



The Blau & Berg Company
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Exclusives September 2010

September 3, 2010
 Page 1 of 25

New Jersey Industrial Properties Bergen County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
2 Avenue Ave Carlstadt, NJ	27-Door Truck Terminal	27-Door Truck Terminal		\$20,000/month	Ken Crimmins	27-door cross-dock terminal New doors, roof, parking lot, fence
160 Gregg St, Unit 7 Lodi, NJ	±5,680	±3,200 sf office ±2,480 sf warehouse		\$10/sf NNN	*Jeff Cerchione Sam Bernhaut	15' clear, 1 TB
10 Leighton Place Mahwah, NJ	15,200	15,200		\$6.50 psf NNN Lease	*Gordon Mayer	22' clear ceiling height 1 exterior loading dock
270 Moonachie Ave Moonachie, NJ	±2,100	±2,100		\$750,000 Sale \$5,000/mo NNN Lease	*Jeff Cerchione Ken Crimmins	Retail conversion opportunity Currently a vehicle repair shop
1011 Hudson Ave Ridgefield, NJ	±11,089	±11,089		Pls call for sale or lease price	*Ken Crimmins Sam Bernhaut	±11,089 sf garage/office on 1.94 acres Will subdivide
106 Kenny Place Saddle Brook, NJ	±116,000	±106,000 whse ±10,000 sf office		\$4.50 psf net Lease	Anthony Bufanio Ken Crimmins	18' ceiling height
41 W Prospect Street Waldwick, NJ	±17,000	±17,000		\$8,500 per mo NNN Lease Pls call for sale price	*Gordon Mayer	±17,000 sf of 3-sided bun storage ±3,100 sf 2-story office/showroom

Essex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
30 Sherwood Lane (Unit 3) Fairfield, NJ	±95,125	±4,875		\$685,125 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	±16' clear ceiling height 1 drive-in ramp
30 Sherwood Lane (Unit 5) Fairfield, NJ	±95,125	±5,635		\$825,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	±3,800 sf warehouse, ±1,835 office ±16' clear ceiling height 2 loading docks
100 Coit Street Irvington, NJ	12,000	12,000		\$499,000	Christian Walsifer	±9,500 sf warehouse, ±1,500 sf office
181 Coit Street Irvington, NJ	±9,000	±9,000		\$485,000	Gordon Mayer	±7,000 sf warehouse, ±2,000 sf office
31 Cordier Street Irvington, NJ	±15,000	±15,000		\$1.2M Sale	Sam Bernhaut	14' - 18' ceiling heights 2 DI doors, 1 loading dock
356-358 Nye Ave Irvington, NJ	12,000	12,000		\$6 psf NNN \$990,000 Sale	David Thomas *Christian Walsifer Jason Crimmins	12,000 sf terminal size 1,500 sf office

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Exclusives September 2010

September 3, 2010
 Page 2 of 25

New Jersey Industrial Properties Essex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
117 Avenue L Newark, NJ	±13,400	±11,400 sf whse ±2,000 sf office		Lease Rate Upon Rqst	Jason Crimmins Peter Murano, Jr. Alex Conte David Thomas	±24' - 26' ceiling height 8 docks
414 Avenue P Newark, NJ	±130,000	±124,650 sf whse ±5,350 sf office	Leased	\$5.75 psf Lease	Jason Crimmins Peter Murano, Jr.	24' clear, ±30 TB docks, 3 side docks 1 drive-in, ±30 trailer parking
891 Frelinghuysen Ave Newark, NJ	±7,000	±7,000		\$995,000 Sale \$9095 psf nnn Lease	Alex Conte Jason Crimmins Peter Murano, Jr. David Thomas	14' ceiling height 7 drive-ins
395 Hawthorne Ave Newark, NJ	±2,000	±2,000		\$190,000 Sale Lease Rate Upon Rqst	Alex Conte Jason Crimmins Peter Murano, Jr. David Thomas	12' ceiling height 2 drive-ins Block and steel construction Urban Enterprise Zone
82-102 East Peddie Street Newark, NJ	16500	16500		\$1,450,000 Sale \$7,550 per mo NNN Lease or \$5.50 psf NNN	Jason Crimmins Peter Murano, Jr. Alex Conte	14'-16' clear ceiling heights 2 tailboards, 2 drive-in doors Zoned Industrial (I-3)
249 Johnson Avenue Newark, NJ	±22,000	±22,000		\$1.21M Sale \$4/sf nnn	Jason Crimmins Peter Murano, Jr.	Zoned commercial ±0.75 acre lot
Libella Court, Unit 4 Newark, NJ	±2,820	±2,820		\$425,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	3,760 sf lot size
Libella Court, Unit 9 Newark, NJ	±2,800	±2,800		\$420,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	4,685 sf lot size
Libella Court, Unit 10 Newark, NJ	±3,293	±3,293		\$475,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	4,156 sf lot size

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Exclusives September 2010

September 3, 2010
 Page 3 of 25

New Jersey Industrial Properties Essex County

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Libella Court, Unit 11 Newark, NJ	±2,234	±2,234		\$420,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	4,311 sf lot size
Libella Court, Unit 13 Newark, NJ	±2,877	±2,877		\$445,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	5,056 sf lot size
Libella Court, Unit 35 Newark, NJ	±10,000	±10,000		\$1,475,000 Sale Lot can be sold at \$780,000	Jason Crimmins Peter Murano, Jr. Alex Conte	14,667 lot size
32-34 Libella Court Newark, NJ	±8,125 + ±4,100 sf lot	±8,125 + ±4,100 sf lot		\$7 psf nnn lease	Jason Crimmins Peter Murano, Jr. Alex Conte David Thomas	±8,125 sf bldg with ±4,100 sf parking lot New construction, office to suit 22' clear 1 drive-in door
9-23 Manufacturers Place Newark, NJ	±10,200	±10,200		\$799,000 Sale	Christian Walsifer	1 TB, 1 DI ±0.33 acres lot size
513-515 Market St Newark, NJ	± 7,000	± 7,000		\$499,000 Sale	*David Thomas Jason Crimmins	12,000 sf terminal size 1,500 sf office
25 McWhorter Street Newark, NJ	±18,000	±18,000		\$7.50 psf nnn Lease Sale price upon rqst	Jason Crimmins Peter Murano, Jr.	±15,000 sf warehouse ±3,000 sf office, ±12' ceiling height
136-158 Paris Street Newark, NJ	±19,965	±19,965		\$6.75/sf nnn Lease	Jason Crimmins Peter Murano, Jr. Alex Conte David Thomas	±14,354 sf warehouse, ±5,611 sf office Divisible to ±12,150 sf and ±7,815 sf 18'-23' clear ceiling height 14 loading docks, 1 grade-level door
49-51 Poinier Street Newark, NJ	5,000	5,000	\$535,000 Sale	Jason Crimmins Peter Murano, Jr.	5,000 sf with 500 sf finished office	49-51 Poinier Street Newark, NJ
79-81 Poinier Street Newark, NJ	10,000	10,000		\$3.50/sf Lease	Jason Crimmins Peter Murano, Jr.	12' clear ceiling height 1 drive-in door (8' x 8')

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Exclusives September 2010

September 3, 2010
 Page 4 of 25

New Jersey Industrial Properties Essex County

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155-163 Ridge Street Newark, NJ	±12,500	±12,500		\$520,000	Jason Crimmins Alex Conte	Single-story grade-level facility ±12,500 sf warehouse, ±1,000 sf office ±14 - 18'
474 Wilson Avenue Newark, NJ	±8,000	±8,000		\$750 per door nnn Lease	Jason Crimmins Peter Murano, Jr. Alex Conte David Thomas	18' clear, gas heat, 400 amps power

Hudson County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
99 Avenue A Bayoone, NJ	±200,000	±200,000		Pls. call for sale and lease price	Alex Conte Jason Crimmins Peter Murano, Jr. David Thomas	27' clear (33' to the roof) 15 ext. TB and 3 DI
77 Gould Street Bayoone, NJ	20,000	20,000		1 st Floor: \$5 psf NNN Lease 2 nd Floor: \$3 psf NNN Lease	Jason Crimmins Peter Murano, Jr. Alex Conte *David Thomas	±20,000 sf warehouse ±2,000 sf office ±12' clear ceiling height 2 TB
211 W. 5 th Street Bayonne, NJ	±15,000	±15,000		\$3.6M Sale; \$25,000 per month NNN Lease	Ken Crimmins *Jeff Cerchione	20' ceilings 2 drive-ins
1000 1 st Street Harrison, NJ	±240,000	±55,000 - 78,000		\$5 psf NNN Lease	Alex Conte Jason Crimmins Peter Murano, Jr. David Thomas	2 TB, 1 DI ±16' - 28' clear
55 Amity Street Jersey City, NJ	±20,000-±30,000	±20,000-±30,000		\$5.75 psf nnn Sublease	Christian Walsifer David Thomas	21' clear ceilings 1 oversized drive-in, 4 tailboards

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Exclusives September 2010

September 3, 2010
 Page 5 of 25

New Jersey Industrial Properties (continued) Hudson County

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97-117 Amity Street Jersey City, NJ	±72,000	±12,000 (Unit B)		\$6.50 psf NNN Lease	Alex Conte Jason Crimmins Peter Murano, Jr. David Thomas	Unit B: 3 TB, 1 DI
2 Burma Road Jersey City, NJ	20,000	20,000		\$2.5M Sale	*Jason Crimmins Peter Murano, Jr. Alex Conte David Thomas	20,000 sf refrigerated facility on ±1.06 acres 2 TB with levelers
350 Route 1 & 9 Jersey City, NJ	15,000	15,000		\$8,000/mo Lease	*Jeff Cerchione Ken Crimmins	Directly on Route 1 & 9 at Sip Ave Good for car/truck sales
200 Theodore Conrad Drive Jersey City, NJ	±280,000	±280,000		\$5.75/sf NNN Lease \$16.5M Sale	*David Thomas Jason Crimmins	± 13,600 sf office (2 stories) ± 7.95 ac lot size
425 Bergen Avenue Kearny, NJ	±6,000	±6,000		\$1.295M	Jason Crimmins Peter Murano, Jr. Alex Conte David Thomas	±6,000 sf total building are (2 bldgs 3,000 sf each) 1.7 acres total parcel land 3 DI, 15' clear ceiling height
101 Lincoln Highway Kearny, NJ	±8,500	±8,500		\$850,000 Sale	Christian Walsifer Ken Crimmins	±4,250 sf office on 0.77 acres 3 drive-ins
23-55 Passaic Avenue Kearny, NJ	80,000	±10,000 - 80,000		\$5.95 psf Lease - Warehouse \$15 psf Lease - Office	Alex Conte Jason Crimmins Peter Murano, Jr.	Bldg 1: ±80,000 sf Bldg 2: ±20,000 sf 21' - 38' clear
123 Pennsylvania Ave Bldg 3 Kearny, NJ	±70,000	±70,000		\$6 psf gross Lease	Ken Crimmins	±14' clear ceiling 25 interior loading docks
630 New County Rd Secaucus, NJ	±141,025	±7,000 - 11,000		\$7.00/sf NNN	Jeff Cerchione Ken Crimmins	18'-24' ceilings, 3 tailboards, 1 drive-in
40 Campus Drive Bldg 3 S Kearny, NJ	±89,600	±89,600		\$5.95 psf nnn sublease	Alex Conte Jason Crimmins Peter Murano, Jr. David Thomas	±84,600 sf warehouse ±5,000 sf office ±28, clear ceiling height

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Exclusives September 2010

September 3, 2010
 Page 6 of 25

New Jersey Industrial Properties Middlesex County

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24-30 Mileed Way Avenel, NJ	±66,000	±37,000 and ±66,000		\$5.25 psf nnn Sublease	David Thomas Jason Crimmins	±1,500 - ±3,000 sf office 4 - 8 loading docks
159 Liberty Street Metuchen, NJ	±25,000	±25,000		\$3.50 psf nnn	Bob McGrath	±600 sf office space 2 TB docks
373 Prospect Street Perth Amboy, NJ	±6,500	±6,500		\$695,000 Sale \$10/sf NNN Lease	Christian Walsifer	900 sf office 12' - 14' clear ceiling height
940 State Street Perth Amboy, NJ	±72,101	±72,101		Upon Request	David Thomas Jason Crimmins	Warehouse: ±64,301 sf Office: ±7,800 sf
3565 Kennedy Road South Plainfield, NJ	±7,200	±7,200		\$990,000	Bob McGrath	1 drive-in door 1 tailboard dock platform
4301 S Clinton Ave S Plainfield, NJ	±11,000	±11,000		\$2.4M Sale \$6.90 psf NNN Lease	Jason Crimmins Peter Murano, Jr. Alex Conte *David Thomas	30' - 32' clear 2 TB
81 Division Street South River, NJ	±3,000	±3,000		\$369,000 Sale	Jason Crimmins *David Thomas	±60' x 100' lot size
35 Cutters Dock Road Woodbridge, NJ	±60,000	±60,000		\$14.9M Sale \$3,500 per acre Gross Lease	Alex Conte Jason Crimmins Peter Murano, Jr. David Thomas	±24.45 acres lot size 12' - 18' clear ceiling heights 6 TB
821 St. Georges Avenue Woodbridge, NJ	67-Door Truck Terminal	67-Door Truck Terminal		\$6.5M Sale \$650/door/mo	Ken Crimmins	Dock: 20,460 sf, 60' wide, clear span Block and steel construction ½ terminal available for rent
280 Woodbridge Avenue Woodbridge, NJ	4,800	4,800	Under Contract	\$379,000 Sale \$3,600 / mo NNN Lease	Bob McGrath	3,800 sf office and 1,000 sf warehouse 10' - 12' clear ceiling height

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**New Jersey Industrial Properties
 Morris County**

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1 Jori Lane Cedar Knolls, NJ	±86,000	±22,000		\$5.95 psf net Lease	*Anthony Bufanio Ken Crimmins	±7 acres lot size 22' clear
241 Cedar Knolls Rd Cedar Knolls, NJ	±15,000	±15,000		\$5.95 psf Lease	Anthony Bufanio Ken Crimmins	±3 acre lot size 14' clear
12 River Road Chatham, NJ	46,675	46,675		\$4.995M Sale	Jason Crimmins *Peter Murano, Jr. Alex Conte	46,675 sf on 2.55 acres 13'6" - 18'6" clear ceiling heights

Ocean County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1900 Swarthmore Avenue Lakewood, NJ	±49,610	±49,610		Pls. Call for Sale Price	Chick Kavanagh	±7,884 sf office space

Passaic County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
314 Colfax Ave Clifton, NJ	±1,500 sf + yard	±1,500 sf + yard		\$1,750 per mo Net Lease	Bob McGrath Anthony Bufanio	1 14' drive-in door 18' ceiling height
316 Colfax Ave Clifton, NJ	±6,500 sf + yard	±5,900 sf warehouse ±600 sf office		\$6 psf nnn Lease	Bob McGrath Anthony Bufanio	13 tailboard positions 16' clear ceiling height
499-515 River Rd Clifton, NJ	±25,000	±25,000		\$20,000/mo gross	Ken Crimmins	3,000 sf office, 14' clear ceiling height 30' - 60' cross dock
275 Goffle Road Hawthorne, NJ	16,500	16,500		\$1.5M Sale	*Gordon Mayer	14' clear ceiling height 0.57 acre lot size
1086 Goffle Road Hawthorne, NJ	26,000	26,000		\$2.25M Lease negotiable	*Gordon Mayer	2.47 acres 12' - 14' ceiling heights

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Exclusives September 2010

September 3, 2010
 Page 8 of 25

Somerset County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
100 Apgar Drive Somerset, NJ	±22,550	±22,550		\$15,500 / mo NNN	*David Thomas Christian Walsifer Jason Crimmins	±7.5 acres (partially paved) 28' - 41' clear ceiling height

Union County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
714 Division Street Elizabeth, NJ	±6,500 on ±3.95 ac	±2,500 on ±2.0 ac		\$14,000/mo Sublet for 2 acres	Ken Crimmins	Small office building on 2 acres
155-161 Jefferson Ave Elizabeth, NJ	±21,300	±21,300		\$750,000	Christian Walsifer	2 drive-ins, 10' - 15' clear ceiling ±1,200 sf office
891 Newark Avenue Elizabeth, NJ	7,200 - 2M	Divisibility varies		Pls. call for lease price	*Jason Crimmins Peter Murano, Jr. Alex Conte	22 acres lot size
77 South First Street Elizabeth, NJ	±100,000	±100,000		\$4.75 psf nnn Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	±100,000 sf building ±8.2 acres (paved and fenced)

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New Jersey Industrial Properties (continued)
Union County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
110 South Avenue Garwood, NJ	±9,600	±9,600		\$5.25 psf nnn Lease	Bob McGrath	±1,000 sf office 1 DI door, 18' clear
171 Central Avenue Hillside, NJ	±100,000	±100,000		\$4.95M Sale \$4.75 psf nnn Lease	Jason Crimmins Peter Murano, Jr. Alex Conte David Thomas	±18'-32' clear 4 docks, 9 DI
400 Hillside Avenue Hillside, NJ	±25,000	±5,000		\$7.95 psf nnn Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	5,000 sf with ±13,000 sf yard 1 DI, 1 TB
752 Ramsey Avenue Hillside, NJ	±3,700	±3,700		\$375,000 Sale	Bill Caruso	±3,700 sf bldg, 250 sf office 12' ceiling height b/b
620 Ramsey Avenue Hillside, NJ	±12,000	±12,000		\$7.95 psf Lease Pls. call for sale price	Jason Crimmins Peter Murano, Jr. Alex Conte	Office/Warehouse flex facility 14'-18' clear ceiling heights
345 Market Street Kenilworth, NJ	±9,421	±9,421		\$890,000 Sale	Bob McGrath	14' - 16' ceiling heights 6 cranes, 1 TB, 2 DI
1610-1604 E Elizabeth Ave Linden, NJ	±5,000	±5,000		\$750,000 Sale	Bill Caruso	±5,000 sf bldg, ±500 sf offices 12'-14' ceiling heights
1617 E Elizabeth Ave Linden, NJ	±4,500	±4,500		\$2,000 per mo NNN Lease	Bill Caruso	±3,800 sf warehouse ±600 sf offices with 2 baths
1619-1621 E Elizabeth Ave Linden, NJ	±5,000	±5,000		\$2,500 per mo NNN Lease	Bill Caruso	±5,000 sf warehouse ±800 sf offices with 2 baths
801 East Linden Avenue Linden, NJ	±15,000	±15,000		\$4.50 psf nnn Lease	Bob McGrath	12' ceiling heights 3 TB docks

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1520 Lower Road Linden, NJ	±20,550	±20,550		\$1.95M Sale	*Ken Crimmins Christian Walsifer	31' - 35' clear 8 drive-ins
1601 Lower Rd Linden, NJ	±14,746	±14,746		\$8.50 psf nnn Lease \$2.5M Sale	Bob McGrath	±4,820 sf warehouse, ±4,786 sf office 9' - 15' 5" ceiling heights
270 Sheffield Street Mountainside, NJ	±48,000	±48,000		\$5.75 psf nnn Lease \$2,832,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte David Thomas Ken Crimmins	High-end graphic arts facility 14' - 16' ceilings, 3 DI doors, 2 TB docks ±5.50 acres total parcel area
800-810 South Avenue Plainfield, NJ	±10,000	±10,000		\$495,000 Sale	Christian Walsifer	15' clear 1 drive-in door
767 Leesville Ave Rahway, NJ	±25,000	±25,000		\$3.25 psf nnn Lease	Bob McGrath	±25,000 sf office / warehouse ±2,000 sf office, 18' clear ceiling height
754 New Brunswick Ave, Rahway, NJ	±15,000	±6,000		\$5,500/mo nnn Lease	*David Thomas Jason Crimmins Peter Murano, Jr., Alex Conte	±5,800 sf warehouse, ±300 sf office ±30' clear ceiling height 1 TB, 1 DI
64 Walters Street Rahway, NJ	3,000	3,000		\$425,000 Sale	Bob McGrath	Contractors building and yard 735 sf office, 13' clear ceiling height
300 Cox Street Roselle, NJ	±4,400	±4,400		\$4.75 psf nnn lease	Bob McGrath	14' ceiling height 1 interior tailboard dock
138 East 11 th Street Roselle, NJ	±3,600	±3,600		Pls. Call for Sale Price \$7,500/mo Lease	Christian Walsifer	±2,800 sf warehouse and ±800 sf office 12' clear, 2 drive-ins
202 East Highland Parkway Roselle, NJ	11,500	11,500		\$1,0295,000 Sale \$5.75/sf nnn Lease (7,000 sf portion)	Bob McGrath	11,500 sf total bldg size, 1,200 sf office (new) 1 interior TB, 1 DI door, 16' clear ceiling height

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Exclusives September 2010

September 3, 2010
Page 11 of 25

New Jersey Industrial Properties Union County

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1401 E. St George Ave Roselle, NJ	±600	±600		\$1,500 per month lease	*David Thomas Jason Crimmins Peter Murano, Jr., Alex Conte	±600 sf garage 4 parking spots
314 West 1 st Avenue Roselle, NJ	9,390	9,390		\$990,000 Sale	Bob McGrath	9,390 sf total building size 3,030 sf office area
1060 Commerce Avenue Union, NJ	±30,000	±5,223		\$5.50 psf nnn Lease	Bob McGrath	12'-13' ceiling height With ±300 sf office

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Exclusives September 2010

September 3, 2010
 Page 12 of 25

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318 Main Street Millburn, NJ	±7,200	±1,900		\$23.50/sf plus TE Lease \$2,595,000 Sale	Jason Crimmins Peter Murano, Jr. Alex Conte David Thomas	Executive suites with conference/kitchen area
1010 Broad Street Newark, NJ	±22,440	±22,440		\$1.395M Sale Pls. call for lease rate	Alex Conte Jason Crimmins Peter Murano, Jr. David Thomas	At corner traffic light intersection
375-377 Chestnut Street Newark, NJ	±22,900	±22,900		\$15.95 psf + T.E. \$3.75M Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	5-story prestigious office 4,000 sf floor plate for 2nd - 5 th floors
192 Market Street Newark, NJ	±10,500	8,500		\$2.15M Sale 1 st Floor: 23.50 psf NNN Lease 2 nd -7 th Floors: \$12 psf NNN Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	7-story office facility Retail on 1 st floor Offices on 2 nd - 7 th floors

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Exclusives September 2010

September 3, 2010
 Page 13 of 25

New Jersey Office Properties Middlesex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
45 Brunswick Ave Edison, NJ	±329,000	±1,450		Negotiable	*Carlo Battaglia Christian Walsifer	Sublease
4 Ethel Road Edison, NJ	3,914	3,914	Sold	\$950,000	Bob McGrath	3,914 sf office condo with drive-through Tenant: JP Morgan Chase Bank Branch Investment property
2700 South Clinton Ave South Plainfield, NJ	±2,360	1 st floor: ±1,360 2 nd floor: ±1,000		\$12 psf gross Lease + electric	Bob McGrath	Professional quality office space Ideal for architect, engineer
4301 South Clinton Ave S Plainfield, NJ	±11,000	±11,000		\$2.4M Sale \$6.90 psf NNN Lease	Jason Crimmins Peter Murano, Jr. Alex Conte *David Thomas	30' - 32' clear 2 TB
280 Woodbridge Avenue Woodbridge, NJ	4,800	4,800	Under Contract	\$379,000 Sale \$3,600 / mo gross Lease	Bob McGrath	3,800 sf office and 1,000 sf warehouse 10' - 12' clear ceiling height

Morris County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
266 W Main Street Denville, NJ	±4,200	±4,200		\$650,000	Christian Walsifer	±0.25 acres lot area Zoned OB-1 office building
60 Old Cherry Hill Road Parsippany, NJ	±2,000	±2,000		\$699,000 Sale	Jeff Cerchione	±2,000 sf house/office Zoned research, office, laboratory

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Exclusives September 2010

September 3, 2010
 Page 14 of 25

New Jersey Office Properties Union County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
77 Central Ave Clark, NJ	±7,695	±7,695 (2 nd floor)		\$23.50 - \$27.50 psf nnn Lease	Kevin Ranski Sam Bernhaut	Premier Union County location Off Exit 135 of GSP
111-115 N Union Ave Cranford, NJ	±3,587	±3,587		\$35 psf lease Ground Floor \$25 psf Lease 2 nd & 3 rd Floors or \$300 psf Condo Opportunity	Kevin Ranski	Three or more floors of development
895 Newark Avenue Elizabeth, NJ	310,000 (62K sf / floor)	310,000 (62K sf / floor)		Lease - TBD	Jason Crimmins Peter Murano, Jr. Alex Conte	Divisible by 2,000 sf
911 W St George Ave Linden, NJ	±11,946	±4,400 sf storage ±5,500 sf retail offices		\$1.1M Sale	Bill Caruso	Retail / Office / Showroom Two building on site
129 Chestnut Street Roselle, NJ	±7,400	±7,400		\$650,000 Sale Lease TBD	Bob McGrath	2-story office bldg, former bank with drive- thru Zoned commercial

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**New Jersey Land Properties
 Essex County**

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
546-550 Chancellor Ave Irvington, NJ	±0.59 acres	±0.59 acres		\$1.5M Sale	Sam Bernhaut	Block 194, Lot 12 Located at busy traffic light intersection Prime retail land
642 Bergen Street Newark, NJ	±2,627	±2,627		\$55,000	Jason Crimmins Peter Murano, Jr. Alex Conte David Thomas	Vacant land 25' x 105' Block 2685, Lot 39
1111 Broad Street Newark, NJ	1,934 sf	1,934 sf		\$100,000	Jason Crimmins Peter Murano, Jr. Alex Conte	18' x 110' lot size
148 Doremus Ave Newark, NJ	±5 acres	±5 acres		\$6.5M Sale	Jason Crimmins Peter Murano, Jr.	Block 5011, Lots 12, 12.01 and 12.02 Waterfront parcel
89 Frelinghuysen Ave Newark, NJ	0.06 ac	0.06 ac		\$85,000.00	Jason Crimmins Peter Murano, Jr.	25' x 98' lot size
422-440 Frelinghuysen Ave Newark, NJ	±2.5 - ±5 ac	±2.5 - ±5 ac		\$6,600/mo/ac nnn Lease	Jason Crimmins Peter Murano, Jr. Alex Conte David Thomas	Vacant land Graded with millings and fenced
79 Manufacturers Place Newark, NJ	±1.5 ac	±1.5 ac		\$2.25M Sale	Jason Crimmins	±2,700 sf total bldg size
180-206 Poinier Street Newark, NJ	±6 acres	±6 acres		\$6,500 per month per acre \$10 psf nnn office rate	Alex Conte Jason Crimmins Peter Murano, Jr. David Thomas Ken Crimmins	Industrial land with garage and office ±6,000 sf warehouse, ±6,000 sf office Zoned industrial
60 Vanderpool Street Newark, NJ	0.04 ac	0.04 ac		\$37,500.00	Jason Crimmins Peter Murano, Jr.	17' x 100' lot size
1 Virginia Street Newark, NJ	±8.35 ac	±8.35 ac		\$8.35M Sale	Jason Crimmins Peter Murano, Jr. Alex Conte Ken Crimmins	±30,000 sf building ±26' clear ceiling height

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Exclusives September 2010

September 3, 2010
 Page 16 of 25

New Jersey Land Properties Hudson County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
800 Passaic Avenue East Newark, NJ	±2 Acres	±2 Acres		\$5,000/mo Sublease	Ken Crimmins	2-year lease preferred
390 County Road Jersey City, NJ	±6.82 acres trucking facility	±1 acre trucking facility		\$7,000/mo sublease	Ken Crimmins	Irregular shape, generally level Fenced and stoned
1631 Paterson Plank Rd Secaucus, NJ	±3.23	±3.23		\$7,500/mo Sublease	Ken Crimmins	2-year sublease preferred

Middlesex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
Egel Ave Middlesex, NJ	2.58 acre	2.58 acre		\$1.295M Sale	Bob McGrath	Zoned industrial Permitted uses include office bldg, wholesale operatives, warehousing and storage
Perrine Road Old Bridge, NJ	2.42 acres	2.42 acres	Under Contract	\$800,000	Bob McGrath	Block 6303, Lots 4 Zoned OG-3 located across from TD Bank Contiguous with 53A US Route 9 property
53A US Route 9 Old Bridge, NJ	2.42 acres	2.42 acres	Under Contract	\$2.3M	Bob McGrath	Block 6303, Lot 2 Zoned OG-3 located across from TD Bank Contiguous with Perrine Road property
US Route 9 Old Bridge, NJ	4.82 acres	4.82 acres	Under Contract	\$3.1M Assemblage Sale Price	Bob McGrath	Block 6303, Lots 2 and 4 Zoned OG-3 located across from TD Bank Contiguous with Perrine Road property
2271 Hamilton Blvd South Plainfield, NJ	3.7 acres	3.7 acres		\$3,000 per acre per mo Lease	David Thomas	3.7 industrial land for lease Heavy industrial zoning

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Exclusives September 2010

September 3, 2010
 Page 17 of 25

New Jersey Land Properties Middlesex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
126 Spicer Avenue South Plainfield, NJ	0.80 acres	0.80 acres		\$550,000 Sale	*David Thomas Jason Crimmins	Heavy industrial zoning
74 Division Street South River, NJ	1.6 acres	1.6 acres		\$1.3M Sale	Christian Walsifer	Zoned light industrial Has clean phase 2 and approvals for 8 residential homes

Monmouth County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1500 Rike Drive Millstone, NJ	±7.91	±7.91		\$985,000	Sam Bernhaut Charles Kavanagh	±17,200 sf approved building size

Morris County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
3641 Hill Rd Parsippany, NJ	±1.61 acres	±1.61 acres		\$1.695M Sale	Jason Crimmins *Peter Murano, Jr. Alex Conte David Thomas	±1.61 acres industrial land ±70,132 sf lot area Zoned SED5
391-393 Route 46 Mount Olive, NJ	±3.29 acres	±3.29 acres		\$1.25M Sale \$125,000 nnn per yr Lease	Sam Bernhaut	Prime retail land adjacent to Super A&P Center; Zoned C-2

Somerset County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
375-377 Route 22 East Green Brook, NJ	±3 acres	±3 acres		\$2.395M Sale	Sam Bernhaut	Zoned highway commercial

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Exclusives September 2010

September 3, 2010
 Page 18 of 25

New Jersey Land Properties Sussex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
360 Houses Corner Road Sparta, NJ	62 Acres	62 Acres		\$4.6M	*Christian Walsifer Jeff Cerchione Ken Crimmins	Active rail line borders property
401 Houses Corner Road Sparta, NJ	34 Acres	34 Acres		\$1.9M	*Christian Walsifer Jeff Cerchione Ken Crimmins	Rural Residential Zone

Ocean County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
Bismark Road Jackson, NJ	±5.45 acres	±5.45 acres		\$495,000 Sale \$1,300 per acre per month	David Thomas	Block 505, Lot 5
331 Bismark Road Jackson, NJ	±11 acres	±11 acres		\$1.1M Sale	*David Thomas Jason Crimmins	Block 503 Lot 2 Zoned light industrial
340 West Commodore Blvd Jackson, NJ	22.44	22.44		Pls. call for sale price	Charles Kavanagh	Block 2501, Lot 3 Zoned light manufacturing

Union County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
141-147 Miller Street Elizabeth, NJ	0.71 acre	0.71 acre		\$1.289M Sale	Jason Crimmins Peter Murano, Jr. Alex Conte	0.71 of an acre industrial land ±3K sf office bldg size ±2K sf garage facility
4400 Tremley Point Rd Linden, NJ	±7.86 acres (±1 acre usable)	1 acre upland; 10,000 sf bldg possible		\$850,000	Ken Crimmins	Heavy industrial zoning (I-3) Off exit 13 of the NJ Tpke
219-223 East Front Street Plainfield, NJ	±8,500	±8,500		\$975,000 Sale \$18.50 nnn (build-to-suit) Lease \$72,000 nnn per yr ground Lease	Sam Bernhaut	Zoned B-2 (commercial) On ±0.44 acres lot
107 West 5 th Street Plainfield, NJ	±0.18 acres	±0.18 acres	\$2,000/mo Net Lease Sale Negotiable	Christian Walsifer	Block 705, Lot 10 Paved, stoned and fenced	107 West 5 th Street Plainfield, NJ

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Exclusives September 2010

September 3, 2010
 Page 19 of 25

New Jersey Retail Properties Bergen County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
19 S Washington Ave Bergenfield, NJ	3,619	3,619		\$25 psf Lease	Sam Bernhaut	Prime downtown retail 4,840 sf lot size
270 Moonachie Ave Moonachie, NJ	±2,100	±2,100		\$750,000 Sale \$5,000/mo NNN Lease	*Jeff Cerchione Ken Crimmins	Retail conversion opportunity Currently a vehicle repair shop

Essex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
559 Lyons Avenue Irvington, NJ	±10,000	±10,000		\$860,000	Christian Walsifer Sam Bernhaut	±9,100 sf warehouse, ±900 sf office 4 drive-ins, 13' clear ceiling height
12 Bloomfield Ave Newark, NJ	±4,800	±4,800		\$425,000	Carlo Battaglia	1 st floor: ±2,400 sf Basement: ±2,400 sf
408-426 Carnegie Ave Newark, NJ	±13,000	±13,000	\$20,000 per Month NNN Lease		Jason Crimmins Peter Murano, Jr. Alex Conte David Thomas	Bldg 1: ±4,000 sf on ±0.58 acres Bldg 2; ±9,000 sf on ±0.52 acres Retail redevelopment opportunity Looking for franchise establishments
491-495 Prospect Street E. Orange, NJ	±3,189	±3,189		\$485,000	Christian Walsifer	±800 sf office space 3 drive-in bays, 14' clear ceiling height
45-57 Edison Place Newark, NJ	7,000 sf on 3 floors	2,975 sf and 7,000 sf		Pls call for lease rate	Sam Bernhaut	2,975 sf (Edison Pl and Mulberry St) 7,000 sf (3 rd floor office)
192 Market Street Newark, NJ	±10,500	8,500		\$2.15M Sale 1 st Floor: 23.50 psf NNN Lease 2 nd -7 th Floors: \$12 psf NNN Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	7-story office facility Retail on 1 st floor Offices on 2 nd - 7 th floors
218 Market Street Newark, NJ (aka 41 Edison)	60,000	2 retail spaces at 4,000 sf each		\$50 psf NNN Lease	Sam Bernhaut	Across from Gateway Center
536 Market Street Newark, NJ	±2,953	±2,953		\$775,000 Sale	*David Thomas Jason Crimmins	10' - 12' ceiling height ±.07 acre lot size
516-544 Raymond Blvd Newark, NJ	8,224	8,224		\$25 psf nnn Lease	Jason Crimmins Peter Murano, Jr. Alex Conte	Divisible

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Exclusives September 2010

September 3, 2010
 Page 20 of 25

New Jersey Retail Properties Hunterdon County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
409 Route 22 East Readington Twp (Whitehouse Station), NJ	±4,000	±4,000		\$1.5M Sale	Ken Crimmins	±4,000 sf garage 1-bay shop on ±2 acres (usable)

Middlesex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
1010 St. Georges Avenue Avenel, NJ	±0.94 ac	±0.94 ac		\$1.5M Sale \$125,000 per yr nnn Lease	Sam Bernhaut	Former used car dealership
66 Main Street Helmetta, NJ	±4,650	±4,650		\$730,000	Jason Crimmins Peter Murano, Jr. David Thomas	Pizza restaurant on first floor 2 apartments on second floor
277 Lincoln Blvd Middlesex, NJ	±9,650	±9,650		\$1.35M Sale \$12.95 psf nnn Lease	Sam Bernhaut	±9,650 sf (divisible) ±1.12 acres lot size
126-128 N Broadway S Amboy, NJ	±7,000	±7,000		\$1,200,000 Sale	David Thomas Jason Crimmins Peter Murano, Jr.	2-story retail building Barber shop and diner on 1 st floor 3 apartments on 2 nd floor

Morris County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
651 Myrtle Avenue Boonton, NJ	±3,500	±3,500		\$1.7M Sale	Steve Schmidt Laura Crimmins	Commercial retail redevelopment opportunity
16 River Road Chatham, NJ	11,000	11,000		\$1.575M Sale	Sam Bernhaut	12' ceiling height 1 drive-in
646 Shunpike Road Chatham, NJ	±20,624	±20,624		\$23 psf nnn Lease	Sam Bernhaut	Prime retail space Former Drug Fair

Passaic County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
97 Lafayette Avenue Hawthorne, NJ	16,609	16,609		\$400,000 Sale Business Only	*Gordon Mayer	Gas station business for sale 2 islands, 4 pumps, 2-bay garage
52-60 East 32 nd St Paterson, NJ	1,800	1,800		\$975,000 Sale	Sam Bernhaut Gordon Mayer	Paterson gas station

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Exclusives September 2010

September 3, 2010
 Page 21 of 25

New Jersey Retail Properties (continued) Union County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
800 Blair Road Carteret, NJ	±4,400	±4,400		\$750,000 Sale \$80,000 per yr gross land lease	Bill Caruso	Bar and restaurant (liquor license included)
77 Central Ave Clark, NJ	±4,763	±4,763		\$23.50 - \$27.50 psf nnn Lease	Kevin Ranski Sam Bernhaut	Premier Union County location Off Exit 135 of GSP
111-115 N Union Ave Cranford, NJ	±3,587	±3,587		\$35 psf lease Ground Floor \$25 psf Lease 2 nd & 3 rd Floors or \$300 psf Condo Opportunity	Kevin Ranski	Three or more floors of development
1182 Elizabeth Avenue Elizabeth, NJ	±5,300	±5,300		\$895,000	Jason Crimmins Peter Murano, Jr. David Thomas Alex Conte	Retail on first floor 18-room apartment on upper floors
911 W St George Ave Linden, NJ	±11,946	±4,400 sf storage ±5,500 sf retail offices		\$1.1M Sale	Bill Caruso	Retail / Office / Showroom Two building on site
1000-1024 West St. Georges Ave Linden, NJ	5,040	5,040		\$27 psf Lease	Sam Bernhaut	New construction Premier corner lot location Corner traffic light intersection
108 Grant Avenue Plainfield, NJ	±6,400	±6,400		\$450,000 Sale	*Christian Walsifer	±600 sf office 13' clear, 1 drive-in door
1571-1573 Irving Street Rahway, NJ	14,500	14,500		\$1.649M Sale Lease Negotiable	Kevin Ranski Rich DeCaprio	Retail - 9,500 sf 1 st floor Office - \$5,000 sf 2 nd floor
965 St Georges Ave Rahway, NJ	±6,975	±6,975		\$15,000/mo NNN	Sam Bernhaut	±4,050 sf showroom (45' x 90') ±2,925 sf 4-bay garage (45' x 65') Former car dealership
2161 State Hwy 1 Rahway, NJ	±29,900	±29,900		\$3,737,500 Sale \$16.50 psf nnn Lease	Bob McGrath	Former Dinettes Beautiful ±10,000 sf showroom, ±1,000 sf office ±18,900 sf warehouse
129 Chestnut Street Roselle, NJ	±7,400	±7,400		\$650,000 Sale Lease TBD	Bob McGrath	2-story office bldg, former bank with drive-thru Zoned commercial
1929 Morris Ave Union, NJ	7,400	7,400		\$1,369,000 Sale	Jason Crimmins Peter Murano, Jr.	Prime office and retail space 2-story building

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Exclusives September 2010

September 3, 2010
Page 22 of 25

New Jersey Residential Lots Essex County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
115 Sherman Avenue Newark, NJ	3,311	3,311		\$60,000	Jason Crimmins	Block 2800 Lot 15 3 family
36 Emmett Street Newark, NJ	2,500	2,500		\$50,000	Jason Crimmins	Block 2808 Lot 38 2 family
183 W Runyon Street Newark, NJ	2,515	2,515		\$50,000	Jason Crimmins	Block 3021 Lot 8 2 family
46-48 Chadwick Ave Newark, NJ	5,250	5,250		\$100,000	Jason Crimmins	Block 2659 Lots 48 & 49 3 family
565-567 Hunderdon Street Newark, NJ	5,250	5,250		\$120,000	Jason Crimmins	Block 2660 Lots 16 & 17 3 family
577 Hunterdon Street Newark, NJ	2,625	2,625		\$60,000	Jason Crimmins	Block 2660 Lot 22 2 family
844-846 So. 13 th Street Newark, NJ	5,000	5,000		\$80,000	Jason Crimmins	Block 3008, Lots 26 & 27 1 family
938-940 So. 20 th Street Newark, NJ	6,000	6,000		\$80,000	Jason Crimmins	Block 3018, Lot 31 3 family
22 Edmunds Place Newark, NJ	2,700	2,700		\$30,000	Jason Crimmins	Block 3047, Lot 46 1 family
209-211 Clinton Place Newark, NJ	5,500	5,500		\$50,000	Jason Crimmins	Block 3046.01, lot 18 2 family
234 Leslie Street Newark, NJ	2,600	2,600		\$50,000	Jason Crimmins	Block 3064, Lot 54 2 family
175-177 W End Ave Newark, NJ	5,730	5,730		\$60,000	Jason Crimmins	Block 4044, Lot 19
104-106 Stuyvesant Ave Newark, NJ	5,000	5,000		\$80,000	Jason Crimmins	Block 4067, Lot 9
23 Vermont Ave Newark, NJ	2,862.50	2,862.50		\$40,000	Jason Crimmins	Block 4037, Lot 29
272 Goldsmith Ave Newark, NJ	3,400	3,400		\$40,000	Jason Crimmins	Block 3719.04, Lot 18 2 family

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Exclusives September 2010

September 3, 2010
Page 23 of 25

Pennsylvania Industrial Properties Bucks County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
2785 Richlandtown Pike Coopersburg, PA	3600 sf garage/office	3600 sf garage/office		\$2.75M Sale	Sam Bernhaut	±40 acres lot size Junk yard license

New York Industrial Property Kings County

PROPERTY	TOTAL SF	AVAILABLE SF	STATUS	PRICE	BROKERS	COMMENTS
333 Chelsea Road Staten Island, NY	±2,000 sf bay shop	±2,000 sf bay shop		\$14,000/mo Sublease	Ken Crimmins	±4.5 acres plus garage with ±2,000 sf bay shop

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Exclusives September 2010

September 3, 2010
Page 24 of 25

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Exclusives September 2010

September 3, 2010
Page 25 of 25

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