

**Available Site Identification and Validation (ASIV) Report
CAMDEN, NEW JERSEY**

14 July 2008

Prepared by:

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Available Site Identification and Validation Report
Camden, New Jersey
8 January 2008 (revised, 9 April 2008)

Delineated Area: Camden County, New Jersey, within a 50-mile radius of the existing *SFC Nelson V. Brittin USAR Center* in Pennsauken (Camden), New Jersey. (See Location "A" on Vicinity Maps below)

Purpose: To identify sufficient available and suitable land to support construction of a 49,000 square foot (300- member) Armed Forces Reserve Center (AFRC) to include a 5,000 square foot Vehicle Maintenance Shop or OMS, and a 1,000 square foot Organizational Unit Storage building.

Proposed Use: The facility will provide administrative, education, assembly, library, learning center, vault, and physical fitness areas for six (6) Army Reserve Units (one Combat Battalion, one Infantry Company, one Decon Platoon, one Recon Platoon, one HQ Detachment, one POL Support Platoon) and New Jersey Army National Guard Units currently stationed at the State Armory in Burlington, NJ if the state decides to relocate same. The facility will also provide for unit maintenance training, unit storage, and adequate parking space for all military and privately-owned vehicles.

Land Requirements: Minimum of nine (9) acres

Site Plan to Scale: Attached to each Site Data Sheet

Topographic Requirements: Flat to gently rolling, no features such as landfills, cliffs, extensive drainage ditches, wetlands, or ravines. Topographic maps are attached to each Contending Site's Data Sheet.

Environmental Requirements: Clean, uncontaminated, no underground storage tanks (UST).

Ideal Site Configuration: Rectangular to Square

Special Requirements: The minimum length of each side of the site is 152.4 meters (500 feet). For site-specific size requirements to comply with DOD Directive 2000.12, *Antiterrorism Standards*, and AR 525-13, *Antiterrorism*, refer to the Unified Facilities Criteria (UFC) 4-010-01.

Site Requirements: Outside the 100-year flood plain. Flood plain maps attached for the three Contending Sites.

Field Work

Number of Sites Investigated: Twelve (12). Three Sites no longer on the market have been omitted from this Report.

Sites were investigated within a fifty (50) mile radius of the of the SGT Nelson V. Brittin USARC in Pennsauken, NJ, just over the city line from the City of Camden, NJ.

Number of Contending Sites: Four (4)

Comparable Market Value (MV) Range: \$65,000 to \$290,000 per Acre

Market Survey/Appraised FMR: TBD

Possible Environmental Alert: None

Summary

Each contending site met the following evaluation criteria:

Net useable acreage

Meets antiterrorism set back requirements

Site will support intended construction and is environmentally clean

Ready access to public utilities

Reasonable cut or fill requirements

Proximity to major roadway corridor

Expectation is that the fair market appraisal will support the purchase price land is within budget.

Appropriate zoning/antiterrorism considerations.

All properties are in Camden County and within 50-mile radius of target search area center in Pennsauken, and lie within New Jersey's 1st

Congressional District (Representative Robert E. Andrews)

General Project Vicinity and Locations of Sites:

"A" = Brittin USARC, Pennsauken (Existing USARC)

"B" = 851 Lower Landing Road, Blackwood, NJ ("ASIV Site #11")

"C" = 301 Erial Road, Blackwood, NJ ("ASIV Site #2")

"D" = 1324 Little Gloucester Road, Blackwood, NJ ("ASIV Site #10")

"E" = 790 Little Gloucester Road, Laurel Springs, NJ ("ASIV Site #1")

"F" = 320 Erial Road, Winslow (Sicklerville), NJ ("ASIV Site #9")

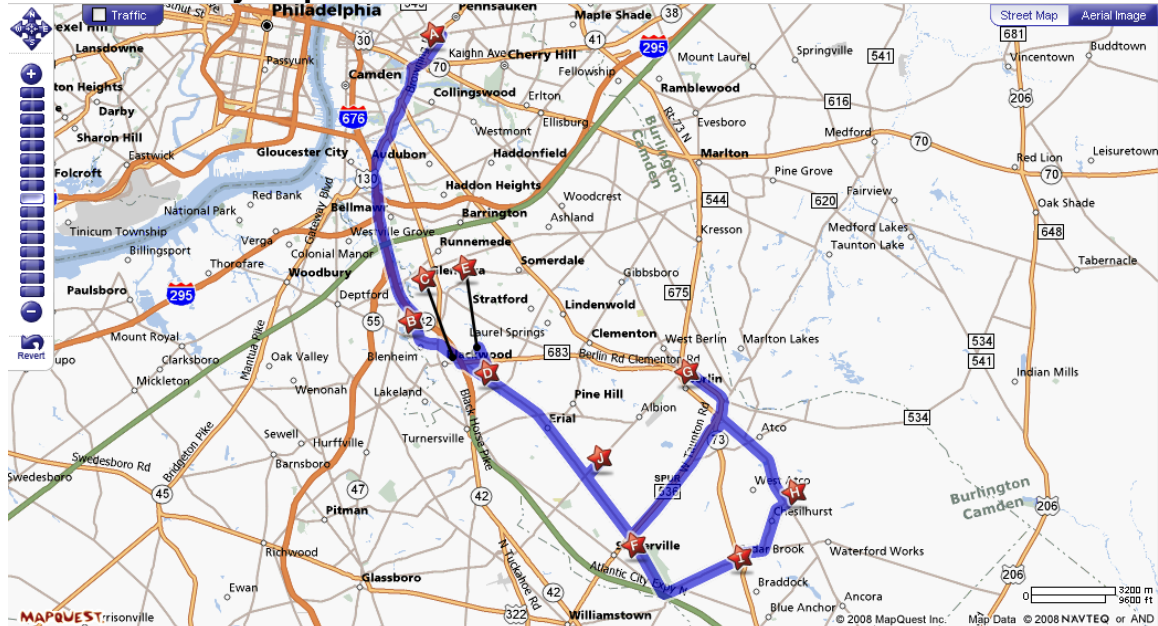
"G" = 130 South Rte 73, Berlin, NJ ("ASIV Site #4")

"H" = 2096 Hendricks Avenue, Waterford Works, NJ ("ASIV Site #6")

"I" = 14 Bebeetown Road, Hammonton, NJ ("ASIV Site #7")

"J" = 389 Cross Keys Road, Gloucester Township ("ASIV Site #12")

General Vicinity Map



List of Non-Contending Sites and reasons for rejection:

NC Site #1 – Site #10 - 1324 Little Gloucester Road, Blackwood, New Jersey (Location “D” on Vicinity Map)

Rejected because frontage along two of its four sides is only 422 feet, rather than 500 feet, but otherwise meets selection criteria in that it is flat, level, of approximately rectangular configuration (parallelogram) of adequate size (approx. 9.10 acres), with ready access to a main thoroughfare, police and fire-fighting services and utilities.

NC Site #2 – Site #1 – 790 Little Gloucester Road, Gloucester Township, New Jersey (Location “E” on Vicinity Map)

Rejected because of access issues, site configuration issues, and proximity to 100-year flood zone.

NC Site #3– Site #4 – 130 S. Route 73, Berlin, New Jersey (Location “G” on Vicinity Map)

Rejected because of presence of underground fuel oil storage tanks from former use as a wholesale fuel oil distribution center, and for cost reasons relating to price and demolition expense of existing buildings on-site.

NC Site #4 – Site #6 – 2096 Hendricks Avenue, Waterford Works, New Jersey (Location “H” on Vicinity Map)

Rejected because of lack of minimum 500’ boundary on two of four sides, and because site consisted of a fully-wooded lot in an exclusively residential area, which is likely to create local opposition to proposed Project.

NC Site #5 – Site #7 – 14 Beebetown Road, Hammonton, New Jersey (Location “I” on Vicinity Map)

Rejected because of environmental and flood plain concerns. The site is bisected by a creek.

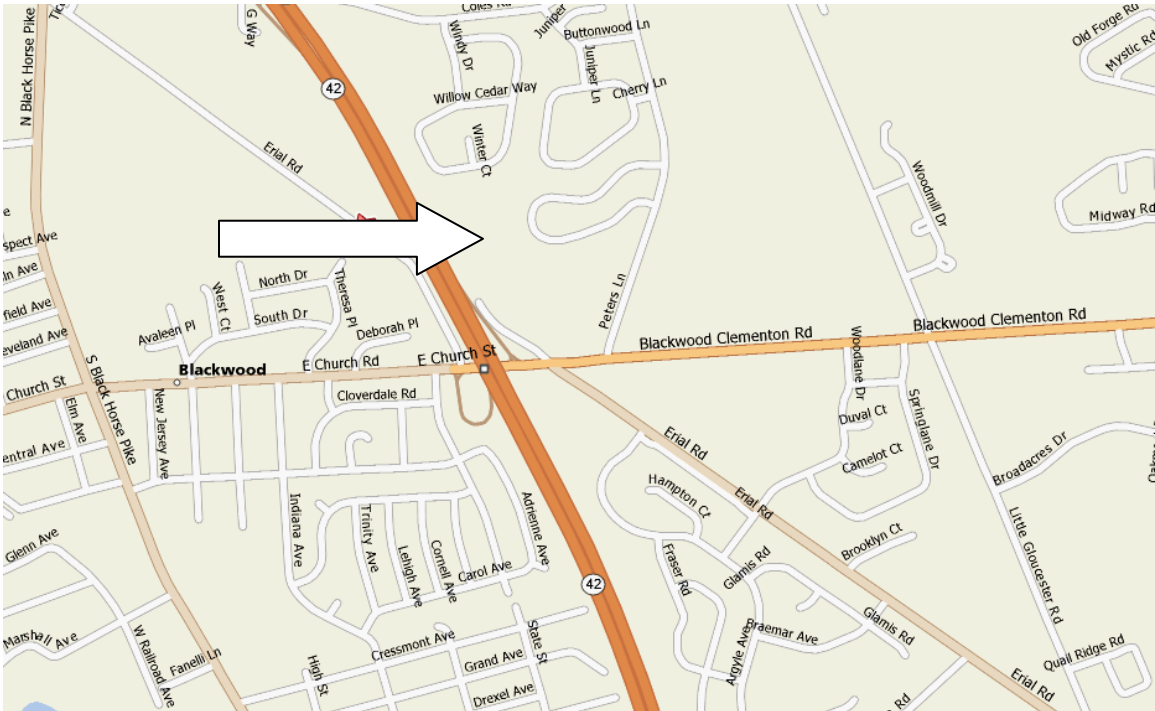
NC Site #6 – Site #8 – 11 Trestle Avenue, Hammonton, New Jersey (Location “J” on Vicinity Maps below)

Rejected because of site access, environmental and zoning issues. The site is only accessible through a small, private drive, within a community of small dwellings and larger farms and lies within the limits of the New Jersey Pine Barrens District, which imposes developmental restrictions.

Contending Sites:

ASIV Site #2 Data:

Address: 301 Erial Road, Blackwood (Gloucester Township), Camden County, New Jersey 08012-3941. Tax Map ID: Block 11001, Lot 53. (Location "C" on Vicinity Map)



Congressional District: 1st
Senior Senator: Frank R. Lautenberg
Junior Senator: Robert Menendez
Representative: Robert E. Andrews

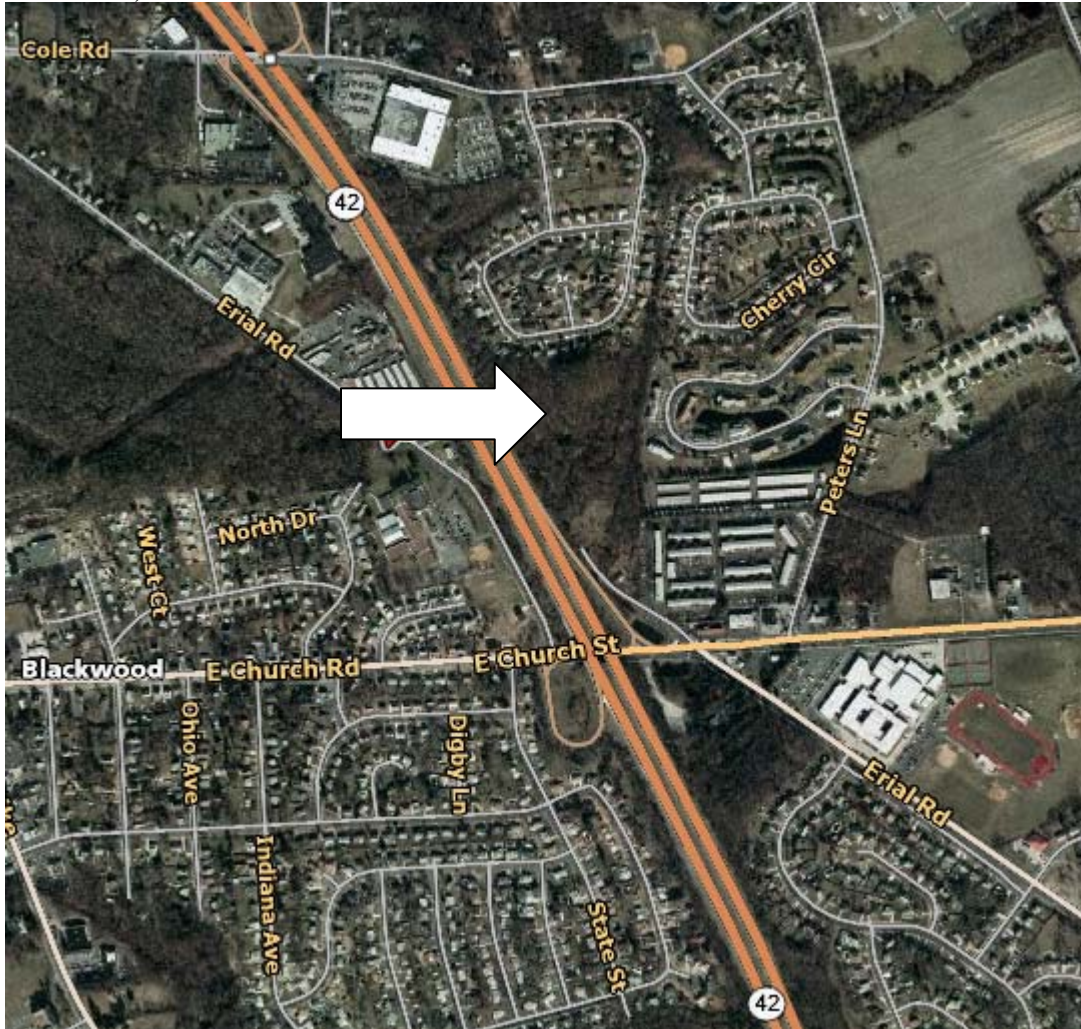
Site Access: Via Erial Road and an exclusive unpaved (gravel), private drive

Owner/Authorized Representative Contact Information:

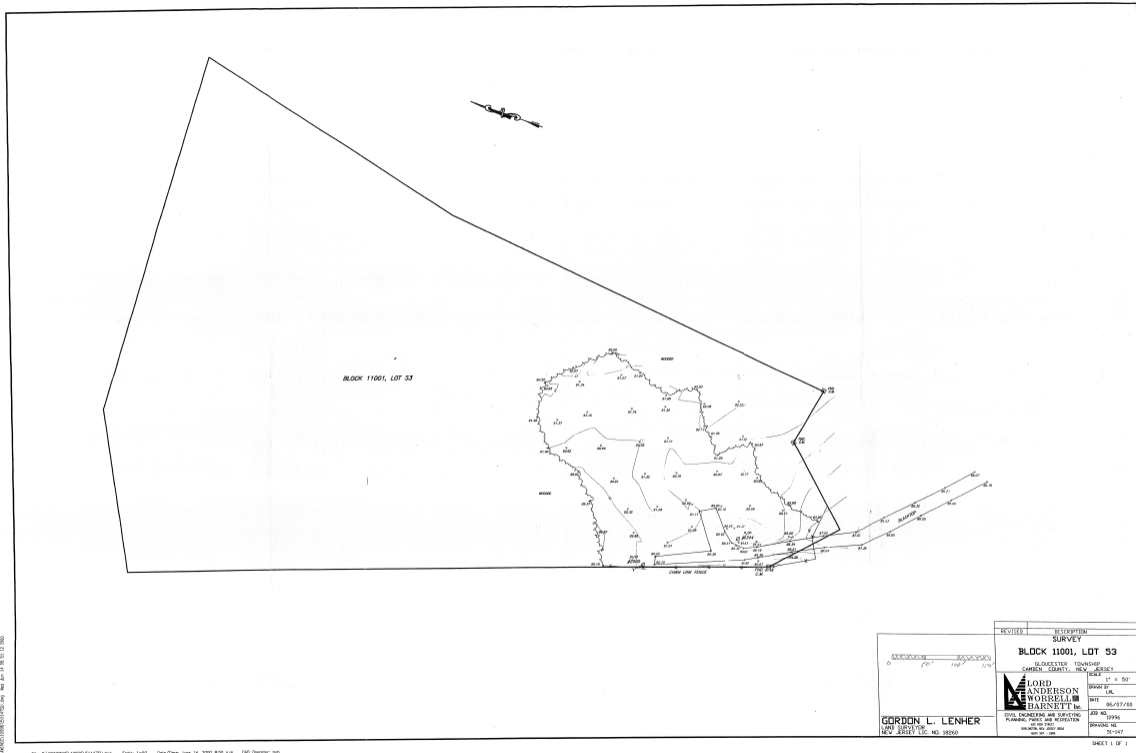
NAME: Ms. Vera Ashong, Realtor, Century 21 CGW Realty
ADDRESS: 2167 Route 70 West, Cherry Hill, New Jersey 08002
PHONE NUMBER: (856) 665-1234, x-21; (856) 220-3972 (cell)
FAX NUMBER: (856) 665-9121
E-MAIL ADDRESS: verac21@netzero.com

Site Description: Former site of skating rink, since demolished. No improvements on site. 90% flat, Level terrain. Approx. ½ wooded, ½ cleared. Some potential wetlands in rear of parcel.

Aerial view, ASIV Site #2



Site Plan, Camden ASIV Site #2



Camden ASIV Site #2 - Blackwood Road, near site entrance



Site entrance (paved drive)



4 Interior photos – various directions





Size: Approximately 13.46 acres
Linear feet of site measurements: Approximately
 North: 850'
 South: 360'
 East: 1,060'
 West: 1,000'

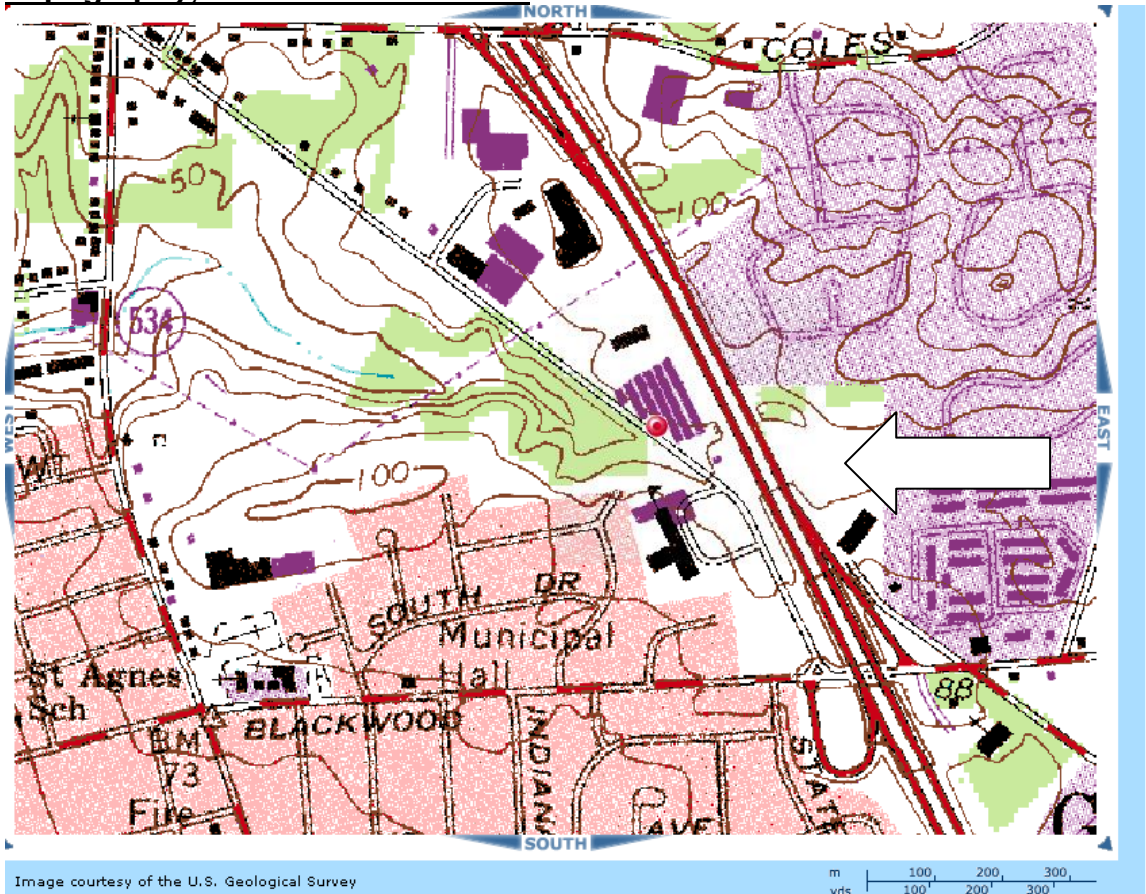
Configuration (Rectangular, square, or other): Other – see Site Plan above.

Environmental Concerns Present: NO

Flood Plain Data, Camden ASIV Site #2:



Topography, Camden ASIV Site #2:



Utilities: All located on site along frontage with immediate site access, or

Linear feet to Public Water: approx. 200' (along Erial Road)

Linear feet to Sewer: approx. 200' (along Erial Road)

Linear feet to Electric: On-site

Linear feet to Gas: approx. 200' (along Erial Road)

Telephone: On-site

Current Use: Vacant commercial property (former skating rink)

Buildings on Site: NO

Relocation of Current Occupants Required: NO

Demolition Required: NO

Cut and fill Requirements: NO

Zoning:

Residential NO

Retail NO

Commercial NO

Industrial YES

Light Industrial YES

Agricultural NO

Mixed use YES (Industrial and

Light Industrial)

Fenced: YES - partial

Parking - sufficient net useable land available: Yes

Distance to nearest Fire Station: 1,000 linear feet

Distance to nearest Fire Hydrant: 1,000 linear feet

Distance to nearest Police Station: Less than one mile

Subject to Easements: YES

(If yes, list easements, type, effective date, termination date, terminate under what conditions?) **Overhead power line – perpetual**

Mineral Rights Reserved: NO

Purchase Data:

Available Date: Immediate

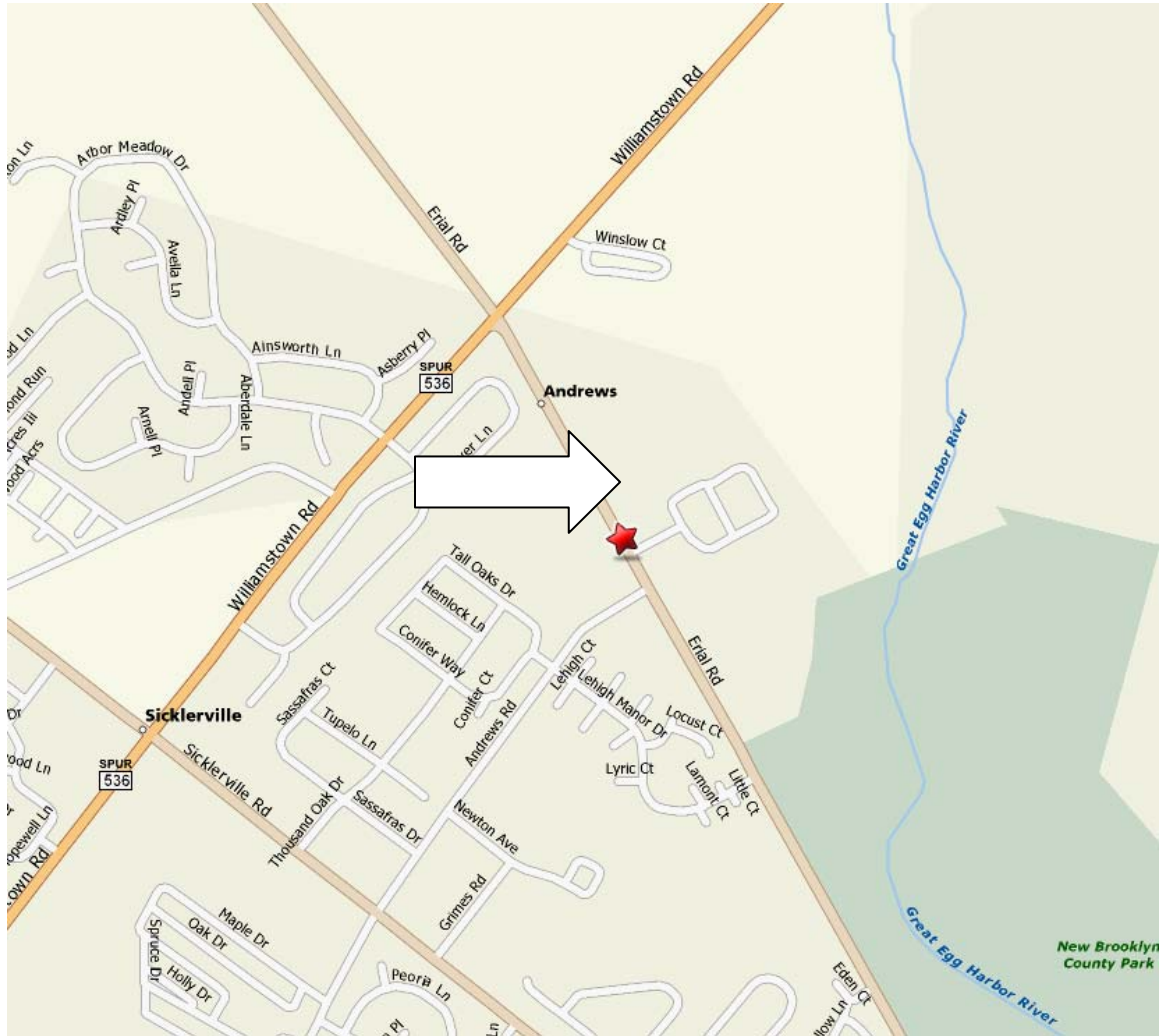
Asking Price: \$1,000,000, or \$74,000 per acre

Additional Comments/Remarks:

1. Text of utility easement available upon request.
2. Approx. 1.25-acre adjacent site, towards front (Erial Road) side of parcel, is also available to obtain additional frontage for security.

ASIV Site #9 Data:

Address: 320 Erial Road (a/k/a “County Route 706”), Sicklerville (Winslow Township, Camden County), New Jersey 08081-3118. Tax Map ID: Block 2904, Lot 4 (Location “F” on Vicinity Map)



Congressional District: 1st
Senior Senator: Frank R. Lautenberg
Junior Senator: Robert Menendez
Representative: Robert E. Andrews

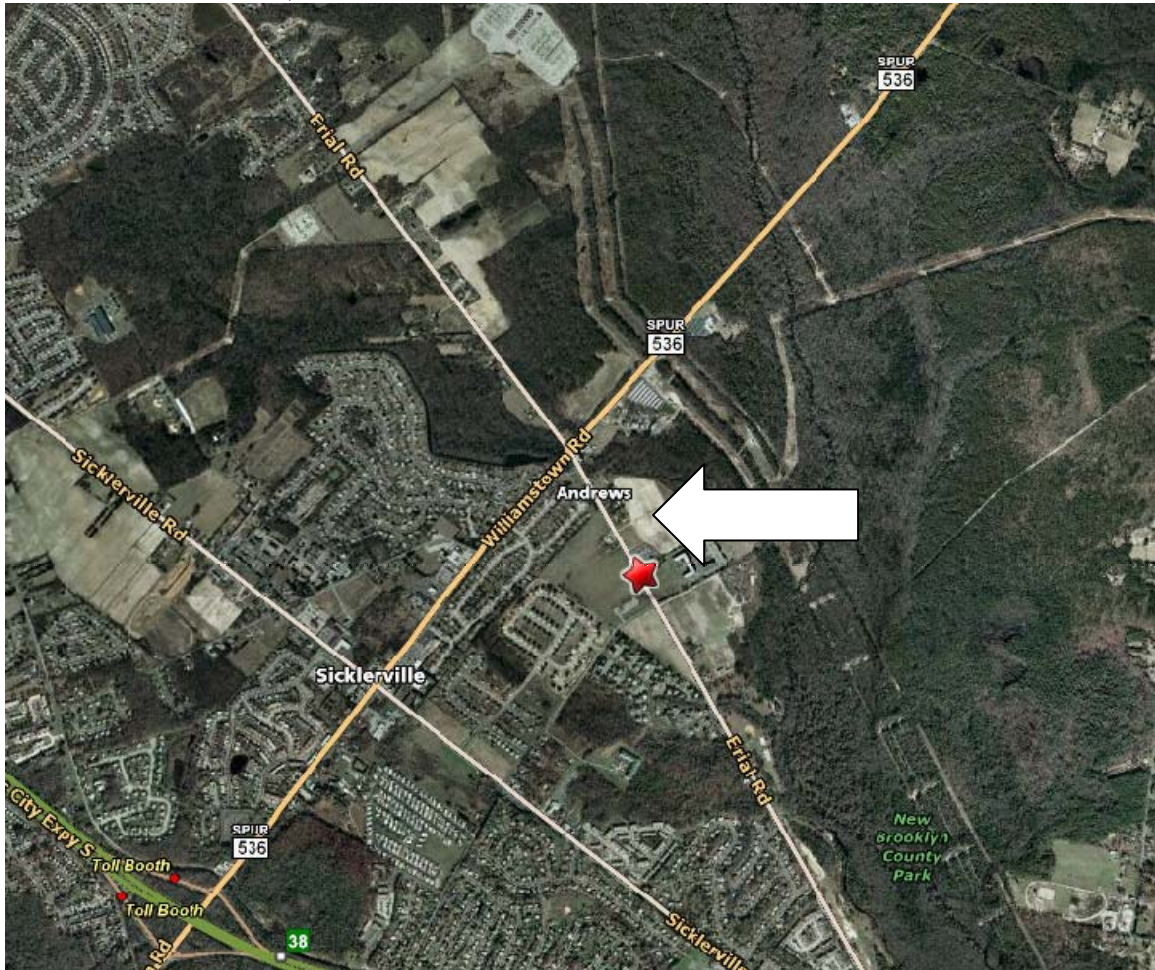
Site Access: Via Erial Road, a/k/a County Road 706

Owner/Authorized Representative Contact Information:

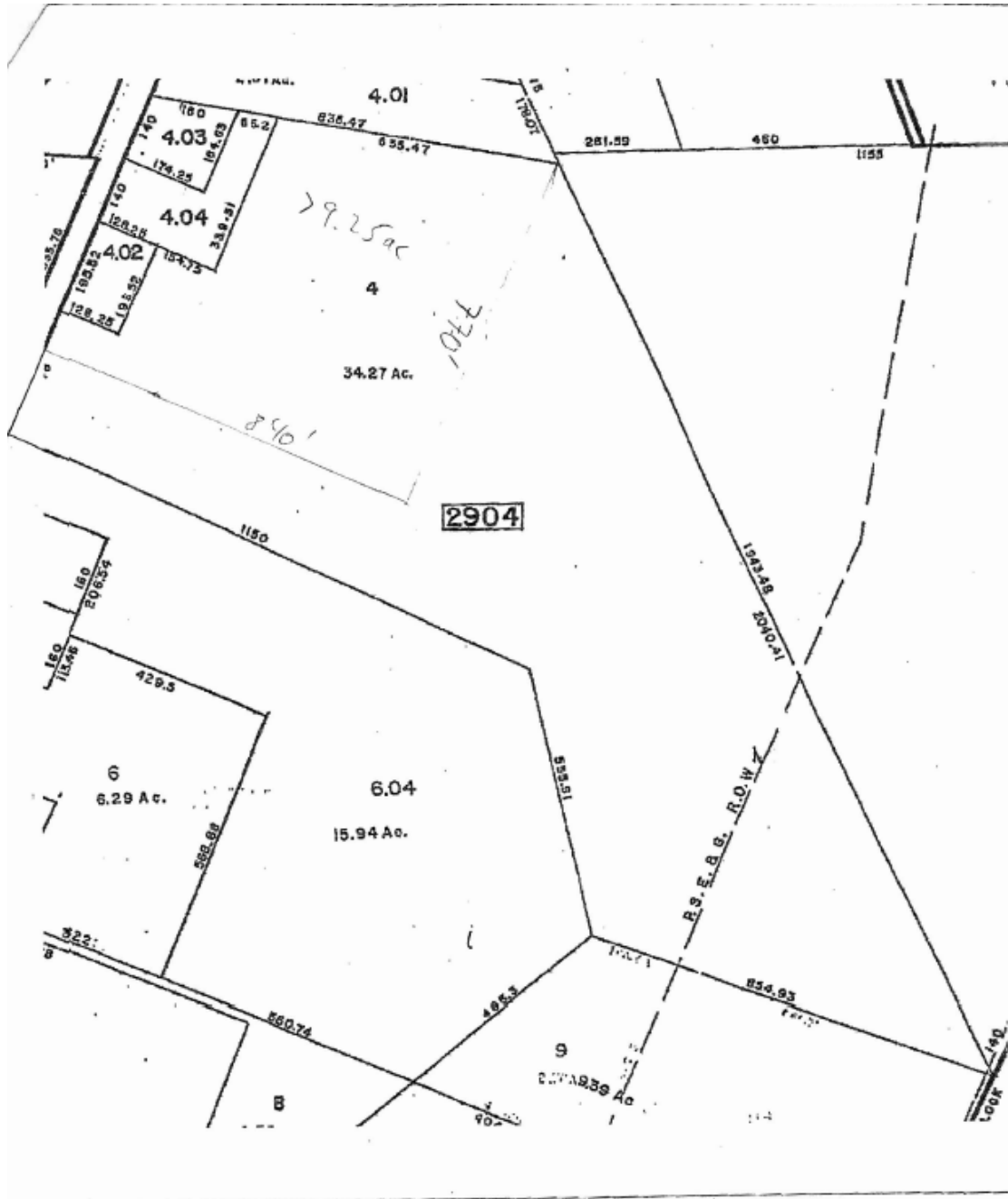
NAME: Ms. Vera Ashong, Realtor, Century 21 CGW Realty
ADDRESS: 2167 Route 70 West, Cherry Hill, New Jersey 08002
PHONE NUMBER: (856) 665-1234, x-21; (856) 220-3972 (cell)
FAX NUMBER: (856) 665-9121
E-MAIL ADDRESS: verac21@netzero.com

Site Description: Level site accessible via public road. Working farmland, approx. 1/3 to 1/2 wooded, no buildings to be demolished or residents to be relocated. Long-distance power transmission line easement in rear of property. Specific layout of Army Reserve “area of interest” is negotiable, but minimum 500’ frontages are available. (See “Remarks”)

aerial view of 320 Erial Road, ASIV Site #9



Site Plan, Camden ASIV Site #9:



©1999 TACONIC DATA Corp. - Data deemed reliable but not guaranteed - Check ordinances for possible revisions

1" = 280'
 1 To 1000000
 (C)



Camden ASIV Site #9, facing north on Erial Road



Camden ASIV Site #9, facing south on Erial Road. Note Power Line in background.



Camden ASIV Site #9, facing south on Erial Road. Note same mailbox as in Figure 3 above.



Camden ASIV Site #9, facing west



Camden ASIV Site #9,, facing south



Camden ASIV Site #9,, facing east

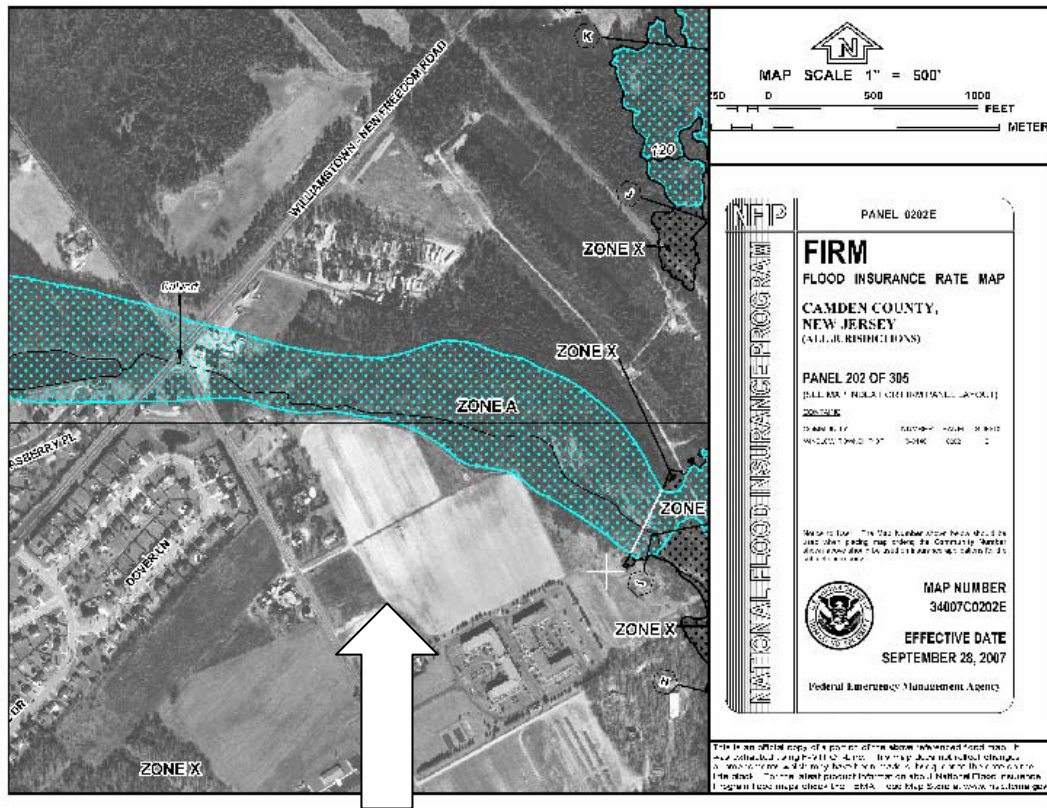
Size: Approximately 34 acres in total. Approx. 10 acres to be discussed for acquisition. (See "Remarks")

Linear feet of site measurements (proposed by Corps of Engineers, subject to final Landowner and Army Reserve approval or modification): North: 655 feet; South: 840 feet; East: 770 feet; West: 604 feet (See "Remarks")

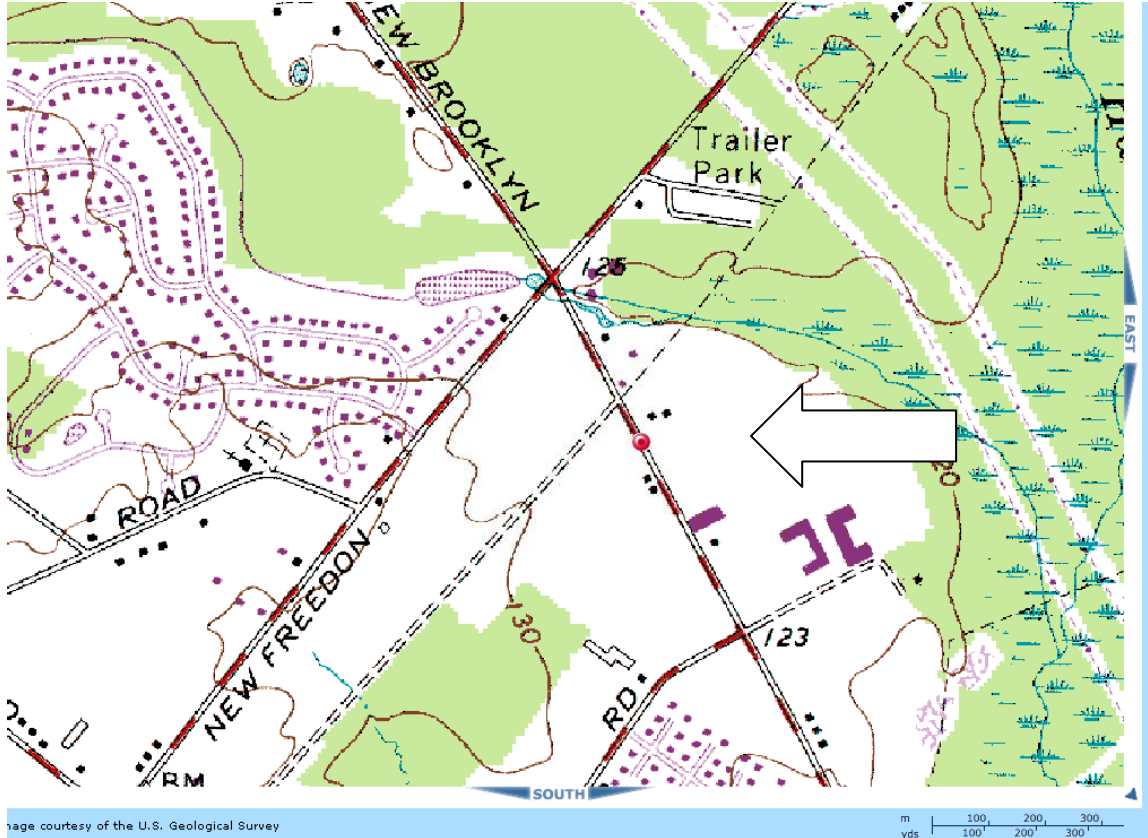
Configuration (Rectangular, square, or other): Other - roughly "trapezoidal" subject to Landowner and Army Reserve approval.

Environmental Concerns Present: NO

Flood Plan Data:



Topography:



Utilities: All located on site along frontage with immediate site access.

Current Use: “Working” farmland.

Buildings on Site:

NO

Relocation of Current Occupants Required:

NO

Demolition Required:

NO

Cut and fill Requirements:

NO (VERIFY!)

Zoning:

Residential

NO

Retail

YES

Commercial

YES (“Minor” Commercial)

Industrial

NO

Light Industrial

NO

Agricultural

NO

Mixed use

YES (Consistent with

“Minor Commercial zoning)

Fenced:

NO

Parking sufficient net useable land available: Yes

Distance to nearest Fire Station: approx. 1.1 mile (Church Road – Sicklerville)

Distance to nearest Fire Hydrant: approx. 0.2 mile, along Erial Road

Distance to nearest Police Station: approx. 4.4 miles

Subject to Easements: YES. (If yes, list easements, type, effective date, termination date, terminate under what conditions?) *Public Service Electric & Gas* ("PSE&G") overhead electrical transmission line easement over rear of property, opposite Erial Road frontage.

Mineral Rights Reserved? NO

Purchase Data:

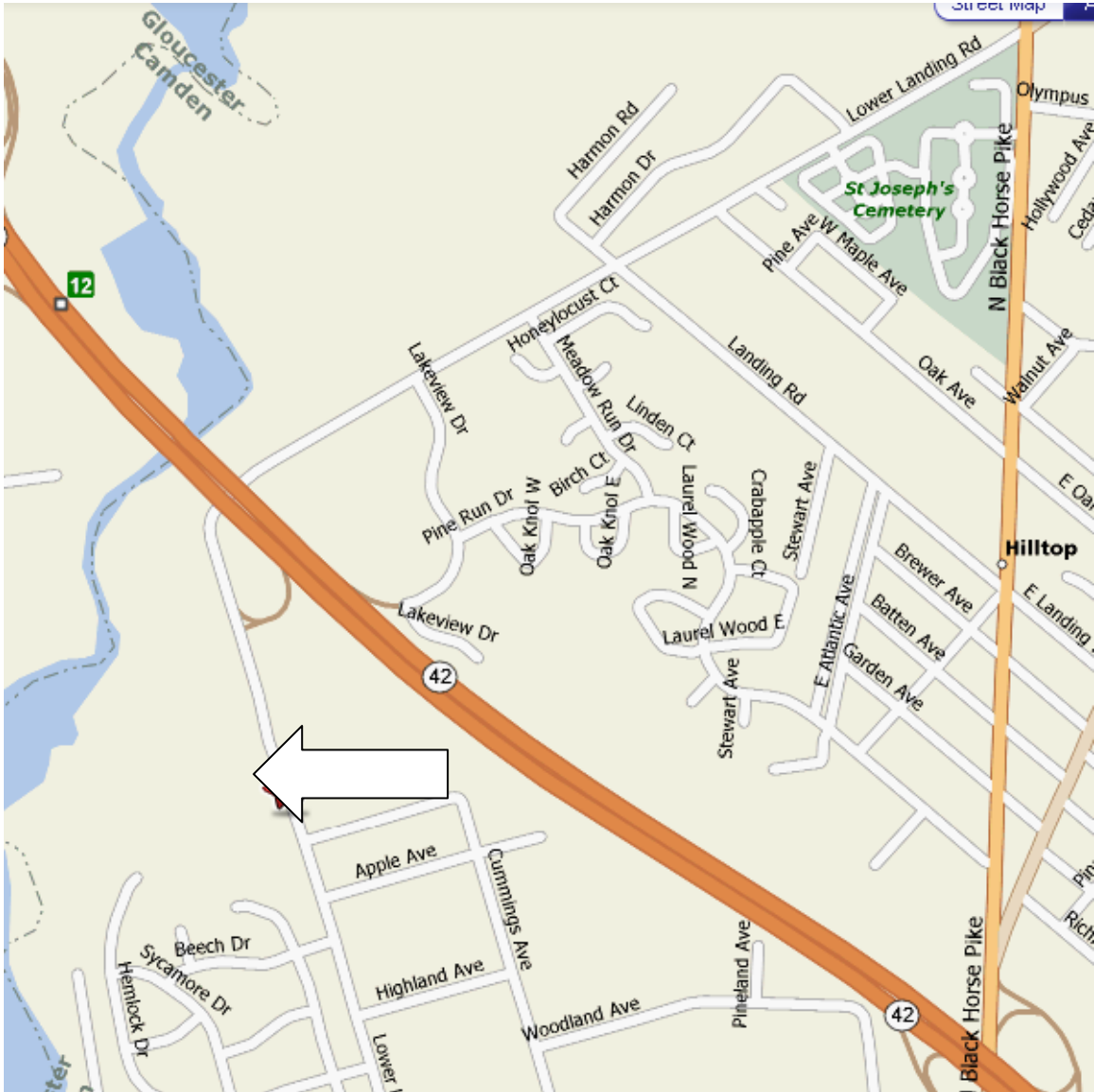
Available Date: Immediate.

Asking Price: \$290,000/acre

Additional Comments/Remarks: Owner amenable to sub-division & sale of approximately 10 acre in front of parcel, accessing Erial Road.

ASIV Site #11 Data:

Address: Gloucester Industrial Park, 851 Lower Landing Road, Blackwood (Gloucester Township) NJ 08012. Tax Map ID: Lot 1, Block 4901 (Location “B” on Vicinity Map)



Congressional District: 1st
Senior Senator: Frank R. Lautenberg
Junior Senator: Robert Menendez
Representative: Robert E. Andrews

Site Access: Via Lower Landing Road and nearby Route 42

Owner/Authorized Representative Contact Information:

NAME: Mitchell R. Davis, d/b/a Davis Enterprises (owner)

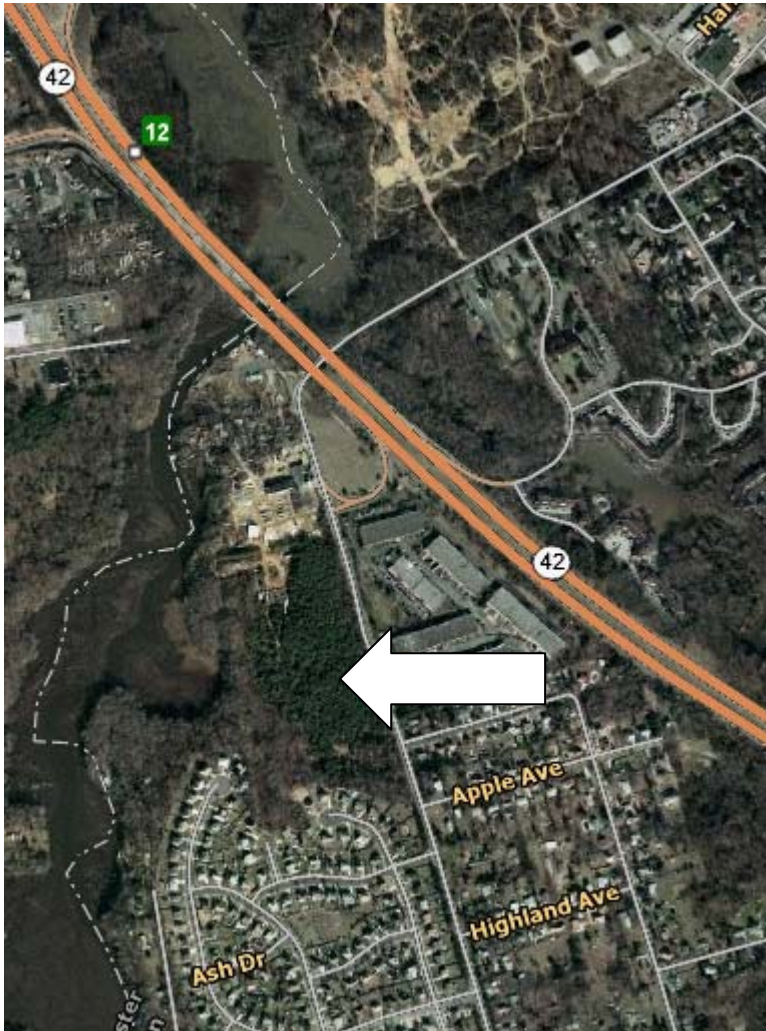
ADDRESS: 6000 Sagamore Drive, Suite 6301, Marlton, New Jersey
08053-3906

PHONE NUMBER: (856) 985-1200 or (609) 980-2900 (cell)

FAX NUMBER: (856) 985-9199

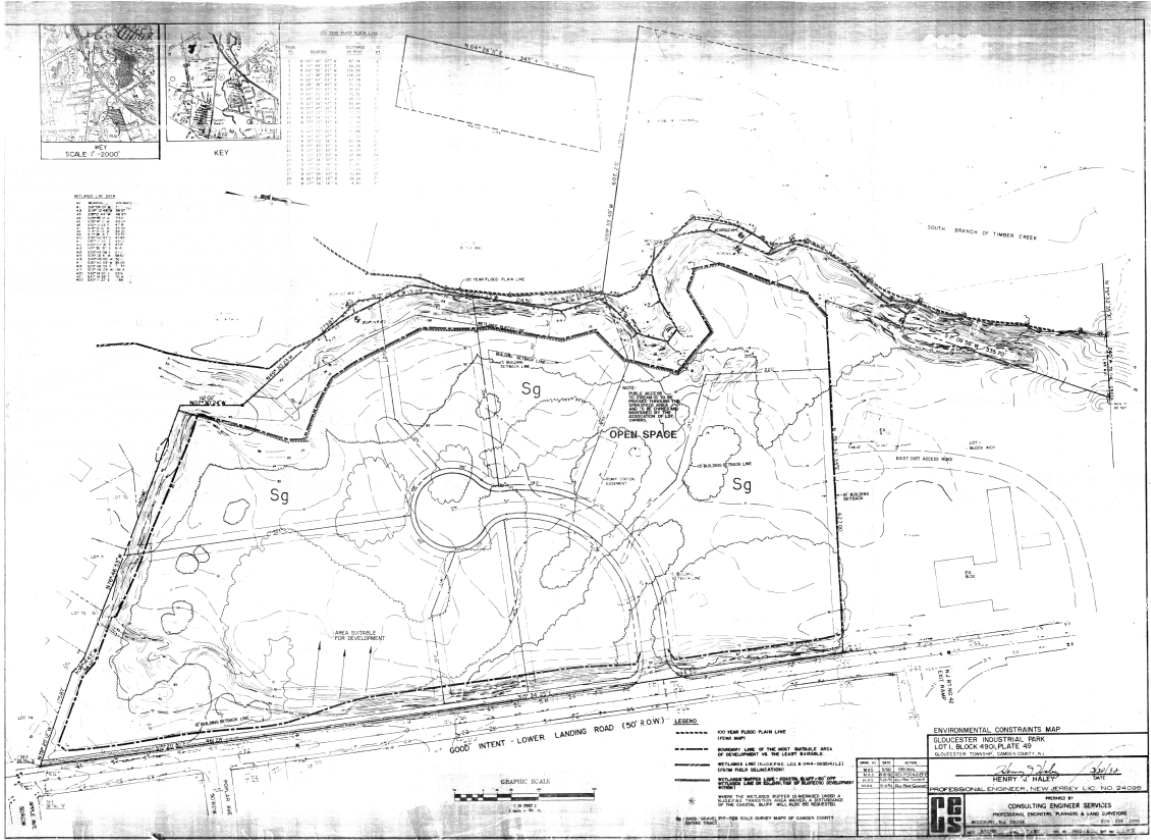
E-MAIL ADDRESS: mdavis@snip.net

Site Description: Level, wooded site in mixed-use (commercial/residential)
area.



Aerial Photo, Camden ASIV Site #11

Site Plan, Camden ASIV Site #11:





Lower Landing Road, facing north



Lower Landing Road, facing south



Interior, facing south boundary



Interior, from Lower Landing Road



Interior



Interior



Interior



Interior



Interior



Interior, facing west, towards creek in background

Size: Approximately 20 acres

Linear feet of site measurements:

North: 1,100 feet

South: 1,455 feet

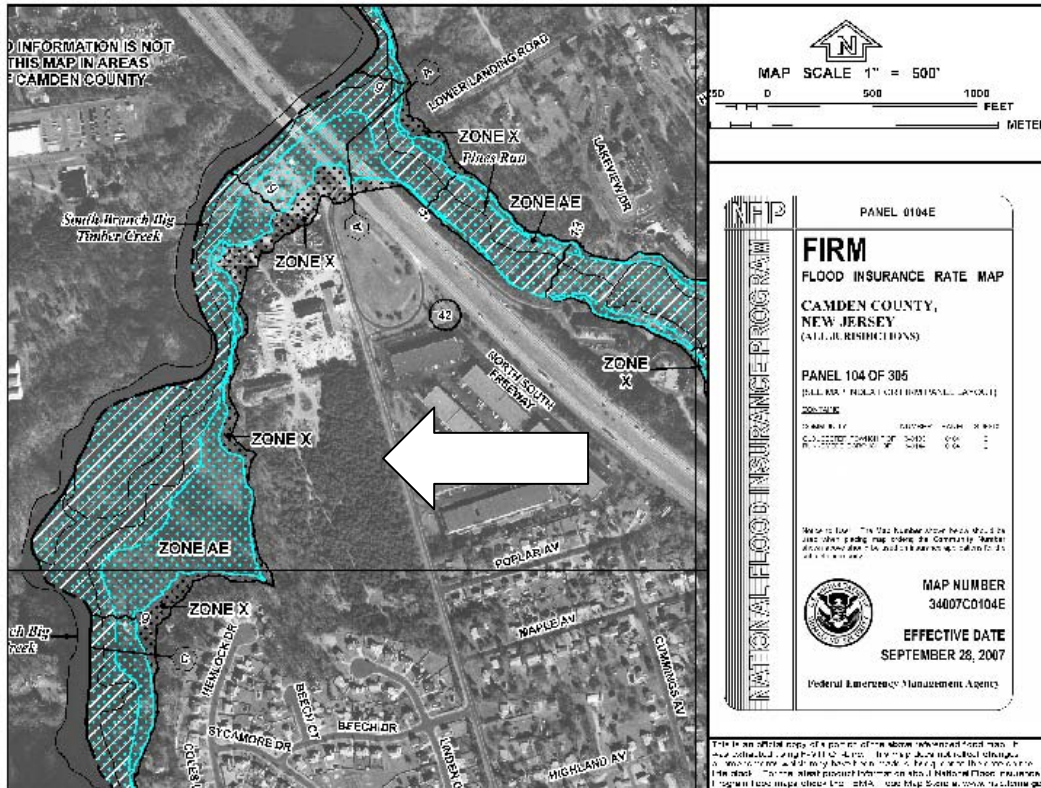
East: 627 feet

West: 655 feet

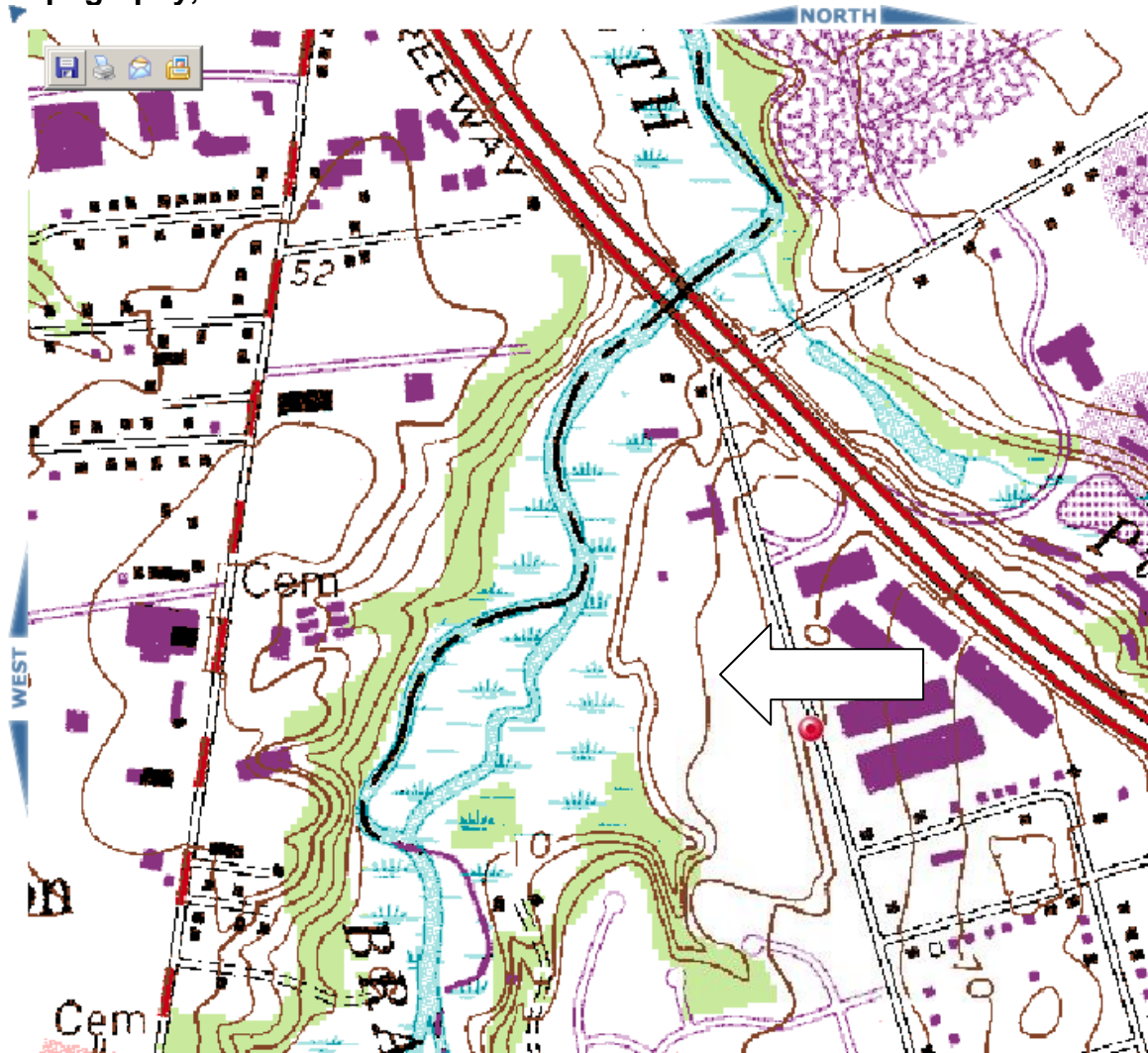
Configuration (Rectangular, square, or other): Other, but generally rectangular

Environmental Concerns Present: No.

Flood Plan Data, Camden ASIV Site #11:



Topography, Camden ASIV Site #11:



Utilities: All located on site along frontage with immediate site access,

Current Use: Vacant, wooded land

Buildings on Site:

NO

Relocation of Current Occupants Required:

NO

Demolition Required:

NO

Cut and fill Requirements:

NO

Zoning:

Residential

NO

Retail

NO

Commercial

YES

Industrial

YES

Light Industrial

YES

Agricultural

NO

Mixed use

NO

Fenced:

NO

Parking sufficient net useable land available:

YES

Distance to nearest Fire Station: Less than one mile

Distance to nearest Fire Hydrant: At curb

Distance to nearest Police Station: Less than one mile

Subject to Easements: **NO (VERIFY)**

(If yes, list easements, type, effective date, termination date, terminate under what conditions?)

Mineral Rights Reserved? **NO**

Purchase Data:

Available Date: Immediate

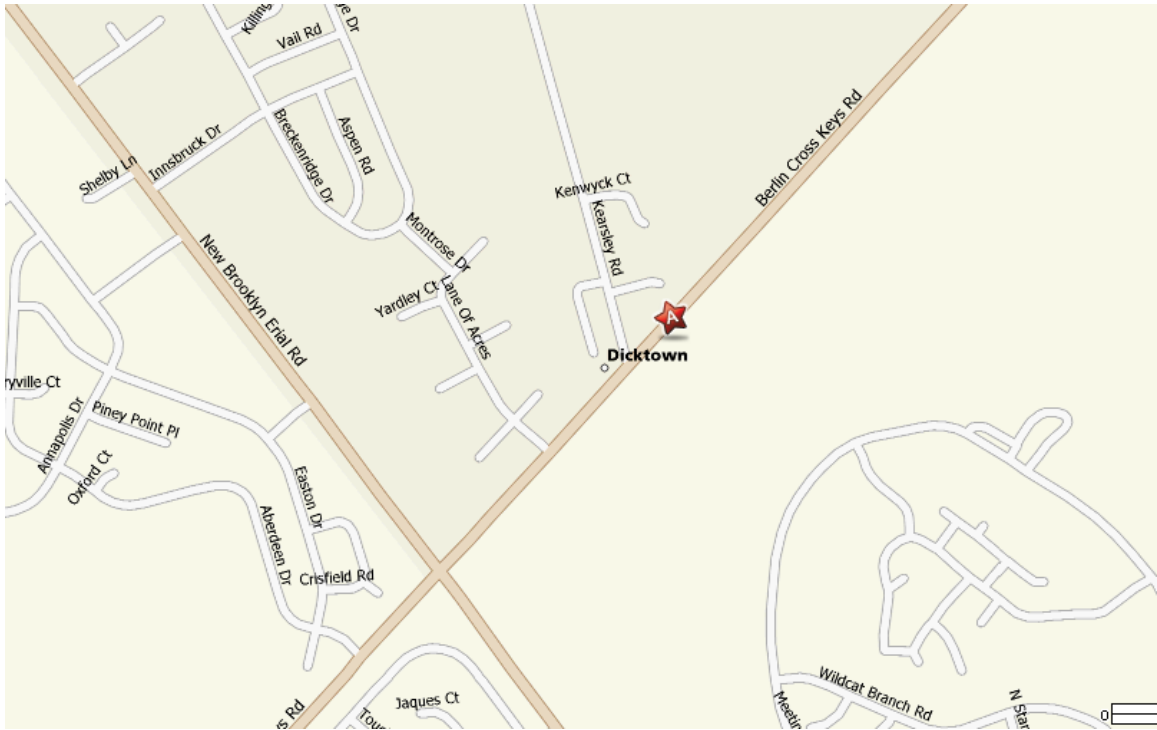
Asking Price: \$1,300,000 (\$65,000 per acre)

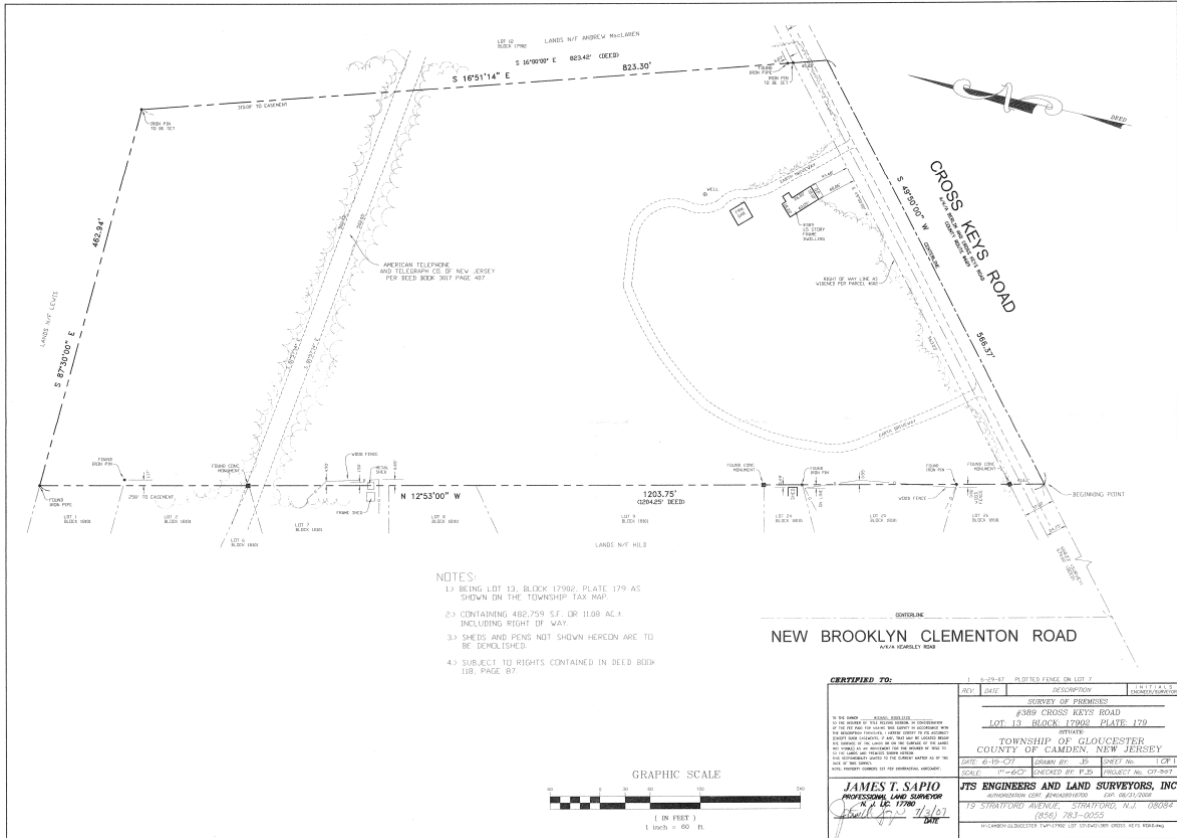
Additional Comments/Remarks: Owner willing to negotiate sale of less than entire parcel, but per-acre asking price would increase. Asking price for entire 20 acres is consistent with Project budget for land. Site is currently a “wooded lot.”

ASIV Site # 12 Data:

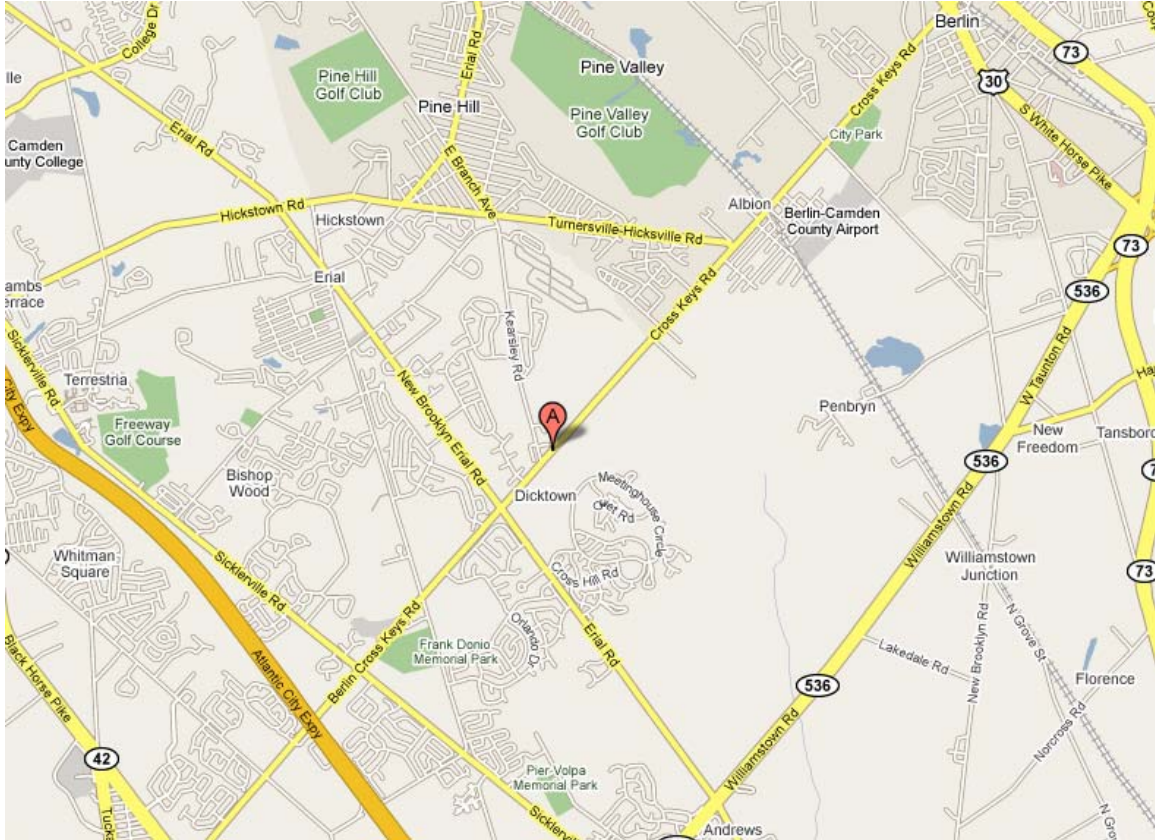
(Prepare an individual site data sheet for each site referred in the ASIV and attach a minimum of four digital photographs of each site)

Address: 389 Cross Keys Road (a/k/a Block 17902, Lot 13, Plate 179), Sicklerville (Dicktown), Gloucester Township, Camden County, New Jersey 08081 (**site location Map Attached**) (**A = 389 Cross Keys Road**):





Site Plan, Site #12, 389 Cross Keys Road, Gloucester Township, NJ



Vicinity Map, Site #12

Congressional District: 1

Senior Senator: Frank R. Lautenberg

Junior Senator: Robert Menendez

Representative: Robert E. Andrews

Site Access: Via Cross Keys Road, a/k/a Berlin and Cross Keys Road, a/k/a County Road 689

Owner/Authorized Representative Contact Information:

NAME: Mr. Warren Collins, Weichert Realty

ADDRESS: Weichert Realtors
54 S Main Street
Mullica Hill NJ 08602

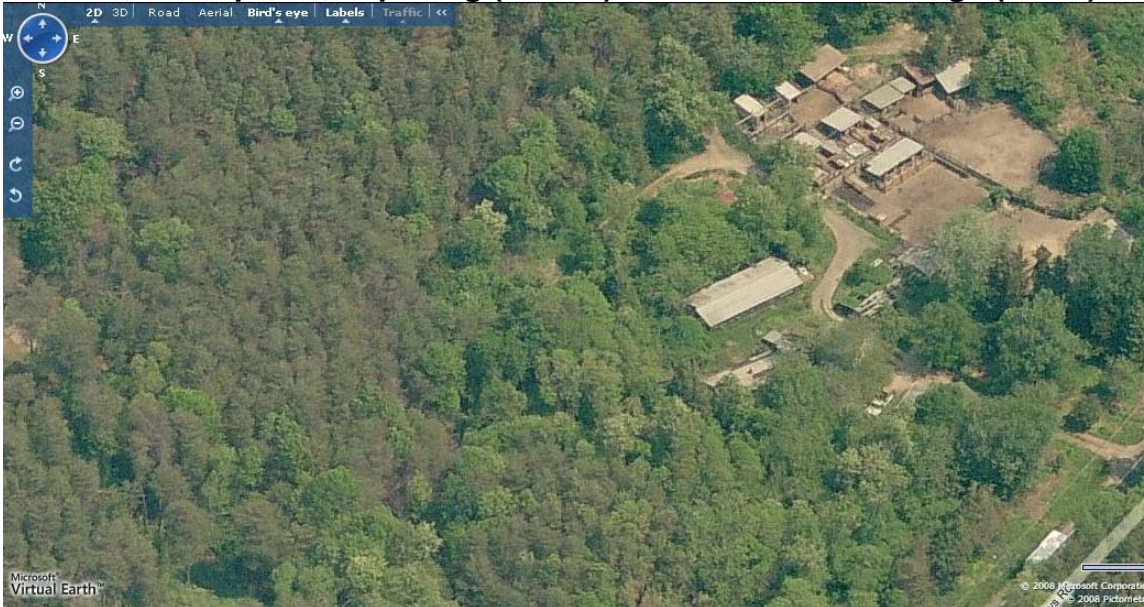
PHONE NUMBER: 856-223-2600 (Ofc); 609-364-3682 (cell)

FAX NUMBER: (856)-478-6018

E-MAIL ADDRESS: warren.collins@weichert.com

Site Description: Unimproved, flat, level, formerly agricultural parcel with approx. 566 feet of frontage along Cross Keys Road a local thoroughfare.

Site #12, aerial photo, depicting (former) obsolete farm buildings (1 of 4)



Site #12, depicting generally flat, level topography (2 of 4)



Site #12, depicting generally flat, level topography (3 of 4)



Site #12, depicting generally flat, level topography (4 of 4)



Size: Approximately 10.8 acres (471,000 square feet) (see "Remark #1")

Linear feet of site measurements: (For Example 753 X 800), or

North: 463 feet (see "Remark #1")

South (along Cross Keys Road): 566 feet

East: 823 feet

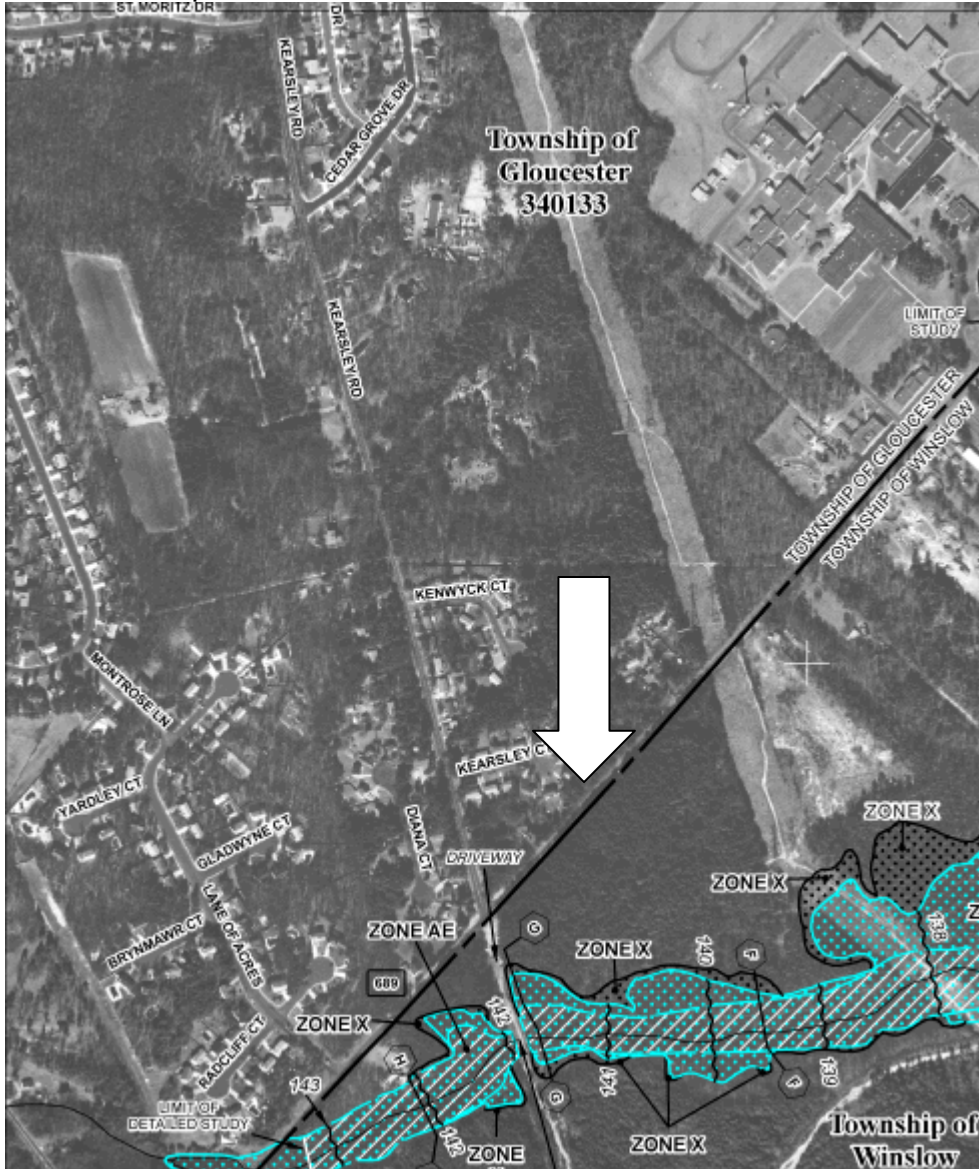
West: 1,200 feet

Configuration (Rectangular, square, or other): Other - Trapezoidal (east and west boundaries are approximately parallel)

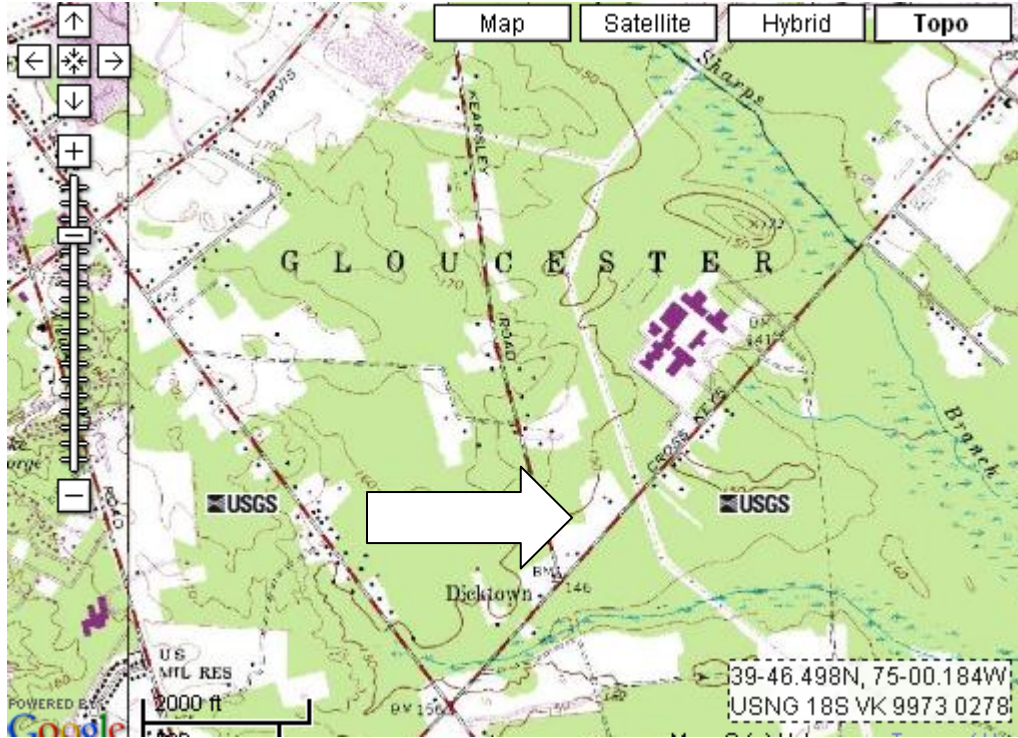
Environmental Concerns Present: NO

(If yes, provide explanation)

Flood Plan Data: NOTE: Site #12, 389 Cross Keys Road, lies outside any FEMA “flood plain” areas.



Topography Aspects: Generally flat and level (see Topo map)



Utilities:

All located on site along frontage with immediate site access, or

Linear feet to Public Water: At curb (See "Remark #1")

Linear feet to Sewer: 300 feet from property line, along Cross Keys Road (subject to road-widening project). (See "Remarks #2 & #3")

Linear feet to Electric: At curb

Linear feet to Gas: At curb

Telephone: At curb

Current Use: Vacant agricultural land

Buildings on Site: Unoccupied dwelling

Relocation of Current Occupants Required: NO

Demolition Required: YES

Cut and fill Requirements: NO

Zoning:

Residential NO

Retail NO

Commercial YES

Industrial NO

Light Industrial NO

Agricultural NO

Mixed use NO

Fenced: NO

Parking sufficient net useable land available: YES

Distance to nearest Fire Station: 2 miles
Distance to nearest Fire Hydrant: 200 feet
Distance to nearest Police Station: 4.5 miles

Subject to Easements: YES

(If yes, list easements, type, effective date, termination date, terminate under what conditions?)

20' wide by 500' Easement to *ATT Co. of New Jersey* for underground telephone line, formerly serving nearby US Army Nike installation, traverses property in east-west direction. (See Camden County Deed Book #3017, Page 407) (NOTE: Copy available upon request.)

Mineral Rights Reserved? NO

Purchase Data:

Available Date: Immediate **Asking Price:** \$2,700,000 (\$250,000 per acre)

Additional Comments/Remarks:

1. Dimensions cited are actual property line distances, but Parcel can be configured to provide required 500-foot minimum Anti-Terrorism Force Protection boundary along rear of lot, while still providing more than required 9 acres minimum size.
2. Water is available along Cross Keys Road, approx. 300 feet from property, and also available at rear of property, from cul-de-sac in residential area.
3. Cross Keys Road, a/k/a County Road 689, is in the process of being widened, into a four-lane thoroughfare, by Camden County. Upon completion, utilities will be extended from their current locations and be adjacent to, or in close proximity to, the subject Property line.