

***VACANT LAND
1 GORTON ROAD
BLOCK 578 LOT 19
MILLVILLE CITY
CUMBERLAND COUNTY, NEW JERSEY***

SECTION 1
INTRODUCTION

REAL PROPERTY APPRAISAL OF VACANT RESIDENTIAL LOT:

MAURICE RIVER

GA REF # A-3211

**OWNER/LOCATION:
DURAND GLASS MFG. CO.
INDUSTRIAL VACANT LAND
BLOCK 578 LOT 19
1 GORTON ROAD
MILLVILLE CITY
CUMBERLAND COUNTY, NEW JERSEY**

LAND SIZE:

FEE ACQUISITION: 80.89 ACRES ±

INTEREST ACQUIRED

FEE SIMPLE

DATE OF VALUATION: JANUARY 17, 2013

REPORT DATE: JANUARY 28, 2013

APPRAISER:

**JOHN R. WEBER, JR., MAI, SRA
APPRAISER AND CONSULTANT**

OF THE:

**RONALD A. CURINI APPRAISAL COMPANY, INC.
1540 Kuser Road – Suite A-7
Hamilton, New Jersey 08619**

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January 28, 2013

Ms. Jan Holms
Contract Administrator
New Jersey Department of Environmental Protection
Green Acres Program
Mail Code 501-01 P. O. Box 412
Trenton, New Jersey 08625

Re: Self Contained Report
Real Property Appraisal of a Industrial Zoned Vacant Land
1 Gorton Road
Block-578, Lot-19
Millville City, Cumberland County, New Jersey
GA Ref.: A-3211

Dear Ms. Holms

Pursuant to your request for an appraisal of the Market Value of the above referenced property, I personally inspected the parcel and investigated the conditions, which, in my opinion, were necessary to determine its Market Value.

The purpose of this appraisal is to determine the Market Value of the subject property as a complete acquisition by Green Acres as part of the Maurice River Project.

I have come to the conclusion that the Market Value of the subject parcel as of January 17, 2013, is as follows:


THREE HUNDRED EIGHTY THOUSAND DOLLARS
\$380,000

Ms. Jan Holms

January 28, 2013

This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute and possible review of its duly authorized representatives.

Respectfully submitted,


John R. Weber, Jr., MAI, SRA
SCGREA
N.J. License #42RG00027800

/je

File: Industrial Land1 Gorton Road Millville City Millville City Cumberland Co JRW1/2013

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SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

Owner:	Durand Glass MFG., Co. Inc. P.O. Box 5001 Millville, NJ 08332
Property Location:	1 Gorton Road Millville City Cumberland County, New Jersey
Total Land Area To Be Acquired:	8089 Acres ±
Zoning:	I-1 General Industry District
Highest and Best Use:	Future Industrial Development

SALES COMPARISON APPROACH:	\$380,000
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MARKET VALUE PER ACRE:	\$ 4,700
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CERTIFICATION

TO: *DEP – GREEN ACRES*

I certify that, to the best of my knowledge and belief:


- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property (area) that is the subject of this report on January 17, 2013 and afforded the property owner the opportunity to accompany me.
- No one provided significant professional assistance to the person signing this report.

CERTIFICATION (Continued)

- Unless otherwise indicated, I have not performed any services regarding the subject property within the prior three years, as an appraiser or in any other capacity.
- I will not reveal the findings and results of such appraisal to anyone other than the proper officials of **DEP – Green Acres** authorized by said officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

I have come to the conclusion that the Market Value of the subject property, as of January 17, 2013 *is as follows*:

**THREE HUNDRED AND EIGHTY THOUSAND DOLLARS
(\$380,000)**



JOHN R. WEBER, JR. MAI, SRA
SOGREA
N.J. License #42RG00027800

GENERAL ASSUMPTIONS

This appraisal report has been made with the following general assumptions:

1. That title to the property is assumed to be good and marketable unless otherwise stated. No responsibility is assumed for the legal description or any legal matter.
2. That the definition of value together with other definitions and assumptions on which our analyses are based are set forth in appropriate sections of this report and are to be part of these General Assumptions as if included in their entirety.
3. The property is considered to be under responsible ownership and management and free of all liens and encumbrances except as specifically discussed herein.
4. The information provided by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The sketches plot plans and drawings included in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or other unapparent conditions in the property, subsoil or structures, which would render them more or less valuable. No responsibility is assumed for such conditions or for engineering, which would be required to discover them. All insulating and building materials used in the structures (if any) on the appraised property are assumed to be free of potential health risks. Good structural and mechanical conditions are assumed to exist, and no opinion as to these matters is to be inferred or construed from the attached report.

GENERAL ASSUMPTIONS (Continued)

7. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws, including I.S.R.A., (Industrial Site Remediation Act), unless non-compliance is stated, defined and considered in this appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been compiled with, unless a non-conformity has been stated, defined and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, legislated or administrative consents from any local state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and/or improvements is within the boundaries or property lines of the property herein and there is no encroachments or trespass unless noted within the report.

GENERAL LIMITING CONDITIONS

This appraisal report has been made with, and subject to, the following General Limiting Conditions:

1. The appraiser herein, by reason of this appraisal report, is not required to give further consultation, testimony or to be in attendance in court or at any governmental or other hearing with reference to the property without prior arrangements having been made relative to such additional employment.
2. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
3. Use and disclosure of the contents of this report are governed by the Bylaws and Regulations of the Appraisal Institute. Neither all or any part of the contents of this report (especially any conclusions as to value, identity of the appraiser, the firm with which they are connected, any reference to the Appraisal Institute, to the MAI, or SRA designations) shall be disseminated to the general public through advertising/sales media, public relations media, news media, or other public means of communication without prior written consent and approval of the appraiser.
4. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualifications and only in its entirety.

GENERAL LIMITING CONDITIONS (Continued)

5. The party for whom this appraisal report was prepared may distribute copies of this appraisal report in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this report.
6. In this appraisal assignment, the existence of potentially hazardous materials used in the construction or maintenance of the building, such as the presence of urea formaldehyde foam insulation, asbestos, and/or the existence of toxic waste, which may or may not be present on the property, was not observed by me; nor do I have any knowledge of the existence of such materials on or in the property. The appraiser however, is not qualified to detect such substances. The existence of any potentially hazardous insulation, building materials or toxic waste may have an effect on the value of the property and therefore we urge the client to retain an expert in this field if desired.
7. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

SECTION 2
PURPOSE OF APPRAISAL

SCOPE OF WORK

The appraisal report has been prepared in accord with all professional appraisal standards and guidelines and the Uniform Standards of Appraisal Practice (USPAP) of the Appraisal Foundation and the Standards of Professional Practice (SPP) of the Appraisal Institute.

It is appropriate at this point to define and differentiate between the act of appraising and the report of an appraisal.

AN APPRAISAL is an estimate of value; it is the act or process of estimating value. It may be oral or written.

AN APPRAISAL REPORT is the oral or written document prepared in accord with professional appraisal standards identified as USPAP and SPP.

There are three (3) levels of Appraisal Report formats:

1. **Self-Contained Appraisal Report:** This is the most detailed and complete reporting option. The length and descriptive detail in such a report should fully support the reasoning and conclusions of the appraiser.
2. **Summary Report:** Should contain a summary of all information significant to the conclusion of the appraisal report. It is less detailed than a Self-Contained Report.
3. **The Restricted Use Report:** Should contain a brief statement of information significant to the solution of the appraisal problem. Only the client intends it for use; everyone else is considered an unintended user.

The subject appraisal is Self-Contained.

Definition of Scope of Work:

“The type of extent of research and analysis in an assignment to produce a credible report.”

SCOPE OF WORK (Continued)

The problem to be solved is to estimate Market Value of the subject property for possible acquisition by Green Acres as part of the Maurice River Project.

GA Reference: A.3211.

1. **Extent of which property is identified.** The property is identified as 1 Gorton Road , Block-578, Lot-19, Millville City, Cumberland County, New Jersey.
2. **Extent of which property was inspected.** The appraiser utilized tax maps for Millville City. The appraiser inspected the property on January 17, 2013. A certified letter was sent to the owner of record. The property has road frontage and is adjacent to Interstate Route 55.
3. **Type and extent of data researched.** Since the acquisition involved land, the appraiser researched comparable sales in Millville City and Vineland City, N.J. The sales were researched and confirmed based upon County Records, the MLS System, and the Vital Mod 4 Program and SRIA's.
4. **Type and extent of analysis applied.** The Market Value Estimate found in this appraisal report is based upon an analysis of the market. Only the Sales Comparison Approach was utilized in this appraisal report.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the Market Value, in fee simple, of the subject property for possible acquisition by Green Acres.

Green Acres Project Reference # is GA: A-3211

INTENDED USER/INTENDED USE

The intended user of the appraisal report is only Green Acres. Intended use is to aid the acquiring agency in the possible purchase of the subject property which has a total land size 80.89 acres \pm .

DESCRIPTION OF RIGHTS OR INTEREST BEING ACQUIRED

The property rights appraised in this appraisal report are in fee simple. This absolute ownership unencumbered by any other interest or estate subject to the four powers of government; police power; taxation; escheat; and eminent domain.

DEFINITION OF MARKET VALUE

MARKET VALUE* is defined as *"the most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus."*

Implicit in this definition is the consummation of sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. BUYER AND SELLER ARE TYPICALLY MOTIVATED.
- b. BOTH PARTIES ARE WELL INFORMED OR WELL ADVISED AND EACH ACTING IN WHAT THEY CONSIDER THEIR OWN BEST INTEREST.
- c. A REASONABLE TIME IS ALLOWED FOR EXPOSURE IN THE OPEN MARKET.
- d. PAYMENT IS MADE IN TERMS OF CASH IN U. S. DOLLARS OR IN TERMS OF FINANCIAL ARRANGEMENTS COMPARABLE THERETO: AND
- e. THE PRICE REPRESENTS THE NORMAL CONSIDERATION FOR THE PROPERTY SOLD, UNAFFECTED BY SPECIAL OR CREATIVE FINANCING OR SALES CONCESSIONS GRANTED BY ANYONE ASSOCIATED WITH THE SALE.

*USPAP 2010-2011 Page A-105

SECTION 3

INSPECTION DATE

The property will be appraised as of January 17, 2013. A Certified letter was sent to the property owner on December 4, 2012. The Return Receipt was returned. Appraiser inspected the area of the property on January 17, 2013. Owner did not call appraiser for property inspection.

SECTION 4
DESCRIPTION OF THE PROPERTY

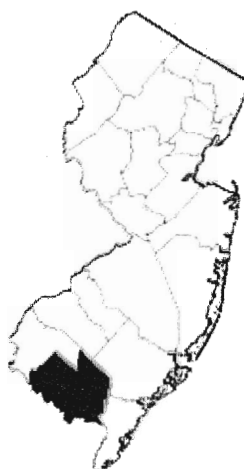
Cumberland County, New Jersey

From Wikipedia, the free encyclopedia
(Redirected from Cumberland County, NJ)

Cumberland County, New Jersey



Seal



Location in the state of New Jersey

Founded 1748

Seat Bridgeton

Largest city Vineland

Area

- Total	676 sq mi (1,751 km ²)
- Land	489 sq mi (1,267 km ²)
- Water	187 sq mi (484 km ²), 27.68%

Population	
- (2010)	156,898
- Density	321/sq mi (123.8/km ²)
Website	www.co.cumberland.nj.us

Cumberland County is a county located in the U.S. state of New Jersey. As of the 2010 Census, the population is 156,898. Its county seat is Bridgeton^[1]. Cumberland County is named for Prince William, Duke of Cumberland.^{[2][3]}

This county is part of the Delaware Valley area as well as the Vineland-Millville-Bridgeton Primary Metropolitan Statistical Area.

Geography

According to the U.S. Census Bureau, the county has a total area of 677 square miles (1,753.4 km²), of which 489 square miles (1,266.5 km²) is land and 187 square miles (484.3 km²) (27.68%) is water.

Cumberland is a low-lying, generally featureless coastal county, with many salt marshes near the Delaware Bay. The highest elevation is at one of 12 areas in Upper Deerfield Township that exceed 140 feet (42.6 m) above sea level; the lowest elevation is sea level.

Adjacent counties

- Gloucester County, New Jersey – north
- Atlantic County, New Jersey – northeast
- Cape May County, New Jersey – southeast
- Kent County, Delaware – west¹
- Salem County, New Jersey – northwest

Demographics

As of the census^[7] of 2000, there were 146,438 people, 49,143 households, and 35,186 families residing in the county. The population density was 299 people per square mile (116/km²). There were 52,863 housing units at an average density of 108 per square mile (42/km²). The racial makeup of the county was 65.88% White, 20.20% Black or African American, 0.97% Native American, 0.95% Asian, 0.06% Pacific Islander, 9.08% from other races, and 2.85% from two or more races. 19.00% of the population were Hispanic or Latino of any race. 17.4% were of Italian, 9.9% German, 7.9% Irish and 6.7% English ancestry according to Census 2000.

There were 49,143 households out of which 34.10% had children under the age of 18 living with them, 48.70% were married couples living together, 17.30% had a female householder with no husband present, and 28.40% were non-families. 23.60% of all households were made up of individuals and 11.10% had someone living alone who was 65 years of age or older. The average household size was 2.73 and the average family size was 3.19.

In the county the population was spread out with 25.40% under the age of 18, 8.50% from 18 to 24, 31.20% from 25 to 44, 21.90% from 45 to 64, and 13.00% who were 65 years of age or older. The median age was 36 years. For every 100 females there were 104.20 males. For every 100 females age 18 and over, there were 103.50 males.

The median income for a household in the county was \$39,150, and the median income for a family was \$45,403. Males had a median income of \$35,387 versus \$25,393 for females. The per capita income for the county was \$17,376. About 11.30% of families and 15.00% of the population were below the poverty line, including 20.10% of those under age 18 and 12.90% of those age 65 or over.

The 2005 demography includes the population as 139,968 people, a slight decrease from 2000. The races were 70.1% White, 16.1% Black or African American, 3.3% Native American/Alaska Native, 1.1% Asian, no Pacific Islanders, 8.0% Other races, 1.1% multiracial and 22.7% Hispanic. Cumberland County has the largest percentage of Native Americans in New Jersey as of the 2005 census. [1]

As of 2010 the racial makeup of the county was 50.31% Non-Hispanic whites, 20.23% blacks, 1.11% Native Americans, 1.22% Asians, 0.04% Pacific Islanders, 0.14% Non-Hispanics of some other race, 1.87% Non-Hispanics reporting two or more races and 27.06% Hispanic or Latino.

Historical populations

Census	Pop.	%±
1790	8,248	—
1800	9,529	15.5%
1810	12,670	33.0%
1820	12,668	0%
1830	14,093	11.2%
1840	14,374	2.0%
1850	17,189	19.6%
1860	22,605	31.5%
1870	34,665	53.4%
1880	37,687	8.7%
1890	45,438	20.6%
1900	51,193	12.7%
1910	55,153	7.7%
1920	61,348	11.2%
1930	69,895	13.9%
1940	73,184	4.7%
1950	88,597	21.1%
1960	106,850	20.6%
1970	121,374	13.6%
1980	132,866	9.5%
1990	138,053	3.9%
2000	146,438	6.1%
2010	156,898	7.1%

historical census data source:^{[4][5]}
[6]

Government

County government

The Cumberland County Courthouse in Bridgeton

Cumberland County is governed by a Board of Chosen Freeholders consisting of seven members. Each Freeholder is assigned responsibility for one of the County's departments. These individuals are elected at large by the citizens of Cumberland County in partisan elections and serve staggered three-year terms in office, with two or three seats coming up for election each year.^[8]

As of 2011, members of the Burlington County Board of Chosen Freeholders (with their term end dates and committee chairmanships listed in parentheses) are Freeholder Director William Whelan (2011; Finance), Deputy Freeholder Director James A. Dunkins (2011; Health), Samuel L. Fiocchi, Sr. (2013; Public Works), Jane Jannarone (2011; Public Affairs, Cultural & History), Carl W. Kirstein (2013; Public Property & Personnel) and Thomas Sheppard (2012; Agriculture).^[9]

Freeholder Louis N. Magazzu, whose term was to expire in 2012,^[10] announced his resignation on August 2, 2011, after a series of explicit pictures that he had sent to a woman he had known were leaked to a website and published on the Internet. Magazzu apologized to the public and to his family, and announced his resignation immediately.^[11]

State representation

The New Jersey Department of Corrections operates three correctional facilities in the county. They are Bayside State Prison, South Woods State Prison, and Southern State Correctional Facility. In 2007, while the state was preparing to close Riverfront State Prison in Camden, it considered establishing a fourth state prison in Cumberland County.^[12]

Politics

In the 2004 U.S. Presidential election, John Kerry carried the county by a 6.6% margin over George W. Bush, with Kerry carrying the state by 6.7% over Bush.^[13]

Municipalities

Index map of Cumberland County Municipalities (click to see index key)

The following municipalities are located in Cumberland County. The municipality type is listed in parentheses after the name, except where the type is included as part of the name. Census-designated places and other unincorporated communities are listed under their municipalities.

- Bridgeton (city)
- Commercial Township
 - Laurel Lake

- Port Norris
- Deerfield Township
 - Rosenhayn
- Downe Township
- Fairfield Township
 - Fairton
- Greenwich Township
- Hopewell Township
- Lawrence Township
 - Cedarville
- Maurice River Township
- Millville (city)
- Shiloh (borough)
- Stow Creek Township
- Upper Deerfield Township
 - Seabrook Farms
- Vineland (city)

Transportation

Airports

The following public-use airports are located in Cumberland County:

- Bucks Airport (00N) in Bridgeton
- Li Calzi Airport (N50) in Bridgeton
- Millville Municipal Airport (MIV) in Millville
- Kroelinger Airport (29N) in Vineland

See also

- National Register of Historic Places listings in Cumberland County, New Jersey

References

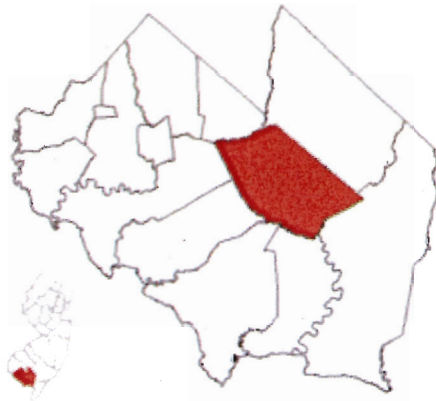
1. ^ "Find a County". National Association of Counties. <http://www.naco.org/Counties/Pages/FindACounty.aspx>. Retrieved 2011-06-07.
2. ^ Baehr, Judy. "Cumberland – A County Born of Hope, Optimism", Cumberland County, New Jersey. Accessed December 13, 2007. "The county was named for William Augustus, the second son of King George II. As the Duke of Cumberland in 1746, he had defeated the Stuart Pretender, Charles Edward (Bonnie Prince Charlie), at the battle of Culloden and established the House of Hanover on the British throne."
3. ^ The Origin of New Jersey Place Names: C, GetNJ.com. Accessed December 13, 2007.
4. ^ "New Jersey Resident Population by County: 1880 – 1930". <http://www.wnjin.net/OneStopCareerCenter/LaborMarketInformation/lmi01/poptrd5.htm>.
5. ^ "Geostat Center: Historical Census Browser". University of Virginia Library. <http://fisher.lib.virginia.edu/collections/stats/histcensus/>. Retrieved 2007-03-02.
6. ^ "The Counties and Most Populous Cities and Townships in 2010 in New Jersey: 2000 and 2010". U.S. Census Bureau. 2011-02-03. http://2010.census.gov/news/xls/st34-final_newjersey.xls. Retrieved 2011-02-05.
7. ^ "American FactFinder". United States Census Bureau. <http://factfinder.census.gov>. Retrieved 2008-01-31.
8. ^ What is a County Freeholder?, Cumberland County, New Jersey. Accessed February 3, 2008.
9. ^ County Freeholders, Cumberland County. Accessed August 3, 2011.
10. ^ Louis N. Magazzu, Freeholder Louis N. Magazzu. Accessed August 3, 2011.
11. ^ Smith, Joseph P. "Sexting scandal ends S.J. freeholder's career", *Courier Post*, August 3, 2011. Accessed August 3, 2011. "Louis N. Magazzu resigned from the board of freeholders Tuesday after a decade at the top of Democratic politics. His departure came after an embarrassing sexting scandal made the jump from a private website and local gossip circles into print and television media."
12. ^ Jackson, Miles. "IS A NEW PRISON NEEDED?: Facilities offer steady employment in Cumberland Co." *Daily Journal*. June 23, 2007. A1 News. Retrieved on September 27, 2011. "The county already is home to South Woods State Prison in Bridgeton, Southern State Correctional Facility in Delmont and Bayside State Prison in Leesburg."
13. ^ New Jersey Presidential Election Returns by County 2004, Eagleton Institute of Politics at Rutgers University. Accessed August 31, 2008.

Millville, New Jersey

From Wikipedia, the free encyclopedia
(Redirected from Millville City, NJ)

Millville, New Jersey



— City —



Millville highlighted in Cumberland County. Inset map: Cumberland County highlighted in the State of New Jersey.



Census Bureau map of Millville, New Jersey

Coordinates:  $39^{\circ}23'24''\text{N}$ $75^{\circ}03'17''\text{W}$ $39.390094^{\circ}\text{N}$
 $75.054797^{\circ}\text{W}$ Coordinates:  $39^{\circ}23'24''\text{N}$

75°03'17"W 39.390094°N 75.054797°W

Country United States

State New Jersey

County Cumberland

Incorporated February 24, 1801

Government

• **Type** Walsh Act

• **Mayor** Tim Shannon (term ends May 19, 2013)^[1]

Area^[2]

• **Total** 44.489 sq mi (115.228 km²)

• **Land** 42.001 sq mi (108.783 km²)

• **Water** 2.488 sq mi (6.445 km²) 5.59%

Elevation^[3] 46 ft (14 m)

Population (2010 Census)^{[4][5][6]}

• **Total** 28,400

• **Density** 676.2/sq mi (261.1/km²)

Time zone Eastern (EST) (UTC-5)

• **Summer (DST)** EDT (UTC-4)

ZIP code 08332^[7]

Area code(s) 856

FIPS code 3401146680^{[8][9][2]}

GNIS feature ID 0885304^{[10][2]}

Website <http://www.ci.millville.nj.us>

Millville is a city in Cumberland County, New Jersey. As of the 2010 United States Census, the city population was 28,400.^{[4][5][6]} Millville, Bridgeton and Vineland are the three principal New Jersey cities of the Vineland-Millville-Bridgeton Primary Metropolitan Statistical Area which encompasses those cities and all of Cumberland County for statistical purposes.^[11]

Millville was originally incorporated as a township by an Act of the New Jersey Legislature on February 24, 1801, from portions of Fairfield Township. Portions of the township were taken to form Landis Township on March 7, 1864. Millville was reincorporated as a city on March 1, 1866, based on the results of a referendum passed that same day.^[12]

Geography

Millville is located at

39°23′24″N 75°03′17″W﻿ / ﻿39.390094°N 75.054797°W﻿ (39.390094; -75.054797). According to the United States Census Bureau, the city had a total area of 44.489 square miles (115.228 km²), of which 42.001 square miles (108.783 km²) is land and 2.488 square miles (6.445 km²) (5.59%) is water.^{[13][2]}

Millville borders Deerfield Township, Fairfield Township, Lawrence Township, Downe Township, Commercial Township, Maurice River Township, and Vineland.

Millville lies between the southern termini of the New Jersey Turnpike, the Garden State Parkway, Route 55 (which runs through the northeastern portion of the city) and the Atlantic City Expressway.

Demographics

Census 2010

As of the 2010 United States Census, there were 28,400 people, 10,648 households, and 7,187 families residing in the city. The population density was 676.2 inhabitants per square mile (261.1 /km²). There were 11,435 housing units at an average density of 272.3 per square mile (105.1 /km²). The racial makeup of the city was 69.04% (19,608) White, 19.83% (5,631) African American, 0.94% (266) Native American, 1.19% (338) Asian, 0.06% (18) Pacific Islander, 5.24% (1,488) from other races, and 3.70% (1,051) from two or more races. Hispanic or Latino of any race were 14.93% (4,239) of the population.^[4]

There were 10,648 households out of which 30.4% had children under the age of 18 living with them, 41.2% were married couples living together, 20.0% had a female householder with no husband present, and 32.5% were non-families. 26.6% of all households were made up of individuals and 11.1% had someone living alone who was 65 years of age or older. The average household size was 2.65 and the average family size was 3.19.^[4]

In the city the age distribution of the population shows 25.8% under the age of 18, 9.9% from 18 to 24, 25.1% from 25 to 44, 25.9% from 45 to 64, and 13.2% who were 65 years of age or older. The median age was 36.6 years. For every 100 females there were 90.2 males. For every 100 females age 18 and over, there were 85.7 males.^[4]

The Census Bureau's 2006-2010 American Community Survey showed that (in 2010 inflation-adjusted dollars) median household income was \$44,925 (with a margin of error of +/- \$4,459) and the median family income was \$55,000 (+/- \$4,433). Males had a median income of \$46,186 (+/- \$3,934) versus \$35,336 (+/- \$2,860) for females. The per capita income for the city was \$23,364 (+/- \$1,573). About 16.2% of families and 19.5% of the population were below the poverty line, including 35.2% of those under age 18 and 7.2% of those age 65 or over.^[18]

Census 2000

As of the census^[8] of 2000, there were 26,847 people, 10,043 households, and 7,010 families residing in the city. The population density was 633.9 people per square mile (244.8/km²). There were 10,652 housing units at an average density of 251.5 per square mile (97.1/km²). The racial makeup of the city was 76.13% White, 14.99% African American, 0.52% Native American, 0.80% Asian, 0.03% Pacific Islander, 5.16% from other races, and 2.37% from two or more races. Hispanic or Latino of any race were 11.17% of the population.^[17]

Historical populations		
Census	Pop.	%±
1870	6,101	—
1880	7,660	25.6%
1890	10,002	30.6%
1900	10,583	5.8%
1910	12,451	17.7%
1920	14,691	18.0%
1930	14,705	0.1%
1940	14,806	0.7%
1950	16,041	8.3%
1960	19,096	19.0%
1970	21,366	11.9%
1980	24,815	16.1%
1990	25,992	4.7%
2000	26,847	3.3%
2010	28,400	5.8%

Population sources:
 1890-1910^[14] 1870-1930^[15]
 1900-1990^[16] 2000^[17]
 2010^[4]^[6]^[5]

There were 10,043 households out of which 35.0% had children under the age of 18 living with them, 46.5% were married couples living together, 17.9% had a female householder with no husband present, and 30.2% were non-families. 25.1% of all households were made up of individuals and 11.6% had someone living alone who was 65 years of age or older. The average household size was 3.65 and the average family size was 2.15.^[17]

In the city the population was spread out with 27.9% under the age of 18, 8.6% from 18 to 24, 28.8% from 25 to 44, 21.7% from 45 to 64, and 12.9% who were 65 years of age or older. The median age was 35 years. For every 100 females there were 89.5 males. For every 100 females age 18 and over, there were 85.3 males.^[17]

The median income for a household in the city was \$40,378, and the median income for a family was \$46,093. Males had a median income of \$36,915 versus \$26,669 for females. The per capita income for the city was \$18,632. About 12.1% of families and 15.2% of the population were below the poverty line, including 21.8% of those under age 18 and 9.7% of those age 65 or over.^[17]

Government

Local government

In 1801, Millville was first organized as a township, and became a city in 1866. Until 1913, Millville operated under a Mayor-Council form of government where the mayor was elected by the people. In 1913, a change of form of government to the Walsh Act was passed and the commission form of government became the way the city was run.^[19] Under this form of government as used in Millville, five commissioners are elected and one of these is selected from among its members to serve as the mayor.^{[20][21]}

As of 2012, the Millville City Commission consists of Mayor J. Tim Shannon, Commissioner of Parks and Public Property; Vice-Mayor Joseph J. Derella, Jr., Commissioner of Revenue and Finance; Dale Finch, Commissioner of Public Works; James F. Quinn, Commissioner of Public Affairs; and David W. Vanaman, Commissioner of Public Safety.^[22]

Federal, state and county representation

Millville is in the 2nd Congressional district^[23] and is part of New Jersey's 1st state legislative district.^{[5][24]}

New Jersey's Second Congressional District is represented by Frank LoBiondo (R, Ventnor City). New Jersey is represented in the United States Senate by Frank Lautenberg (D, Cliffside Park) and Bob Menendez (D, Hoboken).

The 1st legislative district of the New Jersey Legislature is represented in the State Senate by Jeff Van Drew (D, Dennis Township) and in the General Assembly by Nelson Albano (D, Vineland) and Matthew W. Milam (D, Vineland).^[25] The Governor of New Jersey is Chris Christie (R, Mendham).^[26] The Lieutenant Governor of New Jersey is Kim Guadagno (R, Monmouth Beach).^[27]

Cumberland County is governed by a seven-member Board of Chosen Freeholders, who are elected at-large in partisan elections to serve staggered three-year terms in office, with two or three seats coming up for election each year.^[28] As of 2012, Cumberland County's Freeholders (with committee assignments, residence and term-end dates listed in parentheses) are Freeholder Director Carl W. Kirstein (Bridgeton, term ends December 31, 2013),^[29] Freeholder Deputy Director Thomas Sheppard (Finance / Agriculture; Lawrence Township, 2012),^[30] Samuel L. Fiocchi, Sr. (Public Property & Personnel; Vineland, 2013),^[31] Dr. Mary L. Gruccio (Public Affairs, Cultural & History; Vineland, 2012),^[32] Carol Musso (Health; Deerfield Township, 2014),^[33] Tony Surace (Public Works; Millville, 2014),^[34] William Whelan (Public Safety; Bridgeton, 2014).^{[35][36]}

Education

Millville Public Schools serves students in pre-kindergarten through twelfth grade. The district is one of 31 Abbott Districts statewide.^[37]

Schools in the district (with 2009-10 enrollment data from the National Center for Education Statistics^[38]) are Child Family Center^[39] (604 students) for preschool, six K-5 elementary schools — Bacon Elementary School^[40] (321), Holly Heights Elementary School^[41] (571), Mt. Pleasant Elementary School^[42] (245), Rieck Avenue Elementary School^[43] (467), Silver Run Elementary School^[44] (571) and Wood Elementary School^[45] (278) — Lakeside Middle School^[46] for grades 6-8 (1,100), Memorial High School^[47] for grades 9 and half of 10th (748) and Millville Senior High School^[48] for grades 11, 12, and the other half of the 10th grade (1,361). Millville Senior High Alternative School also serves students in grades 9-12.^[49]

The district has high school sending/receiving relationships with Commercial Township, Lawrence Township, Maurice River Township and Woodbine.^[50]

Commerce

Portions of Millville are part of an Urban Enterprise Zone. In addition to other benefits to encourage employment within the Zone, shoppers can take advantage of a reduced 3½% sales tax rate (versus the 7% rate charged statewide).^[51]

History

Wheaton Glass Works, November 1909. Photographed by Lewis Hine.

Known as "Shingle Landing" in its earliest days, a sawmill was believed to have existed at Leaming's Mill at around 1720.^[52] The area also had a public road, a boat landing, and a bridge-like structure.

In 1790, Joseph Smith and Henry Drinker purchased 24,000 acres (97 km²) of land known as the Union Mills Tract. They also formed the Union Estates Company and built lumber mills along the Maurice River and established a dam to power these new mills. Joseph Buck, an American Revolutionary War veteran who served under General George Washington, was part of a group that purchased the land in the area and laid out the plans for what would become Millville.^[53]

In 1806, an Irish immigrant, James Lee, opened the area's first glass factory, making use of the large amounts of silica sand and the ample wood that could be used to operate the plant.^[54]

In the early 1850s, the Smith and Wood Iron Foundry and New Jersey Mills were constructed. In 1860, a bleachery and dye house were added to New Jersey Mills, which then became Millville Manufacturing. David Wood then constructed a dam, forming the largest man-made lake in the state, which powered the entire manufacturing organization. By 1870, the mill had 600 employees, and in 40 years this number doubled.

In 1862, Charles K. Landis laid out the city of Vineland about two and a half miles east of the Maurice River. In 1864, Vineland was separated from Millville Township and joined the new Landis Township.

The Millville Airport was dedicated "America's First Defense Airport" on August 2, 1941, by local, state, and federal officials.^[55] In less than a year, construction of military base facilities began, and in January 1943, the Millville Army Air Field opened as a gunnery school for fighter pilots. Gunnery training began with Curtiss P-40 Warhawk aircraft, but after a few weeks was changed over to the Republic P-47 Thunderbolt. During its three-year existence, thousands of soldiers and civilians served here, with about 1,500 pilots receiving advanced fighter training in the Thunderbolt.^[56]

Following World WarII, the airfield was declared excess to the governments needs, and returned to the City of Millville. Most of the airport buildings were converted to apartments for the many veterans returning from the war. The last of the apartments vanished in the early 1970s, and the airport soon became a hub of industry and aviation for Southern New Jersey.^[57]

Up to the late 1990s the Millville downtown area was depressed and somewhat isolated, examples including the abandoned Levoy Theatre and Wheaton Glass Factory, with investors reluctant to venture in its development. Major redevelopment has occurred in the past several years; establishing the scenic Riverfront and Downtown areas into an artists' haven including many studios, shops and restaurants. Older abandoned buildings have been restored with continued major development is planned.

Today Millville has an arts district named the Glasstown Arts District. A public art center with galleries and studios that is open 6 days a week is the hub of activity. Seven full-time galleries and 10 part-time galleries and studios are open mostly on weekends and on the third Friday of each month. WheatonArts and the Creative Glass Center of America includes a major collection of early American glass with contemporary glass from CGCA Fellows and working glass artists in a restored 19th century glass factory.

Transportation

Route 47, Route 49 and Route 55 all pass through the city.

Millville Municipal Airport, operated by the Delaware River and Bay Authority, serves general aviation.

NJ Transit has several bus routes that service the Millville region.

Notable residents

Notable current and former residents of Millville include:

- A. R. Ammons (1926–2001), author and poet, winner of the National Book Award.^[58]
- Fred Pierce Corson (1896–1985), a Bishop of The Methodist Church.^[59]
- Julie Ann Dawson (born 1971), a horror fiction writer, RPG designer, and publisher.^[citation needed]
- Graham Fenton, professional actor who has appeared in *Jersey Boys* on Broadway.^[60]
- Merritt Gant (born 1971), guitarist for metal band Overkill.^[61]
- Leon Henderson (1895–1986), administrator of the Office of Price Administration from 1941 to 1942.^[62]
- Dwayne Hendricks (born 1986), professional football player, currently on the New York Giants.^[63]
- James R. Hurley (born 1932), politician.^[64]
- Claudia E. McCarthy (born 1949), New Jersey Hall Of Fame Coach who holds the south Jersey record for field hockey coaching wins.^[65]
- William A. McKeighan (1842–1895), Nebraska Populist politician.^[66]
- Steve Romanik (1924–2009), played collegiate football for the Villanova Wildcats, and played quarterback in the NFL from 1950–1954 for the Chicago Bears and Chicago Cardinals.^{[67][68]}
- Hannah Whitall Smith (1832–1911), a lay speaker and author in the Holiness movement in the United States and the Higher Life movement in the United Kingdom of Great Britain and Ireland.^[69]
- Logan Pearsall Smith (1865–1946), essayist and critic.^[70]
- Edward C. Stokes (1860–1942) Governor of New Jersey 1905–1908.^[71]

- Mike Trout (born 1991), Major League Baseball player for Los Angeles Angels of Anaheim .^[72]
- Frank H. Wheaton, Sr. (1881–1983) became known as the "dean of American Glassware" during his tenure as Wheaton Industries president.^[73]

See also

- New Jersey Motorsports Park

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MARKETING TIME - EXPOSURE

"Exposure time is the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Exposure time exists before the effective date of the appraisal. Marketing time is an estimate of the amount of time it might take to sell a property interest in real estate at the estimated market value level during the period immediately after the effective date of an appraisal. Marketing time exists after the effective date."

The appraisal values concluded in this report are predicated upon estimates of reasonable marketing time and exposure time. The reasonable exposure and marketing periods are a function of price, time and use, and in the case of marketing period, anticipated marketing conditions.

The estimate of the period for reasonable exposure and marketing time is not intended to be a prediction of the date of sale, but an analysis of a reasonable range of time necessary to sell this property as the appraised value. The forecast is based on statistical information from published surveys and primary research obtained through sales verification and market participant interviews.

MARKET TIME – EXPOSURE (Continued)

It appears that the most probable exposure time for the subject property, based on sales and opinions expressed by market participants and through sales verification, is about twelve (12) months.

The primary difference between exposure time and market time for the subject is that exposure time precedes the date of valuation, but market periods follow the date of valuation. Essentially, the most essential variables that will have an effect on time are anticipated changes in market conditions. There are no known future market conditions that will have a material effect on the marketing period estimate that have not been considered in the estimate of exposure time. Therefore, marketing period is also estimated to be twelve (12) months and longer for individual land sales.

NARRATIVE DESCRIPTION OF THE PROPERTY

The Property

The subject property is located along the north side of Gorton Road adjacent to Route 55 Freeway in Millville City, Cumberland County, State of New Jersey. It is known as Block 578 Lot 19 on the Millville City Tax Map. The site is vacant woodland. Mailing address is 1 Gorton Road, Millville, N.J. 08332.

The Site

The following description is based upon personal inspection and data from the local tax maps, etc., and from other sources.

Access, Functional Utility of the Site

Access to the site is via Wade Blvd from NJSH 49 or via Orange Street via NJSH 47. Railroad tracks parallel the subjects' road frontage and some type of a cross over agreement would be required to develop the site. There are no wetlands on the site and reportedly water and sewer are available to the site

Frontage, Land Size, Frontage Ratio, Shape and Depth

Site has 735± of frontage along the north side of Gorton Road. It contains a tax map size of 80.89 acres ± and has a frontage ratio of 9 front feet per acre. It is irregular in shape and has a maximum depth of 2,700' ±

NARRATIVE DESCRIPTION OF THE PROPERTY (continued)

Utilities and Easements

Utilities available to the site include electric and telephone. An uplift sewer pump is located under Route 55 and would serve the subject property. Public water is available. The Winchester and Western Railroad has an active track that runs adjacent to the subjects' frontage.

Soil Rating - Septics

The septic rating is the most important indicator in the valuation process, especially if the highest and best use is single-family residential development with sanitary sewer not available. Septic use requirements are becoming stricter, in general. The septic ratings include: "Not Limited", "Somewhat Limited" and "Very Limited" which are defined as follows:

Not Limited

These soils have few or no limitations other than those that can be overcome through normal planning.

Somewhat Limited

These soils have features that are moderately favorable for septic development.

Very Limited

Very limited indicates that the soils has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected. Many municipalities have different requirements and the trend is towards stricter requirements.

NARRATIVE DESCRIPTION OF THE PROPERTY (Continued)

Wetlands

The Freshwater Wetlands Protection Act of 1988 was enacted to protect, preserve and regulate Freshwater Wetlands and is applicable in the unrestricted and restricted valuation of land. Wetlands are determined by qualified experts who considered the hydrology, soil and vegetation of land to determine wetland presences usually through Wetlands Delineation. Along with development restrictions in wetlands areas there are buffer areas. Buffer areas can range from 300 feet in width in the Pinelands areas to 50 feet, which is the standard non-pineland buffer requirement.

The wetlands estimate was taken from the New Jersey Freshwater Wetlands Maps and the sizes of the various areas were estimated with the use of a GIS Program. Modified agricultural wetlands are cleared/tillable areas which can continue to be tilled, but cannot be developed. These wetlands have some agricultural utility, which can be important in the restricted valuation.

Subject Wetlands Estimate

Class	Percent	Acres
Uplands	100%	80.89
Modified Wetlands	N/A	N/A
50 Foot Buffer	N/A	N/A
Wetlands (Marine)	0%	0
Open Water	0%	0

These are no wetlands on the subject site based on N.J. Wetlands Maps.

NARRATIVE DESCRIPTION OF THE PROPERTY (Continued)

Flood Hazard

Local Flood Maps indicate that subject is located in Zone C. Site is depicted on Map Number 3401760020B dated 6/15/1982. There are no Category I Streams on the Site based upon data from New Jersey Maps, but 60% of the subject appears to be affected by HUC 14 storm water rule.

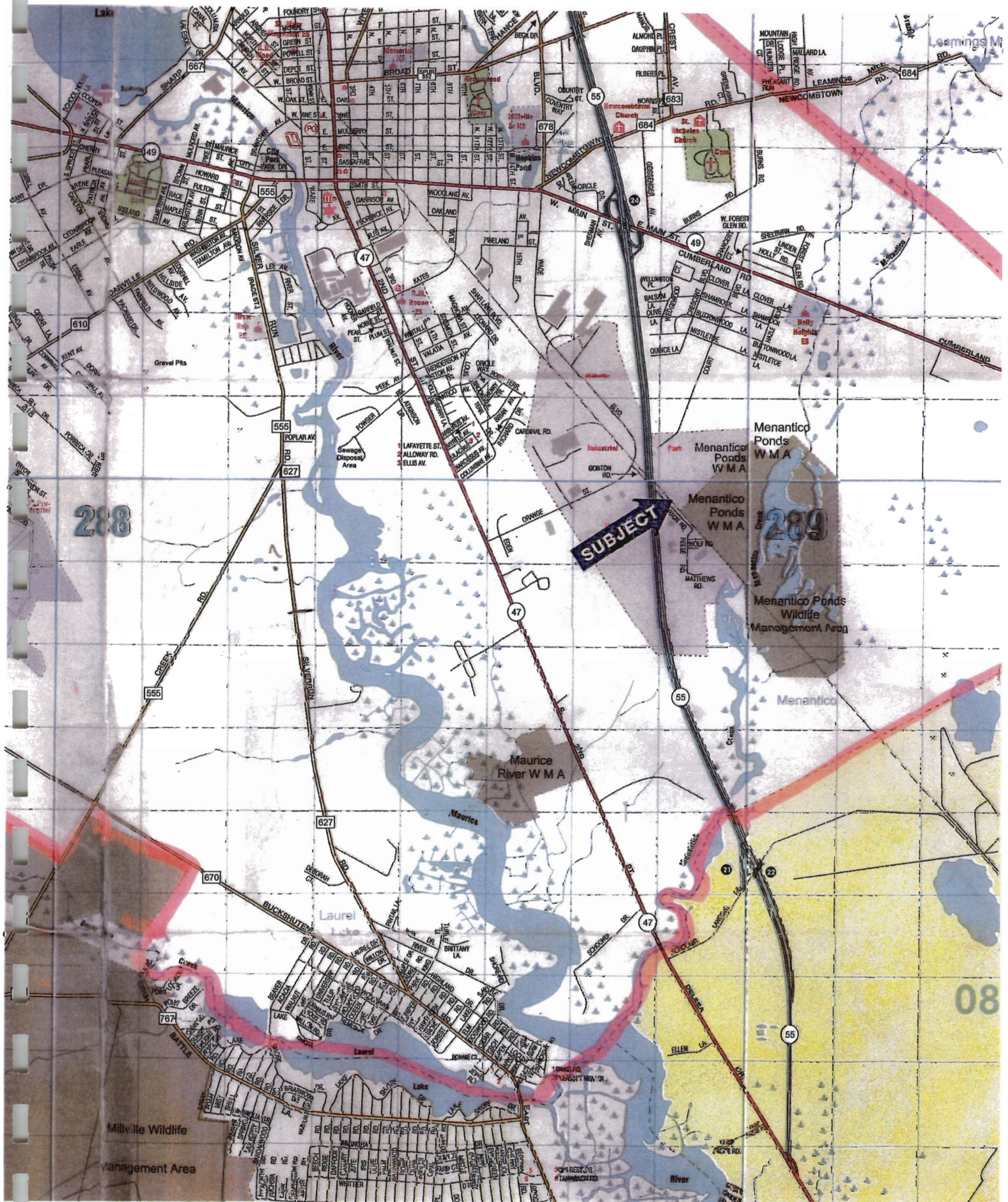
Environmental Factors, Safety Factor

Inspection of the area did not reveal any visible hazards or nuisances that would affect the site. There does not appear to be any hazardous substances located on the site. The appraiser is not an expert of hazardous substances, defined as all hazardous or toxic materials, waste, pollutants or contaminants, including, but not limited to, asbestos PCB, UFFI, or other raw materials or chemicals used in construction or otherwise present on the property. The appraiser assumes no responsibility for studies or analyses, which would be required to conclude the presence or absence of such substances or loss as a result of the presence of such substances. The client is urged to retain an expert in this field, if desired.

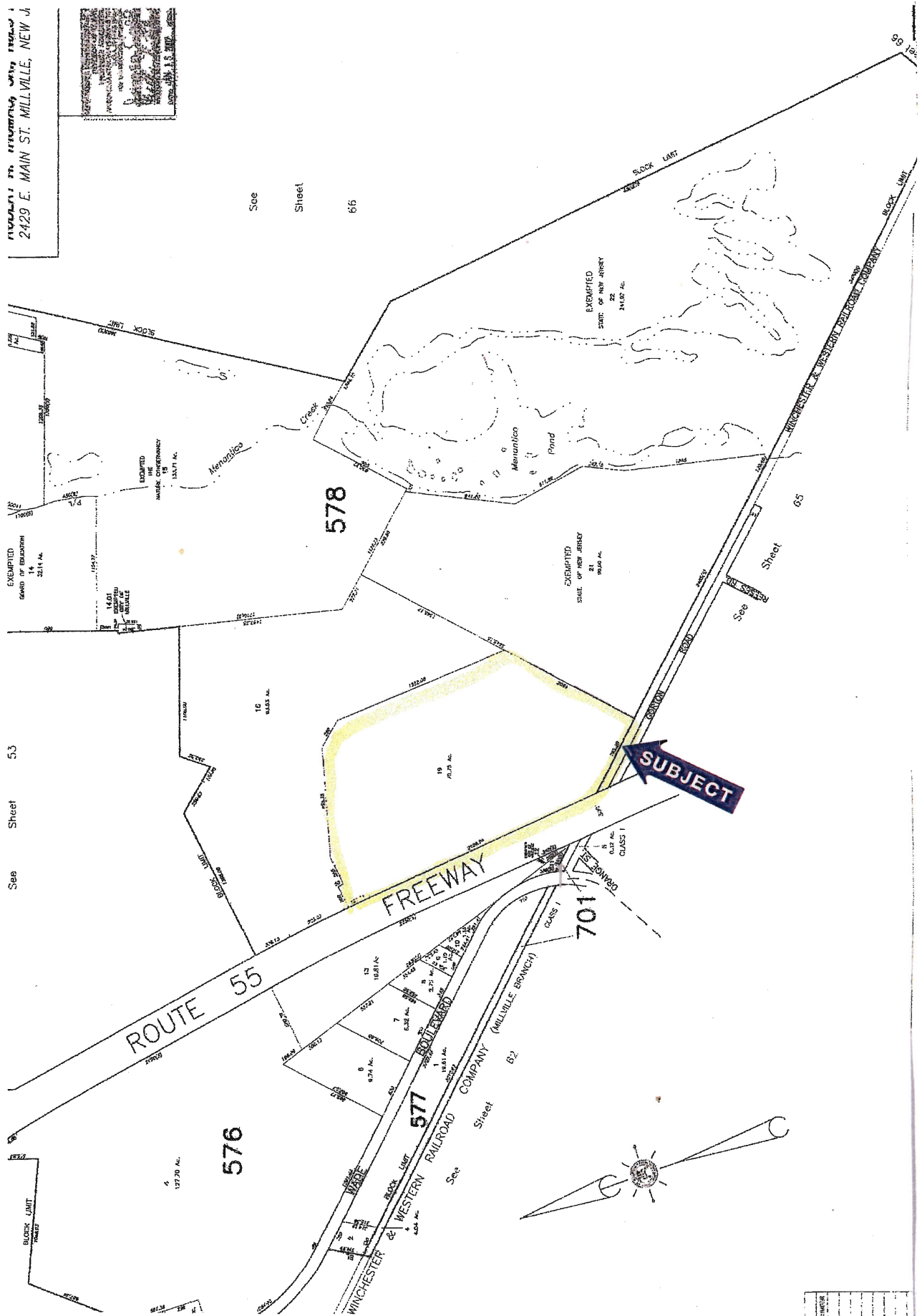
The Improvements

The subject is a vacant land.

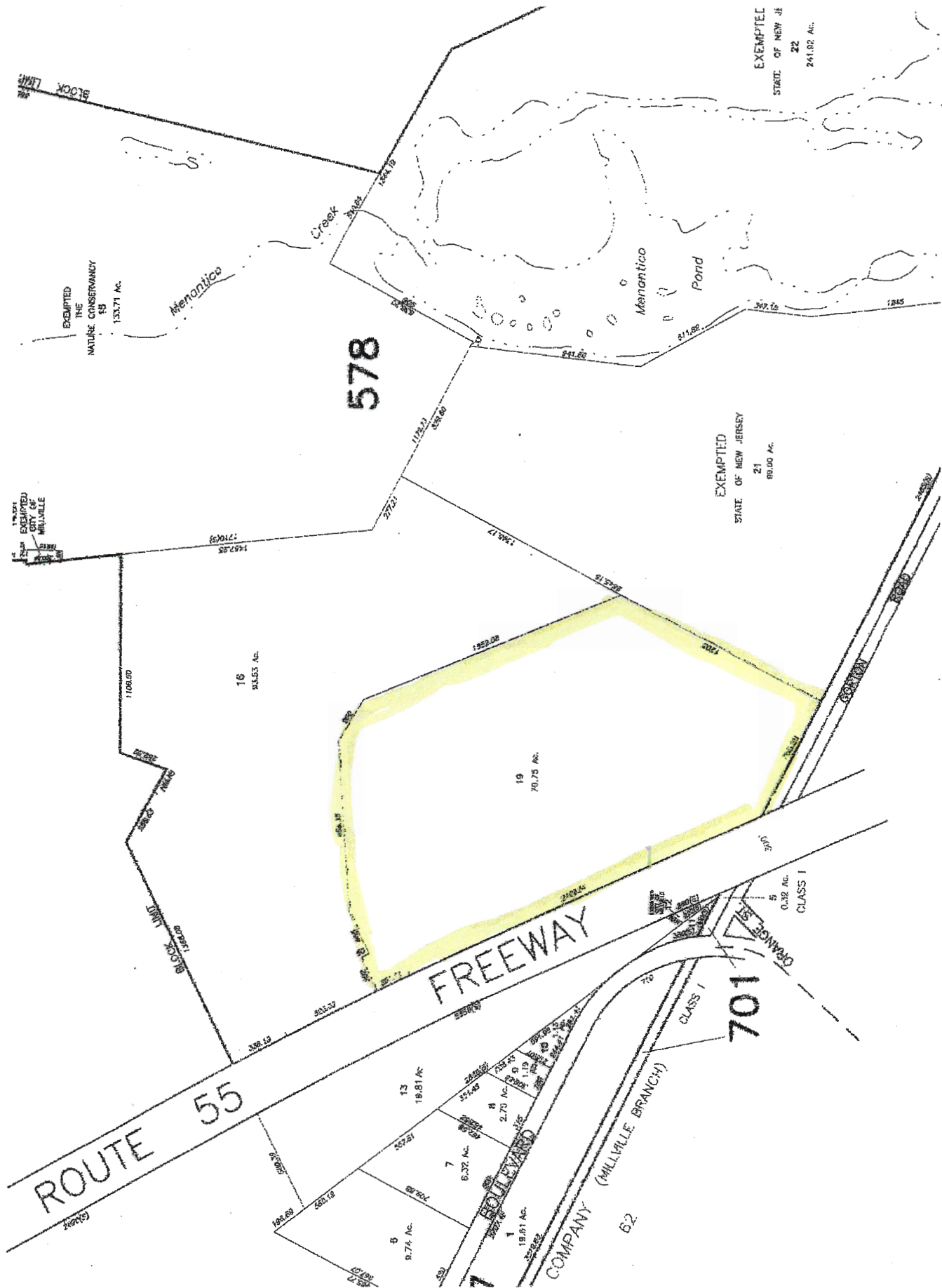
LOCATION MAP



TAX MAP



ENLARGED TAX MAP



An aerial photograph of a portion of Knoxville, Tennessee. The map is overlaid with yellow lines representing property boundaries and road networks. A large, dark, irregularly shaped area in the upper left is cross-hatched in red. A green, forested area is labeled 'Knoxville City'. A major road, labeled 'FREEWAY' and 'ROUTE 578', runs horizontally across the middle. Another road, labeled 'ROUTE 576', runs vertically on the left. A blue arrow points to a large industrial building complex, labeled 'SUBJECT'. Other labels include 'EDENRO', 'WANE BOULEVARD', and 'TAL'. The map also shows various smaller buildings, parking lots, and some areas cross-hatched in red.

Offer# 7206
Millville City
Cumberland Co.

Block 578
Lot 19

AERIAL MAP

g Natural Waters (ON)
r in preserved open space (FW1)
ands waters (PL)
Streams (SWQS)**
ory 1 Streams
a affected by Stormwater Rule
tlands

Boundaries

300 600
Feet



10/12/12

** The HUC 14 (Hydrologic Unit Code 14) and the SWQS (Surface Water Quality Standards) data depicted on this map are publicly available at www.state.nj.us/dep. Its' purpose is to help determine if a property **maybe subject** to the new Stormwater Managament rules. When interpreting the SWQS, the SWQS regulations at N.J.A.C. 7:9B always take precedence. These GIS layers are supplemental only and not legally binding. This data is dated 8/24/04 and 12/00/08 respectively.


SEWAGE DISPOSAL CHART

Sewage Disposal (NJ)—Cumberland County, New Jersey



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Units

Soil Ratings


 Very limited

 Somewhat limited

 Not limited

not rated or not available

Political Features

 Cities

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

MAP INFORMATION

Map Scale: 1:4,920 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County, New Jersey
Survey Area Data: Version 11, Sep 7, 2010

Date(s) aerial images were photographed: 8/12/2006; 8/5/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Sewage Disposal (NJ)

Sewage Disposal (NJ)— Summary by Map Unit — Cumberland County, New Jersey (NJ011)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
EveB	Evesboro sand, 0 to 5 percent slopes	Not limited	Evesboro (80%)		22.4	28.2%
			Downer (5%)			
EveC	Evesboro sand, 5 to 10 percent slopes	Not limited	Evesboro (95%)		12.6	16.0%
			Downer (5%)			
LasB	Lakewood sand, 0 to 5 percent slopes	Not limited	Lakewood (85%)		38.8	49.0%
			Quakerbridge (5%)			
UR	Urban land	Not Rated	Urban land (95%)		5.4	6.8%
			Udorthents (5%)			
Totals for Area of Interest					79.2	100.0%

Sewage Disposal (NJ)— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Not limited	73.8	93.2%
Not Rated	5.4	6.8%
Null or Not Rated	5.4	6.8%
Totals for Area of Interest	79.2	100.0%

Description

A disposal field is an area where the sanitary sewage is discharged into the ground to treat the sewage in a manner that will retain most of the suspended solids in a septic tank and to discharge the effluent to the disposal field. The soil is evaluated from the surface to a depth of 203 cm, or 80 inches. The ratings are based on the soil properties that affect absorption of the effluent, construction, and pollution of ground and surface water. The depth to saturation (apparent and perched water table), permeability, cemented horizon and substratum, and the percentage of rock fragments affect the absorption and treatment of the effluent. Fractured and massive bedrock interferes with installation and absorption of the effluent.

Depth to a zone of saturation has a major influence on the suitability of the soil for a septic system because of public health concerns. A high water table restricts the ability of the system to remove pathogens, nutrients, and other waste components.

Massive bedrock and hydraulically restrictive or slowly permeable horizons or substrata can slow downward movement of sewage effluent. The effluent can build up, or "mound," causing prolonged saturated conditions. Lateral seepage of untreated or minimally treated effluent may result, creating a greater risk of surface water contamination..

Very rapid permeability associated with fractured bedrock or excessively coarse horizons or substrata may not provide adequate filtering capability for effective treatment of effluent, resulting in ground-water contamination..

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.


Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart

SOIL MAP



MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Units

Soil Ratings

 Very limited

 Somewhat limited

 Not limited

Not rated or not available

Political Features

 Cities

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

MAP INFORMATION

Map Scale: 1:4,920 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

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Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County, New Jersey
Survey Area Data: Version 11, Sep 7, 2010

Date(s) aerial images were photographed: 8/12/2006; 8/5/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Small Commercial Buildings

Small Commercial Buildings— Summary by Map Unit — Cumberland County, New Jersey (NJ011)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
EveB	Evesboro sand, 0 to 5 percent slopes	Not limited	Evesboro (80%)		22.4	28.2%
			Downer (5%)			
			Lakehurst (5%)			
EveC	Evesboro sand, 5 to 10 percent slopes	Somewhat limited	Evesboro (95%)	Slope (0.88)	12.6	16.0%
			Downer (5%)	Slope (0.88)		
LasB	Lakewood sand, 0 to 5 percent slopes	Not limited	Lakewood (85%)		38.8	49.0%
			Quakerbridge (5%)			
			Lakehurst (5%)			
UR	Urban land	Not rated	Urban land (95%)		5.4	6.8%
			Udorthents (5%)			
Totals for Area of Interest					79.2	100.0%

Small Commercial Buildings— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Not limited	61.1	77.2%
Somewhat limited	12.6	16.0%
Null or Not Rated	5.4	6.8%
Totals for Area of Interest	79.2	100.0%

Description

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

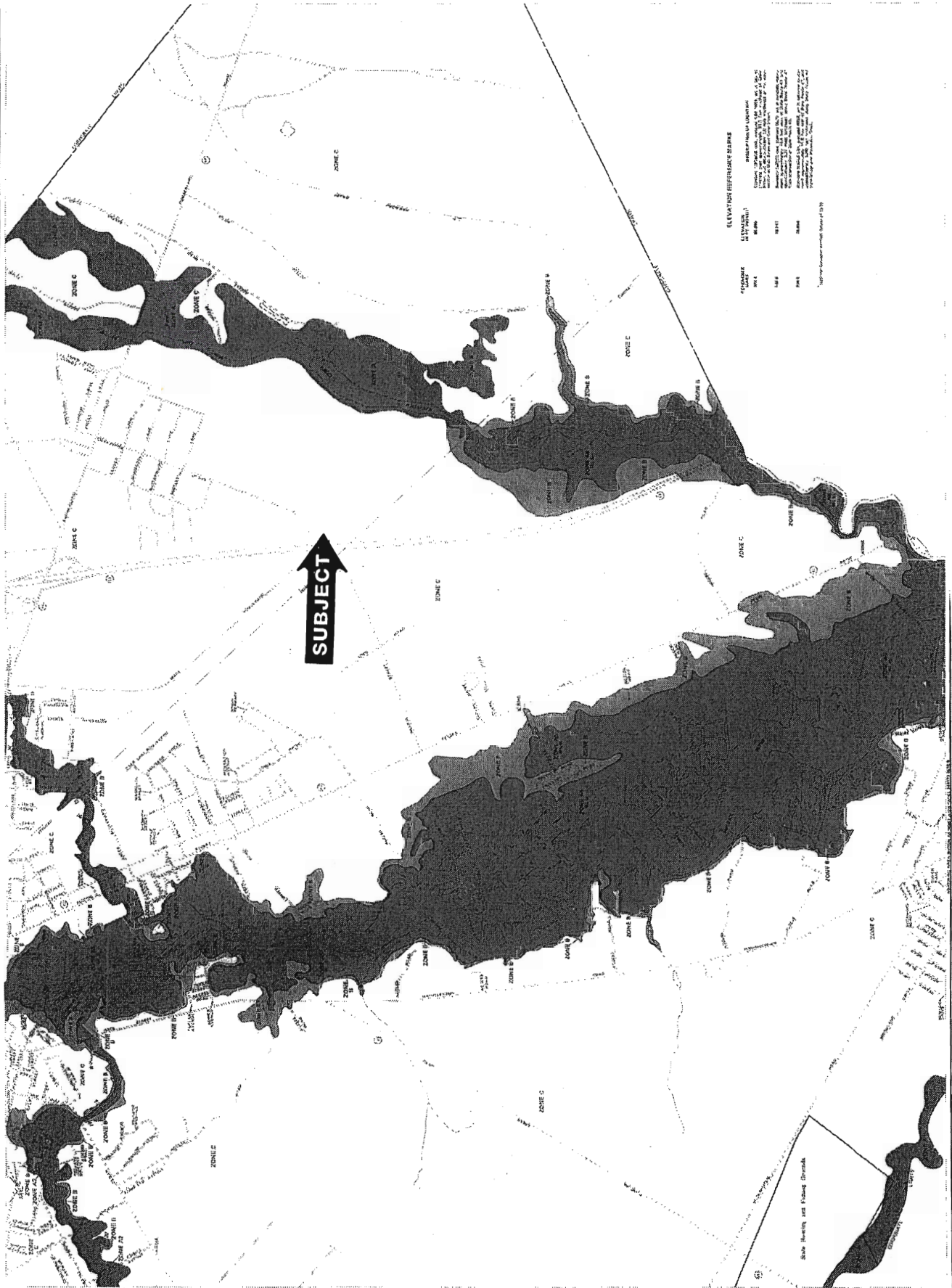
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

FLOOD MAP



DELINEATION OF TITLE

PROPERTY WAS ACQUIRED BY Durand Glass reportedly on 1/10/2002 for a consideration of \$398,750 recorded in Book 2562 Page 105. Later sale from Millville City for a strip of land for frontage for \$6,000 recorded 11/4/2009, Book 4064 Page 9244.

ASSESSED VALUATION

Millville City is attempting to assess at 100% of true value. The General 2012 Tax Rate was \$3.135 per \$100 of assessed valuation and the tax assessment for the subject is as follows:

LAND:	\$239,600
IMPROVEMENTS:	<u>\$ 0</u>
TOTAL:	\$239,600
REAL ESTATE TAXES (2011):	\$ 7,511.46
CHAPTER 123 RATIO (2012):	81%

ZONING

Based upon the Millville City Zoning Map the subject property is located in the I-1 General Industry District.. This district is intended for Manufacturing..

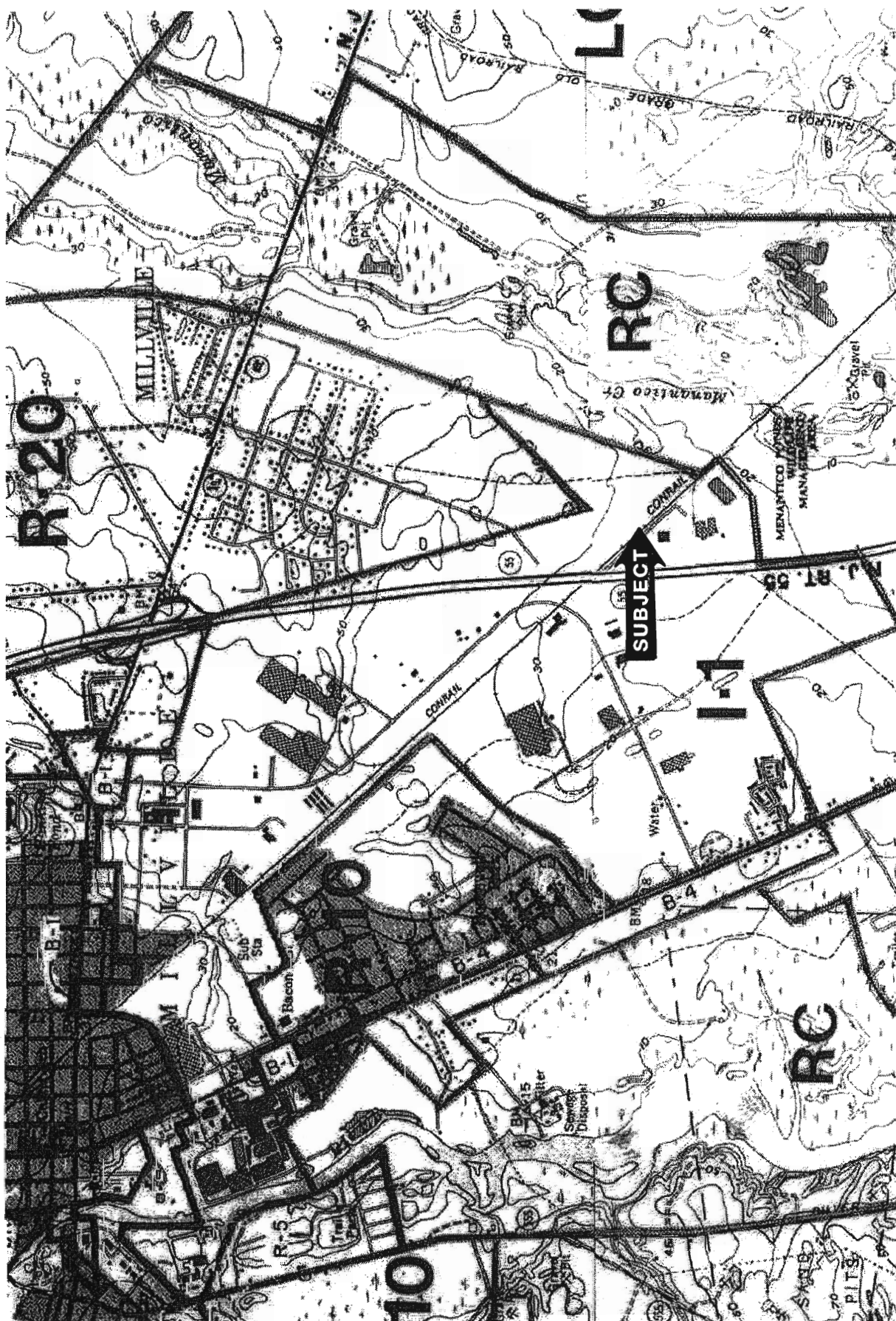
Site Requirements Include:

<i>Minimum Lot Size:</i>	<i>20000 SF</i>
<i>Minimum Lot Frontage/Width:(Interior)</i>	<i>100 Feet</i>
<i>Minimum Lot Depth:</i>	<i>100 Feet</i>
<i>Minimum Front Yard:</i>	<i>30 Feet</i>
<i>Minimum Rear Yard:</i>	<i>20 Feet</i>
<i>Minimum Side Yard:</i>	<i>20 Feet</i>
<i>Maximum Building Coverage:</i>	<i>N/A</i>
<i>Maximum Building Height:</i>	<i>55 Feet</i>
<i>Impervious Coverage (Improvable Lot)</i>	<i>65%</i>

Note:

Subject appears to meet current zoning requirements but requires access over the active Rail Road tracks.

ZONING MAP



SECTION 5

HIGHEST AND BEST USE

The Appraisal Institute defines *Highest and Best Use* as follows:

"The most probable, likely use to which a property can be put. The opinion of such use may be based on the highest and most profitable continuous use to which the property is adapted and needed, or likely to demand in the reasonably near future. However, elements affecting value that depend on events or a combination or occurrences that, although in the realm of possibility, are not fairly shown to be reasonably probable, should be excluded from consideration. Also, if the intended use is dependent on an uncertain act of another person, the intention cannot be considered."

That use of the land that may reasonably be expected to produce the greatest net return to land over a given period of time. That legal use that will yield to land the highest present value, sometimes called "optimum use."

In estimating Highest and Best Use, there are essentially four (4) stages of analysis:

1. **Possible Use.** What uses of the site in questions are physically possible?
2. **Permissible Use (Legal).** What uses are permitted by zoning and deed restriction on the site in question?
3. **Financially Feasible Use.** Which possible and permissible uses will produce a net return to the owner of the site?
4. **Maximally Productive.** Among the feasible uses, which use will produce the highest net return to the highest present worth or what use will be maximally productive?

The highest and best use of the land (or site) as if vacant and ready to be improved for use may be different from the highest and best use of the property as presently improved. This is true when the improvement is not an appropriate use, but it makes a contribution to the total property value in excess of the value of the site. For this reason, in the following paragraphs, the appraiser has applied the four (4) tests of highest and best use to both the subject land as if vacant and ready to be built upon, as well as to the property as it is presently improved.

HIGHEST AND BEST USE (Continued)

PHYSICALLY POSSIBLE

Site contains 80.89 acres \pm . Property requires an access easement from rail road to develop the site.

LEGALLY PERMISSIBLE

Industrial Usage is legally permissible.

FINANCIALLY FEASIBLE

Financial feasibility is defined as the ability of a project to produce sufficient revenue to pay all expenses and charges, plus provide a return on and return of capital invested in the project. Alternatively stated, a project is financially feasible if the value upon completion is sufficiently greater than the cost to develop, such that an entrepreneur is motivated to undertake the project. Industrial usage appears to be financially feasible.

MAXIMALLY PRODUCTIVE

To determine the maximally productive use, the appraiser reviewed the alternative uses and concluded that no physically possible, legally permitted, financially feasible use would provide a higher return on investment than future Industrial Usage. In conclusion, the Highest and Best Use of the subject property as vacant would be:

FUTURE INDUSTRIAL USAGE

SECTION 6

APPRAISAL PROCESS AND DOCUMENTATION

The appraisal process is the orderly program in which the data used to estimate the value of the subject property are acquired, classified, analyzed and presented. The first step is defining the appraisal problem, i.e., identification of the real estate, the effective date of the value estimate; the property rights being appraised, and the type of value to be estimated. Once this has been accomplished, the appraiser collects and analyzes the factors that affect the market value of the subject property. These include area and neighborhood analysis, site and improvement analysis, highest and best use analysis, and the application of the three approaches to estimating the property's value. Appraisers generally use three approaches to value; the Cost Approach, the Sales Comparison Approach (also known as the Market Data Approach) and the Income Capitalization Approach. The approaches utilized are then reconciled to a final value estimate.

The Cost Approach to value requires accrued depreciation to be deducted from the replacement or reproduction cost new of the improvements, the result of which is added to the estimated land value. The resultant figure generally indicates the value of the whole property in fee simple. The land value estimate is derived through the Sales Comparison Approach.

Replacement or reproduction cost new of the improvements is estimated on the basis of current prices for the component parts of the building, less accrued depreciation, computed after analyzing the disadvantages or deficiencies of the existing building, as compared to a new building. This approach tends to reflect a reliable value indicator when the improvements have minimal physical depreciation. Older properties with significant depreciation render this valuation approach as less reliable and, thus, merely supportive of the other approaches to value.

APPRAISAL PROCESS (Continued)

The Sales Comparison Approach is used to estimate the value of the land, as if vacant, and/or the whole property, as improved. The appraiser gathers data on sales of comparable properties and analyzes the nature and condition of each sale, making adjustments for dissimilar characteristics. Typically, a common denominator is found. For land value, this usually is a price per square foot, price per buildable square foot of improvements or price per acre.

For improved properties, the common denominator can be price per square foot of building and land combined or price per type of unit. The Sales Comparison Approach gives a good indication of value when sales of similar properties are available, especially in active market areas.

The Income Capitalization Approach is predicted on the assumption that there is a definite relationship between the amount of income a property will earn and its value. This approach is based on the principle of anticipation; that value is created by the expectation of benefits derived from the income stream and the ultimate sale of the property in the future.

The Income Capitalization Approach involves a process wherein an actual or estimated net annual income of the subject property is processed (Capitalized or Discounted) to produce an indication of value.

In this appraisal, the Sales Comparison Approach will be utilized to estimate the Market Value of the subject's land on a per acre basis.

SALES COMPARISON APPROACH

The Sales Comparison Approach is the process in which a market value estimate is derived by analyzing the market for similar properties and comparing these properties to the subject property. The concepts of anticipation and change, together with the principles of supply and demand, substitution, balance and externalities are basic to the approach.

The comparative techniques of analysis applied in the Sales Comparison Approach are fundamental to the valuation process. Estimates of market rent and other value parameters may be derived in the other approaches to value using comparative techniques. These elements are also analyzed in the Sales Comparative Approach to determine the adjustments made to the sale prices of comparable properties.

In the Sales Comparison Approach, market value is estimated by comparing the subject property to similar properties that have recently sold, are listed for sale or are under contract (i.e., recently drawn up purchase offers accompanied by a cash or equivalent deposit). A major premise of the Sales Comparison Approach is that the market value of a property is directly related to the prices of comparable, competitive properties.

The comparative analysis performed in this approach focuses on similarities and differences among properties and transactions that affect value. These may include differences in the property rights appraised, the motivations of buyers and sellers, financing terms, market conditions at the time of sale, size, location, physical features, etc. Elements of comparison are tested against market evidence to determine which elements are sensitive to change and how they affect value. The comparison factor utilized in this appraisal report is the Price Per Acre for the Land.

SALES COMPARISON APPROACH (Continued)

Since a sufficient quantity of similar transactions within a reasonable time frame to the date of the appraisal were available, the Sales Comparison Approach was considered an appropriate method of valuation.

In this analysis, the appraiser will estimate the value of the subject property via the sales comparison technique, whereby; the market value of the subject is estimated by adjusting the comparison sales to the subject for all differences. A positive adjustment indicates inferiority of the sale property with respect to a particular characteristic; conversely, a negative adjustment indicates the sale property's superiority.

On the following pages, the appraiser cites comparable land sales which is the basis of the Sales Comparison Approach.

SALES COMPARISON APPROACH (Continued)

Sale Number:	1
Township:	Vineland City
County:	Cumberland
Property Address:	Mays Landing Road
Block and Lot:	Block-7902, Lot-1
Grantor:	THE DIOCESE OF CAMDEN N.J.
Grantee:	THE NATURE CONSERVANCY
Deed Book:	4093
Page Number:	6819
Date of Sale:	June 2012
Selling Price:	\$640,108 Financing: Cash to Seller
Verification:	Deed / Tax Records / Nature Conservancy
Lot Size:	156.03 acres
Shape:	Irregular Depth: 3887 Feet ±
Frontage:	157 Feet
Frontage Ratio:	1 Foot
Topography:	Level, Wooded
Soils:	AvcB, Bexas 1000% Very Limited Not Limited Some What Limited
Wetlands	15%± Scattered C-1 Streams: None
Flood Map:	340176030B dated 7/6/82 17 Acres Flood Zone
Farm Land Soils:	N/A
Improvements:	None
Highest and Best Use:	Residential Development/Conservation
Water:	Well
Sewer:	Septic
Zoning:	W-6
Price Per Acre	\$4,102
Note:	Property appraised by John Weber for Nature Conservancy

File:Industrial Land1Gorton RoadMillvilleCityMillvilleCityCumberlandCoJRW1/2013

LOCATION MAP



MAYS LANDING ROAD

BLOOMINGDALE AVENUE (NOT OPEN)

PANTHER ROAD (NOT OPEN)

CUMBERLAND AVENUE (NOT OPEN)

CORNUCOPIA AVENUE (NOT OPEN)

7901

7902

15
150.03 Ac
19.9 Ac-FHA

1
102.49 Ac
17.0 Ac-FHA

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13.74 Ac

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13
1.45 Ac

14
1.45 Ac

15
1.45 Ac

10
5.91 Ac

9
4.87 Ac

7
5.40 Ac

6
4.87 Ac

5
4.00 Ac

4
2.45 Ac

3
2.20 Ac

2
1.92 Ac

1
1.71 Ac

12
1.45 Ac

13
1.45 Ac

14
1.45 Ac

15
1.45 Ac

10
5.91 Ac

9
4.87 Ac

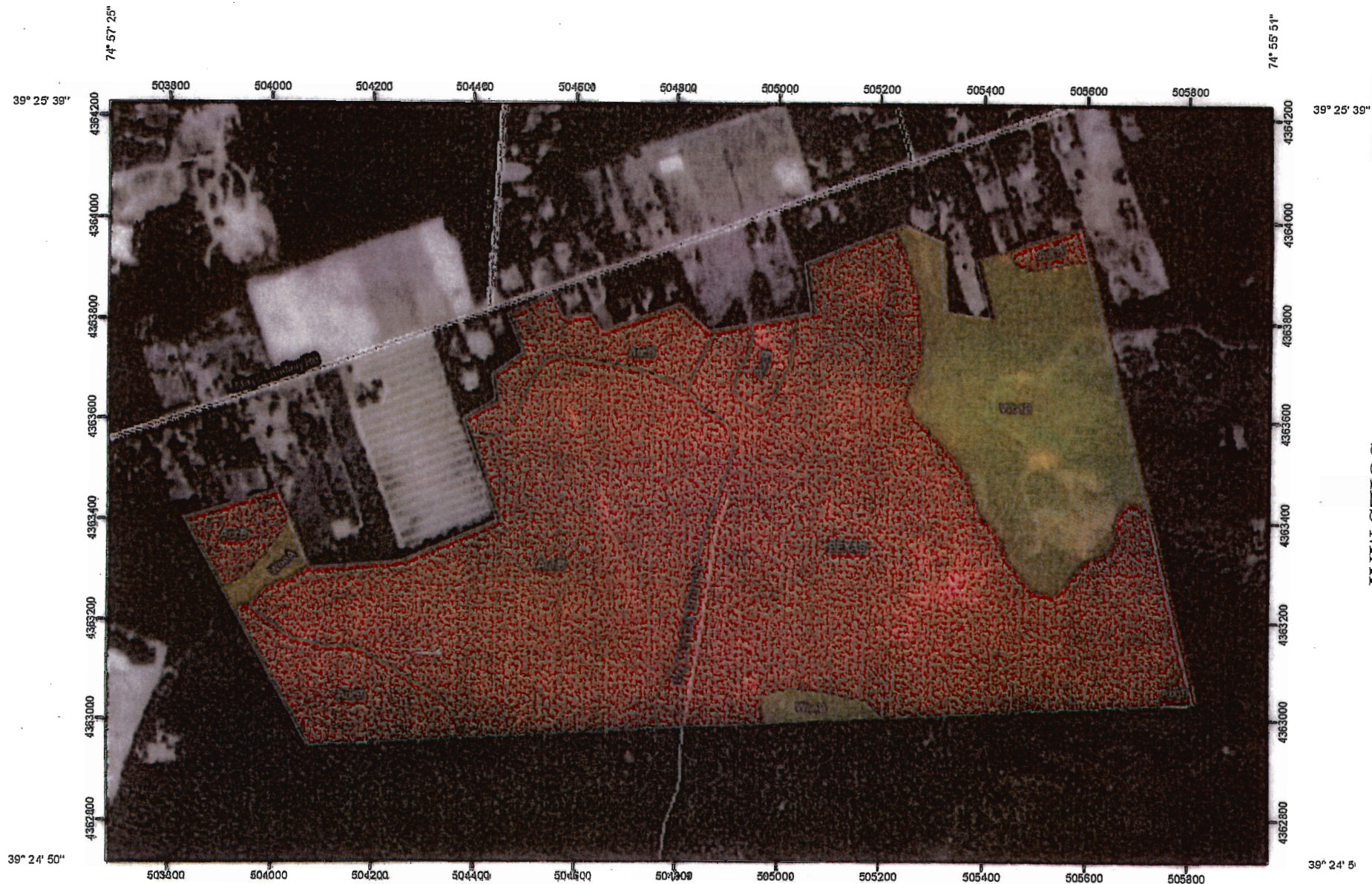
7
5.40 Ac

6
4.87 Ac

5
4.00 Ac

4
2.45 Ac

3
2.20 Ac



SOILS MAP




Map Scale: 1:10,800 If printed on A size (8.5" x 11") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils

Soil Map Units

Soil Ratings

 Very limited

 Somewhat limited

 Not limited

not rated or not available

Political Features

 Cities

Water Features

 Oceans

Streams and Canals


Transportation

 Rails

 Interstate Highways

 US Routes

Major Roads

 Local Roads

MAP INFORMATION

Map Scale: 1:10,800 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>

Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County, New Jersey

Survey Area Data: Version 10, Aug 18, 2008

Date(s) aerial images were photographed: 8/5/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Sewage Disposal (NJ)

Sewage Disposal (NJ)— Summary by Map Unit — Cumberland County, New Jersey						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
AucB	Aura loamy sand, 0 to 5 percent slopes	Very limited	Aura (90%)	Restrictive substratum (1.00)	38.2	11.7%
				Restrictive horizon (1.00)		
AugB	Aura sandy loam, 2 to 5 percent slopes	Very limited	Aura (85%)	Restrictive substratum (1.00)	0.9	0.3%
				Restrictive horizon (1.00)		
AuhB	Aura gravelly sandy loam, 2 to 5 percent slopes	Very limited	Aura (90%)	Restrictive substratum (1.00)	96.0	29.5%
				Restrictive horizon (1.00)		
BEXAS	Berryland and Mullica soils, 0 to 2 percent slopes, occasionally flooded	Very limited	Berryland, occasionally flooded (50%)	Depth to apparent zone of saturation (1.00)	132.5	40.8%
				Not Permitted - Flooding (1.00)		
				Not Permitted - Hydric Soil (1.00)		
			Mullica, occasionally flooded (40%)	Depth to apparent zone of saturation (1.00)		
				Not Permitted - Flooding (1.00)		
				Not Permitted - Hydric Soil (1.00)		
			Atsion (5%)	Depth to apparent zone of saturation (1.00)		
				Not Permitted - Flooding (1.00)		
				Not Permitted - Hydric Soil (1.00)		
			Manahawkin, frequently flooded (5%)	Depth to apparent zone of saturation (1.00)		
				Not Permitted - Flooding (1.00)		
				Not Permitted - Hydric Soil (1.00)		
WoeA	Woodstown sandy loam, 0 to 2 percent slopes	Somewhat limited	Woodstown (80%)	Depth to apparent zone of saturation (0.83)	2.8	0.8%

Sewage Disposal (NJ)— Summary by Map Unit — Cumberland County, New Jersey						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
WoeB	Woodstown sandy loam, 2 to 5 percent slopes	Somewhat limited	Woodstown (80%)	Depth to apparent zone of saturation (0.83)	54.5	16.8%
Totals for Area of Interest					324.9	100.0%

Sewage Disposal (NJ)— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Very limited	267.6	82.4%
Somewhat limited	57.3	17.6%
Totals for Area of Interest	324.9	100.0%

Description

A disposal field is an area where the sanitary sewage is discharged into the ground to treat the sewage in a manner that will retain most of the suspended solids in a septic tank and to discharge the effluent to the disposal field. The soil is evaluated from the surface to a depth of 203 cm, or 80 inches. The ratings are based on the soil properties that affect absorption of the effluent, construction, and pollution of ground and surface water. The depth to saturation (apparent and perched water table), permeability, cemented horizon and substratum, and the percentage of rock fragments affect the absorption and treatment of the effluent. Fractured and massive bedrock interferes with installation and absorption of the effluent.

Depth to a zone of saturation has a major influence on the suitability of the soil for a septic system because of public health concerns. A high water table restricts the ability of the system to remove pathogens, nutrients, and other waste components.

Massive bedrock and hydraulically restrictive or slowly permeable horizons or substrata can slow downward movement of sewage effluent. The effluent can build up, or "mound," causing prolonged saturated conditions. Lateral seepage of untreated or minimally treated effluent may result, creating a greater risk of surface water contamination..

Very rapid permeability associated with fractured bedrock or excessively coarse horizons or substrata may not provide adequate filtering capability for effective treatment of effluent, resulting in ground-water contamination..

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart

WETLAND MAP BLOCK 7901



PHOTOGRAPH



Mays Landing Road

SALES COMPARISON APPROACH (Continued)

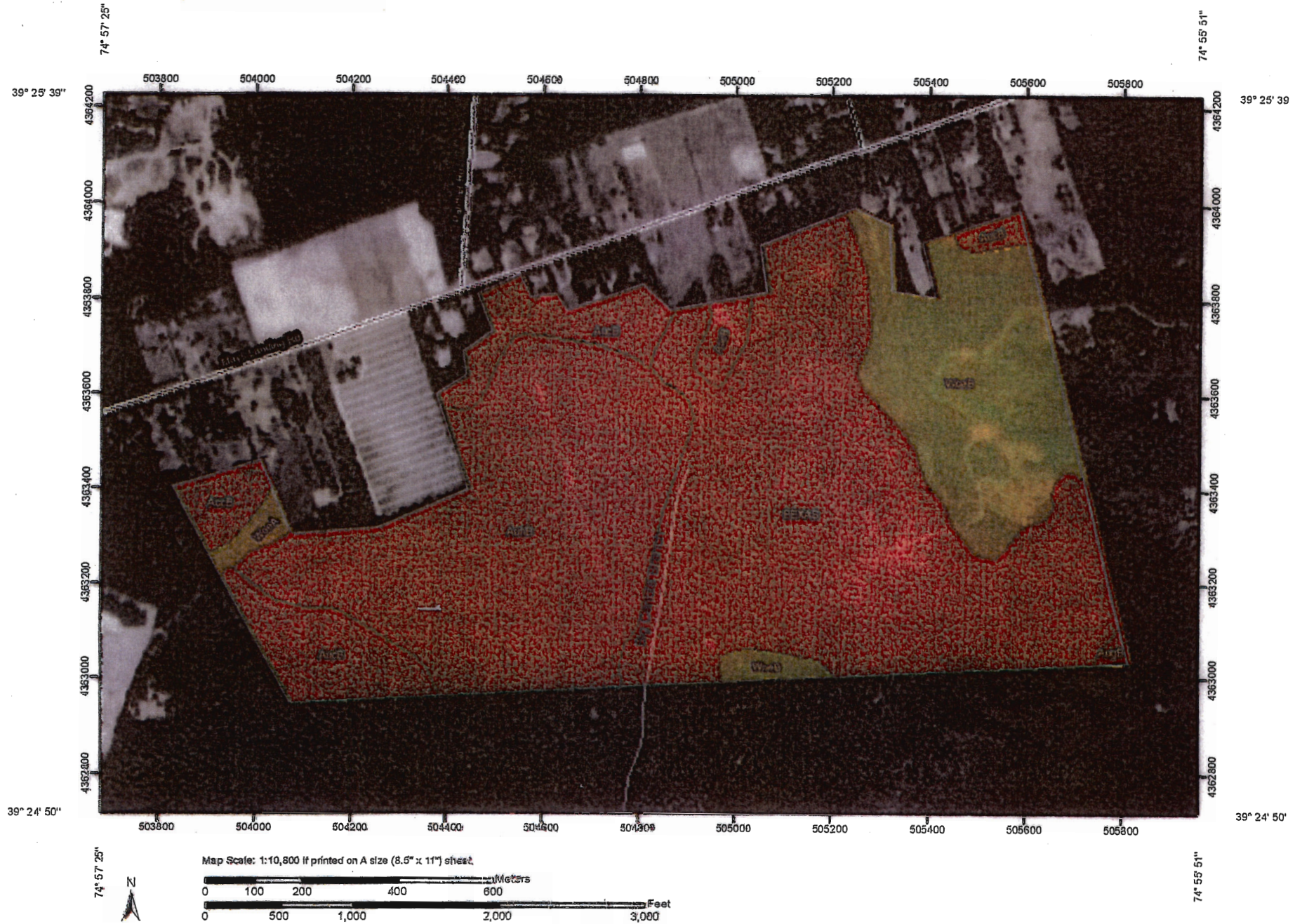
Sale Number: 2
Township: Vineland City
County: Cumberland
Property Address: Mays Landing Road
Block and Lot: Block-7902, Lot-1
Grantor: THE DIOCESE OF CAMDEN
Grantee: THE NATURE CONSERVANCY
Deed Book: 4073
Page Number: 4485
Date of Sale: June 2011
Selling Price: \$666,241 Financing: Cash to Seller
Verification: Deed / Tax Records /Grantee
Lot Size: 162.49 acres±
Shape: Irregular Depth: 4236 Feet ±
Frontage: 132 Feet
Frontage Ratio: 1Foot
Topography: Level, Rolling Wooded
Soils: AvcB, AuhB Woha 90% Very Limited± 0 Not Limited
10% Some What Limited
Wetlands 15% Rear Area C-1 Streams: None
Flood Map: 340176030B dated 1/6/82 20 Acres Flood Zone(Rear)
Farm Land Soils: N/A
Improvements: None
Highest and Best Use: Future Residential Development/Conservation
Water: Well
Sewer: Septic
Zoning: W-6
Price Per Acre: \$4,100
Note: Property appraised by John Weber for Nature Conservancy

LOCATION MAP

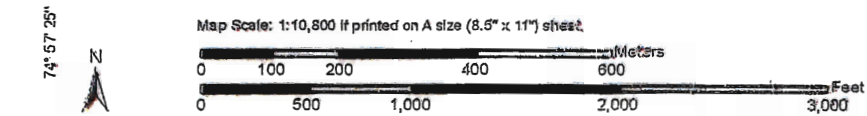


TAX MAP






SOILS MAP BLOCK 7901, 7902



MAP LEGEND




Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Units


Soil Ratings

 Very limited
 Somewhat limited
 Not limited
not rated or not available



Political Features

 Cities

Water Features

 Oceans
Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
Major Roads
Local Roads

MAP INFORMATION

Map Scale: 1:10,800 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County, New Jersey
Survey Area Data: Version 10, Aug 18, 2008

Date(s) aerial images were photographed: 8/5/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Sewage Disposal (NJ)

Sewage Disposal (NJ)— Summary by Map Unit — Cumberland County, New Jersey						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
AucB	Aura loamy sand, 0 to 5 percent slopes	Very limited	Aura (90%)	Restrictive substratum (1.00)	38.2	11.7%
				Restrictive horizon (1.00)		
AugB	Aura sandy loam, 2 to 5 percent slopes	Very limited	Aura (85%)	Restrictive substratum (1.00)	0.9	0.3%
				Restrictive horizon (1.00)		
AuhB	Aura gravelly sandy loam, 2 to 5 percent slopes	Very limited	Aura (90%)	Restrictive substratum (1.00)	96.0	29.5%
				Restrictive horizon (1.00)		
BEXAS	Berryland and Mullica soils, 0 to 2 percent slopes, occasionally flooded	Very limited	Berryland, occasionally flooded (50%)	Depth to apparent zone of saturation (1.00)	132.5	40.8%
				Not Permitted - Flooding (1.00)		
				Not Permitted - Hydric Soil (1.00)		
			Mullica, occasionally flooded (40%)	Depth to apparent zone of saturation (1.00)		
				Not Permitted - Flooding (1.00)		
				Not Permitted - Hydric Soil (1.00)		
			Atsion (5%)	Depth to apparent zone of saturation (1.00)		
				Not Permitted - Flooding (1.00)		
				Not Permitted - Hydric Soil (1.00)		
			Manahawkin, frequently flooded (5%)	Depth to apparent zone of saturation (1.00)		
				Not Permitted - Flooding (1.00)		
				Not Permitted - Hydric Soil (1.00)		
WoeA	Woodstown sandy loam, 0 to 2 percent slopes	Somewhat limited	Woodstown (80%)	Depth to apparent zone of saturation (0.83)	2.8	0.8%

Sewage Disposal (NJ)— Summary by Map Unit — Cumberland County, New Jersey						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
WoeB	Woodstown sandy loam, 2 to 5 percent slopes	Somewhat limited	Woodstown (80%)	Depth to apparent zone of saturation (0.83)	54.5	16.8%
Totals for Area of Interest					324.9	100.0%

Sewage Disposal (NJ)— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Very limited	267.6	82.4%
Somewhat limited	57.3	17.6%
Totals for Area of Interest	324.9	100.0%

Description

A disposal field is an area where the sanitary sewage is discharged into the ground to treat the sewage in a manner that will retain most of the suspended solids in a septic tank and to discharge the effluent to the disposal field. The soil is evaluated from the surface to a depth of 203 cm, or 80 inches. The ratings are based on the soil properties that affect absorption of the effluent, construction, and pollution of ground and surface water. The depth to saturation (apparent and perched water table), permeability, cemented horizon and substratum, and the percentage of rock fragments affect the absorption and treatment of the effluent. Fractured and massive bedrock interferes with installation and absorption of the effluent.

Depth to a zone of saturation has a major influence on the suitability of the soil for a septic system because of public health concerns. A high water table restricts the ability of the system to remove pathogens, nutrients, and other waste components.

Massive bedrock and hydraulically restrictive or slowly permeable horizons or substrata can slow downward movement of sewage effluent. The effluent can build up, or "mound," causing prolonged saturated conditions. Lateral seepage of untreated or minimally treated effluent may result, creating a greater risk of surface water contamination..

Very rapid permeability associated with fractured bedrock or excessively coarse horizons or substrata may not provide adequate filtering capability for effective treatment of effluent, resulting in ground-water contamination..

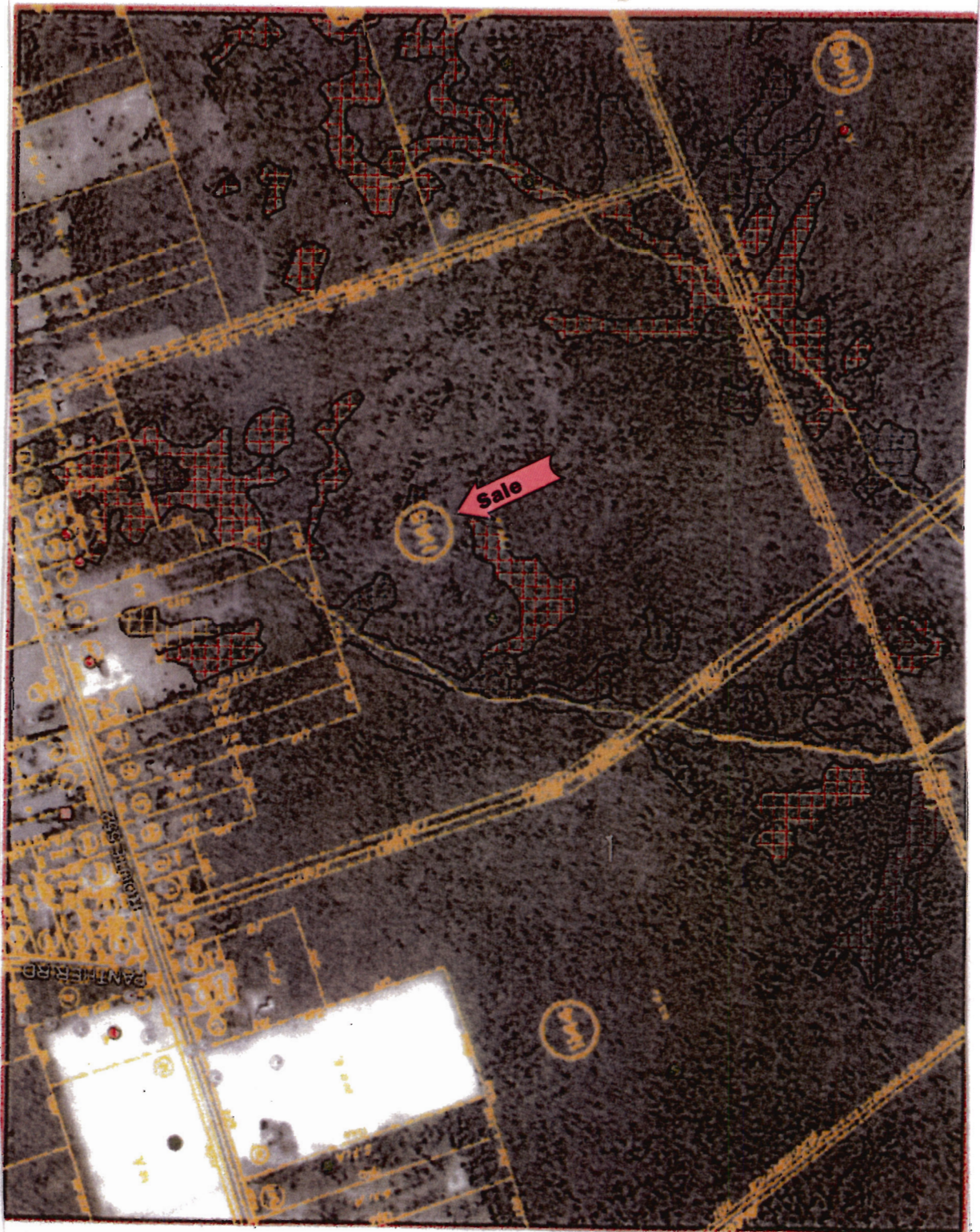
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

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WETLANDS MAP - BLOCK 7902



PHOTOGRAPH



Mays Landing Road

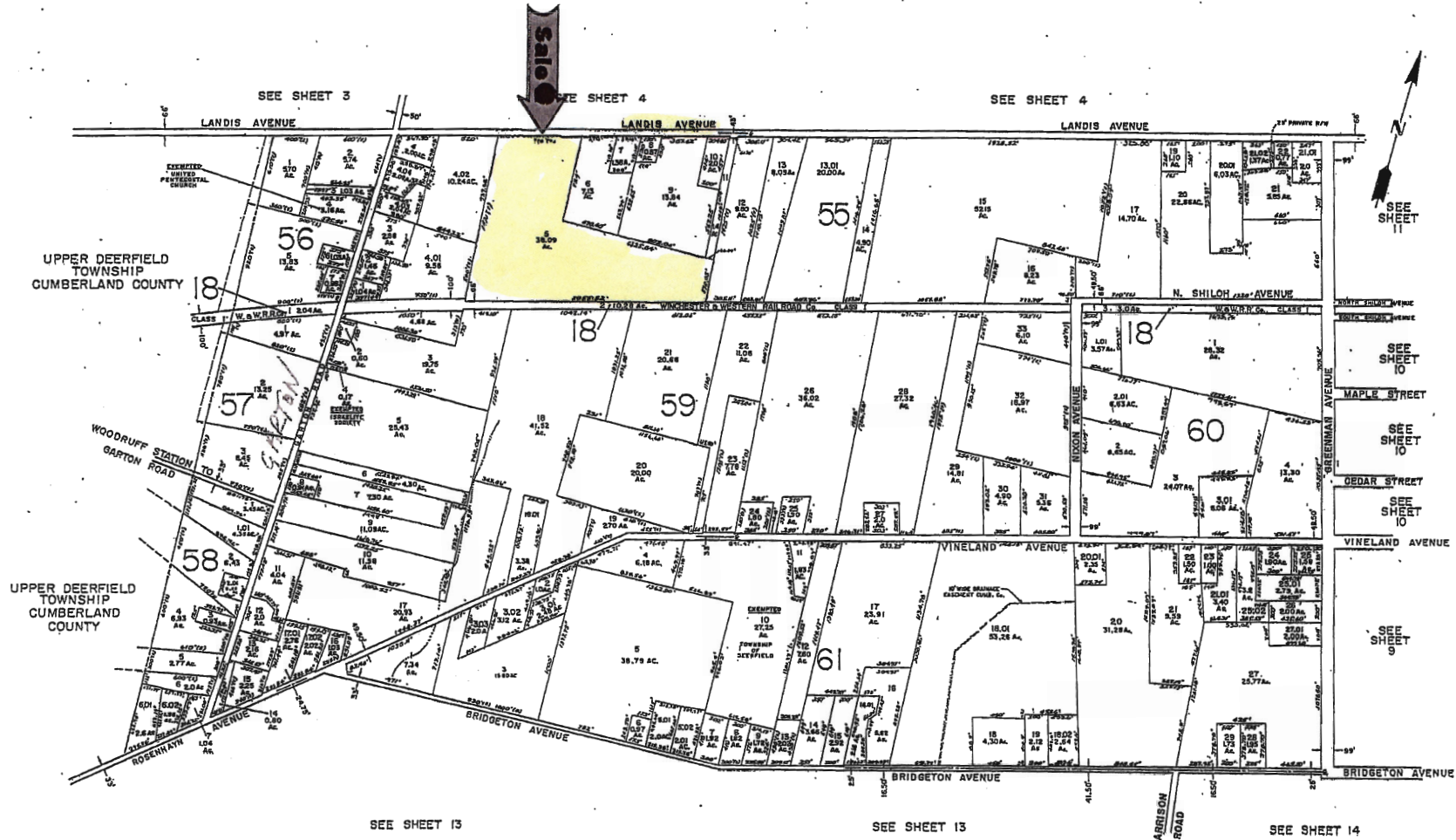
SALES COMPARISON APPROACH (Continued)

Sale Number:	3	
Township:	Deerfield Township	
County:	Cumberland	
Property Address:	471 Landis Ave	
Block and Lot:	Block-55, Lot-5	
Grantor:	LOBIONDO BROTHERS MOTOR EXPRESS	
Grantee:	CROP PRODUCTIONS SERVICES	
Deed Book:	4079	
Page Number:	3198	
Date of Sale:	February 2011	
Selling Price:	\$239,000	Financing: Cash to Seller
Verification:	Deed / Tax Records / Attorney	
Lot Size:	38,095 Acres \pm	
Shape:	Irregular	Depth: 1421 feet \pm
Frontage:	716 Feet	
Frontage Ratio:	19	
Topography:	Level, 100% Wooded, MSL N/A	
Soils:	SacA, SadA, SadB, SadC, 100% Not Limited	
Wetlands	None	C-1 Streams: None
Flood Map:	Zone C, Map Number 3405530010A dated 8/3/92	
Farm Land Soils:	N/A	
Improvements:	None	
Highest and Best Use:	Future Residential/Commercial	
Water:	Well	
Sewer:	Septic	
Zoning:	Planned Highway Business 1.5-3 Acre Lot Size Required	
Price Per Acre:	\$6,274	

Note: New Building Constructed After Sale

This is a detailed map of Deerfield, Illinois, showing a network of roads and highways. A red arrow labeled "Sale" points to a specific location on the map, near the intersection of Parvins and Landis roads. The map includes various road names such as Woodruff, Rosenhayn, and Lebanon, and features like a marsh and a cemetery. The map is overlaid with a grid of latitude and longitude lines.

TAX MAP



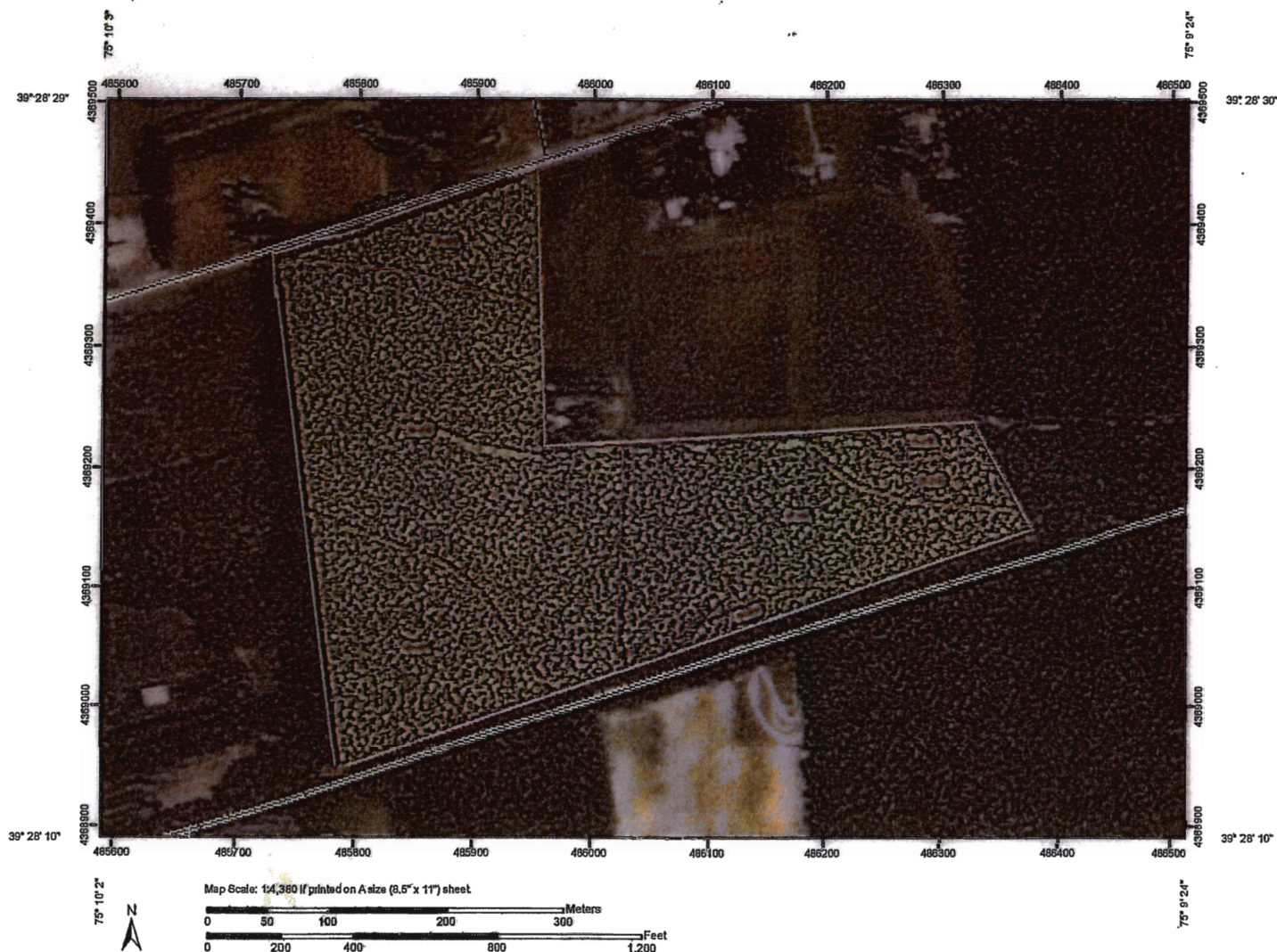
THIS MAP IS A SUMMARY OF THE TOWNSHIP'S
LOCAL PROPERTY AND SHOULD BE USED AS A GUIDE
TO THE TOWNSHIP'S OFFICE FOR A COMPLETE LIST OF
THE TOWNSHIP'S PROPERTY.

TAX ASSESSMENT MAP
DEERFIELD TOWNSHIP
CUMBERLAND COUNTY N.J.
SCALE 1" = 400' JUNE 1985
ALBERT A. FRALINGER, JR. TOWNSHIP ENGINEER
629 SHILOH FIVE - BRIDGETON, N.J. 08308

BLOCK 66 LOT 18 IS UNASSIGNED

SEWAGE DISPOSAL MAP

Sewage Disposal (NJ)—Cumberland County, New Jersey



USDA Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/30/2012
Page 1 of 5

Sewage Disposal (NJ)

Sewage Disposal (NJ)— Summary by Map Unit — Cumberland County, New Jersey (NJ011)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres In AOI	Percent of AOI
SacA	Sassafras sandy loam, 0 to 2 percent slopes	Not limited	Sassafras (80%)		18.3	48.9%
			Downer (5%)			
SadA	Sassafras gravelly sandy loam, 0 to 2 percent slopes	Not limited	Sassafras (85%)		0.5	1.4%
SadB	Sassafras gravelly sandy loam, 2 to 5 percent slopes	Not limited	Sassafras (90%)		18.6	49.7%
SadC	Sassafras gravelly sandy loam, 5 to 10 percent slopes	Not limited	Sassafras, eroded (95%)		0.0	0.0%
Totals for Area of Interest					37.4	100.0%

Sewage Disposal (NJ)— Summary by Rating Value		
Rating	Acres In AOI	Percent of AOI
Not limited	37.4	100.0%
Totals for Area of Interest	37.4	100.0%

Description

A disposal field is an area where the sanitary sewage is discharged into the ground to treat the sewage in a manner that will retain most of the suspended solids in a septic tank and to discharge the effluent to the disposal field. The soil is evaluated from the surface to a depth of 203 cm, or 80 inches. The ratings are based on the soil properties that affect absorption of the effluent, construction, and pollution of ground and surface water. The depth to saturation (apparent and perched water table), permeability, cemented horizon and substratum, and the percentage of rock fragments affect the absorption and treatment of the effluent. Fractured and massive bedrock interferes with installation and absorption of the effluent.

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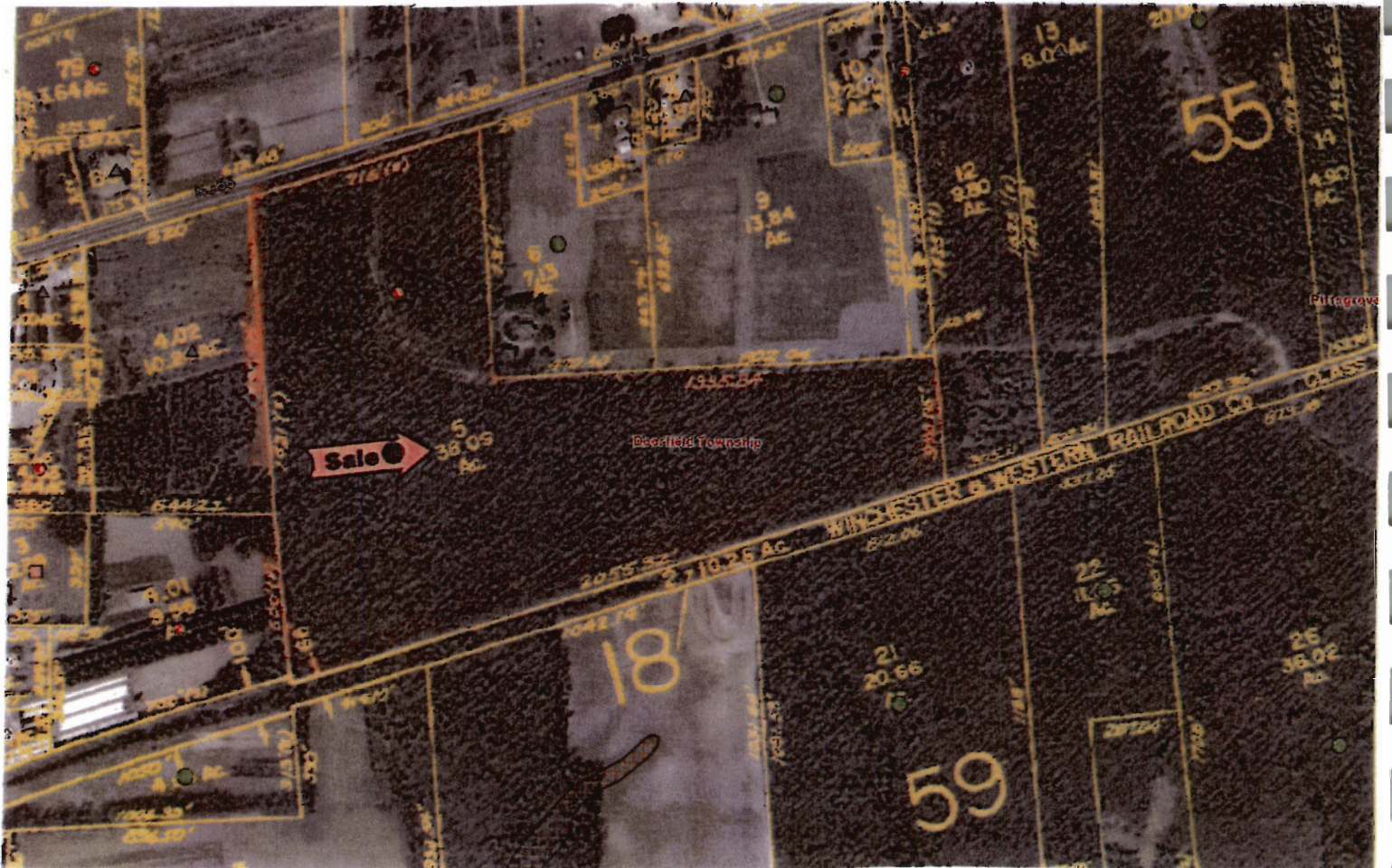
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AERIAL AND WETLANDS MAP



PHOTOGRAPHS



Road Frontage



New Building on Sale

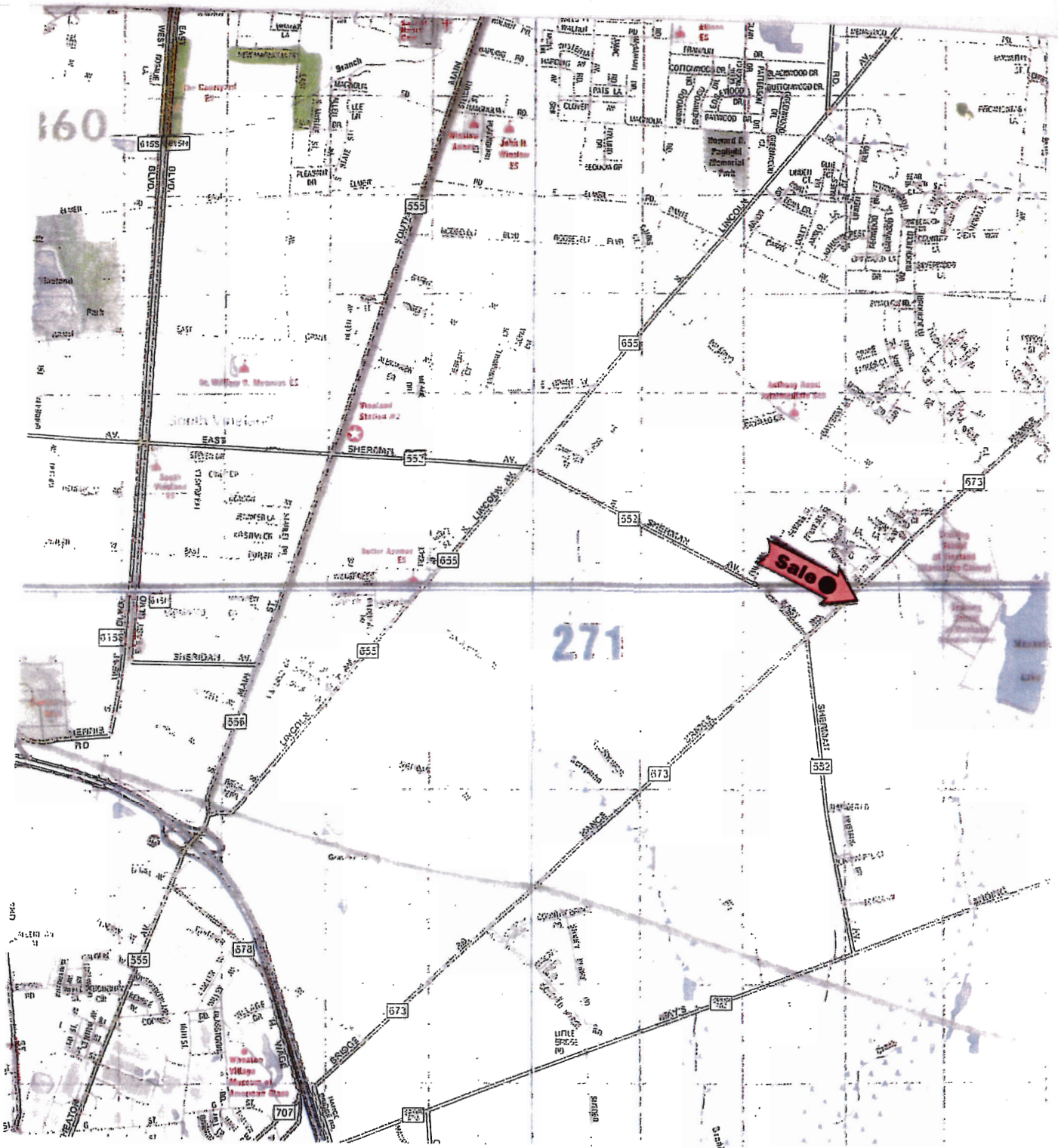
SALES COMPARISON APPROACH (Continued)

Sale Number:	4
Township:	Vineland City
County:	Cumberland
Property Address:	3255 Hance Bridge road
Block and Lot:	Block-7301 Lots-3 & 7
Grantor:	ELWYN NEW JERSEY
Grantee:	HANCE BRIDGE ROAD PROPERTIES
Deed Book:	4060 4060
Page Number:	3698 3718
Date of Sale:	July 2009 July 2009
Selling Price:	\$1,900,000 \$2,100,000 (\$4,000,000) – Contributory
	Land Value: \$3,550,000
Verification:	Deed / Grantee
Lot Size:	563.1 Acres – Lot 3 (214.78 Acres) Lot 7 (348.32 Acres)
Frontage:	4.992.80 Feet E/S Hance Bridge Road; 60 Feet Thunder Road
Frontage Ratio:	9.6 Front Feet Per Acre
Topography:	Level/rolling/310 Acres. Or 55% estimated to be clear
Soils:	35% Very Limited
Wetlands	25%
Improvements:	Improvement with multiple dwellings and outbuildings
Highest and Best Use:	Future Residential
Water:	Public
Sewer:	Septic
Zoning:	A-5. W-5. and W-6
Price Per Acre:	\$6,305
Less Contributory Value Improvements	\$4,000,000
Land Value:	<u>\$ 450,000</u>
	\$3,550,000

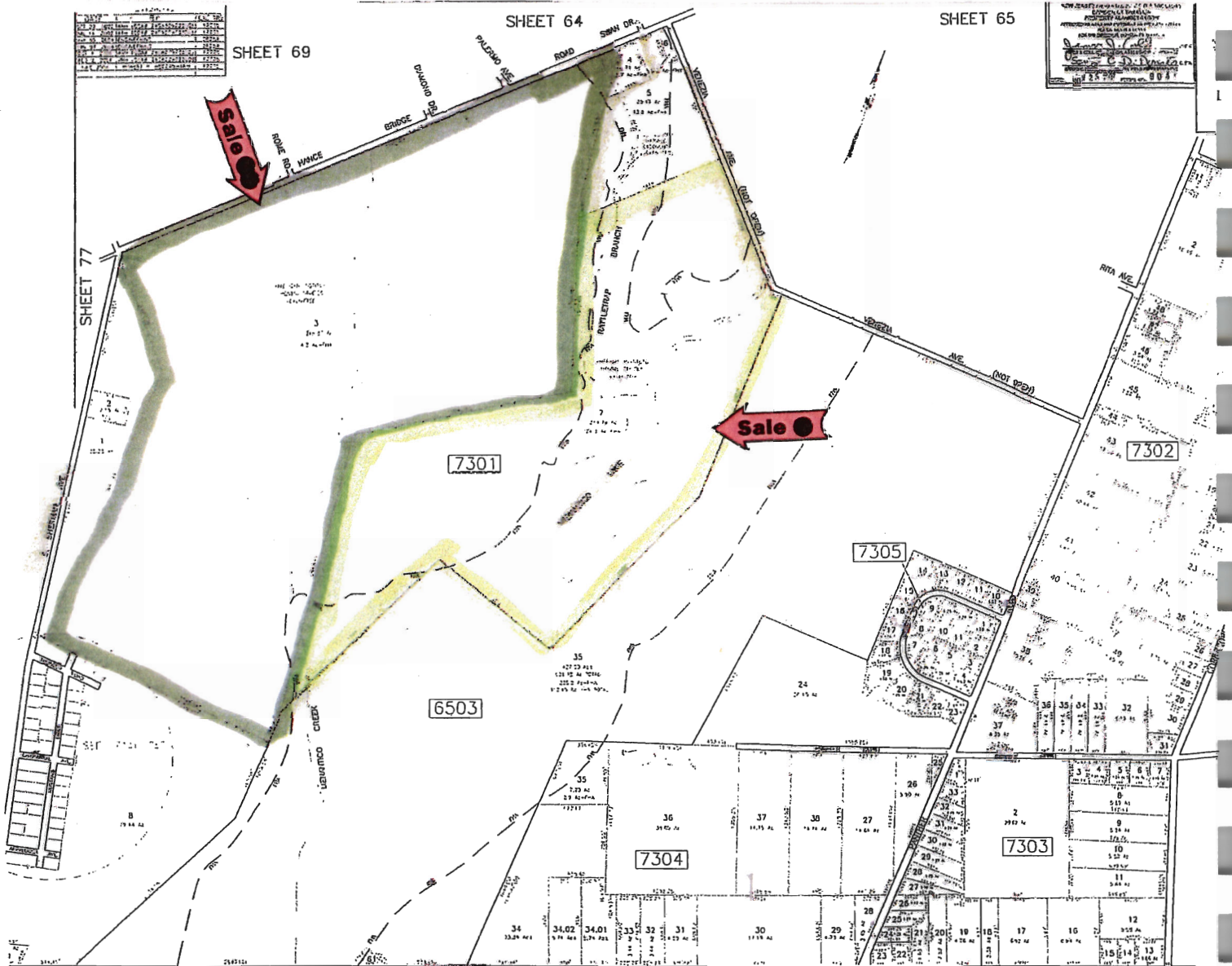
Note 1: Mentantico Lake on Lot 7 (31 Acres ±)

Note 2: Property was reportedly under contract in January 2008 for \$5,000,000. Approximately one year later sales price was renegotiated to \$4,000,000 with a large cash down payment.

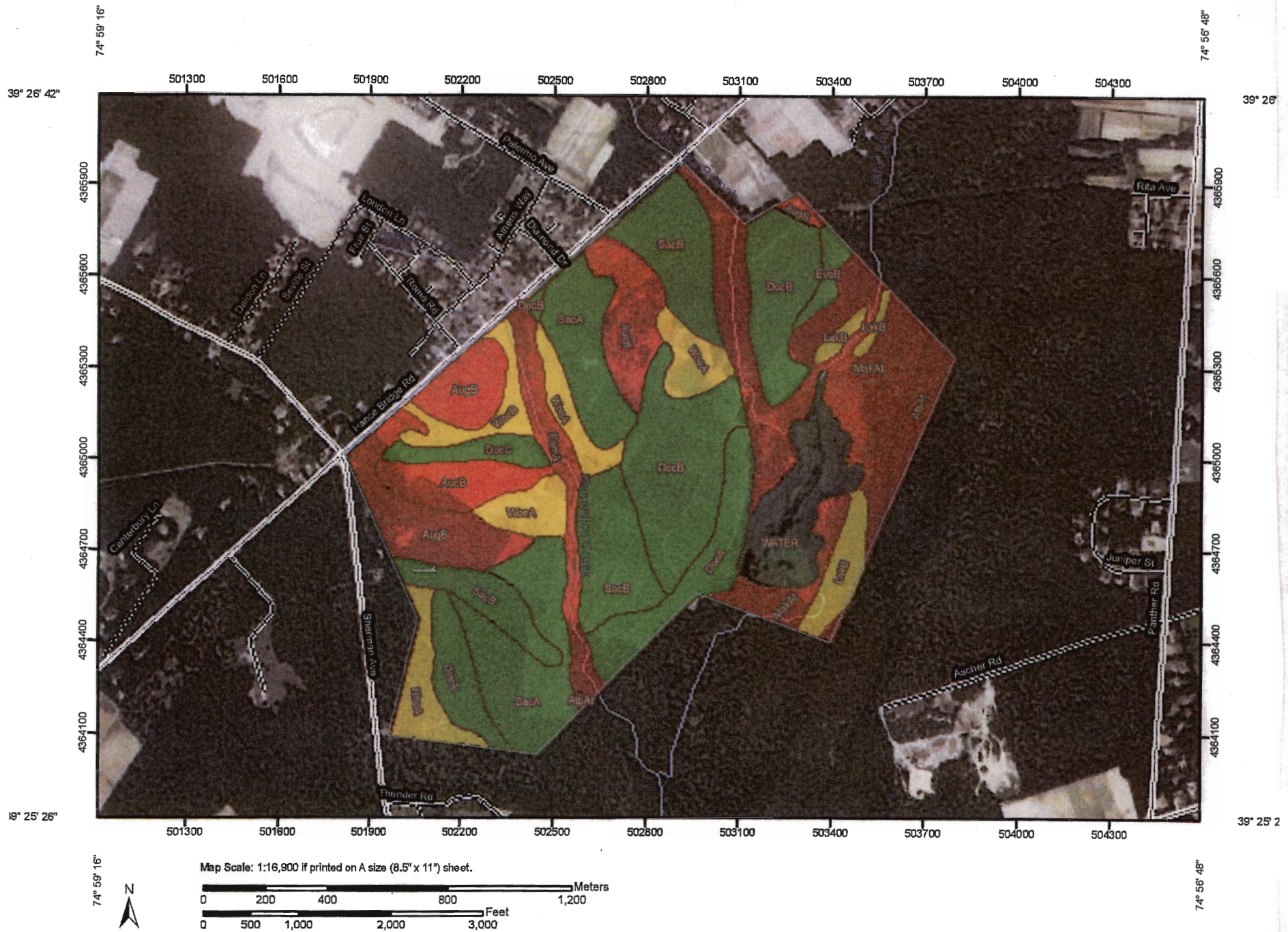
LOCATION MAP



TAX MAP




Sewage Disposal (NJ)—Cumberland County, New Jersey



SEWAGE DISPOSAL MAP

MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Units

Soil Ratings

 Very limited

 Somewhat limited

 Not limited

not rated or not available

Political Features

 Cities

Water Features

 Streams and Canals

Transportation

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 Interstate Highways

 US Routes

 Major Roads

 Local Roads

MAP INFORMATION

Map Scale: 1:16,900 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County, New Jersey
Survey Area Data: Version 11, Sep 7, 2010

Date(s) aerial images were photographed: 8/5/2006

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Sewage Disposal (NJ)

Sewage Disposal (NJ)— Summary by Map Unit — Cumberland County, New Jersey (NJ011)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
AtsAr	Atsion sand, 0 to 2 percent slopes, rarely flooded	Very limited	Atsion, rarely flooded (85%)	Depth to apparent zone of saturation (1.00)	10.9	2.0%
				Not Permitted - Flooding (1.00)		
				Not Permitted - Hydric Soil (1.00)		
			Berryland, occasionally flooded (5%)	Depth to apparent zone of saturation (1.00)		
				Not Permitted - Flooding (1.00)		
				Not Permitted - Hydric Soil (1.00)		
			Manahawkin, frequently flooded (5%)	Depth to apparent zone of saturation (1.00)		
				Not Permitted - Flooding (1.00)		
				Not Permitted - Hydric Soil (1.00)		
AucB	Aura loamy sand, 0 to 5 percent slopes	Very limited	Aura (90%)	Restrictive substratum (1.00)	36.4	6.5%
				Restrictive horizon (1.00)		
AugB	Aura sandy loam, 2 to 5 percent slopes	Very limited	Aura (85%)	Restrictive substratum (1.00)	42.5	7.6%
				Restrictive horizon (1.00)		
DocB	Downer loamy sand, 0 to 5 percent slopes	Not limited	Downer (80%)		73.2	13.1%
			Evesboro (5%)			
DocC	Downer loamy sand, 5 to 10 percent slopes	Not limited	Downer (90%)		9.1	1.6%
			Sassafras (5%)			
			Evesboro (5%)			
DoeA	Downer sandy loam, 0 to 2 percent slopes	Not limited	Downer (85%)		40.0	7.2%
			Sassafras (5%)			
EveB	Evesboro sand, 0 to 5 percent slopes	Not limited	Evesboro (80%)		5.5	1.0%
			Downer (5%)			

Sewage Disposal (NJ)— Summary by Map Unit — Cumberland County, New Jersey (NJ011)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FamA	Fallsington sandy loam, 0 to 2 percent slopes	Very limited	Fallsington (85%)	Depth to apparent zone of saturation (1.00)	20.4	3.7%
				Not Permitted - Hydric Soil (1.00)		
			Mullica (5%)	Depth to apparent zone of saturation (1.00)		
				Not Permitted - Hydric Soil (1.00)		
			Manahawkin, frequently flooded (5%)	Depth to apparent zone of saturation (1.00)		
				Not Permitted - Flooding (1.00)		
				Not Permitted - Hydric Soil (1.00)		
HboA	Hammonton sandy loam, 0 to 2 percent slopes	Somewhat limited	Hammonton (85%)	Depth to apparent zone of saturation (0.83)	13.9	2.5%
LakB	Lakehurst sand, 0 to 5 percent slopes	Somewhat limited	Lakehurst (85%)	Depth to apparent zone of saturation (0.83)	16.1	2.9%
MakAt	Manahawkin muck, 0 to 2 percent slopes, frequently flooded	Very limited	Manahawkin, frequently flooded (85%)	Depth to apparent zone of saturation (1.00)	85.9	15.4%
				Not Permitted - Flooding (1.00)		
				Not Permitted - Hydric Soil (1.00)		
			Berryland, occasionally flooded (5%)	Depth to apparent zone of saturation (1.00)		
				Not Permitted - Flooding (1.00)		
				Not Permitted - Hydric Soil (1.00)		
			Mullica, rarely flooded (5%)	Depth to apparent zone of saturation (1.00)		
				Not Permitted - Flooding (1.00)		
				Not Permitted - Hydric Soil (1.00)		
			Atsion (5%)	Depth to apparent zone of saturation (1.00)		
				Not Permitted - Hydric Soil (1.00)		

Sewage Disposal (NJ)— Summary by Map Unit — Cumberland County, New Jersey (NJ011)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
SacA	Sassafras sandy loam, 0 to 2 percent slopes	Not limited	Sassafras (80%)		63.1	11.3%
			Downer (5%)			
SacB	Sassafras sandy loam, 2 to 5 percent slopes	Not limited	Sassafras (80%)		66.2	11.9%
			Downer (5%)			
WATER	Water	Not Rated	Water (100%)		31.7	5.7%
WoeA	Woodstown sandy loam, 0 to 2 percent slopes	Somewhat limited	Woodstown (80%)	Depth to apparent zone of saturation (0.83)	30.6	5.5%
WoeB	Woodstown sandy loam, 2 to 5 percent slopes	Somewhat limited	Woodstown (80%)	Depth to apparent zone of saturation (0.83)	11.5	2.1%
Totals for Area of Interest					557.2	100.0%

Sewage Disposal (NJ)— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Not limited	257.2	46.2%
Very limited	196.1	35.2%
Somewhat limited	72.1	12.9%
Not Rated	31.7	5.7%
Null or Not Rated	31.7	5.7%
Totals for Area of Interest	557.2	100.0%

Description

A disposal field is an area where the sanitary sewage is discharged into the ground to treat the sewage in a manner that will retain most of the suspended solids in a septic tank and to discharge the effluent to the disposal field. The soil is evaluated from the surface to a depth of 203 cm, or 80 inches. The ratings are based on the soil properties that affect absorption of the effluent, construction, and pollution of ground and surface water. The depth to saturation (apparent and perched water table), permeability, cemented horizon and substratum, and the percentage of rock fragments affect the absorption and treatment of the effluent. Fractured and massive bedrock interferes with installation and absorption of the effluent.

Depth to a zone of saturation has a major influence on the suitability of the soil for a septic system because of public health concerns. A high water table restricts the ability of the system to remove pathogens, nutrients, and other waste components.

Massive bedrock and hydraulically restrictive or slowly permeable horizons or substrata can slow downward movement of sewage effluent. The effluent can build up, or "mound," causing prolonged saturated conditions. Lateral seepage of untreated or minimally treated effluent may result, creating a greater risk of surface water contamination..

Very rapid permeability associated with fractured bedrock or excessively coarse horizons or substrata may not provide adequate filtering capability for effective treatment of effluent, resulting in ground-water contamination..

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart

PHOTOGRAPHS



**Road Frontage
Hance Bridge Road**



**Road Frontage
Hance Bridge Road**

SALES COMPARISON APPROACH (Continued)

Sale Number:	5	
Township:	Millville City	
County:	Cumberland	
Property Address:	Main Street W.	
Block and Lot:	Block-36, Lot-4. Block 1, Lot 48	
Grantor:	R.J. RUSHE, ETAL	
Grantee:	HOPEWELL AT West Main LLC	
Deed Book:	4037	
Page Number:	8137	
Date of Sale:	January 2008	
Selling Price:	\$670,000	Financing: Cash to Seller
Verification:	Deed / Tax Records /Attorney for Grantor	
Lot Size:	55.34 Acres \pm , (33.34 Acres \pm 22 Acres)	
Shape:	Irregular	
Frontage:	Lot 4 – 1030 Feet \pm . Lot 48 (153 Feet \pm) (Total 1183 Feet \pm)	
Frontage Ratio:	21.5	
Topography:	Level	
Soils:	DoeA, SacA, AucB, AugB 40% Very Limited 53% \pm Not Limited Some What Limited	
Wetlands	None	C-1 Streams: None
Flood Map:	3101730005B 6/15/82 Zone C	
Farm Land Soils:	N/A	
Improvements:	None	
Highest and Best Use:	Future Residential	
Water:	Well	
Sewer:	Septic	
Zoning:	AC 5Acres Residential	
Price Per Acre:	\$12,107	

Note: No approvals at time of sale

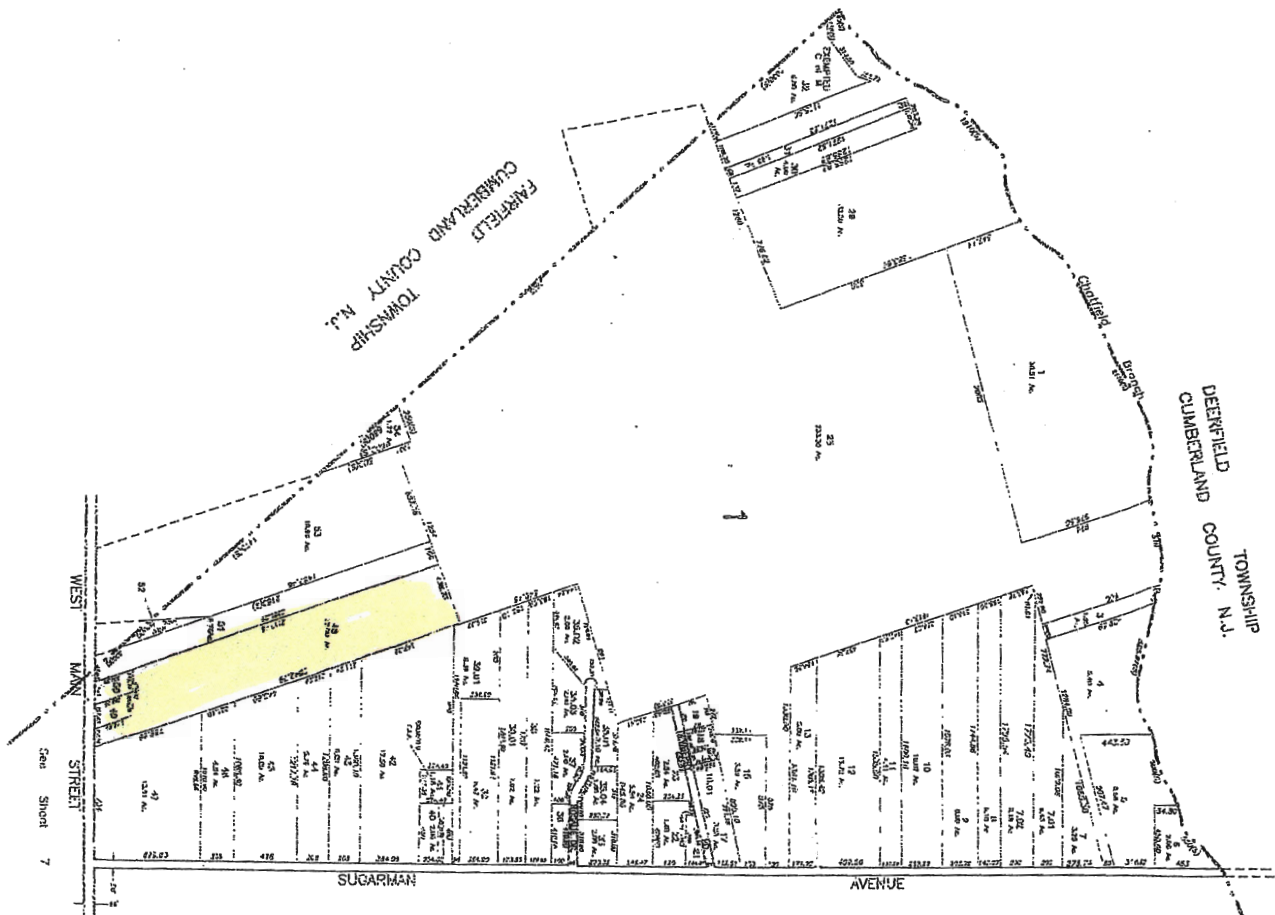
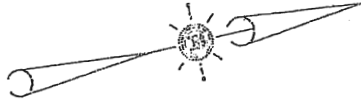
SALE LOCATION MAP



TAX MAP

Block 1 Lot 48

Block	Lot	Area	Owner
1	1	1.00	...
1	2	1.00	...
1	3	1.00	...
1	4	1.00	...
1	5	1.00	...
1	6	1.00	...
1	7	1.00	...
1	8	1.00	...
1	9	1.00	...
1	10	1.00	...
1	11	1.00	...
1	12	1.00	...
1	13	1.00	...
1	14	1.00	...
1	15	1.00	...
1	16	1.00	...
1	17	1.00	...
1	18	1.00	...
1	19	1.00	...
1	20	1.00	...
1	21	1.00	...
1	22	1.00	...
1	23	1.00	...
1	24	1.00	...
1	25	1.00	...
1	26	1.00	...
1	27	1.00	...
1	28	1.00	...
1	29	1.00	...
1	30	1.00	...
1	31	1.00	...
1	32	1.00	...
1	33	1.00	...
1	34	1.00	...
1	35	1.00	...
1	36	1.00	...
1	37	1.00	...
1	38	1.00	...
1	39	1.00	...
1	40	1.00	...
1	41	1.00	...
1	42	1.00	...
1	43	1.00	...
1	44	1.00	...
1	45	1.00	...
1	46	1.00	...
1	47	1.00	...
1	48	1.00	...
1	49	1.00	...
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1	51	1.00	...
1	52	1.00	...
1	53	1.00	...
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1	63	1.00	...
1	64	1.00	...
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1	66	1.00	...
1	67	1.00	...
1	68	1.00	...
1	69	1.00	...
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1	71	1.00	...
1	72	1.00	...
1	73	1.00	...
1	74	1.00	...
1	75	1.00	...
1	76	1.00	...
1	77	1.00	...
1	78	1.00	...
1	79	1.00	...
1	80	1.00	...
1	81	1.00	...
1	82	1.00	...
1	83	1.00	...
1	84	1.00	...
1	85	1.00	...
1	86	1.00	...
1	87	1.00	...
1	88	1.00	...
1	89	1.00	...
1	90	1.00	...
1	91	1.00	...
1	92	1.00	...
1	93	1.00	...
1	94	1.00	...
1	95	1.00	...
1	96	1.00	...
1	97	1.00	...
1	98	1.00	...
1	99	1.00	...
1	100	1.00	...

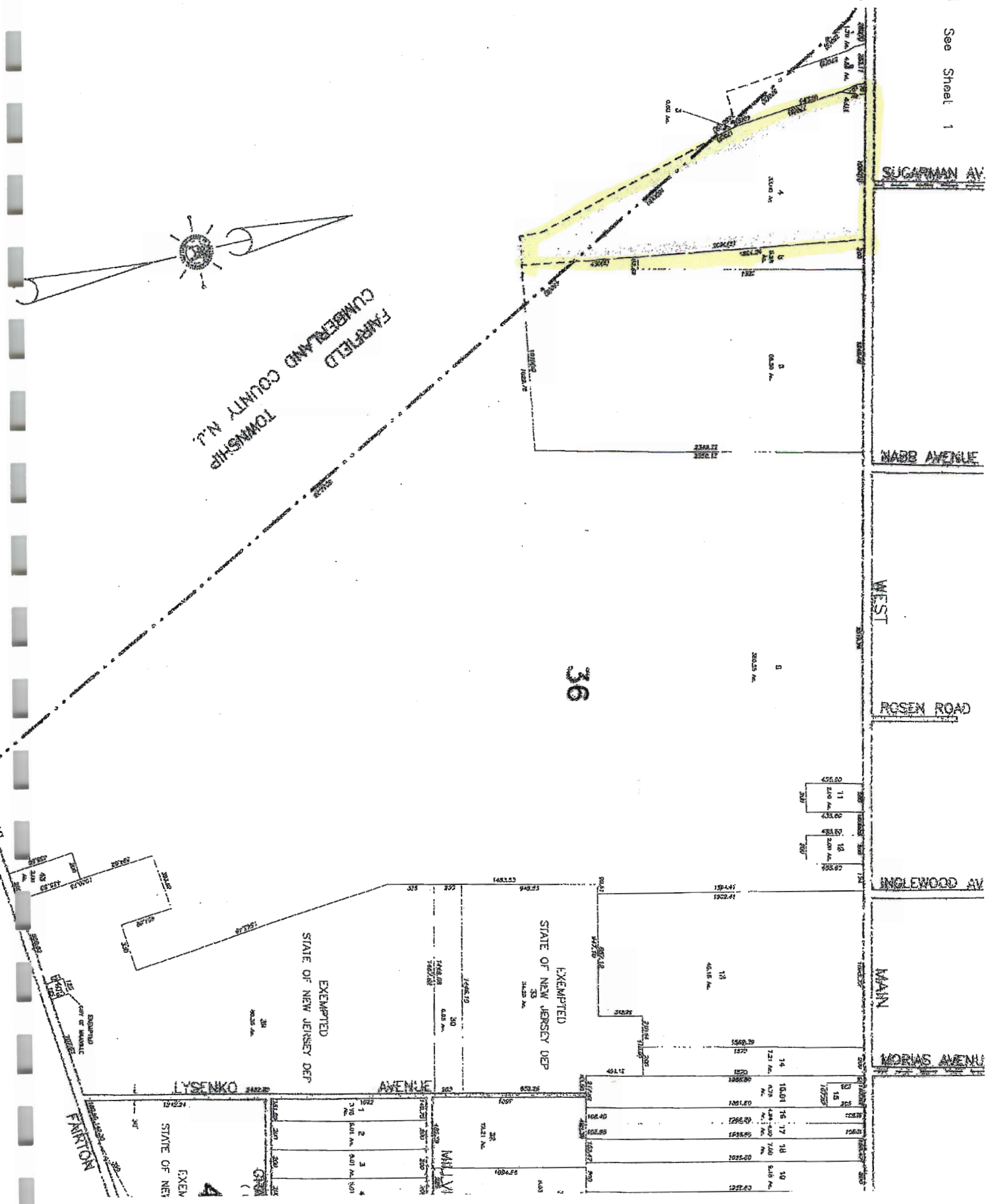


TAX ASSESSMENT
CITY OF MILLVILLE
CUMBERLAND COUNTY, NEW JERSEY
SCALE: 1" = 400'
ROBERT H. THOMAS, SR., N.J.
2429 E. MAIN ST. MILLVILLE, NEW JERSEY

TAX MAP

Block 36 Lot 4

See Sheet 1




SOIL MAP



MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Units

Soil Ratings

 Very limited

 Somewhat limited

 Not limited

not rated or not available

Political Features

 Cities

Water Features

Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

MAP INFORMATION

Map Scale: 1:3,580 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County, New Jersey
Survey Area Data: Version 11, Sep 7, 2010

Date(s) aerial images were photographed: 8/12/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Sewage Disposal (NJ)

Sewage Disposal (NJ)— Summary by Map Unit — Cumberland County, New Jersey (NJ011)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
AucB	Aura loamy sand, 0 to 5 percent slopes	Very limited	Aura (90%)	Restrictive substratum (1.00)	1.0	5.3%
				Restrictive horizon (1.00)		
AugB	Aura sandy loam, 2 to 5 percent slopes	Very limited	Aura (85%)	Restrictive substratum (1.00)	0.3	1.5%
				Restrictive horizon (1.00)		
DoeA	Downer sandy loam, 0 to 2 percent slopes	Not limited	Downer (85%)		8.8	45.6%
			Sassafras (5%)			
DoeB	Downer sandy loam, 2 to 5 percent slopes	Not limited	Downer (90%)		1.2	6.0%
			Sassafras (5%)			
SacA	Sassafras sandy loam, 0 to 2 percent slopes	Not limited	Sassafras (80%)		8.0	41.7%
			Downer (5%)			
Totals for Area of Interest					19.2	100.0%

Sewage Disposal (NJ)— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Not limited	17.9	93.2%
Very limited	1.3	6.8%
Totals for Area of Interest	19.2	100.0%

Description

A disposal field is an area where the sanitary sewage is discharged into the ground to treat the sewage in a manner that will retain most of the suspended solids in a septic tank and to discharge the effluent to the disposal field. The soil is evaluated from the surface to a depth of 203 cm, or 80 inches. The ratings are based on the soil properties that affect absorption of the effluent, construction, and pollution of ground and surface water. The depth to saturation (apparent and perched water table), permeability, cemented horizon and substratum, and the percentage of rock fragments affect the absorption and treatment of the effluent. Fractured and massive bedrock interferes with installation and absorption of the effluent.

Depth to a zone of saturation has a major influence on the suitability of the soil for a septic system because of public health concerns. A high water table restricts the ability of the system to remove pathogens, nutrients, and other waste components.

Massive bedrock and hydraulically restrictive or slowly permeable horizons or substrata can slow downward movement of sewage effluent. The effluent can build up, or "mound," causing prolonged saturated conditions. Lateral seepage of untreated or minimally treated effluent may result, creating a greater risk of surface water contamination..

Very rapid permeability associated with fractured bedrock or excessively coarse horizons or substrata may not provide adequate filtering capability for effective treatment of effluent, resulting in ground-water contamination..

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. "Not limited" indicates that the soil has features that are very favorable for the specified use. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

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SEWAGE DISPOSAL MAP

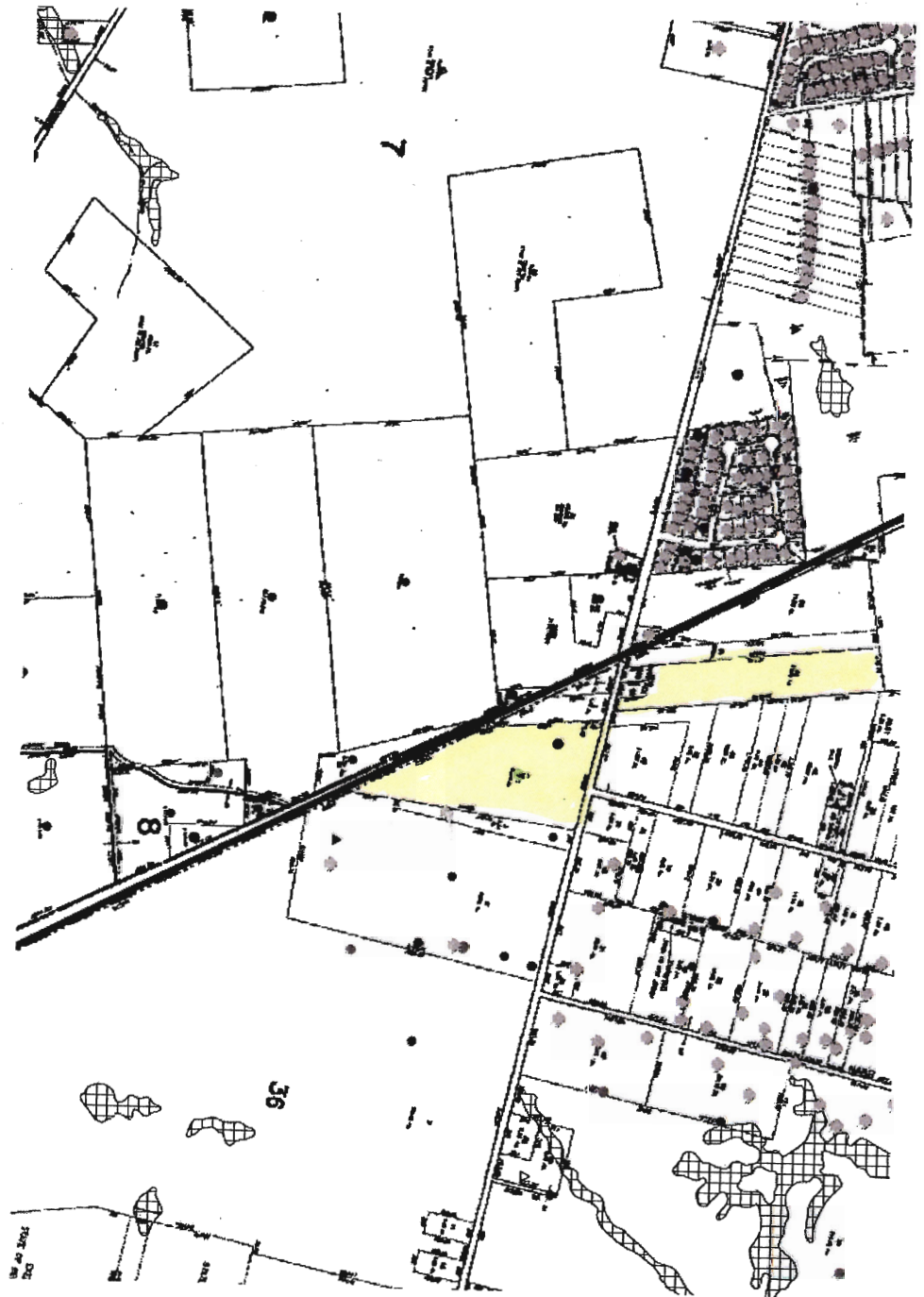


Sewage Disposal (NJ)

Sewage Disposal (NJ)— Summary by Map Unit — Cumberland County, New Jersey (NJ011)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
AucB	Aura loamy sand, 0 to 5 percent slopes	Very limited	Aura (90%)	Restrictive substratum (1.00)	15.4	45.6%
				Restrictive horizon (1.00)		
AugB	Aura sandy loam, 2 to 5 percent slopes	Very limited	Aura (85%)	Restrictive substratum (1.00)	7.0	20.6%
				Restrictive horizon (1.00)		
DoeB	Downer sandy loam, 2 to 5 percent slopes	Not limited	Downer (90%)		6.3	18.6%
			Sassafras (5%)			
SacA	Sassafras sandy loam, 0 to 2 percent slopes	Not limited	Sassafras (80%)		5.2	15.3%
			Downer (5%)			
Totals for Area of Interest					33.8	100.0%

Sewage Disposal (NJ)— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Very limited	22.3	66.2%
Not limited	11.4	33.8%
Totals for Area of Interest	33.8	100.0%

WETLAND MAP



PHOTOGRAPHS



Block 1 Lot 48



Block 36 Lot 4

[illegible]

SALES COMPARISON APPROACH

LAND SALES ANALYSIS

	SUBJECT	SALE 1		SALE 2		SALE 3		SALE 4		SALE 5	
Property Address	I Gorton	Mays		Mays		Landis		Hance Bridge		Main St W.	
Township	Millville	Landing		Landing		Deerfiels		Vineland		Millville	
Owner / Grantor	Durland	Vineland		Vineland		Crop Prod		H.P.R.D.		Hance	
Size (SF)	80.89	Nat Cons		Nat Cons		38.095		563.1		55.34	
Date of Sale		6/12		6/11		2/11		7/09		1/08	
Sales Price-Land Only		\$640,108		\$666,241		\$239,000		\$3,550,000		\$670,000	
Sales Price/Acre		\$4,102		\$4,100		\$6,274		\$6,305		\$12,107	
Property Rights		Fee Simple	0%	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%
Adjusted Value		\$4,102		\$4,100		\$6,274		\$6,305		\$12,107	
Condition of Sale		Arms Length	0%	Arms Length	0%	Arms Length	0%	Arms Length	0%	Arms Length	0%
Adjusted Value		\$4,102		\$4,100		\$6,274		\$6,305		\$12,107	
Financing Terms		At Market	0%	At Market	0%	At Market	0%	At Market	0%	At Market	0%
Adjusted Value		\$4,102		\$4,100		\$6,274		\$6,305		\$12,107	
Market Conditions		Current	0%	Current	0%	Current	0%	Decreasing	-10%	Decreasing	-25%
Adjusted Value		\$4,267		\$4,100		\$6,274		\$5,675		\$9,080	
ADJUSTED PRICE/ACRE		\$4,267		\$4,100		\$6,274		\$5,675		\$9,080	
Location	Average	Average	0%	Average	0%	Average	0%	Average	0%	Average	0%
Land Size (Acre)	80.89	150.03	0%	162.49	0%	38	-10%	561.1	10%	53.34	-5%
Front Feet/Acre	9	1	5%	1	5%	19	0%	10	0%	22	-5%
Topography	Lv/Wd	Lv/Wd	0%	Lv/Wd	0%	Lv/Wd	0%	Lv/55Cl	-20%	Lv/Cl	-20%
Zoning	I-1	W-6	5%	W-6	5%	PHB	0%	A-5 A-6	5%	AC 5Acre	5%
Easements	RR Tracks	None	-25%	None	-25%	None	-25%	None	-25%	None	-25%
Wetlands %	None	15% Rear	0%	15%	0%	None	0%	25%	10%	None	0%
Soils (% Severe)	0%	90%	5%	100%	5%	0%	0%	35%	0%	42%	0%
Public Water/Sewer	Yes/Yes	No/No	10%	No/No	10%	Well/Septic	10%	yes/No	5%	No/No	10%
Other											
Net Adjustment			0%		0%		-25%		-15%		-40%
INDICATED VALUE PER ACRE		\$4,102		\$4,100		\$4,706		\$4,824		\$5,448	
Mean Price/AcreUnadjusted		\$6,578									
Mean PriceAcre After Adjustment		\$4,636									

SALES COMPARISON APPROACH (Continued)

EXPLANATION OF ADJUSTMENTS

Property Rights Conveyed:	All sales are equal. The sales reflect the Fee Simple Interest of the parties.
Conditions of Sale:	All sales are equal.
Financing:	There is no unusual financing on any of the sales and therefore they are all equal.
Market Conditions:	Sales 1, 2 & 3 are considered equal. Sales 4 & 5 required a downward adjustment to reflect decreasing values and overall market conditions.
Location:	all sales are located on paved roads and are considered equal.
Land Size:	The subject contains 80.89 acres. Sales range in size from 38 acres to 563 acres. Sales 1 & 2 are considered equal. Sales 3 & 5 are smaller than the subject and required a downward adjustment based on the fact that smaller sized sales tend to sell for a higher unit value based upon size. Sale 4 is larger than the subject and adjusted upward.
Front Feet Per Acre:	Subject has 9 front feet of frontage per acre. Sales 3 & 4 are considered equal. Sales 1 & 2 are inferior and adjusted upward. Sale 5 is superior and adjusted downward.
Topography:	Subject is wooded and considered level with road grade. Sales 1-3 are considered equal. Sales 4 & 5 are partially clear and superior to the subject for land clearing costs.
Zoning:	Subject is zoned I-1 for General Industrial Development. There were no Industrial zoned sales in Millville or Vineland City. Sale 3 is equal. Sales 1, 2 4 & 5 are inferior and adjusted upward.

SALES COMPARISON APPROACH (Continued)

Easements:	Subject parcel is encumbered with an active rail line that parallels the subject frontage making the subject difficult to develop without an easement from the Railroad for a crossing point onto the subject property. All sales are superior and adjusted downward.
Wetlands:	These do not appear to be any wetlands on the subject property. Sales 1, 2, 3 and 5 are considered equal. Sale 4 is inferior and adjusted upward.
Soils:	Subject has no very limited soils. Sales 3, 4 & 5 are considered equal. Sales 1 & 2 are inferior and adjusted upward.
Public Water/Sewer:	Subject parcel has the availability of public water and sewer. All sales are inferior and adjusted upward.

SALES COMPARISON APPROACH (Continued)

The appraiser has cited and analyzed five (5) recent sales in the subject's trading area. Parcels range in size from 38 acres to 563 acres.

Prior to the adjustments the sales ranged from \$4,100 per acre to \$12,107 per acre prior to adjustments. After adjustments, sales range from \$4,100 per acre to \$5,848 per acre. The median sale is \$4,706 per acre while the mean is \$4,636 per acre. Major problem with the development of the parcel would be access over the existing rail line and the fact that the subject is wooded.

Based upon the sales and the adjustment process, the appraiser is of the opinion that the Market Value Estimate for the subject property is near the median and mean or:

\$4,700 Per Acre

Therefore:

80.89 Acres @ \$4,700 Per Acre = \$380,183

SAY:

INDICATED VALUE VIA SALES

COMPARISON APPROACH:

\$380,000

SECTION 7
PHOTOGRAPHS

SUBJECT PHOTOGRAPHS



Road Frontage



Rail Tracks

SUBJECT PHOTOGRAPHS



Interior



Rt. 55 Under Pass

SECTION 10

ADDENDA

CERTIFIED RECEIPT

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <div style="display: flex; justify-content: space-between;"> X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee </div> </p> <p>B. Received by (Printed Name) C. Date of Delivery <div style="display: flex; justify-content: space-between;"> <i>T. HARRIS</i> <i>12/27/12</i> </div> </p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; margin-top: 10px;"><i>Durand Glass Manufacturing Co.</i> <i>901 S. Wade Blvd.</i> <i>Millville, NJ</i> <i>08332</i></p>	<p>3. Service Type</p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail </div> <div style="width: 50%;"> <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D. </div> </div>
<p>2. Article Number <small>(Transfer from service label)</small></p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<div style="display: flex; justify-content: space-between; align-items: center;"> <div>PS Form 3811, February 2004</div> <div>7006 0810 0005 8417 2980</div> <div>Domestic Return Receipt</div> </div>	

102595-02-M-1540

CURINI APPRAISAL COMPANY, INC.

1540 Kuser Road A-7
Hamilton, New Jersey 08619

Lawrence V. Melamed, CTA
President
John R. Weber, Jr., MAI, SRA
Vice President
R. Blair Stiefbold
Secretary/Treasurer

(609) 586-3500
FAX (609) 586-3504
curinc@aol.com

December 4, 2012

CERTIFIED MAIL

Durand Glass Manufacturing Co., Inc.
901 S. Wade Boulevard
Millville, New Jersey 08332

RE: Appraisal of Property
Maurice River
Block 228, Lot 52
Millville, Cumberland County
New Jersey
GA Reference #A-3211

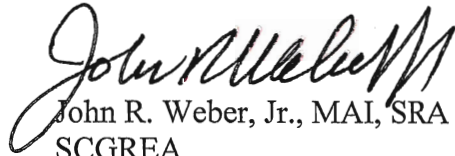
Dear Property Owner:

This firm has been retained by the Department of Environmental Protection – Green Acres to make an appraisal of the above referenced parcel which is part of the Maurice River Project.

Please call me so that we may set up an appointment so you can accompany me when I inspect the above referenced property. My business hours are 8:00 am to 4:00 pm, Monday through Friday. My telephone number is 609-586-3500 Ext. 104.

Thank you.

Sincerely,


John R. Weber, Jr., MAI, SRA
SCGRE
N.J. License # 42RG00027800

/bd

cc: Tony Didio
Colliers International
1317 Route 73, Suite 109
Mount Laurel, New Jersey 08054

DETAIL SHEET

Maurice River

Administrative Authorization: SA-2007-10

GA Reference # A- 3211

COUNTY	MUNICIPALITY	BLOCK	LOT	ACRES	INTEREST
CUMBERLAND	MILLVILLE CITY	578	19	80.89	E/T Fee

Proported Owner:

Durand Glass Manufacturing Company, Inc.

901 S. Wade Boulevard
Millville, NJ 0332

PHONE: 856-825-5620

File #: 7206

AGENT:

Tony Didio

Colliers International
1317 Route 73, Suite 109
Mount Laurel, NJ 08054

AGENT'S PHONE#: 856-316-4138

APPRAISAL INSTRUCTIONS

The self-contained appraisal is to reflect the value of an entire taking in fee simple of 80.89 acres of wooded land in Millville City, Cumberland County. Please provide a per-acre value.

You are responsible for obtaining sufficient documentation and evidence to perform the appraisal and have it completed within the assigned number of days.

If you have any questions please contact : Frank Stearle at (609) 984-0542.

ZONING

previous

I-1 General Industry District

Permitted Uses Site plan review as per § 30-42 is required for all new or expanded uses.	Minimum Lot Size Frontage			Minimum Lot Depth	Minimum Yard			Maximum	
	Area (sq. ft.)	Interior	Corner		Front	Rear	Side	Height (See #1)	Coverage (percent)
In any I-1 District only the following uses shall be permitted by right:									
(1) Principal uses:									
(a) Manufacturing, assembly and packaging of products from previously prepared materials such as cloth, plastic, paper, leather, precious or semiprecious metal or stones, but not including such operations as saw and planing mills or manufacturing uses including production of wood, metal or chemical products.	20,000	100	120	100	30	20	20	55	65
(b) Manufacture of electric and electronic instruments and devices such as computers, communications equipment, appliances, office machines and photographic equipment.	20,000	100	120	100	30	20	20	55	65
(c) Manufacture of food products, pharmaceuticals, cosmetics and similar products.	20,000	100	120	100	30	20	20	55	65
(d) Manufacture, assembly, and packaging of glass, machinery and other products.	20,000	100	120	100	30	20	20	55	65
(e) General manufacturing, processing and industrial facilities wherein the proposed industrial process complies with § 30-135.	20,000	100	120	100	30	20	20	55	65
(f) Wholesale establishments and warehousing or storage facilities and distribution centers.	20,000	100	120	100	30	20	20	55	65
(g) Lumberyards and building material sales.	20,000	100	120	100	20	20	20	40	70
(h) Resource extraction as per Article XXII.	5 acres	200	200	1,000	100	100	50	150	30

Permitted Uses Site plan review as per § 30-422 is required for all new or expanded uses.	Minimum Lot Size Frontage			Minimum Lot Depth	Minimum Yard			Maximum	
	Area (sq. ft.)	Interior	Corner		Front	Rear	Side	Height (See #1)	Coverage (percent)
(i) Transportation depots, yards and maintenance for rail, truck, bus and motor freight stations.	2 acres	200	200	150	50	30	20	40	60
(j) Gasoline service station, automotive repair garage and carwash as per § 30-202.	20,000	100	120	100	30	20	20	35	75
(2) Accessory uses located on the same lot with and intended for use in conjunction with a permitted use:									
(a) Outdoor storage as per § 30-138.	--	--	--	--	20	20	20	20	30
(b) Essential services.	--	--	--	--	20	--	--	--	--
(c) Signs as per Article XXIII.	--	--	--	--	20	20	20	--	--
(d) Communication towers and facilities as per § 30-220.	--	--	--	--	20	20	20	200	5
(e) Bus and taxi shelters.	--	--	--	--	10	10	10	20	2
(f) Parking facilities as per § 30-137.	*	*	*	*	*	*	*	*	100
(g) Temporary structures as per § 30-219.	*	*	*	*	*	*	*	*	*
(h) Any accessory use customarily incidental to any permitted principal use.	--	--	--	--	20	20	20	35	15
(3) Conditional uses as may be permitted in accordance with § 30-53 and those standards referenced below and as set forth by the Planning Board. The following conditional uses may be permitted:									
(a) Banks and convenience stores for the retail sale of foodstuffs, housewares, sundries, periodicals, stationery, tobacco and newspapers.	20,000	100	120	100	30	20	20	35	60
(b) Junkyards and automotive wrecking or disassembly yards or recycling centers as per § 30-205.	2 acres	400	400	225	100	100	100	55	30

Permitted Uses Site plan review as per § 30-42 is required for all new or expanded uses.	Minimum Lot Size Frontage			Minimum Lot Depth	Minimum Yard			Maximum	
	Area (sq. ft.)	Interior	Corner		Front	Rear	Side	Height (See #1)	Coverage (percent)
(c) Windmills as per § 30-220.	*	*	*	*	*	*	*	200	5
(d) Heavy equipment and machinery sales and service.	1 acre	200	200	200	30	20	30	55	75
(e) Neighborhood shopping centers as per § 30-218.	3 acres	200	200	400	50	20	30	35	60
(f) Clubs, lodges and assembly halls of non-profit organizations as per § 30-213.	20,000	100	20	100	30	20	20	55	80
(g) Theaters, auditoriums, arenas and similar entertainment facilities.	5 acres	200	200	200	200	100	100	55	75
(h) Indoor commercial recreational facilities such as gyms, fitness centers, bowling alleys, tennis and racquetball courts, skating rinks and swimming pools.	2 acres	120	140	150	30	20	30	50	60
(i) Recycling centers.	2 acres	200	200	400	75	75	40	55	60

NOTES:

- See § 30-120 concerning height standards for structures not intended for human habitation. Maximum height limitations shown for detached buildings in the case of accessory uses.

* To be determined by approving authority.

next top

**QUALIFICATIONS,
LICENSE AND CLIENTS
OF APPRAISER**

QUALIFICATIONS OF APPRAISER AND CONSULTANT

JOHN R. WEBER, JR., MAI, SRA
PRINCIPAL

EDUCATION

B.A., M.A., Business Education, Trenton State College
American Institute of Real Estate Appraisers
Courses I, 6 - Reviewers Appraisers Course
Society of Real Estate Appraisers, Courses 201, 301

SEMINARS

Energy, Condemnation, Computers, Business Valuations, Leases and
Leasehold Interests, Appraisal Institute - Princeton Conference,
Comprehensive Appraisal Workshop, Government Restricts Upon Values - Wetlands,
R-41C Conference, Valuation of Agricultural Lands, Professional Practice Seminar

BUSINESS EXPERIENCE

Ronald A. Curini Appraisal Company, Inc.
Appraiser, Consultant and Principal - 1979 to Present

U. S. Army Corps of Engineers, Philadelphia, Pennsylvania
Chief Appraisal Branch

U. S. Army Corps of Engineers, Stroudsburg, Pennsylvania
Chief Appraiser

U. S. Small Business Administration, Newark, New Jersey
Regional Appraiser

State of New Jersey, Local Property Tax Bureau
Senior Field Representative

PROFESSIONAL AFFILIATIONS AND ACTIVITIES

Appraisal Institute
SRA - Senior Residential Appraiser
SRPA - Senior Real Property Appraiser
MAI - Member Appraisal Institute - Member #10074
Certified General Real Estate Appraiser (SCGRE), N.J. Lic. #RG00278 - State of New Jersey
Certified General Appraiser (SCGA), PA Lic. #301L - State of Pennsylvania
Certified Tax Assessor (CTA) - State of New Jersey

CENTRAL JERSEY CHAPTER OF THE APPRAISAL INSTITUTE - (MEMBER)

Former - Princeton Chapter
Chapter President (1976-1977)
Vice President and Secretary (1972-1975)
Board of Directors (1975-Current)
Admissions Chairman (1977-1990)

Associate Professor - Mercer County Community College

State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Real Estate Appraisers Board

HAS CERTIFIED

JOHN R. WEBER JR
Curini Appraisal Co.
1540 Kuser Road
Suite A-7
Hamilton NJ 08619
FOR PRACTICE IN NEW JERSEY AS A(N): Certified General Appraiser

12/13/2011 TO 12/31/2013

VALID

42RG00027800

LICENSE/REGISTRATION/CERTIFICATION #


Signature of Licensee/Registrant/Certificate Holder


DIRECTOR

APPRAISAL CLIENTS

MUNICIPALITIES/GOVERNMENTAL AGENCIES/ BOARDS OF EDUCATION

Alexander Township
Allentown Borough
East Amwell Township
Atlantic County
Army Corps of Engineers
Berkeley Heights Township
Bordentown Township
Burlington County Bd. of Freeholders
East Brunswick Township
Egg Harbor Township
Eastampton Township
City of Burlington
Cumberland County
Delaware-Raritan Greenway
Dept. of Interior-National Park Service
Diocese of Metuchen
East Windsor Municipal Utilities Authority
Ewing Township
F.A.A. - Atlantic City
Fire Island National Park
Florence Township
Friends of Hopewell Valley Open Space
Friends of West Amwell Open Space
Friends of West Windsor Open Space
Galloway Township
Galloway Township Public Schools
General Service Administration
Gettysburg National Park
Gloucester County Improvements
Authority
Hamilton Township
Hightstown Borough
Hopewell Borough
Hunterdon County Board of Freeholders
Hunterdon Land Trust Alliance
Lacey Township
Lambertville City
Lawrence Township
Lawrence Township Board of Education
Logan Township
Manalapan Township
Mercer County
Mercer County Division of
Economic Development
Mercer County Improvement Authority
Middlesex County Board of Freeholders
Millstone Township
Monmouth County Development Board
Preservation Program
Natural Lands Trust
The Nature Conservancy
New Jersey Broadcasting Authority
New Jersey Department of Agriculture
New Jersey Department of Education

New Jersey Dept. of Environmental Protection
(Green Acres)
New Jersey Department of Transportation
New Jersey Department of the Treasury
New Jersey Education Association
New Jersey Housing Finance Agency
New Jersey School Construction Corporation
New Jersey Transit
New Jersey Turnpike Authority
North Brunswick Township
Pemberton Township
Plainsboro Township
Princeton Township
Readington Township
SADC - Department of Agriculture
Sandy Hook Seashore Project
City of Trenton
City of Trenton Department of Housing
U. S. Internal Revenue Service
Washington Township, Gloucester County
Washington Township, Mercer County
West Amwell Township
West Windsor Township

CORPORATIONS

Automated Waste Corporation
Bristol Meyers/Squibb
Care Centers of America
Coca Cola Company
Conair Corporation
Congoleum Corporation
John Deere Industrial Equipment Company
DeLoitte & Touche, Inc.
The Drug House
DuPont
Educational Testing Service
Exxon/Mobil
General Motors Corporation
General Tire & Rubber Company
GMAC Corporation
Goebel of North America
Grounds for Sculpture
Harley Davidson, Inc.
K. Hovnanian Co., of New Jersey, Inc.
I.B.M.
Jiffy Lube
Lackland and Lackland Mini Warehouse
Lovero Industrial Complex
Mercer County Airport Complex
Midland Ross Corporation
National Distillers & Chemical Corporation
Occidental Petroleum Corporation
Port Elizabeth Terminals/Warehouses

APPRAISAL CLIENTS

CORPORATIONS (Continued)

Princeton Industrial Properties
Princeton Microfilm Properties
Riegel Printing
Ritchie & Page Distributing Company
Roebing Complex-Chambersburg Mall
Silvi Concrete
South Gold Industrial Park
Syncro Machine Company
Toll Brothers
Trap Rock Industries
Trenton Box Manufacturing Company
United Parcel Service
Xerox Corporation

RELOCATION COMPANIES

Americorp Relocation
Argonaut Realty
Associates Relocation
Carter-Wallace, Inc.
Challas, LLC
Chase Home Mortgage
Coldwell Banker Relocation
Credit Lenders Appraisal Service
E. I. DuPont
Executive Relocation
LSI Relocation Solutions
The MI Group
McMaster Carr Corporation
P. H. H. Homequity
Proctor & Gamble
Prudential Relocation Management
Relocation Solutions
Relocation Resources
Remax International Relocation Service
Weichert Relocation
Worldwide Relocation Management

SHOPPING CENTERS

Briarwood
Buckley Plaza
Clover, Hamilton Township
Continental Resources Corporation
Dover Park Plaza
Hamilton Associates
Hamilton Market Place
Hamilton Plaza
Home Fashion Center
Independence Mall
K Mart Plaza
Lord & Taylor
R. H. Macy & Company

J. C. Penny & Company
Princeton Forrestal Village
Princeton Shopping Center
Quakerbridge Mall
Suburban Square

BANKS

Bank of New York
First Choice Bank
Grand Bank
Hopewell Valley Community Bank
Mellon Bank
New Jersey Manufacturers Bank
Parke Bank
P.N.C. Bank
Roebing Bank
Roma Bank
Sovereign Bank
Roma Bank
Sovereign Bank
Third Federal Bank
Wachovia Bank
William Penn Bank

APARTMENT COMPLEXES, TOWNHOUSES & CONDOS

Barclay Village Apartments
Brookwood Gardens
Cambridge Hall Condominiums
Carteret Arms Corporation
Chestnut Ridge Apartments (East Orange)
Chestnut Willow
Crestwood Square Apartments
Deerfield Apartments
Delaware Heights Apartments
Eastgate Apartments
Essex Plaza I, II (Jersey City)
George Apartments
Alvin E. Gershon Apartments
Edward Gray Apartments (Irvington)
Hampton Arms Apartments
Harrison Arms (East Orange)
Hibernia Apartments (Lambertville)
Highgate Apartments
Klockner Woods Apartments
Lawrence Plaza
Miry Run Apartments
Northgate Apartments
Parkside Court Apartments
Pebble Creek
Pine Crest Village Apartments
Plaza Park Apartments
Princeton Arms
Sunnybrae Associates, Ltd.

APPRAISAL CLIENTS

HOTELS AND MOTELS

Best Western Motel
Comfort Inn
Days Inn
Embassy Suites
Marriott Corporation

RESTAURANTS AND FAST FOOD FRANCHISES

Amici Milano
Angeloni's Cedar Gardens
Boston Market
Burger King Corporation
Diamonds Riverside Restaurant
Freddies Tavern
Fezziwigs Restaurant
Giovì's Restaurant
I.H.O.P.
K.F.C.
La Piazza Restaurant
La Villa Ristorante
McDonald's
Pauli's Anna Rose
Pizza Hut
Scoozie Italian Grill & Bar
Stage Depot
Taco Bell
Tessara's Restaurant

MISCELLANEOUS

Georgetown University
Hamilton YMCA
Mercer County Community College
Mercer County Racquetball Club
New Jersey Conference Seventh Day Adventists
Princeton Nursing Home
Project Freedom
Quakerbridge Office Complex
River View Executive Park
Robert Wood Johnson Hospital at Hamilton
Sovereign Bank Arena
St. Gregory the Great Church
Waterfront Park
Washington Town Center