

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. THIS SURVEY WAS CONDUCTED BY ALTA, ACSM AND NYS IN 1999 AND INCLUDES TIES TO 2.3, 4.6, 7.0(1), 8.9, 10.11(3) (AS TO UTILITIES SURFACE MATTERS ONLY) AND 13 OF TABLE A THEREOF. FURTHER TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NYS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED PARTNER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MODEL, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

ADDITIONAL CERTIFICATIONS:
MORGAN STANLEY DEAN WITTER MORTGAGE CAPITAL INC.
MORGAN STANLEY BANK AND/OR THEIR ASSIGNS AS
THEIR INTEREST MAY APPEAR
HEREIN ARE HOLDING AN INTEREST IN
MORGAN STANLEY BANK AND/OR THEIR ASSIGNS AS
STEWART TITLE GUARANTY COMPANY
PAUL SMAD, ESQUIRE

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPEARANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN UTILITIES EXCEPT WHERE NOTED. AT THE TIME OF SURVEY, SIGNIFICANT SNOW PILES HINDERED LOCATION OF SOME UTILITY LOCATIONS AND PAVEMENT MARKINGS.

FLOOD INFORMATION

SUD DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE AE. THE FLOOD HAZARD INFORMATION FOR THIS ZONE IS OBTAINED FROM THE FLOOD INSURANCE RATE MAP NO. 0104-E WITH A DATE IDENTIFICATION OF SEPT. 20, 1995 FOR COMMUNITY NUMBER 30026, IN BERGEN COUNTY, STATE OF NEW JERSEY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

FLOOD HAZARD CERTIFICATION STATEMENT:
ONLY LOTS 1 AND 2 ARE PARTIALLY WITHIN ZONE AE. LOTS 3, 4 AND 5 ARE IN ZONE X.

SURVEY MAP REFERENCES

"MAP OF SOCIETY FARMS STUDIED IN THE BOROUGH OF NORTHPALE, BERGEN COUNTY, NEW JERSEY AND TOWNSHIP OF TAPPAN, ROCKLAND COUNTY, N.Y." AND FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON OCTOBER 16, 1943 AS MAP NO. 3347.
"MAP OF PROPERTY AT 206 PEGASUS AVE BOROUGH OF NORTHPALE, BERGEN COUNTY, NEW JERSEY," PREPARED BY ARTHUR F. WEADE, JR. N.P.E. & M.P.S. NO. 13773, DATED 5/10/95.
"TAX MAP BOROUGH OF NORTHPALE," DATED JANUARY 1978.
"THE PARCEL IS PART OF 'PEGASUS INDUSTRIAL CENTER, A CONDOMINIUM' WITH MASTER DEED IN BOOK 6681 PAGE 465.

SURVEY DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND WITH THE BUILDING AND IMPROVEMENTS THEREBY ERECTED, SITUATE, LYING AND BEING IN THE MUNICIPALITY OF NORTHPALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, BOUND AND DESCRIBED AS FOLLOWS:
BLOCK 601 LOTS 1-5

BEGINNING AT A POINT IN THE SOUTH LINE OF PEGASUS AVENUE, AT THE NORTHEAST CORNER OF LOT #2, IN BLOCK #79-A AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF SOCIETY FARMS STUDIED IN THE BOROUGH OF NORTHPALE, BERGEN COUNTY, NEW JERSEY AND TOWNSHIP OF TAPPAN, ROCKLAND COUNTY, N.Y." AND FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON OCTOBER 16, 1943 AS MAP NO. 3347, SAID POINT BEING DISTANT 10.0 FEET EAST AND 10.0 FEET NORTH FROM THE INTERSECTION OF SAID LINE WITH THE EAST LINE OF DIMENSION STREET 66' ROAD, EXTENDED AND SWANNING THENCE;

- 1) EASTWARD AND NORTHERLY ALONG THE SOUTH LINE OF PEGASUS AVENUE, ON A CURVE, CURVING TO THE LEFT AND HAVING A RADIUS OF 760 FEET, AN ARC DISTANCE OF 365.53 FEET TO A POINT OF TANGENCY IN THE EAST LINE OF PEGASUS AVENUE; THENCE;
- 2) ALONG THE EAST LINE OF PEGASUS AVENUE, NORTH 33 DEGREES 17 MINUTES 10 SECONDS EAST 434.07 FEET; THENCE;
- 3) SOUTH 56 DEGREES 42 MINUTES 50 SECONDS EAST 218.04 FEET TO A POINT IN THE WEST LINE OF THE RIGHT OF WAY ON THE NORTHERN RAILROAD OF NEW JERSEY; THENCE;
- 4) ALONG THE WEST LINE OF THE RIGHT OF WAY OF THE NORTHERN RAILROAD OF NEW JERSEY, SOUTH 37 DEGREES 34 MINUTES WEST, 1094.33 FEET TO THE SOUTHWEST CORNER OF LOT #3, IN BLOCK #79-A AS SHOWN ON MAP #3347; THENCE;
- 5) ALONG THE SOUTH LINE OF SAID LOT #3, NORTH 54 DEGREES 40 MINUTES WEST, 282.16 FEET TO THE SOUTHWEST CORNER OF LOT #1 IN BLOCK #79-A AS SHOWN ON SAID MAP #3347; THENCE;
- 6) ALONG THE EAST LINE OF SAID LOT #1, NORTH 15 DEGREES 43 MINUTES, 190.23 FEET TO THE SOUTHEAST CORNER OF LOT #2; THENCE;
- 7) ALONG THE EAST LINE OF LOT #2, NORTH 23 DEGREES 55 MINUTES 20 SECONDS EAST, 212.81 FEET TO THE PLACE OF BEGINNING.

BLOCK 601 LOT INFORMATION

LOT #	AREA (SF)	AREA (AC)
3	81,534	1.87
4	53,716	1.22
5	44,171	1.01
7	46,256	1.06
TOTAL	227,682	6.35

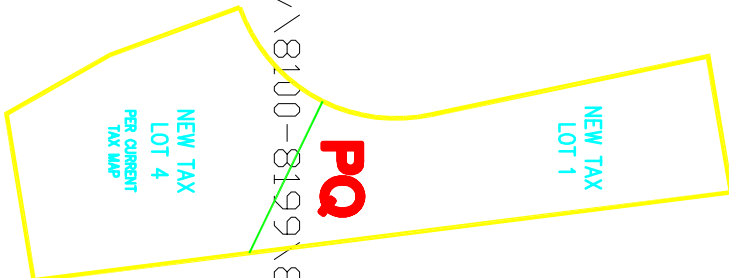
TAX MAP

LOT #	AREA (SF)	AREA (AC)
1	135,842	3.11
4	141,250	3.24
TOTAL	277,092	6.35

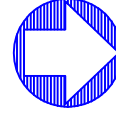
DEED REFERENCES

BOOK:	PAGE:
7727	38
6618	499
4014	224
8112	327
8792	825
8792	292
8789	259

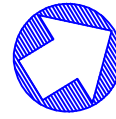
PQ



USGS QUADRANGLE



TAX MAP

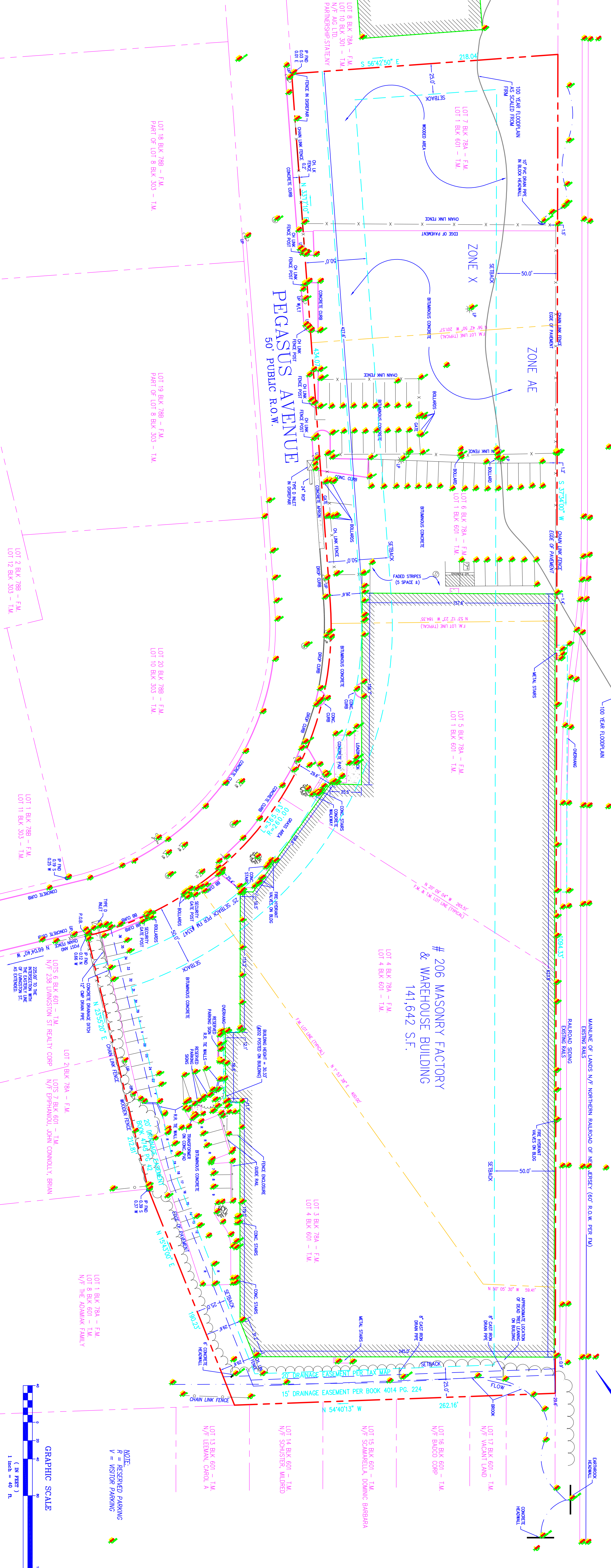


Zoning Information

According to the Borough of Northvale, Zoning Map, March 14, 2007, the subject property is zoned "L-1" Light Industrial Zone, and is subject to the following conditions:

Lot #	Lot Area (SF)	Lot Width (ft)	Lot Depth (ft)	Lot Frontage (ft)	Front Yard Setback (ft)	Side Yard Setback (ft)	Rear Yard Setback (ft)	Maximum Lot Coverage (%)	Open Area (%)	Maximum Height (ft)
Required	40,000	200	200	120	50	25	50	50	25	35
Provided	277,092	-	-	184.05	459.24	25.4	29.6	-	-	30.33

79 REGULAR PARKING SPACES (TOTAL)
1 HANDICAPPED PARKING SPACE



206 MASONRY FACTORY & WAREHOUSE BUILDING
141,642 S.F.

NOTE:
R = RESERVED PARKING
V = VISITOR PARKING

