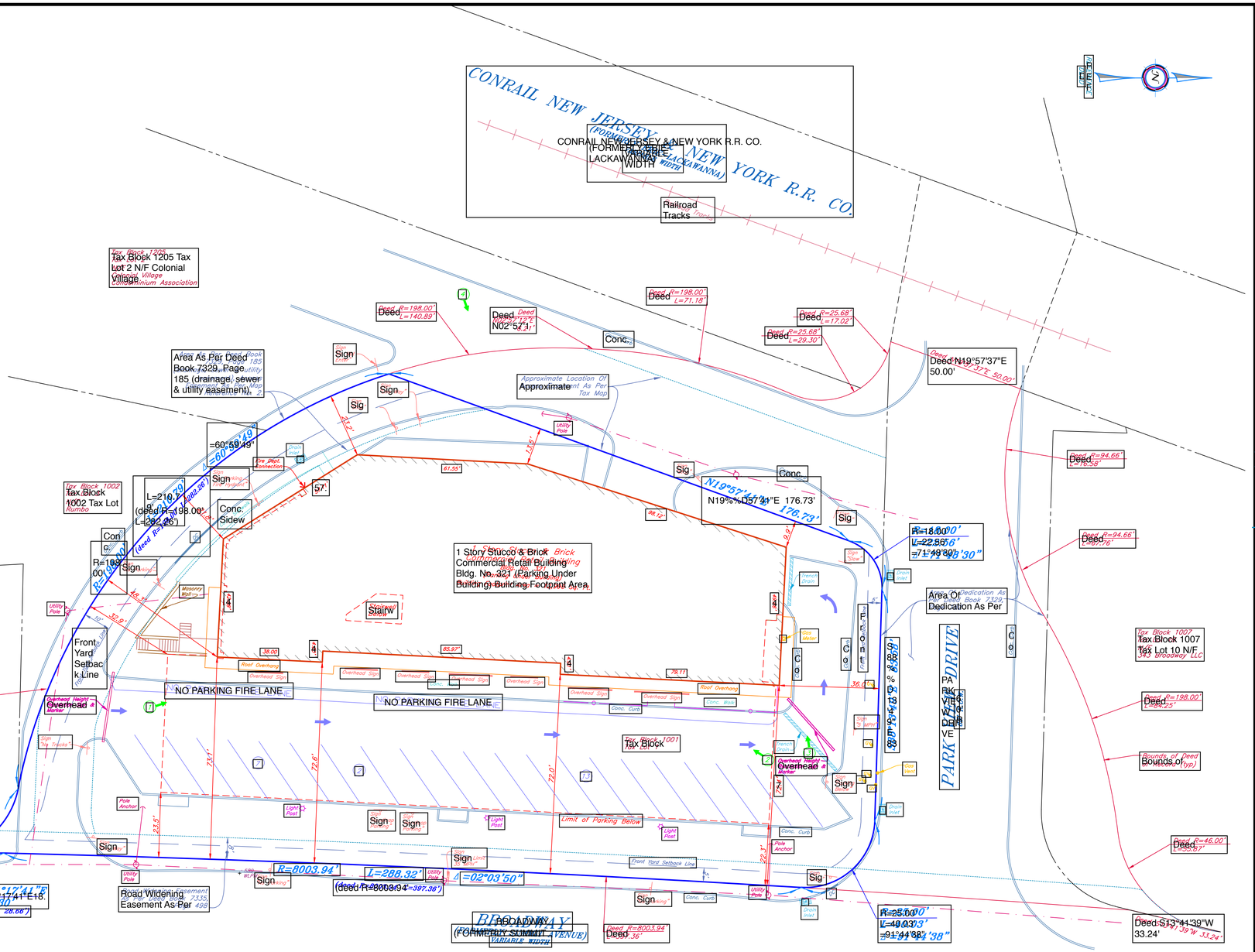
DESCRIPTION OF PARCEL

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF HILLSDALE, COUNTY OF BERGEN, STATE OF NEW JERSEY:

BEGINNING AT A POINT IN THE WESTERLY LINE OF BROADWAY (FORMERLY SUMMIT AVENUE, VARIABLE WIDTH) SAID POINT BEING SITUATED NORTH 01 DEGREES 17 MINUTES 41 SECONDS WEST, 266.49 FEET FROM THE INTERSECTION FORMED BY THE AFORESAID WESTERLY LINE OF BROADWAY PRODUCED SOUTHERLY AND THE NORTHERLY LINE OF WEST STREET (40.00 FEET WIDE) PRODUCED EASTERLY AND RUNNING, THENCE;

1. NORTHERLY, NORTHWESTERLY AND WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 35.34 FEET, A DELTA ANGLE OF 67 DEGREES 29 MINUTES 37 SECONDS TO A POINT OF REVERSE CURVATURE; THENCE,
2. WESTERLY, NORTHWESTERLY AND NORTHERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 198.00 FEET, AN ARC LENGTH OF 210.79 FEET, A DELTA ANGLE OF 60 DEGREES 59 MINUTES 49 SECONDS TO A POINT; THENCE,
3. NORTH 19 DEGREES 57 MINUTES 41 SECONDS EAST, 176.73 FEET TO A POINT OF CURVATURE; THENCE,
4. NORTHERLY, NORTHEASTERLY AND EASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET, AN ARC LENGTH OF 22.56 FEET, A DELTA ANGLE OF 71 DEGREES 48 MINUTES 30 SECONDS TO A POINT OF TANGENCY IN THE SOUTHERLY LINE OF PARK VIEW DRIVE (60.00 FEET WIDE); THENCE,
5. SOUTH 88 DEGREES 13 MINUTES 49 SECONDS EAST, 83.58 FEET ALONG THE SAME TO A POINT OF CURVATURE; THENCE,
6. EASTERLY, SOUTHEASTERLY AND SOUTHERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 40.03 FEET, A DELTA ANGLE OF 91 DEGREES 44 MINUTES 38 SECONDS TO A POINT OF REVERSE CURVATURE IN THE AFOREMENTIONED WESTERLY LINE OF BROADWAY; THENCE,
7. SOUTHERLY ALONG THE SAME ON A CURVE TO THE LEFT HAVING A RADIUS OF 8003.94 FEET, AN ARC LENGTH OF 288.32 FEET, A DELTA ANGLE OF 02 DEGREES 03 MINUTES 50 SECONDS TO A POINT OF NON-TANGENCY; THENCE,
8. SOUTH 01 DEGREES 17 MINUTES 41 SECONDS EAST, 18.30 FEET ALONG THE SAME AND TO THE POINT OR PLACE OF BEGINNING.

SAID PARCEL 43,637 SQ. FT. OR 1.0012 ACRES.



KEY MAP
N.T.S.

NOTES

1. PROPERTY KNOWN AS LOT 1 IN BLOCK 1001 AS SHOWN ON THE CURRENT TAX MAP OF THE BOROUGH OF HILLSDALE.
2. AREA OF PROPERTY: 43,637 Sq. Ft. OR 1.0012 Acres.
3. PROPERTY CORNERS WERE NOT PER CONTRACTUAL AGREEMENT WITH THE PURCHASER OF THE PROPERTY.
4. PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS PER THE FIRM, FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY, PANEL 93 OF 332, MAP NUMBER 34003C0093G MAP REVISED SEPTEMBER 30,2005.
5. THERE IS NO EVIDENCE ON THE SITE OF A SOLID WASTE DUMP OR SANITARY LANDFILL.
6. ZONING DATA: C - COMMERCIAL :

ITEM	REQUIRED	EXISTING
BUILDING HEIGHT (MAX)	30 ft.	<30 ft.
BUILDING COVERAGE (MAX %)	80 %	29.7 %
LOT AREA (MIN)	7,500 Sq. Ft.	43,637 Sq. Ft.
LOT FRONTAGE AND WIDTH	50 ft.	96.0'
FRONT YARD (MIN)	5 ft.	36.0 ft.
SIDE YARD (MIN)	NONE	9.9 ft.
REAR YARD (MIN)	10 ft.	21.8 ft.

7. SURVEY IS BASED UPON A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT DATE SEPTEMBER 27, 2017, TITLE No. ZT-2147.

"SURVEY INSPECTIONS" or "UPDATES" of this map are PROHIBITED. "