

PROPERTY INFORMATION

UNION MILL ROAD SUBDIVISION

Conceptual -10 Single Family Lots

Mount Laurel Township

Burlington County, NJ



FOX & ROACH, REALTORS

Exclusively presented by:

ED RITTI & JIM BOYLE SR

LAND DEVELOPMENT

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PROPERTY INFORMATION

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This will serve as notice regarding the use of certain material, data and information contained herein ("Evaluation Material") which we have made available to you in connection with a possible purchase of the property by you or your client. As a prerequisite to your accepting and utilizing the Evaluation Material, you hereby represent and agree as follows:

The Evaluation Material furnished by us will be used solely for evaluating a possible transaction exclusively for your own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, you agree to keep all Evaluation Material strictly confidential; provided however, that any of such Evaluation Material may be disclosed to your directors, officers or employees as well as your counsel, accounting firms and financial institution who need to know such information of the purpose of assisting you with your possible purchase of the Property. Such directors, officers employees, lawyers, financial institutions and accountants shall be informed by you of the confidential nature of such information and shall be directed by you to treat such information with strict confidence.

Although we have endeavored to include in the Evaluation Material, information which we believe to be accurate and relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that neither the Owner of the Property nor Fox & Roach Realtors LP, Broker (a member of the franchise system of BHH Affiliates, LLC) make any representation or warranty as to the accuracy or completeness of the Evaluation Material except as set forth in a definitive agreement. You agree that neither the Owner nor the Agent shall have any liability to you as a result of your use of the Evaluation Material except as set forth in a definitive agreement and it is understood that you are expected to perform such due diligence investigations and inspections of the Property as you deem necessary or desirable and as permitted by agreement with the Owner of the Property.

You also represent that no broker or agent represents you or will represent you in any possible transactions involving the Property unless you disclose it in writing to Fox & Roach Realtors LP (a member of the franchise system of BHH Affiliates, LLC) prior to the receipt of the Evaluation Material and you fully agree to compensate your broker or agent. Neither Agent nor the Owner is responsible for any compensation to be paid to your broker or agent whatsoever.

Additionally, you agree and acknowledge that we are not responsible for misstatement of facts, errors or omissions, prior sale or withdrawal of the property from the market without notice. By keeping the Evaluation Material for any purpose, you thereby agree to these provisions and we will proceed accordingly. In the event that you are not able to agree to these terms, please return the Evaluation Material to us immediately.

PROPERTY INFORMATION

I. EXECUTIVE SUMMARY

This is a 4.99 acre land parcel located in Mount Laurel Township, Burlington County, NJ. It is immediately accessible to NJ State Highway 73, Route 295 and the NJ Turnpike, and all major shopping and schools. Parcel is currently improved by an older single family home and a separate free standing commercial building utilized as a dog kennel.

A conceptual cul de sac project has been drawn for a 12 lot subdivision. The lot breakdown is for 10 single family home lots, being a minimum of 10,000 sf with a minimum 80' frontage, and 2 lots designated as possible open space/stormwater management areas.

This project is conceptual only. A prospective buyer must consider the necessity of procuring at their sole cost and expense all municipal, county and state approvals necessary to develop the project.

ASKING PRICE: \$475,000

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II. PROPERTY DETAILS

- Address:** 1088 Union Mill Road
Mount Laurel Township, Burlington County, NJ 08054
Block 1004.01 Lot 16
- Location:** The subject property is situated on the southeast side of Union Mill Road, just north of Academy Drive, and across from Ramblewood Country Club.
- Access:** The conceptual project will have a singular proposed access from Union Mill Road.
- Land Size:** 4.99 +- Acres
Proposed lots of the concept plan are a minimum of 10,000 sf with 80' fronts. There are larger lots, 12,000 - 17,000 sf situated on corners and into the cul de sac.
- Zoning:** R1D / Residential. Permitted density of 2.25 DU/AC based on developing the site in accordance with Open Space obligations of the ordinance.
- Land Use:** This Land Use category is for residential development.
- Improvements:** There are several structures on the site, all of which would be demolished as part of the development of the subdivision.
- Utilities:** Sanitary sewer and public water service TBD, and subject to formal design and approval.
- Electricity - PSE&G
Gas- PSE&G
- Parcel ID #:** Block 1004.01 Lot 16
- Legal Descriptions:** To be provided
- Engineering & Surveying:** Dante Guzzi Engineering Associates
- Contact:** Ed Ritti / JIM BOYLE SR
Berkshire Hathaway Fox & Roach, Realtors
1001 Tilton Road Suite 100
Northfield, NJ 08225

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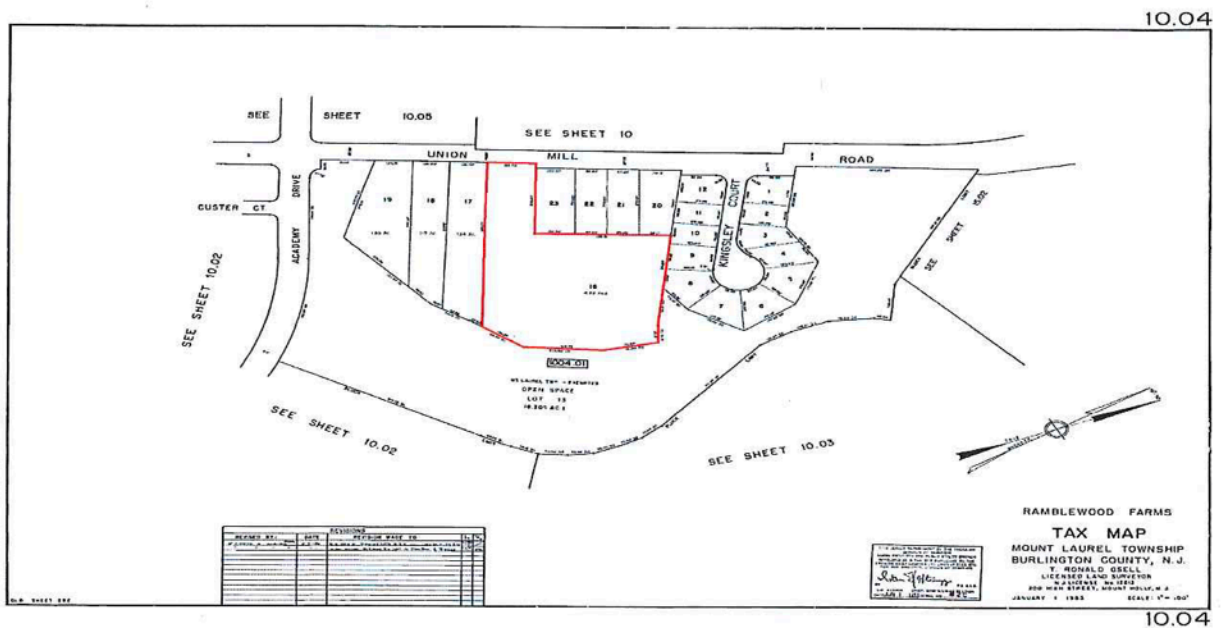
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III. MAPS

GIS AERIAL VIEW

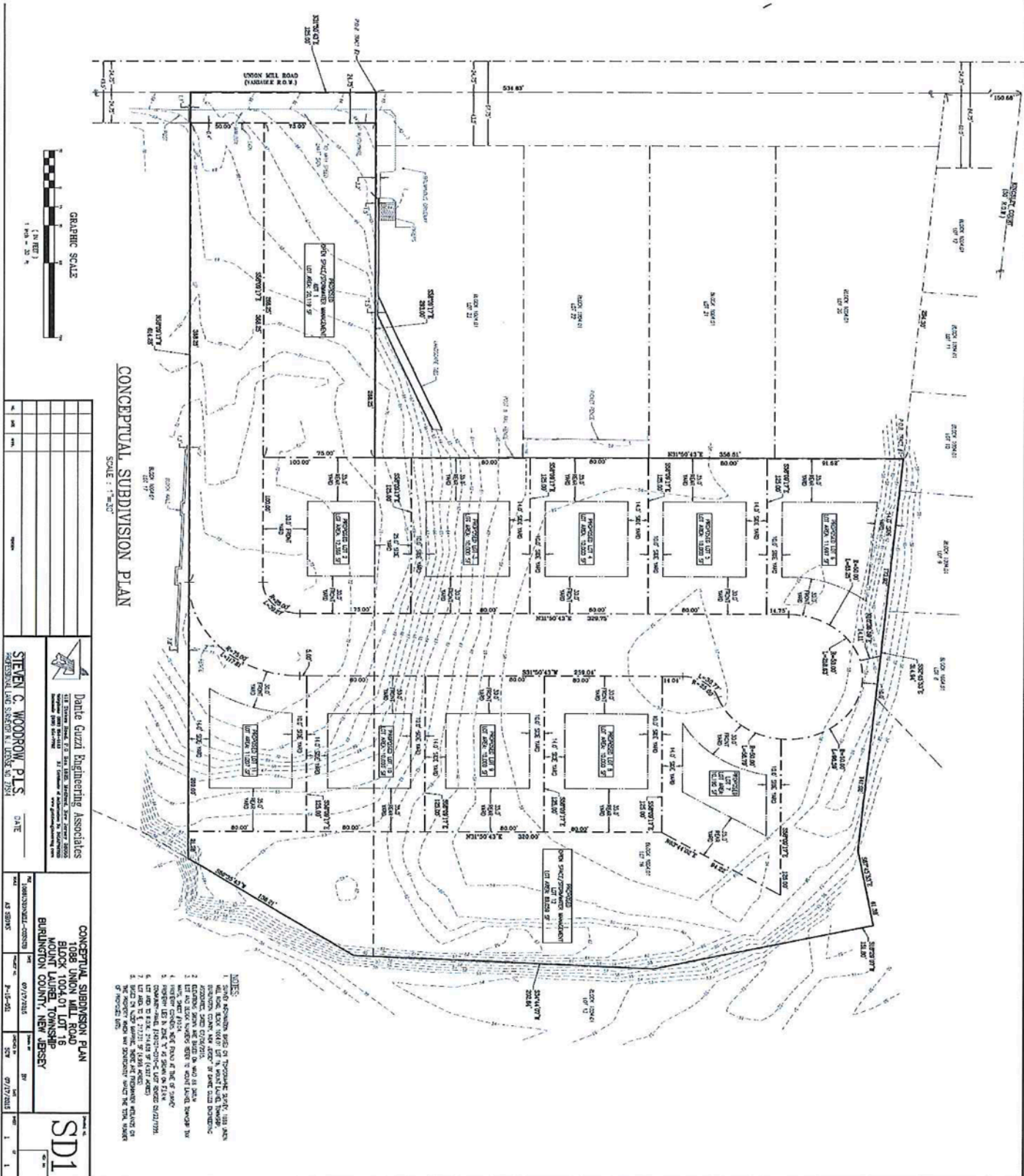


MUNICIPAL TAX MAP



PROPERTY INFORMATION

Conceptual Subdivision Plan





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Legal Description

SCHEDULE "A"

BEGINNING at a point in the division line between Lots 16 and 20 Block 1004.01 as shown on plan hereinafter mentioned, said point being the following courses from a point connecting the center line of Kingsley Court (50 feet wide) and the center line of Union Mill Road;

Thence (a) South 31 degrees 50 minutes 43 seconds West along the center line of Union Mill Road a distance of 150.66 feet to a point;

Thence (b) South 52 degrees 45 minutes 53 seconds East a distance of 294.30 feet to the place of beginning.

Thence (1) South 52 degrees 45 minutes 53 seconds East a distance of 314.94 feet to a point;

Thence (2) South 67 degrees 45 minutes 53 seconds East a distance of 61.38 feet to a point;

Thence (3) South 18 degrees 29 minutes 07 seconds West a distance of 151.80 feet to a point;

Thence (4) South 34 degrees 44 minutes 07 seconds West a distance of 189.73 feet to a point;

Thence (5) North 58 degrees 09 minutes 17 seconds West a distance of 399.58 feet to a point in the division line between Lots 16 and 23 Block 1004.01, said plan;

Thence (6) North 31 degrees 50 minutes 43 seconds East along the division line between Lots 16, 20, 21, 22 and 23 Block 1004.01 said plan a distance of 356.51 feet to the point and place of beginning.

BEING known and designated as Lot 16, Block 1004.01 Plan of Subdivision of Lands of Warrick Constructors, revised to 8-24-83 by Robertson & Johnson, P.E. & L.S.

THE LANDS referenced herein were incorporated into existing Lot 16 under Deed recorded in Book 3425, Page 315, thus creating one flag-shaped lot with frontage on Union Mill Road.

THE LEGAL DESCRIPTION of the exiting Lot 16 land and premises referenced under Deed recorded in Book 3425, Page 315 is:

BEGINNING at a point in the center line of Union Mill Road distant 724.76 feet South 26 degrees 15 minutes West from a spike in the center line of Bridge; thence South 26 degrees 15 minutes West along the center line of Union Mill Road a distance of 125 feet to a point; thence South 63 degrees 45 minutes 00 seconds East (erroneously given as North 63 degrees 45 minutes West in prior deeds of record) a distance of 613.75 feet to a point in line of lands now or formerly of Aaron Collins; thence North 61 degrees 00 minutes 00 seconds East (erroneously given as South 61 degrees West in prior deeds of record) along lands now or formerly of Aaron Collins a distance of 136.27 feet to a point; thence North 29 degrees 00 minutes 00 seconds East (erroneously given as South 29 degrees West) a distance of 13.06 feet to a point; thence North 63 degrees 45 minutes 00 seconds West (erroneously given as South 63 degrees 45 minutes East) a distance of 690.74 feet to the center line of Union Mill Road and place of beginning.