

The Shoppes at Jackson, LLC
70 Old Bloomfield Ave., Suite 200
Pine Brook, NJ 07058

Dear Prospective Retailer:

Ref: Retail Marketing Package for The Shoppes at Jackson, 90 Route 526 (North County Line Road), Township of Jackson, NJ.

For your information, we are the owners of a four (4) acre property where we have received approvals to construct an upscale (lifestyle-like) 35,000 sq.ft. retail shopping center on Route 526 (North County Line Road) in the Township of Jackson. The property has 550 ft. of frontage on Route 526. We anticipate commencing construction upon sufficient lease-up of the Center. We are pursuing a number of national, regional and unique upscale local retailers for the site. Please refer to the attached leasing chart for available/leased space.

Jackson is literally exploding with development. Some of the most significant residential projects in the immediate vicinity of the site include: The completed Kaplan Homes 288 unit single family development (Hampshire Hills) within ¼ mile; Orleans Homebuilders completed 332 townhome development (Cooksbridge at Jackson Township) within ¾ mile; Hovnanian has completed two complexes, an 886 unit residential complex (South Knolls), and a 776 unit residential complex (Four Seasons at Metedeconk) both less than 1½ miles west of our site; and US Homes & Toll Brothers are completing a 1,400 unit residential development (Westlake) within 2 miles. In addition, Jackson Mews, the largest residential development currently being proposed in New Jersey at 2,531 units, is located at the junction of Route 526 and Route 527, approximately 3 miles west of our site. These are just a few of the major developments proposed, underway or recently completed in the area.

The following information is posted on our web site (www.demattheis.com) for the above-referenced property:

1. Site Plan;
2. Demographic Information;
3. Floor Plan;
4. Preliminary Front Elevation;
5. Photo of Artist's Rendering;
6. Leasing Chart;
7. Area Map.

Upon review, please advise if you have an interest in this location. I look forward to hearing from you.

Very truly yours,

Mark S. De Mattheis

**Mark S. De Mattheis, Managing Member
The Shoppes at Jackson, LLC
(973) 808-9151**

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