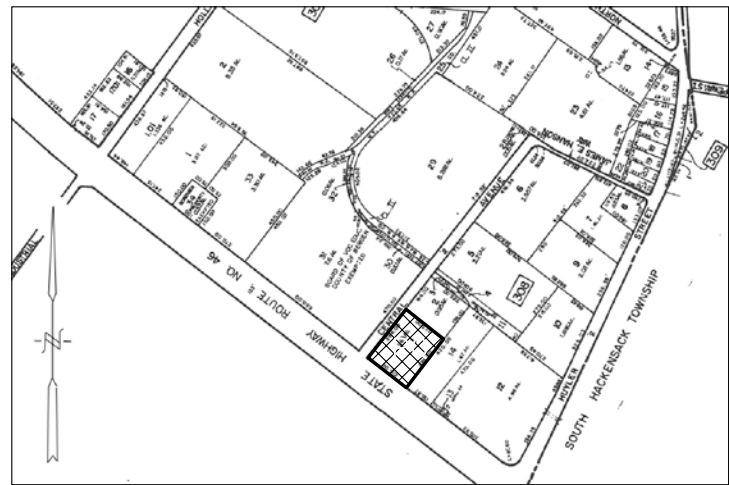




SATELLITE VIEW
Not to Scale



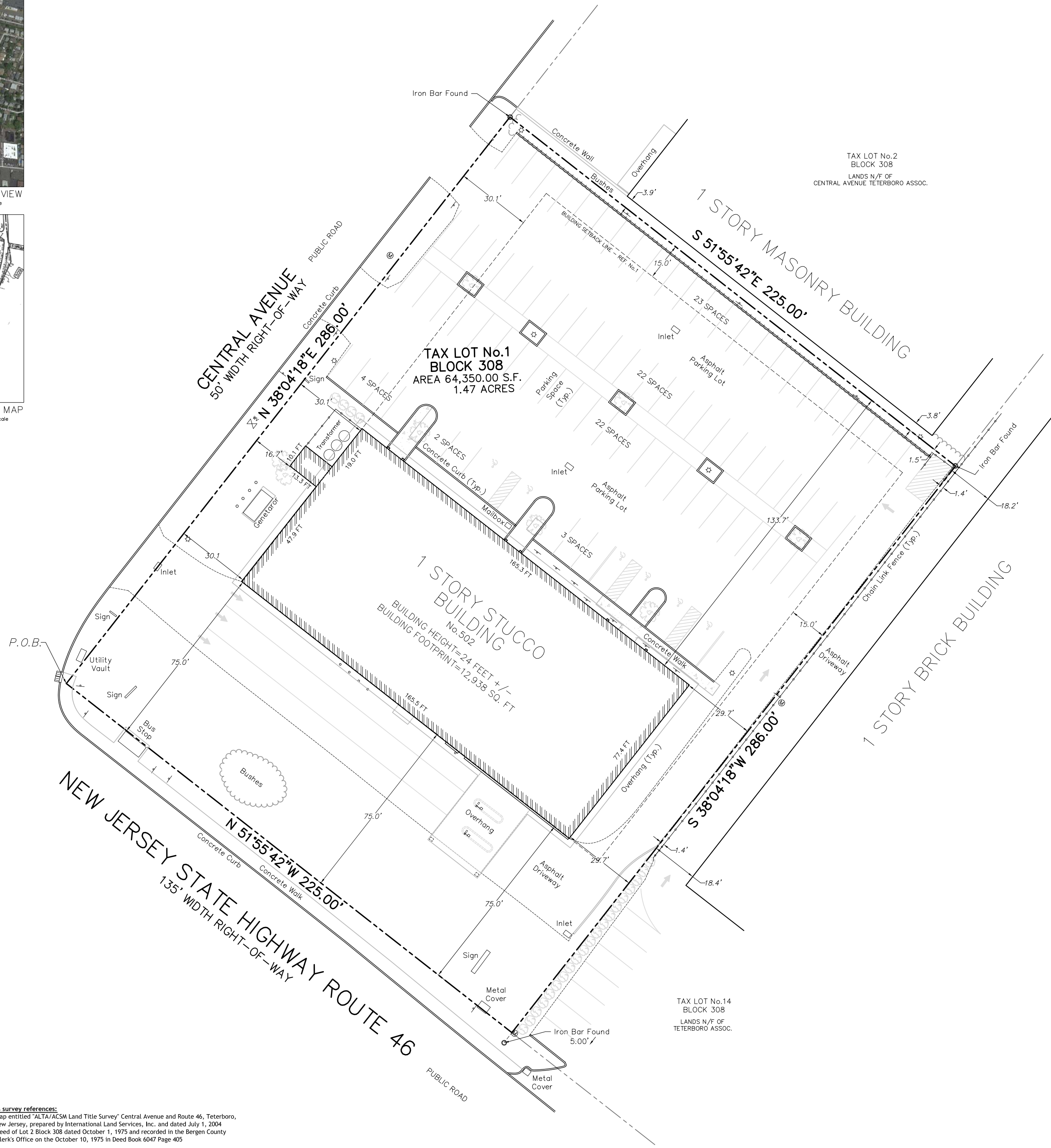
VICINITY MAP
Not to Scale

LEGEND

- HANDCAP PARKING SPACE
- SIGN
- MANHOLE
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMERLY
- LIGHT POLE
- BOLLARD
- WATER VALVE

PARKING TABULATION

76-REGULAR PARKING SPACES
6-HANDICAP PARKING SPACES
82-TOTAL PARKING SPACES



ZONING INFORMATION
"LI" LIGHT INDUSTRIAL DISTRICT

	REQUIRED	EXISTING
MIN. LOT SIZE	1.00 ACRE	1.47 ACRES
MIN. LOT WIDTH	100 FT.	225 FT.
MIN. LOT DEPTH	150 FT.	286 FT.
LOT COVERAGE	50%	75.5%
MAX. FLOOR AREA RATIO	2.50 FAR	0.20 FAR
MIN. OPEN SPACE	15%	24.5%
MAX. HEIGHT	NONE	24 FT.
FRONTING ROUTE 46*	75 FT.	75 FT.
FRONTING CENTRAL AVE.**	30.1 FT.	30.1 FT.
SIDE	15 FT.	29.7 FT.
REAR	15 FT.	15 FT.
PARKING SPACE***	43	82

* 75 Feet on Route 46, 35 Feet otherwise
** 30.1 Feet with approved variance
*** 1 Parking Space per 300 Sq. Ft. of Floor Area

LEGAL DESCRIPTION

BOROUGH OF TETERBORO
BERGEN COUNTY, NEW JERSEY
TAX LOT 1 - BLOCK 308

BEGINNING at a corner formed by the intersection of the northeasterly line of New Jersey State Highway Route #46 (135' ROW) and the southeasterly line of Central Avenue (50' ROW), as the same are now laid out, opened and used, and from said point of beginning running thence;

- 1) North 38°04'8" East along the southeasterly line of Central Avenue, 286.00 feet to the most northerly corner of said property, thence;
- 2) Southeasterly on a course of South 51°55'42" East and parallel with the northeasterly line of New Jersey State Highway Route #46, 225.00 feet to the most easterly corner of said described property, thence;
- 3) Southwesterly along the same on a course of South 38°04'8" West and parallel with the first course herein run, 286.00 feet to the most southerly corner being a point in the northeasterly line of New Jersey State Highway Route #46, thence;
- 4) North 51°55'42" West along the northeasterly line of New Jersey State Highway Route #46, 225.00 feet to the point and place of BEGINNING.

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE", BASE FLOOD ELEVATION "B" OF THE FLOOD INSURANCE RATE MAP NO. 34003 00256 G WHICH BEARS AN EFFECTIVE DATE OF 09/30/05 REVISED HURRICANE POST SANDY PRELIMINARY WORK MAP PANEL 0256 AND IT IS IN A SPECIAL FLOOD HAZARD AREA.

TITLE EXCEPTION NOTES
SCHEDULE B - SECTION II

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE. COMMITMENT NO: 13-85581; COMMITMENT DATE: AUGUST 5, 2013. ITEMS NOT LISTED BELOW ARE STANDARD TITLE EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

- (10) RIGHTS, RESERVATIONS, EASEMENTS AND RESTRICTION AS SET FORTH IN DEED 2314 PAGE 605 PLOTTABLE BUT NOT AFFECTS SUBJECT PROPERTY
 - (11) TERMS AND CONDITIONS OF DRAINAGE AGREEMENT AS SET FORTH IN DEED BOOK 2964 PAGE 441; DEED BOOK 2802 PAGE 410 AND DEED BOOK 3407 PAGE 558 DOES NOT AFFECTS SUBJECT PROPERTY
 - (12) UCC FILING No.822-09 FILED JUNE 2, 2009 IN DEED BOOK V-126 PAGE 1542 DOES NOT AFFECTS SUBJECT PROPERTY
- *PROPERTY LINE ABUTS THE PUBLIC ROAD

SURVEYOR'S CERTIFICATION

TO:
MARCUS FAIR LAWN ASSOCIATES, LLC
ROUTE 46 TETERBORO, LLC
THRIVENT FINANCIAL FOR LUTHERANS, A WISCONSIN CORPORATION, ITS SUCCESSORS AND ASSIGNS
FIRST JERSEY TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE
MARK K. FOLLENDER, ESQ.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS, and includes Items 1, 2, 3, 4, 6(a&b), 7(a,b,c), 8, 9, 10(a), 11(a), 13, 14 of Table A thereof. The field work was completed on September 30, 2013.

DATE: 10/01/13
LICENSE No. GS 41329

This survey references:
1. Map entitled "ALTA/ACSM Land Title Survey" Central Avenue and Route 46, Teterboro, New Jersey, prepared by International Land Services, Inc. and dated July 1, 2004
2. Deed of Lot 2 Block 308 dated October 1, 1975 and recorded in the Bergen County Clerk's Office on the October 10, 1975 in Deed Book 6047 Page 405

ALTA/ACSM LAND TITLE SURVEY
Tax Lot 1 - Block 308
Route 46, Borough of Teterboro
Bergen County, New Jersey

PROJECT NUMBER
131723
REFERENCE NUMBER
13-85581

Lakeland Surveying
117 Hibernia Avenue | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

Marc J. Cifone
PROFESSIONAL LAND SURVEYOR
Jeffrey O. Males
PROFESSIONAL LAND SURVEYOR

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13-40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.

REVISIONS

INITIALS	DATE	DESCRIPTION

