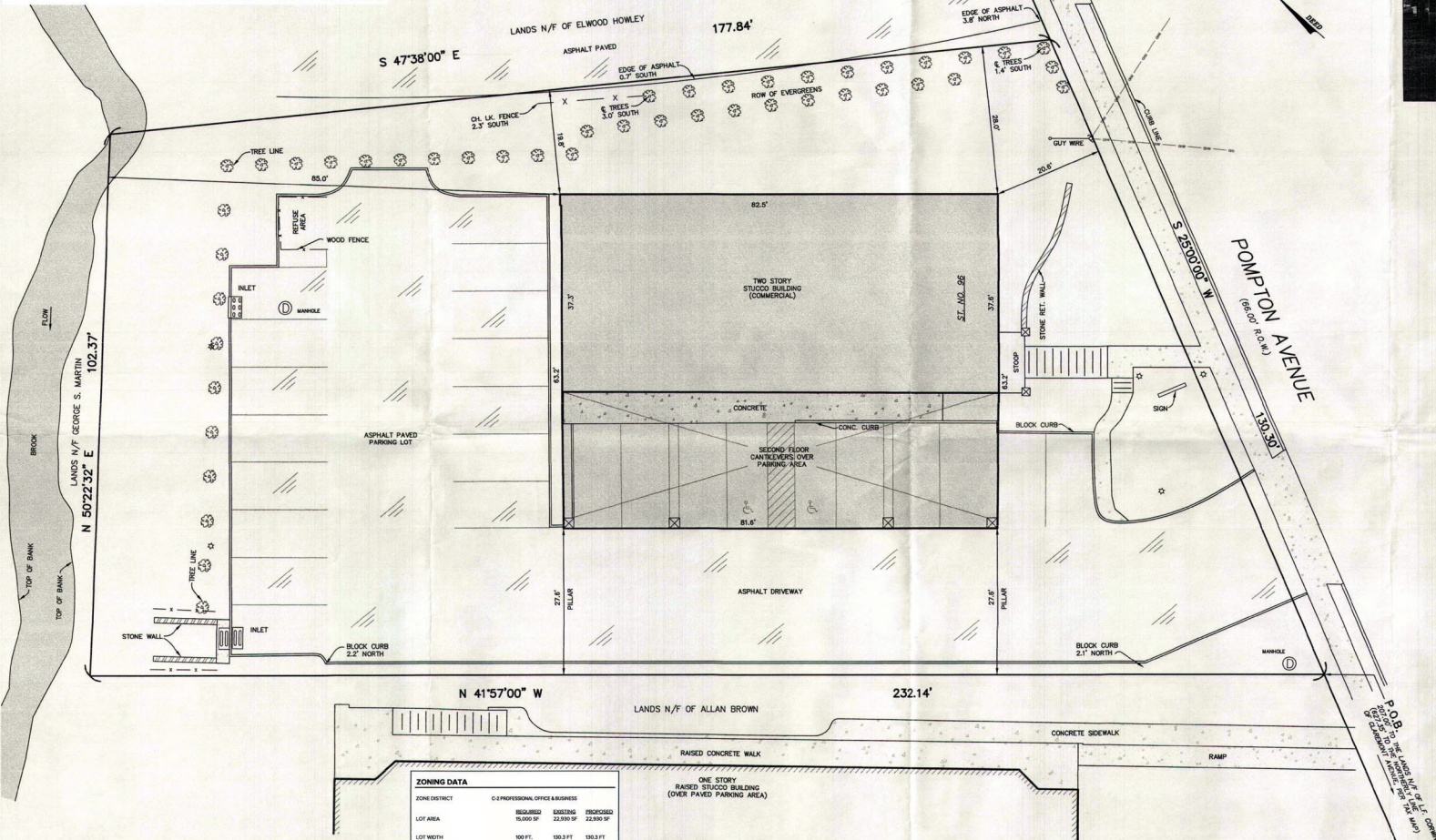


PARKING CALCULATIONS: PER VERONA ZONING ORDINANCE, MINIMUM PARKING REQUIREMENT

PROPOSED USE:

Room #	Room Name	G.S.F.	PT Staff	Max. Clients at any given time	Actual Number of Spaces	Required Spaces per Zoning	Current Spaces Provided by Lot
PERSONAL SERVICES ESTABLISHMENT							
104	Barber Shop	180	1	1	2	1	2
105	Plunge Room	280	1	1	2	1	0
106	Plunge Room	230	0	1	1	1	0
107	Free Bath Hot Spa	1,700	1	3	4	5	3
OFFICE (NON-MEDICAL)							
202	Solutions Architecture	5,307	30	0	30	(N) 1,000 GSF	31
TOTAL					39	39	25



SITE PHOTO

GENERAL NOTES

- Total lot area = 22,930 sq. ft. or 0.526 acres.
- This survey is subject to the facts and findings of a complete title search.
- This survey is not valid unless signed and sealed by the licensed surveyor.
- Due to heavy accumulation of snow and ice all physical features at ground level may not be located hereon.

DESCRIPTION

BEGINNING at a point in the westerly sideline of Pompton Avenue, said point being distant 207.00 feet from the northerly dividing line of the lands now or formerly L.F. Corwin on the south and Allan Brown on the north, thence running

- Along the northerly line of lands now or formerly Allan Brown, North 41 degrees 57 minutes 00 seconds West, 232.14 feet to a point in the easterly line of lands now or formerly George S. Martin, thence
- Along said lands of George S. Martin, North 50 degrees 22 minutes 37 seconds East, 102.37 feet to a point on the line of lands now or formerly Elwood Howley, thence
- Along said line of Elwood Howley, South 47 degrees 38 minutes 00 seconds East, 177.84 feet to the after-said sideline of Pompton Avenue, thence
- Southerly along the westerly sideline of Pompton Avenue, South 25 degrees 00 minutes 00 seconds West, 130.30 feet to the POINT AND PLACE OF BEGINNING.

The above description contains 22,930 square feet or 0.526 acres of land.

A written waiver and direction not to set corner markers has been obtained from the ultimate user pursuant to P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) and N.J.A.C. 13:40-5.2(g).

NO.	DATE	DESCRIPTION	BY

BOUNDARY SURVEY

OF
96 POMPTON AVENUE
LOT 13 IN BLOCK 807 ON TAX MAPS OF
(FORMERLY LOT 13 IN BLOCK 35)
TOWNSHIP OF VERONA ESSEX COUNTY NEW JERSEY

PREPARED FOR
PENGUIN HOLDINGS, LLC

PRONESTI
SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

870 POMPTON AVENUE SUITE B-1
CEDAR GROVE, NJ 07008
TEL. (973) 857-3319 • FAX (973) 857-3608
www.PRONESTI.com
MICHAEL PRONESTI, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 37605

NO CERTIFICATE OF AUTHORIZATION (UNREGISTERED)	
DRAWN BY:	DATE:
C.R. PRONESTI	1-26-2016
CHECKED BY:	SCALE:
M. PRONESTI	1"=10'
JOB NO.	SHEET 1 OF 1
4700	

© PRONESTI SURVEYING, INC.

ZONING DATA

ZONE/DISTRICT	C.O. PROFESSIONAL OFFICE & BUSINESS
LOT AREA	REQUIRED: 5,000 SF DEVELOPED: 22,930 SF
LOT WIDTH	100 FT. 100.3 FT. 100.3 FT.
FRONT YARD SETBACK	20 FT. 35.7 FT. 30.7 FT.
SIDE YARD SETBACK (ZONE)	15 FT. 16.8 FT. 19.8 FT.
SIDE YARD SETBACK (BOTH)	35 FT. 47.4 FT. 47.4 FT.
SIDE YARD SETBACK (BOTH) PERCENTAGE OF LOT WIDTH	N/A. N/A. N/A.
REAR YARD SETBACK	10 FT. 85 FT. 85 FT.
MAX. STORES	2.5 STORIES 2 STORY 2 STORY
MAX. HEIGHT FOR PRINCIPAL BUILDING	36 FT. 26 FT. 26 FT.
MAX. HEIGHT FOR ACCESSORY STRUCTURES	15 FT. N/A. N/A.
MAX. LOT COVERAGE	30% MAX. 22.78% 22.78%
MAX. IMPROVED LOT COVERAGE	60% MAX. 62.89% 62.89%
MAX. FLOOR AREA RATIO	10% MAX. 36.08% 36.08%
MIN. LANDSCAPED BUFFER ALONG RESIDENTIAL ZONE	15 FT. 102.37 FT. 102.37 FT.

FLOOR AREA RATIO CALCULATIONS

GROUND FLOOR	5,000 SF
SECOND FLOOR	5,000 SF
TOTAL	10,000 SF
10,000 SF ÷ 36.08% = 27,727 SF	

THIS SURVEY IS CERTIFIED TO:
Penguin Holdings, LLC
True North Title Services, LLC (TN-5219)
Old Republic National Title Insurance Company
John W. Moratto, Esq.
Sciro & Moratto, Esq.
Pasco Community Bank, its successors and/or assigns as their interests may appear

GRAPHIC SCALE

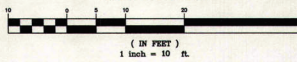
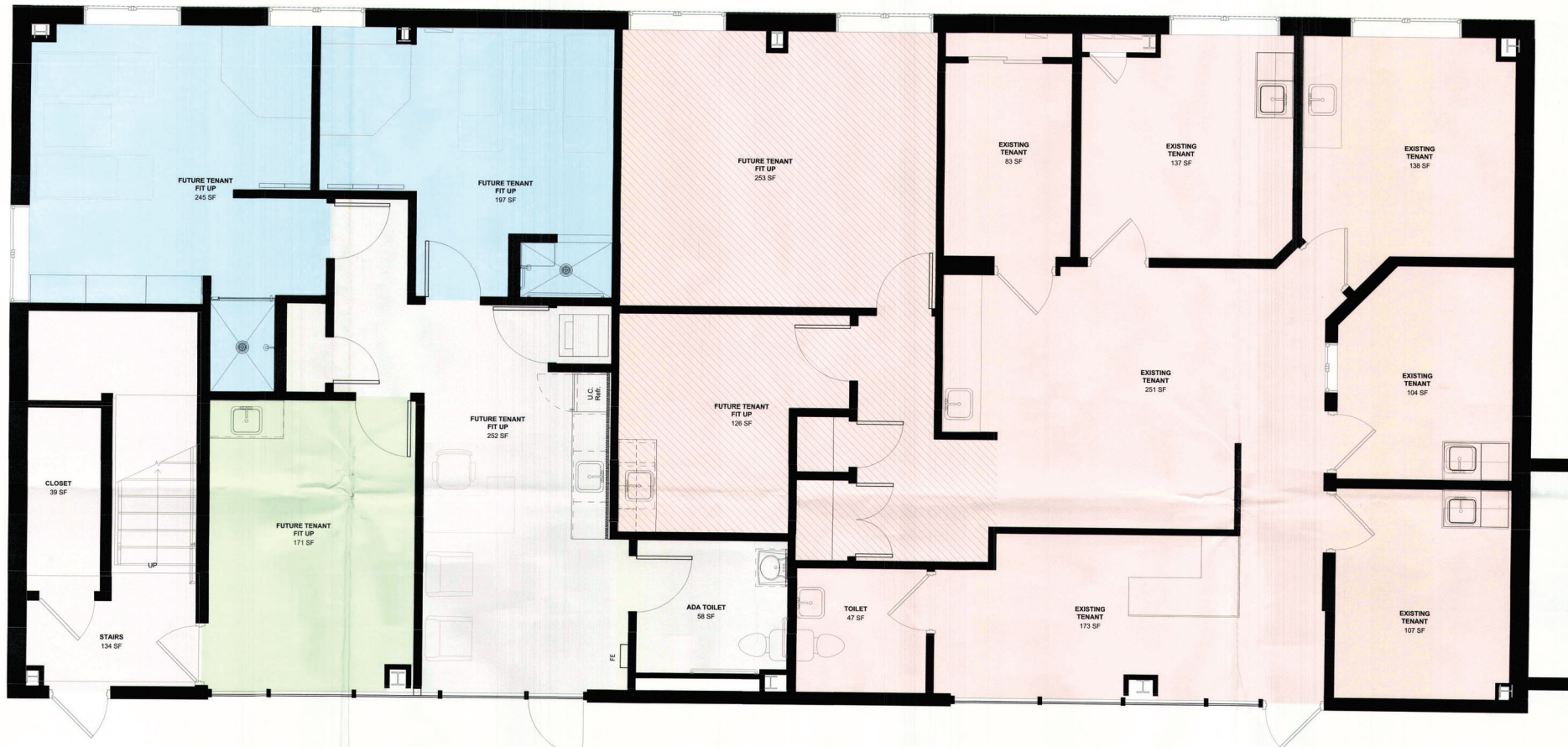


Exhibit
#A-1
3 pages

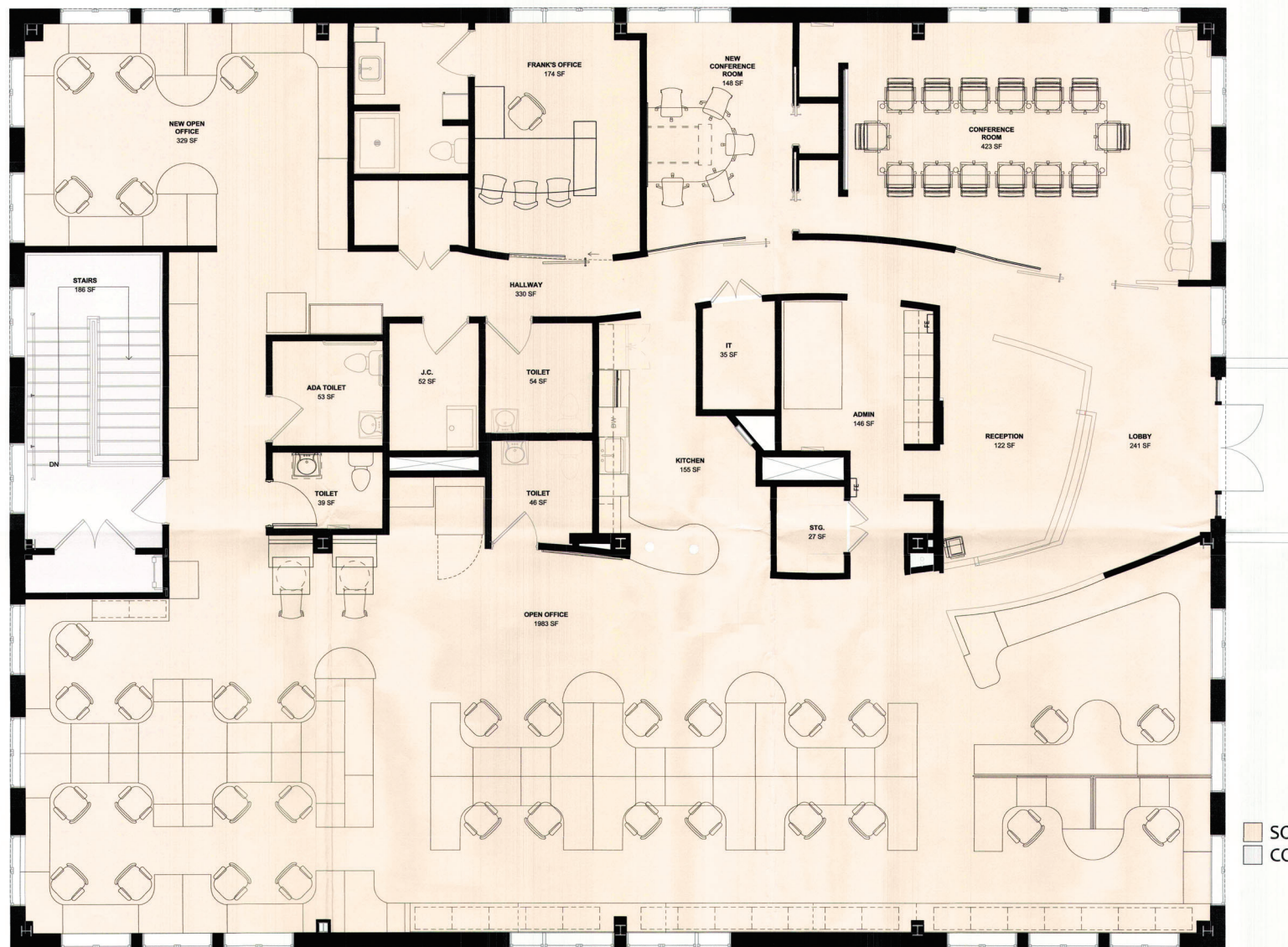


- TRUE BLISS MED SPA - (EXISTING)
- TRUE BLISS MED SPA - (EXPANSION)
- GRATEFUL MASSAGE - (EXISTING)
- THE PLUNGE ROOM - (NEW)
- COMMON AREA

TENANT ALTERATIONS
PENGUIN HOLDINGS, LLC.

FIRST FLOOR PLAN

SOLUTIONS
ARCHITECTURE



SOLUTIONS ARCHITECTURE - (EXISTING)
 COMMON AREA

TENANT ALTERATIONS
PENGUIN HOLDINGS, LLC.

SECOND FLOOR PLAN

SOLUTIONS
 ARCHITECTURE