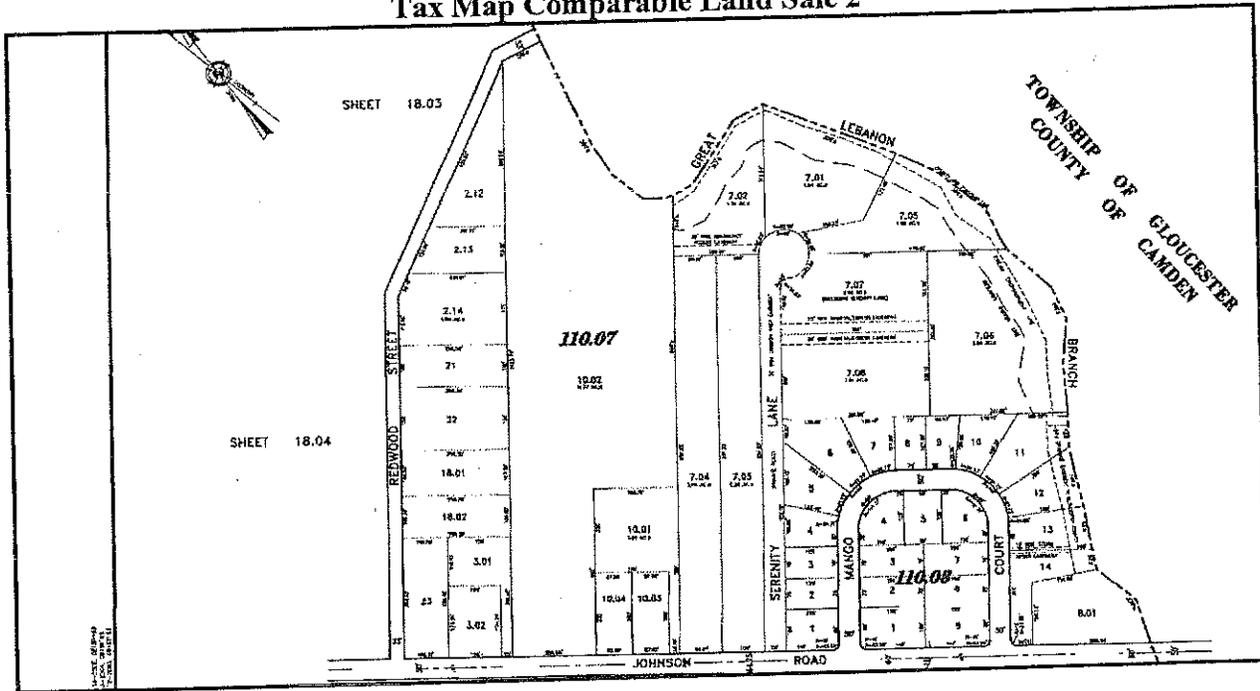


Tax Map Comparable Land Sale 2

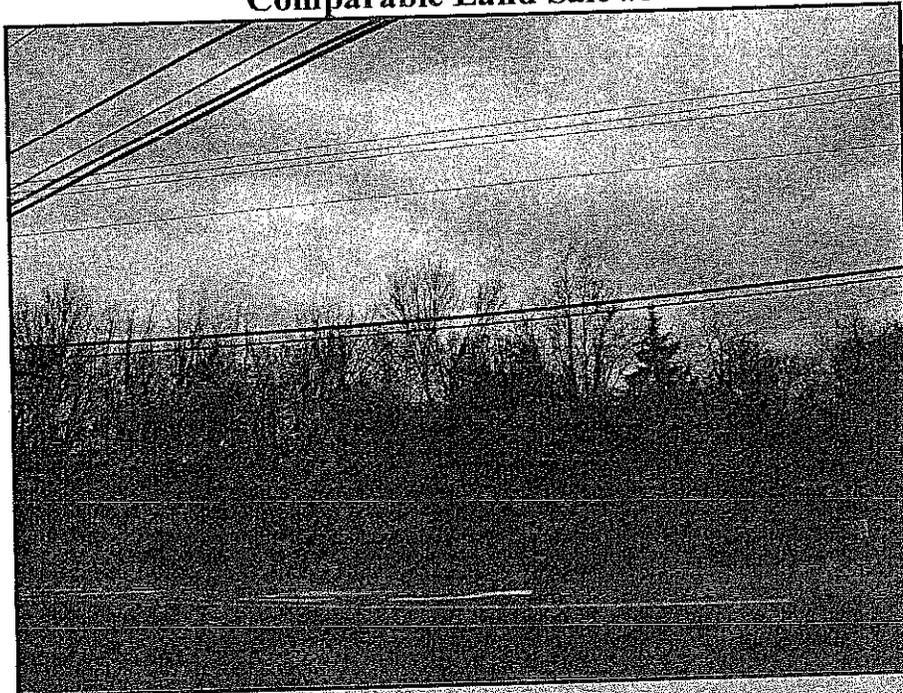


Aerial of Comparable Land Sale 2



* Appraisers estimate of the property. Map provided by the Web Soil Survey on the NRCS website. The various colors represent the different soils.

Comparable Land Sale #3



Location Data

Address: Northeast Corner of Woodbury-Glassboro Rd. & Salina Rd.
Deptford Township, NJ
County: Gloucester County
Distance to Subject: Approximately 5 miles

Legal Data

Date of Sale: 12/30/2008
Deed Book/Page: 4618/275
Grantor: EI Judgment Inc.
Grantee: Mipro Homes, LLC
Consideration: \$2,880,000
Assessor Tax ID: Block 399, Lot 7
Zoning: R-40, Low Density Residential
Real Property Rights Conveyed: Fee simple

Site Data

Land Area (SF): 3,926,936
Land Area (Acre): 90.15
Frontage (feet): 3,517' (2,395' along Woodbury-Glassboro Rd & 1,122' along Salina Rd)
Frontage/Acre: 39'
Shape: Moderately Irregular
Topography: Mostly level and partially clear
Soil Characteristics: 68% Prime, 21% Not Prime, & 11% Unique (11% Very Limited)

Wetlands: Approximately 20%
Utilities: All public
Street Access: Adequate
Approvals: Sold contingent upon grantee obtaining approvals for a 52 lot subdivision (0.58 units/acre). 48 lots will be developed with market rate units, while the remaining 4 lots (8 residential units total) will be developed to satisfy the COAH requirement.

Building Improvements

Existing Improvements: None

Financial Data

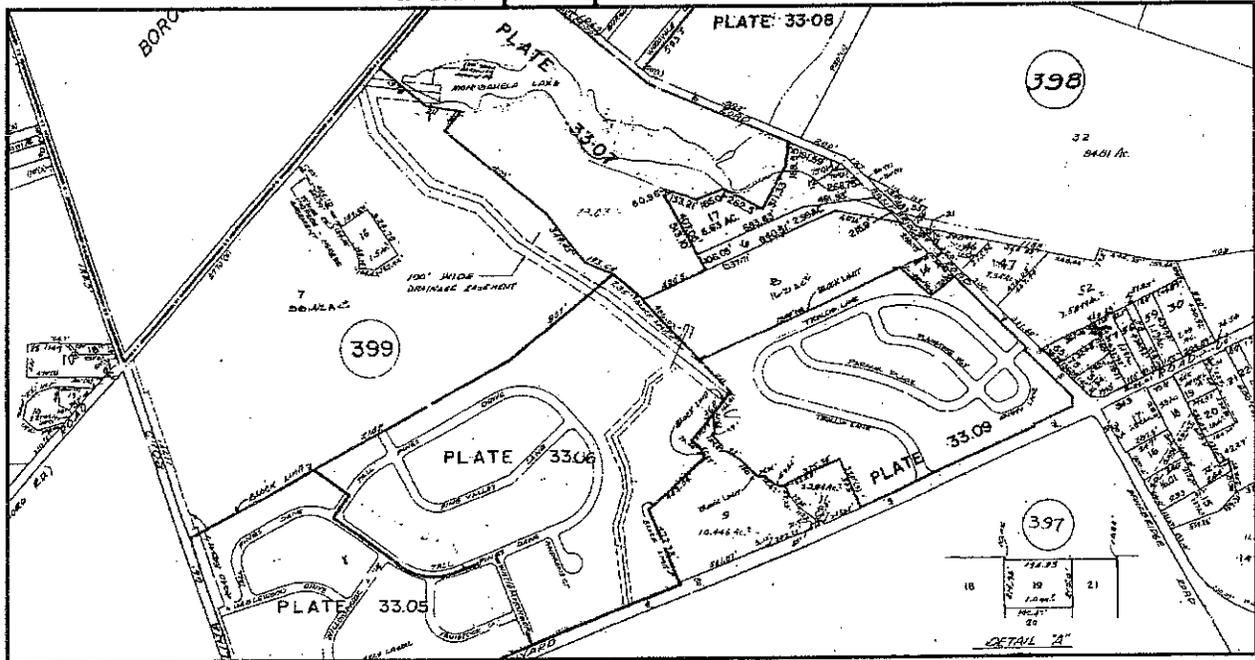
Sale Price: \$2,880,000
Verified With: Michael Procacci, Representative of Grantee
Conditions of Sale: Market
Financing: Cash

Sale Indications

Highest and Best Use at time of sale: Residential development
Field Inspection Date(s): April 15, 2009
Price Per Building Lot: \$60,000 (based upon 48 market rate lots)
Price Per Land Area (Acre): \$31,947
Comments: Reportedly, the transaction was arms length. The property was sold contingent upon the grantee obtaining development approval for a 52 lot residential development, of which 4 lots will be developed with semi-detached housing designated for affordable housing. The remaining 48 lots will be developed with single-family detached market rate units. This is equivalent to an overall density of 0.58 units per acre, including the affordable units. The approvals were granted under a cluster option allowing for minimum lot sizes of 20,000 SF.

The property is located at the northeast corner of two county routes in the southwestern portion of Deptford Township. It offers sufficient frontage with a mostly level and partially cleared topography with approximately 20% wetlands located along the northerly boundary. The site is encumbered by two easements, a 100' wide drainage easement along the northerly side and an ingress/egress easement that benefits Lot 16 which is located in the approximate center of the tract.

Tax Map Comparable Land Sale 3

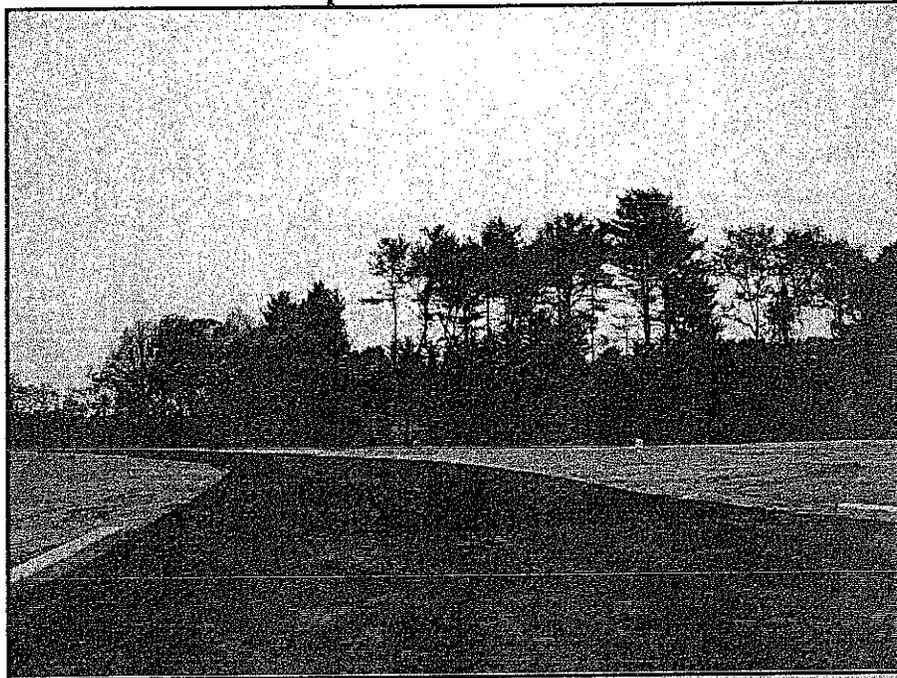


Aerial of Comparable Land Sale 3



* Appraisers estimate of the property. Map provided by the Web Soil Survey on the NRCS website. The various colors represent the different soils.

Comparable Land Sale #4



Location Data

Address: 160 Ewan Road
Harrison Township, NJ
County: Gloucester County
Distance to Subject: Approximately 1 mile

Legal Data

Date of Sale: 3/16/2007
Deed Book/Page: 4361/108
Grantor: Phillip Yurgin
Grantee: RJ's Heritage Homes, Inc.
Consideration: \$760,000
Assessor Tax ID: Block 17, Lot 8
Zoning: RR - Rural Residential (2 acre minimum lot size)
Real Property Rights Conveyed: Fee simple

Site Data

Land Area (SF): 1,132,560
Land Area (Acre): 26.00
Frontage (feet): 1,011' Ewan Road
Frontage/Acre 38.9'
Shape: Moderately Irregular
Topography: Gently sloping and wooded
Soil Characteristics: 33% prime, 39% statewide, 28% other (86% very limited)
Wetlands: A small amount of wetlands are present.

Utilities: Well and septic
Street Access: Adequate
Approvals: Buyer obtained approvals for 8 single-family building lots (0.30 units/acre)

Building Improvements

Existing Improvements: None

Financial Data

Verified With: Robert Nocentino, Representative of buyer
Conditions of Sale: Market
Financing: Cash

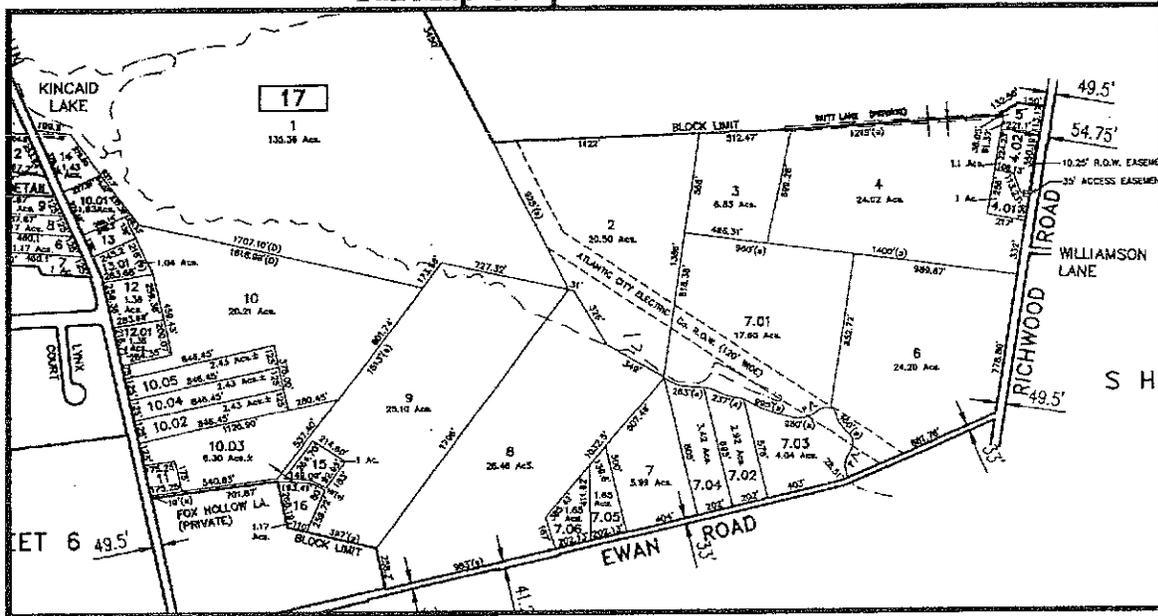
Sale Indications

Highest and Best Use at time of sale: Residential development
Field Inspection Date(s): November 9, 2007
Price Per Building Lot: \$95,000
Price Per Land Area (Acre): \$29,231
Comments: Reportedly, the transaction was arms length. The property was sold contingent upon the buyer obtaining development approvals for an 8 lot single-family residential development. This is equivalent to an overall density of 0.3 units per acre. A variance was given for a reduction of minimum lot sizes to 1 acre with 50% of the site to be dedicated to open space. The property was reported to be under contract for approximately 1 ½ years while the grantee obtained the necessary approvals.

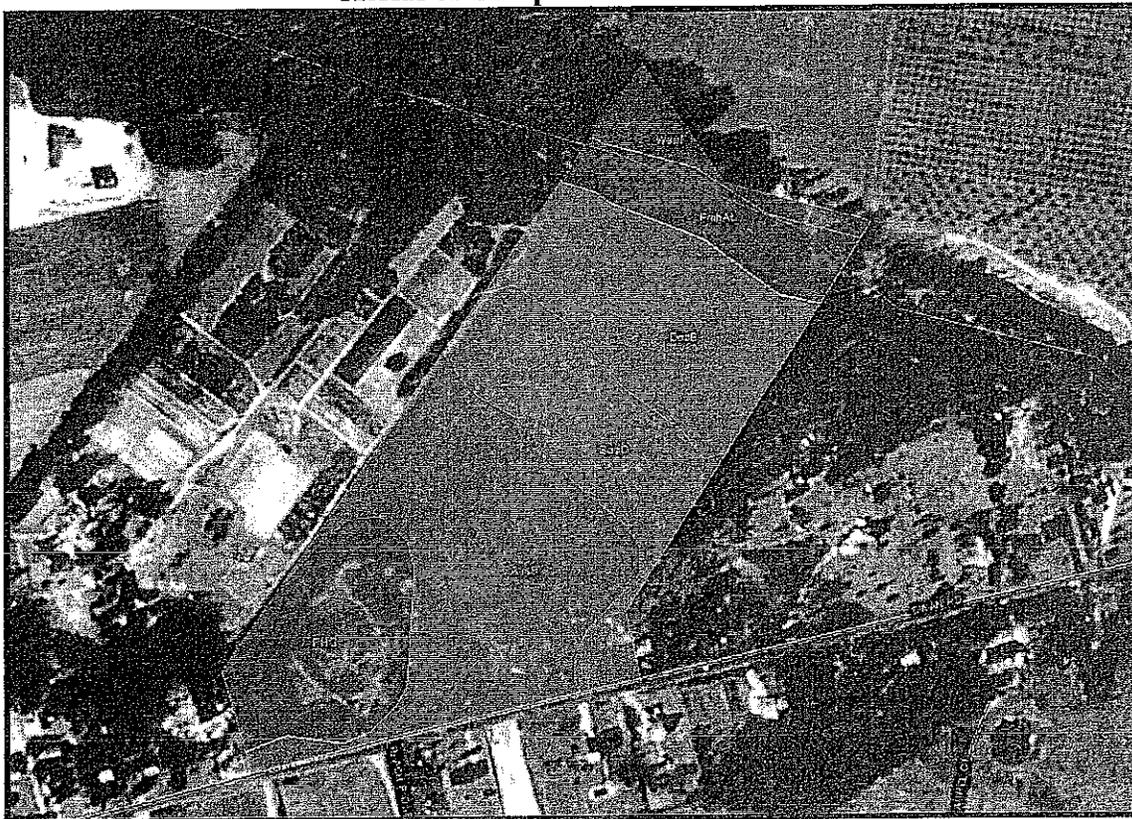
The property is located along a local road in the southern portion of the township, south of US Route 322. It offers adequate frontage along Ewan Road with gently sloping and wooded topography with a minimal amount of wetlands located at the rear of the site, which reportedly had no impact of development of the site.

As of the date of the field inspection, the internal roadway and some curbing have recently been completed. The development is known as Arbor Estates and is being marketed by Nocentino Homes with base house pricing starting at the mid \$500,000.

Tax Map Comparable Land Sale 4



Aerial of Comparable Land Sale 4



* Appraisers estimate of the property. Map provided by the Web Soil Survey on the NRCS website. The various colors represent the different soils.

Unrestricted Land Sales Analysis									
	SUBJECT	SALE 1		SALE 2		SALE 3		SALE 4	
Property Address	220 Chapel Heights Road Washington Twp. Ayling	Union Road East Greenwich Bear Homes		Johnson Road Washington Twp. Engel Homes		Woodbury-Glassboro Rd. Depford Twp. Mipro		160 Ewan Road Harrison Twp. RJ Heritage Homes	
Owner / Grantor									
Farm Size in Acres	37.00	32.01		10.00		90.15		26.00	
Date of Sale	6/30/2009	10/9/2009		12/31/2008		12/30/2008		3/16/2007	
Sale Price - Land Only		\$500,000		\$540,000		\$2,880,000		\$760,000	
Sale Price / Acre	NA	\$15,620		\$54,000		\$31,947		\$29,231	
Property Rights		Fee Simple	0%	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%
Adjusted Value		\$15,620		\$54,000		\$31,947		\$29,231	
Condition of Sale		Arms Length	0%	Arms Length	0%	Arms Length	0%	Arms Length	0%
Adjusted Value		\$15,620		\$54,000		\$31,947		\$29,231	
Financing Terms		At Market	0%	At Market	0%	At Market	0%	At Market	0%
Adjusted Value		\$15,620		\$54,000		\$31,947		\$29,231	
Market Conditions	6/30/2009	10/9/2009	0%	12/31/2008	0%	12/30/2008	0%	3/16/2007	-30%
# of Months req. adj.		-3		6		6		28	
Adjusted Value		\$15,620		\$54,000		\$31,947		\$20,462	
ADJUSTED PRICE / ACRE		\$15,620		\$54,000		\$31,947		\$20,462	
Location	Average	Inferior	20%	Inferior	10%	Inferior	10%	Inferior	10%
Land Area (Acres)	37.00	32.01	0%	10.00	0%	90.15	0%	26.00	0%
Front Feet /Acre	53.0	54.0	0%	20.0	0%	39.0	0%	38.9	0%
Topography	Gently sloping/Part wooded	Mostly level	0%	Level/wooded	0%	Level/wooded	0%	Gently sloping/wooded	0%
Zoning (Density)	Rural (0.50 units/acre)	0.43 units/acre	10%	1.20 units/acre	-30%	0.58 units/acre	-10%	0.30 units/acre	30%
Easements	None	None	0%	None	0%	None	0%	None	0%
Wetlands (%)	0%	Minimal	0%	15%	0%	20%	0%	None	0%
Soils (% Very limited)	20%	25%	0%	35%	0%	11%	0%	86%	0%
Public water/sewer	All Public	Public Water	15%	All Public	0%	All Public	0%	Well & Septic	20%
Development Approvals	None	Final	-25%	Final	-25%	Contingent Upon	-15%	Contingent Upon	-15%
Net Adjustment			20%		-45%		-15%		45%
INDICATED VALUE / ACRE		\$18,744		\$29,700		\$27,155		\$29,669	
Mean Price/Acre Unadjusted		\$32,699							
Mean Price/Acre After Adjustment		\$26,317							
Analysis of Comparables:									
Net Adjustments (Including Market Conditions)		20%		-45%		-15%		15%	
Gross Adjustments		70%		65%		35%		105%	
Before Adjustments:									
Low End of Range:	\$15,620								
High End of Range:	\$54,000								
Average:	\$32,699								
Median:	\$30,589								
Comparable Weighting		25%		25%		35%		15%	
Weighted Average:	\$32,971								
After Adjustments									
Low End of Range:	\$18,744								
High End of Range:	\$29,700								
Average:	\$26,317								
Median:	\$28,412								
Comparable Weighting		25%		25%		35%		15%	
Weighted Average:	\$26,066								
Estimated Value Per Acre				\$	27,000				
Subject's Land Area (Acres)					37.00				
Estimated Market Value Via Sales Comparison (Rounded)				\$	1,000,000				

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

Comparable sales that occurred under different market conditions than those applicable to the subject on the effective date of value require adjustment for any differences that affect their values. An adjustment for market conditions is made if, since the time the comparable sales were transacted, general property values have appreciated or depreciated slightly higher than inflation. Since late 2007 and early 2008 the residential market has slowed significantly, forcing developers to scale back future projects. As a result, land acquisitions have experienced a drop in both the number of transactions and purchase prices over the historical highs of the prior period.

Developers are more cautious with current market conditions and there are less speculative land purchasers in the market. However, those least affected by the downturn continue to acquire or attempt to acquire land for future development and are continually seeking sites to maintain an inventory for future development. Developers are not willing to pay what were once standard premiums for potential sites. Most developers interviewed indicated seeking properties for a percentage less than when they were paying just a few years ago. Overall, based upon depressed market conditions and interviews with local developers an overall 30% downward adjustment has been made to Sale 4, which occurred prior to the significant downturn of the market.

Location: The subject property is located within a relatively stable and built out township in one of the fastest growing counties in the state. It offers access to multiple local, state and county roadways. Each of the sales offered inferior locations with inferior supporting influences and required upward adjustment.

Land Area: Typically, significantly smaller parcels tend to sell at a premium "per unit rate". However, with residential subdivision, sites are typically acquired based upon lot yield and larger projects can reduce site costs per lot. Each sale was relatively similar and did not require adjustment.

Frontage/Acre: The subject offers 53' of frontage per acre. Within the subject's market the frontage per acre is not a large factor when developers are choosing site. As such, small

differences in the frontage per acre do not have a measurable impact on the sale price and thus, no adjustments were warranted to the comparable sales.

Topography: The subject offers a gently rolling and partially wooded topography. Each of the sales offered similar topography and did not require adjustment.

Zoning (Density): The subject is located within R, Rural zoning district which permits single-family development at an overall density of 1 unit per 2 acres. Differences in wetlands, configuration of the site and other characteristics, impact the density of each sale. Each of the sales offers development approvals, which are typically obtained based upon the greatest yield for the property. Developers are likely to pay more on a per acre basis if they are able to yield a greater density than sites with lower density yields. Sales 2 and 3 offered a greater density yield and required downward adjustment. Sales 1 and 4 offered an inferior yield and required upward adjustment.

Easements: Neither the subject nor any of the comparable sales were encumbered by any easements.

Wetlands: The subject is not impacted wetlands. Although each of the sales offered varying amounts of wetlands no adjustment was warranted, since none of the sales offered significant wetlands that impacted their lot yield as discussed and adjusted within zoning adjustment.

Soils (% Very Limited): The subject offers 20% septic suitability that is very limited. Differences in septic suitability did not appear to impact sales prices and each of the sales did not require adjustment.

Public Water and Sewer: The subject offers access to public water and sewer. Sale 1 offered access to public water only and required an upward adjustment. Sale 4 did not offer water or sewer and also required an upward adjustment. Sales 2 and 3 each offered water and sewer and did not require adjustment.

Development Approvals: The subject currently operates as a farm and does not offer any development approvals. Based upon market data as well as conversations with developers, a percentage adjustment for development approvals is realized due to the risk and expense in obtaining the approvals. Each of the sales offered approvals in varying degrees, Sales 1 and 2 were sold with final approval obtained by the grantor, while Sales 3 and 4 were sold contingent upon the grantee obtaining approval. Due to the cost and time needed to obtain approvals each of the sales required downward adjustment.

Value Conclusion Before the Easement

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. After adjustments to each sale are made, the indicated range, average, median, and weighted average are shown on the Adjustment Analysis.

Each of the sales was given equal weight in the reconciliation of the subject's value. Based on the market information, the resulting market value for the property, Before the easement, as of June 30, 2009 is estimated as follows:

	Estimated MV	Per Acre
Before Easement (Unrestricted)	\$1,00,000	\$27,000

Section 4: Property Valuation - After The Easement

Land Description and Site Improvements

After the Easement, the subject property will continue to consist of one, moderately irregular-shaped parcel with a land area of 37.00 acres. The soil characteristics and land capabilities will remain the same. The property's farming capabilities continue to be considered good due to the prime and statewide soils and the mostly level topography.

Residential Opportunity

There are three types of residential opportunities available for farmland.

1. Exceptions
2. Existing Residential units
3. Residential dwelling site opportunity (RDSO).

The different types of residential opportunities are further discussed as follows:

1. Exceptions

An exception may be one of the following:

Severable Exception: An area which is part of an existing Block and Lot owned by the applicant which will be excluded from the restrictions of the Deed of Easement and may be sold as a separate lot in the future.

Non-Severable Exception: An area which is part of an existing Block and Lot owned by the applicant that will not be subject to the restrictions of the Deed of Easement but cannot be sold separately from the remaining premises unless it is part of a larger area which is deemed to be agriculturally viable.

2. Residential Units

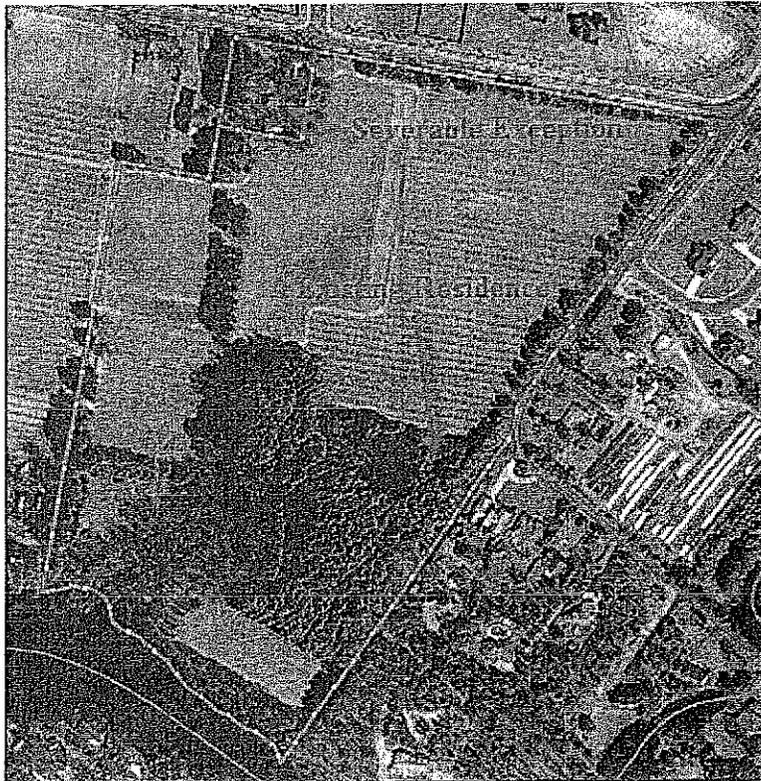
These consist of existing single family or multi-family units used for residential purpose. The occupant does not have to be involved in the agricultural operation once the premises are permanently restricted.

3. Residual Dwelling Site Opportunity (RDSO)

An RDSO means the potential to construct a residential unit and other appurtenant structures on the premises according to N.J.A.C. 2:76-6.17. The exercising of an opportunity to construct a residential unit must be approved by the SADC (*State Agricultural Development Committee*). The residential building must be used for single-family residential housing and its appurtenant uses. Furthermore, the construction and use of the residential unit shall be for agricultural purposes.

Subject's Residential Opportunities

The property owner has requested a severable 1.05 acre exception for the two-story residence along Chapel Heights Road in the northwesterly corner of the site. Additionally there is an existing residence located along Thies Road that will remain a part of the preserved farm. The severable exception and existing residence are depicted in red in the following aerial photo.



Highest & Best Use Analysis - After the Easement

In determining the highest and best use of the property After the Easement, the same four criteria were considered as in the Before the Easement valuation:

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

Highest & Best Use – As if Vacant “After The Easement”

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.

With the agricultural development easement in place, the permitted uses include any agricultural use and public or private recreation. Additionally, recreational activities are only permitted if they do not interfere with the agricultural use of the site.

Overall, the legal restrictions affecting the property appear to permit each of the above permissible uses.

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 tract offers a land area of 37.00 acres with approximately 67% of the site being farmed with approximately 67% prime soils and 32% statewide importance. The remaining 33% of the site is mostly woodlands that border Lake Kandle along the southerly side. The site is moderately irregular in shape and offers a gently rolling and partially wooded topography. The soil characteristics and land capabilities throughout most of the tract appear to be conducive to farming. Overall, the property appears to be suited for agricultural uses.

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 in an area that has several of the adjacent properties either in Farmland Preservation or Green Acres in a township that is mostly built-out. The subject offers good characteristics for farming and is considered desirable for this use. There is not a great demand for recreational type lands and the other permitted uses as restricted; however one of the adjacent sites is a recreational campground which may have some interest in the site.

Based on this information, the financially feasible alternatives indicate that the continued operation for farming is financially feasible.

Maximally Productive addresses the one use that is capable of providing the highest return to the property. After considering each of the remaining development alternatives for the subject, the continued operation of the property as a farm is considered the highest and best use, After the Easement. In addition to the one-story residence that will be located within the preserved farm, the subject will offer a 1.05 acre site with a two-story residence that could potentially be subdivided and sold separately.

Highest & Best Use – As Improved “After The Easement”

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 a conversion of the property to another use, and/or expansion of the present use.

The property is developed with two single-family residences that are in average overall condition and a barn that was in average overall condition. The appraiser has concluded that the continued use as an operating farm with a single-family residence and a severable single-family residence on 1.05 acres represents the highest and best use as improved. Typical purchasers of this property, as restricted, would potentially include local farmers who would pay market value as restricted for farmland, someone interested in purchasing the residence for the privacy and lease the remaining land to a local farmer, or someone interested in a very small farm operation.

Valuation Methods

The appraiser in the estimation of market value, After the Easement, must consider the same three basic approaches. 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. Again, only the Sales Comparison Approach is capable of providing a reliable indication of the subject's value, After the Easement.

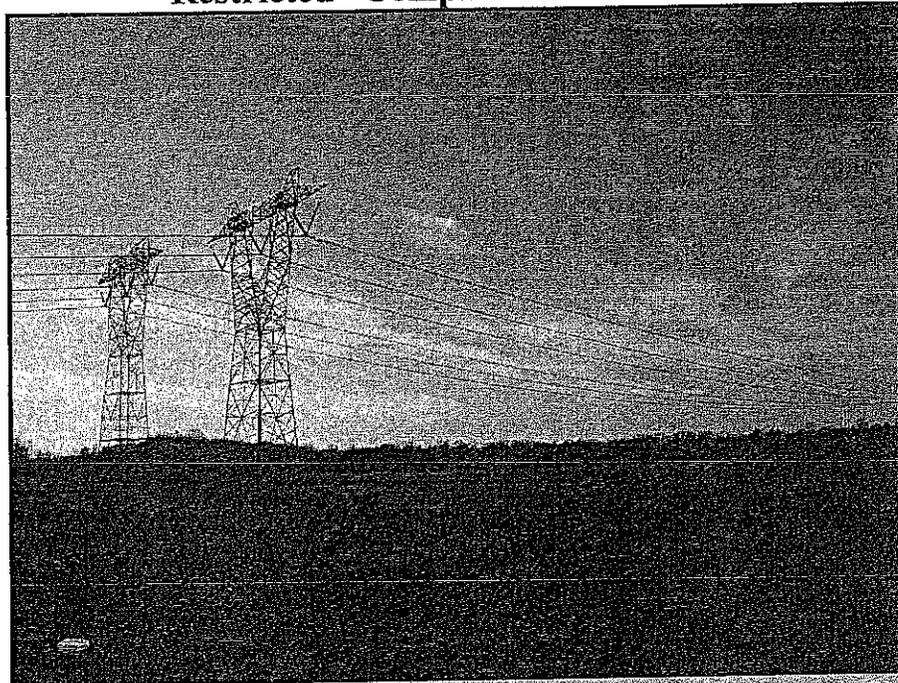
Sales Comparison Approach - After The Easement

The search for comparable sales data was primarily focused on parcels within the Gloucester County. As previously discussed, comparable sales data for properties with development easements in place were researched, since these types of sales best reflect the subject's value, After the Easement.

For the sales that offered building improvements, the value of the building improvement was estimated based upon a combination of methods including the tax assessment for the building(s), interviewing the grantee to determine the estimated allocation made to the improvements, as well as an exterior inspection of the property.

A summary of each comparable sale used in the analysis is shown on the following pages followed by the Comparable Sales Adjustment Analysis and a discussion of the adjustments made by the appraiser for the valuation of the subject property, After the Easement. Since the subject will be deed restricted to agricultural use, zoning requirements do not have an impact on the market value of the subject. As such, only one valuation has been presented for the subject property "After the Easement."

“Restricted” Comparable Land Sale 1



Location Data

Address: South side of Swedesboro Road
 Franklin Township, NJ
 County: Gloucester County
 Distance to Subject: Approximately 11 miles

Legal Data

Deed Date: 1/6/2009
 Deed Book/Page: 4626/116
 Grantor: Douglas Carey
 Grantee: Edward & Susan Eivich
 Consideration: \$135,000
 Assessor Tax ID: Block 2601, Lot 5
 Zoning: Deed Restricted to Agricultural Use

Site Data

Land Area (Acre): 40.56 acres
 Frontage (feet): 328'
 Shape: Moderately Irregular
 Topography: Mostly level and cleared
 Soil Characteristics: 61.4% prime, 27.5% statewide, & 11.1% unique (95% tillable)

Soil Type	Area%	Quality
AucB	18.5%	Prime
AugB	45.6%	Prime
DocB	12.3%	Statewide
HbmB	5.6%	Statewide

MakAt	7.6%	Unique
SabB	10.5%	Statewide

Wetlands: Minimal
Utilities: Private well & septic

Building Improvements/Opportunities

Existing Improvements: None
Residential Opportunities: None

Financial Data

Verified With: Edward Eivich, Grantee
Conditions of Sale: Market
Financing: Same as Cash

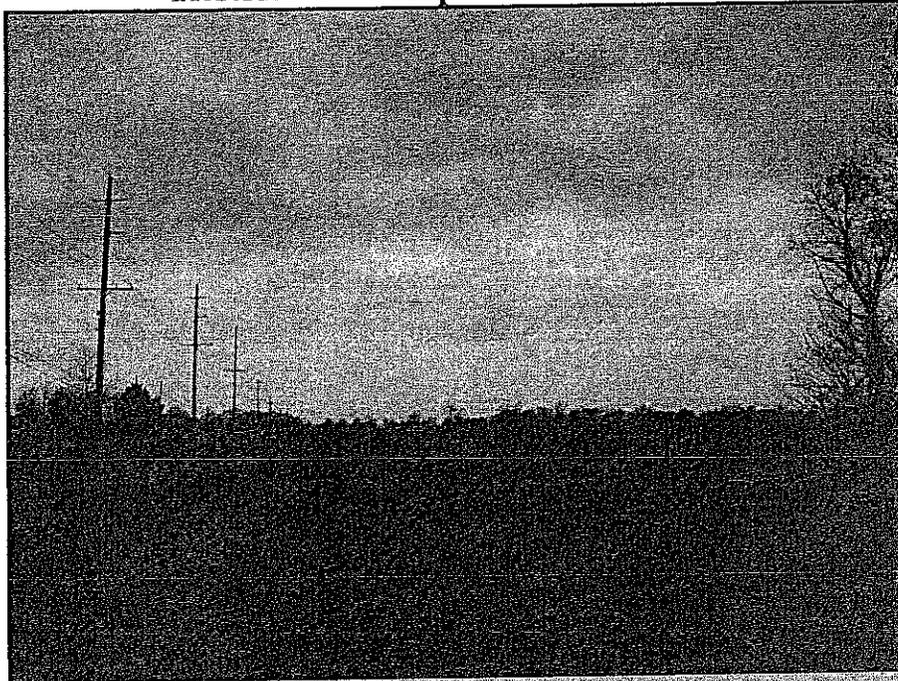
Sale Indications

Highest and Best Use at time of sale: Agricultural Use
Price Per Acres of Land Area: \$3,328
Comments:

The transaction was reported to be arm's length. The property was listed with Prudential Fox & Roach for less than a month with an asking price of \$150,000. The site did not offer any building improvements or future residential opportunities.

The property is located along a county roadway in the northern portion of Franklin Township. It offers 328' of frontage along the south side of Swedesboro Road. It is mostly level and cleared with approximately 90% tillable. There is a 350' wide utility easement that bisects the site from the westerly boundary to the northeasterly boundary.

“Restricted” Comparable Land Sale 2



Location Data

Address: Northwest corner of Tomlin Station Road & High Street
Harrison Township, NJ
County: Gloucester County
Distance to Subject: Approximately 12 miles

Legal Data

Deed Date: 11/20/2008
Deed Book/Page: 4607/18
Grantor: Aaron Butler & Dorothy Sconyers
Grantee: Joseph Leone
Consideration: \$239,200
Assessor Tax ID: Block 51, Lot 8
Zoning: Deed Restricted to Agricultural Use

Site Data

Land Area (Acre): 42.30
Frontage (feet): 2,621'
Shape: Moderately Irregular
Topography: Mostly level and cleared

Soil Characteristics: 39.1% prime, 34.9% Statewide, & 25.9% Not Prime(80% tillable)

Soil Type	Area%	Quality
FmhAt	2.7%	Not Prime
FrkB	32.7%	Prime
FrkC	34.9%	Statewide
FrkeE	23.2%	Not Prime
MaoB	6.4%	Prime

Wetlands: Minimal
 Utilities: Private well & septic

Building Improvements/Opportunities

Existing Improvements: None
 Residential Opportunities: None

Financial Data

Verified With: Dorothy Sconyers, Grantor
 Conditions of Sale: Market
 Financing: Same as Cash

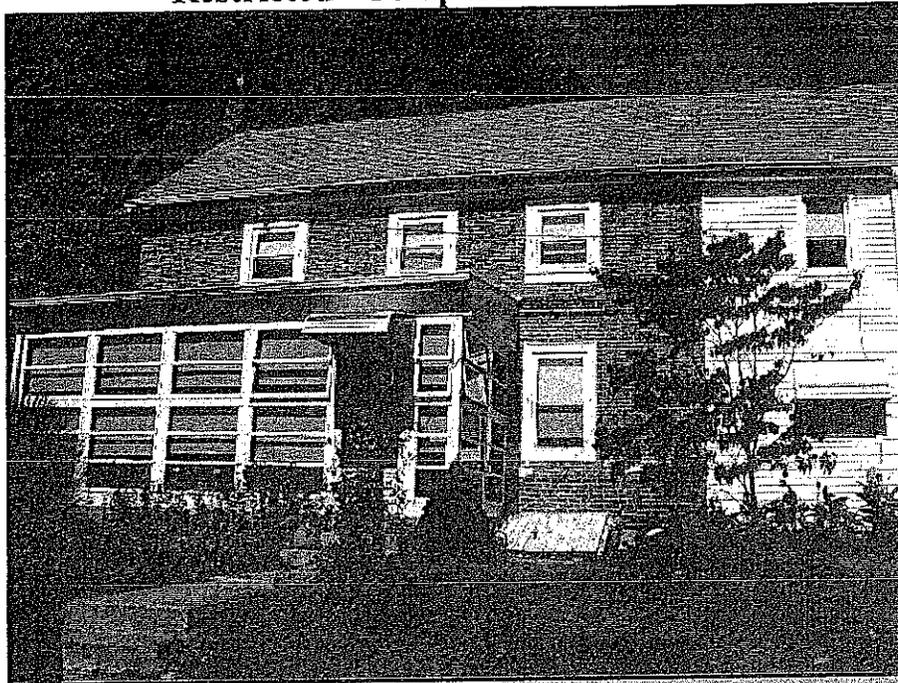
Sale Indications

Highest and Best Use at time of sale: Agricultural Use
 Price Per Land Area (Acre): \$5,655

Comments: The transaction was reported to be arm's length. The grantee is a local farmer who farms various tracts throughout the county. The site did not offer any building improvements or future residential opportunities.

The property is located at the northwestern corner of Tomlin Station Road and High Street in the northern portion of Harrison Township offering extensive frontage along High Street. It is mostly level and cleared with approximately 80% of the site being tillable and a very small amount of wetlands along the northerly boundary.

“Restricted” Comparable Land Sale 3



Location Data

Address: 334 Lincoln Mill Road
South Harrison Township, NJ
County: Gloucester County
Distance to Subject: Approximately 12 miles

Legal Data

Deed Date: 1/30/2009
Deed Book/Page: 4626/337
Grantor: Barbara Keefer
Grantee: Joseph & Grace Visalli
Consideration: \$365,000 Deeded consideration
- 75,000 Est. Value of Improvements
\$290,000 Estimated Land Value
Assessor Tax ID: Block 14 Lots 13 & 13 Q-farm
Zoning: Deed Restricted to Agricultural Use

Site Data

Land Area (Acre): 60.70 acres
Frontage (feet): 1,420'
Shape: Moderately Irregular
Topography: Clear and level

Soil Characteristics: 92% prime, 8% Statewide (95% tillable)

Soil Type	Area%	Quality
KemB	92.0%	Prime
LenA	8.0%	Statewide

Wetlands: None
 Utilities: Private well & septic

Building Improvements/Opportunities

Existing Improvements: 300 year old residence
 Residential Opportunities: (1) non-severable existing residence

Financial Data

Verified With: Michael Crugnale, Listing Agent
 Conditions of Sale: Market
 Financing: Same as Cash

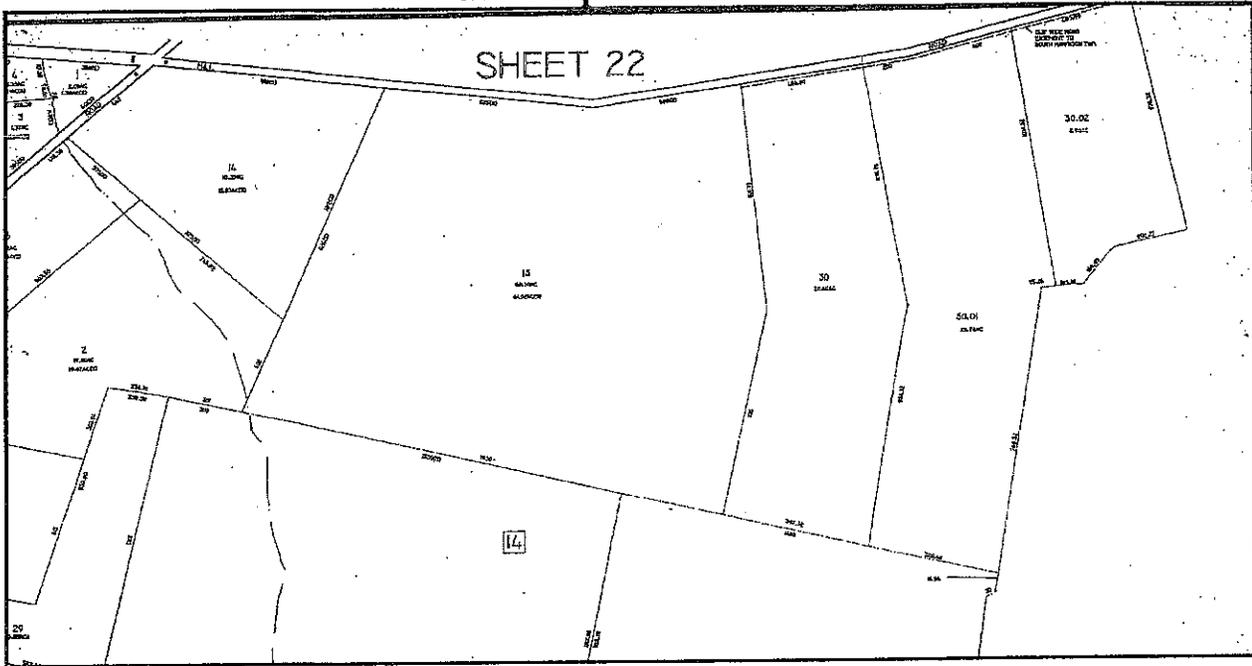
Sale Indications

Highest and Best Use at time of sale: Agricultural Use
 Price Per Acres of Land Area: \$4,778

Comments: The transaction was reported to be arm's length. The property was listed with Century 21 Realtors in August 2008 with an asking price of \$375,000. It is improved with an older residence that is approximately 300 years old and is in fair overall condition. The agent estimated a contributory value of approximately \$75,000 for the residence. The site entered into the farmland preservation program in June 2008 and offers an existing single-family residence.

The property is located along a local roadway in the central portion of South Harrison Township. It offers 1,420' of frontage along the east side of Lincoln Mill Road. It is mostly level and cleared with approximately 95% tillable.

Tax Map Land Sale 3



Soils Map



** Appraisers estimate of the property. Map provided by the Web Soil Survey on the NRCS website. The various colors represent the different soils.*

“Restricted” Comparable Land Sale 4



Location Data

Address: 350 Jessup Mill Road
East Greenwich Township, NJ
County: Gloucester County
Distance to Subject: Approximately 13 miles

Legal Data

Deed Date: 7/28/06
Deed Book/Page: 4258/181
Grantor: Charles & Catherine Mihlebach
Grantee: Louis & Deborah Gattuso
Consideration: \$162,250
Assessor Tax ID: Block 1005, Lot 2.02
Zoning: Deed Restricted to Agricultural Use

Site Data

Land Area (Acre): 23.19 acres
Frontage (feet): 100'
Shape: Moderately Irregular
Topography: Mostly level and cleared

Soil Characteristics: 74% Prime, 26% Statewide (95% tillable)

Soil Type	Area%	Quality
FrkB	70%	Prime
FrkC	26%	Statewide
WokA	4%	Prime

Wetlands: 0% freshwater

Utilities: Private well & septic

Building Improvements/Opportunities

Existing Improvements: None

Residential Opportunities: 1.24 acre severable exception

Financial Data

Verified With: Catherine Mihlebach, Grantor

Conditions of Sale: Market

Financing: Same as Cash

Sale Indications

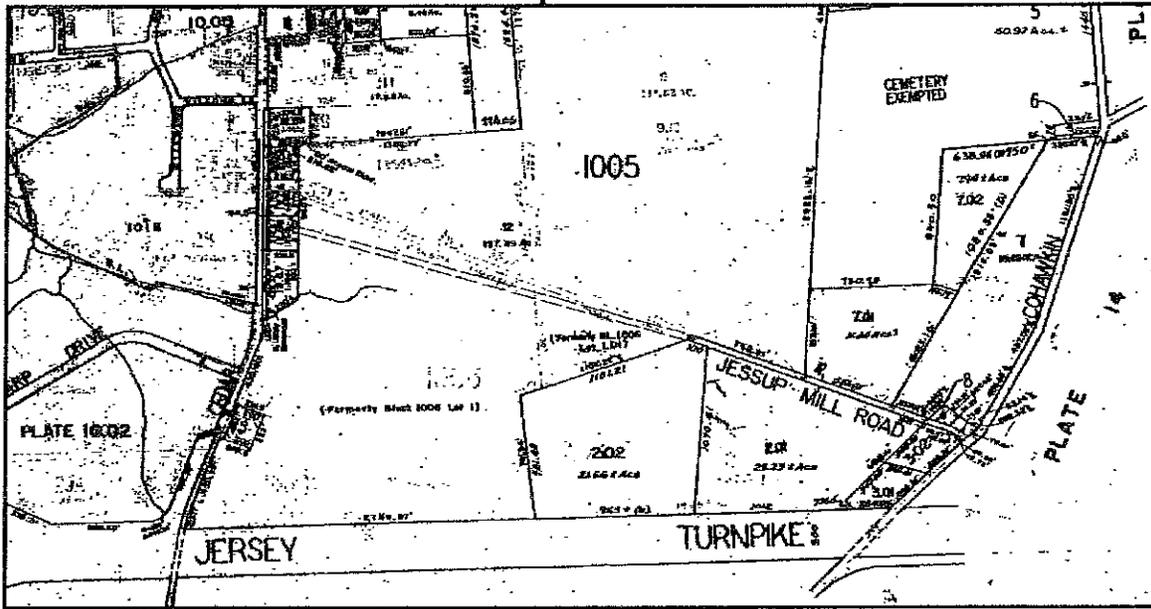
Highest and Best Use at time of sale: Agricultural Use

Price Per Land Area (Acre): \$6,997

Comments: The transaction was reported to be arm's length. The property offered a severable exception. The grantee is not a farmer and reportedly purchased the site to construct a single-family residence and lease the farm to a local farmer. Subsequent to the purchase the grantee constructed a residence.

The property offers approximately 100' of frontage along an unimproved roadway in the central portion of East Greenwich Township and it abuts the New Jersey Turnpike.

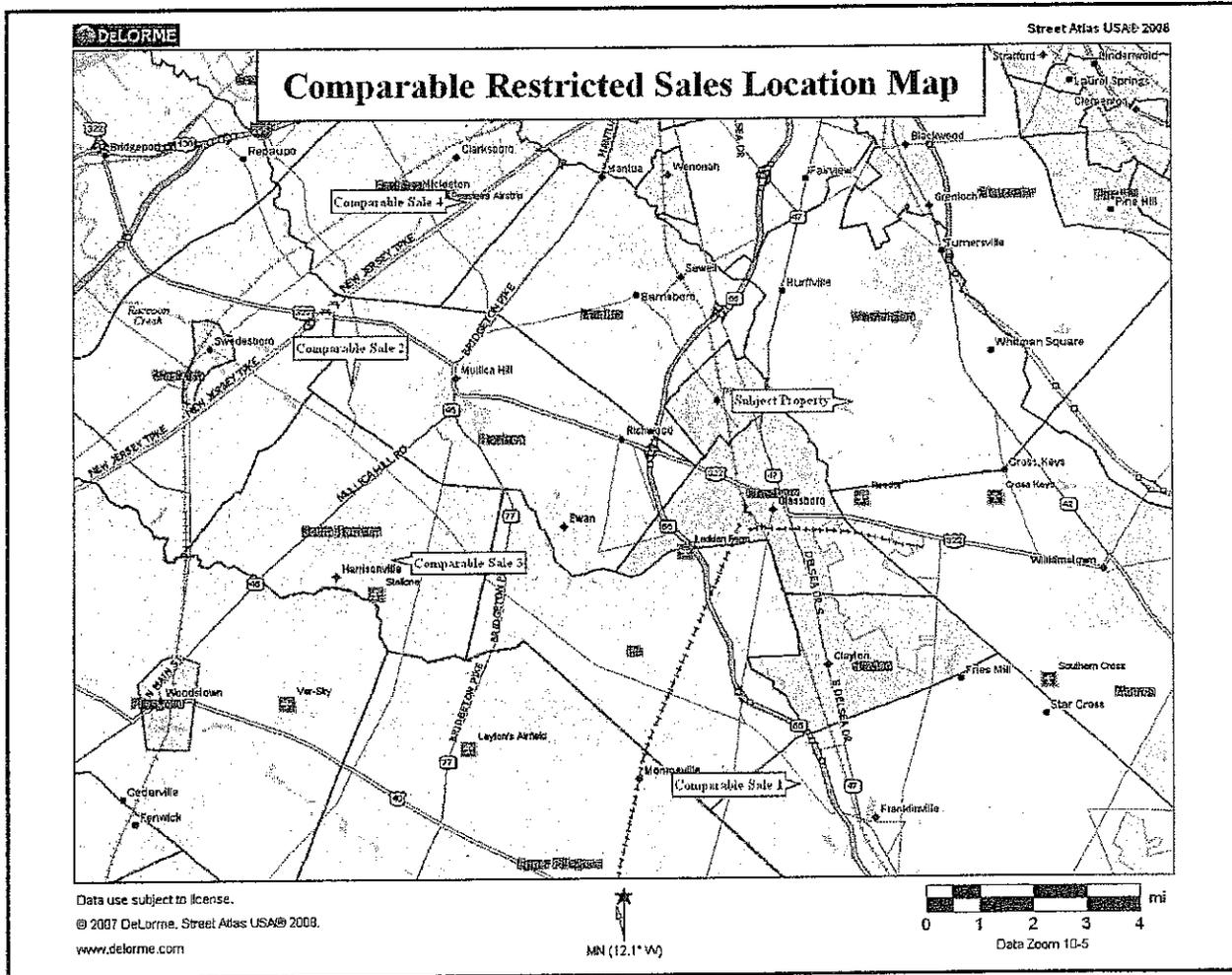
Tax Map Land Sale 4



Soils Map



* Appraisers estimate of the property. Map provided by the Web Soil Survey on the NRCS website. The various colors represent the different soils.



Restricted Land Sales Analysis									
	SUBJECT	SALE 1		SALE 2		SALE 3		SALE 4	
Property Address	220 Chapel Heights Road Washington Twp.	Swedesboro Rd. Franklin Twp.		Tomlin Station Harrison Twp.		Lincoln Mill Rd South Harrison		Jessup Mill Rd. East Greenwich	
Grantee	Ayling	Eivich		Leone		Keefer		Gattuso	
Farm Size in Acres	37.00	40.56		42.30		60.70		23.19	
Date of Sale	6/30/2009	1/6/2009		11/20/2008		9/28/2008		7/28/2006	
Sale Price - Land Only		\$135,000		\$239,200		\$290,000		\$162,250	
Residential Opportunity	Severable	\$65,000		\$65,000		\$65,000		\$0	
Total Consideration (with severable lot included)		\$200,000		\$304,200		\$355,000		\$162,250	
Sale Price / Acre	NA	\$4,931		\$7,191		\$5,848		\$6,997	
Property Rights		Fee Simple	0%	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%
Adjusted Value		\$4,931		\$7,191		\$5,848		\$6,997	
Condition of Sale		Arms Length	0%	Arms Length	0%	Arms Length	0%	Arms Length	0%
Adjusted Value		\$4,931		\$7,191		\$5,848		\$6,997	
Financing Terms		At Market	0%	At Market	0%	At Market	0%	At Market	0%
Adjusted Value		\$4,931		\$7,191		\$5,848		\$6,997	
Market Conditions	0%	Similar	0%	Similar	0%	Superior	0%	Superior	0%
# of Months req. adj.		6		7		9		36	
Adjusted Value		\$4,931		\$7,191		\$5,848		\$6,997	
ADJUSTED PRICE / ACRE		\$4,931		\$7,191		\$5,848		\$6,997	
Location	Average	Inferior	10%	Comp	0%	Comp	0%	Inferior	10%
Size in Acres	37.00	40.6	0%	42.3	0%	60.7	10%	23.2	-10%
Topography	Gently sloping/Part wooded	Mostly Level	0%	Mostly Level	0%	Mostly Level	0%	Mostly Level	0%
Tillable Acres (%)	67%	95%	-10%	80%	0%	95%	-10%	95%	-10%
Soils (% Prime)	68.0%	61%	0%	39%	10%	92%	-10%	74%	0%
Residential Opportunity	Existing	None	15%	None	10%	Existing Resid.	0%	Severable Only	10%
Net Adjustment			15%		20%		-10%		0%
INDICATED VALUE / ACRE		\$5,671		\$8,630		\$5,264		\$6,997	
Mean Price/Acre Unadjusted		\$6,242							
Mean Price / Acre After Adjustment		\$6,640							
Analysis of Comparables:									
Net Adjustments (Including Market Conditions)		15%		20%		-10%		0%	
Gross Adjustments		35%		20%		30%		40%	
Before Adjustments:									
Low End of Range:	\$4,931								
High End of Range:	\$7,191								
Average:	\$6,242								
Median:	\$6,422								
Comparable Weighting:		25%		25%		25%		25%	
Weighted Average:	\$6,242								
After Adjustments									
Low End of Range:	\$5,264								
High End of Range:	\$8,630								
Average:	\$6,640								
Median:	\$6,334								
Comparable Weighting:		25%		25%		25%		25%	
Weighted Average:	\$6,640								
Estimated Value Per Acre				\$	6,608				
Subject's Land Area (Acres)					37.00				
Estimated Market Value Via Sales Comparison (Rounded)				\$	240,000				

The analyzed land sales were considered the best available to estimate the market value of property, After the Easement, as of the valuation date. The most appropriate unit of comparison is considered to be the sale price per acre of land area. Thus, we have analyzed the market value of the property based on a per acre value. Since the subject will offer a severable exception within a residential community that is desirable, an approximate value of the severable building lot has been added to the sale prices of the comparables for those that did not offer such an exception.

The appraiser interviewed several market participants regarding the intrinsic value of residential opportunities as well as researched recent sales and found that some purchasers of restricted sites are buying with the intent to develop a residence and are not necessarily interested in the land to farm. For example, Sale 4 was purchased with the intent to build a home and lease the land to a farmer.

The following chart provides a summary of recent single-lot sales in the area as well as active lots. As shown, they range in value from \$35,000 to \$150,000, with many offering access to public water and sewer. The value of the severable exception area has been estimated at \$65,000 which includes a reduction for the approximate cost to subdivide and entrepreneurial profit/incentive.

Sales & Listings of Single-Family Residential Building Lots				
Location	Sale Date	Sale Price	Size	Comments
2710 County House Rd. East Greenwich	7/2008	\$70,000	½ acre	Building lot on a county route in neighboring Deptford Twp. offering public water and sewer.
9 Washington Ave Harrison Twp.	5/20/09	\$100,000	1.0 acre	Building lot in an existing subdivision offering public water and sewer.
125 Warwick Ct. Mantua Twp.	12/19/08	\$57,000	0.68 acres	Approved building lot on quiet street offering public water and sewer.
526 Main Street Mantua Twp.	2/24/09	\$91,500	1.0 acre	Building lot located on county route 553 in the center on Mantua with no access to public water or sewer.
Fries Mill Rd Monroe Twp.	3/27/09	\$75,000	1.10 acres	Building lot on a county route in neighboring Monroe Twp. in proximity to Scotland Run Golf Club.
Twin Lakes Drive Washington Twp.	Active	\$109,900 <i>Asking</i>	0.50 acres	One of two lakefront lot available. No public water or sewer.
224 Wilson Rd. Washington Twp.	Active	\$130,000 <i>Asking</i>	1.74 acres	Large wooded lot located on a local roadway amongst multiple developments. Public water and sewer are available.

The estimated market adjustments made to each comparable sale are discussed as follows:

Property Rights Conveyed: Each comparable sale reflected the purchase of the fee simple estate subject to a deed restriction for agricultural use only, while the market value of the same interest is being estimated for the subject. Thus, no adjustment appeared to be warranted.

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

Conditions Of Sale: No atypical conditions of sale were reported during our verification of the comparable sales. Thus, no adjustment appeared to be warranted.

Market Conditions (Time): The sale prices of land available for farming throughout the area have shown overall stable values over the last several years. However, Sales 3 and 4 offered residences and were sold during superior economic times. Therefore, these two sales are adjusted downward modestly to reflect declining market conditions.

Location: The subject offers an average location for a farm use in Washington Township; however, the residential opportunities within this desirable community and the location along a lake would make it appealing. Sales 1 and 4 were located within much less developed residential communities and required upward adjustment. Sales 2 and 3 offered similar location attributes and did not require adjustment.

Site Size: The subject property consists of one moderately irregular shaped parcel containing 37.00 acres. Sale 3 offered a larger land area and required modest upward adjustment. Sale 4 offers smaller land area and required downward adjustment. Each of the other sales offered similar land areas and did not require adjustment.

Topography: The subject offers a gently rolling and partially wooded topography. Each sale offered similar topography and did not require adjustment.

Tillable Acres: The subject offers approximately 67% of tillable farmland. Sales 1, 3, and 4 offered a superior percentage of tillable farmland and required downward adjustment. Sale 2 offered a comparable tillable area and did not require adjustment.

Soils: The subject offers approximately 68% prime soils. Sale 3 offered a superior percentage and required downward adjustment. Each of the other sales offered a comparable percentage and did not require adjustment.

Residential Opportunity: The subject would offer one severable exception area for the existing residence along Chapel Heights Road and an existing residence along Thies Road. In general, a residential opportunity is considered an enhancement to the value of the property. The severable exception value has been added to the sales price of the comparables that did not offer severable exceptions, which were sales 1, 2, and 3.

An additional line item adjustment was made for the subject's additional existing residence that will remain as part of the farm. Sales 1 and 2 did not offer any additional opportunity and required upward adjustment at a rate of approximately \$20,000 to \$25,000 for the existing dwelling opportunity. Sale 3 offered an existing residence and did not require adjustment. Sale 4 did not offer an existing residence and required upward adjustment.

Value Conclusion After The Agricultural Development Easement

Each comparable sale used in the analysis provides a reasonable indication of the subject's market value After the Easement and was considered the best available as of the valuation date. After adjustments to each sale are made, the indicated range, average, median, and weighted average are shown on the Adjustment Analysis.

The resulting market value for the property, After the easement, as of June 30, 2009 based upon the zoning requirements and the deed restriction was estimated at **\$240,000** (equivalent to \$6,600 per acre x 37.00 acres, rounded).

Section 5: Reconciliation of the Agricultural Development Easement

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 subject property. The following value estimates were derived by each approach employed:

Summary of Value Conclusions				
	Before Easement (Unrestricted)		After Easement (Restricted)	
	Estimated MV	Per Acre	Estimated MV	Per Acre
Sales Comparison Approach	\$1,000,000	\$27,000	\$240,000	\$6,600
Cost Approach	N/A	N/A	N/A	N/A
Income Capitalization Approach	N/A	N/A	N/A	N/A

The Sales Comparison Approach was the only approach to value developed for the valuation of the property, Before and After the Easement. Four unrestricted comparable land sales were used in the valuation, Before the Taking, and four restricted land sales were used in the valuation of the property, After the Easement. This approach to value is considered to be the most applicable indicator in the valuation of land.

The Income Capitalization Approach is a procedure, which converts anticipated benefits (*dollar income or amenities*) to be derived from the ownership of property into a value estimate. This approach to value has not been developed, since the property would not be considered to comprise investment real estate and would not appeal to the investor segment of the market.

Additionally, a subdivision analysis would require too many assumptions, including site improvement costs, other carrying costs, absorption rates, and estimated discount rate, which would be highly speculative for this type of property in this market.

The Cost Approach is a procedure, which 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. This approach to value has not been developed, since the valuation excluded the building improvements.

Section 6: Value Conclusions

This appraisal report was prepared using a Before and After methodology to determine the value of the development easement. In the "Before" valuation, the property was "unrestricted" with the ability to use the full bundle of rights at the highest and best use. In the "After" valuation, the property is "restricted" to primarily agricultural activities as specified in the Deed Restriction cited within this report.

After considering all of the facts and circumstances in connection with the subject property, I conclude the following value estimates as of June 30, 2009:

Value of the Development Easement
SEVEN HUNDRED SIXTY THOUSAND DOLLARS
\$760,000

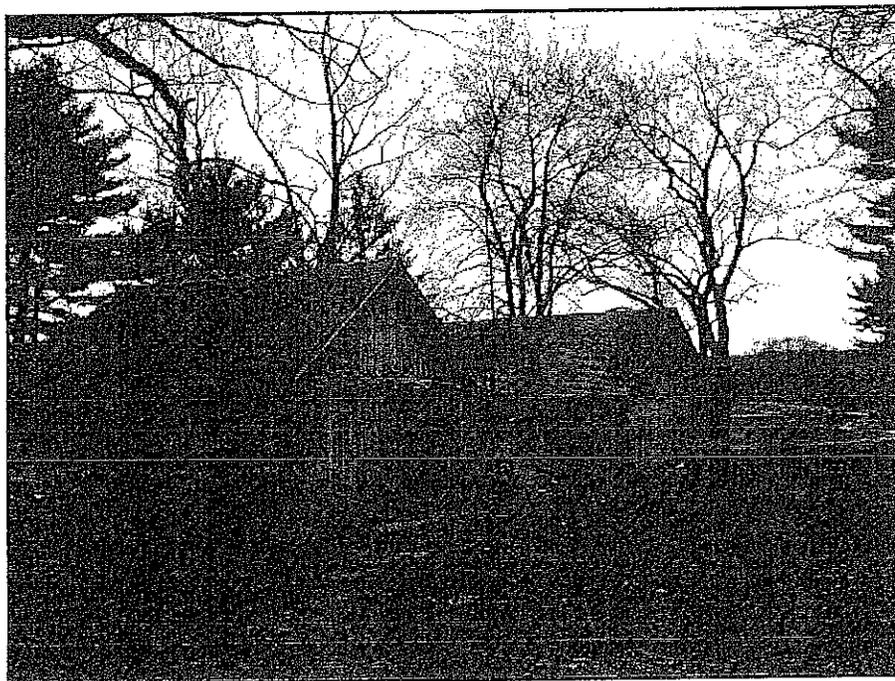
Value of Development Easement		
	Estimated MV	Per Acre
Before Easement (Unrestricted)	\$1,000,000	\$27,000
After Easement (Restricted)	<u>\$240,000</u>	<u>\$6,600</u>
Value of Development Easement	\$760,000	\$20,400

Section 7: Addenda

Photographs of the Subject Property



View of Residence along Chapel Heights Road (Taken by ARC on 3/25/10)

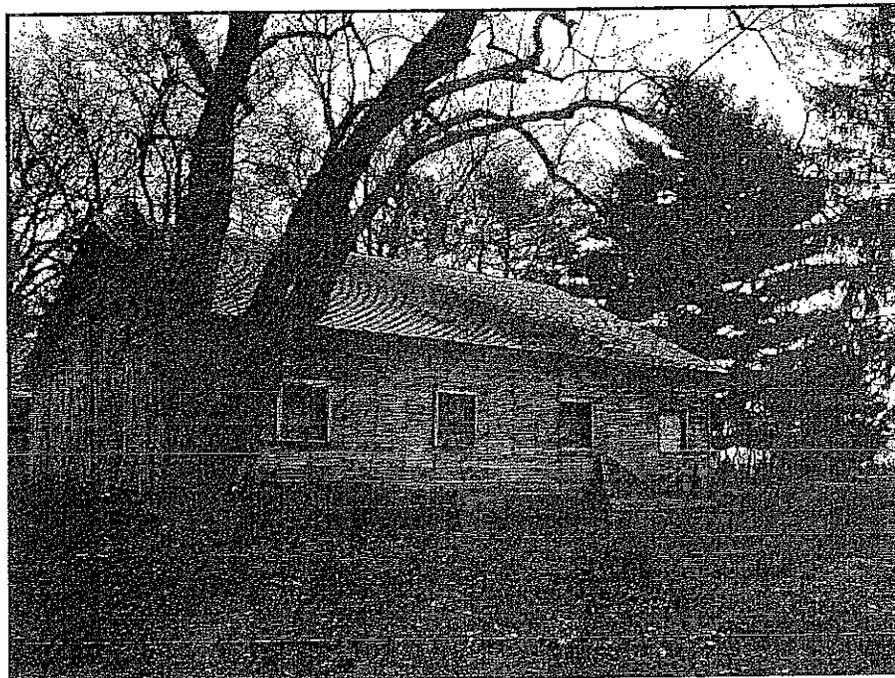


View of Barns (Taken by ARC on 3/25/10)

Photographs of the Subject Property



Southerly View of Farm (Taken by ARC on 3/25/10)



View of Barns (Taken by ARC on 3/25/10)

Photographs of the Subject Property



Easterly View of Farm (Taken by ARC on 3/25/10)

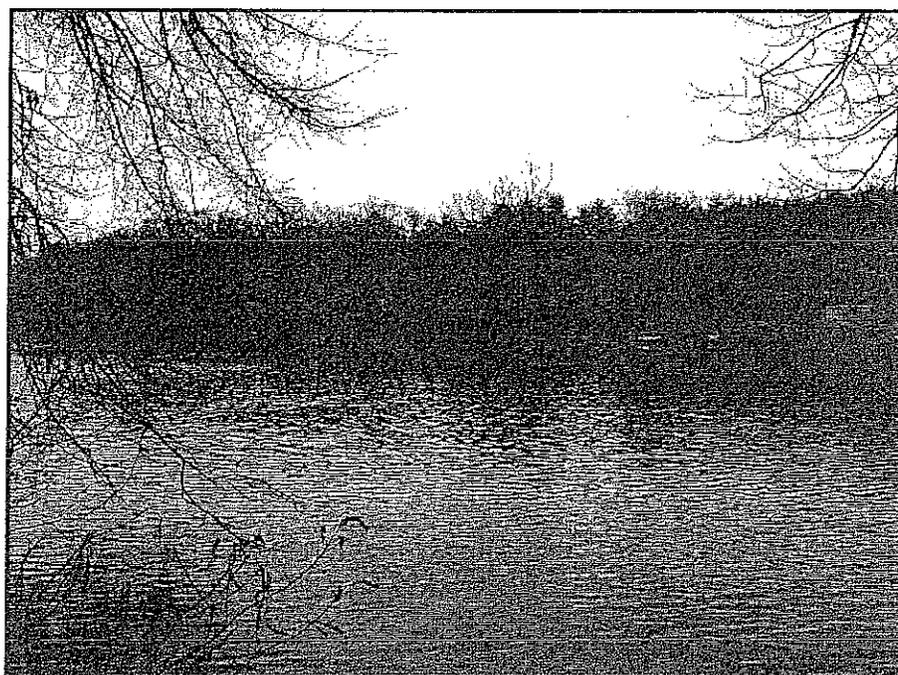


Easterly View of Tomlin Station Road (Taken by ARC on 3/25/10)

Photographs of the Subject Property

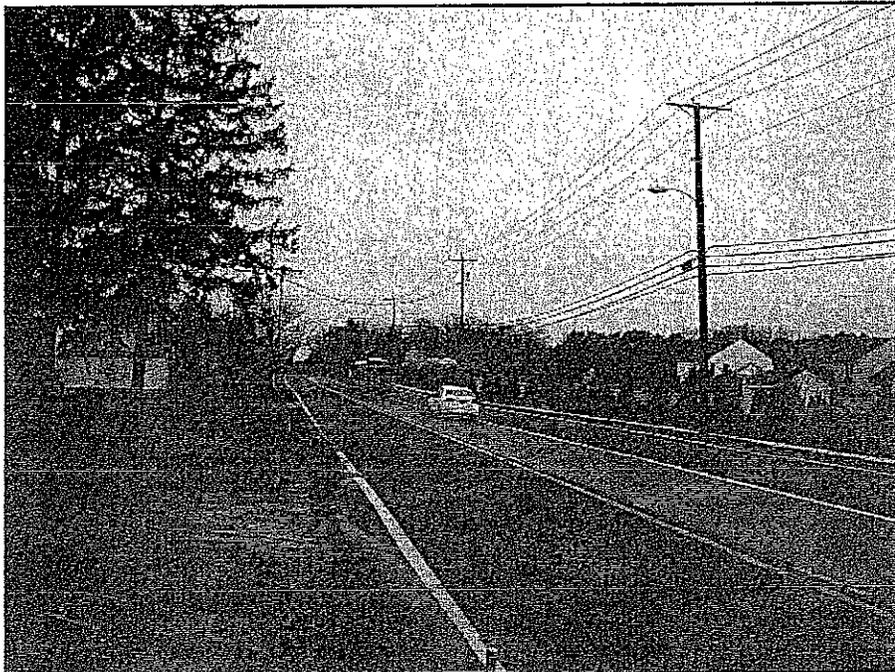


Northerly View of Farm (Taken by ARC on 3/25/10)



View of Lake Kandle from Subject Property (Taken by ARC on 3/25/10)

Photographs of the Subject Property



Easterly View along Chapel Heights Road (Taken by ARC on 3/25/10)

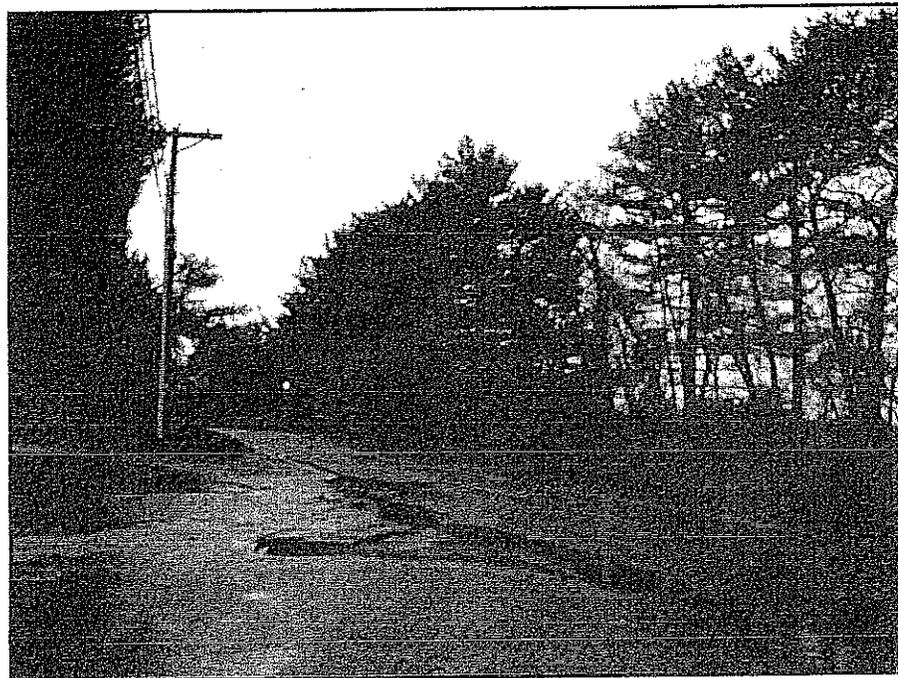


Westerly View along Chapel Heights Road (Taken by ARC on 3/25/10)

Photographs of the Subject Property



Northerly View along Thies Road (Taken by ARC on 3/25/10)



Southerly View along Thies Road (Taken by ARC on 3/25/10)

Copy of Deed

0110-PLAIN WARRANTY 011

Indenture Form & Book Co. Printers of New Jersey Legal Blanks, Camden, N. J. 08101

This Indenture, MADE THE

of our Lord and thousand nine hundred and sixty-six,
7th day of October in the year
between LILLIAN M. AYLING and SAMUEL L. AYLING, her husband, of the
Township of Washington, in the County of Gloucester and State of
New Jersey,

of the first part, and SAMUEL ARTHUR AYLING, RICHARD ALAN AYLING, and
LILLIAN M. AYLING and SAMUEL L. AYLING, her husband, as joint tenants
and not as tenants in common, with the rights of survivorship, incident
thereto, Box 127, R.F. D. 3, Sewall, New Jersey
of the second part:

Witnesseth, That the said party of the first part, for and in consideration of
the sum of One Dollar

lawful moneys of the United States of America and other good and valuable
consideration, love and affection well and truly paid by the said
party of the second part to the said party of the first part, as and before the en-
sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
have granted, bargained, sold, aliened, enfeoffed, released, conveyed
and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff,
release, convey and confirm, unto the said party of the second part, their
heirs and assigns, ALL THAT CERTAIN tract or parcel of land and premises,
situate in the Township of Washington, County of Gloucester and State
of New Jersey, bounded and described as follows:

BEGINNING at a stone in the middle of the public road
called the Reeves Mill Public Road, which is also a corner to a tract of
land set off to Cooper Jessup; thence (1) South, sixteen degrees and
twenty-eight minutes West, twenty-one chains and eighty links to a cor-
ner at the edge of the mill pond when at full flow; thence (2) by said
pond, the several courses and distances thereof, to a corner of now or
formerly Henry Schmidt's land; thence (3) by it North, 42 degrees and
25 minutes East, fourteen chains and forty-seven links to a stone; thence
(4) North, forty-three degrees and fifteen minutes West, eleven links to
a stone corner, which is also a corner to land set off to Lewis R. Jessup;
thence (5) North, forty-two degrees and twenty-five minutes East, fifteen

86541122 PAGE 483

Doc 1122 PAGE 484

chains to a stone corner in the middle of the Road aforesaid; thence
(6) North seventy-two degrees and forty-three minutes West, twenty chains
and five links to the place of beginning. CONTAINING forty-one acres,
be the same more or less.

EXCEPTING THEREOUT and THEREFROM the following tracts:

1. All that certain land and premises which Arthur E. Martell,
et ux. and Lillian M. Ayling, et vir. by Deed dated October 20, 1952 and
of record in the Clerk's Office of Gloucester County, in Deed Book 726
on page 445, granted and conveyed unto Rose M. Cramer, in fee. CONTAIN-
ING 1.8 acres of land.

2. All that certain land and premises which Lillian M. Ayling
and Samuel L. Ayling, her husband, by Deed dated January 5th, 1957, and
of record in the Clerk's Office of Gloucester County, in Deed Book 864
on page 400, granted and conveyed unto the Township of Washington, in
fee. CONTAINING .441 acres of land.

BEING the same lands and premises which Rowland B. Porch and
Rae-Louise Porch, his wife by Deed dated July 12, 1957 and recorded in
the Office of the Clerk for Gloucester County on July 18, 1957, in
Book 880 of Deeds, page 419, granted and conveyed unto Lillian M. Ayling
and Samuel L. Ayling, her husband, their heirs and assigns.

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever, as joint tenants and not as tenants in common, with the rights of survivorship incident thereto,

AND the said Lillian M. Ayling and Samuel L. Ayling, their

heirs, executors and administrators DO by these presents covenant, grant and agree to and with the said party of the second part, their heirs and assigns, that they, the said Lillian M. Ayling and Samuel L. Ayling, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances unto the said party of the second part, their heirs and assigns, against them the said Lillian M. Ayling and Samuel L. Ayling, their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof,

SHALL and WILL forever DEFEND. WARRANT and

In Witness Whereof, the said parties of the first part to these presents have hereunto set their hands and seal dated the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF Lillian M. Ayling (SEAL) Samuel L. Ayling (SEAL)

1122 488

STATE OF NEW JERSEY }
COUNTY OF GLOUCESTER } ss.

Be it Remembered, that on this 7th day of October, in the year of our Lord one thousand nine hundred and sixty-six, before me, the subscriber,

personally appeared LILLIAN M. AYLING and SAMUEL L. AYLING, her husband

who, I am satisfied are the grantors mentioned in the above deed or conveyance and acknowledged that they signed, sealed and delivered the same as their act and deed. All of which is hereby certified.

E. Henrietta Roesler
E. Henrietta Roesler
Attorney at Law of New Jersey

In compliance with the act, I have presented an exhibit of the within to the assessor of the taxing district therein mentioned.

JOSEPH J. HOFFMAN
COUNTY CLERK

40-C
DEED-PLAIN WARRANTY DEED
00710 1966
694-472
10/10/66
10/10/66

APPD

LILLIAN M. AYLING and
SAMUEL L. AYLING, her husband
TO
SAMUEL ARTHUR AYLING,
RICHARD ALAN AYLING,
LILLIAN M. AYLING and
SAMUEL L. AYLING, her husband
Box 127
R. F. D. 7, Sewell, N. J.

Dated October 7th 1966

Received in the Clerk's
office of the County of Gloucester
on the 10th day of Oct.
A. D. 1966 at 8:30 o'clock by
the forenoon and recorded in Book
1122 of DEEDS
for said County, at page 488.

E. Henrietta Roesler
E. Henrietta Roesler
Attorney at Law of New Jersey
328 S. Broadway
Pittman, N. J.

Clerk-tb

Portion of Zoning Ordinance

ARTICLE IX R Rural District

§ 285-38. Permitted uses.

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

- A. Single-family detached house.
- B. All uses permitted in the A Residence District.
- C. Agricultural uses in accordance with Article XXXIV, Farm Regulations.
- D. Usual farm buildings and farm dwellings, including one tenant house as an accessory dwelling, and dwellings for migrant workers in accordance with the appropriate federal and state standards and regulations.

§ 285-39. Conditional uses.

A. All conditional uses of the A Residence District shall be allowed provided, however, that the conditions set forth thereunder shall be complied with.

B. The following conditional uses shall be allowed, provided that the standards set forth in Subsection C below are met:

- (1) Permanent farm markets.
- (2) Riding academies.
- (3) Nursery schools.
- (4) Day-care centers, if a fenced outdoor play area is provided. t
- (5) Kennels, subject to special regulations of §285-133.

C. Applications for conditional uses shall be in compliance with the following minimum specifications and standards:

- (1) That the use will not injure or detract from the use of neighboring property.
- (2) That the use will not detract from the character of the neighborhood.
- (3) That the use of property adjacent to the area included in the plan is adequately safeguarded.
- (4) That the property is suitable for the intended use.
- (5) That the use will serve the best interests of the Township.
- (6) That the use will not adversely affect public sewers and facilities such as water, sewer, police and fire protection.
- (7) That the use will not adversely affect the drainage facilities in the adjacent neighborhood.
- (8) That the use will not adversely affect the safe flow of highway traffic and that adequate roadway accesses are provided to protect roadways from undue congestion and hazards.
- (9) That the lot area, yard requirements and parking will conform to the standards set forth in this district.

§ 285-40. Accessory uses.

Only the following accessory uses shall be permitted:

- A. All accessory uses permitted in the A Residence District.
- B. Agriculture accessory uses in accordance with the provisions of Article XXXIV, Farm Regulations.

§ 285-41. Area and bulk regulations.

The following area and bulk regulations shall apply:

- A. Minimum lot size for agricultural uses: 5 acres.
- B. Minimum lot size for other uses: 31,000 square feet.
- C. Maximum density per gross acre: one unit per two acres. [Amended 1-17-2002 by Ord. No. 37-2001]
- D. Minimum lot width: 100 feet.
- E. Minimum lot depth: 200 feet.
- F. Maximum lot coverage: 15%.
- G. Minimum front yard: 50 feet.
- H. Minimum side yards: 15 feet each.
- I. Minimum rear yard: 35 feet.
- J. Maximum building height: 35 feet.

§ 285-42. Other regulations.

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

§ 285-43. Clustering of housing.

[Added 1-17-2002 by Ord. No. 37-2001]

Clustering of housing is encouraged in the Township's ongoing efforts to preserve open space land.

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.

Copy of Preservation Application

COUNTY Gloucester
MUNICIPALITY Washington
APPLICANT LAST NAME Ayling
APPLICANT FIRST NAME Samuel Richard & Arthur Ayling



STATE AGRICULTURE DEVELOPMENT COMMITTEE
2010
Farmland Preservation Program
County PLANNING INCENTIVE GRANT
Easement Purchase Application
For An Individual Farm

For SADC use only
SADC ID# _____
Date Received _____
Staff Reviewer _____

Amended: 3/26/2003

I. Checklist of Enclosed Items

All checklist items are required for administrative completeness of this application. Omissions may delay review and evaluation of this application.

Please check off the following attachments upon completion: ---

- Completed appraisal order checklist
- Current recorded deed of ownership.
- Contract purchaser agreement, if appropriate.
- Current recorded deed of easement and/or conservation easements, if appropriate.
- Tax map with lot boundaries, exceptions, existing residences, and adjacent land uses clearly identified.
- Current Farm Tax Assessment Form with Land Use (crops/products) identified
- GIS MAP or 7.5 minute USGS Topographic Quad Map with the application lot boundaries and any preserved farms (current applications or previously preserved) within one-half mile of the application parcel(s) clearly identified. GIS shapefiles should be emailed (unzipped) or provided on disc with this application.
- USDA NRCS or GIS soils map with lot boundaries and exceptions clearly identified and soil calculations including soil map units, acres and percentages of each unit.
- Copies of all recorded easements on the Property.

*~ Thank you for your time and participation
Helping to preserve agriculture in New Jersey.*

Amended: 3/26/2008

B

II. CADB ADMINISTRATIVE VERIFICATION:

*** To avoid amending applications subsequent to SADC approval, which can delay the evaluation process, the CADB should verify that:*

- The application is accurate, complete and final; Required documentation has been provided.
- Onsite inspection of premises has been completed.
- Restrictions including severable and non-severable exceptions have been thoroughly explained to the applicant.

Prepared by: Ken Atkinson
CADB staff

III. APPLICATION ELIGIBILITY for County Planning Incentive Grant Program

- A. No application will be reviewed by the SADC for permanent farmland preservation in more than one program at a time. Is the Board aware of this application being considered in any other farmland preservation program at this time? YES NO
- B. If the Board and/or County pre-acquired the land in fee simple title for farmland preservation purposes, have either three consecutive funding rounds or three years passed since the date of acquisition? YES NO
- C. If a landowner rejects an offer for an amount equal to or greater than the certified market value, the Committee shall not accept an application for two years from the date that the application for a sale of the development easement was originally submitted to the Committee. This provision applies only to an application from the same landowner for the same farm property. Is the Board aware of this landowner's application conflicting with the above? YES NO

(If the answer is "YES" to A, B, or C, then the application shall not be eligible for submittal to the Committee for consideration at this time.)

- D. Is the application located within an adopted Agricultural Development Area? YES NO
- E. Is the application identified on the County's approved Planning Incentive Grant application as a targeted farm? YES NO
- F. Does the application meet the Minimum Eligibility Criteria (N.J.A.C. 2:76-6.20) as demonstrated at Section IV below? YES NO

(If the answer is "NO" to D, E, or F, then the application shall not be eligible for submittal to the Committee for consideration.)

- G. Does the application meet the definition of an eligible farm (N.J.A.C. 2:76-17.2) as identified in the Minimum Rank Score section (section V) below? YES NO

(If the answer is "NO" to G, then the application shall not be eligible for submittal to the Committee for consideration unless a waiver to Minimum Rank Score (section VI) is requested and approved.)

Amended: 3/26/2008

C

IV. MINIMUM ELIGIBILITY CRITERIA pursuant to N.J.A.C. 2:76-6.20

Please complete checklist as appropriate below and provide attachments demonstrating compliance with the following. Identify supporting documentation in Addendum A.

For lands less than or equal to 10 acres the land must meet the following criteria in i., ii., iii. and iv. or i.i., ii, iii, iv and Iv. below to be eligible for preservation with SADC funding:

- 1. i. The land produces agricultural or horticultural products of at least \$2,500 annually.
 - \$ _____ in annual production.
 - Supporting documentation provided (tax forms, receipts, etc.)

- 1. ii. At least 75% of the land is tillable or a minimum of 5 acres, whichever is less.
 - _____ % of the land is tillable
 - _____ tillable acres.
 - Supporting documentation provided (GIS wetland and soils maps, farm tax assessment form).

- 1. iii. At least 75% of the land, or a minimum of 5 acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production.
 - _____ % of the land with soils capable of supporting agricultural or horticultural production
 - _____ acres supporting agricultural or horticultural production
 - Supporting documentation provided (GIS soils map).

- 1. iv. The land must exhibit development potential based on a finding that all of the following standards are met:

(1) The municipal zoning ordinance for the land as it is being appraised must allow additional development, and in the case of residential zoning, at least one additional residential site beyond that which will potentially exist on the premises.

- Municipal zoning supports additional development potential. YES NO
- Supporting documentation provided (copy of current zoning map, regulations and subdivision ordinance excerpts).

(2) Where the purported development value of the land depends on the potential to provide access for additional development, the municipal zoning ordinances allowing further subdivision of the land must be verified. If access is only available pursuant to an easement, the easement must specify that further subdivision of the land is possible. To the extent that this potential access is subject to ordinances such as those governing allowable subdivisions, common driveways and shared access, these facts must be confirmed in writing by the municipal zoning officer or planner.

- Sufficient access exists. YES NO
- Supporting documentation provided.

(3) The land shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the NJDEP wetlands maps. If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a certified licensed

Amended: 3/26/2008

D

engineer or qualified wetlands consultant and/or a letter of interpretation issued by the NJDEP may be secured.

- _____ % soils classified as freshwater or modified agricultural wetlands.
- Supporting documentation provided (wetlands map and/or NJDEP Letter of Interpretation).

(4) The land shall not contain more than 80% soils with slopes in excess of 15% as identified on a USDA NRCS SSURGO version 2.2 or newer soils map.

- _____ % soils with slopes in excess of 15%.
- Supporting documentation provided (GIS soils map).

1. v. The land is eligible for allocation of development credits pursuant to a transfer of development potential program authorized and duly adopted by law.

- YES NO
- Supporting documentation provided.

For lands greater than 10 acres, the land must meet the criteria in (a)2i, ii, and iii or 2iv to be eligible for preservation with SADC funding:

2. i. At least 50% of the land or a minimum of 25 acres, whichever is less, is tillable.

- 67 % of the land is tillable
- 24 tillable acres
- Supporting documentation provided (GIS wetland and soils maps, farm tax assessment form.).

2. ii. At least 50% of the land or a minimum of 25 acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production.

- 99 % of the land with soils capable of supporting agricultural or horticultural production
- 35 acres supporting agricultural or horticultural production
- Supporting documentation provided (GIS soils map).

2. iii. The land must exhibit development potential based on a finding that all of the following standards are met:

(1) The municipal zoning ordinance for the land as it is being appraised must allow additional development, and in the case of residential zoning, at least one additional residential site beyond that which will potentially exist on the premises.

- Municipal zoning supports additional development potential.
- YES NO
- Supporting documentation provided (copy of current zoning map, regulations and subdivision ordinance excerpts).

(2) Where the purported development value of the land depends on the potential to provide access for additional development, the municipal zoning ordinances allowing further subdivision of the land must be verified. If access is only available pursuant to an easement, the easement must specify that further subdivision of the land is possible. To the extent that this potential access is subject to ordinances such as those governing

Amended 3/26/2008

F

allowable subdivisions, common driveways and shared access, these facts must be confirmed in writing by the municipal zoning officer or planner.

- Sufficient access exists. YES NO
- Supporting documentation provided.

N/A

(3) Land that is less than 25 acres in size shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the NJDEP wetlands maps. If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a certified licensed engineer or qualified wetlands consultant and/or a letter of interpretation issued by the NJDEP may be secured and used to provide a more accurate assessment of the site conditions, provided, however, that nothing herein shall require the Committee to conduct such additional investigation.

- _____ % soils classified as freshwater or modified agricultural wetlands.
- Supporting documentation provided (wetlands map and/or NJDEP Letter of Interpretation)

N/A

(4) Land that is less than 25 acres in size shall not contain more than 80% soils with slopes in excess of 15% as identified on a USDA NRCS SSURGO version 2.2 or newer soils map.

- _____ % soils with slopes in excess of 15%.
- Supporting documentation provided (GIS soils map).

2. iv. The land is eligible for allocation of development credits pursuant to a transfer of development potential program authorized and duly adopted by law

- YES NO
- Supporting documentation provided.

V. MINIMUM RANK SCORE (as calculated from Section X)

Pursuant to N.J.A.C. 2:76-17.2, an applicant will be considered an "Eligible Farm" if it is a targeted farm achieving an individual rank score equal to or greater than 70 percent of the county's average quality score for the previous three years as determined by the SADC.

- 70% of the County's average rank score for the previous three years as certified by SADC in resolution # FY08R7(31) dated July 26, 2007 (attached) - 37
- The rank score of this application, pursuant to N.J.A.C. 2:76-6.16 and as determined by SADC policy P-14- E with information provided in Section X = 54.85

VI. WAIVER TO MINIMUM RANK SCORE

Pursuant to N.J.A.C. 2:76-17.9(a)7i, if a farm fails to meet the minimum rank score and the county wishes to preserve the farm using Committee funds the county may request from the Committee a waiver of the minimum score criteria.

Amended: 3/26/2008

F

Does the County wish to request a waiver to the Minimum Quality Score? YES NO
If YES, the Committee may grant a waiver of the minimum score criteria upon finding that any of the following apply (please check all that apply and provide justification below):

The conversion of the farm to non-agricultural use will likely cause a substantial negative impact on the public investment made in farmland preservation within the project area.
Explain: _____

The subject property is of exceptionally high agricultural resource value based on soil characteristics.
Explain: _____

The subject property represents a unique and valuable agricultural resource to the surrounding community, and the Committee finds that it has a reasonable opportunity to remain agriculturally viable.
Explain: _____

Amended: 3/26/2008

G

VII. APPLICANT INFORMATION

Please enter for each related party applying for easement purchase (landowner of record, contract purchaser, current owner of the easement). If the applicant is an estate represented by an executor, please list the executor as the primary applicant contact if there is more than one applicant/owner. If the applicant is represented by an attorney or other legal representation, please provide that individual's contact information in the appropriate space provided below. *Contact Arthur*

Name (Primary Contact): Samuel, Richard & Arthur Alan Ayling
 Address: 220 Chapel Heights Rd
 City: Sewell State: N.J. Zip Code: 08080
 Phone (bus.): 856-589-5709 Fax: _____
 Phone (home): 856-589-5709 Email: _____

Type of Application Participation: (check one)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Sole Proprietor (Husband/Wife) | <input type="checkbox"/> Contract Purchaser (Fee Simple) |
| <input type="checkbox"/> Partner of a Partnership | <input type="checkbox"/> Contract Purchaser (Easement) |
| <input type="checkbox"/> Proprietor or Multi-Proprietor | <input type="checkbox"/> Municipality (current easement owner) |
| <input type="checkbox"/> Executor of an Estate | <input type="checkbox"/> County (current easement owner) |
| <input type="checkbox"/> Corporate Officer in a Corporation | <input type="checkbox"/> Conservation Organization |
| <input type="checkbox"/> Trustee of a Trust | <input type="checkbox"/> Institution |

Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone (bus.): _____ Fax: _____
 Phone (home): _____ Email: _____

Type of Participation: (check one)

- | | |
|---|--|
| <input type="checkbox"/> Sole Proprietor (Husband/Wife) | <input type="checkbox"/> Contract Purchaser (Fee Simple) |
| <input type="checkbox"/> Partner of a Partnership | <input type="checkbox"/> Contract Purchaser (Easement) |
| <input type="checkbox"/> Proprietor or Multi-Proprietor | <input type="checkbox"/> Municipality (current easement owner) |
| <input type="checkbox"/> Executor of an Estate | <input type="checkbox"/> County (current easement owner) |
| <input type="checkbox"/> Corporate Officer in a Corporation | <input type="checkbox"/> Conservation Organization |
| <input type="checkbox"/> Trustee of a Trust | <input type="checkbox"/> Institution |

Primary Contact if not applicant/owner _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone (bus.): _____ Fax: _____
 Phone (home): _____ Email: _____

- Lawyer or Legal Representative Realtor of a Real estate Agency Other

VIII. APPLICATION SUMMARY INFORMATION:

A. Block and Lot Information

Please list all Blocks and Lots included within the application. See Appendix B for municipal codes

Municipal Code: 0818 Block: 82.21 Lot: 28 Acres: 38.4

Municipal Code: _____ Block: _____ Lot: _____ Acres: _____

Municipal Code: _____ Block: _____ Lot: _____ Acres: _____

Municipal Code: _____ Block: _____ Lot: _____ Acres: _____

Municipal Code: _____ Block: _____ Lot: _____ Acres: _____

B. Total Gross Acreage: 38.4 acres

C. Existing dwelling units

- # of existing dwelling units within portion of the property to be deed restricted. 1
 - # of existing dwelling units located within exceptions areas 1
- Total 2

D. Exceptions (Please insure consistency with tax map).

- Non Severable Exceptions:
 - # of non severable exceptions: _____
 - Total acreage of non severable exceptions: _____ acres
- Severable Exceptions:
 - # of severable exceptions: 1
 - Total acreage of severable exceptions: 1.05 acres

E. Net Acreage of Preserved Premises: 37.4 acres

(Total Gross Acreage - Exception Area Acreage = Net Acreage)

F. Residual Dwelling Site Opportunities (RDSO's)

- Number of eligible RDSOs (Overall gross density must not exceed one RDSO per 100 acres): 37
- Number of RDSOs approved by the CADB: 37

G. Agricultural Production:

(Please describe all agricultural production currently taking place on the property using the appropriate Standard Industrial Code (SIC) found in Appendix A)

SIC # 0161 Agricultural Production Type vegetables Approximate Acreage 12

SIC # 0175 Agricultural Production Type fruit trees Approximate Acreage 12

SIC # _____ Agricultural Production Type _____ Approximate Acreage _____

SIC # _____ Agricultural Production Type _____ Approximate Acreage _____

Amended: 3/26/2008

I

IX. BLOCK, LOT & ACREAGE

Lot 1 of 1

Duplicate and complete Section IX (pages J through Q) as necessary for each individual lot.

Municipal Code: 0819 Block: 82.21 Lot: 28 Acres: 38±

A. EXCEPTIONS (Specific to above lot only)

1. Acreage of exception: 1.05 acres
2. Site specific local zoning including minimum lot size requirements: Rural - 2 acres
3. Applicant's reason for exception: existing house
4. Justification provided by the CADB: CADB CUR =
5. Specific location of exception as depicted on attached tax map: ground existing house
6. Is the exception for county and/or municipal farmland preservation and/or open space programs? YES NO
7. Can the exception be severed from the premises? YES NO
8. Does the size of the individual exception exceed local zoning requirements to construct one single family residential dwelling? YES NO
 - If YES, how many building lots are possible in excess of the local zoning requirements for one single family residential dwelling? _____
9. Is the landowner willing to restrict the exception to only one existing or future residential unit? YES NO
10. Is Right To Farm language required on the deed of easement? (If yes, please attach a copy of the required Right To Farm language) YES NO
11. Is the CADB placing other requirements on the exception? (If yes, please explain) YES NO

landowner has been advised that a variance will be required for the exception over due to it being smaller than the area zoning
12. Does the exception have a significant negative impact to the agricultural operation? (If yes, please explain) YES NO

Lot of

Duplicate this page as necessary.

B. RESIDENTIAL OPPORTUNITIES

Please note: Exception Areas are not considered part of the premises being preserved; therefore, in this section, do not identify residences within exception areas.

Are there any residences located on the parcel that is being preserved? YES NO
 (If YES, please identify each residential structure separately below.)

RESIDENCE A (CHECK ONE ONLY)

- Standard Single Family Residence
- Duplex
- Dormitory
- Apartment
- Manufactured Home with Perm. Foundation
- Manufactured Home without Foundation
- Single Family with apartment
- Other _____

Is the structure the Primary Residence? *Not used at this time.* YES NO
 Is the structure for agricultural labor housing? YES NO
 Is the structure under a lease or rental agreement? YES NO

RESIDENCE B (CHECK ONE ONLY)

- Standard Single Family Residence
- Duplex
- Dormitory
- Apartment
- Manufactured Home with Perm. Foundation
- Manufactured Home without Foundation
- Single Family with apartment
- Other _____

Is the structure the Primary Residence? YES NO
 Is the structure for agricultural labor housing? YES NO
 Is the structure under a lease or rental agreement? YES NO

RESIDENCE C (CHECK ONE ONLY)

- Standard Single Family Residence
- Duplex
- Dormitory
- Apartment
- Manufactured Home with Perm. Foundation
- Manufactured Home without Foundation
- Single Family with apartment
- Other _____

Is the structure the Primary Residence? YES NO
 Is the structure for agricultural labor housing? YES NO
 Is the structure under a lease or rental agreement? YES NO

Lot ___ of ___

Amended: 3/25/2008

K

Duplicate this page as necessary.

C. OTHER STRUCTURES (Non-Residential)

Please note: Exception Areas are not considered part of the premises being preserved; therefore, in this section, do not identify non-residential structures within exception areas

Are there any non-residential structures located on the parcel to be preserved?
 (If YES, please identify each non-residential structure separately below) YES NO

STRUCTURE A (CHECK ONE ONLY)

- Barn Shed
- Garage Silo
- Stable Other _____

Is the structure for an agricultural use? YES NO
 Is the structure under a lease or rental agreement? YES NO

STRUCTURE B. (CHECK ONE ONLY)

- Barn Shed
- Garage Silo
- Stable Other _____

Is the structure for an agricultural use? YES NO
 Is the structure under a lease or rental agreement? YES NO

STRUCTURE C. (CHECK ONE ONLY)

- Barn Shed
- Garage Silo
- Stable Other _____

Is the structure for an agricultural use? YES NO
 Is the structure under a lease or rental agreement? YES NO

STRUCTURE D. (CHECK ONE ONLY)

- Barn Shed
- Garage Silo
- Stable Other _____

Is the structure for an agricultural use? YES NO
 Is the structure under a lease or rental agreement? YES NO

Amended: 3/26/2008

L

Lot 1 of 1

Duplicate this page as necessary.

D. EASEMENTS AND RIGHTS OF WAY

Are there Easements/Rights of Way identified with the parcel to be preserved? YES ~~NO~~
If YES, please describe each easement individually below and enclose a copy of each easement.

EASEMENT A: (CHECK ONE ONLY)

- | | |
|--------------------------------------|--|
| <input type="checkbox"/> Power Lines | <input type="checkbox"/> Road Rights of Way |
| <input type="checkbox"/> Water Lines | <input type="checkbox"/> Telephone Lines |
| <input type="checkbox"/> Sewer | <input type="checkbox"/> Gas Lines |
| <input type="checkbox"/> Other | <input type="checkbox"/> Conservation Easement (e.g., steep slopes, critical areas, critical habitat, wetlands, drainage, no further subdivisions, etc.) |

Effect of Easement: _____

Description of Easement: _____

EASEMENT B: (CHECK ONE ONLY)

- | | |
|--------------------------------------|--|
| <input type="checkbox"/> Power Lines | <input type="checkbox"/> Road Rights of Way |
| <input type="checkbox"/> Water Lines | <input type="checkbox"/> Telephone Lines |
| <input type="checkbox"/> Sewer | <input type="checkbox"/> Gas Lines |
| <input type="checkbox"/> Other | <input type="checkbox"/> Conservation Easement (e.g., steep slopes, critical areas, critical habitat, wetlands, drainage, no further subdivisions, etc.) |

Effect of Easement: _____

Description of Easement: _____

EASEMENT C: (CHECK ONE ONLY)

- | | |
|--------------------------------------|--|
| <input type="checkbox"/> Power Lines | <input type="checkbox"/> Road Rights of Way |
| <input type="checkbox"/> Water Lines | <input type="checkbox"/> Telephone Lines |
| <input type="checkbox"/> Sewer | <input type="checkbox"/> Gas Lines |
| <input type="checkbox"/> Other | <input type="checkbox"/> Conservation Easement (e.g., steep slopes, critical areas, critical habitat, wetlands, drainage, no further subdivisions, etc.) |

Effect of Easement: _____

Description of Easement: _____

Amended: 3/26/2008

M

Lot L of L

Duplicate this page as necessary.

F. **EXISTING NON-AGRICULTURAL USES ****

Duplicate this sheet as necessary to describe each non-agricultural use separately.

Will non-agricultural use(s) occur within the exception area(s)?
Are there non-agricultural uses on the premises to be preserved?

YES NO
 YES NO

List the type and frequency or intensity of any existing non-agricultural uses on the parcel to be preserved at the time the applicant submitted to the Board:

Note the approximate dimensions and location of any structures and/or areas utilized for a non-agricultural use:

In the event the non-agricultural use involves a lease with another party, identify the individual or entity leasing the structure and type of business or operation:

If non-agricultural events are held on the parcel, identify for what purpose and the frequency or intensity of the activity:

Describe how the non-agricultural use will be accessed on the parcel.

****NOTE:** Appraisers must be aware of non-agricultural uses and determine their impact on the development easement value in their reports pursuant to the SADC Appraiser's Handbook. If you have any questions regarding potential non-agricultural use, please address them with the SADC prior to submission of the application.

An identified non-agricultural use can **NOT** be expanded or intensified after the premises is preserved if located on the preserved farmland outside of an exception area.

Amended: 3/26/2008

N

Lot 1 of 1

Duplicate this page as necessary.

F. STATE DEVELOPMENT AND REDEVELOPMENT PLAN

In which planning area is the parcel located:

- (PA1) Metropolitan
- (PA2) Suburban
- (PA3) Fringe
- (PA4) Rural
- (PA4b) Rural & Environmentally Sensitive
- (PA5) Environmentally Sensitive

G. HIGHLANDS

- A. Is the parcel located in the Highlands Region? YES NO
(If No, proceed to H. below)
- B. Which area of the Highlands Region is the parcel located?
 Preservation Area Planning Area
- C. In which Land Use Capability Zone is the parcel located?
 Conservation Zone
 Protection Zone
 Existing Community
 Lake Community
 Conservation Constrained
 Existing Community Constrained
- D. Is the parcel located in the Highlands Agricultural Resource Area YES NO
- E. Is the parcel located in the Highlands Agricultural Priority Area YES NO

II. PINELANDS **

Is the parcel located in the Pinelands region? YES NO

If yes, in which Pinelands Management Area is the parcel located:

- Preservation Area District
- Forest Area
- Agricultural Production Area
- Special Agricultural Production Area
- Rural Development Area
- Pinelands Village and Pinelands Town
- Regional Growth Area

Is the parcel eligible for Pineland Development Credits (PDC)? YES NO
If so, how many PDCs is it eligible for? _____

Have any PDCs been severed from the property? YES NO
If Yes, how PDCs many have been severed? _____

**** Note: If PDCs have been severed, the property is not eligible for preservation**

X. Ranking Sheets

Please complete the questions below and refer to SADC Policy P-14-E (<http://www.nj.gov/agriculture/sadc/pp14e.pdf>) to calculate the application individual rank score.

A. SOILS

Soil calculations provided by the CADB should be based on the latest SSURGO data available on the following website: <http://soildata.nrcs.usda.gov/>. This is the same data the SADC will use to evaluate the accuracy of the soil data submission

Exception acres should not be included or used to calculate soil score

Indicate the percentage of the following types of classification of important farmlands as shown on attached calculations of acres/soil unit.)

Prime	<u>24</u> acres =	<u>68</u> %
Statewide	<u>11</u> acres =	<u>31</u> %
Local	_____ acres =	_____ %
Unique (of value)	_____ acres =	_____ %
List crop(s) grown on unique soil _____		
Please identify unique soils _____		
(Other (of no value) <u>water, strip B</u>)	<u>1</u> acres	<u>1</u> %
TOTAL NET ACRES	<u>36</u> acres	= 100 %

B. TILLABLE ACRES

(Verified by current Farm Tax Assessment Form, aerial photography interpretation and site visit.)

Indicate the percentage of the premises that is classified under the following categories.

Cropland Harvested	<u>24</u> acres =	<u>67</u> %
Cropland Pastured	_____ acres =	_____ %
Permanent Pasture	_____ acres =	_____ %
Woodlands	<u>12</u> acres =	<u>33</u> %
Wetlands	_____ acres =	_____ %
Other _____	_____ acres =	_____ %
TOTAL NET ACRES	<u>36</u> acres	= 100 %

C. BOUNDARIES AND BUFFERS (as depicted on attached GIS or USGS Topo map)

Indicate the percentage of the subject property boundary bordered by the following usus.

1.	Deed Restricted Farmland (permanent)	<u>40</u> %
2.	Deed Restricted Wildlife Areas	_____ %
3.	Stream (perennial) and Wetlands	_____ %
4.	Cemeteries	_____ %
5.	Parks (limited public access)	_____ %
6.	Military Installations	_____ %
7.	Golf Course (public)	_____ %
8.	8 Year Programs and EP Applications	_____ %
9.	Highways (limited access) and Railroads	_____ %
10.	Farmland (unrestricted)	_____ %
11.	Woodlands	<u>20</u> %
12.	Parks (high use)	_____ %
13.	Residential Development (with infrastructure)	<u>30</u> %
14.	Residential (less than 5 acres w/o infrastructure)	<u>10</u> %
15.	Commercial	_____ %
16.	Industrial	_____ %
17.	Schools	_____ %
18.	Other	_____ %

100 %

Amended: 3/26/2008

Q

Exception 1 of 1
Duplicate this page as necessary.

D. **EXCEPTIONS** (Bring forward scoring calculations from Section IX.A)

1. Are there severable exceptions requested? YES NO

If Yes:

- How many are requested? 1
- Total exception acreage 1.05 acres
- Does the total acreage for all of the exception(s) exceed 10% of the total acreage? YES NO

If multiple severable exceptions are requested, duplicate this sheet as needed for each separate severable exception.

2. Is the exception for municipal farmland preservation and / or open space purposes? YES NO

3. Does the size of the individual exception exceed local zoning requirements to construct one single family residential dwelling? YES NO

a) If yes, how many building lots or portions thereof are there in excess of the local zoning requirements for one single family residential dwelling? _____

b) Is the landowner willing to restrict the exception to only one (1) residential unit? YES NO

4. Will there be any right to farm language required on the deed of the exception? YES NO

5. Does the location and / or use of the exception have a significant negative impact on the premises? YES NO

Duplicate this page as necessary.

E. LOCAL COMMITMENT

If the application spans multiple municipalities duplicate this sheet as necessary to indicate each municipality separately.

1. Municipal Code from Appendix B: 0818

2. Local Zoning

- Does local zoning require an average minimum lot size of at least three acres with clustering and/or mandatory buffering to provide separation between development and existing agricultural operations? YES NO
- Is sliding scale zoning utilized? YES NO
- Are transfer of development rights/credits available? YES NO
- Is the zoning for very low density? YES NO

If Yes, explain: 3 acre zoning

- Are there other equivalent measures that discourage conflicting nonagricultural development? YES NO

If Yes, explain: _____

3. Is there sewer or other growth leading infrastructure already serving or immediately adjacent to the premises? YES NO

4. Is purchase of development easements consistent with the State Development and Redevelopment Plan and county and local plans? YES NO

5. Is there an active municipal liaison with the CADB? YES NO
If Yes, please provide name, phone number and email address Say Kavache
552-307-4331

6. Do planning board actions regarding nonagricultural development support farmland preservation? (i.e. as supported by the Master Plan?) YES NO

7. Do municipal governing body actions regarding nonagricultural development support farmland preservation? YES NO

8. Has the municipality ever passed an ordinance approving a municipally approved 8 year program (MAFPP)? YES NO

9. Have development easements already been purchased in the municipality? YES NO

10. Right to Farm

- Does the municipality have a "Right To Farm" ordinance? YES NO

If Yes, please provide a copy of the municipal ordinance.

- Does the municipality's "Right To Farm" ordinance require a developer and/or landowner, who plans to build or sell a dwelling in an agricultural area, to inform

prospective purchasers through their agent, of the existence of the "Right To Farm" ordinance and the protection it grants to agricultural operations? (This notification is included in the deed of record.) YES NO

11. Community Financial Support

Please list the locally committed funds for farmland preservation since January 1980. This figure should represent the amount committed or spent by the municipality for the preservation of farmland. If a municipality has an Open Space Tax, only the amount specifically designated for farmland preservation can be included.

- Budget \$ N/A
 - Referendum \$ _____
 - Trust Funds \$ _____
 - Bonds \$ _____
 - Other \$ _____
- Total Municipally Committed Funds:** \$ _____

Municipal Equalized Assessed Valuation \$ _____

*Equalized valuations for 2007 can be found online at:
<http://www.state.nj.us/treasury/taxation/index.html?pl/plvalue.htm-main1.ram>*

F. DENSITY OR CONTIGUOUS PROPERTIES

List, by name and round (e.g. 2004A EP), lands that are reasonably contiguous (within 1/2 mile linear distance) to the subject application which are comprised of: development easement purchase applications approved by the CADB and received by the SADC during the current round, applications with final approval, lands where development easements have already been purchased, and other permanently deed restricted active farmlands. Include subject application if not an isolated parcel.

- Ayling - 2004 County PIG
- Diffend #1 - 2000 County EP
- Diffend #2 - 2003 County EP
- Kendler - 1999 County EP
- Rosland #1, #2 & #3 - 2000 County EP

List, by name, lands that are reasonably contiguous (within 1/2 mile linear distance) to the subject application and currently enrolled in an 8 Year Farmland Preservation Program.

G. **IMMINENCE OF CHANGE OR CONVERSION**

Please attach adequate documentation to support responses to this section

- Is the record owner of the Premises involved in an estate situation? YES NO
- Has the record owner filed for bankruptcy? YES NO
- Is the property involved in a foreclosure? YES NO

SUBDIVISION REQUEST**

Subdivision for non-agricultural development of the premises must be identified. If a subdivision exists by final resolution at the date of the appraisal, the appraiser shall not consider its impact in the restricted condition. Otherwise, an application with a severable exception shall be considered as to its intended purpose in the "after value" appraisal analysis.

***Copies of the municipal and county approvals/resolutions are required for consideration.*

Type of development being considered for subdivision: *(Check One)*

- Residential Commercial Farm Subdivision
 Industrial Public Use

Preliminary Approval Date: _____

Final Approval Date: _____

Scale of Subdivision: *(Check One)*

- Major Minor

Enter any other pertinent information to help fully describe the request.
Please indicate subdivision on attached Tax Map.

Amended: 3/26/2003

U

Affidavit of County Agriculture Development Board
Verification

County of Gloucester)
State of NEW JERSEY) SS

Russell J. Marino
Name of Affiant

Being duly sworn according to law, upon his/her oath, disposes and says:

1. I am the Chairperson of the Gloucester County Agriculture Development Board (hereinafter "Board") and am fully aware of all the actions the Board has taken.
2. The Board has completed, reviewed and approved the subject farm application pursuant to SADC regulations and policies including N.J.A.C.2:76-17.3 "Prerequisites for grant eligibility" and N.J.A.C.2:76-17.9 "Committee review of an application for the sale of a development easement from an eligible farm".
3. Staff of the Board has performed a site inspection of this property on 5/1/09.
4. A copy of the landowner's application will be provided to two SADC certified appraisers hired to evaluate the development easement on this property.
5. All information contained in the attached application for an easement purchase cost share grant is complete and accurate.

Russell J. Marino
Chairperson, Gloucester CADB

Sworn and Subscribed before me
this 20 day of June, 2009.

Donald P. Johnson
Notary Public

KENNETH R. ATKINSON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 20, 2013

Amended: 3/26/2008

V

ADDENDUM A:

(Please identify attachments supporting Minimum Eligibility Criteria)

1. For lands less than or equal to 10 acres:

- i. _____
- ii. _____
- iii. _____
- iv. _____
- (1) _____
- (2) _____
- (3) _____
- (4) _____
- v. _____

2. For lands greater than 10 acres:

- i. GIS studies, Farmland Assessment
- ii. GIS studies
- iii. _____
- (1) Municipal zoning
- (2) Tax Map
- (3) N/A
- (4) N/A
- iv. No TDR Program

Amended: 3/26/2008

W

Copy of SADC Approval

State of New Jersey
 State Agriculture Development Committee
 Farmland Preservation Program
 Greenlight Approval and Quality Score Report
 FY 2010 County PIC Program Funding Round

THIS APPLICATION HAS RECEIVED GREENLIGHT APPROVAL

GENERAL INFORMATION

COUNTY OF Gloucester Washington Twp. 0818
 PROJECT AREA Chapel Heights Gloucester County PLAN APPROVAL DATE 05/22/2008
 APPLICANT Ayling, Arthur et al SADC TR # 09-0036-PC
 Gross Acres on Application 38
Blocks and Lots Washington Twp. 0818 Block 82.21 Lot 28 08 ACRES
 Exception Acres on Application 1.05

Exceptions

Acres Requested	SADC Justification	Restrictions	Negative Impact	SADC TOTAL Impact Score
1.05	include existing house	none		0
Description: Glo - Washington Twp. Block:82.21 Lot:28 - around existing house Right to Farm Language will appear on the deed. The Exception is Favorable This Exception will be restricted to 1 residential unit (s).				
Net Acres on Application				37

NET ACRES

APPLICATION ELIGIBILITY

YES NO

MINIMUM ELIGIBILITY CRITERIA

YES NO

- 67 % Tillable 24 acres Tillable YES NO
- 99 % Soils Supporting Ag 35 acres Supporting Ag YES NO
- Development Potential
 - Additional Development Possible YES NO
 - Sufficient Legal Access to Property YES NO
 - Additional Development via Development Credits YES NO

MINIMUM RANK SCORE

YES NO

County's Average Score on Record	58.11	
75% County's Average Rank Score	40	APPLICANT'S SADC SCORE
Rank Score of Application as Determined by SADC	50.27	NR NOT MATCH
Rank Score of Application as Determined by CADS	54.85	SMX CALCULATED SCORE

HOUSING OPPORTUNITIES

Existing Single Family Dwellings on Easement	1
Existing Single family Dwellings on Exception	1
Future Single family Dwellings on Exception	0
Eligible RDSGs	0
Approved RDSGs	0

HOUSING, BUILDINGS AND OTHER STRUCTURES

Structure	Ag Use	Leases	Holes
Standard Single Family	N	N	

TYPE OF AGRICULTURAL OPERATION

Vegetable & Melon
 Deciduous Tree Fruit

awg_flp_score_green_light.pdf

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
GreenLight Approval and Quality Score Report
FY 2010 County PIC Program Funding Round

SUBDIVISION OF THE PREMISES

Status:

No Subdivisions are being Considered

Preliminary Final Approval Scale

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE

Ag Use

None No Pre-Existing Non-Ag Uses Or Leases Considered.

EASEMENTS AND RIGHT OF WAYS

TYPE

No Easements on Premise

Description

Affect

Viability

Notes

ADDITIONAL CONCERNS/NOTES:

STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA

(PA2) Suburban

HIGHLANDS REGION YES NO

PINELANDS REGION YES NO

ads flp_score_green_light.pdf

State of New Jersey
 State Agriculture Development Committee
 Farmland Preservation Program
 Quality Ranking Score
 2010A County FIP Program Funding Round

GENERAL INFORMATION

COUNTY OF Gloucester Washington Twp. 0817
 APPLICANT Ayling, Arthur et al.

PRIORITIZATION SCORE

SOILS:		Other	13 %	0	=	.00	
		Prime	68 %	1.15	=	10.20	
		Statewide	21 %	.11	=	3.10	
						SOIL SCORE:	13.30
TILLABLE SOILS:		Cropland Harvested	47 %	1.15	=	10.25	
		Woodlands	53 %	0	=	.00	
						TILLABLE SOILS SCORE:	10.05
BOUNDARIES AND BUFFERS:		Open Restricted Farmland (Permanent)	40 %	1.2	=	8.00	
		Woodlands	20 %	1.05	=	3.20	
		Residential Development	40 %	0	=	.00	
						BOUNDARIES AND BUFFERS SCORE:	9.20
CONTIGUOUS PROPERTIES / DENSITY:		Suffield	Restricted Farm or Current Application			1	
		Suffield	Restricted Farm or Current Application			2	
		Kentile	Restricted Farm or Current Application			2	
		Boward	Restricted Farm or Current Application			2	
		Ayling	Restricted Farm or Current Application			2	
						DENSITY SCORE:	10.00
LOCAL COMMITMENT:			100 %	0	=	9.00	
						LOCAL COMMITMENT SCORE:	9.00
SIZE:							
IMMINENCE OF CHANGE:		RACU Impact Factor	=	3.29			
						IMMINENCE OF CHANGE SCORE:	3.29
COUNTY RANKING:							
EXCEPTIONS:							
						EXCEPTION SCORE:	-1.00
						TOTAL SCORE:	56.37

ADC_FIP_080403b.rtf

Copy of Appraisal Order Checklist

STATE AGRICULTURE DEVELOPMENT COMMITTEE
FARMLAND PRESERVATION PROGRAM

Appraisal Order Checklist

An appraiser shall not bid on or accept any SADC appraisal assignment without this list being completely filled out and signed

Applicant:

Owner: Yes No
Contract Purchaser: Yes No

Farm Name: _____
Farm Owner: Samuel Richard Arthur A Ayling
Location/Address: 420 Chapel Hoists RD

Block/Lot: 82.21 / 28
Township: Washington
County: Gloucester

Acreage to be appraised: 37±
(Appropriate direction concerning significant riparian or boundary waters shall be provided to the appraiser)

Date of Value to be appraised: JUNE 30, 09
(Planning Incentive Grant appraisals are required to be as of the same date of value for both appraisers. County Easement Purchase Appraisals are required to be as of Aug. 1 of the year the property was appraised)

Exceptions
(all exception locations must be located on mapping)

Exception Type: Non-severable # _____
Severable # X
Purpose of Exceptions: Around existing dwelling or non-ag use X
Future Dwelling or non-ag use _____
Easement (specify type) _____
Other (specify): _____

Other Housing Opportunities on premises to be preserved

Existing residences: # 1
RDSOs: # 0
Agricultural Labor Housing: # 0

I. Compliance with SADC minimum eligibility criteria (N.J.A.C. 2:76-6.20):
(All Acreages are to be "net" of land, meaning do not include land in exception areas, easements or riparian areas when determining minimum criteria.)

A. Premises meets SADC eligibility criteria for farms less than or equal to 10 acres:
Yes _____ No _____

B. Premises meets SADC eligibility criteria for farms greater than 10 acres. Yes No _____

II. Local Eligibility Criteria Satisfied: Yes No
 (example: a county or town may require eligible farms to be at least 40 acres/or have 60% tillable etc.)

III. Federal Farm and Ranch Land Protection Funding

A. Will Federal Funding be used in the preservation of this farm: Yes No
 If "yes", only appraisers on list of qualified Federal Farmland Appraisers and have had Yellow Book Training will be permitted to appraise the property. Valuation under current existing zoning and environmental regulations shall be conducted strictly to Yellow Book Standards.

B. Does the property meet standards for the federal Farm and Ranch Lands Protection Program? Yes No

IV. Has the property received major subdivision approval: Yes No
 Status of approvals:
 Preliminary Date(s) of Approval _____
 Final Date(s) of Approval _____

Pursuant to N.J.A.C. 2:76-6.11(e)1., the SADC may disapprove of an application if it determines that the applicant has initiated proceedings in anticipation of applying to sell a development easement or during the application process that have the effect of increasing the applicant's appraised development easement value.

V. Does the property have any existing easements? Yes No

- Conservation Easements _____
- Buffer ordinance/restrictions _____
- Utility Easements _____
- Other _____

Note: Appraisers may not assume that easements that specifically prohibit disturbance and development can be reversed or receive variances.

- VI. Program:
- County Easement Purchase: _____
 - County Easement Purchase (Pinelands): _____
 LOI required, credits retained # _____
 - County Fee simple Purchase: _____
 - Planning Incentive Grant (County):
 - Planning Incentive Grant (Municipal): _____
 - Planning Incentive Grant Fee Simple (County): _____
 - Planning Incentive Grant Fee Simple (Municipal): _____
 - SADC Direct Easement Purchase: _____
 - SADC Fee Simple Acquisition: _____
 - Nonprofit Grant Program (Easement): _____
 - Nonprofit Grant Program (Fee) : _____

Appraisal Instruction:
 Appraiser is required to appraise this property under:
 • Current zoning Zoning Code (s) Rural 2acres
 • Zoning and environmental conditions in place as of 1/1/04 Yes No
 o Zoning Code(s) some Rural 2acres

Reason for Instruction:

- Applicant owned the property as of 8/10/04: YES
- Applicant is an immediate family member of the owner that owned the property as of 8/10/04: _____
- Applicant is a farmer as defined by the SADC: YES
 - (See Attachment A)
- Applicant is a governmental unit that acquired the property from a
 - a. farmer: _____
 - b. original owner of property as of 8/10/04: _____
 - c. immediate family member of the owner as of 8/10/04: _____
- Applicant is a nonprofit organization that acquired the property from a
 - a. farmer: _____
 - b. original owner of property as of 8/10/04: _____
 - c. immediate family member of the owner as of 8/10/04: _____
- Property is located within 300 feet of a Category 1 stream or river: NO
 - If yes,
 - Property is within _____ feet of a Category 1 stream or river: _____
 - or
 - Property has a category 1 stream or river within its boundaries: _____
 - o (See Attachment A)

Other:

The appraiser shall consider the impact of all exceptions, non-agricultural uses and effect of improvements as listed in the attached subject application in conformance with the SADC Appraisal Handbook.

Signed,


(Program Administrator)

6-24-09
Date

*This form shall be completed by the contracting agency and shall be contained as an addendum in the appraisal report.

Enclosure:

- Attachment A - Definition of a farmer
- Surface Water Quality Standards for New Jersey Guidelines

Sample Copy of Deed of Easement

E3-E

DEED OF EASEMENT

STATE OF NEW JERSEY
AGRICULTURE RETENTION AND DEVELOPMENT PROGRAM

This Deed is made _____, 20 _____.

BETWEEN _____, whose address is _____ and is referred to as the Grantor;

AND _____, whose address is _____ and is referred to as the Grantee and/or Board.

The Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns grants and conveys to the Grantee a development easement and all of the nonagricultural development rights and credits on the Premises, located in the Township of _____, County of _____, described in the attached Schedule A, and, for the limited purpose of the restrictions contained in Paragraph 13(b), the tract of land described in the attached Schedule C, which schedules are incorporated by reference in this Deed of Easement, for and in consideration of the sum of _____ Dollars.

Any reference in this Deed of Easement to "Premises" refers to the property described in Schedule A, and, for the limited purpose of the restrictions contained in Paragraph 13(b), to the tract of land described in Schedule C.

The tax map reference for the Premises is:

Township of _____
Block _____, Lot _____

WHEREAS, the legislature of the State of New Jersey has declared that the development of agriculture and the retention of farmlands are important to the present and future economy of the State and the welfare of the citizens of the State; and

WHEREAS, the Grantor is the sole and exclusive owner of the Premises; and

WHEREAS, the Grantee believes that the retention and preservation of agricultural lands is beneficial to the public health, safety and welfare of the citizens of _____ County;

NOW THEREFORE, THE GRANTOR, GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS, PERSONAL OR LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS PROMISES that the Premises will be owned, used and conveyed subject to, and not in violation of the following restrictions:

1. Any development of the Premises for nonagricultural purposes is expressly prohibited.
2. The Premises shall be retained for agricultural use and production in compliance with N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and all other rules promulgated by the State Agriculture Development Committee, (hereinafter Committee). Agricultural use shall mean the use of the Premises for common farmsite activities including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management and grazing.
3. Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the nonagricultural uses indicated on attached Schedule (B) existed on the Premises. All other nonagricultural uses are prohibited except as expressly provided in this Deed of Easement.

Prepared by: _____

4. All nonagricultural uses, if any, existing on the Premises at the time of the landowner's application to the Grantee as set forth in Section 3 above may be continued and any structure may be restored or repaired in the event of partial destruction thereof, subject to the following:

- i. No new structures or the expansion of pre-existing structures for nonagricultural use are permitted;
- ii. No change in the pre-existing nonagricultural use is permitted;
- iii. No expansion of the pre-existing nonagricultural use is permitted; and
- iv. In the event that the Grantor abandons the pre-existing nonagricultural use, the right of the Grantor to continue the use is extinguished.

5. No sand, gravel, loam, rock, or other minerals shall be deposited on or removed from the Premises excepting only those materials required for the agricultural purpose for which the land is being used.

6. No dumping or placing of trash or waste material shall be permitted on the Premises unless expressly recommended by the Committee as an agricultural management practice.

7. No activity shall be permitted on the Premises which would be detrimental to drainage, flood control, water conservation, erosion control, or soil conservation, nor shall any other activity be permitted which would be detrimental to the continued agricultural use of the Premises.

- i. Grantor shall obtain within one year of the date of this Deed of Easement, a farm conservation plan approved by the local soil conservation district.
- ii. Grantor's long term objectives shall conform with the provisions of the farm conservation plan.

8. Grantee and Committee and their agents shall be permitted access to, and to enter upon, the Premises at all reasonable times, but solely for the purpose of inspection in order to enforce and assure compliance with the terms and conditions of this Deed of Easement. Grantee agrees to give Grantor, at least 24 hours advance notice of its intention to enter the Premises, and further, to limit such times of entry to the daylight hours on regular business days of the week.

9. Grantor may use the Premises to derive income from certain recreational activities such as hunting, fishing, cross country skiing and ecological tours, only if such activities do not interfere with the actual use of the land for agricultural production and that the activities only utilize the Premises in its existing condition. Other recreational activities from which income is derived and which alter the Premises, such as golf courses and athletic fields, are prohibited.

10. Nothing shall be construed to convey a right to the public of access to or use of the Premises except as stated in this Deed of Easement or as otherwise provided by law.

11. Nothing shall impose upon the Grantor any duty to maintain the Premises in any particular state, or condition, except as provided for in this Deed of Easement.

12. Nothing in this Deed of Easement shall be deemed to restrict the right of Grantor, to maintain all roads and trails existing upon the Premises as of the date of this Deed of Easement. Grantor shall be permitted to construct, improve or reconstruct any roadway necessary to service crops, bogs, agricultural buildings, or reservoirs as may be necessary.

13(a). At the time of this conveyance, Grantor has existing single family residential buildings on the Premises and residential buildings used for agricultural labor purposes. Grantor may use, maintain, and improve existing buildings on the Premises subject to the following conditions:

- i. Improvements to agricultural buildings shall be consistent with agricultural uses;
- ii. Improvements to residential buildings shall be consistent with agricultural or single and extended family residential uses. Improvements to residential buildings for the purpose of housing agricultural labor are permitted only if the housed agricultural labor is employed on the Premises; and
- iii. Improvements to recreational buildings shall be consistent with agricultural or recreational uses.

13(b). Grantor, their heirs, executors, administrators, personal or legal representatives, successors and assigns may use and maintain the Exception Area, as described in the attached Schedule C, subject to the following conditions:

sample conditions:

- a. the Exception Area shall not be severed or subdivided from the Premises
- b. the Exception area may be severed and subdivided from the Premises
- c. the Exception Area shall be limited to one residential unit
- d. (Right to Farm Language if Exception is Non-Severable)

Grantors, grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns or any person who is occupying or residing on the Exception Area as well as the heirs, executors, administrators, personal or legal representatives, successors and assigns of all such persons are hereby notified and made aware that the Exception Area is adjacent to a parcel ("Premises") permanently deed restricted under the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq. Such persons occupying or residing on the Exception Area are notified and made aware that agriculture is the accepted and preferred use of the adjacent Premises and that the adjacent Premises shall continue in agricultural use as defined in Section 2 of the Deed of Easement.

- e. (Right to Farm Language if Exception is Severable)

Grantors, grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns or any person to whom title to the Exception Area is transferred as well as the heirs, executors, administrators, personal or legal representatives, successors and assigns of all such persons are hereby notified and made aware that the Exception Area is adjacent to a parcel ("Premises") permanently deed restricted under the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq. Such persons taking title to the Exception Area are notified and made aware that agriculture is the accepted and preferred use of the adjacent Premises and that the adjacent Premises shall continue in agricultural use as defined in Section 2 of the Deed of Easement.

14. Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:

- i. To provide structures for housing of agricultural labor employed on the Premises but only with the approval of the Grantee and the Committee. If Grantee and the Committee grant approval for the construction of agricultural labor housing, such housing shall not be used as a residence for Grantor, Grantor's spouse, Grantor's parents, Grantor's lineal descendants, adopted or natural, Grantor's spouse's parents, Grantor's spouse's lineal descendants, adopted or natural; and
- ii. To construct a single family residential building anywhere on the Premises in order to replace any single family residential building in existence at the time of conveyance of this Deed of Easement but only with the approval of the Grantee and Committee.
- iii. _____ residual dwelling site opportunity(ies) have been allocated to the Premises pursuant to the provisions of N.J.A.C. 2:76-6.17, "Residual Dwelling Site Opportunity". The Grantor's request to exercise a residual dwelling site opportunity shall comply with the rules promulgated by the Committee in effect at the time the request is initiated.

In the event a division of the Premises occurs in compliance with deed restriction No. 15 below, the Grantor shall prepare or cause to be prepared a Corrective Deed of Easement reflecting the reallocation of the residual dwelling site opportunities to the respective divided lots. The Corrective Deed shall be recorded with the County Clerk. A copy of the recorded Corrective Deed shall be provided to the Grantee and Committee.

In the event a residual dwelling site opportunity has been approved by the Grantee, the Grantor shall prepare or cause to be prepared a Corrective Deed of Easement at the time of Grantee's approval. The Corrective Deed of Easement shall reflect the reduction of residual dwelling site opportunities allocated to the Premises. The Corrective Deed shall be recorded with the

S:\Deed of easement forms\County\county-owned (no inchoate language)\standard E3E with exception.doc

County Clerk. A copy of the recorded Corrective Deed shall be provided to the Grantee and Committee.

(OR)

- iii. No residual dwelling site opportunities have been allocated pursuant to the provisions of N.J.A.C. 2:76-6.17. No residential buildings are permitted on the Premises except as provided in this Deed of Easement.

For the purpose of this Deed of Easement:

"Residual dwelling site opportunity" means the potential to construct a residential unit and other appurtenant structures on the Premises in accordance with N.J.A.C. 2:76-6.17.

"Residual dwelling site" means the location of the residential unit and other appurtenant structures.

"Residential unit" means the residential building to be used for single family residential housing and its appurtenant uses. The construction and use of the residential unit shall be for agricultural purposes.

"Use for agricultural purposes" as related to the exercise of a residual dwelling site opportunity and the continued use of the residential unit constructed thereto, means at least one person residing in the residential unit shall be regularly engaged in common farmsite activities on the Premises including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage, water management and grazing.

15. The land and its buildings which are affected may be sold collectively or individually for continued agricultural use as defined in Section 2 of this Deed of Easement. However, no division of the land shall be permitted without the joint approval in writing of the Grantee and the Committee. In order for the Grantor to receive approval, the Grantee and Committee must find that the division shall be for an agricultural purpose and result in agriculturally viable parcels. Division means any division of the Premises, for any purpose, subsequent to the effective date of this Deed of Easement.

- i. For purposes of this Deed of Easement, "Agriculturally viable parcel" means that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from each parcel's agricultural output.

16. In the event of any violation of the terms and conditions of this Deed of Easement, Grantee or the Committee may institute, in the name of the State of New Jersey, any proceedings to enforce these terms and conditions including the institution of suit to enjoin such violations and to require restoration of the Premises to its prior condition. Grantee or the Committee do not waive or forfeit the right to take any other legal action necessary to insure compliance with the terms, conditions, and purpose of this Deed of Easement by a prior failure to act.

17. This Deed of Easement imposes no obligation or restriction on the Grantor's use of the Premises except as specifically set forth in this Deed of Easement.

18. This Deed of Easement is binding upon the Grantor, the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns and the Grantee; it shall be construed as a restriction running with the land and shall be binding upon any person to whom title to the Premises is transferred as well as upon the heirs, executors, administrators, personal or legal representatives, successors, and assigns of all such persons.

19. Throughout this Deed of Easement, the singular shall include the plural, and the masculine shall include the feminine, unless the text indicates otherwise.

20. The word 'Grantor' shall mean any and all persons who lawfully succeed to the rights and responsibilities of the Grantor, including but not limited to the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns.

21. Wherever in this Deed of Easement any party shall be designated or referred to by name or general reference, such designation shall have the same effect as if the words, 'heirs, executors, administrators, personal or legal representatives, successors and assigns' have been inserted after each and every designation.

22. Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns further transfers and conveys to Grantee all of the nonagricultural development rights and development credits appurtenant to the lands and Premises described herein. Nothing contained herein shall preclude the conveyance or retention of said rights by the Grantee as may be permitted by the laws of the State of New Jersey in the future. In the event that the law permits the conveyance of said development rights, Grantee agrees to reimburse the Committee () percent of the value of the development rights as determined at the time of the subsequent conveyance.

23. That portion of the net proceeds, representing the value of the land only (and not the value of the improvements), of a condemnation award or other disposition of the Premises following termination of this Deed of Easement, as permitted pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, shall be distributed among the Grantor and the Grantee in shares in proportion to the fair market value of their interests in the Premises on the date of execution of this Deed of Easement. For this purpose, the Grantee's allocable share of the proceeds shall be the net proceeds multiplied by a fraction, the numerator of which is the fair market value of the development easement as certified by the Committee at the time of the initial acquisition and the denominator of which is the full fair market value of the unrestricted Premises as certified by the Committee at the time of the initial acquisition, which is identified as (/).

Furthermore, the Grantee's proceeds shall be distributed among the Grantee and the Committee in shares in proportion to their respective cost share grants on the date of execution of this Deed of Easement. The Grantee shall use its share of the proceeds in a manner consistent with the provisions of N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32.

24. No historic building or structure located on the Premises may be demolished by the grantor or any other person without the prior approval of the State Agriculture Development Committee. Historic building or structure is a building or structure that, as of the date of this Deed of Easement, has been included in the New Jersey Register of Historic Places established pursuant to N.J.S.A. 13:1B-15.128 et seq.

The Grantor signs this Deed of Easement as of the date of the top of the first page. If the Grantor is a corporation, this Deed of Easement is signed and attested to by its proper corporate officers, and its corporate seal, if any, is affixed.

_____(L.S.)
_____(L.S.)
_____(Corporate Seal)
Secretary
(For use by corporations only)

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____, 20 _____,

_____ personally came before me and acknowledged under oath, to my satisfaction, this that person (or if more than one, each person):

- (a) is named in and personally signed this DEED OF EASEMENT;
- (b) signed, sealed and delivered this DEED OF EASEMENT as his or her act and deed;
- (c) made this DEED OF EASEMENT for and in consideration of mutual obligations and benefits to each party; and
- (d) the actual and true consideration paid for this instrument is \$ _____.

Print name and title below signature

(CORPORATE ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

S:\Deed of easement forms\County\county-owned (no inchoate language)\standard E3E with exception.doc

I CERTIFY that on _____, 20____, the subscriber _____, personally appeared before me, who, being by me duly sworn on his or her oath, deposes and makes proof to my satisfaction, that he or she is the Secretary of _____, the Corporation named in the within Instrument; that _____ is the President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation, that deponent well knows the corporate seal of said Corporation, and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his or her name thereto as attesting witness; and that the full and actual consideration paid to purchase a development easement as evidenced by the DEED OF EASEMENT is \$ _____ and the mutual obligations and benefits contained herein.

Sworn to and subscribed before me, the date aforesaid

Print name and title below signature

(COUNTY AGRICULTURE DEVELOPMENT BOARD)

THE UNDERSIGNED, being Chairperson of the _____ County Agriculture Development Board, hereby accepts and approves the foregoing restrictions, benefits and covenants.

ACCEPTED AND APPROVED this _____ day of _____, 20 ____.

Chairperson

County Agriculture Development Board

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____, 20 ____.

_____ personally came before me and acknowledged under oath, to my satisfaction that this person: (a) is named in and personally signed this DEED OF EASEMENT, (b) signed, sealed and delivered this DEED OF EASEMENT as the Board's act and deed; and (c) is the Chairperson of the _____ County Agriculture Development Board.

Print name and title below signature

COUNTY BOARD OF CHOSEN FREEHOLDERS)

THE UNDERSIGNED, being _____ of the _____ County Board of Chosen Freeholders, hereby accepts and approves the foregoing restrictions, benefits and covenants.

ACCEPTED AND APPROVED this _____ day of _____, 2003.

Print name and title below signature
County Board of Chosen Freeholders

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

Qualifications of

Bonnie L. Longo, MAI, SRA, CTA

Professional Position

Principal of the company 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. The firm concentrates its work throughout the State of New Jersey and in the Philadelphia Metropolitan Area.

Professional Affiliations & Licenses

MAI Member, Appraisal Institute, Certificate No. 12,334

SRA Member, Appraisal Institute

Certified General Appraiser (# *RG-01910*), State of New Jersey

Certified Tax Assessor (*CTA*), State of New Jersey

General Appraiser (# *GA-001359-R*), Commonwealth of Pennsylvania

Professional Achievements & Noteworthy Activities

2010 Education Committee member for National Association of Appraisal Institute

2009 Education Committee member for National Association of Appraisal Institute

2008 Ex-Officio Board Member of the Southern New Jersey Chapter of the Appraisal Institute

2008 Discussion Leader for LDAC Conference

2008 Education Strategy Panel Committee member for the Appraisal Institute

2007 President of the Southern New Jersey Chapter of the Appraisal Institute

2006 Vice President of the Southern New Jersey Chapter of the Appraisal Institute

2006 Education Committee Chair

2005 Treasurer of the Southern New Jersey Chapter of the Appraisal Institute

2005 Finance Committee Chair

2005 – 2007 Directory & Publications Chair

2005 – 2007 Long Range Planning Committee member

Recipient of the Anglyn Outstanding Participant Award for “outstanding participation as a first-year participant in the Leadership Development & Advisory Council” of the Appraisal Institute, March 2005, Washington, D.C.

2004 Board of Director for the SNJ Chapter of the Appraisal Institute

Professional Experience

7/05 – Present President of Insight Appraisal Group in Washington Township, New Jersey. The firm provides commercial and residential appraisal services for various purposes including conservation, eminent domain, condemnation, financing, taxation, and estate settlement.

Insight Appraisal Group

- 5/00 – 7/05 Senior Supervisory Appraiser with the firm of J. McHale & Associates, Inc. in Mt. Laurel, New Jersey.
- 2/99 – 5/00 Staff Appraiser with the firm of Del-Val Appraisal Services, Inc. in Cherry Hill, New Jersey.
- 7/93 – 4/95 Staff Appraiser with the firm of Regency Realty Appraisal Services in Maple Shade, New Jersey.

Scope of Appraisal Activity

Involved in real estate appraising since 1993 and have appraised various types of properties including; condominiums, single-family residences, multi-family residences, apartment buildings, farmland, banks, condominium developments, hotels, industrial buildings, land, office buildings, residential developments, recreational facilities, restaurants, retail stores, shopping centers, and various special purpose properties.

Education

MAI Designation from the Appraisal Institute

SRA Designation from the Appraisal Institute

B.S., Business Economics, Rutgers University, New Brunswick, New Jersey

Profession Related Courses & Seminars

June-09	USPAP - 7 Hour Update	Deptford, NJ	Appraisal Institute
June-09	PA Cert Act Rules and Regulations	Deptford, NJ	Appraisal Institute
March-09	Appraisal Challenge: Defining Markets and Sales Concessions	Deptford, NJ	Appraisal Institute
September-08	Economic Development of the Camden Riverfront	Camden, NJ	Appraisal Institute
June-08	SADC Annual Appraisal Conference	West Windsor, NJ	NJ Dept. of Agriculture, SADC
September-07	State of the Industry	Deptford, NJ	Appraisal Institute
June-08	SADC Annual Appraisal Conference	West Windsor, NJ	NJ Dept. of Agriculture, SADC
June-07	USPAP - 7 Hour Update	Deptford, NJ	Appraisal Institute
June-07	Environmental Issues and the Real Estate Process	Deptford, NJ	Appraisal Institute
June-07	SADC Annual Appraisal Conference	East Windsor, NJ	NJ Dept. of Agriculture, SADC
June-07	PA Cert Act Rules and Regulations	Deptford, NJ	Appraisal Institute
April-07	Issues to Consider - View from the Bench	Deptford, NJ	Appraisal Institute
June-06	Appraisal Scope of Work: Burden/Blessing	Deptford, NJ	Appraisal Institute
June-06	SADC Annual Appraisal Conference	East Windsor, NJ	NJ Dept. of Agriculture, SADC
May-06	Real Estate Valuation: A Mosaic of Science and Art	Tropicana, Atlantic City, NJ	Appraisal Institute
April-06	H & B Use in Revaluation	Deptford, NJ	Appraisal Institute
April-06	H & B Use in Revaluation: A View from the Bench	Deptford, NJ	Appraisal Institute
April-06	A View from the Bench	Deptford, NJ	Appraisal Institute
November-05	7 Hour USPAP Course	Trenton, NJ	Appraisal Institute
October-05	Qualification Criteria for State Appraisers	Deptford, NJ	Appraisal Institute
October-05	Appraisal Consulting	Burgate, Atlantic City, NJ	Appraisal Institute
September-05	The Impact of Toxics Mold in Appraising: Mold in the Legal World	Deptford, NJ	Appraisal Institute
May-05	Attacking & Defending an Appraisal in Litigation III	Atlantic City Hilton, AC, NJ	Appraisal Institute
May-05	Maximizing the Value of an Appraisal Practice	Atlantic City Hilton, AC, NJ	Appraisal Institute
January-05	Supporting Capitalization Rates	NIDOT, Trenton, NJ	Appraisal Institute
January-05	Seminar Highest & Best Use	NIDOT, Trenton, NJ	Appraisal Institute
November-03	USPAP Update - Appraisal Institute Course 400	Rumson, NJ	Appraisal Institute
December-02	A Plan is not a Plan - Appraisal Institute	Cherry Hill, NJ	Appraisal Institute
October-02	Current Activities of the Appraisal Foundation	Cherry Hill, NJ	Appraisal Institute
February-02	Comprehensive Appraisal Workshop - Sales Comparison Approach	Mt. Laurel, NJ	Ted Whitmer
February-02	Comprehensive Appraisal Workshop - Income Approach	Mt. Laurel, NJ	Ted Whitmer
February-02	Comprehensive Appraisal Workshop - Cost Approach, Feasibility & H&B Use	Mt. Laurel, NJ	Ted Whitmer
January-02	Comprehensive Appraisal Workshop	Mt. Laurel, NJ	Ted Whitmer
January-02	State of the Profession	Burlington Twp, NJ	Appraisal Institute
November-01	Outlook for Housing Industry in South Jersey	Mt. Laurel, NJ	Appraisal Institute
October-01	Standards of Professional Practice, Part C	Iselin, NJ	Appraisal Institute
September-01	Advanced Applications - Course 550	Rutgers University, New Brunswick, NJ	Appraisal Institute
May-01	Environmental Law & Land Development	Mt. Laurel, NJ	Appraisal Institute
January-01	Green Acres Appraisal Conference	Trenton, NJ	DEP Green Acres Program
December-00	Highest & Best Use and Market Analysis - Course 520	Rutgers University, New Brunswick, NJ	Appraisal Institute
November-00	Loss Prevention	Mt. Laurel, NJ	Appraisal Institute
August-00	Report Writing and Valuation Analysis - Course 540	Sheraton Edison Hotel, Edison, NJ	Appraisal Institute
May-00	Past, Present, & Future Trends	Mt. Laurel, NJ	Appraisal Institute
April-00	Advanced Sales Comparison & Cost Approaches - Course 530	Rutgers University, New Brunswick, NJ	Appraisal Institute
April-00	The Coordination Process in NJ	Forgate CC, Monroe Twp, NJ	Appraisal Institute
March-00	Data Mining the Internet & Tax Assessment Issues	Mt. Laurel, NJ	Appraisal Institute
March-00	Advanced Income Capitalization - Course 510	Rutgers University, New Brunswick, NJ	Appraisal Institute
December-99	General Applications - Course 320	Rutgers University, New Brunswick, NJ	Appraisal Institute
August-99	Basic Income Capitalization - Course 310	West Palm Beach, FL	Appraisal Institute
November-98	USPAP - Course R-3	Fairfield, NJ	American School of Business
March-94	Residential Case Study - Course 210	Gloucester County College, Deptford, NJ	Appraisal Institute
December-93	Appraisal Procedures - Course 120	Camden County College, Blackwood, NJ	Appraisal Institute
October-93	Standards of Professional Practice - Part B	Mt. Laurel, NJ	Appraisal Institute
October-93	Standards of Professional Practice, Part A - Course 410	Mt. Laurel, NJ	Appraisal Institute
June-93	Appraisal Principles - Course 110	Camden County College, Blackwood, NJ	Appraisal Institute

62

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

Certificate of Availability of Funds

TREASURER'S NO. 12-10259

DATE November 15, 2012

T-03-08-509-372-20548

BUDGET NUMBER - CURRENT YR _____ B _____ DEPARTMENT Land Preservation

AMOUNT OF CERTIFICATION \$722,568.00 COUNTY COUNSEL August Knestaut

DESCRIPTION: Resolution authorizing acquisition of a development easement;
and the signing of an Agreement of Sale and other documents
necessary for closing regarding such easement; on the farm property of
Samuel Arthur Ayling and Richard Alan Ayling; located in the Township of
Washington; known as Block 82.21; Lot 28 consisting of approximately 35.42
acres for the amount of \$722,568.00

VENDOR: Presidential Title Agency, Inc

ADDRESS: PO Box 1367, 1546 Blackwood-Clementon Rd.

Blackwood, NJ 08012

Alex DeBussio (MAS)
DEPARTMENT HEAD APPROVAL

APPROVED

[Signature]
PURCHASING AGENT

RETURNED TO DEPARTMENT
 NOT APPROVED

DATE PROCESSED 11-16-12

11/20/12