



ZONING SCHEDULE
C District - Industrial Zone

Condition	Required under Current Local Zoning Ordinance	Existing at Property
Lot Area Minimum	20,000 Sq. Ft.	234,039 Sq. Ft.
Lot Coverage Maximum	50%	55.4%
Lot Width Minimum	100 Feet	251.5 Feet
Lot Depth Minimum	100 Feet	887.5 Feet
Front Yard Setback Minimum	35 Feet	35.3 Feet
One Side Yard Minimum	20 Feet	14.8 Feet
Both Side Yards Minimum	40 Feet	46.8 Feet
Rear Yard Minimum	35 Feet	125.4 Feet
Landscape Area Minimum	7.5%	2.4%
Structure Height Maximum	25 Feet	25 Feet
Structure Height Maximum	40 Feet	24 Feet

Note: In the C District, the building may be constructed on one side line.

NOTES:

- 1) Subject to an accurate title search and to assessments and restrictions that affect subject property, boundary lines are to be determined by corner markers as set out herein.
- 2) Certifications are not transferable to subsequent owners or additional institutions.
- 3) The surveyor and drafter warrant that the survey and plat have been prepared from the best of their skill and judgment and that the same are true and correct.
- 4) A written waiver and discharge by the State of New Jersey has been obtained from the State of New Jersey regarding the use of the survey and plat for purposes other than those intended.
- 5) The basis of bearings is True North.
- 6) The bearings and distances are given in feet and inches.
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This survey is made for the benefit of Deep Pockets Commercial Mortgage, Inc., its successors and assigns; 125 Phillips, LLC, a Licensed Land Surveyor of the State of New Jersey, 50 Henry Court, to the aforesaid parties that I, Arthur J. Weeks, a Licensed Land Surveyor of the State of New Jersey, do hereby certify to the aforesaid parties that I have prepared a survey of the premises dated April 14, 2005 and described in the Deed Description shown herein.

1) The survey reflected by this plat was actually made upon the ground and in accordance with the minimum standards established by the State of New Jersey and with the Minimum Standard Requirements for All Tracts of Land Title A, T, A, and ACSM in 1998 and in effect on the date of this certification unless recently revised or an Urban Survey, with the State of New Jersey requirements regarding the use of the survey and plat for purposes other than those intended.

2) The survey shows the location of all buildings, structures and other improvements situated on the premises.

3) All utilities serving the premises enter through adjoining public streets and/or easements of record, except as shown on the survey, that the property described herein is the same as the property described in all American Title Insurance Company Commitment to Insure Title, Title No. 03150 and that all easements referenced in said commitment are shown as shown herein.

4) There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements shown on the survey, that the property described herein is the same as the property described in all American Title Insurance Company Commitment to Insure Title, Title No. 03150 and that all easements referenced in said commitment are shown as shown herein.

5) Said described property is located in an area having a Zone Designation X on Flood Insurance Rate Map No. 3400C-0286 F with an effective date of September 20, 1989, for Community No. 340515 in Bergen County, State of New Jersey, as shown on a Flood Certificate prepared by Chelsea Jones, Inc., dated April 20, 2005.

6) The property has direct physical access to Bruce Court, a public street.

7) The number of stippled parking spaces located on the subject property is 170 and are shown on the survey.

8) All setbacks, side yard and rear yard lines set forth in the current zoning ordinance are shown on the survey.

REFERENCES	FILED MAP	CERTIFIED TO
LOT A TAX MAP BLOCK 13 02	LOT A TAX MAP BLOCK 13 02	125 Phillips, LLC, a Licensed Land Surveyor of the State of New Jersey, B.C. - 53120
LOT B TAX MAP BLOCK 13 02	LOT B TAX MAP BLOCK 13 02	Successors and/or assigns of the State of New Jersey, B.C. - 53120
Deed of Record - Deed Book 7241 Page 124		Arthur J. Weeks, Professional Land Surveyor, License No. 33154
		WELLS ASSOCIATES LAND SURVEYING, INC. 1500 West 14th Street, Suite 100, New York, NY 10011-3402
		APR 14 2005



PHILLIPS AVENUE
(40' Wide)
(Public Roadway)