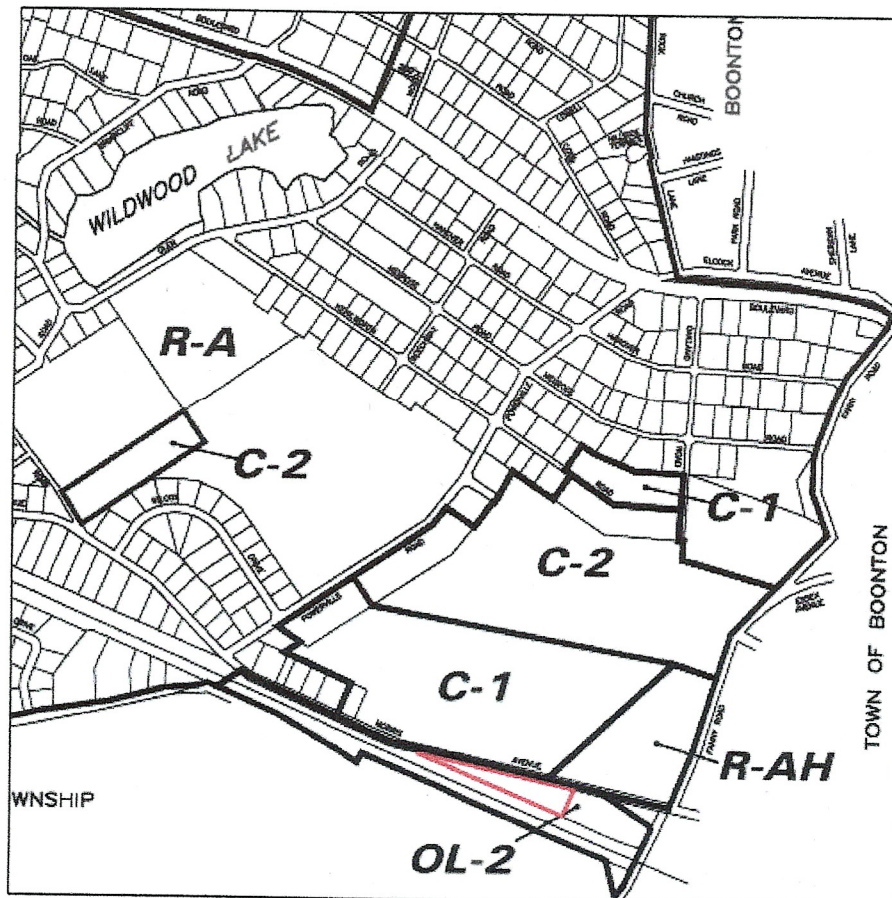


# SITE DESCRIPTION

GENERAL SITE DESCRIPTION OVERVIEW		
Location	The property is on the SE side of Morris Avenue south of Fanny Road in northeast Mountain Lakes by the Boonton and Parsippany borders.	
Parcel Number	25-00089-0000-00002	
Legal Description	Block 89, Lot 2	
Latitude, Longitude	40.895806, -74.419611	
Site Area	77,302 square feet (1.77 acres)	
Configuration	Triangular	
Topography	Level	
Drainage	Appears adequate	
Utilities/Municipal Services	All available to site.	
Off-Site Improvements		
Flood Zone(s)	<u>Zone</u>	<u>Map</u> <u>Date</u>
	Zone X (Unshaded)	None Printed February 19, 1986
	Zone X Unshaded (Outside 500Y) is a Non-Special Flood Hazard Area (NSFHA) of minimal flood hazard, usually depicted on Flood Insurance Rate Maps (FIRM) as above the 500-year flood level. This is an area in a low to moderate risk flood zone that is not in any immediate danger from flooding caused by overflowing rivers or hard rains. In communities that participate in the National Flood Insurance Program (NFIP), flood insurance is available to all property owners and renters in this zone.	
Census Tract No.	0412.00	
Soil/Subsoil Conditions	We did not receive nor review a soil report. However, we assume that the soil's load-	
Environmental Concerns	The inspecting appraiser did not observe any environmental issues and for the purpose of	
Easements, Encroachments and Deed Restrictions	None detrimental known	
Hazards Nuisances	None noted	
Frontage	941' on Morris Avenue	
Access	Two curb cuts on Morris Avenue	
Visibility	Average	
Surrounding Land Uses	Industrial / vacant	
Traffic Counts	2,240 AADT at Fanny Road (1922)	
Transportation Facilities	NJ Transit rail station in Boonton	
Site Utility	Average/Fair	
Comments	The site is a triangular parcel measuring 941' x 167' x 926'.	

ZONING	
Designation	OL-2
Description	Office and Light Industrial Zone
Compliance	The subject is a legal though non-conforming lot based on an undersized lot (5 acres provided vs. 1.77 acres provided) and yard requirements.
ZONING REQUIREMENTS	
Permitted Uses	Includes business, professional or service offices, banks, light manufacturing, printing and publishing, research, and child care centers. Conditional uses include affordable housing.
Minimum Lot Size	5 acres
Minimum Frontage	410'
Minimum Depth	400'
Front (min. ft.)	80'
Rear (min. ft.)	100'
Side (min. ft.) interior	100'
Maximum Height	2 st. / 35 feet
Required No. Parking Spaces	32
Subject's Total Parking Spaces	32

## ZONING MAP



# IMPROVEMENTS DESCRIPTION

GENERAL IMPROVEMENT DESCRIPTION OVERVIEW	
Address	14 Morris Avenue Mountain Lakes, New Jersey 07046-1011
Property Description	Industrial (Warehouse) A single story (plus mezzanine) industrial building
Year Built	1998
Year Renovated	N/A
Number of Buildings	1
Number of Stories	1
Property Class	Class C
Building Construction Class (MVS)	Class C
Net Rentable Area	10,990 square feet
Gross Building Area	10,990 square feet
Mezzanine Area (not incl. above)	1,060 square feet
Land-to-Building Ratio	7.03 : 1
Ingress/Egress	Two curb cuts on the SE side of Morris Avenue
Percentage Office Build-Out	58%
Clear Height	32 feet
Power	Adequate
Loading Doors	
Dock High	1
Roll-Up	4
Rail Access	No
Parking	
Surface Parking Spaces	32
Parking Ratio	2.91 spaces per 1,000 SF of gross building area.
ADA Compliance	The property was constructed prior to implementation of Federal ADA regulations; we assume the property is not fully ADA compliant.

CONSTRUCTION DETAIL	
General Layout	The subject is a single story industrial building demised for single occupancy.
Foundation	Reinforced concrete slab
Construction	Reinforced concrete and steel
Floor Structure	Steel and masonry
Exterior Walls	Concrete block and glass curtainwall
Roof Type	Flat
Roof Cover	Sealed membrane
Windows	Casement in metal; glass brick



INTERIOR DETAIL	
Interior Walls	Drywall
Ceilings	2 x 4 acoustical tile
Floor Coverings	Carpet on concrete
Lighting	Fluorescent
Ceiling Heights	32' in the warehouse
Restrooms	There are two multi-fixture restrooms in the warehouse and four, two-fixture baths in the office area.

MECHANICAL DETAIL	
Heating	Forced Air
Cooling	Forced Air
Plumbing	Assumed to code and adequate. There is a 50-gallon water heater.
Electrical	Assumed to code and adequate.
Fire Protection	No sprinkler system observed.

SITE IMPROVEMENTS	
Parking Type	Surface
Landscaping	A variety of trees, shrubbery and grass
Signage	Small signage along the frontage

RENOVATION/DEFERRED MAINTENANCE	
Recent Renovations or Replacements	None noted
Deferred Maintenance	None noted

SUMMARY	
Building Condition	Average/Good We did not inspect the roof of the building(s) nor make a detailed inspection of the mechanical systems. We are not qualified to render an opinion as to the adequacy or condition of these components. The client is urged to retain an expert in this field if detailed information is needed about the adequacy and condition of mechanical systems.
Building Quality	Average/Good
Design and Functionality	Average/Good
Actual Age	27 years
Expected Economic Life	50 years
Effective Age	15 years
Remaining Economic Life	35 years
Comments	The property is an industrial building with a 58% office allocation and 32' warehouse ceiling. A 1,060 sq. ft. storage mezzanine is not incorporated in the building area