

59 Main Street, West Orange

For BOMA/TOBY

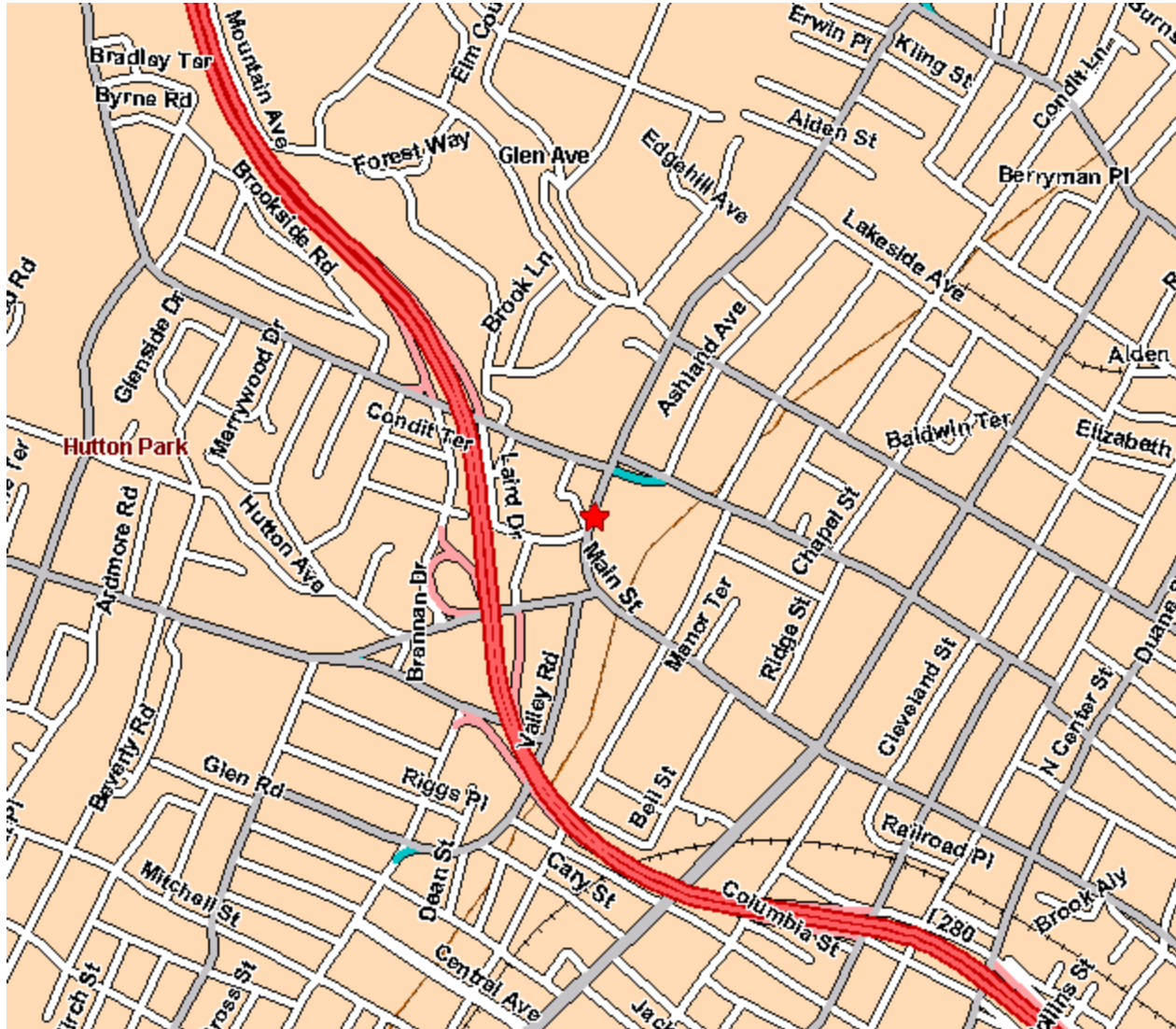
April, 2007



59 Main St, West Orange, NJ







Centrally Located

- ✓ Construction: Poured concrete foundation with pre-cast exterior panels; striking modern architecture featuring matching cornice line and front portico; terrazzo floors on Parking Level and Floor 1; marble wall panels on Floor 1; built in 1968.
- ✓ Stories: 4
- ✓ Parking: 300 spaces
- ✓ Transportation: Easy access to exits 9 and 10 off Interstate 280; minutes from the Garden State Parkway and New Jersey Turnpike; bus at front door; commuter train nearby.
- ✓ Pedestrian-friendly: Short walk to town center stores and restaurants
- ✓ Ceiling Height: 9 feet for Parking Level, Floors 2 & 3; 10 feet for Floor 1
- ✓ Column Spacing: Approximately every 24 feet
- ✓ Services: On-site Management, ATM and banking; adjacent to medical imaging and surgical centers
- ✓ HVAC: Gas-powered baseboard heat with supplemental forced hot/cold air ceiling ducts; computerized temperature control
- ✓ Telecommunications: Fiber-optic capability
- ✓ Fire Alarm: Central station monitoring
- ✓ Security: Property monitored by CCTV cameras with 24-hour recording
- ✓ Taxes: Approximately \$3/sq. ft.

59 MAIN STREET – FACT SHEET

What Makes Our Management Team and the Building We Operate Successful

- ✓ Our building opened in 1968. It was the first office building developed by Allen R Haberman, and ownership/management has been continuous for nearly forty years. (Mr Haberman moved his corporate offices to the building shortly after it opened.) The building has a matching front portico and cornice line, and is an excellent example of post-war modern architecture. We're nearly 40 years old, but the design still looks good!
- ✓ We view the landlord/tenant relationship as a partnership. Our tenants' success ensures our success. Over the years, our tenants have renewed their leases. Ten, fifteen and twenty year terms have been common. One tenant was with us for over ten years, but had to move because we could no longer provide additional space to accommodate their rapid growth; recently, one of its divisions signed a lease and will be occupying a large part of the third floor in July.
- ✓ Our tenancy is diverse, from the PSE&G Customer Center, to the Bank of America branch ... to medical related offices (to complement the medical imaging and surgery centers in the adjacent building at 61 Main Street) ... to offices of the NJ Division of Developmental Disabilities ... to various professional offices. We are proud of the continuous contact we maintain with our tenants, and aim to anticipate their needs, rather than react to problems.
- ✓ Our vendors are a significant part of our management team. Our building manager works onsite much of the time, and also coordinates the work of our vendors. In recent years, a significant amount of renovations and enhancements were completed:
- ✓ Building exterior renovated and improved. Parking lot repaving included Belgium block pavers ... added conduits beneath paving to facilitate security (CCTV) expansion, and future automated entry gates, as well as communication between the buildings ... Flowering trees planted throughout parking area create an "office park" atmosphere ... new and improved signage outside building.
- ✓ Dramatically designed tree-lined visitor drop off area at the parking level entrance, includes cobblestone paving and lighted bollards; provides a more secure access for the many visitors to our building.
- ✓ Enhanced public areas through the addition of plants, and new mats ... enhanced the sheen of the terrazzo floors.
- ✓ Upgraded building lighting via energy efficient ballasts and light bulbs
- ✓ Satellite TV and DSL service currently available. Cable service to be available before the end of June.
- ✓ Replaced roof with improved design that fits most closely with the construction of the building.

What Makes Our Management Team and the Building We Operate Successful

- ✓ New and improved elevator control system installed. Cabs renovation to be completed in May, 2007
- ✓ Building security camera (CCTV) system within and outside building
- ✓ Building entrance upgraded to magnetic locks; after-hours access provided by magnetic cards and fobs. Phone access available at parking lot entrance; tenant can "buzz in" their visitors "24/7".
- ✓ Upgraded signage throughout building, including lobbies, stairwells, and office suite entrances.
- ✓ Building exterior is cleaned on a regular basis
- ✓ Installed automated HVAC building management system ("BMS") and replaced all condensing units to more efficient design. Added redesigned ducting to facilitate use of outside air for cooling in spring and fall; BMS permits tenants to turn on cooling and heating after hours.
- ✓ New integrated controls provide access via internet for HVAC, security and other aspects of the building operations. Also provides alarm notification to management by cell phone (text message) and email.
- ✓ The current rest rooms to be refurbished; rest rooms meet code requirements.
- ✓ Our building faces the West Orange Town Hall. We take pride in service to our community, not only in financial contributions, but in providing use of the property to community organizations, including the West Orange police and fire departments. We have been a BOMA member since the mid-70's, initially BOMA-NY and later, BOMA-NJ
- ✓ A great deal has been done over the past few years to renovate and improve the facility. This has been possible only through the cooperative efforts of our vendors, and significantly our building manager, Michael Breitman.



Michael Breitman
Building Manager



Yngrid Medina
Administration



Howard Haberman
Property Manager

Management Team

HVAC/BAS Renovation

April 18, 2007

Haberman Building Corporation
59 Main Street
West Orange, New Jersey 07052



Re: HVAC Systems

Dear Mr. Haberman,

The HVAC systems at the West Orange building are in a re-commissioning mode. Equipment has been replaced to provide reliability and improve efficiency. An energy saving economizer cycle has been added to the 2nd floor systems and is fully functional. Plans are in place for making similar modifications to the HVAC systems serving the other floors.

The addition of direct digital controls (DDC) to the HVAC systems is a significant enhancement to the original 1968 design. The ability to have Web access to the HVAC systems is state-of-the-art technology, providing management and diagnostics tools not available just a short time ago. The computer graphics screens display real-time information regarding operation of the equipment and temperature conditions in building.

Re-commissioning of the HVAC systems is a process that is done to maintain the integrity of the original design, making changes where applicable that reflect the latest trends. The focus has been on efficiency, energy usage and the ability to manage the HVAC equipment.

We appreciate the opportunity of working with you on this re-commissioning effort and look forward to continuing. Thank you.

Very truly yours,

HUGHES ENVIRONMENTAL ENGINEERING, INC.

A handwritten signature in blue ink that reads 'Wayne H. Lehr'.

Wayne H. Lehr, PE
Vice-President

WHL/jpm

Roofing Renovation



Job Profile & Referral



Owner: Haberman Building Corporation

Contact: Mr. Howard Haberman
Mr. Michael Brieman

Location: 59 Main Street, West Orange, NJ

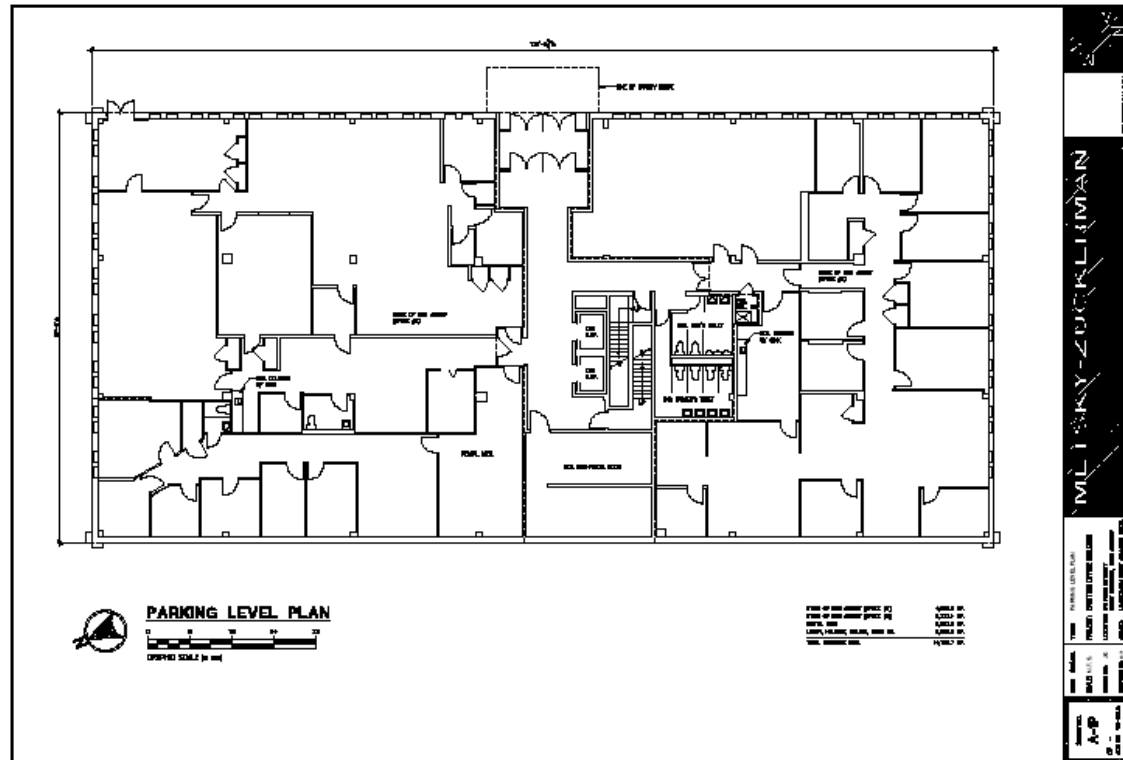
Existing condition: There was one layer of modified bitumen and fiberglass roof insulation over a structural concrete deck. Several core cuts were made to verify that there was no moisture trapped within the existing insulation.

Option: #1: Remove the existing roof assembly and install a new roofing system of choice.
#2: Install a Duro-Last roofing system over the existing roof system.

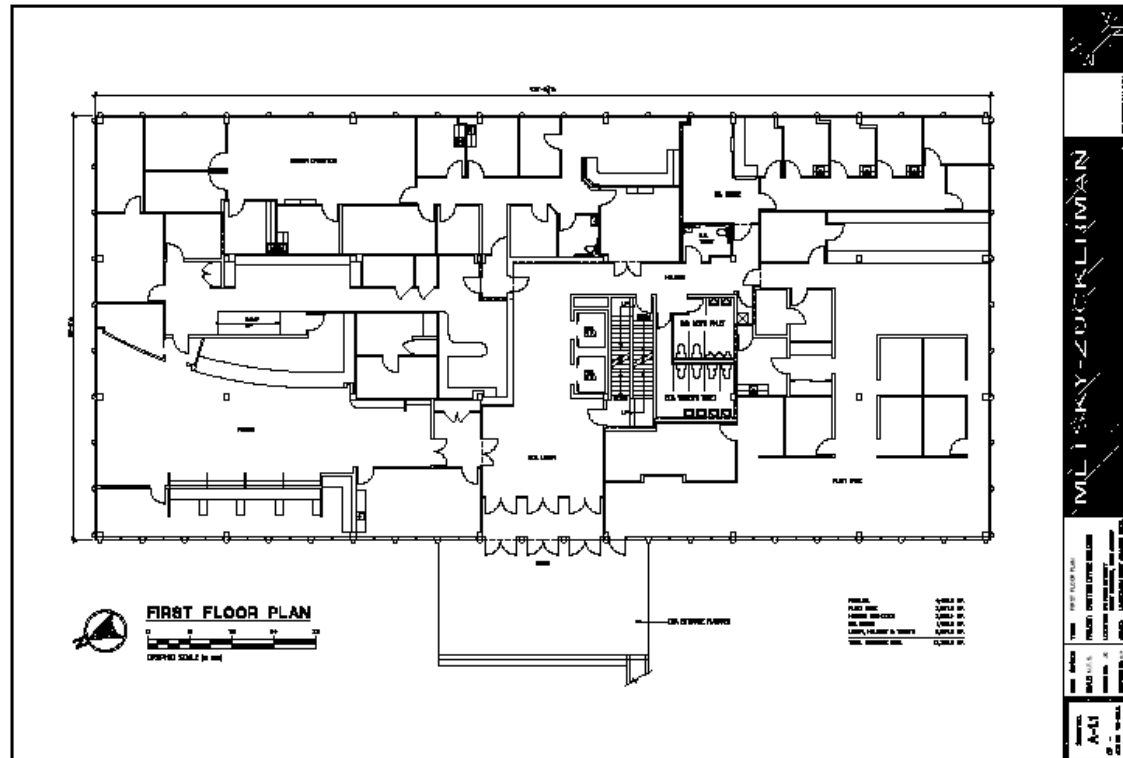
Size of Roof: 17,525 sqft.

Scope of Work: Install a Duro-Last roofing system, over a 1/2" recovery board, using .040 white PVC. The engineering department for Duro-Last designed a custom perimeter detail that best suited the unique design of the perimeter of the building. The roof system was designed to meet all wind uplift requirements. A 15 year Labor & Material Warranty was issued which also covers consequential damage.

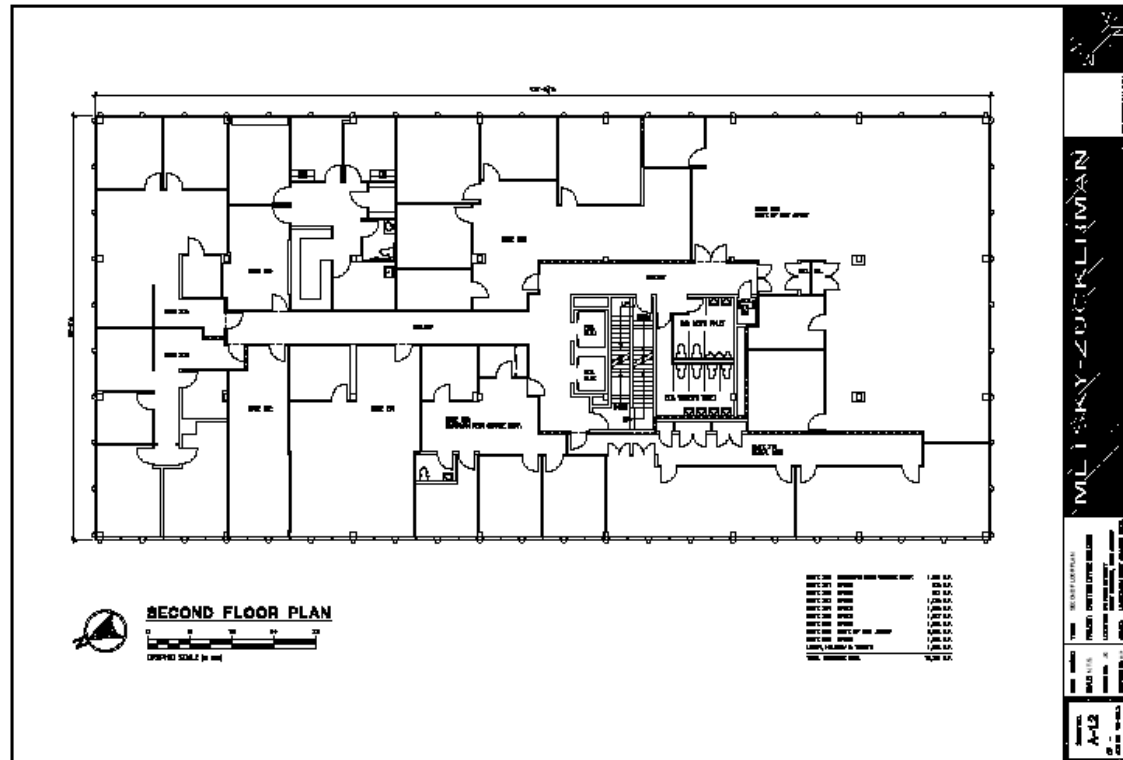
Parking Level



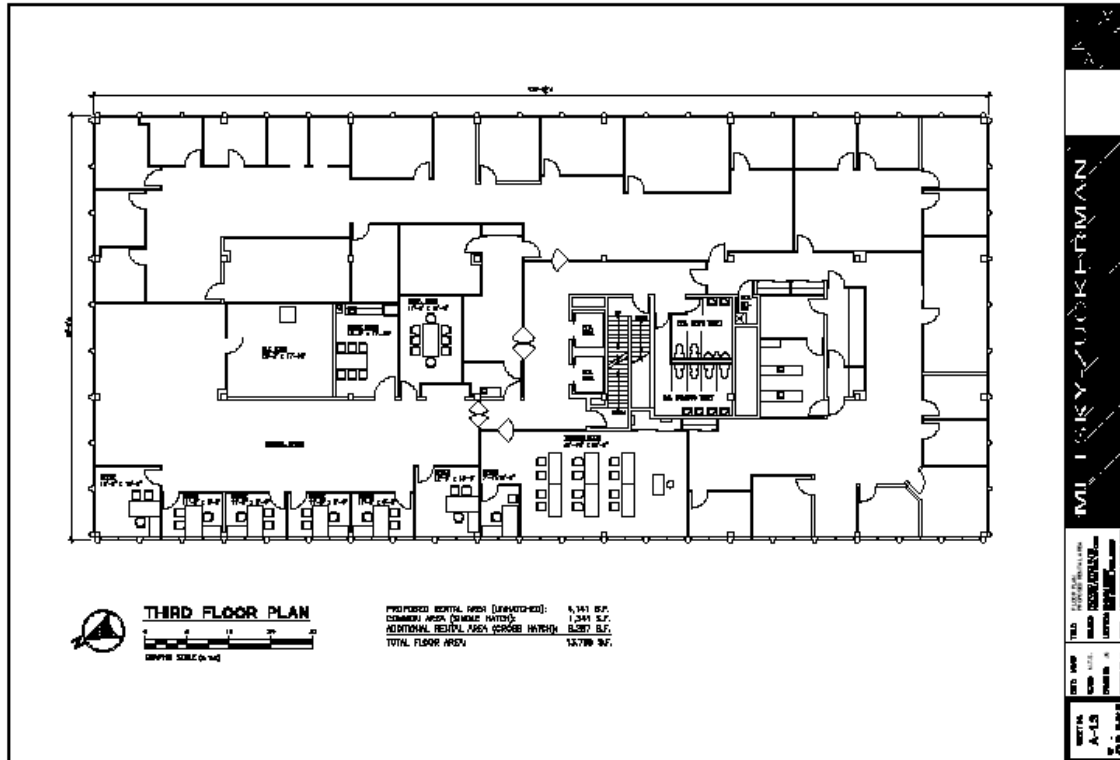
1st Floor



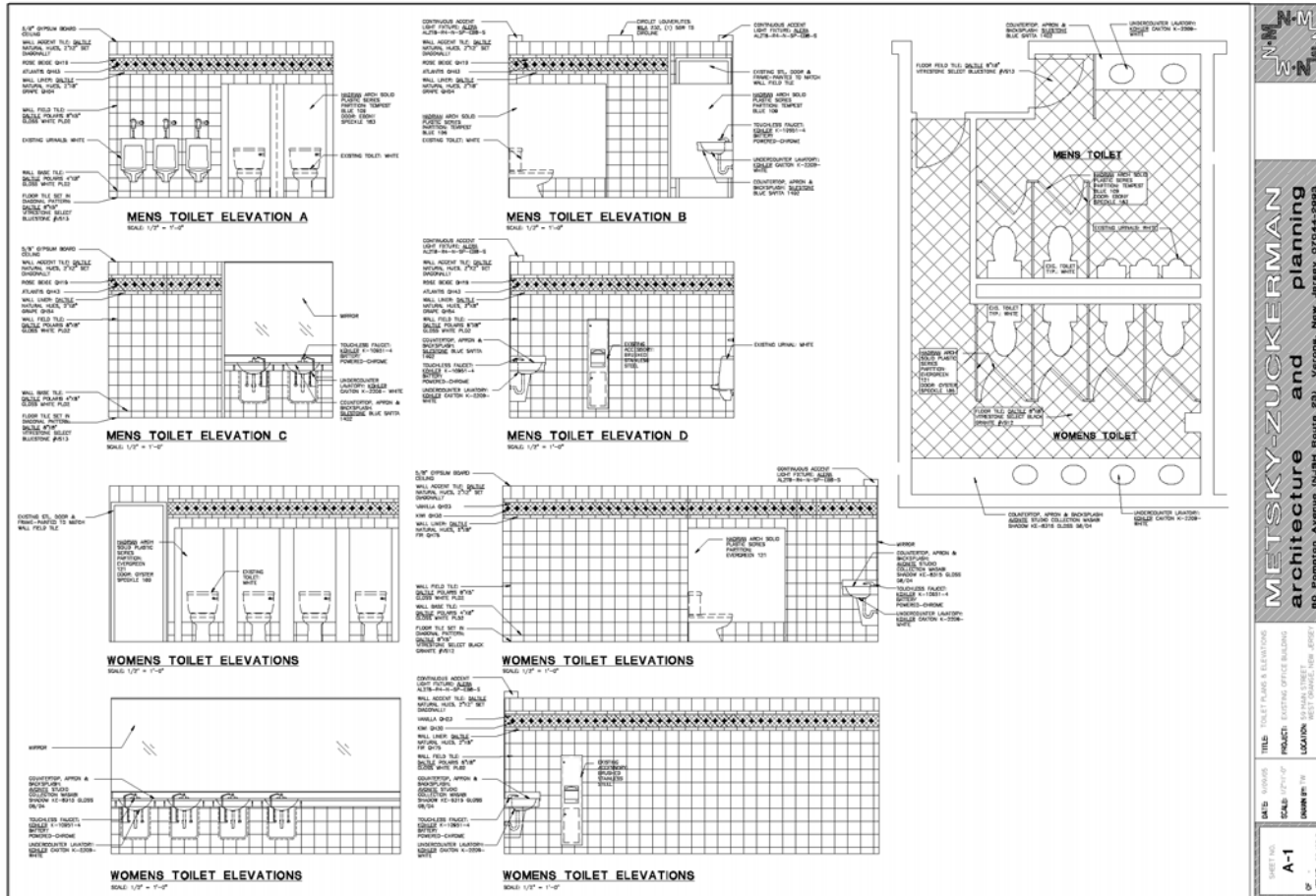
2nd Floor

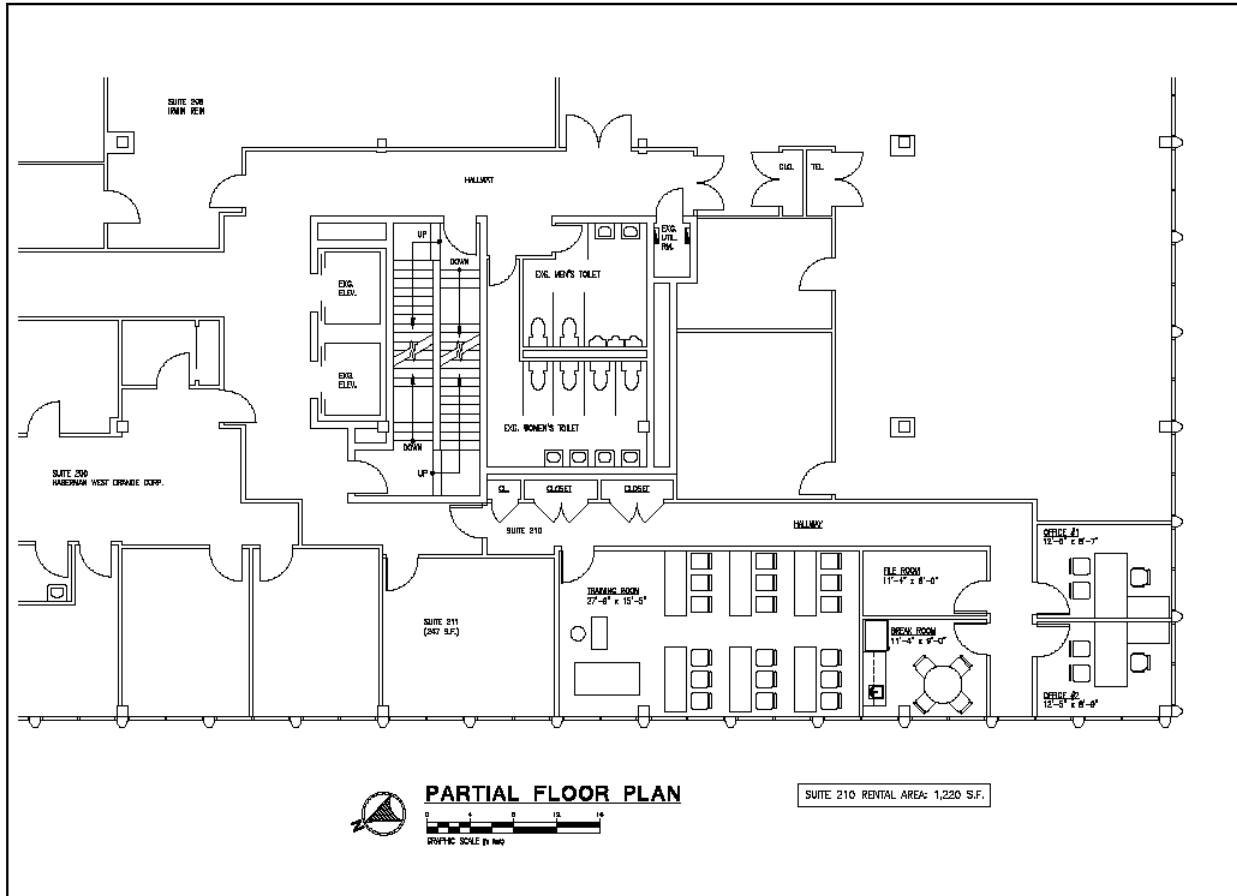


3rd Floor



Proposed Rest Room Renovation



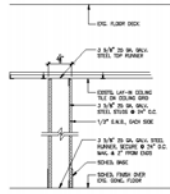


MIETSKY-ZUCKERMAN
ARCHITECTS

1000 WEST 10TH AVENUE, SUITE 200
DENVER, CO 80202
TEL: 303.733.1111
WWW.MIETSKY-ZUCKERMAN.COM

DATE: 08/14/13
SCALE: 1/4" = 1'-0"
PROJECT: SUITE 210
LOCATION: 1000 WEST 10TH AVENUE
CHECKED BY: [Signature]

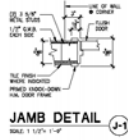
PROJECT NO.: 13-001
DATE: 08/14/13



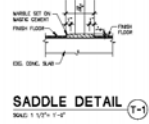
TYPICAL PARTITION
SCALE: 1/8" = 1'-0"



DOOR TYPE A
SCALE: 1/8" = 1'-0"



JAMB DETAIL J-1
SCALE: 1/8" = 1'-0"

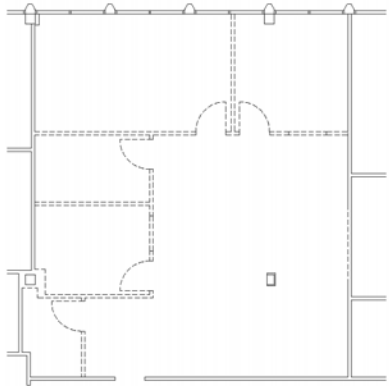


SADDLE DETAIL T-1
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE									
DOOR NO.	TYPE	MATERIAL	CORNER SIZE	FRAME	SADDLE	WEATHERSTRIP	REMARKS		
DOOR 1	A	GGI	2'-0" x 2'-0" x 1-1/2"	HM	J1	---	---	---	---
DOOR 2	A	GGI	2'-0" x 2'-0" x 1-1/2"	HM	J1	---	---	---	---
DOOR 3	A	GGI	2'-0" x 2'-0" x 1-1/2"	HM	J1	---	---	---	---
DOOR 4	A	GGI	2'-0" x 2'-0" x 1-1/2"	HM	J1	---	---	---	---
DOOR 5	A	GGI	2'-0" x 2'-0" x 1-1/2"	HM	J1	---	---	---	---
DOOR 6	A	GGI	2'-0" x 2'-0" x 1-1/2"	HM	J1	---	---	---	---
DOOR 7	A	GGI	2'-0" x 2'-0" x 1-1/2"	HM	J1	---	---	---	---
DOOR 8	A	GGI	2'-0" x 2'-0" x 1-1/2"	HM	J1	---	---	---	---

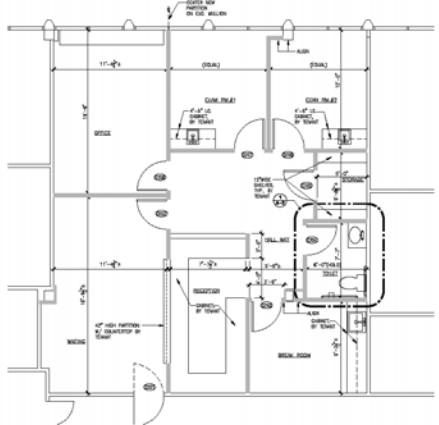
HARDWARE SCHEDULE									
DOOR NO.	LOC	TYPE	FINISH	CLOSURE	HANDLE	STOP	STOP BALANCE	SCREWS	REMARKS
DOOR 1	---	---	---	---	---	---	---	---	---
DOOR 2	---	---	---	---	---	---	---	---	---
DOOR 3	---	---	---	---	---	---	---	---	---
DOOR 4	---	---	---	---	---	---	---	---	---
DOOR 5	---	---	---	---	---	---	---	---	---
DOOR 6	---	---	---	---	---	---	---	---	---
DOOR 7	---	---	---	---	---	---	---	---	---
DOOR 8	---	---	---	---	---	---	---	---	---

ROOM FINISH SCHEDULE									
ROOM NAME	MATERIAL	FINISH	BASE	WALLS	CEILING	REMARKS			
RESTROOM	---	---	---	---	---	---	---	---	---
HALLWAY	---	---	---	---	---	---	---	---	---
OFFICE	---	---	---	---	---	---	---	---	---
CONFERENCE	---	---	---	---	---	---	---	---	---
RECEPTION	---	---	---	---	---	---	---	---	---
MEETING	---	---	---	---	---	---	---	---	---
STORAGE	---	---	---	---	---	---	---	---	---
MECHANICAL	---	---	---	---	---	---	---	---	---
RESTROOM	---	---	---	---	---	---	---	---	---



DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

NOTES:
1. DEMOLISH ALL PARTITION, DOORS, JAMBS, ETC. IN AREA SHOWN.
2. DEMOLISH PARTITION WALLS IN AREA OF CONSTRUCTION, BUT NOT CONTACT TO NEW BUILDING WALL.
3. DEMOLISH ALL HANGING CEILING, LIGHT FIXTURES, RECEPTS, SWITCHES, ETC. IN AREA SHOWN.



FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES:
ALL DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.

METSKY-ZUCKERMAN
architecture and planning

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Tel: 215-595-8300
Fax: 215-595-8302

OWNER: INTERIM WEE GROUP CORP.

DATE: 10/14/10
SCALE: AS NOTED
DRAWN BY: JG
CHECKED BY: JC

SHEET NO. **A-1**
OF 10 SHEETS