

B12

RESOLUTION AUTHORIZING ACQUISITION OF A ROAD EASEMENT IN, OVER AND ACROSS A PART OF THE REAL PROPERTY KNOWN AS BLOCK 54.04, LOT 56, IN THE TOWNSHIP OF WASHINGTON FROM KEVIN J. AND SHEILA D. LAUER FOR THE TOTAL AMOUNT OF \$5,700.00 FOR ENGINEERING PROJECT #06-01FA

WHEREAS, a part of certain lands and premises located at 180 Golfview Drive, Sewell, NJ 08080, being known as Block 54.04, Lot 56, RE-6 on the Washington Township Tax Map owned by Kevin J. and Sheila D. Lauer (hereinafter the "Property"), is needed by the County of Gloucester (hereinafter the "County") for the following road improvement project: Reconstruction of Egg Harbor Road (CR630), Washington Township, Gloucester County, Engineering Project # 06-01FA (hereinafter the "Project"); and

WHEREAS, the County Engineer has determined that a Road Easement in, over and across a portion of the Property is needed in order to undertake the Project; and

WHEREAS, the County has determined that a fair price to pay for the said Road Easement is \$5,700.00; and

WHEREAS, the Purchasing Agent for the County has certified the availability of funds for the acquisition of the Road Easement in the amount of \$5,700.00, pursuant to C.A.F. #12-04468, which amount shall be charged against County budget line item C-04-09-013-165-13204.

NOW, THEREFORE, BE IT RESOLVED by the Board of Chosen Freeholders of the County of Gloucester that the County be, and is, hereby authorized to acquire a Road Easement in, over and across a part of the Property owned by Kevin J. and Sheila D. Lauer, as needed for the Project, and to pay therefore, the total amount of FIVE THOUSAND SEVEN HUNDRED DOLLARS AND ZERO CENTS (\$5,700.00); and

BE IT FURTHER RESOLVED, that the Freeholder Director, and the Clerk of the Board, be and are hereby authorized to take all actions, and sign all documents, necessary or required in order to complete the acquisition of the said Road Easement.

ADOPTED at a regular meeting of the Board of Chosen Freeholders of the County of Gloucester, held on Wednesday, June 06, 2012, at Woodbury, New Jersey.



COUNTY OF GLOUCESTER

ROBERT M. DAMMINGER, DIRECTOR

ATTEST:

**ROBERT N. DI LELLA,
CLERK OF THE BOARD**

PREPARED BY:

August E. Knestat, Esquire

Block 54.04, Lot 56 Washington
CR 630**ROAD EASEMENT***KNOW ALL MEN BY THESE PRESENTS* that the undersigned**Kevin J. & Sheila D. Laurer**

whose post office address is 180 Golfview Drive, SEWELL, NJ 08080, hereinafter called "Grantor", is the owner in fee simple of certain lands and premises over which this easement passes; and in consideration of the sum of FIVE THOUSAND SEVEN HUNDRED DOLLARS and ZERO CENTS (\$5,700.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and dedicate unto the COUNTY OF GLOUCESTER, a political subdivision of the State of New Jersey, whose mailing address is 1 North Broad Street, Woodbury, NJ 08096 (hereinafter the "County"), its successors, successors in title, assigns and designees, a perpetual easement across the Grantor's lands and premises for purposes that shall include, but not be limited to, the right to enter onto the hereinafter described lands and premises to construct, maintain, install, widen, alter, keep in good repair make any other changes, and access, a public road and utilities, including any and all appurtenances necessary and incidental thereto, as determined by the County. Said easement, and the rights hereunder, shall run with the land, and shall be binding upon Grantor, its successors, successors in title, assigns and designees, and shall inure to the benefit of the County, its successors, successors in title and assigns and designees. Said easement being in the Township of Washington, County of Gloucester, State of New Jersey, and more particularly described as follows:

ROAD EASEMENT PARCEL RE-6, including specifically all the land and premises located at about Station 196+50 (Egg Harbor Road (C.R. 630), Right of Way Baseline Stationing), as indicated on a map entitled: "General Property Parcel Map for, Phase I Reconstruction of Egg Harbor Road (C.R. 630), Block 54.04, Lot 56 (RE-6), Showing Existing Right of Way, Easements & Parcels to be acquired in the, Township of Washington, County of Gloucester, Contract No 06-01EA, dated July 2011"; prepared by McCormick Taylor and KMA Consulting Engineers, and more particularly described as follows:

BEGINNING a point in the existing southwesterly right-of-way line of Egg Harbor Road (C.R. 630), said point being in the division line of Lot 3.01, Block 54.28 and Lot 56, Block 54.04 said point also being 35.00 feet, measured southwesterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 195+81.10 and running thence;

1. S 32° 6' 52"E (calculated), 102.58 feet (calculated), to a point of curvature, along said existing southwesterly right-of-way line of Egg Harbor Road (C.R. 630), said point being 35.00 feet, measured southwesterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 196+83.68, thence;

2. Along a curve bearing to the right having a Radius of 20.00 feet (calculated), and an Arc Distance of 31.42 feet (calculated), still along said existing southwesterly right-of-way line of Egg Harbor Road (C.R. 630), to a point of tangency in the existing right-of-way line of Golfview Drive, said point being 25.00 feet, measured northwesterly from and at right angles to Golfview Drive, Right of Way Baseline at Station 11+91.93, thence;

3. S 57° 54' 34"W (calculated), 5.21 feet (calculated), along said existing right-of-way line of Golfview Drive, said point being 25.00 feet, measured northwesterly from and at right angles to Golfview Drive, Right of Way Baseline at Station 11+86.72, thence;

4. N 13° 10' 52" E (calculated), 22.82 feet (calculated), to a point in the proposed southwesterly right-of-way line of Egg Harbor Road (C.R. 630), said point being 44.00 feet, measured southwesterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 196+87.63, thence;

5. N 32° 6' 52"W (calculated), 109.63 feet (calculated), still along said proposed southwesterly right-of-way line of Egg Harbor Road (C.R. 630), to a point in the division line of Lot 3.01 of Block 54.28 and Lot 56 of Block 54.04, said point being 44.00 feet, measured southwesterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 195+78, thence;

6. N 76° 53' 53" E (calculated), 9.52 feet (calculated), along said division line of Lot 3.01 of Block 54.28 and Lot 56 of Block 54.04, to the point and place of beginning;

CONTAINING: 1,162 square feet more or less.

Being part of Lot 56 in Block 54.04 on the current tax map of the Township of Washington.

SUBJECT, however, to all public utility easements, recorded or unrecorded, affecting the herein described premises.

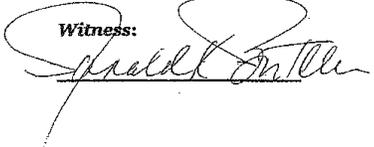
TOGETHER WITH the rights to all things necessary or incidental to effectuate the intentions and desires of the parties as set forth in the preamble hereof.

ALSO BEING part of the same lands and premises vested in Kevin J. & Sheila D. Lauer by deed from Raymond F. and Maura McGarvey, dated 02/27/06 and recorded 03/03/06 in Book 4172 of Deeds, pages 332 & c. in the Office of the Gloucester County Clerk.

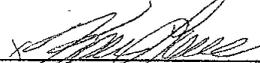
In Witness Whereof, the Grantor hereunto set his/her hand

and seal on this 9th day of May, 2012. If the Grantor is a corporation, the proper corporate officer has signed herein and has caused its proper corporate seal to be affixed.

Witness:




BY: SHEILA D. LAUER, grantor


BY: KEVIN J. LAUER, grantor

STATE OF NEW JERSEY :SS
COUNTY OF GLOUCESTER

BE IT REMEMBERED, that on this 9th day of May, 2012, personally came before me, the Grantor, SHEILA D & KEVIN J. LAUER and I am satisfied that he/she/~~they~~ is/~~are~~ the person(s) who signed the within instrument, that he/she/~~they~~ acknowledged that he/she/~~they~~ signed, sealed and delivered the same as the voluntary act and deed of the corporation.

RONALD K. BUTCHER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 21, 2012


Notary

ROAD EASEMENT

Kevin J. & Sheila D. Lauer Dated: _____, 2012
To
County of Gloucester

Record and Return to:
CLERK OF THE BOARD
Gloucester County Freeholders' Office
1 N. Broad Street
Woodbury, NJ 08096

B12

COUNTY OF GLOUCESTER
P. O. Box 337
Woodbury, N. J. 08096

Certificate of Availability of Funds

TREASURER'S NO. 12-04468 DATE May 21, 2012

C-04-09-013-165-13204 (\$5,700.00)
BUDGET NUMBER - CURRENT YR B DEPARTMENT Engineering

AMOUNT OF CERTIFICATION \$5,700.00 COUNTY COUNSEL August E. Knestaut, Esq.

DESCRIPTION:

Property Purchase, Acquisition of Property (R.O.W.), in association with the Reconstruction of Egg Harbor Road, CR630 from Hurffville-Grenloch Road, CR635 to Hurffville-Cross Keys Road, CR654, Washington Township, Gloucester County, Federal Project No. STP-4048(105)ROW. Engineering Project #06-01FA from Kevin J. & Sheila D. Lauer, Block 54.04, Lot 56, RE-6.

VENDOR: Kevin J. & Sheila D. Lauer

ADDRESS: 180 Golfview Drive
Sewell, NJ 08080

 5-23-12
DEPARTMENT HEAD APPROVAL
Vincent M. Voltaggio, P.E.,
County Engineer

APPROVED 
PURCHASING AGENT

RETURNED TO DEPARTMENT
 NOT APPROVED

DATE PROCESSED 5-30-12

Meeting Date: June 06, 2012

B12

Appraisal of Real Property

Partial Taking
Single Family Residence
Parcel RE6
Owner: Kevin J & Shelia D Lauer
Block 54.04, Lot 56
180 Golfview Drive
Washington Township, Gloucester County, New Jersey
E & A Associates File #: 212006

Effective Date of Valuation

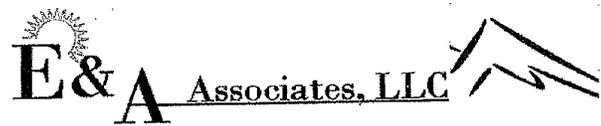
March 6, 2012

Prepared For

Mr. Vincent M. Voltaggio, P.E., County Engineer
Gloucester County Department of Engineering
1200 N. Delsea Drive
Clayton, New Jersey 08312

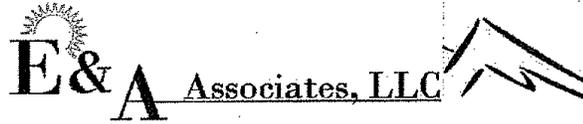
Prepared By

Albert R. Crosby, CTA
NJ Certified General #42RG00222000



Real Estate Appraisal & Consulting

109 Appaloosa Way
Sewell, NJ 08080
Tel: (609) 922-4815 Fax: (856) 582-4711



Albert R. Crosby, CTA, NJ SCGREA*

109 Appaloosa Way
Sewell, New Jersey 08080

Phone: (609) 922-4815
Fax: (856) 582-4711

albertcrosby@comcast.net

NJ State Certified General Real Estate Appraiser

April 6, 2012

Mr. Vincent M. Voltaggio, P.E. County Engineer
Gloucester County Department of Engineering
1200 N. Delsea Drive
Clayton, New Jersey 08312

Re: Appraisal of Real Property
Single-Family Residence
Owner: Kevin J & Shelia D Lauer
Block 54.04, Lot 56
180 Golfview Drive
Washington Township, Gloucester County, NJ
E & A Associates File No. 212006

Dear Mr. Voltaggio,

Pursuant to your request and in accordance with our agreement, we have prepared an appraisal in a Self Contained format of the above referenced property. The purpose of this report is to estimate the Market Value of the Taking and any potential Damages to the Remainder of the subject real estate, as of March 6, 2011. We understand that the intended use of this appraisal report is for potential acquisition purposes and/or condemnation proceedings.

The analyses, opinions, and conclusions presented in this report are subject to the attached Assumptions and Limiting Conditions, our knowledge of the market area, past and present advisory experiences, and information provided by the client and other sources deemed reliable. All relevant data available affecting the value of the real estate was considered and evaluated including area and population demographics, social and economic trends, comparable data, the physical property and its construction characteristics.

The subject property is located at 180 Golfview Drive which is situated on the northwest corner of Golfview Drive and Egg Harbor Road (County Route 630), in the Township of Washington, Gloucester County, NJ. This is a non-signal controlled corner location just south of the signal-controlled intersection of Egg Harbor Road and Hurffville-Grenloch Road. The area is relatively built out with a mix of uses immediately surrounding including residential and commercial. The property has good access to both primary and secondary transportation routes throughout the area.

The property rights appraised are the Fee Simple Interest in the property. The site is identified by the Washington Township Tax Assessor's Office for tax purposes as Block 54.04, Lot 56. It offers 0.45 acres of land area (19,457 SF) and is improved with a single story single-family dwelling. The residence was constructed in 1976 and comprises 1,389 SF of gross living area with 3 bedrooms, 1 full bath, and an attached 1-car garage. The taking involves a right-of-way road easement that comprises a total land area of 1,162 SF.

In my valuation, I have carefully considered all the relevant factors affecting value, including subject property location, market information, and comparable information. Based on a physical inspection of the property and the data summarized above and described in detail in the body of this report, I estimate the Market Value of the Taking and any Damages to the Remainder, as of March 6, 2012, to be:

FIVE THOUSAND SEVEN HUNDRED DOLLARS

(\$5,700)

Respectfully Submitted,
E & A Associates, LLC



Albert R. Crosby, CTA
NJ SCGRE #42RG00222000

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Section 1: Summary of Salient Facts & Conclusions

Property type: Single Family Residence

Property address: 180 Golfview Drive
Washington Township
Gloucester County, NJ

Assessor's Parcel Number: Block 54.04, Lot 56

Appraisal Report Format: Self Contained

Date of appraisal report: April 6, 2012

Date of value: March 6, 2012

Date of site inspection: March 6, 2012

Real estate interest appraised: Fee Simple

Intended Use of the appraisal: To serve as a valuation guide for acquisition negotiations.

Land area:

Before The Taking:	19,457 SF	(0.45 Acres)
Roadway Easement:	1,162 SF	(0.03 Acres)
After the Taking*:	18,295 SF	(0.42 Acres)

Building Improvements: 1,389 SF Gross Living Area (GLA)

Zoning designation: PR-1, Planned Residential District

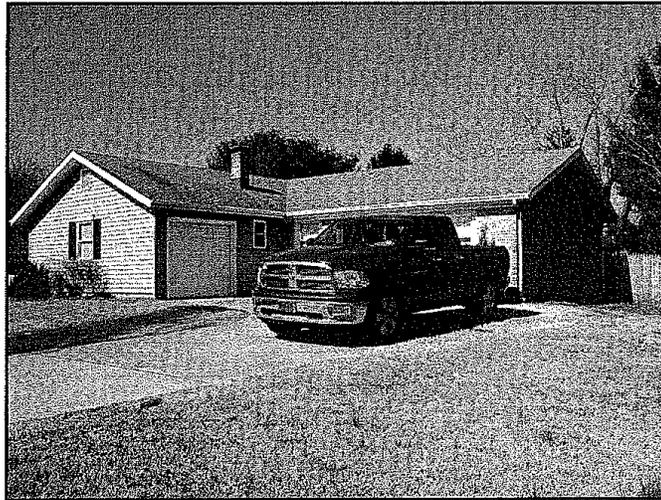
Highest and Best Use:
 As if Vacant Use in conformance with zoning.
 As Improved Continued use as improved.

Value indications (LAND ONLY):

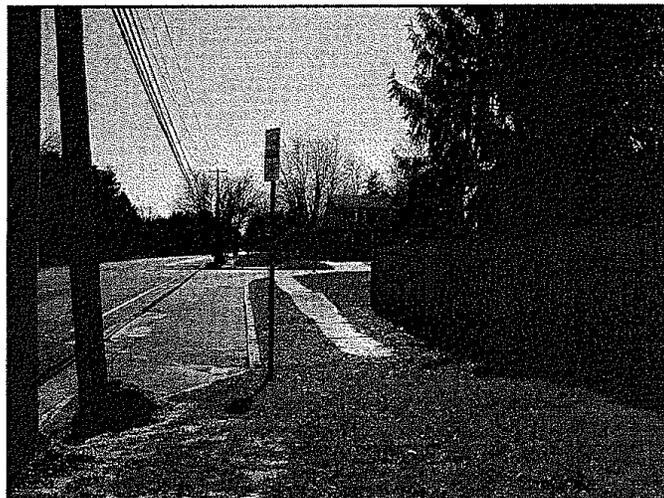
Reconciliation & Value Conclusion			
	Before	After	Value of Taking
Sales Comparison Approach	\$95,000	\$89,300	
Income Capitalization Approach	N/A	N/A	
Cost Approach	N/A	N/A	
Reconciled Value	\$95,000	\$89,300	\$5,700

Value Of The Part Taken and Damages To The Remainder: \$5,700

Photographs of the Subject Property



View of Subject's Residence (Taken by ARC on 3/6/2012)



Southerly View of Taking Area (Taken by ARC on 3/6/2012)

**Additional photographs are exhibited within the Addenda of this Report*

Assumptions & Limiting Conditions:

The appraisal report is subject to the following assumptions and limiting conditions set forth as follows.

1. To the best of my knowledge, the statements of facts contained in the appraisal report, upon which the analysis, opinions and conclusions expressed are based, are true and correct. Information, estimates and opinions furnished to us and contained in the report or utilized in the formation of the value conclusion was obtained from sources considered reliable and believed to be true and correct. However, no representation, liability or warranty for the accuracy of such items is assumed by or imposed on us, and is subject to corrections, errors, omissions and withdrawal without notice.
2. Title is assumed to be good and marketable. The appraiser assumes no responsibility for legal matters affecting the property or title, nor does the appraiser render any opinion as to the title.
3. The legal description, areas, and dimensions shown within the report are assumed to be correct.
4. No survey of the property has been made by the appraiser. Exhibits such as site plans and floor plans are included to assist the reader in visualizing the property, and the appraiser assumes no responsibility.
5. It is assumed that there are no hidden or adverse conditions of the property, subsoil, or structures that would render it more or less valuable. No responsibility is assumed for such conditions or for the engineering/remediation that may be required to remove such condition. If the client has a concern over the existence of such conditions in the property, I consider it imperative to retain the services of a qualified engineer or contractor to determine the existence and extent of such hazardous conditions. Such consultation should include the estimated cost associated with any required treatment or removal of the hazardous material.
6. The property has been appraised as though free of liens and encumbrances unless so specified within the report.
7. Management and ownership are assumed to be competent.
8. Public, industry and statistical information are from sources that I deem to be reliable. However, no representation as to the accuracy or completeness of such information is being made.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report.
10. It is assumed that any mechanical and electrical equipment, which is considered part of the real estate, is in proper operating condition except when noted herein. These include items such as the heating, air conditioning, plumbing, sprinkler, and electrical systems.
11. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
12. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or federal governmental or private entity have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
13. The appraisal is to be used in whole and not in part. No part of it shall be used in conjunction with any other appraisal. Furthermore, this report and all conclusions are for the exclusive use of the client for the sole and specific purpose(s) stated herein.
14. I am not required to give testimony or be in attendance at any court or administrative proceeding with reference to the property appraised, unless arrangements have been previously made.
15. The value conclusion is subject to formal determination of the existence of any state or federal wetlands or other environmentally sensitive areas including all required buffer zones. I am not an expert in this field and it is considered imperative that the services of a qualified environmental expert be retained in order to make such

determinations. Any environmentally sensitive area detected on the property could have an impact on the value estimated herein, and thus, I reserve the right to modify the value conclusion if such areas are found to be present on the property.

16. No change of any item of the appraisal report shall be made by anyone other than me, and I shall have no responsibility for any such unauthorized change.
17. Information and estimates provided to me and contained in the report, including but not limited to Income & Expense Statements, Rent Rolls, capital expenditures, and repair/remediation estimates, were from sources considered reliable and are believed to be true and accurate.
18. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the American with Disabilities Act (*ADA*), which became effective on January 26, 1992. It is possible that a compliance survey of the property along with a detailed analysis of the requirements of the Act could reveal that the property is not in compliance with one or more of the Act's requirements. I consider it imperative that the services of a qualified architect and/or engineer be retained to make such a determination. If any items of non-compliance are detected, they could have an impact on the value estimated herein, and thus, I reserve the right to modify the value conclusion if such items of non-compliance are found to be present on the property.

Hypothetical Conditions/Extraordinary Assumptions

A Hypothetical Condition is defined as, "*that which is contrary to what exists but is supposed for the purpose of analysis*"¹

An Extraordinary Assumption is defined as, "*an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.*"²

The appraised market value is based upon the following Conditions/Assumptions:

1. *It is an Extraordinary Assumption of the report that the Property Parcel Map prepared by McCormick & Taylor is an accurate reflection of the subject property, including any wetlands area and the taking area. If it is found to be otherwise, the appraiser reserves the right to modify the value conclusions herein.*

¹ *Uniform Standards of Professional Appraisal Practice* as promulgated by the Appraisal Standards Board of the Appraisal Foundation, 2012/2013 Edition.

² *Uniform Standards of Professional Appraisal Practice* as promulgated by the Appraisal Standards Board of the Appraisal Foundation, 2012/2013 Edition.

Appraiser's Certification

I certify to the best of my knowledge and belief:

- ◆ The statements of fact contained in this report are true and correct.
- ◆ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, unbiased professional analyses, opinions, and conclusions.
- ◆ I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- ◆ My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- ◆ My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice (USPA-P)*
- ◆ The use of this report is subject to the requirements of the Appraisal Institute, with which I am affiliated, relating to review by its duly authorized representatives.
- ◆ I have made a personal inspection of the appraised property, which is the subject of this report and all comparable sales used in developing the opinion of value. The date of inspection was March 6, 2012.
- ◆ I certify that, to the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Appraisal Foundation's *Uniform Standards of Professional Appraisal Practice (USPAP)*. In addition, the report is in conformity with the requirements of the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute, with which I am affiliated.
- ◆ As of the date of this report, Albert Crosby has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.
- ◆ No one provided significant professional assistance to the appraiser.
- ◆ The appraiser has not performed a prior appraisal of the subject property.



Albert R. Crosby, CTA
NJ SCGREA #42RG00222000

April 6, 2012
DATE OF REPORT

Section 2: General Information

Purpose of the Appraisal

The purpose of the appraisal was to provide a market value estimate of the **Fee simple interest** of the subject property for a partial taking.

Intended Use & User of Appraisal

The intended use of the appraisal is to report to the client the market value to assist as a valuation guide for acquisition negotiations. The intended user is the County of Gloucester and their legal representation.

Property Rights Appraised

The property ownership rights appraised in this appraisal are those known as "Fee Simple:"

*"Fee Simple" interest is defined as: "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*³

Definition of Market Value

As used within this report, **Market Value** is defined as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- ◆ Buyer and Seller are typically motivated;
- ◆ Both parties are well informed or well advised, and acting in what they consider their own best interests;
- ◆ A reasonable time is allowed for exposure in the open market;
- ◆ Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- ◆ The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.⁴

³ The Dictionary of Real Estate Appraisal, Fourth edition, The Appraisal Institute, Chicago, Illinois (U.S., 2002), page 113

⁴ Appraisal Institute, *The Appraisal Of Real Estate*, 12th Edition. Chicago, IL: Appraisal Institute, 2001, p. 23.

Scope of the Appraisal

This is an appraisal, reported in a "Self Contained format," which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation. The Scope of the Appraisal is summarized as follows:

- ◆ An inspection of the subject property, its market area, and all comparable properties.
- ◆ Data has been collected regarding the physical characteristics of the subject property, neighborhood trends and influences, market trends and influences, typical amenities and utilities, zoning and related controls, existing state of leasing and occupancy in the subject property, and the subject's tax assessment and real estate tax obligation as compared to other similar properties within the market area.
- ◆ All of these factors have been considered in developing the subject property's highest and best use.
- ◆ The following documents were reviewed:
 - Copy of Deed
 - Tax Records and Assessment information
 - Zoning Map and Ordinance
 - Aerial Photograph
 - GIS Maps showing aerial and wetlands area as provided on the Gloucester County GIS web based program
 - General Property Parcel Map prepared by McCormick & Taylor dated July 2011
- ◆ Each of the three approaches to value has been considered in arriving at a value conclusion for the subject property.
- ◆ All comparable data has been verified through a variety of sources including recorded information at the local and county levels and through conversations with at least one of the parties involved in the transaction.
- ◆ All research and analyzed information has been utilized in order to come to a final value conclusion for the subject property.
- ◆ A **Self Contained Appraisal Report** has been prepared. The appraisal report is prepared in conformance with the Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

General Property Identification and Description

The subject property is identified on the Washington Township Tax Assessment Roll as Block 54.04, Lot 56. It is situated on the northwest corner of Golfview Drive and Egg Harbor Road (County Route 630) and is commonly known as 180 Golfview Drive, Washington Township, Gloucester County. The site contains 19,457 SF (0.45 acres) of land area that is mostly level and cleared with no known wetlands and is improved with a 1,389 SF single-family dwelling with an attached garage.

Effective Date of Valuation & Property Inspection

A letter was sent via certified mail to inform the property owner that our firm had been engaged by the County to appraise the fair market value of the proposed taking, which is exhibited within the addenda. The primary inspection of the subject property was conducted on March 6, 2012, which will represent the effective date of valuation. The date of the report is April 6, 2012. The appraiser spoke with both Kevin and Sheila Lauer regarding the proposed taking; however neither met the appraiser for the onsite inspection, which was an exterior inspection only.

History & Ownership of the Property

Current ownership is in the name of Kevin J & Shelia D Lauer. The property was acquired on February 27, 2006 for a recorded consideration of \$220,000 as recorded in the Gloucester County Clerk's Office of Registrar Deed Book/Page, 4172/330. No arms length transactions have occurred within the last five years. The property is not currently listed for sale.

Real Estate Tax Assessment

Block 54.04, Lot 56	
Land	\$42,000
Building	\$54,600
Total	\$96,600
Tax Rate (2011)	\$5.120
Equalization Ratio (2012)	52.87%
Estimated Taxes	\$4,945.92
Equalized Assessed Value	\$182,712

Section 3: Presentation of Data Collected

Regional Data

The subject is located in Washington Township, within Gloucester County, New Jersey. Gloucester County is part of the nine county Delaware Valley River Port Commission region (*DVRPC*). The DVRPC comprises the New Jersey counties of Burlington, Camden, Gloucester & Mercer, and the Pennsylvania counties of Bucks, Chester, Delaware, Montgomery, and Philadelphia.

The county is located in the southwesterly portion of the state with Camden and Burlington Counties to the north, Atlantic County to the east, the Delaware River to the west, and Cumberland and Salem Counties to the south. Vast areas in the southern portion remain undeveloped.

The county encompasses a total of 324.78 square miles of land area along with 12.13 square miles representing water area. The county enjoys a strong network of state and county highways along with some public transportation. These factors have contributed to the extensive growth of the county and with its strategic location, continued expansion is anticipated.

Washington Township is situated in the northeasterly portion of the county offering 21.38 square miles of land area including 0.12 square mile of water. It offers a strategic location, in proximity to State Routes 47, 168 and 42, Interstate Route 55, US Route 322, and the Atlantic City Expressway. It is bound by Deptford Township to the north, Gloucester Township to the east, Monroe Township to the south, and on the west, the Boroughs of Pitman and Glassboro, and Mantua Township.

The major rivers and lakes include Bells Lake, Kandle Lake, Bethel Lake, Lake Sterling, Kressler Lake and Big Timber Creek, which forms the boundary between Camden and Gloucester Counties. Washington Township is located in the Delaware River Basin. Surface waters eventually drain in that direction.

Population Data

The following population trends were occurring in the state, county, and municipality as of the valuation date:

Population Trends					
	1990	2000	2010	Forecast 2015	Change 2000-2010
State	7,719,900	8,414,350	8,822,373	8,926,303	+0.95%/Yr
County	230,082	255,698	294,832	312,981	+1.53%/Yr
Municipality	41,960	47,114	51,940	54,136	+1.02%/Yr.

Source: U.S. Census Bureau's 2010 Census

As shown, the population within each has shown annual increases during the current decade, and growth is expected to continue. The county is expected to show steady growth during the present decade and should continue to outpace the growth for the State of New Jersey. The population within the county and municipality was distributed as follows:

Population Distribution					
	%	%	%	Median	Persons/
	19 Yrs & Under	65 Yrs & Over	Male	Age	Household
County	28.7%	10.9%	48.4%	38.3	2.73
Municipality	27.3%	11.1%	48.3%	38.6	2.96

Source: U.S. Census Bureau's 2010 Census

As shown in the table above, the municipality and county are relatively similar in population characteristics.

Land Usage & Development Trends

Residential development for the state, county, and municipality is shown as follows:

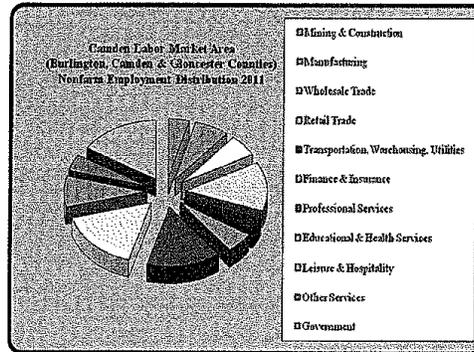
Residential Building Permits			
Year	State	County	Municipality
2000	34,585	1,337	450
2001	28,267	1,635	365
2002	30,045	1,802	343
2003	32,984	1,859	119
2004	36,033	2,050	67
2005	38,481	2,075	65
2006	34,323	1,141	4
2007	25,389	888	18
2008	18,369	788	7
2009	12,235	865	2
2010	13,535	716	10
2011	10,439	433	11

Source: New Jersey Department of Labor, NJ Building Permits.

As shown in the above chart, the state's building permits have remained relatively steady throughout the prior decade; however, beginning in 2007 there has been a steady decline in both the state and county, while the township has shown very limited development since 2006 other than a brief spike in 2007. The municipality experienced tremendous growth from the late 1990's until 2002/2003, when permits took a drastic drop. There is limited available land for residential development within the township. Additionally, there has been a slowing of the market, which is impacting development.

Employment

The entire region's economy is largely dependent upon the Philadelphia and is part of the Philadelphia metropolitan area. The region offers many diversified employment opportunities for residents in manufacturing, services, high-tech, and other areas. Non-farm employment by major industry group within the county is distributed as follows:



As shown in the pie chart, the strongest sector remains the Government followed by Educational and Health Services and Professional Services, although the Government experienced an almost 7% decline over 2010 statistics. Finance and Insurance experienced the largest increase with an almost 25% increase.

Gloucester County has a higher concentration of employment in the wholesale/retail trade and distribution sectors, in relation to the entire state. During the past decade, the county experienced a moderate increase in light industrial and wholesale trade development. Most of this development has occurred along the Interstate 295 corridor.

Major development completed or proposed within the county and surrounding area includes the following:

- ✧ A 200,000 SF **Wal-Mart Supercenter**, 16,000 SF of retail space, and 4,400 SF bank along the Black Horse Pike in Monroe Township is presently under construction.
- ✧ **Chik Fil A restaurant** in Washington Township is scheduled to be open in the spring of 2012 on the Black Horse Pike just south of Greentree Road.
- ✧ **Aldi Food Market** recently opened on the Black Horse Pike in Washington Township at the former Lone Star Restaurant site.
- ✧ **In September 2011, the Hospital of the University of Pennsylvania** opened an outpatient center in Woodbury Heights (Gloucester County). The center will be called Penn Medicine at Woodbury Heights and will host physicians practicing in a variety of specialties including primary care, **cardiology, obstetrics and gynecology**. It will also include a sleep medicine laboratory and a physical therapy center. The facility is expected to employ about 100.
- ✧ **Kennedy Health System** built a 60-bed sub-acute wing at its nursing home in Washington Township (Gloucester County). The addition provides rehabilitation services for patients who need short-term care after surgery.
- ✧ In September 2009, groundbreaking for a new seaport on a 190-acre site along the Delaware River in Paulsboro (Gloucester County) was held. The **Paulsboro Marine Terminal** will be

owned and operated by the **South Jersey Port Corporation**, a state agency. When operational, the marine terminal is expected to result in up to 2,000 new jobs.

Utilities Data

Most public utilities are available to the more densely populated portions of the county. Public water and sewer are typically municipally owned but are now becoming increasingly reliable on the water services of the New Jersey American Water Company due to the depletion of underground aquifers. South Jersey Gas Company and PSE&G provide public gas service. Electricity is provided by PSE&G, JCP&L and Conectiv, and telephone service is provided by Verizon.

Neighborhood Analysis

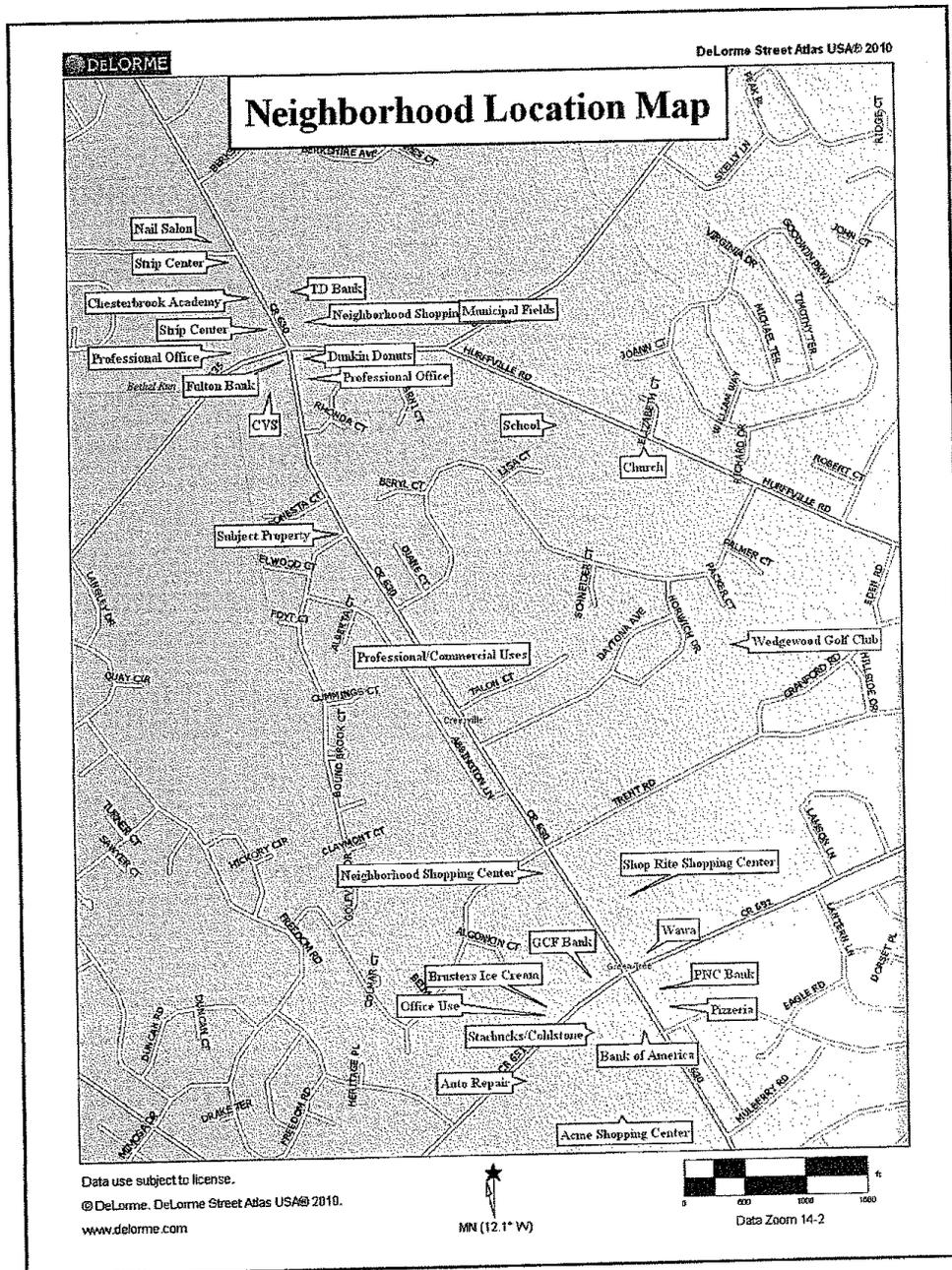
The subject is located in the northerly portion of Washington Township offering frontage along County Route 630 (Egg Harbor Road) and Golfview Drive, a local roadway. It is known as 180 Golfview Drive and is located at the non-signal controlled intersection of Golfview Drive and Egg Harbor Road just south of the signal controlled intersection of Egg Harbor Road and Hurffville-Grenloch Road.

The immediate area offers a mix of uses including residential and commercial. Commercial uses are scattered throughout the township on the major roadways as well as the county routes throughout. Most of the major commercial uses are located along State Route 168 and along State Route 47 in nearby Glassboro. At the intersection of Egg Harbor Road and Hurffville-Grenloch Road there are a variety of commercial uses including a community shopping center, multiple strip centers, free standing banks, a drug store, and a professional office building. Specific uses include a CVS, Fulton Bank, TD Bank, Dunkin Donuts, Chesterbrook Academy, liquor store, hair salon, pizza restaurants, and other retailers.

Egg Harbor Road (C.R. 630) is a heavily traveled county roadway that offers two lanes of bi-directional traffic flow that increases to four lanes north of the subject. It provides access to State Routes 47 and 55 as well as other local and county roadways. Curbing and sidewalks are located along the frontage as well as street lighting.

Golfview Drive is a local roadway that services the subject's neighborhood. It offers two lanes of bi-directional traffic flow extending from Egg Harbor Road (County Route 630) to Maseyt Drive within the development. It provides access to other local roadways and courts within the development as well as the aforementioned county route. It offers curbing and sidewalks along the subject's frontage as well as street lighting.

In summary, the subject offers an average location within the a development with frontage along a county route and a local roadway in an area that is predominantly residential with good supporting commercial uses nearby and also along the major routes through the township and surrounding municipalities. It offers adequate access to county and local roadways as well as State Routes 42, 47 and 55.



Market Analysis

The market analysis must specifically relate market conditions to the property under investigation. It must show how the interaction of supply and demand affects the value of the subject property. The appraiser has reviewed demographic and historical sales information from 2006 through 2011 for this analysis. The following is a brief recapitulation.

Single-Family Residential - Demand Analysis

For the single-family residential demand analysis, demographic data was analyzed for the state, county, and municipality. The 2010 Census and a web-based program, STDB (Site to do Business) online, were utilized for the demographic data. Due to the anticipated increase of population within the township, the need for housing units within the township is anticipated to increase approximately 1% per year, while an increase from 2000 to 2010 was approximately 1.20% per year. Based upon the population estimates, it is anticipated that 830 additional units will be needed by year 2015. Given the present pace of the economy and the township's new housing permits over the last couple years, it appears that the township will not be able to fill the anticipated increase with new housing units.

Supply Analysis

Based upon the 2010 Census, there are currently 17,464 housing units within Washington Township. The single-family residential market had been experiencing high demand, which was exacerbated by rapid appreciation, a lack of supply of newer housing, and low interest rates. More recently the demand has shown a cooling off as the financial markets are tumbling and supply of housing increases. Based upon the available building permit data for Washington Township between 2000 and 2007, the number of single-family building permits had ranged from 4 units to 296 units, with the last couple years showing a sharp decline (it is noted that the permit data does not appear to be accurately reported). This is mainly attributable to the lack of available larger tracts of land to be developed.

There have been a couple of small housing projects that have been or are being developed. One is located off of Johnson Road in the eastern portion of the Township and another is off of Hurffville-Grenloch Road in the western portion of town. Each generally offers a single court of a handful of homes that were approved several years ago and have recently been built out.

Most developers have expanded their search for vacant land into the neighboring communities of Monroe Township, Franklin Township, East Greenwich, and Harrison Township for the larger tracts. Within Washington Township, some smaller tracts of land are yielding smaller scale residential development, but large-scale development has moved into other areas of Gloucester County.

To exhibit current market conditions, an analysis of Gloucester County and Washington Township MLS data was completed. Homes within a sales price range of \$150,000 to \$800,000 were researched to determine what changes in the market have occurred in the past five years.

The following chart exhibits the MLS analysis from the past five years for existing homes. As shown, the number of units listed has declined significantly since 2006 for both the County and Township, while days on the market have increased. Pricing in each has declined, with the Township appearing to be more susceptible to the decline. The average sales prices for homes in the \$150,000 to \$800,000 range have decreased approximately 10% since 2006 and 2007 within the Township, while the County has experienced an approximately 6% decline over the same period. More recent data demonstrates

that the Township has continued to decline from 2009 and 2010 by approximately 4% to 5%, while the County has remained relatively stable over the same period.

Gloucester County Existing Home Sales Analysis											
Time Frame	# of Units Listed	% Change	Average List Price	% Change	# of Units Sold	% Change	Average SP	% Change	SP as % of List Price	Days on Mkt	% Change
1/2006-12/2006	6,342	N/A	\$ 287,973	N/A	3,170	N/A	\$ 259,180	N/A	90%	63	N/A
1/2007-12/2007	6,442	1.58%	\$ 289,755	0.62%	2,814	-11.23%	\$ 260,613	0.53%	90%	77	22.22%
1/2008-12/2008	5,606	-12.98%	\$ 280,032	-3.36%	2,101	-25.34%	\$ 253,703	-2.65%	91%	95	23.38%
1/2009-12/2009	4,570	-18.48%	\$ 267,330	-4.54%	1,859	-11.52%	\$ 244,639	-3.57%	92%	105	10.53%
1/2010-12/2010	4,265	-6.67%	\$ 258,676	-3.24%	1,560	-16.08%	\$ 244,524	-0.05%	95%	104	-0.95%
1/2011-12/2011	3,547	-16.83%	\$ 254,172	-1.74%	1,454	-6.79%	\$ 244,207	-0.13%	96%	126	21.15%

Washington Township Existing Home Sales Analysis											
Time Frame	# of Units Listed	% Change	Average List Price	% Change	# of Units Sold	% Change	Average SP	% Change	SP as % of List Price	Days on Mkt	% Change
1/2006-12/2006	1,223	N/A	\$ 295,046	N/A	490	N/A	\$ 269,889	N/A	91%	60	N/A
1/2007-12/2007	1,070	-12.51%	\$ 292,458	-0.88%	545	11.22%	\$ 269,256	-0.23%	92%	74	23.33%
1/2008-12/2008	917	-14.30%	\$ 279,333	-4.49%	361	-33.76%	\$ 250,240	-7.06%	90%	86	16.22%
1/2009-12/2009	792	-13.63%	\$ 282,351	1.08%	344	-4.71%	\$ 254,184	1.58%	90%	98	13.95%
1/2010-12/2010	724	-8.59%	\$ 265,393	-5.94%	243	-29.36%	\$ 256,460	0.90%	97%	100	2.04%
1/2011-12/2011	575	-20.58%	\$ 256,555	-3.40%	247	1.65%	\$ 243,914	-4.89%	95%	119	19.00%

* Statistics taken from Trend MLS for existing residences in the price range of \$150,000 to \$800,000

Average Home Sale Price Analysis				
	List Price		Sale Price	
	County	Township	County	Township
% Change from 2006 to present	-11.74%	-13.05%	-5.78%	-9.62%
% Change from 2007 to present	-12.28%	-12.28%	-6.30%	-9.41%
% Change from 2008 to present	-9.23%	-8.15%	-3.74%	-2.53%
% Change from 2009 to present	-4.92%	-9.14%	-0.18%	-4.04%
% Change from 2010 to present	-1.74%	-3.40%	-0.13%	-4.89%

In conclusion, the market analysis indicates that demand for building lots and/or single-family residences continue and there are projected increases in population over the next couple of years with limited additional supply coming on line within the township. Stability in sales prices is anticipated as Washington Township is a strong and desirable community within the county.

Land Use Controls (Zoning)

The subject property currently lies within the PR-1, Planned Residential District of Washington Township. Permitted uses within the district include all permitted uses in the A Residence district, which include single-family dwellings, municipal tower, water storage tank, pumping station, sewage lift station, model homes or sales offices, senior citizens housing, and flag-shaped lots and neighborhood commercial facilities as permitted in the NC Commercial district.

Conditional uses include all conditional uses within the A District, which include agricultural, church, and professional office (along certain highly traveled roadways). Egg Harbor Road is specifically mentioned as a highly traveled roadway within the ordinance for a professional office use.

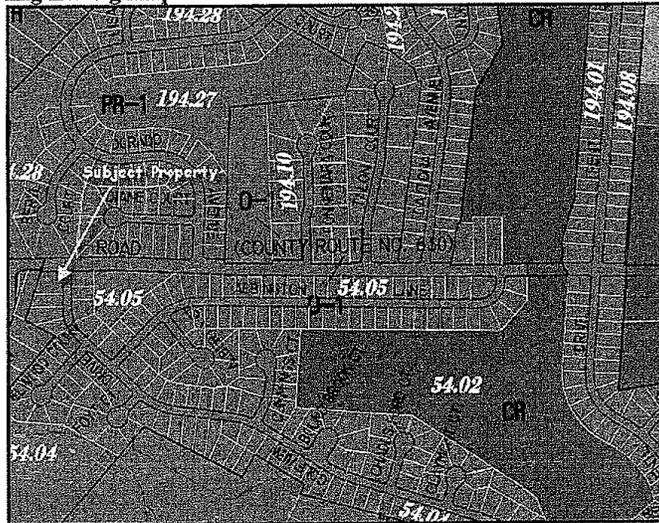
The following chart provides a summary of the zoning requirements based on the municipality's schedule of yard, area and building requirements:

PR-1, Planned Residential District Zoning Requirements		
		Cluster Option
Minimum Lot Size	23,000 SF*	10,500 SF
Maximum Density	1.6 units/acre	1.60 units/acre
Minimum Lot Width	100'	80'
Minimum Lot Depth	200'	125'
Maximum Lot Coverage	20%	25%
Minimum Front Yard Setback	50'	30'
Minimum Side Yard Setback	15'(each side)	10'
Minimum Rear Year Setback	35'	30'
Maximum Building Height	35'	35'

*Agriculture use requires a minimum lot size of 5.50 acres.

The subject's current use as improved is a permitted and conforming use under the cluster option.

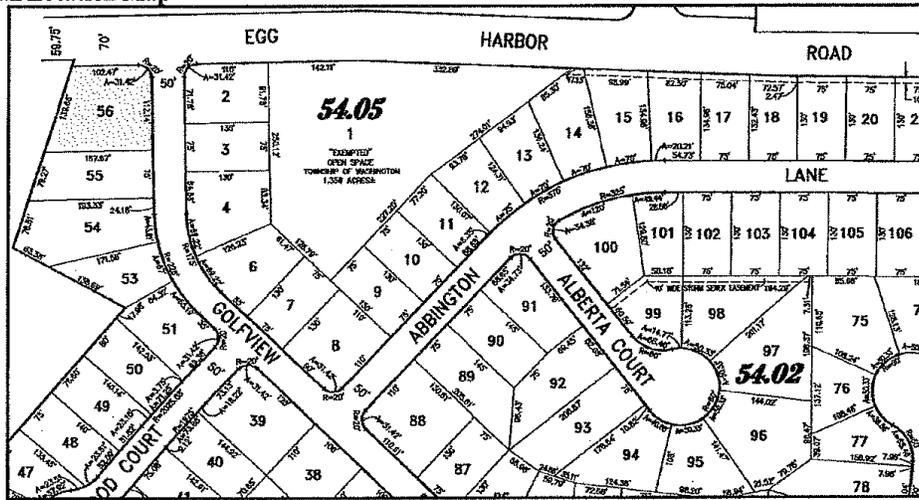
Portion of Existing Zoning Map



Site Description

Assessor's Tax ID:	Block 54.04, Lot 56
Address:	180 Golfview Drive Washington Township Gloucester County, NJ
Land Area:	0.45 acres (19,457 SF)
Frontage:	133.89' Egg Harbor Road (County Route 630) 112.14' Golfview Drive 246.03' (547' per acre)
Depth:	Ranges from 102' to 168'
Shape of Tract:	Moderately irregular
Topography:	Mostly level and cleared.
Access:	Access is available via a curb cut along Golfview Drive providing ingress and egress.
Corner Influence:	Yes, non-signal controlled
Easements:	None noted
Encroachments:	None noted from site visit
Site Lighting:	None
Walks and Landscaping:	There are sidewalks along Golfview Drive and Egg Harbor Road. Landscaping is rather typical for a residential use.
Utilities to Site:	Sewer Public sewer Water Public water Electric: Public Telephone: Provided by Verizon
Wetlands:	As per the wetland delineation provided by the Gloucester County GIS web based program and the parcel map, the subject is not encumbered by any wetlands.
Flood Zone:	According to FEMA Flood Map 34015C0114E with an effective date of January 20, 2010, the subject is located outside an area of annual flooding.
Site Improvements:	Fencing, concrete driveway, and deck.

Tax Location Map



Aerial Map of Subject



Improvements Description

The subject is improved with a 1,389 SF single family dwelling constructed in 1976 that appeared to be in average overall condition. Since the taking will not impact the subject as improved as a single family residence and there are no anticipated damages to the remainder, it was not necessary to value the improvements. Therefore, the improvements will not be discussed in detail.

Occupancy & Use

The subject is owner occupied and utilized as a single-family residence.

Section 4: Highest & Best Use Analysis - Before the Taking

The highest and best use of both the site as though vacant and the property as improved must meet the following four criteria:

- ◆ Legally Permissible
- ◆ Physically Possible
- ◆ Financially Feasible
- ◆ Maximally Productive

Highest and Best Use "As if Vacant"

Legally Permissible addresses the legal use of the property given applicable zoning regulations and local ordinances/codes along with any other applicable legal restrictions. The use must be probable, not speculative or conjectural.

Legal restrictions affecting the property include the local municipal land use ordinance of Washington Township along with all other county and state regulations. The subject is located in the PR-1, Planned Residential zoning district.

Permitted uses within the PR-1, Planned Residential zoning district include all uses permitted in the A Residence district which are single-family dwellings, municipal tower, water storage tank, pumping station, sewage lift station, model homes or sales offices, senior citizen housing, flag-shaped lots, and neighborhood retail commercial facilities as permitted in the NC, Neighborhood Commercial district. Conditional uses include all conditional uses within the A District, which include agricultural, church, and professional office (along certain highly traveled roadways). The district requirements require a minimum lot size of 23,000 SF or 10,500 SF under the cluster option for residential development.

Overall, the subject appears to meet the minimum requirements as outlined for development under the cluster option.

Physically Possible addresses the possible use of the property given the physical aspects of the site itself. Size, shape, topography, and soils of the site affect the uses to which it can be developed.

The subject offers 19,457 SF (0.45) acres of land area that is mostly level and cleared with a moderately irregular shape. It is within a local development with adequate access to the areas roadway network. The soil characteristics and land capabilities throughout most of the tract appear to be conducive to many of the permitted and conditional uses.

Overall, the property appears to be best suited residential development.

Financially Feasible addresses which of the legally permissible and physically possible uses are capable of producing an income, or return, equal to or greater than the amount needed to satisfy operating expenses, financial obligations and capital amortization. Those uses that are capable of producing a positive return are considered to be financially feasible. However, in order to receive serious consideration as a highest and best use, there must be a reasonable expectation that the use will provide a sufficient return (*or yield*) to attract investment capital.

In terms of market demand, the subject is located within a community that experienced tremendous growth of single family housing in the late 1990's and early 2000's with limited development since due to limited sites available. The subject offers an average location within an area that offers a mix of uses including residential, professional office, retail, and recreational.

The site offers average physical characteristics for development of a single family dwelling, which is considered financially feasible.

Maximally Productive addresses the one use that is capable of providing the highest return to the property.

Development of the site with a residential use is considered probable due to the subject's location within a desirable community that is generally built-out with limited newer residential development. In this regard, the subject parcel should be developed as a single-family residential use.

Highest & Best Use "As Improved"

The property, as improved, is again examined under the same four use criteria previously considered. Where a site has existing improvements on it, it is possible that the highest and best use of the land may be determined to be other than its existing use. Any difference between the highest and best use as vacant and as improved will indicate the various forms of depreciation and obsolescence present at the property or affecting the property.

In evaluating the highest and best use, as improved, the existing property improvements have been considered as well as a conversion of the property to another use, and/or expansion of the present building. The existing improvements represent a single family residence that appeared to be in average overall condition offering 1,389 SF of gross living area and an attached garage situated on 19,457 SF (0.46 acres) of land that still contribute significantly to the land. I have concluded that continued use as improved is the highest and best use as improved.

Section 5: Valuation of the Subject – Before the Taking

Valuation Process

An appraisal is an estimation of value. In order to arrive at an estimate of market value for a given property, special attention must be given to the typical purchaser who would be interested in that particular type of property.

The appraisal process consists of an orderly program by which the appraisal problem is defined and data relating to the subject and its market is collected, analyzed, and interpreted into an estimate of value. There are three basic approaches that must be considered by the appraiser in the estimation of market value. These approaches to value are known as the **Income Capitalization, Sales Comparison, and Cost Approaches**. Each approach must be considered and the relevant approaches are developed and then reconciled into a market value estimate.

The **Sales Comparison Approach** is a procedure, which has as its premise a comparison of the subject property with recent sales of properties having varying degrees of similarity to the subject. Units of comparison are developed and each comparable sale is analyzed in comparison to the subject. This approach to value has been developed and relied upon in the development of the market value estimate for the subject's land area.

The **Income Capitalization Approach** is a procedure that converts anticipated benefits (*dollar income or amenities*) to be derived from the ownership of property into a value estimate.

The **Cost Approach** is a procedure that consists of estimating the replacement or reproduction cost new of the building and site improvements, adding entrepreneurial profit and land value, and subtracting all forms of depreciation.

Method(s) Applied

Since the taking does not impact the subject's building improvements, only the value of the underlying land has been estimated. The value of the subject's site has been estimated utilizing the Sales Comparison Approach. This is considered to be the best indicator of value for a property like the subject. The Income Capitalization Approach and Cost Approach were also considered, but not developed, since only the valuation of the land was necessary.

Sales Comparison Approach (Land Only)

In the Sales Comparison Approach, market value is estimated by comparing the subject property to similar properties that have been sold recently or for which offers to purchase have been made. A major premise of the Sales Comparison Approach is that the market value of a property is directly related to the prices of comparable, competitive properties.⁵

Inherent in this approach to value is the principle of substitution, which holds that *“the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability within a reasonable amount of time.”*⁶ It is applicable to all types of real property interests when there are sufficient recent reliable transactions to indicate value patterns in the market. When the number of market transactions is insufficient, the applicability of the sales comparison approach is limited.

The basic procedure to apply the Sales Comparison Approach is shown as follows:

1. Research recent comparable sales, listings and offerings information throughout the market area.
2. Verify that the obtained data is factually accurate and that each transaction reflects arm's length market considerations.
3. Select relevant units of comparison and develop a comparative analysis for each unit.
4. Compare the subject property and comparable sale properties using the elements of comparison and adjust the sale price of each comparable as compared to the subject property.
5. Reconcile the various value indications resulting from the analysis of comparable sales to a single value indication or a range of values.

In the valuation of the subject property the basis of comparison utilized in our analysis is overall sale price, which is how the market would compare this type of property. The research was primarily focused within Washington Township for residential building lots that offered similar location, size, zoning, and development potential.

A summary of each comparable sale used within the analysis is shown on the following pages followed by the Comparable Sales Adjustment Analysis for the subject property and a discussion of the adjustments made by the appraiser. Adjustments have been considered for various factors that would influence value, such as location, land area, zoning, physical characteristics, and utilities. An analysis has been made of the properties that are considered to be comparable to the subject property.

⁵ Ibid, p. 397.

⁶ Ibid, p. 398.

Comparable Land Sale #1



Location Data

Address: 224 Wilson Road
Washington Township
County: Gloucester County

Legal Data

Date of Sale: 2/3/2012
Deed Book/Page: 4938/253
Grantor: Clarence & Theresa Brining
Grantee: Patriot Building & Remodeling
Consideration: \$100,000
Assessor Tax ID: Block 198.25, Lot 6.04
Zoning: PR-1, Planned Residential
Real Property Rights Conveyed: Fee simple

Site Data

Land Area (SF): 75,900
Land Area (Acre): 1.74
Frontage (feet): 150' (86' per acre)
Shape: Rectangular
Topography: Mostly level and heavily wooded
Wetlands: None
Utilities: Well & septic
Street Access: Adequate

Financial Data

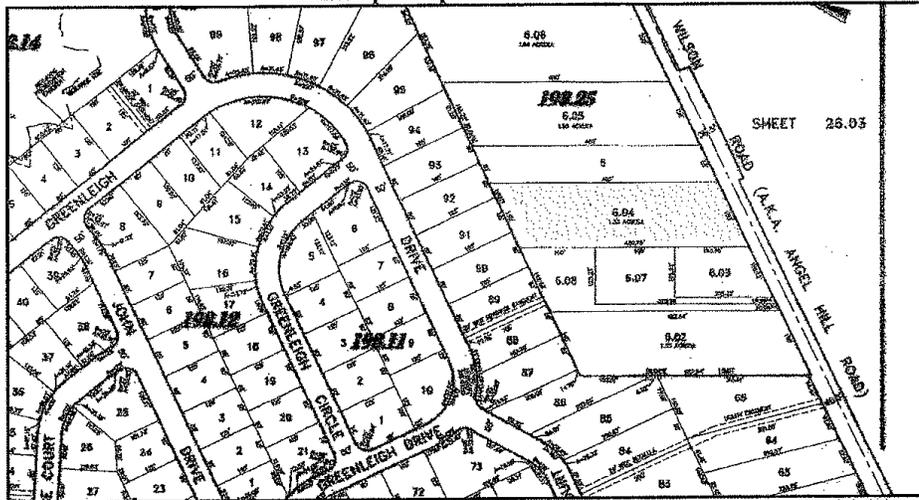
Verified With: Lorraine Flynn, Listing Agent
Conditions of Sale: Market
Financing: Cash

Sale Indications

Highest and Best Use at time of sale: Residential development
Field Inspection Date(s): March 13, 2012
Overall Site Price: \$100,000
Comments: Reportedly, the transaction was arms length. The property was vacant and listed for sale for almost 2 years with an asking price of \$130,000. It was sold without contingencies or development approvals in place.

The property is located along a local road offering sufficient frontage and depth for residential development. It is heavily wooded with a mostly level topography that does not appear to be impacted by any wetlands.

Tax Map Comparable Land Sale 1



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Date/Time: May. 30. 2012 4:35PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
1201	Memory TX	93109710	P. 3	OK	

Reason for error
 E. 1) Hang up or line fail
 E. 2) Busy
 E. 3) No answer
 E. 4) No facsimile connection
 E. 5) Exceeded max. E-mail size

Bodalski, Gina

From: Colleen Blisaga <colleen@walterwolf.com>
 Sent: Wednesday, May 30, 2012 3:58 PM
 To: Bodalski, Gina; Walter@walterwolf.com
 Cc: DiLella, Robert; Longo, Bonnie; Hague, Robin L.; colleen@walterwolf.com
 Subject: RE: OPRA Request - Block 30, Lot 6 (26 Lake Street, South Harrison Twp.)

For some reason, the Property Record Card will not print. Could you please fax it to our office. 856-310-6710 Thank you.

From: Bodalski, Gina [mailto:gbodalski@co.gloUCESTER.nJ.US]
 Sent: Wednesday, May 30, 2012 3:43 PM
 To: Walter@walterwolf.com
 Cc: DiLella, Robert; Longo, Bonnie; Hague, Robin L.; colleen@walterwolf.com
 Subject: OPRA Request - Block 30, Lot 6 (26 Lake Street, South Harrison Twp.)

Walter T. Wolf, LLC
 600 South White Horse Pike
 Audubon, NJ 08106
 Email: Walter@walterwolf.com

Dear Mr. Wolf,

Please see my response below regarding your OPRA Request:

Request #1: Enclosed is the tax map (with date of June 1994) -- This is the only tax map that the Gloucester County Tax Assessment Office has in its possession with respect to this request. Possibly South Harrison Township is in possession of records. The phone number is 856-789-3737.

Request #2: Your request for the "oldest record of the existence of the improvements to this lot" fails to identify with reasonable clarity the specific government data record(s) sought, as is required by Bent v. Stafford Police Department, 281 N.J. Super. 30 (App. Div. 2005). OPRA requires a party requesting access to a public record to specifically describe the document sought. Jewschka v. Borough of Mount Arlington, 421 N.J. Super. 24 (App. Div. 2011); Garrett New Jersey Publishers Versus County of Middlesex, 379 N.J. Super. 205 (Appellate Division 2009).

Request #3: Attached is the current property record card and property record card dated 3/1/89. These are the only property record cards that the Gloucester County Tax Assessment Office have in its possession with respect to this request. Possibly South Harrison Township is in possession of the records.

Request #4: Gloucester County Tax Assessment Office is not in possession of any such record. Possibly South Harrison Township is in possession of the records.

Request #5: Gloucester County Tax Assessment Office is not in possession of any such record. Possibly South Harrison Township is in possession of the records.

Request #6: This request for "names and addresses of the South Harrison Township engineers..." seeks information and does not identify specific government records. OPRA only allows requests for records, not requests for information. It does not require records custodians to conduct research among its records and correlate data from various government records in the custodian's possession. Bent v. Stafford Police Department, 381 N.J. Super. 30 (App. Div. 2005); MAG Entertainment, LLC v. Division of Alcohol Beverage Control, 375 N.J. Super. 534 (App. Div. 2005).

Request #7: This request seeks information or asks questions and does not identify specific government records, and is therefore an invalid OPRA request. See New Jersey Builders Association v. New Jersey Council on Affordable Housing, 360 N.J. Super. 165, 180 (App. Div. 2007).

Comparable Land Sale #2



Location Data

Address: 5 Elk Court
Washington Township, NJ
County: Gloucester County

Legal Data

Date of Sale: 5/26/2011
Deed Book/Page: 4876/40
Grantor: Group Ten Builders Inc.
Grantee: Bruce Paparone Inc.
Consideration: \$140,000
Assessor Tax ID: Block 19, Lot 10.09
Zoning: R, Residential
Real Property Rights Conveyed: Fee simple

Site Data

Land Area (SF): 32,234
Land Area (Acre): 0.74
Frontage (feet): 148' (200' per acre)
Shape: Moderately Irregular
Topography: Mostly level and cleared
Wetlands: None
Utilities: All public
Street Access: Adequate

Financial Data

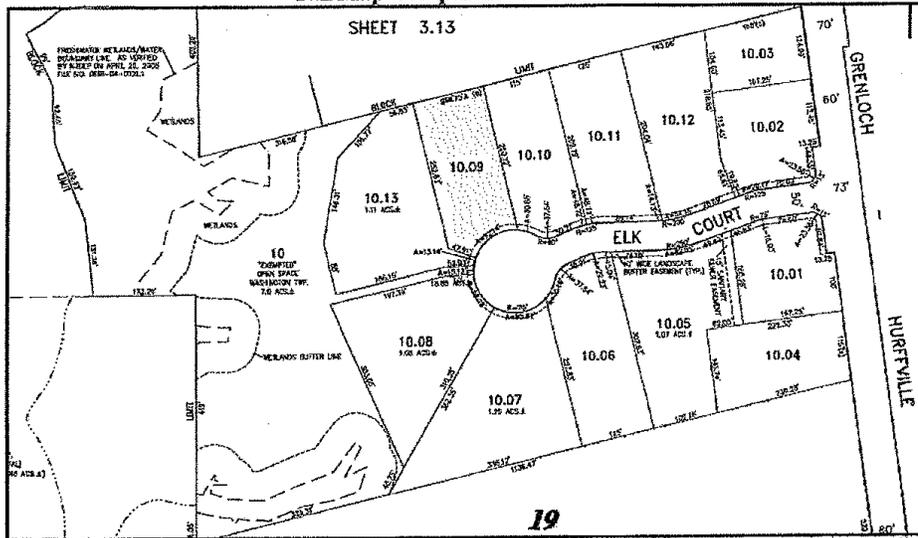
Verified With: Mitchell Zbik, Representative of Grantor
 Conditions of Sale: Market
 Financing: Cash

Sale Indications

Highest and Best Use at time of sale: Development of a single family residence
 Field Inspection Date(s): March 13, 2012
 Overall Site Price: \$140,000
 Comments: Reportedly, the transaction was arms length. This sale represents the acquisition of one of two building lots located in a newer cul de sac located off of Hurffville Grenloch Road. The grantee is a builder who purchased two lots, each for \$140,000 and has subsequently constructed single-family residences to market for sale.

The property is located within a cul de sac that sits adjacent to an elementary school along Hurffville Grenloch Road. The lot offers sufficient frontage and depth for development of a residence with a mostly level and cleared topography.

Tax Map Comparable Land Sale 2



Comparable Land Sale #3



Location Data

Address: 6 Wooded Way
Washington Township, NJ
County: Gloucester County

Legal Data

Date of Sale: 8/23/2010
Deed Book/Page: 4813/88
Grantor: Rudolph & Margaret Buchwald
Grantee: Lisa Warech
Consideration: \$104,000
Assessor Tax ID: Block 192.21, Lot 3
Zoning: PR-1, Planned Residential
Real Property Rights Conveyed: Fee simple

Site Data

Land Area (SF): 6,611
Land Area (Acre): 0.15
Frontage (feet): 69' (460' per acre)
Shape: Moderately Rectangular
Topography: Mostly level and cleared
Wetlands: None
Utilities: All public available
Street Access: Adequate

Building Improvements

Existing Improvements: None

Financial Data

Verified With: Fred Caltabiano, Listing Agent

Conditions of Sale: Market

Financing: Cash

Sale Indications

Highest and Best Use at time of sale: Development of a single family residence

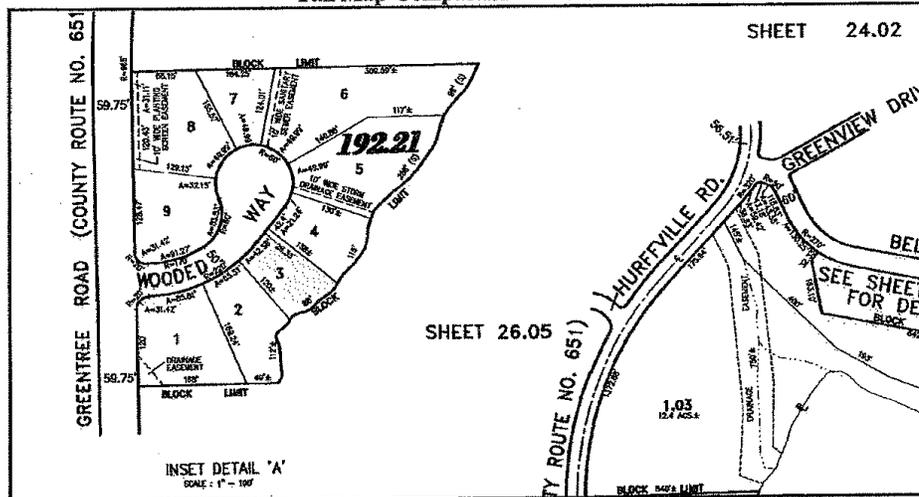
Field Inspection Date(s): March 13, 2012

Overall Site Price: \$104,000

Comments: Reportedly, the transaction was arms length. The property was listed with Weichert Realtors for approximately 2 months prior to going under agreement.

The property is located in the central portion of the township and is situated on Bells Lake, just off Greentree Road. Wooded Way is a built-out cul-de-sac with mostly older homes surrounding. The uses are mostly residential with an elementary school located in close proximity. The site is mostly level and cleared with no wetlands.

Tax Map Comparable Land Sale 3



Comparable Land Sale #4



Location Data

Address: 24 Spring Lake Avenue
Washington Township, NJ
County: Gloucester County

Legal Data

Date of Sale: 10/26/2009
Deed Book/Page: 4740/113
Grantor: Sandra Bennett & Richard Crean
Grantee: Carmen Carusone
Consideration: \$60,000 Deeded Consideration
\$ 5,000 Estimated Demolition
\$65,000 Total Consideration
Assessor Tax ID: Block 83.01, Lot 12
Zoning: R, Residential
Real Property Rights Conveyed: Fee simple

Site Data

Land Area (SF): 24,779
Land Area (Acre): 0.57
Frontage (feet): 389' (682' per acre)
Shape: Moderately Rectangular
Topography: Mostly level and partially wooded
Wetlands: None
Utilities: Public sewer (well & septic on site)
Street Access: Adequate

Building Improvements

Existing Improvements: 370 SF Dwelling in poor condition

Financial Data

Verified With: Karen Salcedo, Listing Agent

Conditions of Sale: Market

Financing: Cash

Sale Indications

Highest and Best Use at time of sale: Demolition for development of a single family residence

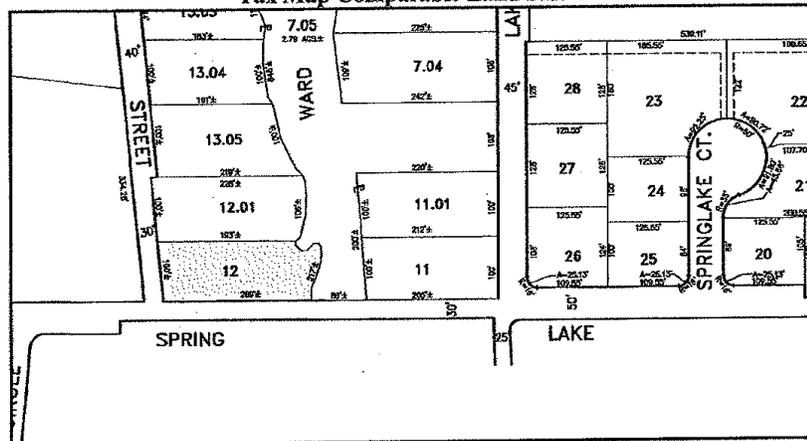
Field Inspection Date(s): March 13, 2012

Overall Site Price: \$65,000

Comments: Reportedly, the transaction was arms length. The property was listed with Century 21 Hughes Riggs Realty for approximately 9 months prior to going under agreement. It is improved with a 370 SF older dwelling in poor condition that would be demolished for the construction of a new residence. Demolition has been estimated at \$5,000. The site does not meet the minimum lot size requirement, but given that it is improved, a variance would seem likely. The property has been listed for sale with ReSales & Investment Realty since November 2011 with a current asking price of \$75,000.

The property is located in the southwestern portion of the township just off Fish Pond Road. The uses are mostly residential with a social lodge and religious facility located along Fish Pond in close proximity. The site is situated along Ward Lake, a small lake, offering a mostly level and partially wooded topography and no known wetlands.

Tax Map Comparable Land Sale 4



Comparable Land Sales Adjustment Analysis Before the Taking					
	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Sale Price	N/A	\$100,000	\$140,000	\$104,000	\$65,000
Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment	N/A	-	-	-	-
		\$100,000	\$140,000	\$104,000	\$65,000
Financing/Concessions	Market	Market	Market	Market	Market
Adjustment	N/A	-	-	-	-
		\$100,000	\$140,000	\$104,000	\$65,000
Conditions Of Sale	Market	Market	Market	Market	Market
Adjustment	N/A	-	-	-	-
		\$100,000	\$140,000	\$104,000	\$65,000
Market Conditions	Mar-12	Feb-12	May-11	Aug-10	Oct-09
# of Months Requiring Adj.	N/A	1	10	19	29
Adjustment Required/Year	0%	0%	0%	0%	0%
		\$100,000	\$140,000	\$104,000	\$65,000
Other Adjustments:					
Location	Average	Comp	Superior	Superior	Comp
Adjustment	N/A	0%	-20%	-20%	0%
Land Area (SF)	19,457	75,900	32,234	6,611	24,779
Adjustment	N/A	-20%	-10%	20%	0%
Zoning	PR-1 Residential	Comp	Comp	Comp	Comp
Adjustment	N/A	0%	0%	0%	0%
Physical Characteristics	Average	Comp	Comp	Comp	Comp
Adjustment	N/A	0%	0%	0%	0%
Utilities	All Pubk	Inferior	Comparable	Comparable	Inferior
Adjustment	N/A	15%	0%	0%	10%
Net- Other Adjustments	N/A	-5%	-30%	0%	10%
Adj Sale Price	N/A	\$95,000	\$98,000	\$104,000	\$71,500
Analysis of Comparables					
Net Adjustments (Including Market Conditions)		-5%	-30%	0%	10%
Gross Adjustments (Including Market Conditions)		35%	30%	40%	10%
Comparable Weighting:		25%	25%	25%	25%
	Before Adjustments	After Adjustments			
Low End of Range:	\$65,000	\$71,500			
High End of Range:	\$140,000	\$104,000			
Average:	\$102,250	\$92,125			
Median:	\$102,000	\$96,500			
Weighted Average:	\$102,250	\$92,125			
Estimated Market Value Via Sales Comparison (Rounded)			\$95,000		

Discussion of Adjustments for the Land Sales Analysis

Property Rights Conveyed

Each comparable sale reflected the purchase of the fee simple estate, while the market value of the fee simple estate is being estimated for the subject. Therefore, no adjustment appeared to be warranted.

Financing Terms

Neither sale concessions nor atypical financing arrangements were reported during the verification of each comparable sale. Thus, no adjustment appeared to be warranted.

Conditions of Sale

No atypical conditions of sale were reported during our verification of each comparable. Thus, no adjustment was warranted.

Market Conditions

An adjustment for market conditions is made if, since the time the comparable sales were transacted, general property values have appreciated/depreciated slightly higher than inflation. The sale prices for this type of property have shown a general stabilization since 2009 and thus no adjustment appeared to be warranted.

Location: The subject property is located at the intersection of a County Route and local roadway amongst a variety of uses including commercial, residential and industrial. It offers adequate access to the area's highway network. Sales 2 and 3 offered superior locations within private courts and required downward adjustment. Sales 1 and 4 offered comparable locations and did not require adjustment.

Land Area: The subject offers 19,457 SF of land area. Larger sites will typically allow for a builder to construct a larger home, while smaller sites will typically offer smaller building improvements. As such, developers/builders will pay slightly higher per unit rates for larger sites and lower rates for smaller sites. Sales 1 and 2 required downward adjustment for superior site size, while sale 3 required upward adjustment for inferior site size. Sale 4 was comparable in size and did not require adjustment.

Zoning: The subject is located within the PR-1, Planned Residential district that allows for a variety of uses including residential and commercial. Each of the land sales offered relatively similar zoning and did not require adjustment.

Physical Characteristics: The physical characteristics of the subject property and each comparable is summarized in the following table. Lots with greater street frontage/acre and/or number of street frontages require downward adjustment, while those with less street frontage/acre and/or number of street frontages require upward adjustment.

The table also demonstrates the type of adjustment required for differences in frontage, shape, and topography. Each sale is adjusted accordingly.

Physical Characteristics				
	Land Area (Acres)	Frontage (LF)	Shape	Topography
Subject	0.45	246'	Mod. Irregular	Mostly level/cleared
Sale 1	1.74	150'	Mod. Rectangular	Level/wooded
Adj. Required	N/a	N/a		
Sale 2	0.74	148'	Mod. Rectangular	Level/cleared
Adj. Required	N/a	N/a		
Sale 3	0.15	69'	Mod. Rectangular	Mostly Level
Adj. Required	N/a	N/a		
Sale 4	0.57	389'	Mod. Rectangular	Mostly Level/wooded
Adj. Required	N/a	N/a		

Utilities: The subject offers access to all public utilities. Sale1 did not offer access to public utilities and sale 4 did not offer access to public water, each was adjusted accordingly. Sales 2 and 3 were comparable to the subject and no adjustment was required.

Conclusions of the Sales Comparison Approach

Each comparable sale used in the analysis provides a reasonable indication of the subject's market value and was considered the best available as of the valuation date. None of the chosen sales reflected atypical concessions or financing. Based on the analysis of the most recent comparable sales, the market value of the subject's land is estimated at **\$95,000** (Equivalent to 19,457 SF @ \$4.88/SF, rounded).

Summary of Value Indications - Before the Taking (Land Only)

Cost Approach N/A

Sales Comparison Approach \$95,000

Income Capitalization Approach N/A

Correlation and Final Value Estimate - Before the Taking (Land Only)

During the analysis, it was found that the Sales Comparison Approach to value provided the best and most reliable indication of the subject market value. It was developed, since this type of property is often purchased on this basis. After making the appropriate adjustments to each comparable sale, a reliable market value estimate resulted.

The Income Capitalization Approach and Cost Approach were also considered, but not developed since only the value of the subject's underlying land has been estimated.

After considering all of the facts and circumstances in connection with the subject property, I conclude that the estimated **Market Value** for the **Fee Simple Interest** of the subject's land only Before the Taking as of March 6, 2012 was:

NINETY FIVE THOUSAND DOLLARS
(\$95,000)

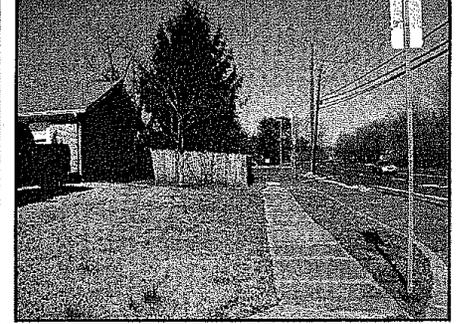
Section 6: Nature of Taking

The Gloucester County Department of Engineering is proposing to reconfigure Egg Harbor Road (County Route 630) from Hurffville-Grenloch Road to Ganttown Road, which will include road realignment, adding a center lane for turning, and modifying the major intersections. To accomplish this, the existing ROW (Right of Way) must be expanded in order to accommodate the realignment, which requires the acquisition of land from property owners along the proposed areas. The following section details the proposed taking area as it applies to the subject property.

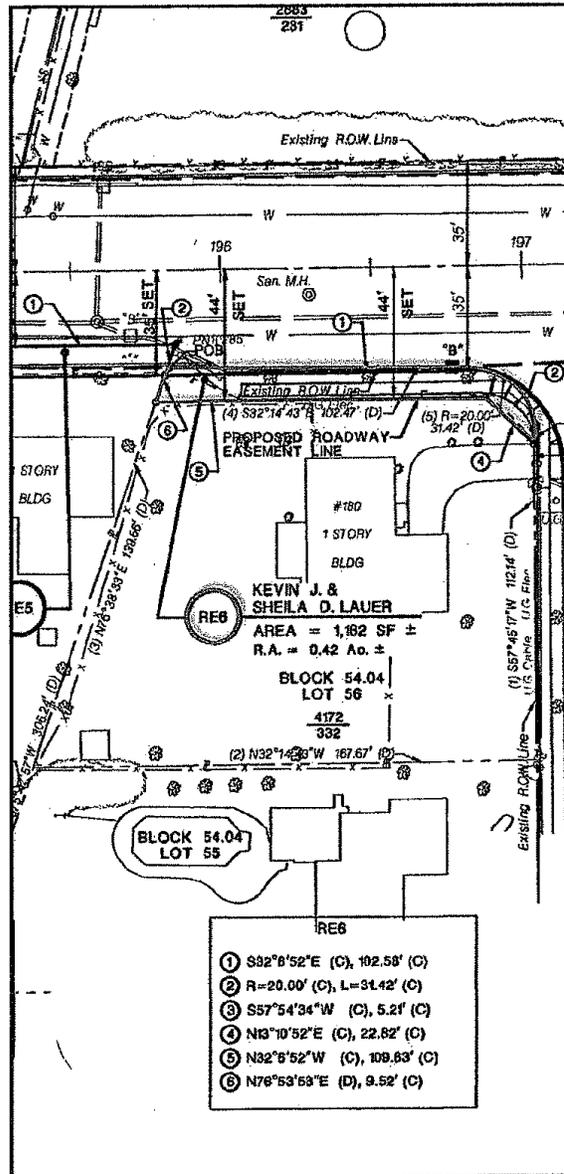
Description of Taking

The taking involves one non-exclusive roadway improvement easement. The taking is described in the following chart:

Non-Exclusive Roadway Improvement Easement - Parcel R66 <i>(Shown in Red on Parcel Map)</i>	
Interests Acquired:	Permanent, partial rights
Land Area/Dimensions:	1,162 SF (0.03 acres) <i>(approximately 10' in depth by 133' in length)</i>
Description/Location:	Moderately irregular in shape and located along the Egg Harbor Road frontage.
Property Owner's Future Right of Use:	The owner, or its assigns, will retain the right to use and maintain the area, but cannot construct any buildings or structures.

<p>Improvements Within Taking Area:</p>	<p>The taking will traverse across the subject's side yard area which is improved with a concrete sidewalk. It does not appear that the sidewalk will be disturbed during construction; it is assumed that the County's contractor will replace the sidewalk if it is. The wood fence, based upon the property parcel map, appears to be outside of the taking area and will not be affected by the taking area.</p>
	
<p>Southerly View of Taking Area</p>	<p>Northerly View of Taking Area</p>

Copy of General Property Parcel Map



* Red outline is the appraiser's representation of the taking area.

Section 7: Valuation of the Subject - After the Taking

Description of Remainder

The property will continue to offer most of the same physical characteristics as before the taking. After the Taking, the site's physical characteristics are shown as follows:

Physical Characteristics of the Site (After the Taking)	
Total Site Area (Fee Simple):	18,295 square feet or 0.42 acres
% Fee Simple Land Area Reduced:	5.97%
Frontage:	132' Egg Harbor Road 112' Golfview Drive 244' Total (582' per acre)
Shape of Tract:	Moderately irregular
Topography:	Same as before the taking.
Access:	Same as before the taking.
Corner Influence:	Same as before the taking.
Easements:	There will be a Non-Exclusive Roadway Improvement Easement along Egg Harbor Road.
Encroachments:	Same as before the taking.
Parking:	Same as before the taking.
Zoning Setbacks:	As a result of the taking, the subject's side yard setback will be reduced from approximately 30' to 20' from the ROW which is still conforming to the districts zoning requirements.
Damages:	No damages to the remainder are anticipated. The highest and best use of the subject remains the same as Before the Taking and the taking does not impact its potential to be developed as if vacant or the continued use as a residence.

Highest & Best Use – As if Vacant (After the Taking)

After considering each of the four criteria, the highest and best use of the property, As if Vacant, remains the same as in the Before the Taking analysis and is determined to be development in accordance with zoning, likely a residential use.

Highest & Best Use – As Improved (After the Taking)

After considering each of the four criteria, the highest and best use of the property, As Improved, remains the same as in the Before the Taking analysis and is determined to be continued use as improved.

Appraisal Process

Again, each of the three traditional approaches to value has been considered in estimating the market value of the subject. The market value indication for the subject's land area was again developed via the Sales Comparison Approach for the same reasons as it was developed in the "Before the Taking" and the same set of sales has been utilized.

Sales Comparison Approach - After the Taking (Land Only)

A market value for the subject's land area has been developed through the Sales Comparison Approach. The same comparable sales have again been considered in the After the Taking analysis. The adjustment chart is shown on the following page. Therefore, the After the Taking value of the subject's land via the Sales Comparison Approach is estimated at **\$89,300**.

Comparable Land Sales Adjustment Analysis After the Taking					
	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Sale Price	N/A	\$100,000	\$140,000	\$104,000	\$65,000
Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment	N/A	-	-	-	-
		\$100,000	\$140,000	\$104,000	\$65,000
Financing/Concessions	Market	Market	Market	Market	Market
Adjustment	N/A	-	-	-	-
		\$100,000	\$140,000	\$104,000	\$65,000
Conditions Of Sale	Market	Market	Market	Market	Market
Adjustment	N/A	-	-	-	-
		\$100,000	\$140,000	\$104,000	\$65,000
Market Conditions	Mar-12	Feb-12	May-11	Aug-10	Oct-09
# of Months Requiring Adj.	N/A	1	10	19	29
Adjustment Required/Year	0%	0%	0%	0%	0%
		\$100,000	\$140,000	\$104,000	\$65,000
Other Adjustments:					
Location	Average	Comp	Superior	Superior	Comp
Adjustment	N/A	0%	-20%	-20%	0%
Land Area (SF)	18,295	75,900	32,234	6,611	24,779
Adjustment	N/A	-20%	-10%	20%	0%
Zoning	RR-1, Residential	Comp	Comp	Comp	Comp
Adjustment	N/A	0%	0%	0%	0%
Physical Characteristics	Average	Comp	Comp	Comp	Comp
Adjustment	N/A	0%	0%	0%	0%
Utilities	All Public	Inferior	Comparable	Comparable	Inferior
Adjustment	N/A	15%	0%	0%	10%
Net- Other Adjustments	N/A	-5%	-30%	0%	10%
Adj Sale Price	N/A	\$95,000	\$98,000	\$104,000	\$71,500
Analysis of Comparables					
Net Adjustments (Including Market Conditions)		-5%	-30%	0%	10%
Gross Adjustments (Including Market Conditions)		35%	30%	40%	10%
Comparable Weighting:		25%	25%	25%	25%
	Before Adjustments	After Adjustments			
Low End of Range	\$65,000	\$71,500			
High End of Range	\$140,000	\$104,000			
Average	\$102,250	\$92,125			
Median	\$102,000	\$96,500			
Weighted Average	\$102,250	\$92,125			
Estimated Market Value Via Sales Comparison (Rounded)				\$95,000	
Estimated Market Value Per SF of Land (MV/Before Land area)			\$4.88		
Taking Area (SF)			1,162		
Less: Estimated Market Value of Taking Area (Rounded)				(\$5,700)	
Estimated Market Value After the Taking (Rounded)				\$89,300	

Compensation for Site Improvements

Compensation must also be made for any site improvements that will be permanently impacted by the taking. It is assumed that the county's contractor will replace the concrete sidewalk if disturbed or removed, thus no compensation has been given for the sidewalk. There are no other site improvements located within the taking area.

Damages to the Remainder

No damages to the remainder are anticipated, since the property, as improved, will continue to offer the same highest and best use, location and similar physical attributes as Before the Taking.

Cost to Cure

As previously discussed, any potential damage to the remainder has been compensated within the estimation of value After the Taking.

Correlation and Final Value Estimate - After the Taking

Again, it was found that the Sales Comparison Approach to value provided the best and most reliable indication of the subject's market value. Thus, the resulting market value estimate for the property, After the Taking, is summarized as follows:

	Sales Comparison	Income Approach	Cost Approach
Market Value Conclusion After The Taking	\$ 89,300	N/A	N/A
Less: Compensation for Site Improvements	N/A		
After Value Reflecting All Damages	\$89,300		
Reconciled Value After the Taking		\$89,300	

After considering all of the facts and circumstances in connection with the subject property, I conclude that the estimated **Market Value** for the **Fee Simple Interest** of the subject's land only After the Taking as of March 6, 2012 is:

EIGHTY NINE THOUSAND THREE HUNDRED DOLLARS
(\$89,300)

Section 8: Conclusion and Justification

In the final reconciliation, the appraiser must insure that the approaches and methods used relate to the real property interest being appraised, the definition of value under consideration, and the purpose and use of the appraisal. In the analysis of the subject, each of the three traditional approaches to value has been considered in estimating value for the takings of the subject property. The following value estimates were derived by each approach employed:

The following is a summary of the value estimates Before and After the Taking, as well as the estimated value of the taking.

Value Before..... \$95,000
Value After..... \$89,300
Value of Part Taken & Damages to Remainder..... \$5,700

During the analysis, it was found that the Sales Comparison Approach was the only reliable indicator to estimate the market value of the taking and any damages to the remainder, since properties within this market are typically purchased on this basis. Comparable land sales were analyzed based on their overall sale price and converted into a price per square foot of land area. After making the appropriate market adjustments to each comparable sale, a reliable market value estimate resulted.

The Income Capitalization Approach was also considered but was not developed, since an adequate supply of comparable lease information was not found for undeveloped land zoned for this type of use. In addition, this approach to value does not reflect the typical motivations of land purchasers within the market.

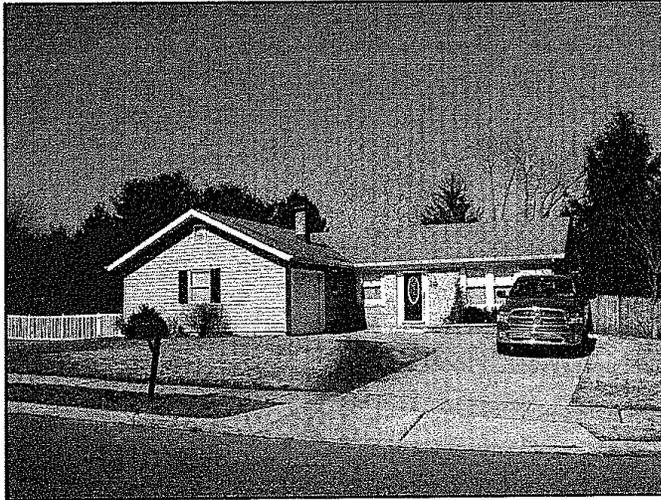
The Cost Approach was also considered, but not developed, since only the value of underlying land has been estimated.

After considering all of the facts and circumstances in connection with the subject property, I conclude that the estimated **Market Value** for the Takings and Damages to the Remainder as of **March 6, 2012** is:

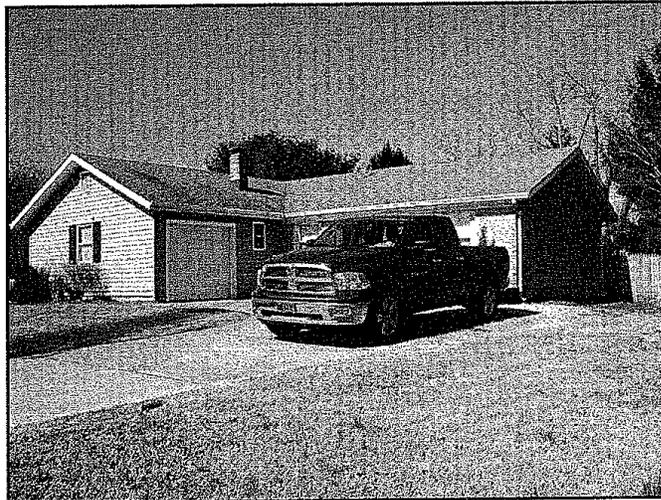
FIVE THOUSAND SEVEN HUNDRED DOLLARS
(\$5,700)

Section 8: Addenda

Photographs of the Subject Property

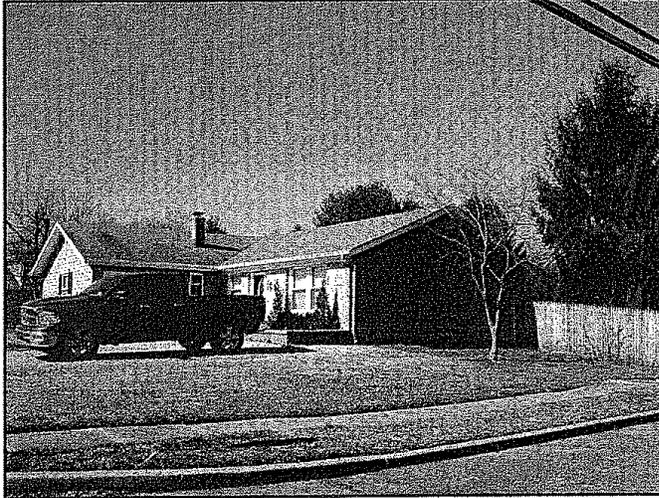


Northerly View of Subject from Golfview Drive (Taken by ARC on 3/6/2012)



Westerly View of Subject from Golfview Drive (Taken by ARC on 3/6/2012)

Photographs of the Subject Property

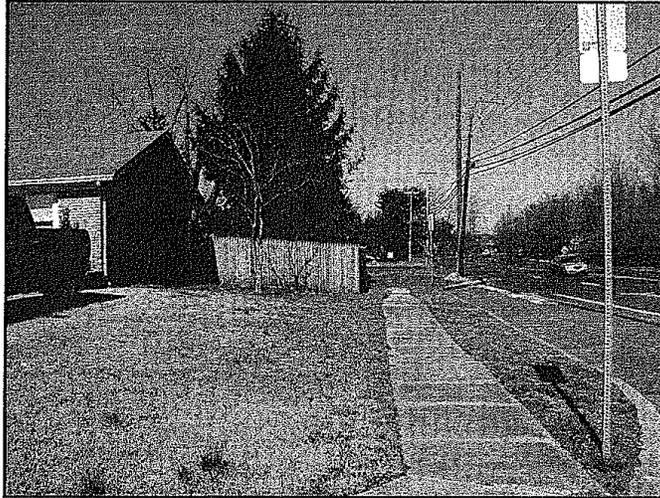


Westerly View of Subject from Egg Harbor Road (Taken by ARC on 3/6/2012)

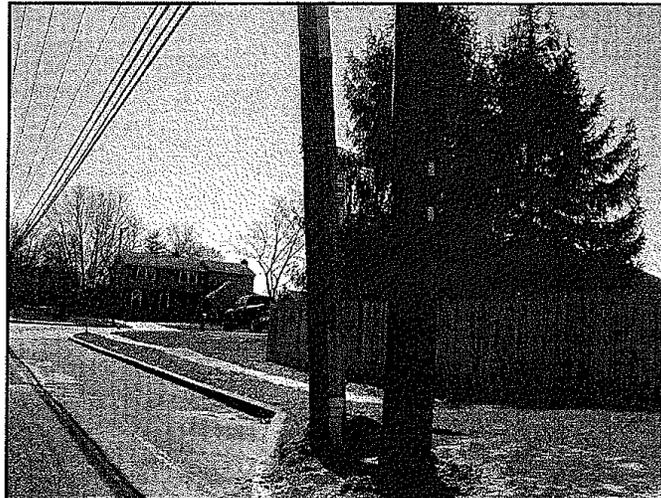


Westerly View of Taking Area from Golfview Drive (Taken by ARC on 3/6/2012)

Photographs of the Subject Property



Northerly View of Taking Area (Taken by ARC on 3/6/2012)



Southerly View of Taking Area (Taken by ARC on 3/6/2012)

Photographs of the Subject Property



Northerly View along Egg Harbor Road (Taken by ARC on 3/6/2012)



Southerly View along Egg Harbor Road (Taken by ARC on 3/6/2012)

Photographs of the Subject Property



Easterly View along Golfview Drive (Taken by ARC on 3/6/2012)



Westerly View along Golfview Drive (Taken by ARC on 3/6/2012)

Portion of Zoning Ordinance

ARTICLE XI. PR-1 Planned Residential One District

§ 285-53. Purpose.

A. It is the purpose of the PR-1 Planned Residential One District to permit single-family developments to be built on lands formerly zoned rural and designated in the Master Plan as R/L1, provided that additional design and performance criteria are met to the satisfaction of the Planning Board. After a tract of rural land has been granted rezoning to PR-1, the applicant may reduce the size of lots to the dimensions specified in this article. However, the total number of units permitted may not exceed 1.6 units per gross acre.

B. Freshwater wetlands, as defined in the New Jersey Fresh Water Wetlands Protection Act of 1987, N.J.S.A. 13:9B-1 et seq., one-hundred-year floodplains, floodways and flood hazard areas are not included in gross acreage for the purpose of calculating units per gross acre.

§ 285-54. Permitted and conditional uses.

In any PR-1 Planned Residential One District, land, buildings or premises shall be used by right only for one or more of the following:

- A. All uses permitted in the A Residence District.
- B. All conditional uses of the A Residence District, provided that the conditions set forth there under shall be complied with.
- C. Neighborhood retail commercial facilities, as permitted in the NC Commercial District, subject to the regulations of § 285-58.

§ 285-55. Accessory uses.

All accessory uses permitted in the A Residence District shall be allowed.

§ 285-56. Area and bulk regulations.

A. The following area and bulk regulations shall be followed for projects that are too small to generate the required amount of open space and active recreation facilities and acreage specified in the open space regulations of this article. Section 285-58 shall not be utilized for projects that are measured in accordance with the following regulations:

- (1) Minimum lot size for agricultural uses: 5 1/2 acres.
- (2) Minimum lot size for other uses: 23,000 square feet.
- (3) Maximum density per gross acre: 1.6 units.
- (4) Minimum lot width: 100 feet.
- (5) Minimum lot depth: 200 feet.
- (6) Maximum lot coverage: 20%.
- (7) Minimum front yard: 50 feet.
- (8) Minimum side yards: 15 feet each.
- (9) Minimum rear yard: 35 feet.
- (10) Maximum building height: 35 feet.

B. The following area and bulk regulations shall be followed for all other projects,

except that the density shall not exceed 1.6 units per acre, but only if the Planning Board approved the cluster concept:

- (1) Minimum lot size: 10,500 square feet.
- (2) Maximum density per gross acre: 1.6 units.
- (3) Minimum lot width: 80 feet.
- (4) Minimum lot depth: 125 feet.
- (5) Maximum lot coverage: 25%.
- (6) Minimum front yard: 30 feet.
- (7) Minimum side yards: 10 feet each.
- (8) Minimum rear yard: 30 feet.
- (9) Maximum building height: 35 feet.

C. Freshwater wetlands, as defined in the New Jersey Fresh Water Wetlands Protection Act of 1987, N.J.S.A. 13:9B-1 et seq., one-hundred-year floodplains, floodways and flood hazard areas are not included in gross acreage for the purpose of calculating units per gross acre in Subsections A and B of this section.

§ 285-57. Open space requirements.

- A. In order for a project to qualify for development under this article, the minimum open space and active recreation tract shall not be less than five acres.
- B. The open space and active recreation lands shall comply with all of the provisions of Article XXVIII, Open Space Regulations.

§ 285-58. Neighborhood commercial regulations.

- A. Neighborhood commercial centers may be permitted, at the discretion of the Planning Board, provided that each center is designed as an integral unit and does not exceed two acres for each 50 acres of total project development.
- B. No single commercial center shall exceed four acres in size.
- C. All commercial centers shall be located on major roads capable of supporting the anticipated traffic volumes.
- D. The traffic patterns associated with the commercial center shall not be detrimental to the residential character of the neighborhood.

§ 285-59. Reduction of lot sizes.

- A. Notwithstanding the above regulations, and only with the approval of the Planning Board, in any residential development no more than 10% of the lots may be reduced in size to not less than 7,500 square feet each, provided that the required original overall density is maintained for the entire project.
- B. Lots that are less than 10,500 square feet in size shall conform to the following regulations:
 - (1) Minimum lot width: 75 feet.
 - (2) Minimum lot depth: 100 feet.
 - (3) Maximum lot coverage: 30%.
 - (4) Minimum front yard: 20 feet.
 - (5) Minimum side yards: eight feet each.

(6) Minimum rear yard: 25 feet.

(7) Maximum building height: 35 feet.

C. All such lots shall not be grouped together contiguously, but shall be scattered throughout each development. The purpose of this stipulation is to promote design flexibility and creativity and to work with the natural constraints of the land without affecting the maximum permitted density. Accordingly, such lots should only be designed when standard lots of 10,500 square feet are not physically appropriate.

§ 285-60. Conditions prior to approval.

In order to qualify for increased densities, the following facts and conclusions shall be found by the Planning Board prior to approval of all residential developments permitted by this article:

- A. That departures by the proposed development from zoning regulations otherwise applicable to the subject property conform to the standards established in this chapter for the applicable districts.
- B. That the proposals for maintenance and conservation of the common open space are reliable, and that the amount, location and purpose of the common open space are adequate.
- C. That provision, through the physical design of the proposed development, for public services, control over vehicular and pedestrian traffic and the amenities of light and air and recreation and visual enjoyment are adequate.
- D. That the proposed planned development will not have an adverse impact upon the area in which it is proposed to be established.
- E. In the case of a proposed development which contemplates construction over a period of years, that the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed development in the total completion of the development are adequate.
- F. That the project shall have service available within a reasonable distance for churches, schools and medical facilities.
- G. That retail service functions shall be available nearby.
- H. That the project shall have increased recreation facilities available.
- I. That the location of recreation facilities shall be centralized with easy access from all directions.
- J. That the active recreational facilities and open spaces shall be linked together with a unified pedestrian path system through the entire project that diminishes conflict with vehicular traffic.
- K. That the project shall be in conformance with the Master Plan.
- L. That all projects shall be located along major traffic arteries.
- M. That all projects shall be located near developments of similar densities.
- N. That the need to conserve natural features and sensitive land areas such as woods, floodplains and erodible soils must be demonstrated.
- O. That the opportunity to preserve agricultural lands may be a factor.

P. That the project shall show an improved overall design concerning streets, lots and open space arrangements.

Q. That a variety of housing designs shall add to the aesthetic appeal of the project.

R. That pedestrian crossing points shall be completely designed for the ease and safety of pedestrian movements.

S. That all proposed stormwater drainage basins or retention basins be surrounded by permanent fencing of a type and dimension specified by the Township Engineer, together with the landscaping in accordance with the specifications of the Township Engineer, for the purpose of reducing the health and safety hazards of such basins and improving the aesthetics of their appearance.

§ 285-61. Other regulations.

A. There must exist approved public water and public sewer systems, which shall be available to each lot prior to the issuance of the building permit.

B. All other applicable regulations of this chapter shall be followed as required.

ARTICLE VI. A Residence District

§ 285-23. Permitted uses.

In any A Residence District, land, buildings or premises shall be used by right only for one or more of the following:

A. Single-family detached house.

B. Municipal tower, water storage tank, water reservoir, water pumping station and water treatment plant, provided that the architectural design of the exterior of any building shall be in keeping with other structures in the neighborhood and shall be reviewed and approved by the Planning Board.

C. Sewage lift station, water pumping station, underground transmission lines and gas regulator stations, subject to the following special requirements:

(1) There shall be no storage of materials and trucks and no repair facilities or housing of repair crews except within completely enclosed buildings.

(2) The architectural design of the exterior of any building shall be in keeping with other structures in the neighborhood and shall be reviewed and approved by the Planning Board.

(3) Screening shall be developed as defined in this chapter. All plants not surviving one year after planting must be replaced.

D. Model homes or sales offices within a subdivision, but only during the period necessary for the sale of new homes within such subdivision. Such uses shall not be considered a business use.

E. Senior citizen housing in conformance with the single-family concept of this district.

F. Flag-shaped lots, provided that these shall not have less than one-hundred-foot frontage at the required building setback line, and that no more than one flag lot shall be subdivided from a base lot, and that no two flag lots shall be contiguous to each other.

§ 285-24. Conditional uses.

The following conditional uses may be authorized by the Planning Board, provided that applications conform to the following specifications and standards:

A. Agricultural uses, provided that:

- (1) The use will not injure or detract from the use of neighboring property.
- (2) The use will not detract from the character of the neighborhood.
- (3) The use of property adjacent to the area included in the plan is adequately safeguarded.
- (4) The property is suitable for the intended use.
- (5) The use will service the best interests of the Township.
- (6) The use will not adversely affect public sewers and facilities such as water, sewer, police and fire protection.
- (7) The use will not adversely affect the drainage facilities in the adjacent neighborhood.
- (8) Chemical and fertilizer usage and storage will not be detrimental to people, animals and plants and water in the neighborhood.
- (9) Accessory buildings will not adversely affect the character of the neighborhood.
- (10) The use shall meet the requirements of Article XXXIV, Farm Regulations.

B. Church, chapel, convent or similar religious institution, including rectory or parish house, provided that:

- (1) The coverage will not exceed 20%.
- (2) The site plan design shall not be detrimental to the neighborhood and side yards shall be not less than 20 feet each.
- (3) The lot depth and yard areas will conform to the standards set forth in this district, except as noted above.
- (4) The parking requirements shall be in accordance with all the regulations set forth in this chapter.

C. Professional and general offices, medical and legal offices, real estate and insurance offices. A residential use may be combined with any of the above uses in the same building, provided that the residential occupant is also the user of the office facilities. All of these conditional uses shall be subject to the following standards, which are in addition to any other standards for conditional uses set forth in other residential districts where such conditional uses are allowed by reference to the A Residence District:

- (1) Standards set forth in Subsection A(1) through (7) above.
- (2) All lots shall be directly adjacent to the roads listed below. Lots within the interior of a housing development shall not be considered for the conditional use.

Delsea Drive

Blackwood-Barnshoro Road, from County House Road to Delsea Drive

Egg Harbor Road

Fish Pond Road
Berlin-Cross Keys Road
Black Horse Pike
Woodbury-Turnersville Road
County House Road, between Hurffville-Grenloch Road and the Camden County line at Lakewood
Hurffville-Grenloch Road, from Delsea Drive to Hurffville Road
Grenloch-Selina Road
Hurffville-Cross Keys Road
Fries Mill Road
Williamstown-Blackwood Road
Glassboro-Cross Keys Road
Greentree Road, between Lantern Lane and Hurffville-Cross Keys Road
Ganttown Road, between the Black Horse Pike and Hurffville-Cross Keys Road

(3) Architectural standards set forth in § 285-108.

(4) There will not be any noise and lighting situations adversely affecting adjacent residential properties.

(5) A twenty-foot-wide setback shall be provided between any parking area and a property line, where such parking is directly adjacent to a preexisting residential dwelling or lot. Such setback shall be fenced and/or fully planted with a landscape buffer, as provided for in this chapter.

(6) The applicable area and bulk standards shall be as set forth for the zoning district where the property is located.

(7) One freestanding sign, not exceeding two square feet, is permitted. Facade signs are prohibited.

(8) For the conversion of an existing building, the plan submitted may be considered a minor site plan if so classified by the Planning Board. All plans for the construction of a new building will be considered major site plans.

(9) All buildings must have the front of the building facing the roads listed in Subsection C(2) above.

§ 285-25. Accessory uses.

Only the following accessory uses shall be permitted:

- A. Customary accessory residential uses, including private garages and utility sheds.
- B. Private swimming pools.
- C. Private greenhouses.
- D. Private gardens.

§ 285-26. Area and bulk regulations.

The following area and bulk regulations shall apply:

- A. Minimum lot size: 60,000 square feet.
- B. Minimum lot width: 150 feet.

- C. Minimum lot depth: 200 feet.
- D. Maximum lot coverage: 10%.
- E. Minimum front yard: 50 feet.
- F. Minimum side yards: 15 feet each.
- G. Minimum rear yards: 35 feet.
- H. Maximum building height: 35 feet.

§ 285-27. Other regulations.

All other applicable regulations of this chapter shall be followed as required.

ARTICLE XVII. NC Neighborhood Commercial District

§ 285-96. Permitted uses.

[Amended 3-8-2007 by Ord. No. 4-2007]

In any NC Neighborhood Commercial District, land, buildings or premises shall be used by right only for one or more of the following:

- A. Administrative offices.
- B. Bakery.
- C. Bank.
- D. Barber and beauty shops.
- E. Bookstore and stationery store.
- F. Clothing.
- G. Drugstore.
- H. Dry cleaning and laundry pickup shops.
- I. Dry goods and notions stores.
- J. Finance and loan agencies.
- K. Food market.
- L. Gift shop and florist shop.
- M. Hardware and sporting goods stores.
- N. Jewelry store.
- O. Library and museums.
- P. Medical and dental offices.
- Q. Newspaper and magazine sales.
- R. Post office.
- S. Radio, television and music stores, sales and service.
- T. Real estate and similar professional office.
- U. Restaurant, provided that no restaurant or similar use shall be conducted as a drive-in service establishment or refreshment stand, sometimes called snack bar, dairy bar, hamburger stand or hot dog stand, where customers and patrons are served food and/or drinks for immediate consumption outside the building in which the business is conducted.

V. Self-service laundry.

W. Shoe store and repair.

X. Tailor and dressmaker shops.

Y. One apartment unit, provided that such use is in conjunction with the main business use, such as living quarters for a watchman. Such apartment shall be located above the main floors or in the rear of the business structure. An additional two parking spaces shall be provided for such apartment unit.

§ 285-97. Accessory uses.

Only accessory uses on the same lot with, and customarily incidental to, any of the above permitted uses shall be permitted.

§ 285-98. Area and bulk regulations.

The following area and bulk regulations shall apply:

A. Minimum lot size: 13,500 square feet.

B. Minimum lot width: 100 feet.

C. Minimum lot depth: 135 feet.

D. Maximum lot coverage: 35%.

E. Minimum front yard: 50 feet from all streets.

F. Side yards: 20 feet aggregate total with a minimum of eight feet, provided that when a written agreement is provided by adjoining property owners, no side yard shall be required between properties of separate ownership where two or more commercial uses abut side to side. In case of a series of abutting structures paralleling a public right-of-way, an open and unobstructed passage of at least 30 feet in width shall be provided at grade level at intervals of not more than 200 feet.

G. Minimum rear yard: 35 feet.

H. Maximum building height: 25 feet.

I. Maximum floor area: 20,000 square feet. [Added 3-8-2007 by Ord. No. 4-2007]

§ 285-99. Other regulations.

A. There must exist approved public water and public sewer systems, which shall be available to each unit prior to the issuance of the building permits.

B. All other applicable regulations of this chapter shall be followed as required.

C. For developments to be constructed over a period of years, a phasing plan shall be submitted as part of the preliminary plan for the entire concept.

D. The buildings, sizes, shapes, site positions and architectural design shall be considered along with the landscape and natural features.

Copy of Deeds

DOCKET# 14682 Type: DEE
PAGES: 5
JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT# 12519 03:42:00 P.M.
03/03/2006
DB 4172 330

GLOUCESTER COUNTY RECORDING DATA PAGE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND IS PART OF THE PERMANENT RECORD.

70
1091.00

CONSIDERATION: \$220,000.00 EXEMPT CODE: 6

County	State	N.P.R.F.	Total
\$220.22	\$549.78	\$105.00	
P.H.P.F.A. \$110.00	E.A.H. \$306.00		\$1,091.00
GEN PURP \$.00	C&M \$.00		
NJGLTDC	Date: 3/03/2006		

RECORD & RETURN TO:

Am. Title
137 Greentree Rd.
Turnersville, NJ 08012

GLOUCESTER COUNTY RECORDING DATA PAGE
JAMES N. HOGAN, COUNTY CLERK

DOCKET# 14682 DB 4172 P 331



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
 (C.55, P.L. 2004)

GIT/REP-3
 (11-04)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s) Raymond E. McGarvey, Jr + Marra McGarvey
 Current Resident Address:
 Street: 180 Golfview Dr
 City, Town, Post Office: Sewell, NJ 08080 State: _____ Zip Code: _____

PROPERTY INFORMATION (Brief Property Description)

Block(s) 54,04 Lot(s) 56 Quarter _____
 Street Address: _____
 City, Town, Post Office: 180 Golfview Drive State: _____ Zip Code: _____
 City, Town, Post Office: Sewell, NJ State: _____ Zip Code: _____
 Seller's Percentage of Ownership: 100% Consideration: 200,000.00 Closing Date: 08-08-08

SELLER ASSURANCES (Check the Appropriate Box)

1. I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. This real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagee conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-4-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or in a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.

SELLER(S) DECLARATION

The undersigned certifies that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

Date: 8/27/08 Signature: Raymond E. McGarvey, Jr.
 Date: 8/27/08 Signature: Marra McGarvey
(Seller) Please indicate if Power of Attorney or Notary in Full

DOCKET# 14682 DB 4172 P. 332

88786

DEED

American Title Abstract Corp.
137 Greentree Rd.
Turnersville, NJ 08012

THIS Deed is made on Feb. 27, 2006

BETWEEN Raymond F. McGarvey, Jr. and Maura McGarvey, husband and wife

Whose post office address is:
180 Golfview Drive, Sewell, NJ 08080

referred to as the GRANTOR,

AND Kevin J. Lauer and Sheila D. Lauer, husband and wife

Whose post office address is about to be:
180 Golfview Drive, Sewell, NJ 08080

referred to as the GRANTEE,

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made of the sum of (\$220,000.00) Two Hundred Twenty Thousand Dollars and no/100
2. **Tax Map Reference.** (N.J.S.A. 46: 15-1.1):
Municipality: Washington Township Block No.: 54.04 Lot No.: 58
3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Washington, County of Gloucester, and State of New Jersey. The legal description is:

X. Please see attached Legal Description annexed hereto and made part thereof.

Being the same land which became vested in Raymond F. McGarvey, Jr., by deed from Randy A. Schwartz and Pamela J. Schwartz, husband and wife, dated July 24, 2002, recorded July 30, 2002 in Deed Book 3455, page 163. Maura McGarvey is the spouse of Raymond F. McGarvey Jr.

Prepared by:
Harry D. Ambrose, Jr.
Harry D. Ambrose, Jr.,
Attorney-At-Law, New Jersey.

Deed-Bargain and Sale
Gov. To Grantors Act. -Ind.
Plain Language, Rev. 1/99 8/99

CONSIDERATION: \$220,000.00		EXEMPT CODE: S	
County	State	N.P.N.R.F.	
\$220.22	\$549.78	\$105.00	
P.H.P.F.A.	E.A.A.	Total	
\$110.00	\$106.00	\$1,091.00	
GEN PURP.	CASH		
\$0.00	\$0.00		
N.J. TORC	Date: 3/03/2006		

DOCKET# 14482 DB 4172 P 333

**SCHEDULE A
DESCRIPTION**

LAND and premises situate in the Township of Washington, County of Gloucester and State of New Jersey, being more particularly described as follows:

BEGINNING at the Southwestwardly end of the curve, connecting the Northwestwardly line of Golfview Drive (50 feet wide); with the Southwesterly line of Egg Harbor Road, said connecting curve having a radius of 20.00 feet; thence

(1) South 57 degrees 45 minutes 17 seconds West, along the Northwesterly line of Golfview Drive, a distance of 112.14 feet to the division line between Lots 53 and 58, Block 54D on the plan hereinafter mentioned; thence

(2) North 32 degrees 14 minutes 43 seconds West, along the division line between Lots 55 and 56, said block and plan, a distance of 167.67 feet to a point; thence

(3) North 76 degrees 38 minutes 33 seconds East, a distance of 139.66 feet to the Southwesterly line of Egg Harbor Road; thence

(4) South 32 degrees 14 minutes 43 seconds East, along the Southwesterly line of Egg Harbor Road, a distance of 102.47 feet to the Northwestwardly end of the curve, connecting the Southwesterly line of Egg Harbor Road with the Northwestwardly line of Golfview Drive; thence

(5) Southwestwardly, along said connecting curve, curving to the right, having a radius of 20.00 feet, an arc distance of 31.42 feet to the point and place of beginning.

BEING Lot 56, Block 54D, Section 17 Plan of Wedgewood.

SHOWN FOR INFORMATION ONLY: Being commonly known as 180 Golfview Road; and being Lot 56, Block 54.04 on the tax map of the Township of Washington.

DOCKET# 14682 DB 4172 P 334

DEED

The Street Address of the Property is:
180 Golfview Drive, Sewall, NJ 08080

- 4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "Covenant as to Grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which effect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).
- 5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed by:

Raymond F. McGarvey, Jr.

 Maura McGarvey

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER

I CERTIFY THAT ON Feb 27 2006
 Raymond F. McGarvey, Jr. and Maura McGarvey
 Personally came before me and stated to my satisfaction that this person or if more than one, each person):
 (a) was the maker of this Deed;
 (b) executed this Deed as his or her own act; and
 (c) Made this Deed for \$220,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in the N.J.S.A. 46:15-5).

Print name and title below signature

SCOTT P. NEWMAN
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires May 27, 2008

PREPARED BY: August E. Knestant, Esquire

Block 54.04, Lot 56 Washington CR 630

ROAD EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the undersigned

Kevin J. & Sheila D. Lauer

Whose post office address is 183 Golfview Drive, SEWELL, NJ 08080, hereinafter called "Grantor",

is the owner in fee simple of certain lands and premises over which this easement passes; and in consideration of the sum of _____ DOLLARS and _____ CENTS (\$_____), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and dedicate into the COUNTY OF GLOUCESTER, a political subdivision of the State of New Jersey, whose mailing address is 1 North Broad Street, Woodbury, NJ 08095 (hereinafter the "County"), its successors, successors in title, assigns and assigns, a perpetual easement across the Grantor's lands and premises for purposes that shall include, but not be limited to, the right to enter onto the hereinafter described lands and premises to construct, maintain, install, widen, alter, keep in good repair make any other changes, and access, a public road and utilities, including any and all opportunities necessary and incidental thereto, as determined by the County. Said easement, and the rights hereunder, shall run with the land, and shall be binding upon Grantor, its successors, successors in title, assigns and assigns, and shall inure to the benefit of the County, its successors, successors in title and assigns and assigns. Said easement being in the Township of Washington, County of Gloucester, State of New Jersey, and more particularly described as follows:

ROAD EASEMENT PARCEL RE-6, including specifically all the land and premises located at about Station 106+50 (Egg Harbor Road (C.R. 630), Right of Way Baseline Stationing), as indicated on a map entitled: "General Property Parcel Map for Phase I Reinstatement of Egg Harbor Road (C.R. 630), Block 54.04, Lot 56 (RE-6), Showing Existing Right of Way, Easements & Parcels to be acquired in the Township of Washington, County of Gloucester, Contract No 06-01EA, dated July 2011", prepared by McCarroll Taylor and KMA Consulting Engineers, and more particularly described as follows:

BEGINNING a point in the existing southwesterly right-of-way line of Egg Harbor Road (C.R. 630), said point being in the division line of Lot 3.01, Block 54.28 and Lot 56, Block 54.04 said point also being 25.00 feet, measured southwesterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 103+81.19 and rounding thence;

- 1. S 22° 6' 32"E (calculated), 102.88 feet (calculated), to a point of curvature, along said existing southwesterly right-of-way line of Egg Harbor Road (C.R. 630), said point being 35.00 feet, measured southwesterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 106+83.68, thence;
2. Along a curve bearing to the right having a Radius of 20.00 feet (calculated), and an Arc Distance of 31.62 feet (calculated), still along said existing southwesterly right-of-way line of Egg Harbor Road (C.R. 630), to a point of tangency in the existing right-of-way line of Golfview Drive, said point being 24.00 feet, measured southwesterly from and at right angles to Golfview Drive, Right of Way Baseline at Station 11+91.93, thence;
3. S 57° 54' 34"W (calculated), 5.21 feet (calculated), along said existing right-of-way line of Golfview Drive, said point being 23.00 feet, measured northwesterly from and at right angles to Golfview Drive, Right of Way Baseline at Station 13186.72, thence;
4. N 13° 10' 52" E (calculated), 22.82 feet (calculated), to a point in the proposed southwesterly right-of-way line of Egg Harbor Road (C.R. 630), said point being 46.00 feet, measured southwesterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 106+87.03, thence;
5. N 32° 6' 52"W (calculated), 109.63 feet (calculated), still along said proposed southwesterly right-of-way line of Egg Harbor Road (C.R. 630), to a point in the division line of Lot 3.01 of Block 54.28 and Lot 56 of Block 54.04, said point being 46.00 feet, measured southwesterly from and at right angles to Egg Harbor Road (C.R. 630), Right of Way Baseline at Station 105+78, thence;
6. N 76° 51' 53" E (calculated), 5.52 feet (calculated), along said division line of Lot 3.01 of Block 54.28 and Lot 56 of Block 54.04, to the point and place of beginning;

CONTAINING 1.162 square feet more or less. Being part of Lot 56 in Block 54.04 on the current tax map of the Township of Washington.

SUBJECT, however, to all public utility easements, recorded or unrecorded, affecting the herein described premises.

TOGETHER WITH the rights to all things necessary or incidental to effectuate the intentions and desires of the parties as set forth in the preamble hereto.

ALSO BEING part of the same lands and premises vested in Kevin J. & Sheila D. Lauer by deed from Raymond F. and Maureen McGurvy, Saled 02/27/95 and recorded 03/03/96 in Book 4172 of Deeds, pages 347 & c. in the Office of the Gloucester County Clerk.

In Witness Whereof, the Grantor hereunto set his/her hand and seal on this _____ day of _____, 2011. If the Grantor is a corporation, the proper corporate officer has signed hereto and has caused its proper corporate seal to be affixed.

Witness:

_____, BY: _____, grantor

_____, BY: _____, grantor

STATE OF NEW JERSEY
COUNTY OF GLOUCESTER

BE IT REMEMBERED, that on this _____ day of _____, 2011, personally came before me, the Notary, _____ and I am satisfied that he/she/they is/are the person(s) who signed the within instrument, that he/she/they acknowledged that he/she/they signed, sealed and delivered the same as the voluntary act and deed of the corporation.

_____, Notary

ROAD EASEMENT

Dated: _____, 2011

Kevin J. & Sheila D. Lauer

To

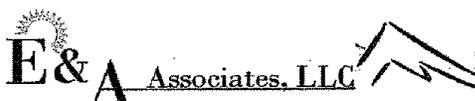
County of Gloucester

Record and Return to:

CLERK OF THE BOARD
Gloucester County Freeholders' Office
1 R. Broad Street
Woodbury, NJ 08098

Copy of Certified Letter

Albert R. Crosby, CTA, NJ SCGREA*



109 Appaloosa Way
Sewell, New Jersey 08080

Phone: (609) 922-4815
Fax: (856) 582-4711
albertcrosby@comcast.net

NJ State Certified General Real Estate Appraiser

February 7, 2012

Kevin & Sheila Lauer
180 Golfview Drive
Sewell, NJ 08080

**Re: Property Acquisition Appraisal
Block 54.04, Lot 56
180 Golfview Drive
Washington Township, Gloucester County, New Jersey**

To Whom it may concern:

Our firm has been engaged by the County of Gloucester Engineering Department to determine the fair market value of your property for a partial taking. The appraisal will be used by the County of Gloucester to provide just compensation for the proposed taking area.

We would like to offer you the opportunity to accompany us during our property inspection, so that you may disclose any important information about your property. Additionally, it would be helpful if you could provide any of the applicable items detailed on the enclosed list.

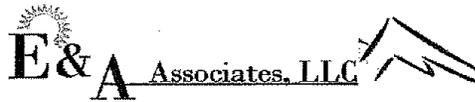
We would like to offer you the opportunity to accompany us during our property inspection, so that you may disclose any important information about your property. Additionally, it would be helpful if you could provide any of the applicable items detailed on the enclosed list.

Please contact Al Crosby either by phone at (609) 922-4815 or email (albertcrosby@comcast.net) to coordinate an inspection appointment as soon as possible.

Sincerely,
E & A Associates, LLC

Albert R. Crosby, CTA
NJ SCGREA #42RG0022000

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired. Print your name and address on this reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">Kevin & Sheila Lauer 180 Golfview Drive Sewell, NJ 08080</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number</p> <p>Transfer from service kit: 7010 0780 0000 3388 2777</p>	
<p>PS Form 3811, February 2004 Domestic Return Receipt 10295-02-10-1840</p>	



Albert R. Crosby, CTA, NJ SCGREA*

109 Appaloosa Way
Sewell, New Jersey 08080

Phone: (609) 922-4815

Fax: (856) 582-4711

albertcrosby@comcast.net

NJ State Certified General Real Estate Appraiser

Property Appraisal Exhibit Request

Please provide any of the following information that is applicable and available. We are in need of these exhibits for our analysis.

- 1) Copy of most recent Deed
- 2) Provide the Agreement of Sale, Deed, and/or settlement sheet for your acquisition of the property if made within the past 5 years.
- 3) Information on any Purchase Offers that have been made on the property during the past three years and if the property is currently for sale.
- 4) Full scale copy of subdivision plans
- 5) Copy of any approvals received to date from local, county, or other governing authorities.
- 6) Any other information that you believe should be considered in the appraisal of this property.

Please forward a copy of any of the above applicable items to:

E & A Associates
109 Appaloosa Way
Sewell, NJ 08080

You could also fax a copy of any of the above to 856-582-4711.

Qualifications of

Albert R Crosby, Jr., CTA

Professional Position

Principal of the company E & A Associates, LLC; specializing in real estate appraisal and consulting services for all property types and for a variety of purposes including financing, condemnation, ad valorem, matrimonial, and estates. The firm concentrates its work throughout the State of New Jersey.

I have a B.S. in Accounting from Elon University and extensive experience and knowledge of the Southern New Jersey Region including but not limited to Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, and Salem Counties.

Senior Appraiser with Insight Appraisal Group, LLC; specializing in real estate appraisal and consulting services for all property types and for a variety of purposes including financing, condemnation, ad valorem, matrimonial, and estates.

Professional Affiliations & Licenses

Certified General Appraiser (#42RG-00222000), State of New Jersey

Certified Tax Assessor (CTA), State of New Jersey

Associate Member of the Appraisal Institute

Professional Experience

8/07 – Present Senior Appraiser with Insight Appraisal Group in Washington Township, New Jersey

2/03 – 7/07 Researcher and Analyst with the firm of J. McHale & Associates, Inc. in Mt. Laurel, New Jersey

Education

B.S., Accounting, Elon University, Elon College, North Carolina

Profession Related Courses & Seminars

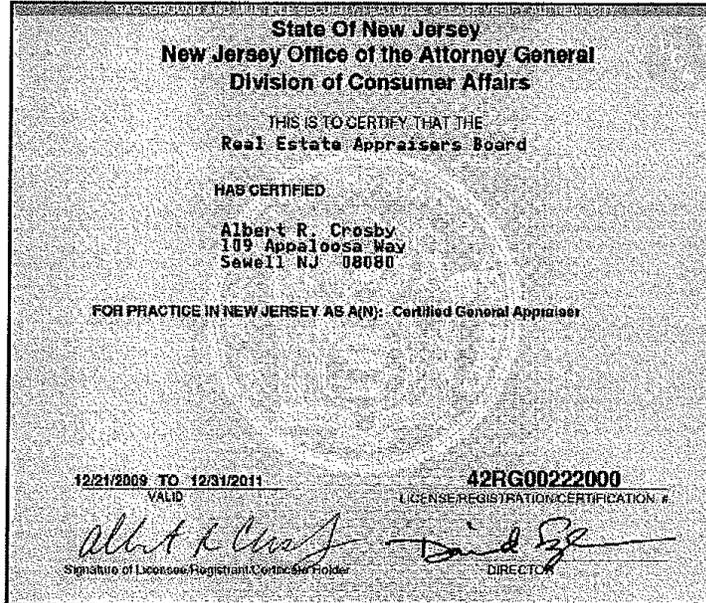
November 2010	Report Writing, Appraisal Institute
December 2009	Advanced Applications, Appraisal Institute
May 2007	General Market Analysis/Highest & Best Use, Appraisal Institute
November 2005	Advanced Sales Comparison & Cost Approaches, Appraisal Institute
January 2005	Advanced Income Capitalization, Appraisal Institute
October 2005	15-Hour National USPAP, Appraisal Institute
March 2004	Basic Income Capitalization, Appraisal Institute
May 2003	Appraisal Procedures, Appraisal Institute

March 2003

Appraisal Principles, Appraisal Institute

Other

Acting Board Member of a local non-profit serving the needs of the physically and mentally disabled.



B13

RESOLUTION AUTHORIZING A CONTRACT FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES WITH ADAMS, REHMANN & HEGGAN ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED \$39,810.00, AS PER RFP-12-029, REGARDING ENGINEERING PROJECT #08-12FA

WHEREAS, the County of Gloucester (hereinafter the "County") has need for Construction Management and Inspection Services; and

WHEREAS, this need for such professional services is relative to the County's "Proposed Resurfacing and Safety Improvements along Tanyard Road, County Route 663 from Evergreen Avenue to Walnut Avenue in Woodbury City, Woodbury Heights Borough and Deptford Township, Gloucester County," Federal Project No. DHD-4042-(101), Engineering Project #08-12FA (hereinafter the "Project"); and

WHEREAS, the County requested proposals for such professional services, via RFP-12-029, from interested providers; and evaluated those proposals consistent with the County's Fair and Open procurement process, and consistent with the terms and provisions of N.J.S.A. 19:44A-20.4; and

WHEREAS, the evaluation of the proposals that were submitted, based on the established criteria, concluded that Adams, Rehmann & Heggan Associates, Inc. (hereinafter "ARH"), with an office address of 850 South White Horse Pike, Hammonton, NJ 08037, made the most advantageous proposal to provide said services for a total contract amount of \$39,810.00; and

WHEREAS, this contract may be awarded without public advertising for bids pursuant to the provisions of the Local Public Contracts Law of the State of New Jersey in that the subject matter of the contract is the provision of professional services for which competitive bids could not be received; and

WHEREAS, the Purchasing Agent for the County has certified the availability of funds for this contract in the amount of \$39,810.00, pursuant to C.A.F. #12-04649, which amount shall be charged against budget line item C-04-10-012-165-12205.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Chosen Freeholders of the County of Gloucester that the Freeholder Director, and Clerk of the Board, be and are hereby authorized and directed to execute a contract with ARH for Construction Management and Inspection Services as set forth in RFP-12-029, and subject to all conditions and requirements of the specifications as for the Project, for a maximum contract amount of THIRTY-NINE THOUSAND EIGHT HUNDRED TEN DOLLARS AND ZERO CENTS (\$39,810.00), per the prices submitted in ARH's proposal dated April 25, 2012, and contingent upon approval by the NJ Department of Transportation.

BE IT FURTHER RESOLVED that pursuant to the requirements of the Local Public Contracts Law and in accordance with N.J.S.A. 40A:11-5, a brief notice stating the nature, duration, services and amount of the contract, if applicable, and a statement that this Resolution and contract are on file and available for public inspection in the Office of the Purchasing Agent for Gloucester County, shall be published once in the Gloucester County Times

ADOPTED at a regular meeting of the Board of Chosen Freeholders of the County of Gloucester, held on Wednesday, June 06, 2012, at Woodbury, New Jersey.



COUNTY OF GLOUCESTER

ROBERT M. DAMMINGER, DIRECTOR

ATTEST:

ROBERT N. DILELLA, CLERK

B13

**CONTRACT BETWEEN
COUNTY OF GLOUCESTER
AND
ADAMS, REHMANN & HEGGAN ASSOCIATES, INC.**

THIS CONTRACT is made effective this 06th day of **June 2012**, by and between the **COUNTY OF GLOUCESTER**, a body politic and corporate, with administrative offices at 2 South Broad Street, Woodbury, New Jersey 08096, hereinafter referred to as "**County**", and **Adams, Rehmann & Heggan Associates, Inc.**, with offices at 850 South White Horse Pike, Hammonton, NJ 08037, hereinafter referred to as "**Vendor**".

RECITALS

WHEREAS, the County has determined that it has need for professional engineering services in the nature of Construction Management and Inspection Services necessary for the County's road improvement project known as "Resurfacing and Safety Improvements along Tanyard Road, County Route 663 from Evergreen Avenue to Walnut Avenue in Woodbury City, Woodbury Heights Borough and Deptford Township, Gloucester County", Federal Project No. DHD-4042-(101), Engineering Project #08-12FA (hereinafter the "Project"); and

WHEREAS, Vendor represents that it is qualified to perform said services, and desires to so perform pursuant to the terms and provisions of this Contract.

NOW, THEREFORE, in consideration of the mutual promises, agreements and other considerations made by and between the parties, the County and the Vendor do hereby agree as follows:

TERMS OF AGREEMENT

1. **COMMENCEMENT OF SERVICES.** Vendor shall commence services upon the execution of this Contract, and this Contract shall be effective for the length of time necessary for actual completion of the Project.

2. **COMPENSATION.** Vendor shall be compensated in an amount not to exceed **\$39,810.00**, pursuant to the fees and rates set out in Vendor's proposal for the Project dated April 25, 2012 (hereinafter the "Proposal"), and subject to all terms and provisions of the County's **RFP-12-029** (hereinafter the "RFP"). Both the Proposal and RFP are incorporated into and made part of this Contract by reference. The County shall not be required to purchase any minimum amount of services.

Vendor shall be paid in accordance with this Contract document upon receipt of an invoice and a properly executed voucher. After approval by the County, the payment voucher shall be placed in line for prompt payment.

Each invoice shall contain an itemized, detailed description of all work performed during the billing period. Failure to provide sufficient specificity shall be cause for rejection of the invoice until the necessary details are provided.

It is also agreed and understood that the acceptance of the final payment by Vendor shall be considered a release in full of all claims against the County arising out of, or by reason of, the work done and materials furnished under this Contract.

3. **DUTIES OF VENDOR.** The specific duties of the Vendor shall be as set forth in the RFP and the Proposal, and as directed by the County in accordance with the RFP and Proposal. The RFP and Proposal are incorporated herein in their entirety, and made a part of this Contract by reference.

4. **FURTHER OBLIGATIONS OF THE PARTIES.** During the performance of this Contract, the parties agree as follows, where applicable:

A. Vendor will not discriminate against any employee or applicant for employment because of gender, age, race, creed, color, religion, Vietnam-era veteran status, national origin, ancestry, marital status, disability, affectional or sexual orientation, genetic information, sex or atypical hereditary cellular or blood trait. Vendor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment without regard to their gender, age, race, creed, color, religion, Vietnam-era veteran status, national origin, ancestry, marital status, disability, affectional or sexual orientation, genetic information, sex or atypical hereditary cellular or blood trait. Such actions shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Vendor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this non-discrimination clause.

B. The Vendor or subcontractor, where applicable, will, in all solicitations or advertisements for employees placed by or on behalf of the Vendor, state that all qualified applicants will receive consideration for employment without regard to gender, age, race, creed, color, religion, Vietnam-era veteran status, national origin, ancestry, marital status, disability, affectional or sexual orientation, genetic information, sex or atypical hereditary cellular or blood trait.

C. The Vendor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the Agency Contracting Officer advising the labor union or workers' representative of the Vendor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

D. The Vendor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to P.L. 1975, c.127, as amended and supplemented from time to time.

E. The Vendor or subcontractor, where applicable, agrees to attempt in good faith to employ minority and female workers consistent with the applicable County employment goals prescribed by N.J.A.C. 17:27-5.2 promulgated by the Treasurer

pursuant to P.L. 1975, C. 127, as amended and supplemented from time to time or in accordance with a binding determination of the applicable County employment goals determined by Affirmative Action Office pursuant to N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, C. 127, as amended and supplemented from time to time.

F. The Vendor or subcontractor, where applicable, agrees to inform in writing appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of gender, age, creed, color, religion, Vietnam-era veteran status, national origin, ancestry, marital status, affectional or sexual orientation, or disability and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

G. The Vendor or subcontractor, where applicable, agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decision of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

H. The Vendor or subcontractor, where applicable, agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to gender, age, creed, color, religion, Vietnam-era veteran status, national origin, ancestry, marital status, affectional or sexual orientation, or disability and conform with the applicable employment goals, consistent with the statutes and court decisions of the State of New Jersey and applicable Federal law and applicable Federal court decisions.

I. The Vendor or subcontractor, where applicable, shall furnish such report or other document to the Affirmative Action Office as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Affirmative Action Office for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (N.J.A.C. 17:27).

J. Only manufactured products of the United States of America, wherever available, shall be used in the execution of the work specified herein.

K. In accordance with the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA), it is expressly understood that if the net amount paid to Vendor pursuant to this Contract exceeds Ten Thousand Dollars (\$10,000.00) in a twelve-month period, Vendor will grant to the Department of Health and Human Services and/or the general Accounting Office access to such of Vendor's books, documents, and records as are necessary to verify the nature and extent of costs of services furnished under this Contract. Vendor agrees to grant such access until the expiration of four (4) years after the services are furnished under the contract. In the event that Vendor carries out any duties of the contract through a subcontract with a related organization which will result in payment to the related organization of Ten Thousand Dollars (\$10,000.00) or more

over a twelve-month period, Vendor agrees that any such subcontract shall require that the related organization shall make available such books, documents, and records which are necessary to verify the nature and extent of the costs.

5. **LICENSING AND PERMITTING.** If the Vendor or any of its agents is required to maintain a license, or to maintain in force and effect any permits issued by any governmental or quasi-governmental entity in order to perform the services which are the subject of this Contract, then prior to the effective date of this Contract, and as a condition precedent to its taking effect, Vendor shall provide to County a copy of its current license and permits required to operate in the State of New Jersey, which license and permits shall be in good standing and shall not be subject to any current action to revoke or suspend, and shall remain so throughout the term of this Contract.

Vendor shall notify County immediately in the event of suspension, revocation or any change in status (or in the event of the initiation of any action to accomplish such suspension, revocation and/or change in status) of license or permit held by Vendor, or its agents.

6. **TERMINATION.** This Contract may be terminated as follows:

A. Pursuant to the termination provisions set forth in the RFP, if any, which are specifically referred to and incorporated herein by reference.

B. If Vendor is required to be licensed in order to perform the services which are the subject of this Contract, then this Contract may be terminated by County in the event that the appropriate governmental entity with jurisdiction has instituted an action to have the Vendor's license suspended, or in the event that such entity has revoked or suspended said license. Notice of termination pursuant to this subparagraph shall be effective immediately upon the giving of said notice.

C. If, through any cause, the Vendor or subcontractor, where applicable, shall fail to fulfill in timely and proper manner his obligations under this Contract, or if the Vendor shall violate any of the covenants, agreements, or stipulations of this Contract, the County shall thereupon have the right to terminate this Contract by giving written notice to the Vendor of such termination and specifying the effective date thereof. In such event, all finished or unfinished documents, data, studies, and reports prepared by the Vendor under this Contract, shall be forthwith delivered to the County.

D. The County may terminate this Contract for public convenience at any time by a notice in writing from the County to the Vendor. If the Contract is terminated by the County as provided herein, the Vendor will be paid for the services rendered to the time of termination.

E. Notwithstanding the above, the Vendor or subcontractor, where applicable, shall not be relieved of liability to the County for damages sustained by the County by virtue of any breach of the Contract by the Vendor, and the County may withhold any payments to the Vendor for the purpose of set off until such time as the exact amount of damages due the County from the Vendor is determined.

F. Termination shall not operate to affect the validity of the indemnification provisions of this Contract, nor to prevent the County from pursuing any other relief or damages to which it may be entitled, either at law or in equity.

7. **NO ASSIGNMENT OR SUBCONTRACT.** This Contract may not be assigned nor subcontracted by the Vendor, except as otherwise agreed in writing by both parties. Any attempted assignment or subcontract without such written consent shall be void with respect to the County and no obligation on the County's part to the subcontractor or assignee shall arise, unless the County shall elect to accept and to consent to such assignment or subcontract.

8. **INDEMNIFICATION.** The Vendor or subcontractor, where applicable, shall be responsible for, shall keep, save and hold the County harmless from, and shall indemnify and shall defend the County against any claim, loss, liability, expense (specifically including but not limited to costs, counsel fees and/or experts' fees), or damage resulting from all mental or physical injuries or disabilities, including death, to employees or recipients of the Vendor's services or to any other persons, or from any damage to any property sustained in connection with this contract which results from any acts or omissions, including negligence or malpractice, of any of its officers, directors, employees, agents, servants or independent contractors, or from the Vendor's failure to provide for the safety and protection of its employees, or from Vendor's performance or failure to perform pursuant to the terms and provisions of this Contract. The Vendor's liability under this agreement shall continue after the termination of this agreement with respect to any liability, loss, expense or damage resulting from acts occurring prior to termination.

9. **INSURANCE.** Vendor shall, if applicable to the services to be provided, maintain general liability, automobile liability, business operations, builder's insurance, and Workers' Compensation insurance in amounts, for the coverages, and with carriers deemed satisfactory by County, and which shall be in compliance with any applicable requirements of the State of New Jersey and the Specifications. Vendor shall, simultaneously with the execution of this Contract, deliver certifications of said insurance to County, naming the County as an additional insured.

If Vendor is a member of a profession that is subject to suit for professional malpractice, then Vendor shall maintain and continue in full force and effect an insurance policy for professional liability/malpractice with limits of liability acceptable to the County. Vendor shall, simultaneously with the execution of this Contract, and as a condition precedent to its taking effect, provide to County a copy of a certificate of insurance, verifying that said insurance is and will be in effect during the term of this Contract. The County shall review the certificate for sufficiency and compliance with this paragraph, and approval of said certificate and policy shall be necessary prior to this Contract taking effect. Vendor also hereby agrees to continue said policy in force and effect for the period of the applicable statute of limitations following the termination of this Contract and shall provide the County with copies of certificates of insurance as the certificates may be renewed during that period of time.

10. **SET-OFF.** Should Vendor either refuse or neglect to provide the labor and materials that Vendor is required to provide in accordance with the terms of this Contract, and if expense is incurred by County by reason of Vendor's failure to perform, then and in that event, such expense shall be deducted from any payment due to Vendor. Exercise of such set-off shall not operate to prevent County from pursuing any other remedy to which it may be entitled.

11. **PREVENTION OF PERFORMANCE BY COUNTY.** In the event that the County is prevented from performing this Contract by circumstances beyond its control, then any obligations owing by the County to the Vendor shall be suspended without liability for the period

during which the County is so prevented.

12. **METHODS OF WORK.** Vendor agrees that in performing its work, it shall employ such methods or means as will not cause any interruption or interference with the operations of County or infringe on the rights of the public.

13. **NON-WAIVER.** The failure by the County to enforce any particular provision of this Contract, or to act upon a breach of this Contract by Vendor, shall not operate as or be construed as a waiver of any subsequent breach, nor a bar to any subsequent enforcement.

14. **PROCEDURE FOR PAYMENT OF BILLS.** The Vendor shall bill on a monthly basis for work performed pursuant to this Contract, including interim bills, final bills and bills for the release of retainage.

The Vendor shall submit its bill only on the County's periodic billing date.

The periodic billing date for such bills shall be that date which is 20 days prior to the second monthly meeting of the County Board of Chosen Freeholders, (the "Bill Approval Meeting"). At each such Bill Approval Meeting, the Board of Freeholders shall approve and certify the submitted bills, and direct that payment be made within ten (10) days of such meeting date.

All bills received for a particular billing cycle shall be deemed to have been received on the billing date.

The County shall examine the bills submitted on the periodic billing date prior to the Bill Approval Meeting. In the event that the County shall determine that all or some portion of the payment should be withheld, the County shall notify the Vendor in writing of the amount withheld and of their reasons for withholding payment.

The balance of the bill will be presented for payment at the Bill Approval Meeting.

Either party to this Contract may demand that a dispute concerning whether a party has failed to make payments pursuant to the provisions of N.J.S.A. 2A:30A-1 et. seq., be submitted to non-binding mediation.

If mediation is demanded, it shall be demanded consistent with the County's provisions concerning Alternative Dispute Resolution for contracts to which N.J.S.A. 40A:11-50 is applicable. Those provisions are set forth below, [Note: Alternative Dispute Resolution shall not be available with regard to disputes concerning the bid solicitation or award process or the formation of contracts or subcontracts entered into pursuant to the New Jersey Local Public Contracts Law.]

The County's Alternative Dispute Resolution procedure is as follows:

A. **Controversies and Claims Subject to Mediation.** Any controversy or claim arising out of or related to the Contract, or the breach thereof, shall be settled by mediation.

If a dispute between County and Vendor arises during the course of the Contract, the parties will make a good faith effort to resolve the dispute through non-binding mediation.

- B. Contract Performance Pending Mediation.** During mediation proceedings, Vendor shall continue to perform, and County shall continue to make payments pursuant to the terms of the Contract.
- C. When Mediation May be Demanded.** Prior to either party demanding mediation, the aggrieved party shall attempt to resolve the problem directly with the other party. The aggrieved party shall submit a written notice of dispute to the other party. The other party shall respond in writing.

Demand for mediation of any claim shall not be made until the earlier of the following:

- (a) five (5) business days after the other party has provided its written response to the aggrieved party's notice of dispute;
- (b) 30 days have passed after submission of the original, written claim by the aggrieved party and the other party has not responded.

If the written response from the other party does not resolve the dispute, the aggrieved party shall have 30 days from the delivery of the other party's response to file a demand for mediation. If the aggrieved party fails to do so, it shall be deemed to have waived its right pursuant to this contract to demand Alternative Dispute Resolution.

A party who files a "Notice of Demand for Mediation" must assert in the demand all claims then known to that party for which mediation may be demanded. If a party fails to include a claim because of excusable neglect, or when a claim has matured or been acquired subsequently, the mediator or mediators may permit amendments.

- D. Procedure to Request Mediation.** Either party may demand mediation by written notice to the other party. The written notice shall contain at minimum (1) a brief statement of the nature of the dispute, and (b) the name, address and the phone number of that party's designated representative for purposes of mediation. The other party shall designate its representative for mediation in writing no later than five (5) business days after receipt of the demand for mediation.

The respective designees shall thereupon promptly, and with due regard for the need for timely action, choose a mediator. If the parties cannot agree on a mediator, they shall choose a reputable mediation firm.

Any mediation firm so chosen shall present a list of at least five (5) proposed mediators to the parties and shall provide the parties with a summary of each person's qualifications to serve as mediator. Each party shall rank the proposed mediators in order of preference.

The fifth and any lower ranked persons on each list will be excluded from further consideration.

The chosen mediator shall be the remaining person who is the combined highest ranking mediator on both preference lists, after deleting all excluded persons.

In the event of a tie, the mediator shall be chosen by lot.

- E. **Procedures at Mediation.** The mediation shall be conducted in such reasonable and efficient manner as may be agreed between the parties and the mediator or, if the parties cannot agree, as may be determined by the mediator.

The parties will not be bound by the Rules of Evidence in presenting their positions before the mediator.

- F. **Cost of Mediation.** Each party will bear its own cost of participation in the mediation. The mediator's fee will be divided equally between the parties.

- G. **Failure of Mediation.** If a good faith effort to resolve the dispute through mediation is unsuccessful, either party may terminate the mediation by written notice to the mediator and to the other party. Thereafter, either party may submit the dispute to the Superior Court of New Jersey, Gloucester County, for adjudication, which court shall have exclusive original jurisdiction over the dispute.

15. **PARTIAL INVALIDITY.** In the event that any provision of this Contract shall be or become invalid under any law or applicable regulation, such invalidity shall not affect the validity or enforceability of any other provision of this Contract.

16. **CHANGES.** This Contract may be modified by approved change orders, consistent with applicable laws, rules and regulations. The County, without invalidating this Contract, may order changes consisting of additions, deletions, and/or modifications, and the contract sum shall be adjusted accordingly. This Contract and the contract terms may be changed only by amendment approved by the County's Freeholder Board. The cost or credit to the County from change in this Contract shall be determined by mutual agreement before executing the amendment involved.

17. **NOTICES.** Notices required by this Contract shall be effective upon mailing of notice by regular and certified mail to the addresses set forth above, or by personal service, or if such notice cannot be delivered or personally served, then by any procedure for notice pursuant to the Rules of Court of the State of New Jersey.

18. **COMPLIANCE WITH APPLICABLE LAW.** Vendor shall at all times during the course of the effective period of this Contract comply with and be subject to all applicable laws, rules and regulations of the State of New Jersey and of any other entity having jurisdiction pertaining to the performance of Vendor's services.

19. **INDEPENDENT VENDOR STATUS.** The parties acknowledge that Vendor is an independent Vendor, and is not an agent of the County.

20. **CONFIDENTIALITY.** Vendor agrees not to divulge or release any information, reports, or recommendations developed or obtained in connection with the performance of this Contract, during the term of this Contract, except to authorized County personnel or upon prior approval of the County.

21. **BINDING EFFECT.** This Contract shall be binding on the undersigned, and their successors and assigns.

22. **CONTRACT PARTS.** This Contract consists of this Contract document, the RFP and

the Proposal. Should there occur a conflict between this form of Contract and the RFP, then this Contract shall prevail. Should there occur a conflict between this Contract or the RFP, and the Proposal, then this Contract and the RFP shall prevail.

THIS CONTRACT is effective as of this **06th** day of **June, 2012**.

IN WITNESS WHEREOF, the County has caused this instrument to be signed by its Freeholder Director, attested by its Clerk, and its corporate seal affixed hereunto, pursuant to a Resolution of the said party of the first part passed for that purpose, and Vendor has caused this instrument to be signed by its properly authorized representative and its corporate seal affixed the day and year first above written.

ATTEST:

COUNTY OF GLOUCESTER

ROBERT N. DILELLA, CLERK

ROBERT M. DAMMINGER, DIRECTOR

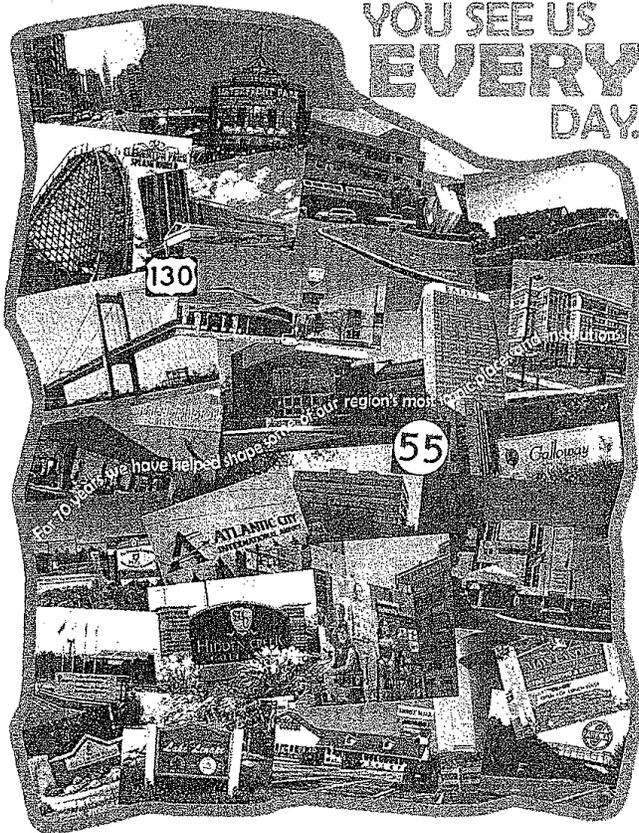
Adams, Rehmann & Heggan Associates, Inc.

By:

(Please Print Name)

(Please Print Title)

B13



YOU SEE US
EVERY
DAY.

It is nearly impossible to travel through the region and not see the work that has been done by ARH through the years. Whether driving on a road we designed, flying off an airport runway that we surveyed, or seeing a site we designed, you are often witnessing a part of the ARH legacy.

- Walt Whitman Bridge
- Atlantic City International Airport
- Philadelphia International Airport
- Gloucester County Justice Complex, Woodbury, NJ
- Mercer County Justice Complex, Trenton, NJ
- Princeton University Stadium, Princeton, NJ
- Waterfront Park, Trenton, NJ
- Wills Eye Hospital, Philadelphia
- Hahnemann Hospital
- Temple University
- Garden State Parkway
- McGuire Air Force Base, Hanover, NJ
- Lincoln Park Airport
- NE Philadelphia Airport
- New Jersey Turnpike
- Millville Motor Sports, Millville, NJ
- Fox Chase Cancer Center
- Camden-Trenton River-LINE
- Atlantic City Race Course
- Caesar's Palace, Atlantic City Casino
- Lehigh Valley Hospital Muhlenberg Campus, Bethlehem, PA
- Blue Heron Pines Golf Course, Galloway, NJ
- Woodmere Art Museum
- 12th and Filbert Parking Garage, Philadelphia PA
- Bally's Hotel and Casino, Atlantic City
- Horizon Business Park, Hamilton, NJ
- Merrill Lynch Corporate Campus, Hopewell, NJ
- New Jersey Manufactures Insurance Company, Ewing, NJ
- Philadelphia Park Casino and Race Track
- Ritz Carlton Residence, Philadelphia
- University of the Arts, College of Performing Arts, Philadelphia
- Showboat Casino and Hotel, Atlantic City
- Sovereign Center Arena, Reading PA
- City Hall, Atlantic City, NJ
- Richard Stockton College of New Jersey
- Four Season @ Stone Harbor, Stone Harbor, NJ
- College of New Jersey Athletic Complex, Ewing, NJ
- Miracle League Field of Dreams, Sewell, NJ
- Pine Barrens Golf Club, Jackson, NJ
- FAA William J Hughes Technical Center, Pomona, NJ

adams, rehmann & heggan
associates, inc.

ARH Response to Gloucester County RFP #12-029
Construction Management and Inspection Services for
Resurfacing and Safety Improvements to Tanyard
Road

ARH Contact: George Scott
850 South White Horse Pike
Hammonton, NJ 08037
609-561-0482
gscot@arh-us.com

Pete Mercanti, Director
Purchasing Department
County of Gloucester
Two South Broad Street
Woodbury, NJ 08096
April 25, 2012

arh

SUBMITTED
FEE

Fee Proposal

TOTAL: \$ 39,810.00

A. Pre Construction Activities:

	Hours	Rate	
- Senior Project Manager	16	\$ 130.00	\$ 2,080.00
- Assoc. Project Manager	26	\$ 75.00	\$ 1,950.00
- Senior Inspector (NICET III)	12	\$ 75.00	\$ 900.00
		TOTAL:	\$ 4,930.00

Pre Construction Activities Notes:

1. Tasks included under this section of the RFP are outlined in the Technical Section of our proposal.

B. Construction Activities: (4.5± Weeks)

	Hours	Rate	
- Principal Level Support	8	\$ 150.00	\$ 1,200.00
- Senior Project Manager	50	\$ 130.00	\$ 6,500.00
- Assoc. Project Manager	81	\$ 75.00	\$ 6,075.00
- Senior Inspector (NICET III)	170	\$ 75.00	\$ 12,750.00
		TOTAL:	\$ 26,525.00

Construction Activities Notes:

1. Tasks included under this section of the RFP are outlined in the Technical Section of our proposal. All Daily, Weekly and Monthly tasks outlined in the Technical Section of the proposal are included here.

2. It is presumed the Contractor is responsible for overtime, nights and/or weekends; all costs incurred beyond a normal business day and beyond the project time duration, are not included within this price.

C. Post Construction // Close-out and Funding Requisition:

	Hours	Rate	
CONTRACT & FUNDING CLOSEOUT - Senior Project Manager	20	\$ 130.00	\$ 2,600.00
CONTRACT & FUNDING CLOSEOUT - Assoc. Project Manager	40	\$ 75.00	\$ 3,000.00
- PUNCH LIST - Senior Inspector (NICET III)	25	\$ 75.00	\$ 1,875.00
AS-BUILT - CAD Technician	16	\$ 55.00	\$ 880.00
		TOTAL:	\$ 8,355.00

ARH Rates for this project:

Principal Engineer	\$ 150.00
Senior Project Manager	\$ 130.00
Project Engineer/Field Support	\$ 95.00
Assoc Project Manager	\$ 75.00
Senior Inspector (NICET III)	\$ 75.00
Senior Inspector	\$ 65.00
CAD Technician	\$ 55.00

B3

BASIS OF AWARD

(To be completed by County evaluation committee)
(100 Point total will be used to determine the Award)

The County will select the vendor deemed most advantageous to the County, based on price and other factors considered.

RFP-012-0-29 –Construction Management Services –Tanyard Rd. ARH

EVALUATION FACTORS Points awarded will be based on the information contained in the technical proposal, any supplemental information obtained and information gathered during the interview, if one is conducted.	SCORE
A. Technical Proposal contains all required information All required documentation submitted. ___ 5 ___ points	5
B. <u>Relevance and Extent of Qualifications, Experience, and Training of Personnel to be assigned.</u> Project Manager is a PE and has good experience with similar work for other municipal & county agencies. The inspector has a Nicet Level III and has good experience listed. ___ 30 ___ points.	29
C. <u>Relevance and Extent of Similar Engagements performed</u> ARH has provided a listing of several similar projects for municipal, county, and state agencies. Specifically roadway inspection, traffic signal and intersection inspection, & bridge inspection. Appears very familiar with NJDOT procedures. A listing of Federal projects would have been useful. ___ 30 ___ points.	28
D. <u>Plan for performing engagement is realistic, thorough, and demonstrates knowledge of requirements and personnel availability</u> ARH provided a good / relevant plan for completing the project they included KEY items to be performed on daily, weekly and biweekly schedules. They included material testing support of third party testing, discussed As built review weekly, and review of quantities determined by inspector. ___ 35 ___ points.	33
TOTALS	95

COUNTY OF GLOUCESTER
P. O. Box 337
Woodbury, N. J. 08096

B13

Certificate of Availability of Funds

TREASURER'S NO. 12-04649 DATE May 16, 2012
C-04-10-012-165-12205 (\$39,810.00)

BUDGET NUMBER - CURRENT YR _____ B _____ DEPARTMENT Engineering

AMOUNT OF CERTIFICATION \$39,810.00 COUNTY COUNSEL August E. Knestaut, Esq.

DESCRIPTION:

Professional Services Contract for Construction Management and Inspection Services for the Proposed Resurfacing and Safety Improvements along Tanyard Road, County Route 663 from Evergreen Avenue to Walnut Avenue in Woodbury City, Woodbury Heights Borough and Deptford Township, Gloucester County, Federal Project No. DHD-4042-(101), Engineering Project #08-12FA

VENDOR: Adams, Rehmann & Heggan Associates, Inc.

ADDRESS: 850 South White Horse Pike
Hammonton, NJ 08037

 5-16-12
DEPARTMENT HEAD APPROVAL
Vincent M. Voltaggio, P.E.,
County Engineer

APPROVED 
PURCHASING AGENT

RETURNED TO DEPARTMENT
 NOT APPROVED

DATE PROCESSED 5-30-12

Meeting Date: June 06, 2012

B14

RESOLUTION AUTHORIZING A UTILITY EASEMENT AGREEMENT WITH ATLANTIC CITY ELECTRIC COMPANY REGARDING THE COUNTY'S ROAD IMPROVEMENT PROJECT AT WOODBURY-GLASSBORO (CR553), LAMBS ROAD (CR635) AND TYLERS MILL ROAD, IN THE TOWNSHIP OF MANTUA

WHEREAS, the County of Gloucester (hereinafter the "County") will be constructing road improvements at the intersections of Woodbury-Glassboro Road (CR553), and Lambs Road (CR635) and Tylers Mill Road in the Township of Mantua (hereinafter the "Road Project"); and

WHEREAS, Atlantic City Electric Company (hereinafter the "Atlantic") is the electric service provider in the area, and thereby maintains above-ground and underground cables, poles, conduit, and other facilities to provide said services; and

WHEREAS, as a precondition to relocating utility lines for the Road Project, Atlantic requires the execution of an appropriate Utility Easement Agreement for Block 250, Lot 1 in the Township of Mantua at the intersection of Woodbury-Glassboro Road (CR 553) and Tylers Mill Road, which said property is owned by the County.

NOW, THEREFORE, BE IT RESOLVED by the Board of Chosen Freeholders of the County of Gloucester that the Director of the Board, and Clerk of the Board, be and are hereby authorized and directed to execute the Utility Easement Agreement with the Atlantic attached hereto in order to facilitate the construction of the Road Project by the County.

ADOPTED at a regular meeting of the Board of Chosen Freeholders of the County of Gloucester held on Wednesday, June 6, 2012, at Woodbury, New Jersey.



COUNTY OF GLOUCESTER

ROBERT M. DAMMINGER, DIRECTOR

ATTEST:

ROBERT N. DI LELLA, CLERK

B14

Block 250, Lot 1

Prepared By: Atlantic City Electric Company
& Return to: Right of Way Department
5100 Harding Highway
Mays Landing, NJ 08330

UTILITY EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT, made this _____ day of _____, 20____, between County of Gloucester "Grantor" and ATLANTIC CITY ELECTRIC COMPANY, a New Jersey Corporation, with an office located at 5100 Harding Highway, Mays Landing, New Jersey 08330, hereinafter referred to as "ACE,"

WITNESSETH:

WHEREAS, Grantor is the owner of land located in the State of New Jersey, the County of Gloucester, which land abuts Tylers Mill Road, Mantua Township.

For and in consideration of the payment by ACE of the sum of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, Grantor grants to ACE a perpetual easement and right of way and agrees as follows:

1. ACE shall have the right to install, operate, maintain, add to, extend, relocate and remove its ELECTRIC and COMMUNICATIONS, and other appropriate facilities, and accessories and appurtenances thereto to extend ACE's systems and to provide services to ACE's service areas; including any other cables, conduits, fibre optic cables and wires on, over, under and across Grantor's land which may become necessary to provide such services.
2. The facilities installed pursuant to this agreement shall remain the property of ACE and all maintenance, repairs and removals of said facilities shall be the responsibility of ACE.
3. ACE shall have the right to trim, remove, and/or otherwise maintain all trees and underbrush located 15 feet on each side of the centerline of ACE's facilities.
4. ACE shall have the rights of ingress, egress and regress to and over Grantor's land as necessary for the enjoyment of the rights granted herein.
5. Grantor agrees not to place any improvements, including trees or other foliage, within 10 feet of the opening side of any enclosed equipment installed under the terms of this Agreement and shall not construct any structures or improvements over or under the utility facilities permitted by this Agreement.
6. Grantor shall have the right to use the land covered by this Agreement for any lawful purpose not inconsistent with or in contravention of the rights of ACE
7. Grantor covenants that it is seized of and has the right to convey the foregoing easement, rights and privileges; agrees that ACE shall have quiet and peaceable possession, use and enjoyment of the aforesaid easement, rights and privileges.
8. Grantor agrees that this Utility Easement Agreement shall be binding upon and inure to the benefit of Grantor and ACE and their respective heirs, personal representatives, administrators, successors and assigns.

- 9. Grantor hereby certifies that the actual monetary consideration paid for this Agreement is \$1.00.
- 10. ACE's utility facilities installed hereunder may, without further consideration, be relocated to conform to new or reestablished highway limits.

THE WITHIN EASEMENT IS RESTRICTED TO THE FACILITIES AS SHOWN ON THE ATTACHED DRAWING NO. HA023779, SHEET 8 OF 63, MADE BY MASER CONSULTING, DATED 1/30/09.

As agent on behalf of ACE, I certify that this document was prepared by ACE.

 Name: Kimberly S. Brodbeck
 Title: REAL ESTATE REPRESENTATIVE

WITNESS our hands and seals the day and year aforesaid.

ATTEST: (AFFIX CORPORATE SEAL)

COUNTY OF GLOUCESTER
 GRANTOR:

 Name

 Print Name

 Title

 Name (SEAL)

 Print Name

 Title

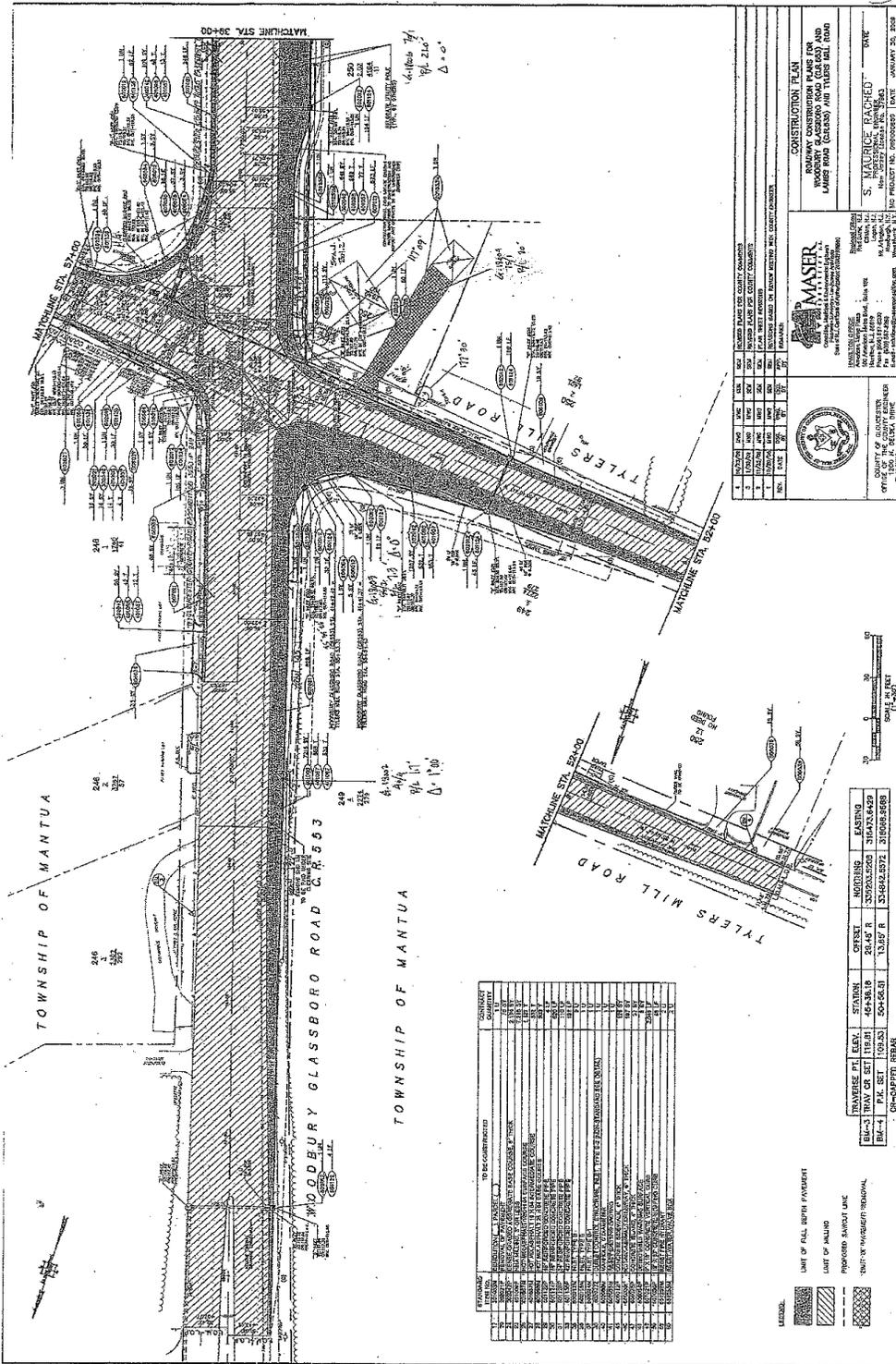
STATE OF _____)
 COUNTY OF _____) SS

BE IT REMEMBERED, that on the _____ day of _____, 20____,
 personally came before me, a notary public, the within named Grantor, _____ party(ies) to
 this indenture and known to me personally to be such, and acknowledged said Agreement to be his/her act of
 said individual(s) or the act and deed of the corporation or partnership for which he/she signed.

 Notary Public

Notary
 Seal/Stamp Here

B14



STATION	TRANSVERSE ELEV.	STATION	TRANSVERSE ELEV.
1	100.00	10	100.00
2	100.00	11	100.00
3	100.00	12	100.00
4	100.00	13	100.00
5	100.00	14	100.00
6	100.00	15	100.00
7	100.00	16	100.00
8	100.00	17	100.00
9	100.00	18	100.00
10	100.00	19	100.00
11	100.00	20	100.00
12	100.00	21	100.00
13	100.00	22	100.00
14	100.00	23	100.00
15	100.00	24	100.00
16	100.00	25	100.00
17	100.00	26	100.00
18	100.00	27	100.00
19	100.00	28	100.00
20	100.00	29	100.00
21	100.00	30	100.00
22	100.00	31	100.00
23	100.00	32	100.00
24	100.00	33	100.00
25	100.00	34	100.00
26	100.00	35	100.00
27	100.00	36	100.00
28	100.00	37	100.00
29	100.00	38	100.00
30	100.00	39	100.00
31	100.00	40	100.00
32	100.00	41	100.00
33	100.00	42	100.00
34	100.00	43	100.00
35	100.00	44	100.00
36	100.00	45	100.00
37	100.00	46	100.00
38	100.00	47	100.00
39	100.00	48	100.00
40	100.00	49	100.00
41	100.00	50	100.00
42	100.00	51	100.00
43	100.00	52	100.00
44	100.00	53	100.00
45	100.00	54	100.00
46	100.00	55	100.00
47	100.00	56	100.00
48	100.00	57	100.00
49	100.00	58	100.00
50	100.00	59	100.00
51	100.00	60	100.00
52	100.00	61	100.00
53	100.00	62	100.00
54	100.00	63	100.00
55	100.00	64	100.00
56	100.00	65	100.00
57	100.00	66	100.00
58	100.00	67	100.00
59	100.00	68	100.00
60	100.00	69	100.00
61	100.00	70	100.00
62	100.00	71	100.00
63	100.00	72	100.00
64	100.00	73	100.00
65	100.00	74	100.00
66	100.00	75	100.00
67	100.00	76	100.00
68	100.00	77	100.00
69	100.00	78	100.00
70	100.00	79	100.00
71	100.00	80	100.00
72	100.00	81	100.00
73	100.00	82	100.00
74	100.00	83	100.00
75	100.00	84	100.00
76	100.00	85	100.00
77	100.00	86	100.00
78	100.00	87	100.00
79	100.00	88	100.00
80	100.00	89	100.00
81	100.00	90	100.00
82	100.00	91	100.00
83	100.00	92	100.00
84	100.00	93	100.00
85	100.00	94	100.00
86	100.00	95	100.00
87	100.00	96	100.00
88	100.00	97	100.00
89	100.00	98	100.00
90	100.00	99	100.00
91	100.00	100	100.00

TRANSVERSE ELEV.	STATION	TRANSVERSE ELEV.	STATION
100.00	20+00	100.00	20+00
100.00	21+00	100.00	21+00
100.00	22+00	100.00	22+00
100.00	23+00	100.00	23+00
100.00	24+00	100.00	24+00
100.00	25+00	100.00	25+00
100.00	26+00	100.00	26+00
100.00	27+00	100.00	27+00
100.00	28+00	100.00	28+00
100.00	29+00	100.00	29+00
100.00	30+00	100.00	30+00
100.00	31+00	100.00	31+00
100.00	32+00	100.00	32+00
100.00	33+00	100.00	33+00
100.00	34+00	100.00	34+00
100.00	35+00	100.00	35+00
100.00	36+00	100.00	36+00
100.00	37+00	100.00	37+00
100.00	38+00	100.00	38+00
100.00	39+00	100.00	39+00
100.00	40+00	100.00	40+00
100.00	41+00	100.00	41+00
100.00	42+00	100.00	42+00
100.00	43+00	100.00	43+00
100.00	44+00	100.00	44+00
100.00	45+00	100.00	45+00
100.00	46+00	100.00	46+00
100.00	47+00	100.00	47+00
100.00	48+00	100.00	48+00
100.00	49+00	100.00	49+00
100.00	50+00	100.00	50+00
100.00	51+00	100.00	51+00
100.00	52+00	100.00	52+00
100.00	53+00	100.00	53+00
100.00	54+00	100.00	54+00
100.00	55+00	100.00	55+00
100.00	56+00	100.00	56+00
100.00	57+00	100.00	57+00
100.00	58+00	100.00	58+00
100.00	59+00	100.00	59+00
100.00	60+00	100.00	60+00
100.00	61+00	100.00	61+00
100.00	62+00	100.00	62+00
100.00	63+00	100.00	63+00
100.00	64+00	100.00	64+00
100.00	65+00	100.00	65+00
100.00	66+00	100.00	66+00
100.00	67+00	100.00	67+00
100.00	68+00	100.00	68+00
100.00	69+00	100.00	69+00
100.00	70+00	100.00	70+00
100.00	71+00	100.00	71+00
100.00	72+00	100.00	72+00
100.00	73+00	100.00	73+00
100.00	74+00	100.00	74+00
100.00	75+00	100.00	75+00
100.00	76+00	100.00	76+00
100.00	77+00	100.00	77+00
100.00	78+00	100.00	78+00
100.00	79+00	100.00	79+00
100.00	80+00	100.00	80+00
100.00	81+00	100.00	81+00
100.00	82+00	100.00	82+00
100.00	83+00	100.00	83+00
100.00	84+00	100.00	84+00
100.00	85+00	100.00	85+00
100.00	86+00	100.00	86+00
100.00	87+00	100.00	87+00
100.00	88+00	100.00	88+00
100.00	89+00	100.00	89+00
100.00	90+00	100.00	90+00
100.00	91+00	100.00	91+00
100.00	92+00	100.00	92+00
100.00	93+00	100.00	93+00
100.00	94+00	100.00	94+00
100.00	95+00	100.00	95+00
100.00	96+00	100.00	96+00
100.00	97+00	100.00	97+00
100.00	98+00	100.00	98+00
100.00	99+00	100.00	99+00
100.00	100+00	100.00	100+00

LIMIT OF PAV. WITH FAVEMENT
 LIMIT OF MAILING
 PROPOSED SANITARY USE
 LIMIT OF MANSIONER REGIONAL
 CHANGEPER REBAR

COUNTY OF GLoucester
 OFFICE OF THE COUNTY ENGINEER
 CLARENCE J. CRISTOFANO

MASTER ENGINEERS & ARCHITECTS, INC.
 1000 ROUTE 100, SUITE 200
 HANOVER, NJ 07930
 TEL: 908-781-1111
 FAX: 908-781-1112
 WWW.MASTERENGINEERS.COM

CONSTRUCTION PLAN
 ROADWAY & ACCESS ROAD, GARAGE AND
 LAJES ROAD (GLASBORO MILL TYLERS MILL ROAD)
 ST. MATTHEW'S CHURCH
 1000 ROUTE 100, SUITE 200
 HANOVER, NJ 07930
 DATE: JANUARY 23, 2008
 SHEET 8 OF 13