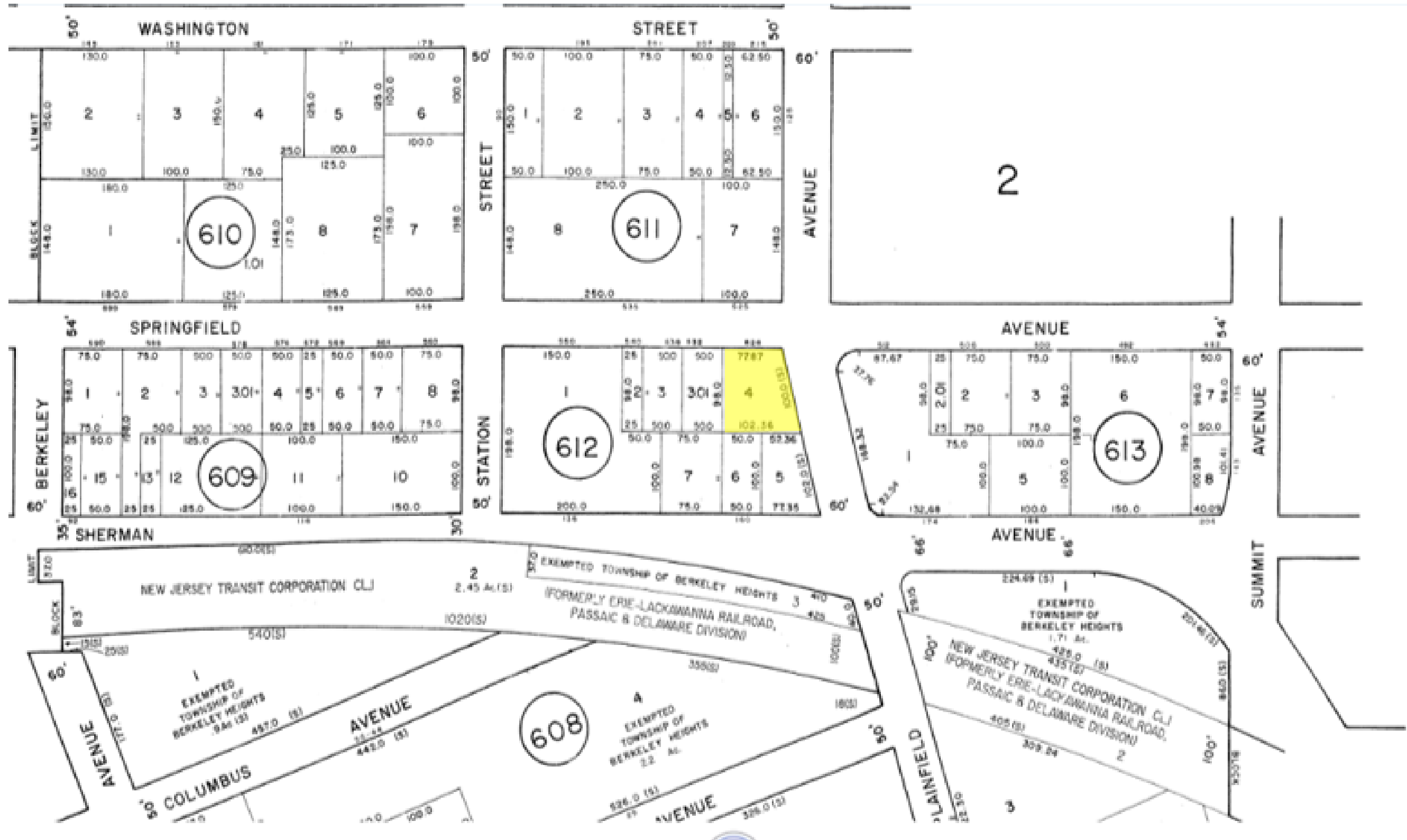
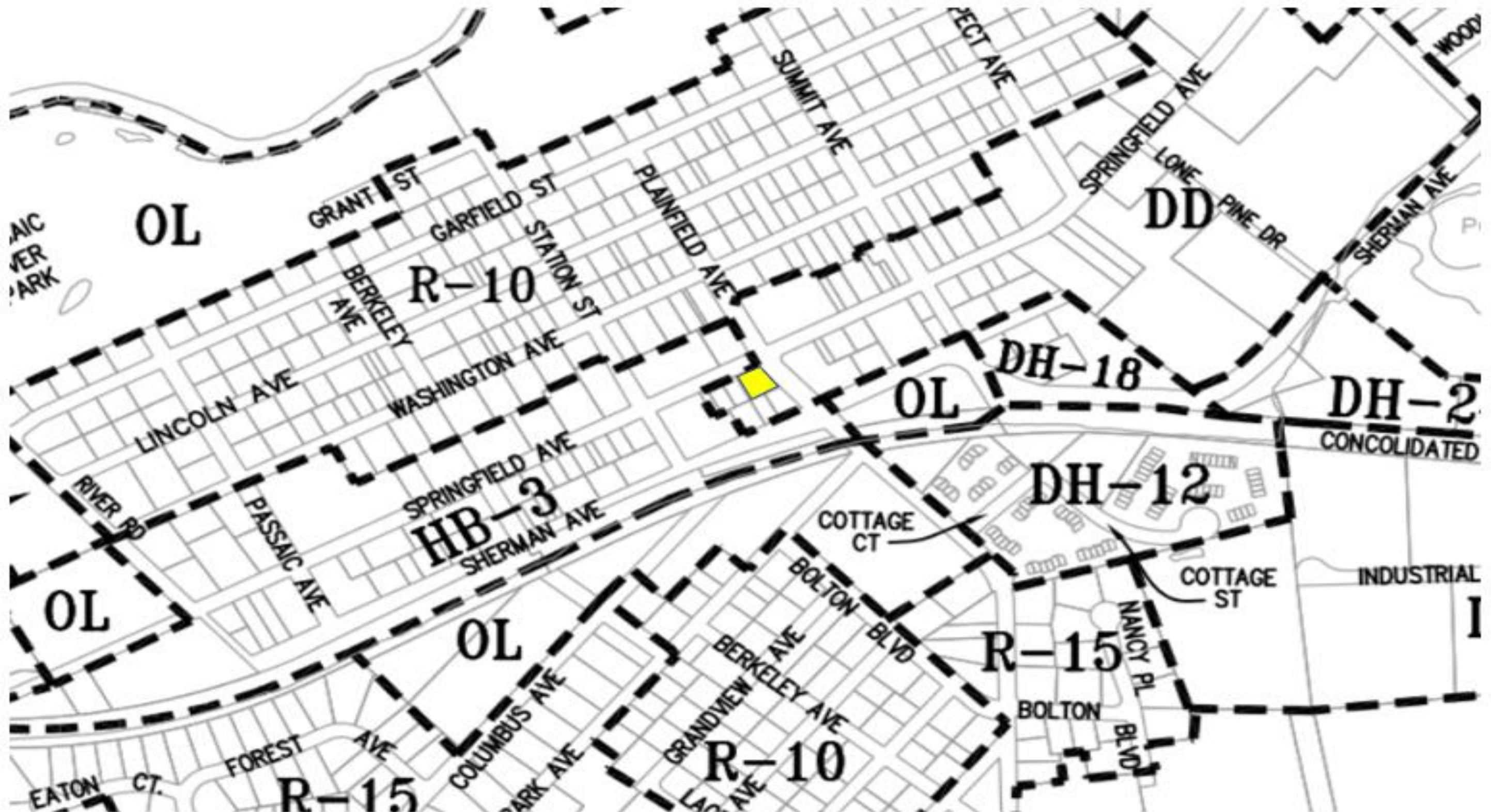


Planning Exhibit for 528 Springfield, L.L.C. – 528 Springfield Ave, Township of Berkeley Heights, NJ



Map 1. Subject property at 528 Springfield Ave, shown approximately in yellow highlight. North ↑. Source: Twp. Of Berkeley Heights Tax Assessment Map.

Planning Exhibit for 528 Springfield, L.L.C. – 528 Springfield Ave, Township of Berkeley Heights, NJ



Map 2. Excerpt of Twp. of Berkeley Zoning Map. Subject property shown in yellow highlight. N:↑.

Planning Exhibit for 528 Springfield, L.L.C. – 528 Springfield Ave, Township of Berkeley Heights, NJ

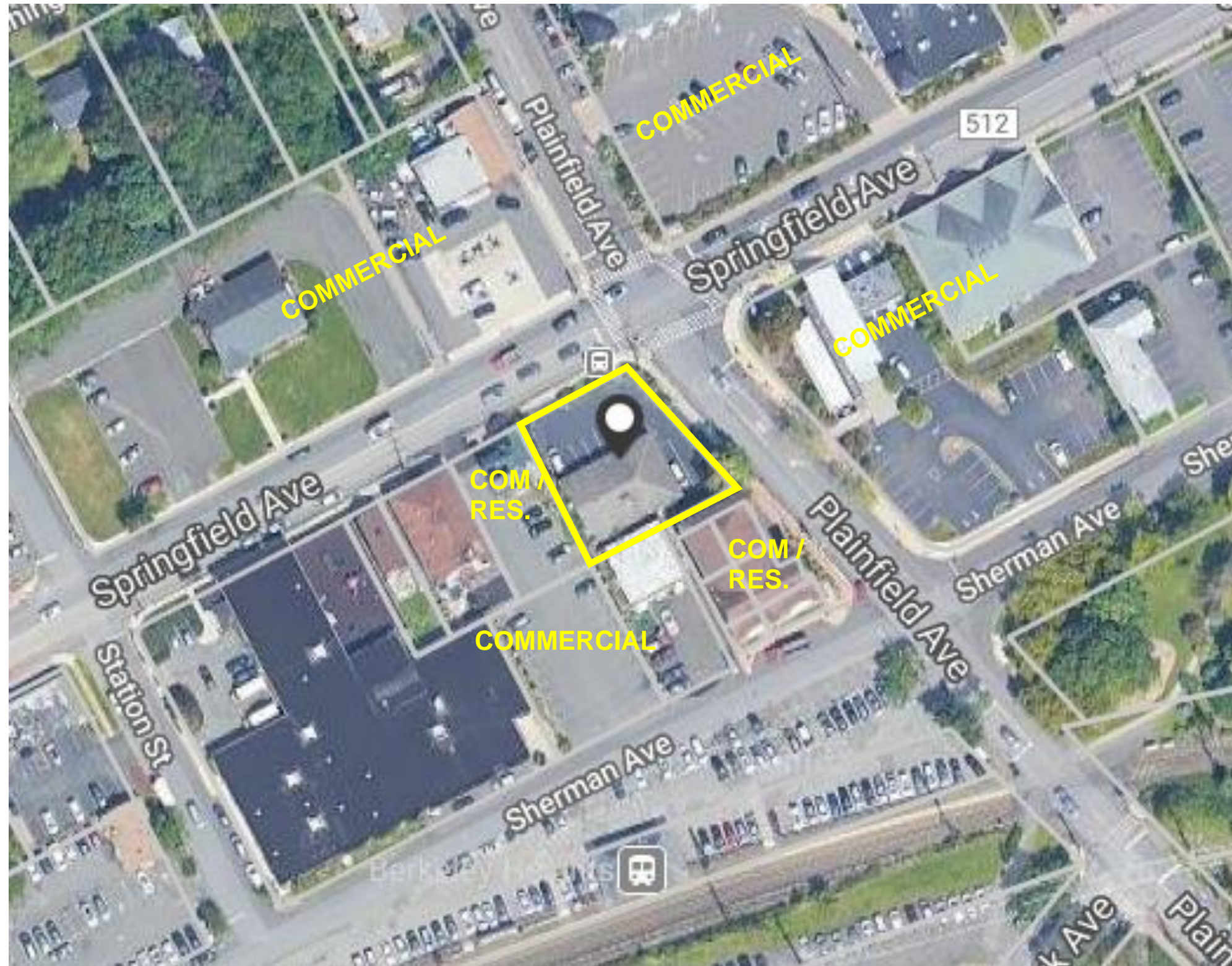


Image 1. Aerial view of subject neighborhood with property at 528 Springfield Ave. shown approximately in yellow highlight. N: ↑ .

Planning Exhibit for 528 Springfield, L.L.C. – 528 Springfield Ave, Township of Berkeley Heights, NJ



Image 2. View of subject existing retail building at 528 Springfield Ave, from corner, looking southwest.



Image 3. View toward rear of subject building and east-facing side.



Image 4. View of subject property and immediate neighbors from across Plainfield Ave.



Image 5. View of existing adjacent dwelling on mixed-used lot, looking west.

Planning Exhibit for 528 Springfield, L.L.C. – 528 Springfield Ave, Township of Berkeley Heights, NJ



Image 6. View of adjacent 3-story, mixed-use building to the south of the subject property.



Image 7. Land use to east of subject site – bank.



Image 8. Land use across Springfield Ave – gasoline service station with repair bays.



Image 9. Panning right from prior photo, commercial uses built close to street edge of Plainfield Ave, north of Springfield Ave, including 3-story structure and within retail center.