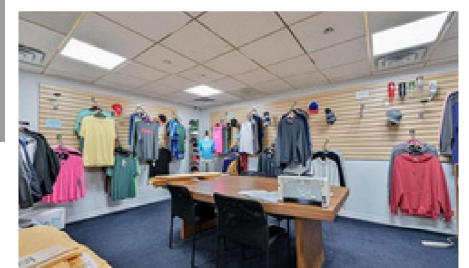
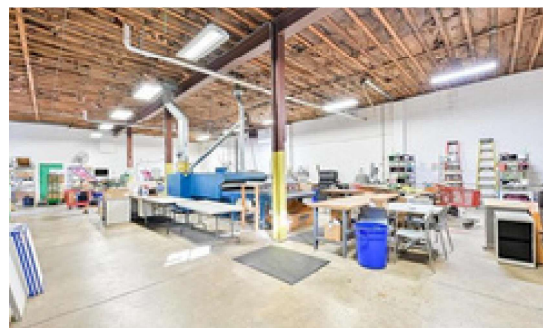




EXCLUSIVE
::::: **PROPERTY** :::::

619 CHURCH STREET, PLEASANTVILLE NJ



\$699,000

SALE OR LEASE

6,200 +- SQFT

(EST 1,500 SF OFFICE + 4,700 WAREHOUSE)



\$5,900/MO

PLUS EXPENSES & YEARLY ESCALATIONS

Richard Suthard

(cell) 609-226-0400

Balsley Losco Realty

1630 New Rd, Northfield NJ 08225

Stefani Roach

(cell) 609-670-4082

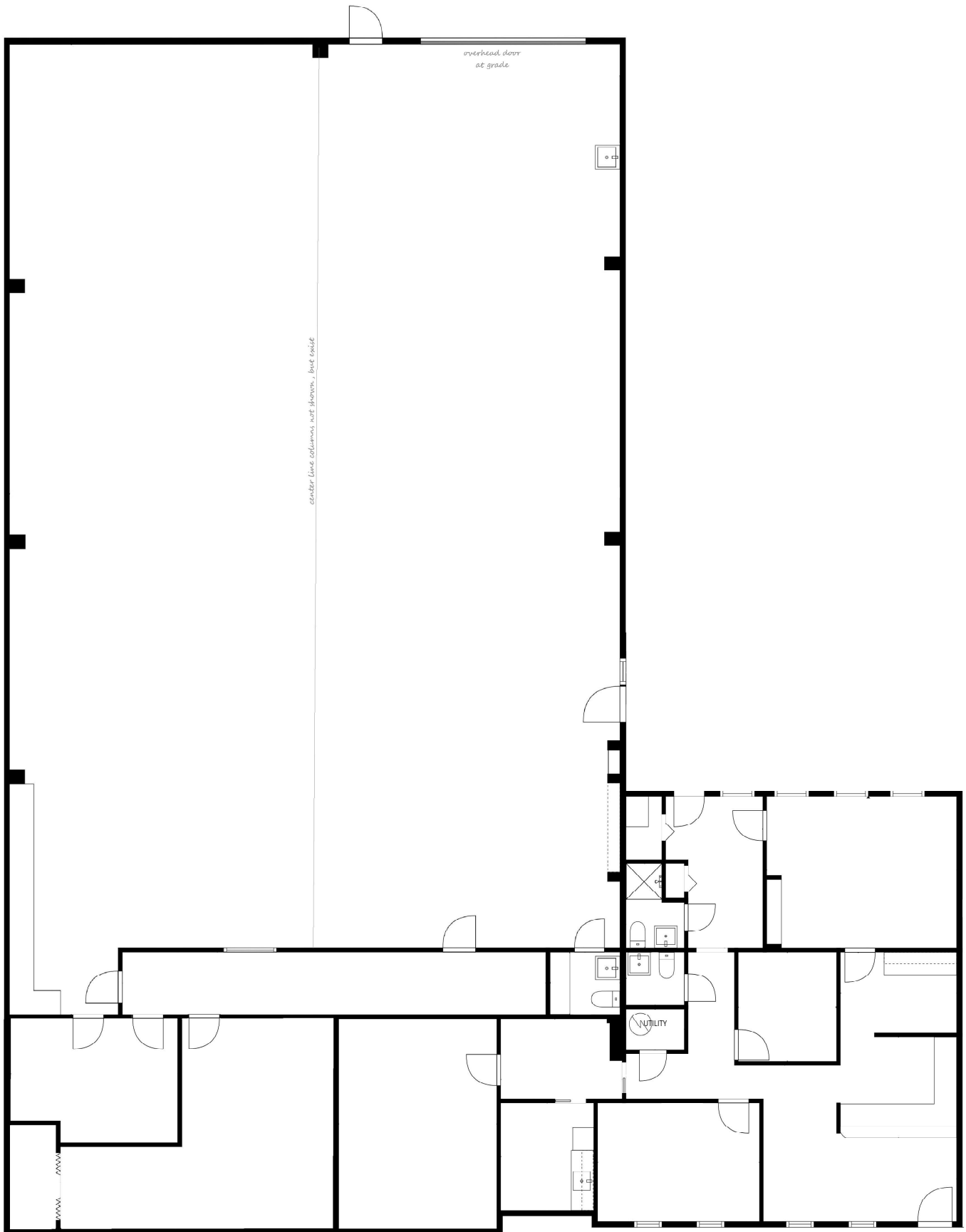
Re/Max One Realty

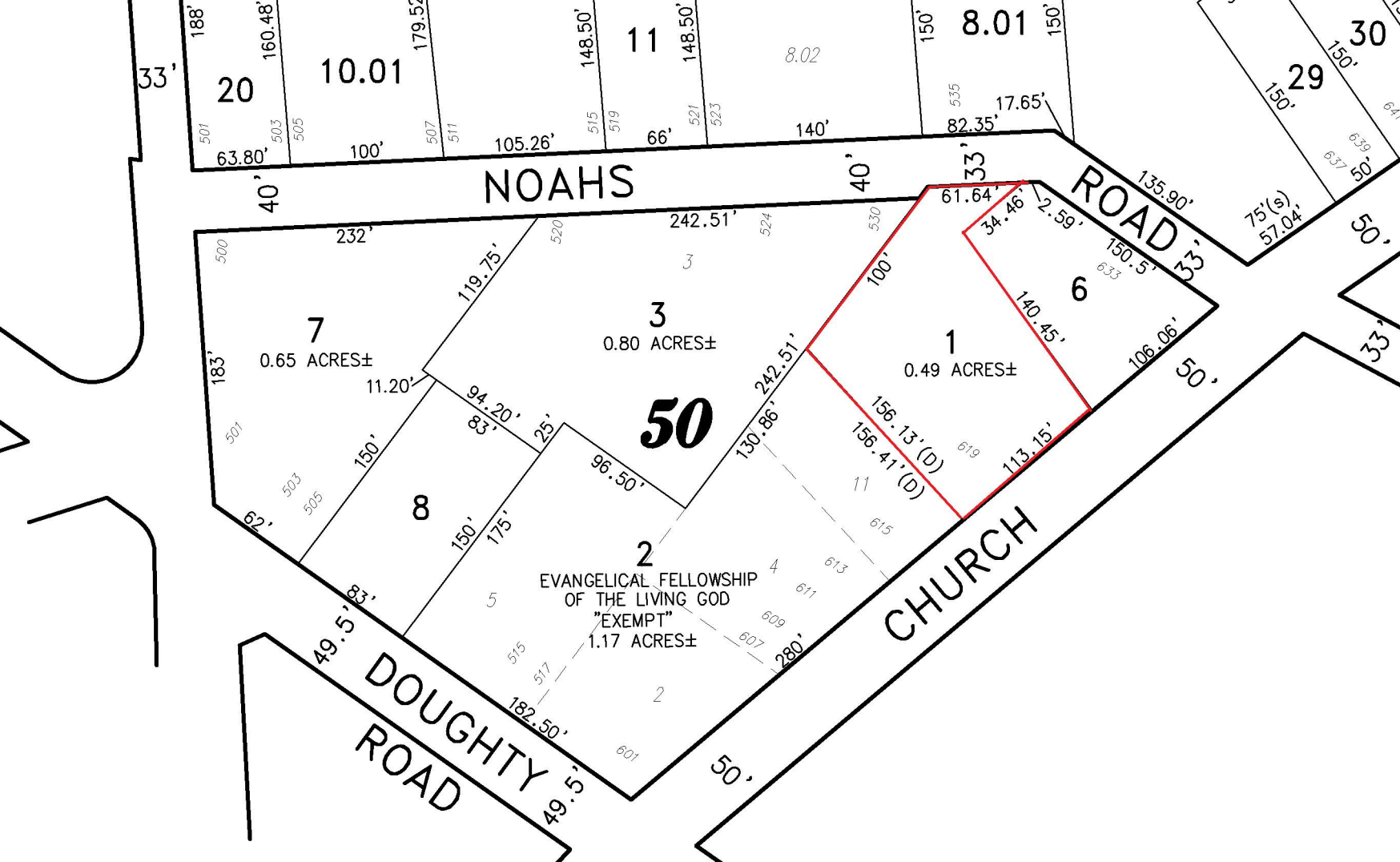
2 E Main Street, Moorestown NJ 08057

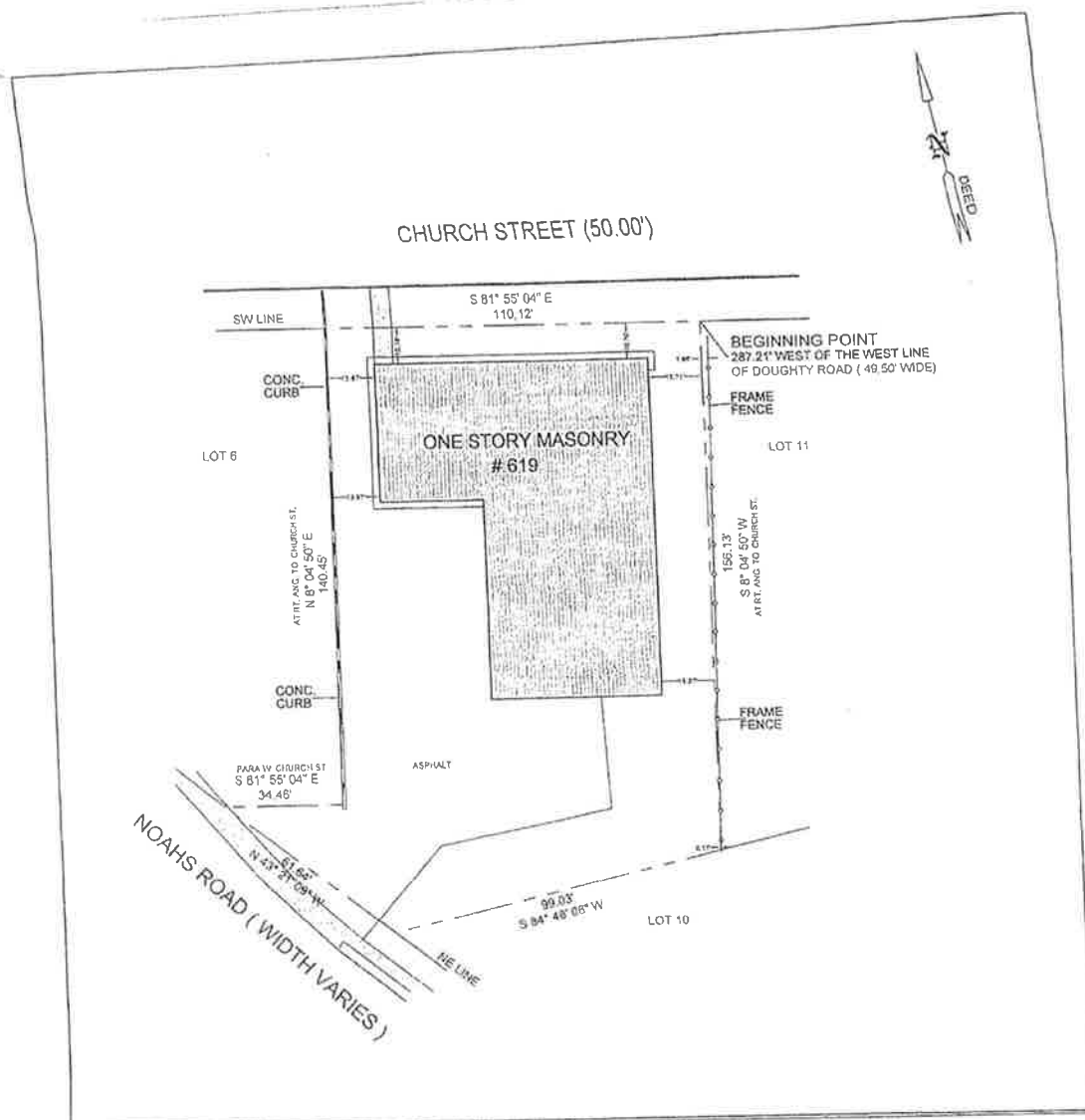


619 CHURCH STREET PLEASANTVILLE









PROPERTY SURVEY
CITY OF PLEASANTVILLE
BLOCK 50 LOT 1X
ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 18999 SF
2. PERMANENT MARKERS HAVE BEEN SET
3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.

6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

819 CHURCH STREET LLC
SURETY TITLE COMPANY LLC
SUSQUEHANNA BANK
ITS SUCCESSORS AND/OR ASSIGNS
AS THERE INTEREST MAY APPEAR

[Signature]
DANIEL J. PONZIO, SR.
PROFESSIONAL LAND SURVEYOR N.J. NO. GS17603

ARTHUR W. PONZIO CO.
& ASSOCIATES
SURVEYING-ENGINEERING-PLANNING



400 NORTH DOVER AVENUE
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 344-8194 FAX: (609) 344-1594
NEW JERSEY AUTH. NO.: 24GA28001300

DATE: JUNE 19, 2013
SCALE: 1" = 30'

DRAWN BY: D.J.P.