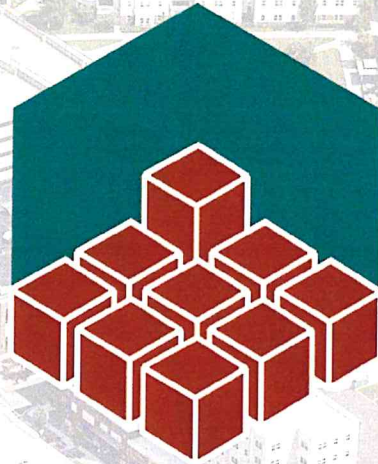


NEXUS

PROPERTIES

One Brunswick Circle, 1333 Brunswick Ave, Suite 200, Lawrenceville New Jersey 08648

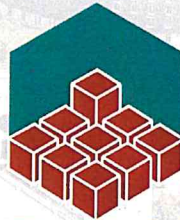


NEXUS

PROPERTIES

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2. The Developer Information Form
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NEXUS
PROPERTIES

Development Team

Jeffrey Sussman

Managing Member

Dante G. Germano

Chief Operating Officer | Chief Financial Officer

Michael Ciesielka

Chief Information Officer | President Nexus Parking Systems

Richard Hoff

General Counsel

Shawn Field

Chief Investment Officer

Ronda Abbruzzese

Vice President of Leasing & Marketing

JEFFREY SUSSMAN

Managing Member

Jeffrey Sussman is a Managing Member of Nexus Properties, a fully integrated real estate development company that builds, owns and manages the majority of its assets. Jeff oversees the site selection, approvals, construction and building operations and management functions of the company.

Jeff has been with Nexus Properties since its inception, formerly known as Sherwood development. He is responsible for earliest ventures including the transformation of older buildings in Trenton into modern office space, including the 600,000 square foot TRW manufacturing and warehousing facility, and the New Jersey lottery headquarters. Jeff was also responsible for expanding and diversifying Nexus' development efforts into mixed-use and residential, multi-family within which fields Nexus maintains a strong South Jersey presence. The last 25 years of experience have totaled development of over 2,500,000 square feet of office, residential housing units, structured garages and retail development.

PROFESSIONAL AFFILIATIONS

Board of Realtors, State of New Jersey, Licensed

EDUCATION

Carnegie-Mellon University, Pittsburgh, PA, Bachelor of Fine Arts

DANTE G. GERMANO

Chief Operating Officer | Chief Financial Officer

Dante joined Nexus Properties in 1990 as the Chief Financial Officer. As such, he contributed to the growth of the Company through his financial and accounting expertise. He has been responsible for negotiating and closing over 30 private and public financings totaling in excess of \$1 billion. Dante has been involved in real estate development and management for over 25 years. He previously held positions at the Linpro Company, a national real estate developer, and KPMG Peat Marwick, an international accounting firm.

As Chief Operating Officer, Dante currently oversees the day to day management of the Company. In this capacity, he is involved in all aspects of the business including development, property management, construction, finance, and leasing.

PROFESSIONAL AFFILIATIONS

Certified Public Accountant, Pennsylvania, 1982

Pennsylvania Institute of Certified Public Accountants, Member, 1982

EDUCATION

BS, Accounting, Fairleigh Dickinson University, 1981

MBA, MIT Sloan School of Business, 2013

MICHAEL A. CIESIELKA

Chief Information Officer | President Nexus Parking Systems

Michael has been involved with Nexus Parking Systems facilities for over 30 years. Michael started with Nexus as a parking attendant during his undergraduate years at Rider College. After graduation in 1989, he joined the Nexus team and helped implement many changes to the parking organization and revenue control systems. In addition to managing all of the Nexus parking facilities, he has written several computer programs to prepare management reports and achieve tighter control over all revenues, expenses and operations. Under Mike's supervision, efficiency and profits have improved dramatically.

In 1994, Michael assisted in the design and construction of the Trenton Park & Ride garage. In June 2003, Michael became president of Nexus Parking System because of his active role in expanding the current parking operations to over 10,000 spaces. Michael assisted in the design, construction and operation of the Hamilton Station Park & Ride Garage in 2006, Rowan Blvd Parking Garage in 2012, Pearl Street Parking Garage 2014 and the Mick Avenue Parking Garage 2016.

PROFESSIONAL AFFILIATIONS

International Parking & Mobility Institute, Affiliate Member, 1990

National Parking Association, Affiliate Member, 1990

Pennsylvania Parking Association, Affiliate Member, 2013

EDUCATION

Rider University, Bachelor of Science in Business Management, 1989

Microsoft Certifications MSCSE Training, 2001- 2002

RICHARD HOFF

General Counsel

Rick joined Nexus Properties in 2023 and manages the company's legal affairs and entitlements. Prior to joining Nexus, Rick was a founding member of the law firm of Bisgaier Hoff, LLC and focused his law practice on all facets of land use, real estate and affordable housing law with a special emphasis in complex litigation. Rick represented major commercial and residential developers, trade organizations, and landowners throughout the State of New Jersey in connection with real estate transactions, applications for zoning and land use approvals, real estate litigation, as well as affordable housing litigation. As a litigator, Rick appeared before all levels of New Jersey Courts, including the New Jersey Supreme Court, in a number of matters that have helped shape land use and affordable housing law in the State. Rick is also a frequent lecturer on topics including land use, real estate and affordable housing and currently serves as General Counsel to the Builders League of South Jersey and Affordable Housing Counsel to the New Jersey Builders Association.

PROFESSIONAL AFFILIATIONS

New Jersey Bar Association

New Jersey Board of Bar Examiners - Member of Committee on Character

New Jersey Builders Association, Affordable Housing Counsel

Builders League of South Jersey, General Counsel

EDUCATION

Rutgers University 1995 (BA in Political Science, BA in Criminal Justice)

Rutgers School of Law 1998 (JD)

SHAWN FIELD

Chief Investment Officer

Shawn joined Nexus in September of 2023 after serving as Nexus's primary banker for 9 years at M&T Bank. During his time at M&T, Shawn financed the dramatic expansion of the Nexus portfolio beginning with the earliest phases of the \$350M Rowan Boulevard Development and continuing through the \$92MM three phase Villages at Berlin multifamily project completed in late 2022. Shawn's efforts helped to double the size of the Nexus real estate portfolio while greatly improving geographic and asset type diversification.

In his role as CIO, Shawn is responsible for optimizing the capital allocation of the existing portfolio, underwriting new acquisition and development opportunities and structuring favorable financing for the continued growth of the company.

Prior to joining Nexus, Shawn spent 14 years at M&T Bank where he financed over \$1.5B in real estate projects for some of the biggest developers in the tri-state area in addition to financing a number of non-profit projects including the first new theater on 42nd Street in over 90 years, the Frank Ghery designed Pershing Square Signature Theater in NYC.

PROFESSIONAL AFFILIATIONS

Real Estate Lenders Association - NJ Chapter - VP of the Board and President Elect, 2023

EDUCATION

Rowan University - Bachelors of Science in Finance, 2000

Cornell University - Johnson School - Masters of Business Administration, 2009

RONDA ABBRUZZESE

Vice President of Leasing & Marketing

Ronda joined Nexus Properties in 2015 as Vice President of Marketing and is responsible for planning, organizing, development and supervision of Marketing across the entire portfolio, including Nexus Parking Systems. Ronda also oversees Leasing operations for the Multi-family portfolio and Glassboro commercial tenants. Accomplished and results-oriented senior Vice President with demonstrated success in an environment where end result is critical to success. Those areas include business attraction and development, marketing, leasing and overall management.

Proven expertise and strong ability to improve processes, maximize productivity, and introduce system efficiencies.

Skilled in effective leadership with focus on total organizational coordination to manage resources, provide innovative concepts and ideas; supervise high performing teams. Proven ability to control cost and positively impacts the bottom line. Values vision and innovational approach to building corporate value, market share and customer loyalty.

Having worked for both the City of Woodbury, NJ and the Borough of Glassboro, NJ as Business Development Director, Ronda has a strong record of project successes with an ability to rally people with a 'can do' attitude has shown in the production environment as well as the field of Municipal Government.

PROFESSIONAL AFFILIATIONS

Gloucester County Habitat for Humanity, Board President

South Jersey Federal Credit Union, Board Secretary

Member NAACP, Community Service Award recipient 2021

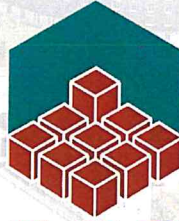
Gloucester County Cultural & Heritage Commission

Glassboro Historic Preservation Commission - member

Gloucester County Chamber of Commerce, business member

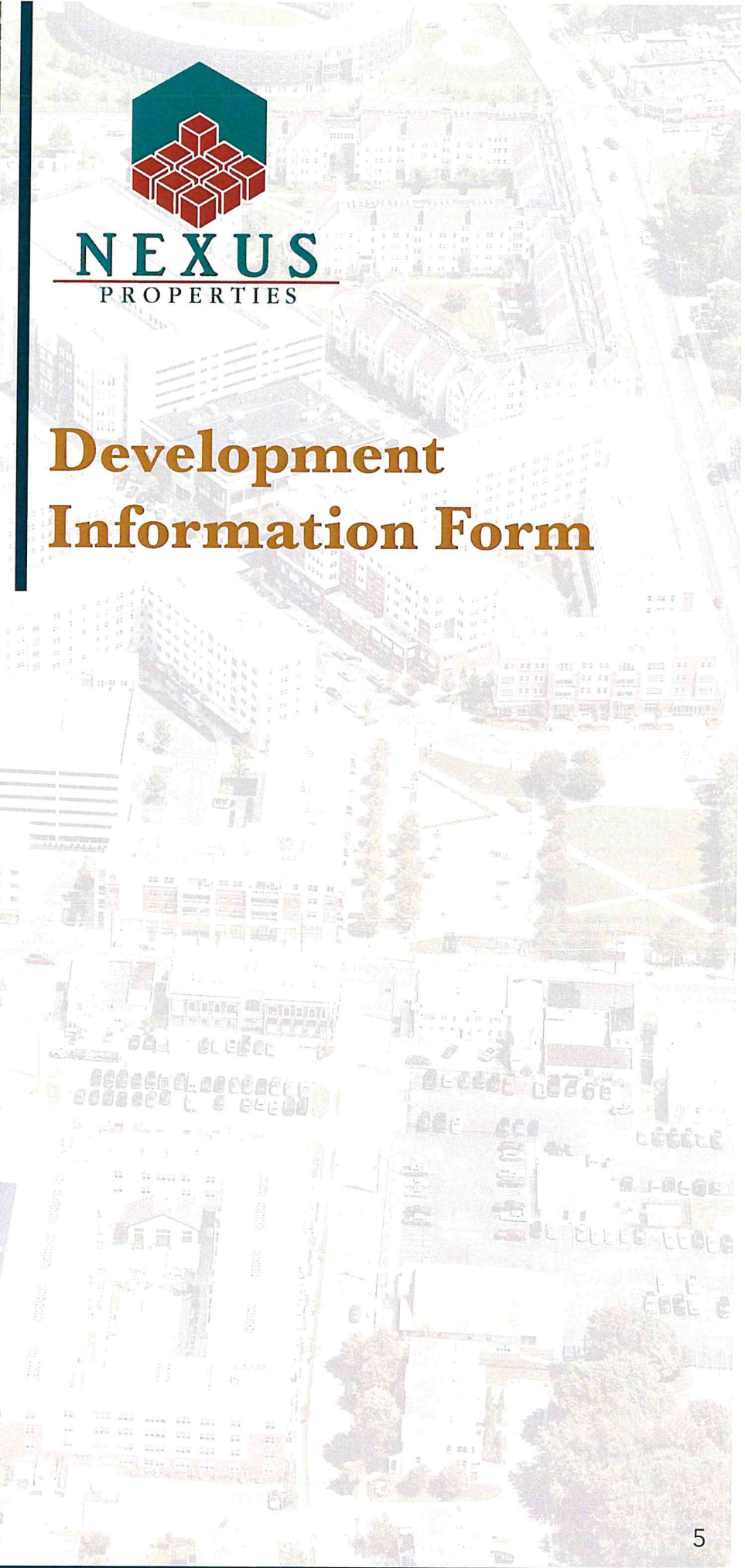
EDUCATION

BA, Art, Shippensburg University of Pennsylvania, 1983



NEXUS
PROPERTIES

Development Information Form



BOROUGH DEVELOPER INFORMATION FORM

DEVELOPER

- A. Legal Name of Developer: ___Nexus Holdings, LLC_____
- B. Corporation, Partnership of Sole Proprietorship: __LLC_____
- C. Date of Establishment: ___11/18/2002_____ State : __NJ_____
- D. Address of Developer: One Brunswick Circle, 1333 Brunswick Ave, Suite 200,
Lawrenceville NJ 08648

- E. Telephone #: __609-396-6800_____
- F. Fax # _____
- G. E-mail Address: __dgermano@nexusproperties.com_____
- H. Website Address: __www.nexusproperties.com_____
- I. Name of Contact: __Dante Germano__ Title : __CFO/COO_____
- J. Other Members of Developer's Team: Jeffrey Sussman - President/Principal, Shawn Field - CIO, Richard Hoff - CLO, Joellen Boyd - CAO, Michael Ciesielka - CIO Nexus Parking, Dan McGraw - VP Construction
- K. Names, addresses, title or position (if any), and nature and extent of the interest of the officers and principal members, shareholders and investors of the Developer, must be set forth as follows:
1. If the Developer is a corporation, the officers, directors or trustees, and each stockholder owning more than 10 percent of any class of stock.
 2. If the Developer is a non-profit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body of the organization.
 3. If the Developer is a partnership, each partner, whether general or limited partner, and either the percent of interest or a description of the character and extent of interest or ownership of the partnership.
 4. If the Developer is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of such interest.

5. If the Developer is some other entity, the officers and each person having an interest of more than 10 percent.
6. State any relationship or interest, either direct or indirect with any member of the governing body of the Borough of Collingswood, the County of Camden or any of its agencies or authorities, the State of New Jersey or any of its agencies or authorities. - Nexus worked with Mayor Maley on the Rowan Boulevard redevelopment in Glassboro

CERTIFICATION

The undersigned is a duly appointed officer of the Developer and has reviewed, understands and accepts the terms and conditions of this Request for Qualifications and Expression of Interest as set forth herein. The undersigned further affirms that he/she is authorized to submit this response to the Borough of Collingswood and the DRPA/PATCO. The Developer understands that this response is a public document and is subject to public disclosure under the New Jersey Open Public Records Act and other common and applicable laws.

The undersigned further acknowledges that the Developer has had an opportunity to visit the site of the Redevelopment Project, has familiarized itself with the legal requirements applicable to the Redevelopment Project, has made an independent investigation it deemed necessary and has satisfied itself as to all conditions affecting cost or performance of the Redevelopment Project.

I, THE UNDERSIGNED, BEING DULY SWORN UPON MY OATH SAY: The information contained in the response and in all attachments submitted herewith is to the best of my knowledge and belief true, accurate and complete. I have the authority to submit this response to the Borough on behalf of the Developer. I understand that if such information is willfully false, I am subject to criminal prosecution under N.J.S.A. 2C: 28-2 and that the Borough and DRPA/PATCO, at their sole discretion, may reject or make any decision within their power on the selection of Developers under this redeveloper selection procedure.

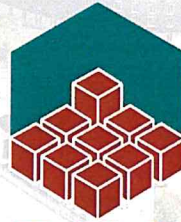
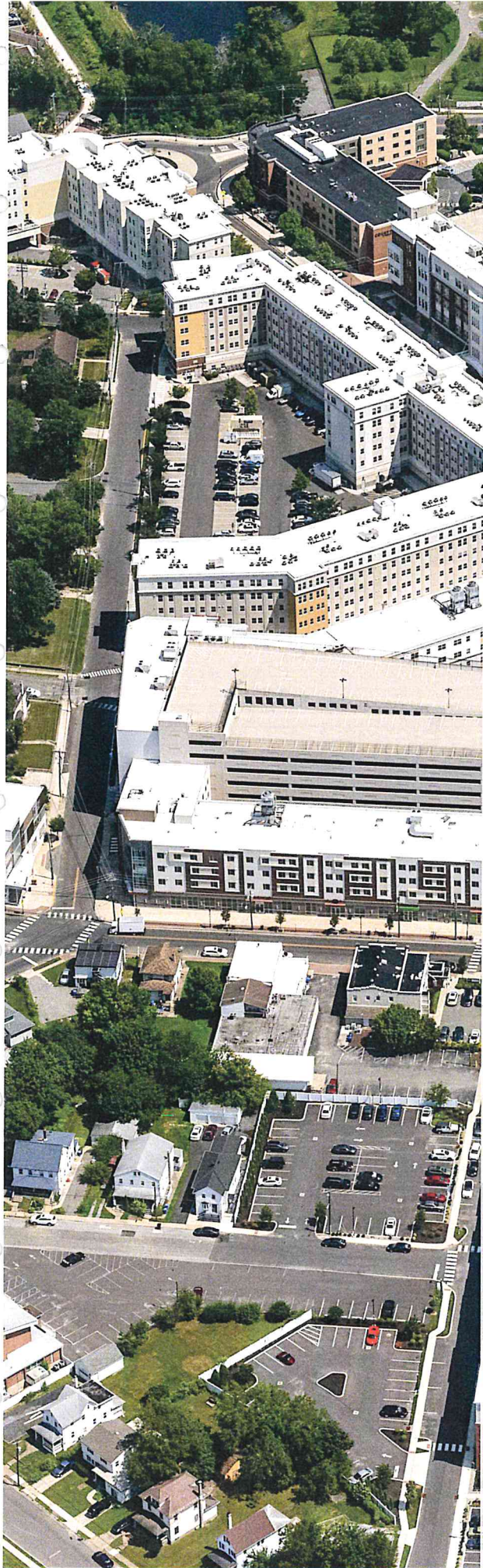
NAME OF DEVELOPER Nexus Holdings, LLC

SIGNATURE *Dante Germano*

NAME (PRINT OR TYPE) Dante Germano

TITLE CFO/COO

DATE 3/14/24



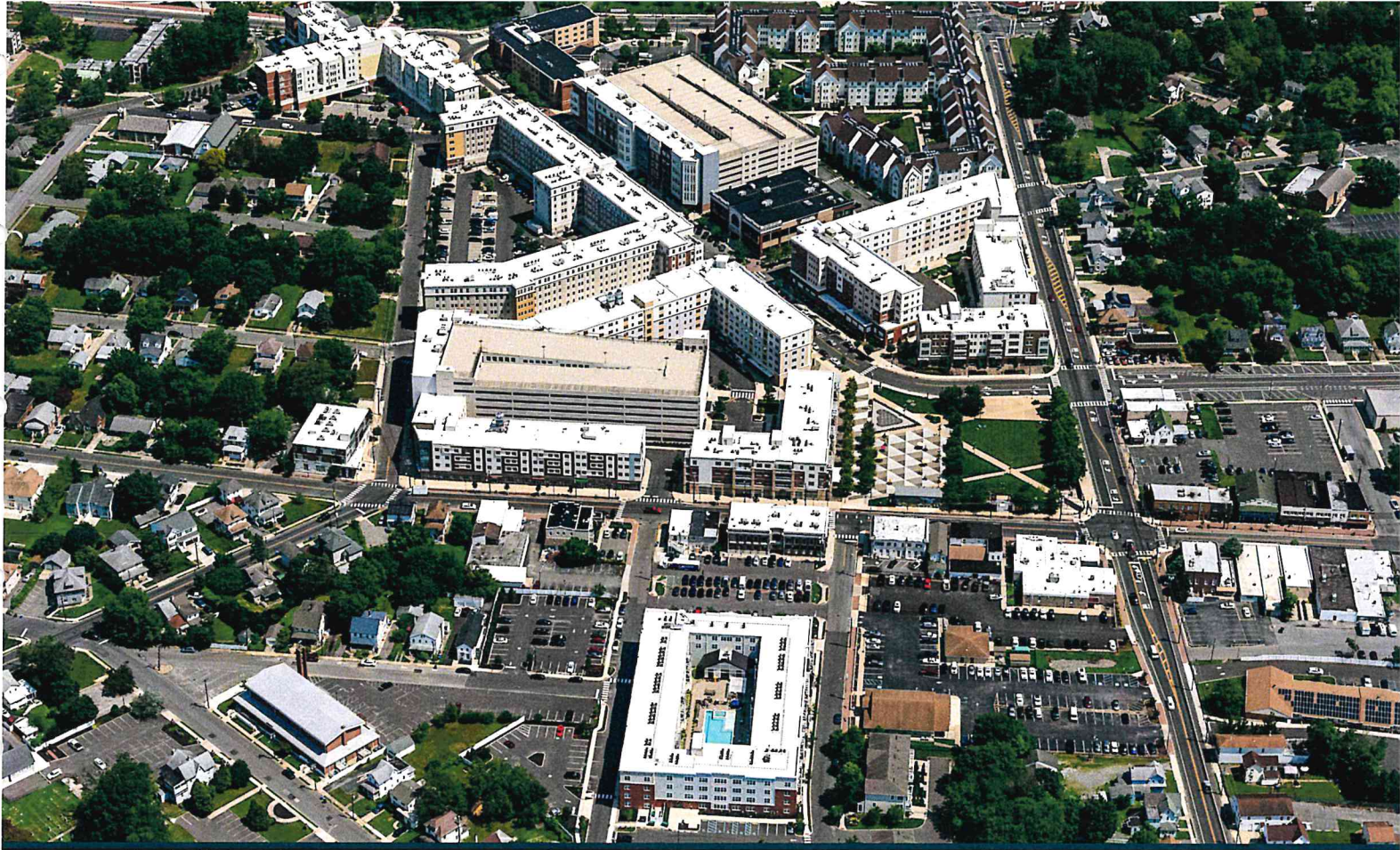
NEXUS
PROPERTIES

Property Portfolio

What We Do

When looking for solutions in development issues, we do not look to a third party, we look across the table to each other to collaborate.

We do construction management, commercial leasing, multi-family construction and leasing, property management, parking construction & parking management and solar.



Rowan Boulevard Redevelopment

Downtown Glassboro, NJ 08028

Nexus Properties' participation in the expansive Glassboro Main Street/Rowan Boulevard redevelopment project is the an example of our diverse expertise in all aspects of development. Nexus represents the following projects in the Rowan Boulevard Redevelopment Project in Glassboro:

- Enterprise Center (2013)
- Rowan Boulevard Parking Garage (2013)
- 220 Rowan Boulevard (2015)
- 230 Victoria (2017)
- 223 West High (2017)
- Mick Drive Parking Garage (2017)
- Park Place South (2017)
- 57 North Main (2018)
- 114 Victoria (2018)
- Park Place North (2018)

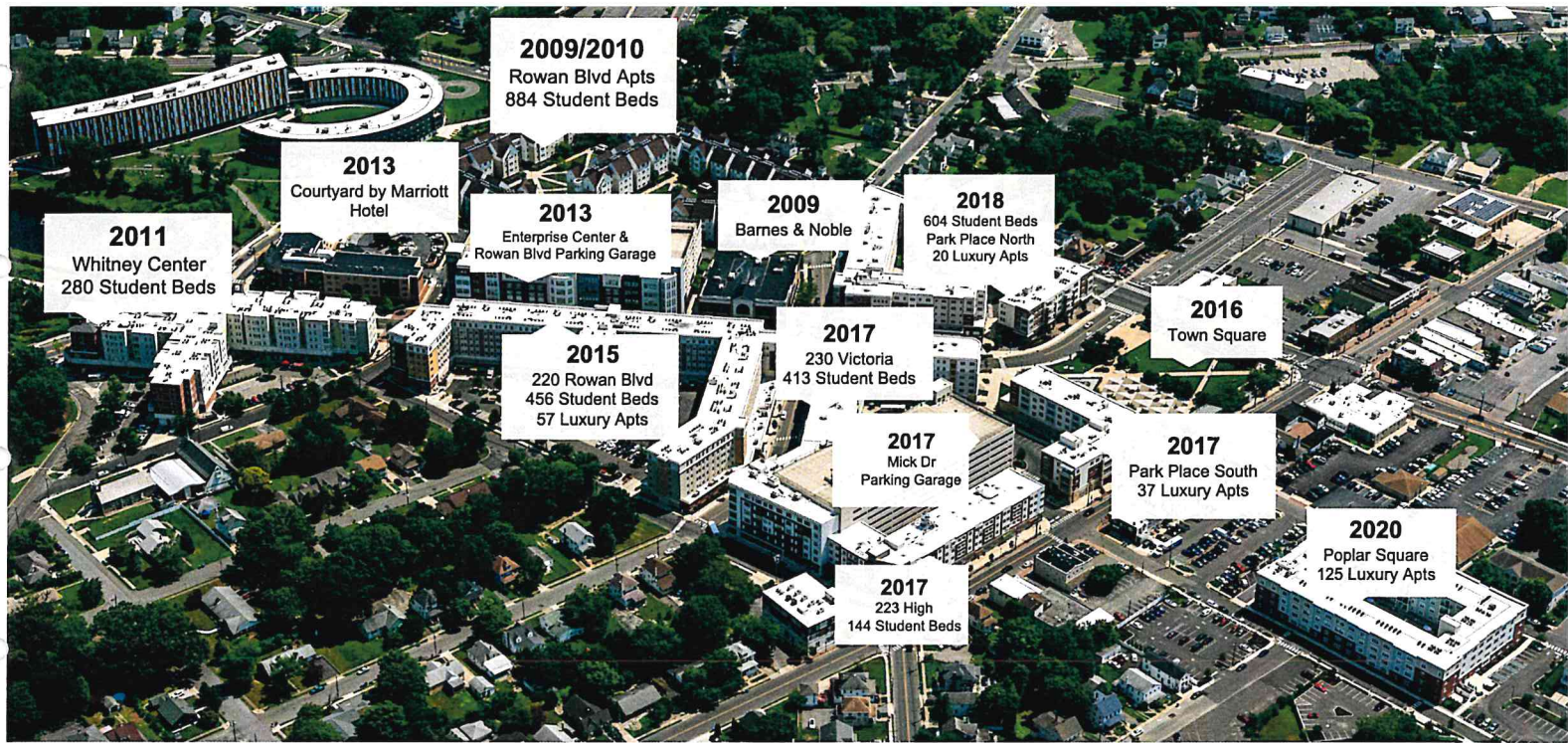
The final phases of the Rowan Boulevard Redevelopment consist of the A-3 phase and A-4 phase. Construction of these phases commenced in May, 2016 was completed in October, 2018. The Rowan Boulevard Redevelopment totaled over \$400 million in construction investment and includes 144,537 sf of retail space, 114 apartments, a 129 room hotel, 2,771 student beds, 82,000 sf of

classroom space, 28,000 sf of medical space, a 17,700 sf fitness center, a 1.75 acre town square and 2 parking garages totaling over 2,300 parking spaces.

The A-3 phase began in May, 2016 completed in October, 2017. This phase, totaling \$110 million in construction investment on a 4 acre site, consists of 3 buildings totaling 336,000 sf including 40,000 sf of retail space, 557 student beds, 30,000 sf of classroom space, 37 apartments and a 17,700 sf fitness center. In addition, a 7 level, 934 car parking garage has been constructed on the site. Rowan University has entered into a long term lease for the classroom and fitness space.

The A-4 phase began in December, 2016 completed in September, 2018. This phase, totaling \$75 million in construction investment on a 2 acre site, consists of 3 buildings totaling 267,000 sf including 18,000 sf of retail space, 604 student beds and 20 apartments.

The Town Square was completed in October, 2016. Built on 1.75 acres, it includes a Veteran's Memorial, Arts Garden, the great lawn, a fountain, a fire pit and paver space that will accommodate outdoor seating.



2009/2010
Rowan Blvd Apts
884 Student Beds

2013
Courtyard by Marriott
Hotel

2011
Whitney Center
280 Student Beds

2013
Enterprise Center &
Rowan Blvd Parking Garage

2009
Barnes & Noble

2018
604 Student Beds
Park Place North
20 Luxury Apts

2016
Town Square

2015
220 Rowan Blvd
456 Student Beds
57 Luxury Apts

2017
230 Victoria
413 Student Beds

2017
Mick Dr
Parking Garage

2017
Park Place South
37 Luxury Apts

2017
223 High
144 Student Beds

2020
Poplar Square
125 Luxury Apts

Rowan Boulevard Glassboro

Deeper look into the Redevelopment



Enterprise Center (2013)

- Retail: 10,000sf
- Classrooms: 52,000sf

Rowan Boulevard Garage (2013)

- Parking Spaces: 1,194

220 Rowan Boulevard (2015)

- Total Cost: \$74 Million
- Total Square Feet: 316,000 sf
 - Retail: 20,000sf
 - Medical: 28,000sf
- Market Apartments: 57
- Student Beds: 456

Town Square Park (2016)

- Size: 1.75 Acres
- Total Cost: \$2.5 Million



A-3 Development (2017)

- Total Cost: \$110 Million
- 230 Victoria: 413 Student Beds
- 223 High Street: 144 Student Beds
- Park Place South: 37 Apts
- Mick Drive Garage: 934 Spaces
- Retail: 40,000sf
- Fitness Center: 17,700ft
- Classroom: 29,500

A-4 Development (2018)

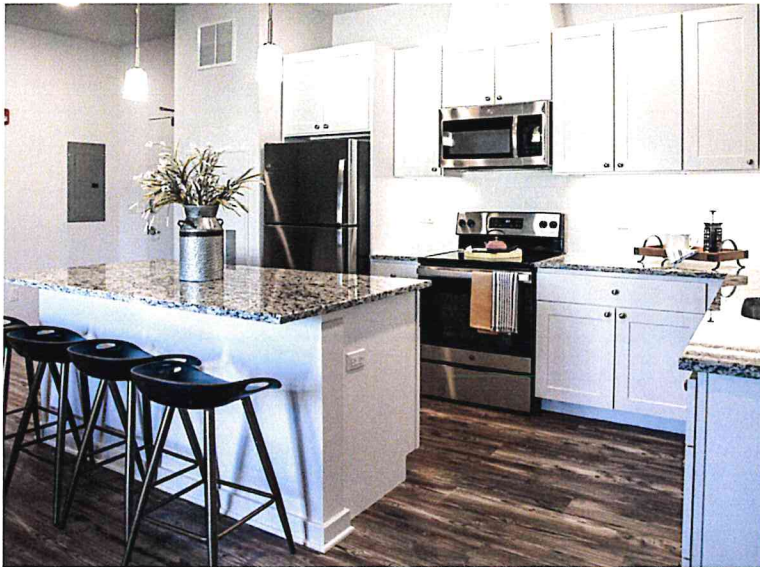
- Total Cost: \$75 Million
- 114 Victoria: 468 Student Beds
- 57 Main Street: 138 Student Beds
- Park Place North: 20 Apts
- Retail: 18,000sf

Redevelopment Summary:

- Retail: 143,000sf
- Medical: 28,000sf
- Student Beds: 2,783
- Parking Spaces: 2,288sf
- Market Apartments: 114
- Classroom/Office: 81,500sf
- Fitness Center: 17,700sf
- Town Square: 1.75 Acres

Poplar Square Luxury Apartments

15 South Poplar Street, Glassboro, New Jersey



Poplar Square offers 1 and 2 bedroom layouts with private balcony options. Building amenities include an outdoor swimming pool with game and barbeque area, club room and fully equipped fitness center. This 4-story, 125 apartment building is conveniently located on Poplar Street just steps from shops, restaurants and the Glassboro Town Square, providing easy access to local events and activities.

Community Details:

- Total Units: 125
- Total Floors: 4
- Constructed: 2020
- Website: www.poplarsquareapts.com



Rowan Boulevard Parking Garage

200 Redmond Avenue, Glassboro New Jersey



In 2012, Nexus successfully financed, designed and constructed a new multi-level parking structure in the Borough of Glassboro on Rowan Boulevard. This garage was part of a multi-phase \$300 million redevelopment project with Rowan University and the Borough of Glassboro. The parking garage services Rowan University, Courtyard Marriot Hotel and retail customers for the downtown. Nexus provided the following services in connection with this project:

- Design and Approvals
- Construction Management
- Financing
- Parking Management and Equipment Specifications and Implementation.
- Event parking

Facility Characteristics:

- **Owner:** Glassboro Parking Urban Renewal, LLC (Nexus Affiliate)
- **Constructed:** 2012-2013 (12 Months)
- **Project Cost:** \$35.4 Million
 - **Parking Garage:** \$13.1 Million
- **Total Spaces:** 1,194
- **Retail Space:** 10,000 sqft.
- **Office/Classroom Space:** 52,000 sqft.
- **Precast Contractor:** High Concrete
- **Supported Levels:** 7
- **Contract Type:** Owner and Operator
- **Website:** www.nexusparkingsystems.com



Mick Drive Parking Garage

10 Mick Drive Glassboro New Jersey

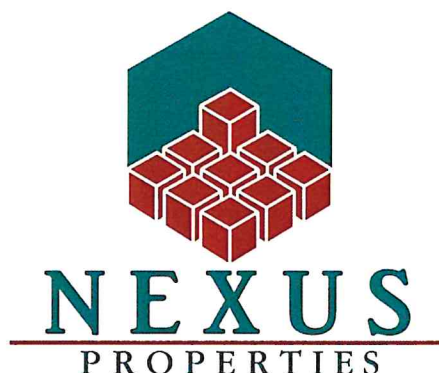
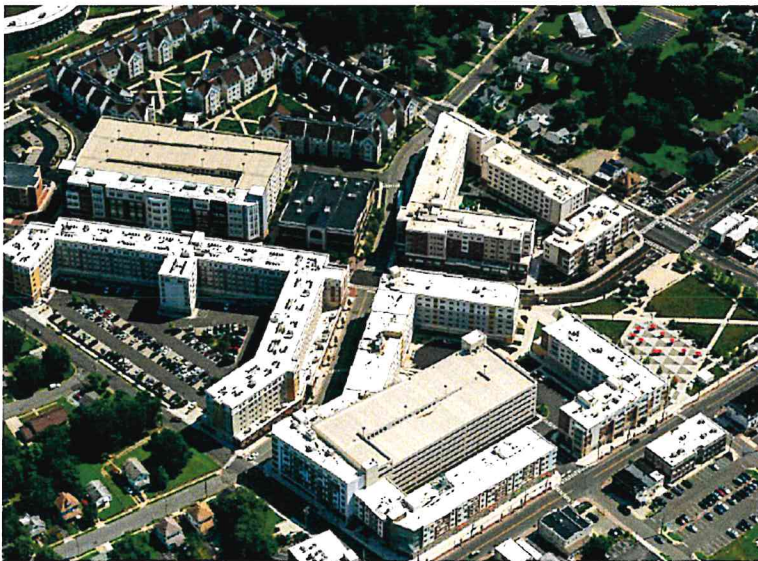


In 2016, Nexus successfully financed, designed and constructed a second multi-level parking structure in the Borough of Glassboro. This garage was part of a multi-phase \$300 million redevelopment project with Rowan University and the Borough of Glassboro. The parking garage services Rowan University Students, Staff and Events utilizing the adjacent apartment and classroom buildings. Also, it will provide parking for market rate tenants and retail customers. Nexus provided the following services in connection with this project:

- Design and Approvals
- Construction Management
- Financing
- Parking Management and Equipment Specifications and Implementation.
- Event parking

Facility Characteristics:

- **Owner:** Glassboro A-3 Urban Renewal, LLC (Nexus Affiliate)
- **Constructed:** 2015-2016 (12 Months)
- **Project Cost:** \$200 Million
 - **Parking Garage:** \$15 Million
- **Total Spaces:** 934
- **Retail/Office/Classroom Space:** 100,000 sqft.
- **Precast Contractor:** High Concrete
- **Supported Levels:** 7
- **Contract Type:** Owner and Operator
- **Website:** www.nexusparkingsystems.com



Chester Woods Luxury Apartments

1901 Underwood Blvd, Delran, New Jersey



Chester Woods is Nexus Properties' newest addition located in Delran, New Jersey. It is conveniently located on Chester Avenue just minutes away from shops, restaurants and services. This beautifully designed community consists of 9 Luxury Apartment Buildings with 1 and 2 bedroom apartments with private balcony options.

Community Amenities include an outdoor swimming pool with game, clubroom, fully equipped fitness center and Playground.



Community Details:

- Total Units: 265
- Total of Building: 9
- Constructed: 2022
- Website: www.chesterwoodsapartments.com



Villages at Berlin Luxury Apartments

1 Sunrise Road Berlin, New Jersey



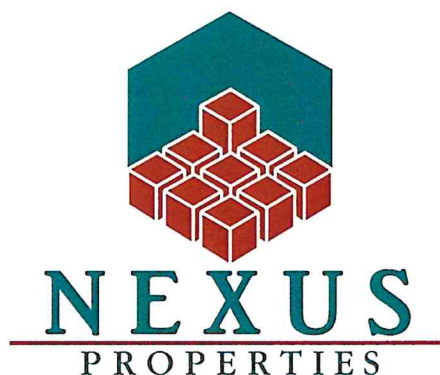
The Villages of Berlin is located in Berlin, NJ. This beautifully designed community consists of 24 Luxury Apartment Buildings with 1 and 2 bedroom apartments with private balcony options.

Community Amenities include an outdoor swimming pool with game, clubroom, Grills, Dog Park, a fully equipped fitness center and Playground.



Community Details:

- Total Units: 472
- Total of Building: 24
- Constructed: 2019
- Website: www.villagesatberlin.com



Pearl Street Parking Facility

10 Pearl Street, Metuchen, New Jersey | Adjacent to NJ TRANSIT Metuchen Station

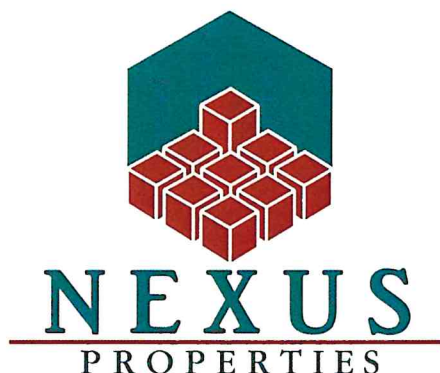


In 2015, Nexus successfully financed, designed and constructed a new multi-level parking structure in the town of Metuchen. The garage was part of a redevelopment which partnered Nexus, Woodmont Properties and the Metuchen Parking Authority. The parking garage guarantees parking for the Woodmont Metro apartment community, downtown merchants & businesses and the NJ TRANSIT Metuchen Station. Nexus provided the following services in connection with this project:

- Design and Approvals
- Construction Management
- P3 Financing (Public/Private Partnership)
- Interim Parking Management Services which included a shuttle bus and valet services.
- PARCS Equipment Specifications and Implementation.
- Event Parking

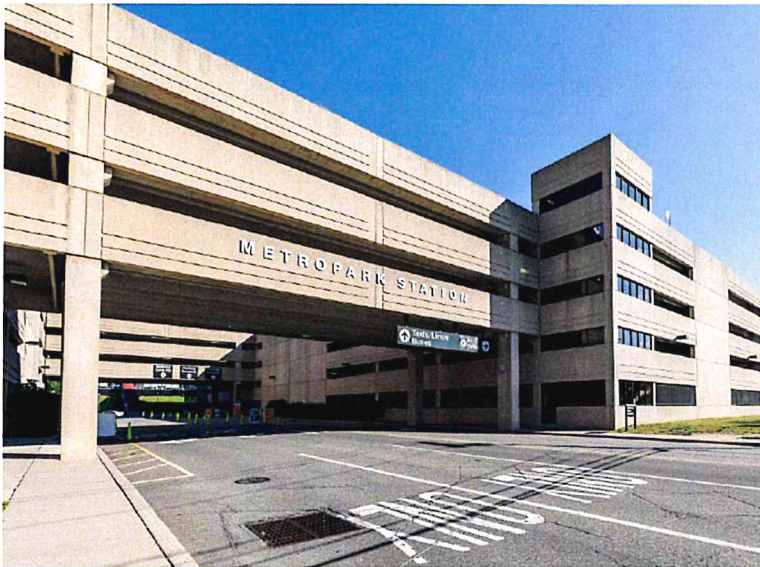
Facility Characteristics:

- **Owner:** Pearl Street Parking Facility LLC (Nexus Affiliate) and Metuchen Parking Authority
- **Constructed:** 2014-2015 (12 Months)
- **Project Cost:** \$13. 4 Million
- **Total Spaces:** 769
- **Precast Contractor:** High Concrete
- **Supported Levels:** 5
- **Contract Type:** Owner and Operator
- **Website:** www.nexusparkingsystems.com



Metropark Parking Facility

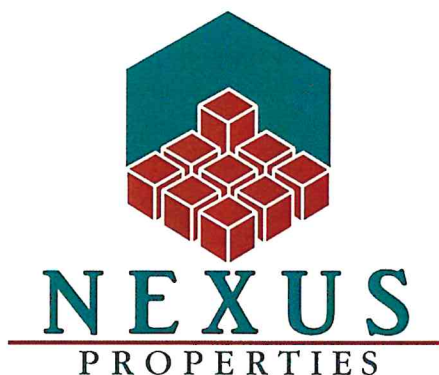
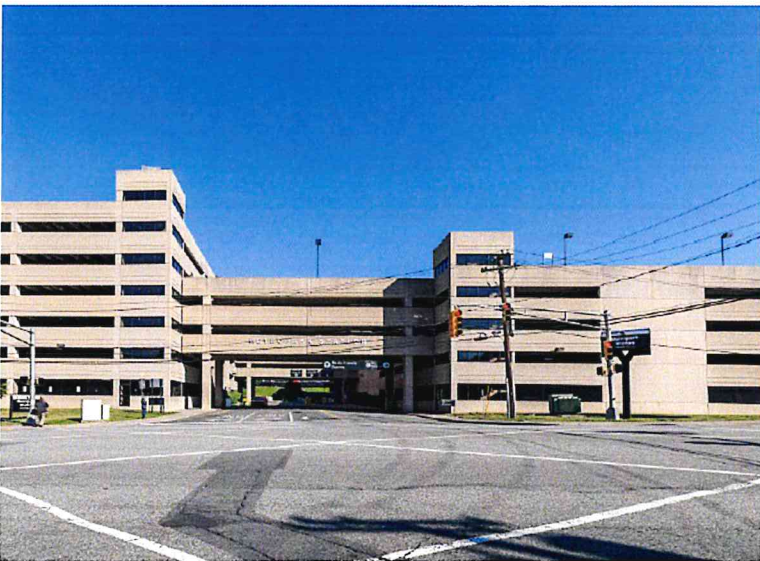
100 Middlesex Essex TnPk., Iselin, New Jersey | Adjacent to Metropark Station



The Metropark parking facility is the largest parking facility owned by NJ TRANSIT. In June 2006, with the assistance of NJ TRANSIT and Tim Haahs Associates, Nexus installed a fully automated gated and pay station parking revenue control system. The new system provided several advantages over the prior system as it accounts for every customer's space and provides a high level of customer service. The prior revenue control system was not user friendly and would not allow customers to extend their stay, which usually resulted in a municipal parking ticket.

Facility Characteristics:

- **Owner:** NJ TRANSIT
- **Constructed:** 1995
- **Total Spaces:** 3,536
- **Precast Contractor:** High Concrete
- **Supported Levels:** East Deck 4, West Deck 6
- **Contract Type:** Parking Management
- **Website:** www.nexusparkingsystems.com



Station Plaza Parking Facility

50 Yard Avenue, Trenton, New Jersey | Adjacent to NJ TRANSIT Trenton Transportation Center



Nexus began developing parking in 1986 by financing, designing and constructing the 1,656-space Station Plaza Parking Garage in Trenton New Jersey. It was the first owned multi level parking facilities for Nexus and is the anchor to the renowned Station Plaza Office Complex.

This facility provides parking for the tenants of Station Plaza Office Complex which consist of the Board of Public Utilities (BPU), NJ Department of Civil Service, NJ Department of Environmental Protection (DEP), ABC/WPVI Channel 6, and NJ Health Care and Finance Agency (NJHCFA). In addition to providing parking for the tenants, the facility also provides parking for daily and monthly customers of the Trenton Transportation Center utilizing NJ TRANSIT, AMTRAK and SEPTA trains.

Facility Characteristics:

- **Owner:** Clinton Commons II LLC (Nexus Affiliate)
- **Constructed:** 1986
- **Total Spaces:** 1,656
- **Precast Contractor:** High Concrete
- **Supported Levels:** 6
- **Contract Type:** Owner and Operator
- **Website:** www.nexusparkingsystems.com



Trenton Park & Ride Parking Garage

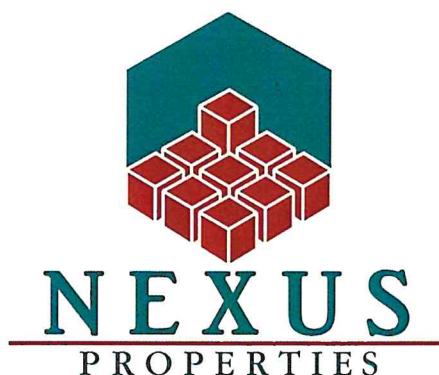
458 Greenwood Ave., Trenton, New Jersey | Adjacent to NJ TRANSIT Trenton Transportation Center



In 1993, Nexus successfully financed, designed, and constructed our second multi-level parking structure in Trenton at the Trenton Transportation Center. This project was unique because it was our first "P3" - Public/Private Partnership in parking with NJ TRANSIT (NJT). NJ TRANSIT receives a substantial portion of the net revenue from this facility and at the end of the lease term the ownership of the garage will revert back to NJT. This P3 is regarded today as the "Template/Model" for all NJ TRANSIT future parking projects and was the model used in the construction of the parking deck at the Hamilton Station in 2006. The Trenton Park and Ride facility consists of 1,813 spaces and is utilized by commuters for NJ TRANSIT, AMTRAK and SEPTA.

Facility Characteristics:

- **Owner:** Station Plaza Park & Ride, LP (Nexus Affiliate and NJ TRANSIT)
- **Constructed:** 1993-1994 (12 Months)
- **Project Cost:** \$11 Million
- **Total Spaces:** 1,813
- **Precast Contractor:** High Concrete
- **Supported Levels:** 6
- **Contract Type:** Owner and Operator
- **Website:** www.nexusparkingsystems.com



Hamilton Station Park & Ride

800 Sloan Ave., Hamilton, New Jersey | Adjacent to NJ TRANSIT Hamilton Train Station

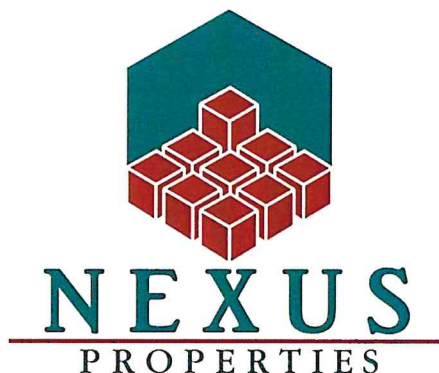


In 2006, Nexus successfully financed, designed and constructed our third multi-level parking structure at the Hamilton Station. This development was a highly successful project and has paved the way for future developments at the site. Nexus was able to provide all of the following services in connection with this project:

- Construction Management
- Financing (P3 - Public/Private Partnership)
- Interim or alternative parking at Hamilton and off-site at Trenton facility.
- Parking Equipment Specifications and Implementation.
- Management of the surface lot parking in preparation of new facilities operation.

Facility Characteristics:

- **Owner:** Hamilton Park & Ride, LP (Nexus Affiliate) and NJ TRANSIT
- **Constructed:** 2005-2006 (12 Months)
- **Project Cost:** \$23.5 Million
- **Total Spaces:** 2,066
- **Precast Contractor:** High Concrete
- **Supported Levels:** 5
- **Contract Type:** Owner and Operator
- **Website:** www.nexusparkingsystems.com





Office/Industrial Portfolio

Mercer County, Ocean County & Gloucester New Jersey



221 West Hanover Street

Address: 221 W. Hanover St. Trenton

Details: 4-Story, 35,700 square foot build-to-suit office building for Thomas Edison State College. Making this project even more unique is the 15,000 square foot parking facility under the building.



Roebing Metro Complex

Address: 171 Jersey St. Trenton

Details: A historically rich complex with over 250,000 square feet of office space, 75,000 square feet of light manufacturing space and 125,000 square feet of warehouse space. Includes more than 1,395 parking spaces.



U.S. Trust Building

Address: 845 Alexander Rd. Princeton

Details: An exclusive, 28,000 square foot Class A building located in the heart of the Princeton market and situated within walking distance of the Princeton Junction Train Station.



Pitt Ohio Express

Address: 209 Whitehead Rd, Hamilton

Details: Encompassing 45,000 square foot single warehouse / office facility and maintenance building. The site totals 17 acres, with a 64-door terminal, 2-bay mechanics garage and 5,500 SF of office space.



Office/Industrial Portfolio

Mercer County, Ocean County & Gloucester New Jersey



Princeton Plaza

Address: 831 Alexander Rd. Princeton

Details: Is a multi-unit complex with a building of 40,000 SF, multi-tenant office space, located on Alexander Road in West Windsor. The Alexander Court building is 77,000 SF of multi-tenanted office.



Lee Overall Building

Address: 576 East State St. Trenton, NJ

Details: The 80,000 SF, 7 story Lee Overall Building, is located in downtown Trenton just down the street from Trenton Transit Center.



Sherwood Plaza

Address: 368 Lakehurst Rd. Toms River

Details: This 54,000 SF, 3 story medical office building is located next to Saint Barnabas/Community Medical with over 300 parking spaces on site.



Certified Steel

Address: 1333 Brunswick Pike, Lawrenceville

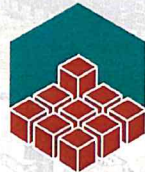
Details: This building is 330,000 SF of processing and warehouse. On this site sits a 1.2-megawatt solar power system facility that generates the nearly 100% of the power required by the tenant, Certified Steel.



One Brunswick Circle

Address: 1333 Brunswick Pike, Lawrenceville

Details: A 78,000 SF office building with multi tenants. Ample parking and easy of access to all major roadways.



NEXUS
PROPERTIES

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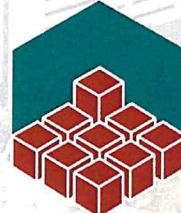
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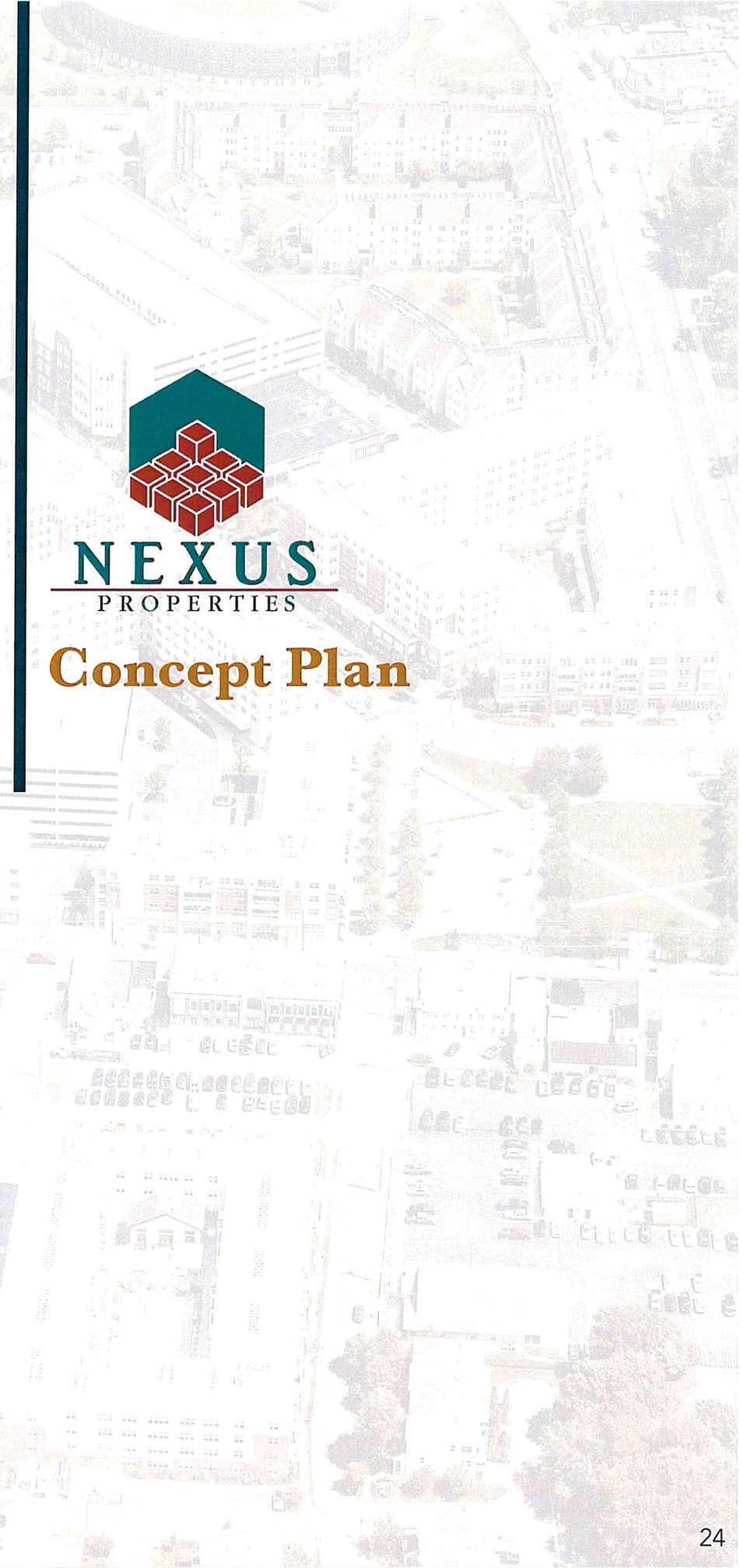
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PROPERTIES

Concept Plan



CONCEPT PLAN

COLLINGSWOOD ATLANTIC AVENUE (WATER TOWER)
TRANSIT VILLAGE REDEVELOPMENT PROJECT



While examining various configurations, we believe it is premature to provide a good-faith development concept absent additional information from and collaboration with Borough representatives. At a minimum, in order to accomplish the necessary parking yield to support the existing and this proposed development, some form of structured parking is likely to be required. Yet given the existing, adjoining properties in the area and the need to maintain appropriate circulation to and from those properties, the appropriate location and configuration for such a parking structure will require further investigation. With more definitive information and direction as to that issue, we will be in a much more definitive position to offer what we believe to be a responsible and financially viable redevelopment concept. We hope the enclosed information about our company instills the Borough with sufficient confidence to allow Nexus the opportunity to proceed forward in this redevelopment process.