N/S
MIN. GROUND FLOOR AREA	N/S

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON–CONFORMANCE (V): VARIANCE

9. BOUNDARY INFORMATION IS SHOWN PER MAP REFERENCE NO. 1 (LISTED HEREON).
10. HORIZONTAL DATUM – NJSPCS NAD 83 (2011), BASED ON MAP REFERENCE NO. 1 (LISTED HEREON)
11. SUBJECT TO ROAD RIGHT–OF–WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD.
12. PROPOSED EASEMENT INFORMATION SHOWN HEREON IS BASED ON MAP REFERENCE NO. 3. (LISTED HEREON).
13. SURVEY MATHEMATICAL CLOSURE EXCEEDS 1/10,000.
14. COMPUTED COORDINATES VALUES SHOWN HEREON ARE BASED ON NAD 83, BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON 01/09/2024, UTILIZING THE LEICA RTK CORS NETWORK.



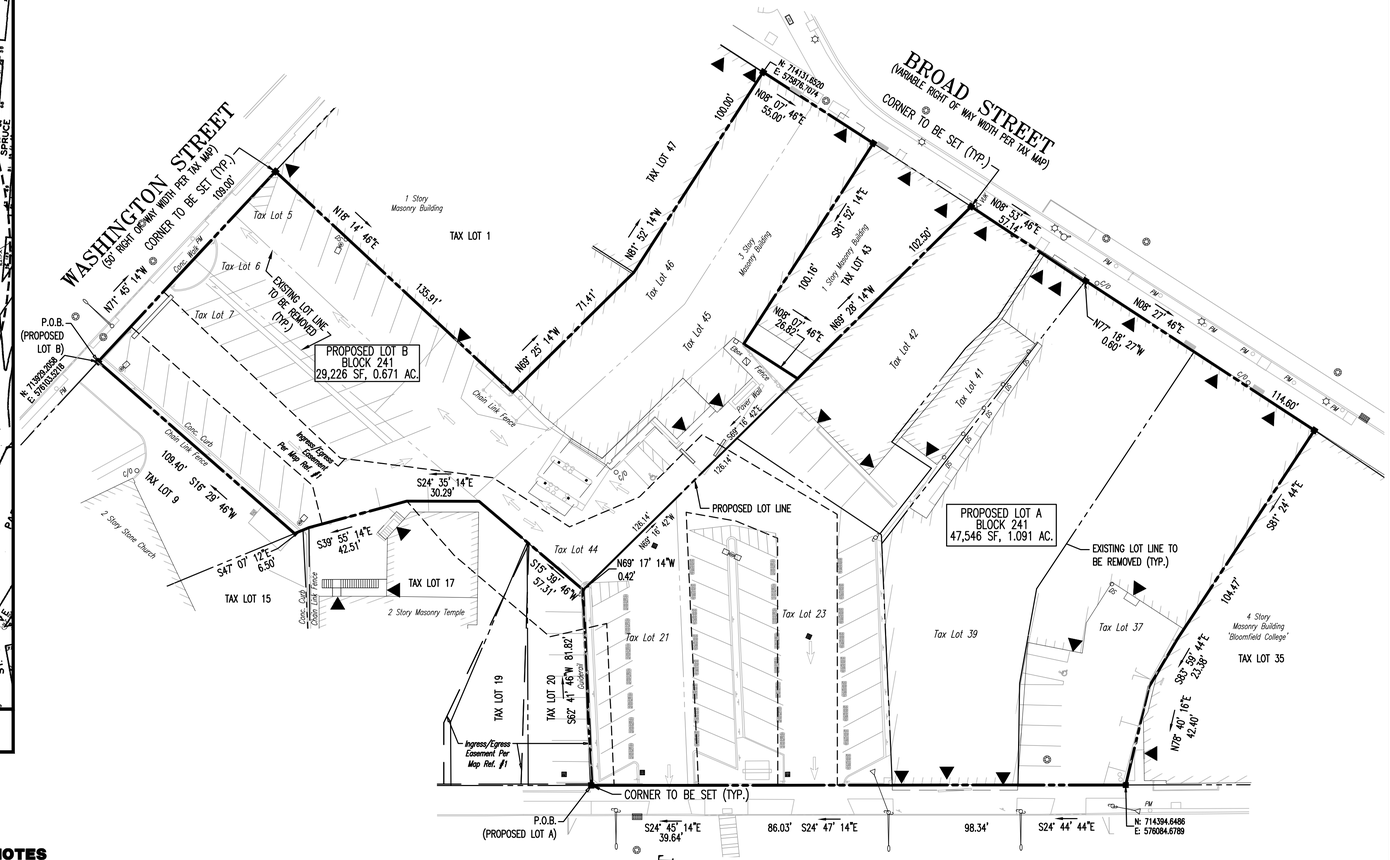
CORNER MARKER DETAIL

N.T.S.

SURVEYOR'S CERTIFICATION

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS PLAN AND THE LAND SURVEY DATED 02/23/2024 HAVE BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND.

CRAIG BLACK
PROFESSIONAL ENGINEER AND LAND SURVEYOR
N.J. LICENSE NO. 24GB04257400



200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT
FALLAS, IRVING+MICHAEL M–BLFD ASSOC 2 ETHEL ROAD, S 205A EDISON, NJ 08817	241	1
CHRISTIAN BIBLE CENTER 430 FRANKLIN STREET BLOOMFIELD, NJ 07003	241	17, 19 & 20
BLOOMFIELD COLLEGE AND SEMINARY 467 FRANKLIN ST BLOOMFIELD, NJ 07003	241	32
BLOOMFIELD BROAD ASSOCIATES, LLC 2 BROAD ST, 4TH FLOOR BLOOMFIELD, NJ 07003	241	39, 41 & 42
YOUNG JONG, INC 8 RUTGER COURT ROSELAND, NJ 07068	241	43
11-13 BROAD STREET ASSOC, LLC 2 BROAD STREET, STE 400 BLOOMFIELD, NJ 07003	241	45
BLOOMFIELD COLLEGE + SEMINARY 467 FRANKLIN STREET BLOOMFIELD, NJ 07003	242	1 & 12
2 BROAD STREET ASSOC., LLC 2 BROAD ST, STE 400 BLOOMFIELD, NJ 07003	243	1
ZHENG, MING SHENG & YEUNG, PING 56 DAVENPORT AVE ROSELAND, NJ 07068	243	4
SHAAYS, LLC 597 BLOOMFIELD AVENUE BLOOMFIELD, NJ 07003	243	5
WK INVESTMENTS, INC. 129 WASON TRAIL WAY DOWNINGTOWN, PA 19335	243	6
DOAN & HOANG HOLDINGS, LLC 29223 SEASONS BLVD SARAGOTA, FL 34240	243	7
MCP BLOOMFIELD URBAN RENEWAL, LLC P.O. BOX 1364 HICKSVILLE, NY 11802	243	32
MCP BLOOMFIELD URBAN RENEWAL, LLC 16 MICROLAB ROAD, STE A LIVINGSTON, NJ 07039	243	32
BRICKS ON BROAD, LLC 56 BROAD ST BLOOMFIELD, NJ 07003	243	39
TRAN, MICHAEL 34 BROAD STREET BLOOMFIELD, NJ 07003	243	40
TRAN PROPERTY, LLC 32 BROAD ST BLOOMFIELD, NJ 07003	243	41
MCHKULBRAPAN, NATTINA & CHANCHAI 708 NORTHFIELD AVE WEST ORANGE, NJ 07052	243	42
PATEL, JITENDRA R. & MANJULA J. 14 SUMMIT AVENUE CEDAR KNOLLS, NJ 07927	243	43
NERM 24 BROAD, LLC 256 ENGLEWOOD AVE TEANECK, NJ 07666	243	44
E. & K. REMODELING, LLC. 13 JAMIE COURT BLOOMFIELD, NJ 07003	243	45
SF FRANKLIN MANOR C/O CAMMEBY'S INT P.O. BOX 4697 LOGNA, UT 84323	271	12
NOBEL REAL EST. LLC C/O GREEN INVEST 6 LAVENDER DRIVE PISCATAWAY, NJ 08854	241	47
SIMCHAI 580 BLOOMFIELD, SASSOON RLTY 458 WEST STREET FORT LEE, NJ 07024	227	15
BLOOMFIELD 589A LLC 179 CENTER ST #1 WILLISTON PARK, NY 11596	227	16
BLOOMFIELD 589B–594B LLC 179 CENTER ST #1 WILLISTON PARK, NY 11596	227	17
FIRST BAPTIST CHURCH 1 WASHINGTON STREET BLOOMFIELD, NJ 07003	241	9
BLOOMFIELD, TOWNSHIP OF 222 MOUNT ARY ROAD, 2200 BASKING RIDGE, NJ 07920	227	13
52 WASHINGTON EDP, LLC 11 INNESS PLACE GLEN RIDGE, NJ 07028	153	19
D'ANGELO & SONS, LLC 62–40 80TH ST MIDDLE VILLAGE, NY 11379	153	20
D'ANGELO PLAZA, LLC 62–40 80TH ST MIDDLE VILLAGE, NY 11379	153	21
SIMCHAI 549 BLOOMFIELD, LLC PO BOX 31 FORT LEE, NJ 07024	311	1

ALSO TO BE NOTIFIED:

TOWNSHIP OF BLOOMFIELD
MUNICIPAL CLERK
1 MUNICIPAL PLAZA
BLOOMFIELD, NJ 07003

PSEG
MANAGER–CORPORATION PROPERTIES
80 PARK PLAZA T–6B
NEWARK, NJ 07102

NEW JERSEY TURNPIKE AUTHORITY
PO BOX 5042, 581 MAIN STREET
WOODBRIDGE, NJ 07095

PASSAIC VALLEY WATER COMMISSION
1525 MAIN AVENUE
PO BOX 230
CLIFTON, NJ 07015

CITY OF NEWARK WATER BUREAU
1294 MCBRIDE AVENUE
LITTLE FALLS, NJ 07424

NORTH JERSEY DIST. WATER SUPPLY COMM.
741 RINGWOOD AVENUE
WANAQUE, NJ 07465

TRANSCONTINENTAL GAS PIPELINES
PO BOX 2400
TULSA, OK 74102

TOWNSHIP OF BLOOMFIELD
SUB. CABLE/COMCAST
800 RAHWAY AVENUE
UNION, NJ 07083

VERIZON
PO BOX 152206
IRVING TX 75015

PASSAIC VALLEY SEWAGE COMMISSION
600 WILSON AVENUE
NEWARK, NJ 07105

COUNTY OF ESSEX
COUNTY CLERK
HALL OF RECORDS
465 DR. MARTIN LUTHER KING, JR. BLVD.
NEWARK, NJ 07102

NORFOLK SOUTHERN RR CORPORATION
3 COMMERCIAL PLACE
NORFOLK, VA 23510

DYNAMIC SURVEY, LLC
BOUNDARY & TOPOGRAPHIC SURVEY • FINAL SURVEYS
HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT
ALTA/NSPS LAND TITLE • FOUNDATION LOCATION
1904 Main Street, Lake Como, NJ 07719
T: 732.974.0198 | F: 732.974.3521
Offices conveniently located at:
Lake Como, New Jersey • T: 732.974.0198
Orlando, Florida • T: 407.476.5672
Philadelphia, Pennsylvania • T: 267.685.0279
Bethlehem, Pennsylvania • T: 267.685.0279
Allen, Texas • T: 972.234.2100
Houston, Texas • T: 281.398.8400
Austin, Texas • T: 512.246.9447
Delray Beach, Florida • T: 561.912.8070
Annapolis, Maryland • T: 410.507.2000
New Jersey Certificate of Authorization No. 24GA28228800
www.dynamicec.com

REV.	DATE	COMMENTS	BY
2	02/23/24	REVISED PER UPDATED REFERENCES	MJT
1	01/08/24	REVISED PER COMMENTS	MJT

SURVEY LEGEND:

(MR)	MAP REFERENCE		BENCHMARK
(DIR)	DEED REFERENCE		CONC. MONUMENT FND
(S)	SURVEY		CONC. MONUMENT SET
(BOS)	BOTTOM OF STRUCTURE		I.P. / I.B. FND
(TOS)	TOP OF STRUCTURE		I.P. / I.B. SET
(AKA)	ALSO KNOWN AS		STAKE FND
(FKA)	FORMERLY KNOWN AS		STAKE SET
(C/L)	CENTERLINE		PK NAIL FND
LSA	LANDSCAPE AREA		PK NAIL SET
×0.00	SPOT ELEVATIONS		DRILL HOLE FND
×G: 0.00	GUTTER ELEV.		DRILL HOLE SET
×TC: 0.00	TOP OF CURB ELEV.		SURVEY STONE FND
×FF: 0.00	FINISH FLOOR ELEV.		SURVEY CAP FND
×GF: 0.00	GARAGE FLOOR ELEV.		CROSS CUT FOUND
×BW: 0.00	BOTTOM OF WALL ELEV.		CROSS CUT SET
×TW: 0.00	TOP OF WALL ELEV.	P.O.B.	POINT OF BEGINNING
×WSE: 0.00	WATER SURFACE ELEV.		

GRAPHIC SCALE
–30 0 15 30
(IN FEET)
1 INCH = 30 FT.

PROJECT:
METRO REAL ESTATE COMPANIES
BLOCK 241, PROP. LOTS A AND B
(F.K.A. TAX LOTS 5, 6, 7, 21, 23, 37, 39, 41, 42, 44, 45 AND 46)
11–13 BROAD STREET
TOWNSHIP OF BLOOMFIELD,
ESSEX COUNTY, NEW JERSEY

CRAIG BLACK
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 24GB04257400

Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated hereon shall run only to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is a violation and punishable by law. Property subject to documents of record.

TITLE:
MINOR SUBDIVISION

PROJECT No:	SCALE:	DATE:
2340 23–01943	1"=30'	12/04/2023
DRAWN BY: RLG	FIELD BY: –	CHECKED BY: CB

SHEET No: 1 OF 1 Rev. #: 2

Plotted: 02/23/24– 12:19 PM, By: lthompson
File: V:\DSURVEY PROJECTS\2340 Metro Real Estate Companies\23–01943 Bloomfield\Dwg\S2340230194 3MS2.DWG, ----> 24x36 Sub

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