

**APPENDIX FOR THE AREA IN NEED OF
INVESTIGATION REPORT FOR**

685 MT. KEMBLE AVE (“GLEN ALPIN”)
679 MT. KEMBLE AVENUE (“HURSTMONT”)

Investigation Report found under sperate cover

February 2019

Prepared by Heyer, Gruel & Associates

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APPENDIX A

TC-18-196 Directing Planning Board to Undertake Redevelopment Study

RESOLUTION TC 18-196
TOWNSHIP COMMITTEE - TOWNSHIP OF HARDING
MORRIS COUNTY, NEW JERSEY
NOVEMBER 19, 2018

**RESOLUTION AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY
INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPERTIES QUALIFY FOR
DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT
PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law the Township Committee ("Township Committee") of the Township of Harding (the "Township") must authorize the planning board of the Township (the "Planning Board") to conduct a preliminary investigation of the area and make recommendations to the Township Committee; and

WHEREAS, the Township Committee believes it is in the best interest of the Township that the Planning Board undertake an investigation and study of the real property commonly designated as Block 27, Lot 2 (679 Mt. Kemble Avenue) and Block 34, Lot 1 (685 Mt. Kemble Avenue) on the tax map of the Township, inclusive of any and all streets, "paper" streets, private drives and right of ways (the "Study Area") to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment; and

WHEREAS, the Township Committee desires to explore whether the Study Area may be an appropriate area for consideration for the program of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, prior to the Township Committee making a determination as to whether the Study Area qualifies as an area in need of redevelopment, the Township Committee must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria of an area in need of redevelopment set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Committee wishes to direct the Township Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5, and in accordance with the investigation and hearing process set forth at N.J.S.A. 40A:12A-6.

BE IT RESOLVED, that the Township Committee of the Township of Harding hereby directs the Harding Township Planning Board to conduct the necessary investigations and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as an area in need of redevelopment under the criteria and pursuant to the public hearing process set forth in N.J.S.A. 40A:12A-1, et seq.; and

BE IT FURTHER RESOLVED, that the redevelopment area determination shall further authorize the municipality to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, other than the use of the power of eminent domain (hereinafter referred to as "Non-Condensation Redevelopment Area"); and

BE IT FURTHER RESOLVED, that the Planning Board shall submit its findings and recommendations to the Township Committee in the form of a Resolution with supportive documentation; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Township Clerk, Chief Financial Officer and Township Planning Board and Planning Board Secretary.

RESOLUTION TC 18-xxx
TOWNSHIP COMMITTEE - TOWNSHIP OF HARDING
MORRIS COUNTY, NEW JERSEY
NOVEMBER 19, 2018

**RESOLUTION AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY
INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPERTIES QUALIFY FOR
DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT
PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.**

DATED: November 19, 2018

I, Lisa A. Sharp, Municipal Clerk of the Township of Harding, County of Morris, State of New Jersey, do hereby certify the foregoing resolution to be a true and correct copy of a resolution adopted by the Township Committee at the meeting held on November 19, 2018.



Lisa A. Sharp, Municipal Clerk

Vote on Resolution:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN
Ms. DiTosto		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPENDIX B

GLEN ALPIN: Survey of property

(It should be noted this not a certified copy)

APPENDIX C

GLEN ALPIN: Property Detail Card

New Search

Block: 34 Prop Loc: 685 MT KEMBLE AVE Owner: TOWNSHIP OF HARDING/HARDING LAND TR Square Ft: 9018
 Lot: 1 District: 1413 HARDING Street: BLUE MILL RD BOX 666 Year Built: 1874
 Qual: 15F Class: 15F City State: NEW VERNON, NJ 07976 Style: CL

Prior Block: Acct Num: Addl Lots: EPL Code: 4 1 381
 Prior Lot: Mtg Acct: Land Desc: 9.57 AC Statute: 54:4-3
 Prior Qual: Bank Code: 0 Bldg Desc: 2.5 SB G2 P Initial: 121204 Further: 000000
 Updated: 11/19/13 Tax Codes: 10 /10 Class4Cd: 0 Desc: HISTORIC SITE
 Zone: PL Map Page: Acreage: 9.57 Taxes: 0.00 / 0.00

Additional Information

Sale Information

Sale Date: 10/18/04 Book: 6186 Page: 39 Price: 34 NU#: 15
 Sr1a Date Book Page Price NU# Ratio Grantee
[More Info](#) 10/18/04 6186 39 34 15 0 TOWNSHIP OF HARDING ET AL

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
2019	TOWNSHIP OF HARDING/HARDING LAND TR BLUE MILL RD BOX 666 NEW VERNON, NJ 07976	439300	0	2174300	15F
2018	TOWNSHIP OF HARDING/HARDING LAND TR BLUE MILL RD BOX 666 NEW VERNON, NJ 07976	439300	0	2174300	15F
2017	TOWNSHIP OF HARDING/HARDING LAND TR BLUE MILL RD BOX 666 NEW VERNON, NJ 07976	439300	0	2174300	15F
2016	TOWNSHIP OF HARDING/HARDING LAND TR BLUE MILL RD BOX 666 NEW VERNON, NJ 07976	439300	0	2174300	15F
2015	TOWNSHIP OF HARDING/HARDING LAND TR BLUE MILL RD BOX 666 NEW VERNON, NJ 07976	439300	0	2174300	15F
2014	TOWNSHIP OF HARDING/HARDING LAND TR BLUE MILL RD BOX 666 NEW VERNON, NJ 07976	439300	0	2174300	15F
2013	TOWNSHIP OF HARDING ET AL BLUE MILL RD BOX 666 NEW VERNON, NJ 07976	439300	0	2174300	15C
2012	TOWNSHIP OF HARDING ET AL BLUE MILL RD BOX 666 NEW VERNON, NJ 07976	439300	0	2174300	15C

*Click on Underlined Year for Tax List Page

APPENDIX D

GLEN ALPIN: Property Record Card

[illegible]

APPENDIX E

GLEN ALPIN: Detail of Tax Map

APPENDIX F

GLEN ALPIN: 2004 Deed Purchase of property by Township and Harding Land Trust from
Liang-Bin Jean and Su-Hsiang Jean



2004-130054

Deed

This Deed is made on October 18, 2004

BETWEEN

Liang-Bin Jean and Su-Hsiang Jean, Husband and Wife

whose post office address is

508 Tempe Wick Road, Morristown, New Jersey 07960

referred to as the Grantor,

AND

Township of Harding, a New Jersey municipal corporation having an address of Blue Mill Road, Box 666, New Vernon, New Jersey 07976, with respect to an undivided 85.72 percent interest, and the Harding Land Trust, a New Jersey nonprofit corporation having an address of P.O. Box 576, New Vernon, New Jersey 07976, with respect to an undivided 14.28 percent interest, as tenants in common.

whose post office address is

referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of One Million Four Hundred Thousand and 00/100 (\$1,400,000.00) Dollars. The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Harding

Block No. 34

Lot No. 1

Qualifier No.

Account No.

☐ No property tax identification number is available on the date of this Deed. (Check Box if Applicable.)

3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of Harding and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

BEING the same premises conveyed to Grantor by Deed of Thelma Cantelino DeCarlo and Christopher J. DeCarlo dated April 8, 2002 and recorded on April 16, 2002 in the Morris County Clerk's Office in Deed Book 5598, page 295.

Subject to state, municipal and zoning regulations, easements, covenants and restrictions of record, if any, and such state of facts as an accurate survey may reveal.

The property labeled "Green Acres Participation Area" on the survey is being purchased with Green Acres funding and is subject to Green Acres rules against disposal or diversion to a use other than recreation and conservation purposes.

Deed restriction to run with the land. Any or all portion of the subject property shall not be used for affordable housing or multiple unit housing.

JOAN BRAMHALL - MORRIS COUNTY CLERK
DATE 10 25 2004 TIME 01 17 PM PAGES 6
CONSIDERATION 1,400,000.00 \$
55.00 COPE COUNTY FEES
35.00 STPG STATE PAGE FEE
90.00 TOTAL RECORDING FEES
.00 TOTAL TRANSFER TAX FEES
JH-CHG COOPER

Prepared by: (print signer's name below signature)

S. Joseph Oey Esq

(For Recorder's Use Only)

Cooper



LEGAL DESCRIPTION

Description of property known as Tax Lot 1, Block 34, Township of Harding, Morris County, New Jersey.

Being the same premises conveyed to Liang-Bin Jean and Su-Hsiang Jean, husband and wife by deed from Thelma Cantelmo DeCarlo and Christopher J. DeCarlo, husband and wife dated April 8, 2002 and recorded in the Morris County Clerk's Office on April 16, 2002 in Deed Book 5598, page 295.

BEGINNING at a point in the northwesterly sideline of Mount Kemble Avenue, New Jersey State Highway Route 202 in the southwesterly line of lands now or formerly of Gerhardt and Gladys Wagner, said point having New Jersey State Plane Coordinates NAD 83 of North 700,397.96, East 485,106.74, running thence

1. Along the northwesterly sideline of Mount Kemble Avenue in a southwesterly direction on a curve to the left with a radius of 988.37 feet an arc distance of 13.70 feet to a point of tangency; thence
 2. Still along the northwesterly sideline of Mount Kemble Avenue, South 18 degrees 31 minutes 26 seconds West a distance of 410.02 feet to a point of curvature; thence
 3. Still along the northwesterly sideline of Mount Kemble Avenue in a southwesterly direction on a curve to the right with a radius of 922.37 feet an arc distance of 248.68 feet to a point of compound Curvature; thence
 4. Still along the northwesterly sideline of Mount Kemble Avenue in a northwesterly direction on a curve to the right with a radius of 25.00 feet an arc distance of 33.12 feet to a point of tangency in the northerly sideline of Tempe Wick Road, County Road No. 646; thence
 5. Along the northerly sideline of Tempe Wick Road, North 70 degrees 07 minutes 34 seconds West a distance of 91.00 feet to a point; thence
 6. Still along the northerly sideline of Tempe Wick Road, North 76 degrees 39 minutes 04 seconds West a distance of 172.58 feet to a point; thence
 7. North 81 degrees 09 minutes 44 seconds West a distance of 139.55 feet to a point; thence
-
8. North 08 degrees 50 minutes 16 seconds East a distance of 197.00 feet to a point; thence
 9. North 59 degrees 11 minutes 14 seconds West a distance of 90.14 feet to a point; thence
 10. North 33 degrees 52 minutes 44 seconds West a distance of 106.98 to a point; thence
 11. North 24 degrees 51 minutes 46 seconds East a distance of 432.96 feet to a point in the southwesterly sideline of lands now or formerly of Gerhardt and Gladys Wagner; thence
 12. Along said lands, South 88 degrees 31 minutes 54 seconds East a distance of 115.00 feet to a point; thence
 13. Still along said lands, South 69 degrees 26 minutes 14 seconds East a distance of 507.08 feet to the northwesterly sideline of Mount Kemble Avenue and the point or place of BEGINNING.

Containing 9.575 acres more or less.

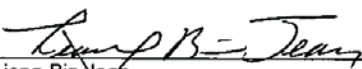
DB06186P040

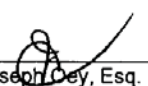
The street address of the Property is:
685 Mt. Kemble Avenue, Harding, New Jersey.

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

 (Seal)
Liang-Bin Jean


S. Joseph Oey, Esq.

 (Seal)
Su-Hsiang Jean

(Seal)

STATE OF NEW JERSEY, COUNTY OF MORRIS
I CERTIFY that on October 18, 2004
Liang-Bin Jean and Su-Hsiang Jean

SS.

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

(a) was the maker of this Deed;

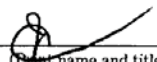
(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 1,400,000.00

as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO:

Amy Fleischmann, Esq.
The Trust for Public Land d/b/a TPL-New Jersey,
a California nonprofit corporation
666 Broadway, 9th Floor
New York, New York 10012


(Print name and title below signature)
S. Joseph Oey, Attorney at Law of the State of
New Jersey



STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR
EXEMPTION
(c. 49, P.L. 1968)ALL-STATE Legal, A Division of
ALL-STATE® International, Inc.
908-272-0800or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF MORRIS

SS.

FOR RECORDER'S USE ONLY

Consideration \$ _____
Realty Transfer Fee \$ _____
Date _____ By _____

* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent Liang-Bin Jean (Name), being duly sworn according to law upon his/her oathdeposes and says that he/she is the Grantor in a deed dated Oct. 18, 2004,
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)transferring real property identified as Block No. 34 Lot No. 1located at 685 Mt. Kemble Avenue, Harding, New Jersey
(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1,400,000.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

Transfer to a municipality, agency or subdivision thereof.

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN AP-PROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P. L. 1975 for the following reason(s):

- A) SENIOR CITIZEN (See Instruction #8.)
-
- ☐
- Grantor(s) 62 yrs. of age or over. *
-
- ☐
- One or two-family residential premises.

- ☐
- Owned and occupied by grantor(s) at time of sale.
-
- ☐
- No joint owners other than spouse or other qualified exempt owners.

- B) BLIND (See Instruction #8.)
-
- ☐
- Grantor(s) legally blind. *
-
- ☐
- One- or two-family residential premises.
-
- ☐
- Owned and occupied by grantor(s) at time of sale.
-
- ☐
- No joint owners other than spouse or other qualified exempt owners.

- DISABLED (See Instruction #8.)
-
- ☐
- Grantor(s) permanently and totally disabled. *
-
- ☐
- One or two-family residential premises.
-
- ☐
- Receiving disability payments.
-
- ☐
- Owned and occupied by grantor(s) at time of sale.
-
- ☐
- Not gainfully employed.
-
- ☐
- No joint owners other than spouse or other qualified exempt owners.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

- C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)
-
- ☐
- Affordable According to HUD Standards.
-
- ☐
- Meets Income Requirements of Region.
-
- ☐
- Reserved for Occupancy.
-
- ☐
- Subject to Resale Controls.

- D) NEW CONSTRUCTION (See Instruction #9.)
-
- ☐
- Entirely new improvement.
-
- ☐
- Not previously used for any purpose.
-
- ☐
- Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me
this 18th
day of October, 2004Liang-Bin Jean
Name of Deponent (sign above line)
Liang-Bin JeanLiang-Bin Jean & Su-Hsiang Jean
Name of Grantor (type above line)S. Joseph Oey, Attorney at Law of
the State of New Jersey508 Tempe Wick Road
Morristown, NJ 07960
Address of Deponent508 Tempe Wick Road
Morristown, NJ 07960
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.
This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - To be retained by County.

DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)

TRIPLICATE - Is your file copy.

0806186P042

ORIGINAL AND COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

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

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

LIANG-BIN JEAN & SU-HSIANG JEAN

Current Resident Address:

Street: 508 Tempe Wick Road

City, Town, Post Office

Morristown

State

NJ

Zip Code

07960

Home Phone

Business Phone

(973) 656-0610

(973) 656-9194

PROPERTY INFORMATION (Brief Property Description)

Block(s)

34

Lot(s)

1

Qualifier

Street Address:

685 Mt. Kemble Avenue

City, Town, Post Office

Harding

State

NJ

Zip Code

Seller's Percentage of Ownership

100%

Consideration

\$1,400,000

Closing Date

October 19, 2004

SELLER ASSURANCES (Check the Appropriate Box)

1. ☒ I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.

SELLER(S) DECLARATION

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

Oct. 19, 04
Date

LIANG-BIN JEAN

(Seller)

Signature

Please indicate if Power of Attorney or Attorney in Fact

Oct. 19, 04
Date

SU-HSIANG JEAN

(Seller)

Signature

Please indicate if Power of Attorney or Attorney in Fact

DB06186P043

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER
(Chapter 49, P.L. 1968, as amended through Chapter 66, P.L. 2004)

To be recorded with deed pursuant to Chapter 49, P.L. 1968, as amended by Chapter 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY OF

Morris

} ss.

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by buyer \$ _____
Date _____ By _____

(1) **PARTY OR LEGAL REPRESENTATIVE** (See Instructions # 3 and #4 on reverse side)Deponent, Roger S. Clapp, being duly sworn according to law upon his/her oath,
(Name)deposes and says that he/she is the Legal Representative in a deed dated Oct. 18, 2004 transferring
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)real property identified as Block number 34 Lot number 1 located at
685 Mt. Kemble Ave Harding Twp MoCo and annexed thereto.
(Street Address, Municipality, County)(2) **CONSIDERATION** \$ 1,400,000 (See Instructions #1 and #5 on reverse side)

If entire consideration is in excess of \$1,000,000:

(A) When Grantee pays:

☐ Zoned for residential use, whether improved or not. ☐ Paid by grantee.

(B) When Grantee does not have to pay, fill out below:

☐ Property zoning at date of transfer _____
☐ Property class if not zoned residential. Circle applicable class(es): 1 2 3A 3B 4A 4B 4C 15

Property classes: 1-Vacant Land, 2- Residential, 3A-Farm (Regular), 3B-Farm (Qualified), 4A-Commercial, 4B-Industrial, 4C-Apartment, 15-Public Property

(3) **FULL EXEMPTION FROM FEE** (See Instruction #6 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(b) transfer to the Township of Harding

Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 66, P.L. 2004.

Subscribed and sworn to before me
this 19th day of October, 2004Angela C. [Signature]Attorney at Law
State of New Jersey

Roger S. Clapp
Signature of Deponent
Roger S. Clapp
Deponent Address
Township of Harding

Township of Harding
Grantor Name
a New Jersey municipal corporation, Blue Hill Rd.
Box 668, New Vernon, NJ
Grantee Address at Time of Sale

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

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APPENDIX G

GLEN ALPIN: 2004 Easement Agreement for Waterline with Liang-Bin Jean and Su-Hsiang Jean



EASEMENT

This Easement (this "Easement") is made as of October 19, 2004 by and among LIANG-BIN JEAN and SU-HSIANG JEAN, husband and wife, having an address at 1 Tempe Wick Road, Morristown, NJ 07960, who shall collectively be referred to herein as "Bin Jean", and the TOWNSHIP OF HARDING, a New Jersey municipal corporation, having an address at Kirby Municipal Building, 21 Blue Mill Road, New Vernon, NJ 07976 (the "Township") and the HARDING LAND TRUST, a New Jersey nonprofit corporation, having an address at P.O. Box 576, New Vernon, NJ 07976 ("HLT").

WHEREAS, Bin Jean owns in fee simple that certain piece or parcel of land in the Township of Harding, Morris County, State of New Jersey, which real property is referred to on the tax maps thereof as Block 34, Lot 1.01 (the "Bin Jean Parcel"); and

WHEREAS, the Township and HLT own in fee simple that certain piece or parcel of land in the Township of Harding, Morris County, State of New Jersey, which real property is referred to on the tax maps thereof as Block 34, Lot 1 (the "Township/ HLT Parcel"); and

WHEREAS, Bin Jean desires to provide certain easement rights affecting the Bin Jean Parcel to benefit the Township/HLT Parcel; and

WHEREAS, the Township and HLT desire to provide certain easement rights affecting the Township/ HLT Parcel to benefit the Bin Jean Parcel; and

WHEREAS, the parties hereto have agreed to provide said easement rights for their mutual benefit on the terms contained herein.

NOW THEREFORE, in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do grant and convey unto each other the mutual easements as set forth herein.

1. Grant of Easement.

- a. Bin Jean does hereby give, grant, bargain and convey to the Township and HLT, a permanent easement over and across a portion of Bin Jean's Parcel that is within 10 feet of the water pit shown on Schedule A attached hereto and made a part hereof (the "Water Pit"), and over and across a portion of Bin Jean's Parcel that is lying 10 feet on each side of the line marked "approximate location of water line", shown on Schedule A attached hereto and made a part hereof (collectively, "Bin Jean Parcel Easement Area").
- b. The Township and HLT do hereby give, grant, bargain and convey to Bin Jean, a permanent easement over and across a portion of the

10
Cesper

Township/HLT Parcel that is lying 10 feet on each side of the line marked "approximate location of water line", shown on Schedule A attached hereto and made a part hereof (collectively, "Township/ HLT Parcel Easement Area").

2. Limitations on Use.

- a. The Township and HLT shall use the Bin Jean Parcel Easement Area solely for the maintenance, operation and repair of the Water Pit and the underground water line servicing the property known as Glen Alpin. The Township and HLT shall have the right to take thereon and remove therefrom all necessary tools, machinery, appurtenances, materials and personnel used in connection with the maintenance, operation and repair of the Water Pit and said water line.
- b. Bin Jean shall use the Township/HLT Parcel Easement Area solely for the maintenance, operation and repair of the underground water line servicing the house owned by Bin Jean. Bin Jean shall have the right to take thereon and remove therefrom all necessary tools, machinery, appurtenances, materials and personnel used in connection with the maintenance, operation and repair of said water line.

3. Ingress and Egress.

- a. Bin Jean hereby grants to the Township and HLT, their officers, agents, employees and necessary personnel, the non-exclusive right of ingress and egress to and from the Bin Jean Parcel Easement Area, but only to the extent reasonably necessary to effectuate the purposes set forth herein.
- b. The Township and HLT hereby grant to Bin Jean, his agents, employees and necessary personnel, the non-exclusive right of ingress and egress to and from the Township/HLT Parcel Easement Area, but only to the extent reasonably necessary to effectuate the purposes set forth herein.

4. Maintenance.

- a. The Township and HLT agree to maintain the Water Pit and the water line servicing the property known as Glen Alpin at the Township and HLT's sole cost and expense. The Township and HLT further agree to repair any damage caused by the Township and HLT's maintenance, operation or repair of the Water Pit or such water line.
- b. Bin Jean agrees to maintain the water line servicing Bin Jean's house at Bin Jean's sole cost and expense. Bin Jean further agrees to repair

any damage caused by Bin Jean's maintenance, operation or repair of such water line.

5. **Indemnification.**

- a. The Township and HLT, and their successors and assigns, agree to indemnify, defend and hold harmless Bin Jean, and his successors and assigns, from any claims, actions, damages, liability, costs or expenses, including, without limitation, reasonable attorneys' fees, arising from The Township's or HLT's, or their employee's or agent's presence upon the Bin Jean Parcel Easement Area and the maintenance, operation and repair of the Water Pit or the water line servicing the Glen Alpin Property.
- b. Bin Jean and their successors and assigns, agree to indemnify, defend and hold harmless the Township and HLT, and their successors and assigns, from any claims, actions, damages, liability, costs or expenses, including, without limitation, reasonable attorneys' fees, arising from Bin Jean's or their employee's or agent's presence upon the Township/ HLT Parcel Easement Area and the maintenance, operation and repair of the water line servicing Bin Jean's house.

6. **Breach.** In the event of breach of this Easement, the aggrieved party shall be entitled to institute proceedings for full and adequate relief from the consequences of said breach, including, without imitation, the right to seek injunctive relief, in addition to any other remedy at law or in equity.

7. **Successors and Assigns.** This Easement shall bind and inure to the benefit of the parties hereto and their respective heirs, representatives, successors and assigns.

8. **Entire Agreement.** This Easement constitutes the entire agreement between the parties hereto. The parties do not rely upon any statement, promise or representation not herein expressed, and this Easement once executed and delivered shall not be modified or amended in any respect except by a writing executed and delivered in the same manner as required by this document.

9. **Notices.** Any notices required or permitted to be given under this Easement must be in writing and shall be sent to the addresses set forth on the first page of this Easement (or any other address which is provided by one party to the other party by notice pursuant to this provision) and must be given by United States mail, certified, return receipt requested, by overnight courier service or by hand delivery. Any notice shall be deemed effective only upon actual receipt, but rejection or refusal by the addressee to accept delivery or the inability to accomplish delivery because the party

can no longer be found at the current notice address shall be deemed actual receipt.

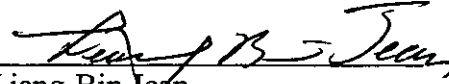
10. **Governing Law.** This Easement shall be construed and interpreted under the laws of the State of New Jersey.
11. **Counterparts.** This Easement may be executed in counterparts and each counterpart shall be considered an original but all such counterparts together shall be considered only one document.

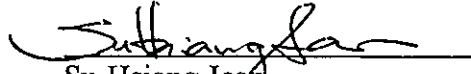
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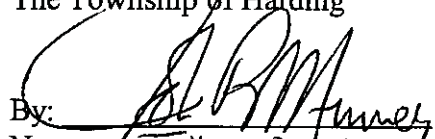
IN WITNESS WHEREOF, Bin Jean and TOWNSHIP & HLT have executed this Easement as of the day and year first above written.

BIN JEAN


Liang-Bin Jean


Su-Hsiang Jean

The Township of Harding

By: 
Name: JOHN R. MURRAY
Title: MAYOR

Harding Land Trust

By: 
Name: Justine Kovacs
Title: PRESIDENT HLT

STATE OF NEW JERSEY)

SS.

COUNTY OF MORRIS)

BE IT REMEMBERED, that on the 19th day of October, 2004, before me personally appeared John R. Murray, who being duly sworn on his or her oath, deposes and makes proof to my satisfaction that he or she is the Mayor, or equivalent, of the Township; that the execution and the making of this Deed of Conservation Restriction has been duly authorized by proper resolution of the Township; ~~that the deponent knows the corporate seal of the Township, and the seal affixed to this instrument is such corporate seal,~~ and that this Deed of Conservation Restriction was signed and delivered by John R. Murray, as and for the voluntary act and deed of the Township, in the presence of the deponent. Easement

(signature)

SWORN TO AND SUBSCRIBED TO

before me this 19th day

of October, 2004

Roger S. Clapp
(signature)

Roger S. Clapp
(print name and title)

An Attorney at Law
of the State of New Jersey

JOAN BRAMHALL - MORRIS COUNTY CLERK
DATE 10 25 2004 TIME 01 18 PM PAGES 10

70.00 COPE COUNTY FEES
50.00 STPG NUMBER OF PAGES STATE
120.00 TOTAL RECORDING FEES
JH-CHG COOPER


STATE OF NEW JERSEY, COUNTY OF MORRIS,
I CERTIFY that on October 19, 2004

Liang-Bin Jean and Su-Hsiang Jean

personally came before me and acknowledged under oath, to my satisfaction, that each person:

- (a) is named in and personally signed the attached document; and
- (b) signed and delivered this document as his or her act and deed.

~~Print Name: _____~~
~~Print Name: _____~~

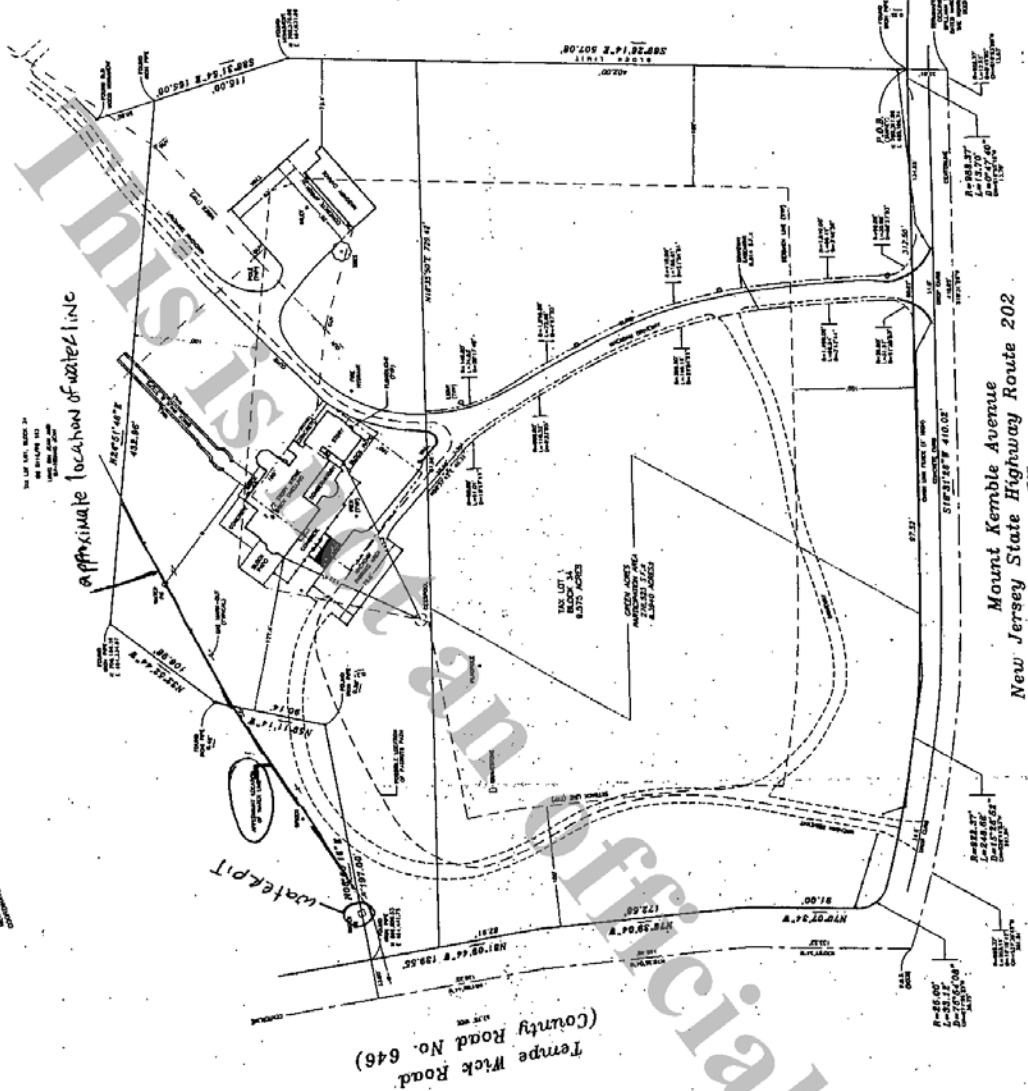

Print Name: S. Joseph Oey
An Attorney-at-Law of New Jersey or
~~A Notary Public~~

RECORD & Return to
ROGER S. CLAPP
Cooper Rose & English
480 Morris Avenue
Summit New Jersey
07901

SCHEDULE A

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SCHEDULE A



THE SURVEY IS COMPLETED ONLY TO THE EXTENT OF THE PUBLIC LANDS AND THE STATE OF NEW JERSEY. THE SURVEY IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.

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APPENDIX H

GLEN ALPIN: 2003 Phase I Environmental Study, prepared by Ecosystems Strategies, Inc.

PHASE I

ENVIRONMENTAL

SITE ASSESSMENT

December 11, 2003

Site Identification: 685 Mount Kemble Avenue
Harding Township
Morris County, New Jersey

Tax Lot Identification: Block 34, Lot 1

Property Description: 9.57-acre property containing a 2½-story
residential building and 1-story garage

ESI File: TH03142.10

Prepared By:

Ecosystems Strategies, Inc.
24 Davis Avenue
Poughkeepsie, NY 12603
(845) 452-1658

PHASE I

ENVIRONMENTAL

SITE ASSESSMENT

December 11, 2003

ESI File: TH03142.10

Prepared By:

**Ecosystems Strategies, Inc.
24 Davis Avenue
Poughkeepsie, New Jersey 12603**

Prepared For:

**The Trust for Public Land
New Jersey Field Office
20 Community Place 2nd Floor
Morristown, New Jersey 07960**

Services performed by Ecosystems Strategies, Inc. and summarized in this Phase I Environmental Site Assessment have been conducted in accordance with Method E 1527-00 as developed by the American Society for Testing and Materials (ASTM).

The undersigned has reviewed this Phase I Environmental Site Assessment and certifies to The Trust for Public Land, that the information provided in this document is accurate as of the date of issuance by this office.



Paul H. Ciminello
President

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	NJDEP Freshwater Wetlands Map
C	Aerial Photographs and Sanborn Fire Insurance "No Coverage Letter"
D	Regulatory Review

1.0 INTRODUCTION

1.1 Purpose of the Investigation

This Phase I Environmental Site Assessment (Phase I ESA) identifies environmental conditions that might represent a financial liability resulting from or associated with the storage, use, transport, or disposal of hazardous or regulated materials on the property located at 685 Mount Kemble Avenue, Harding Township, Morris County, New Jersey. More complete property descriptions are provided in Sections 2.1 and 3.4.2, below.

1.2 Methodology

This Phase I ESA has been prepared in conformance with guidelines set forth by the American Society for Testing and Materials (ASTM) Method E1527-00. The specific components of this Phase I ESA are as follows:

1. Investigation of the subject property's history and characteristics through the analysis of aerial photographs, local and regional maps, municipal records, and information provided by subject property representatives. Complete references are provided in Section 5.0 of this Phase I ESA.
2. Review of federal and state computer databases and printed records for documentation of potential liabilities relevant to the subject property. Records reviewed and corresponding search distances are consistent with, or exceed, the requirements set forth by the ASTM.
3. Visual inspection of the subject property conducted on October 14, 2003 by Scott Spitzer of Ecosystems Strategies, Inc. (ESI). Mr. Spitzer was accompanied by Liang-Bin Jean, the owner of the subject property, for portions of the site inspection.

1.3 Limitations

This Phase I ESA is an evaluation of the property described in Section 2.1 below and is not valid for any other property or location. It is a representation of the property analyzed as of the dates that services were provided. This Phase I ESA cannot be held accountable for activities or events resulting in environmental liability after the respective dates of the site inspection or historic and regulatory research.

This Phase I ESA is based in part on certain information provided in writing or verbally by federal, state and local officials (including public records) and other parties referenced herein. The accuracy or completeness of this information was not independently verified. Unless specifically noted, the findings and conclusions contained herein must be considered not as scientific certainties, but as probabilities based on professional judgement.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Description of the Subject Property

The subject property as defined in this Phase I ESA consists of the 9.57-acre property and structures located at 685 Mount Kemble Avenue, Harding Township, Morris County, New Jersey. A map depicting the location of the subject property is provided on Page 5 of this Phase I ESA. The subject property comprises one tax lot (Harding Township Tax ID: Block 34, Lot 1).

The subject property is an irregularly shaped parcel, which has approximately 700 feet of frontage on the western side of Mount Kemble Avenue and approximately 400 feet of frontage on the northern side of Tempe Wick Road. Located on the western portion of the property is a large, 2½-story, single-family residential structure, and a detached multi-car garage. The remainder of the property is composed of maintained lawns and peripheral wooded areas.

Photographs of the subject property are provided in Appendix A. A map illustrating the layout of the subject property is provided on Page 6.

2.1.1 Site Topography

Information on the subject property's topography was obtained from the review of the United States Geological Survey (USGS) Topographic Map of the Mendham, NJ Quadrangle. A copy of the relevant portion of the USGS Topographic Map, with the subject property indicated, is included in Appendix B.

According to the above-referenced topographic map, the topography of the area in which the subject property is located is hilly, with moderate to gentle downward slopes leading towards Primrose Brook and its tributary drainage-ways. The topography of the subject property has surface elevations ranging from approximately 400 to 340 feet above mean sea level. Field observations indicate that the subject property generally slopes gently downward to the south.

Two structures, corresponding in size and location with the existing on-site buildings, are depicted on the map. The topographic map did not indicate the presence of any soil/gravel mining operations or unusual topographic patterns indicative of landfilling activities on the subject property.

2.1.2 Site Geology

Harding Township Department of Health files were reviewed by this office on October 14, 2003. According to these records, a 1960 soil log, recorded during the installation of two 20' deep cesspools to the east of the residential structure, indicated that subsurface soils consisted of topsoil and silty-clay (to 8' below grade), overlying sand.

The United States Department of Agriculture Soil Conservation Service's Soil Survey of Morris County, New Jersey (Soil Survey) was reviewed by this office to ascertain which soil types are likely to be present on the subject property. According to the Soil Survey, the subject property is located in an area composed of the Parker gravelly sandy loam (3 to 15 percent slopes) soil type. Parker soils are deep, well drained sandy loams containing varying amounts of gravel, cobbles, and stones generally formed over granitic gneiss.

Depth to bedrock in the Parker gravelly sandy loam is generally from four to ten feet below surface grade (bsg). No bedrock was observed on the subject property during the site inspection.

2.1.3 Site Hydrogeology

According to Harding Township Department of Health files, groundwater was not encountered during the completion of two on-site cesspools (see Section 2.1.2, above). No other site-specific subsurface investigations of the subject property are known to have been conducted. Information contained in the above-referenced Soil Survey indicates that on-site shallow groundwater is likely to be present at depths of greater than ten feet bsg throughout the year. The direction of on-site shallow groundwater flow on the subject property is likely to be in a southwesterly direction, towards the Primrose Brook, located approximately 800 feet southwest of the subject property.

2.1.4 Surface Hydrology

Information regarding on-site surface hydrology was obtained from the review of available maps and from observations made by this office during the October 14, 2003 site inspection. According to these sources, there are no surface water bodies located on the subject property.

Wetlands

This office reviewed the New Jersey Department of Environmental Protection (NJDEP) Wetlands Map and the United States Department of the Interior National Wetlands Inventory Map of the Mendham, NJ quadrangle in which the subject property is located. These maps show that there are no designated state or federal wetlands located on the subject property. Portions of the Primrose Brook drainage area, located to the south and southwest of the subject property, are designated on both the state and federal wetlands maps. A copy of the relevant portion of each wetland map, with the subject property indicated, is included in Appendix B.

2.2 Description of Surrounding Properties

2.2.1 Surrounding Land Uses

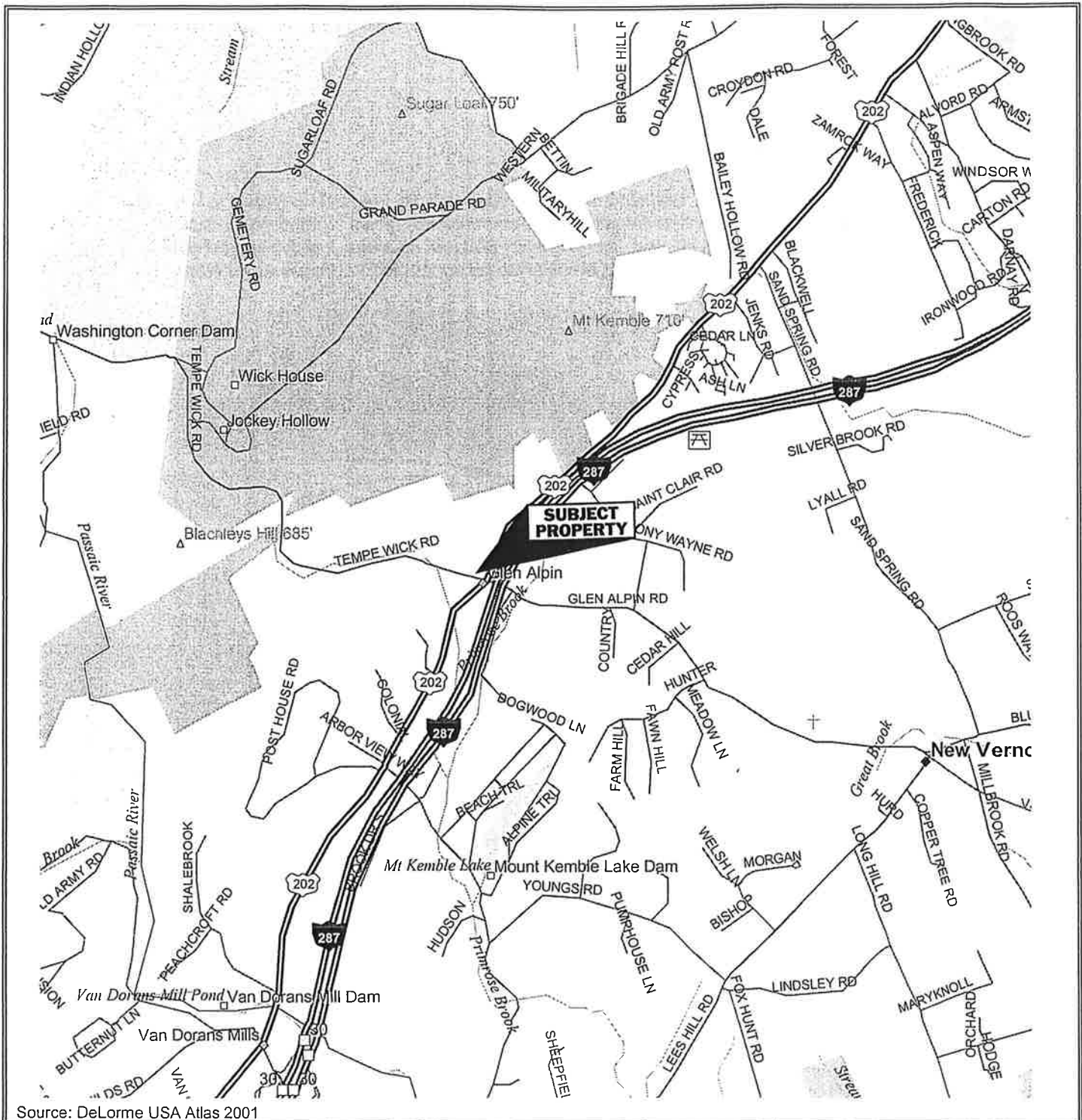
Observations reveal that the subject property is located in an area generally comprised of single-family residential properties. A description of the adjoining and nearby properties is provided in Table 1, below.

Table 1: Land Uses in the Vicinity of Subject Property

Direction	Adjoining Use(s)	Vicinity Use(s)
North	<ul style="list-style-type: none">• Single-family residential	<ul style="list-style-type: none">• Single-family residential
East	<ul style="list-style-type: none">• Vacant land adjoining Interstate 287	<ul style="list-style-type: none">• Single-family residential• Interstate 287
South	<ul style="list-style-type: none">• Church• Single-family residential	<ul style="list-style-type: none">• Single-family residential
West	<ul style="list-style-type: none">• Single-family residential	<ul style="list-style-type: none">• Single-family residential

2.2.2 Sensitive Environmental Receptors

A review of available information, including maps and observations made during the site inspection, indicates that there are no sensitive environmental receptors located on the subject property. The Primrose Brook is located approximately 800 feet southwest of the subject property. Some adjoining and surrounding properties are likely to be connected to private water supply wells.



Source: DeLorme USA Atlas 2001

Site Location Map

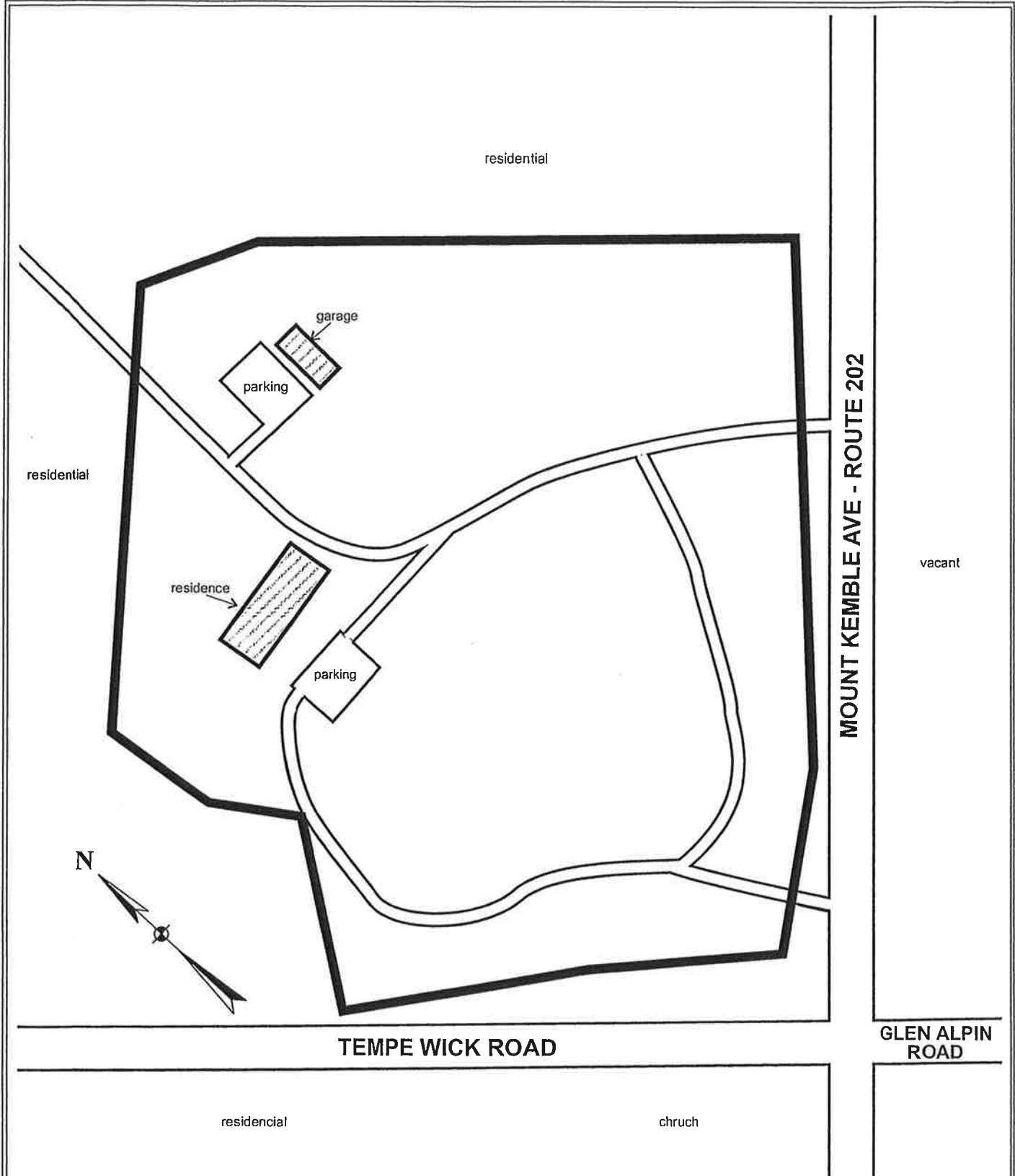
685 Mount Kemble Avenue
Harding Township
Morris County, New Jersey



ESI FileTH03142.10

Date: December 2003


Page: 5



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Selected Site Features Map
685 Mount Kemble Avenue
Harding Township, New Jersey

Legend:

subject property border 

ESI File: TH03142.10

December 2003

Scale: 1" = 125' (approximately)

Page 6

3.0 INVESTIGATION

3.1 Ownership Records

Property ownership information is gathered from available sources, including Harding Township Assessor's Office and Building Department records. This ownership summary does not constitute a title search.

Table 2: Ownership Information

Parcel ID	Owner	Date of Ownership
Block 34, Lot 1	Liang Bin Jean	04/08/2002
	Christopher DeCarlo	03/01/1965
	Fanny Spillman	unknown
	Doris Farid	10/1960 *
* Not a date of purchase, but a date during which the subject property was owned by the specified entity, according to Building Department records.		

3.2 Site History

In order to research the history of the subject property, the following sources were utilized: aerial photographs, Harding Township Assessor's Office and Building Department files, and information provided by subject property representatives.

3.2.1 Aerial Photographs

A summary of the information obtained from the review of aerial photographs dated 1939, 1957, 1979, and 1991 is provided below. Copies of these photographs are provided in Appendix C. No Sanborn Fire Insurance Company Map coverage was available for the subject property.

- 1939: The small scale of the photograph made distinguishing details difficult. The subject property appears to be comprised of a landscaped area with large trees and lawns. No on-site structures are readily discernable. Adjoining properties to the southeast and south contain agricultural fields and wooded areas. Adjoining properties to the northeast, north, and west contain vacant wooded land. No significant areas of disturbance are visible on the subject property. The surrounding area is rural in character and contains numerous agricultural fields and wooded parcels.
- 1957: Subject property details are clearly visible in the photograph. A long, semicircular driveway extends onto the property from the western side of Mount Kemble Avenue and leads to what appears to be the currently existing residential structure. A roadway extends northward from the residence to a large rectangular building, likely to be the currently existing garage. Adjoining properties to the northeast and north now contain landscaped areas.

1979: No significant changes are noted on the subject property. Residential structures are noted on adjoining properties to the north and west, and a large structure (likely to be the currently existing church) is located on the adjoining property to the south. The surrounding area shows an increase in development but still remains substantially rural in character.

1991: No significant changes are noted on the subject property or in the surrounding area.

3.2.2 Local Records

Assessor's Office Records

On October 14, 2003, Harding Township Assessor's Office property card records for the subject property were reviewed by this office. According to notations made on the property card, the property contains a 9,018 square foot, 2½-story residence, built in 1874, and a 1,475 square foot detached garage (age unknown). The residential structure is noted to be heated by "forced hot air." Natural gas and municipal water are noted to be available to the property. No other information pertinent to the environmental integrity of the subject property was present in these records. A summary of the readily available property ownership information is provided in Table 2, above.

Building Department Records

This office reviewed Harding Township Building Department records for the subject property on October 14, 2003. No documents relevant to the environmental integrity of the subject property were found in Building Department records provided for review. No information regarding any previously existing petroleum bulk storage tanks associated with on-site structures was noted in Building Department records provided for review.

Local Agency Interviews

Harding Township Department of Health files were reviewed by this office on October 14, 2003. According to these records, two cesspools were installed on the subject property circa 1960. No records regarding on-site petroleum bulk storage (PBS) tanks, prior on-site commercial or industrial uses of the property, or uses likely to have led to contamination of the property, were found in Health Department documents provided for review.

3.2.3 Subject Property Representative Information

Pertinent information regarding the subject property was provided to this office by Liang-Bin Jean, the owner of the subject property. According to Mr. Jean, no past, threatened, or pending environmental liens, violations, governmental notifications, lawsuits, administrative proceedings, or documents relevant to the environmental condition of the property are known to exist. Mr. Jean had no specific knowledge or experience, regarding previous ownership or uses, that was relevant to identifying recognized environmental conditions.

When queried about the potential presence and/or usage of hazardous substances on the subject property, Mr. Jean stated that he was not aware of the former or current presence or usage of these materials.

Pertinent information provided by Mr. Jean is also provided in relevant sections of this Phase I ESA, where appropriate.

3.3 Review of Federal and State Agency Records

3.3.1 Methodology

Federal and state computer databases and printed records were reviewed for documentation of potential liabilities relevant to the subject property. Records reviewed and corresponding search distances are consistent with, or exceed, the requirements set forth by ASTM.

The following ASTM databases were searched at their specified search distances, consistent with ASTM protocol:

- USEPA National Priority List (1.0 mile)
- USEPA CERCLIS List (0.5 mile)
- USEPA CERCLIS NFRAP List (subject/adjoining properties)
- USEPA RCRIS Hazardous Waste Generators List (subject/adjoining properties)
- USEPA RCRIS CORRACTS Hazardous Waste Facilities List (1.0 mile)
- USEPA RCRIS non-CORRACTS Hazardous Waste TSD Facilities List (1.0 mile)
- USEPA Emergency Response Notification System (subject property)
- NJDEP State Sites (1.0 mile)
- NJDEP Leaking Underground Storage Tank (LUST) Records (0.5 mile)
- NJDEP Underground Storage Tank Records (subject/adjoining)
- NJDEP Database of solid waste landfills (0.5 mile)

The following databases not required by ASTM protocol were also reviewed:

- USEPA RCRIS Hazardous Waste Transporters List (subject/adjoining properties)
- SPILLS New Jersey Spill Data from the Incident Notification Database (0.5 mile)
- NJDEP Indoor Radon Readings by Municipality
- USEPA NPDES Wastewater Discharge Permits (subject/adjoining properties)

A copy of relevant portions of a database search conducted by Environmental FirstSearch Corporation for ESI is provided in Appendix D. Not all of the sites contained in the attached database search may be referenced in Section 3.3.2 of this Phase I ESA. Some sites were not included based on either ASTM requirements, ESI's scope of services or professional opinion, and/or information obtained during the review of historic records and the site inspection. Likewise, sites or additional information not included in the database search may also be referenced based on ESI's knowledge of the subject property area.

3.3.2 Findings of Regulatory Records Review

Federal Hazardous Waste-Contaminated Sites

The subject property is not identified on the United States Environmental Protection Agency's (USEPA) National Priority (NPL) list of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions. These records indicate there are no NPL sites within 1.0 mile of the subject property.

The subject property is not listed on the USEPA's CERCLIS list which details all sites that are proposed to the NPL or are in the screening and assessment phase for possible proposal to the NPL. The CERCLIS list identifies no sites within 0.5 mile of the subject property.

The subject property is not listed on the USEPA's CERCLIS No Further Remedial Action Planned (NFRAP) list. This is a list of former CERCLIS sites that were delisted because no significant hazardous waste contamination was found or because the site has been remediated. The CERCLIS NFRAP list notes no sites that adjoin the subject property.

State Known Contaminated Sites

The subject property is not listed as a New Jersey Known Contaminated Site (KCS). According to a review of NJDEP records, there are five such sites located within 1.0 mile of the subject property.

Based on a review of reported contaminants, intervening distances between the contaminated sites and the subject property, the presumed direction of groundwater flow, and other information located in the records reviewed, it is unlikely that these KCSs have impacted the subject property.

Federal Hazardous Waste Handlers

The USEPA Resource Conservation and Recovery Information System (RCRIS) database details facilities which report treatment, storage or disposal of hazardous waste (TSD facilities) or generation or transportation of hazardous waste. Of these facilities, some have been notified by the USEPA to take corrective action with regard to their handling of hazardous waste, and they are thus classified as CORRACTS facilities.

CORRACTS AND/OR TSD FACILITIES

The subject property is not registered with the USEPA as a CORRACTS and/or TSD facility for hazardous waste or materials. These records identify no CORRACTS and/or TSD facilities within 1.0 mile of the subject property.

GENERATORS OR TRANSPORTERS (NON-CORRACTS)

The subject property is not registered with the USEPA as a generator or transporter of hazardous waste, as per a review of the RCRIS database. This database indicates that there are no generators or transporters of hazardous waste located on adjoining properties.

Landfills and Solid Waste Disposal Facilities

The NJDEP Landfill database does not list the subject property as an active or inactive landfill or solid waste disposal facility. No landfills or solid waste disposal facilities are located within 0.5 mile of the subject property according to this register.

Petroleum Bulk Storage

SUBJECT PROPERTY

A review of the NJDEP underground storage tank database indicates that the subject property is not registered as an underground storage tank facility. No evidence of underground or aboveground petroleum bulk storage (PBS) tanks was noted on the subject property during the site inspection. An abandoned oil-fired furnace is located in the basement of the on-site residential structure. Cut fuel lines were observed to extend from the furnace to an empty alcove area, suggesting the former presence of an on-site aboveground storage tank.

ADJOINING PROPERTIES

A review of the NJDEP petroleum bulk storage (PBS) database indicates that no adjoining properties are registered as PBS facilities. No overt evidence of PBS tanks was noted on adjoining properties during the site inspection.

Federal Chemical and Petroleum Spills

The USEPA Emergency Response Notification System (ERNS) database details initial reports of releases of oil and hazardous substances as reported to federal authorities. There are currently no chemical or petroleum spills on record for the subject property, according to a review of the USEPA ERNS database.

State Chemical and Petroleum Spill and Leaking Underground Storage Tank Events

A review of the NJDEP spill database indicates that no spill events are known to have occurred on the subject property. Available information indicates that one spill event is known to have occurred within 0.5 mile of the subject property. Based on a review of the materials spilled, intervening distances between the release and the subject property, the presumed direction of groundwater flow and other information located in the records reviewed, it is unlikely that this spill event has impacted the subject property.

Air Discharges

No NJDEP permits for air discharges from the subject property are known to exist. No operations likely to require a NJDEP air discharge permit were noted on the subject property during the site inspection.

Groundwater Usage

No uses of groundwater were noted on the subject property during the site inspection.

Wastewater Discharges

No USEPA Pollutant Discharge Elimination System (NPDES) permit is known to exist for the subject property. No operations likely to require a NPDES permit were noted on the subject property during the site inspection. According to observations made during the site inspection and information provided by the property representative, the subject property is connected to the municipal wastewater system. No adjoining properties are registered with the USEPA as NPDES facilities.

Radon

Information on radon levels was obtained from NJDEP Radiation Protection Program documents. No regulatory standards for radon levels currently exist in New Jersey State. The USEPA has established a guidance value (the level where mitigation measures may be appropriate) for radon concentrations of 4.0 or greater picoCuries/liter (pCi/l).

Median radon levels for Harding Township, Morris County, New Jersey are reported by the NJDEP as 7.98 pCi/l. The NJDEP categorizes Harding Township as a "Tier 1" area, meaning that a high potential exists for elevated radon levels to exist in this municipality (at least 25 homes have been tested, and 25 percent or more of the tested homes had radon concentrations greater

than or equal to 4 pCi/l). It is likely, therefore, that there are elevated radon levels on the subject property. No radon testing is known to have been conducted on the subject property. The absence of current residential usage of the on-site structure precludes the need for radon testing at this time.

3.4 Site Inspection

3.4.1 Protocol

The site inspection was conducted on October 14, 2003 in order to address any potential concerns raised during the investigation of the site's history (above, Section 3.2), the regulatory agency records review (above, Section 3.3) and to identify any additional indications of contamination from the use, storage, or disposal of hazardous or regulated materials. To the extent possible, site structures, vegetation, topography, surface waters, and other relevant site features were examined for any obvious evidence of existing or previous contamination or unusual patterns (e.g., vegetative stress, soil staining, surface water sheen, or the physical presence of contaminants), which would indicate that the environmental integrity had been or could be impacted.

Section 3.4.2 describes the physical characteristics of the subject property. Section 3.4.3 is divided into topics on specific environmental conditions or concerns, actual or potential, noted on the subject property during the site inspection. Section 3.4.4 describes the physical characteristics of adjoining properties as they concern the potential or actual environmental condition of the subject property.

A Selected Site Features Map illustrating the general layout of the subject property and the locations of specific identified concerns discussed specifically in this Section of the Phase I ESA is provided on Page 6. Photographs of the subject property are provided in Appendix A.

3.4.2 Physical Characteristics of Subject Property

3.4.2.1 Property

The subject property is an irregularly shaped, 9.57-acre parcel, which has approximately 700 feet of frontage on the western side of Mount Kemble Avenue and approximately 400 feet of frontage on the northern side of Tempe Wick Road. Located on the western portion of the property is a vacant, 2½-story, single-family residential structure, and a detached multi-car garage. Paved parking areas are located to the east of the residence and to the south of the garage. Two paved driveways extend westward into the property from the Mount Kemble Avenue. The remainder of the property is composed of maintained lawns and peripheral wooded areas. The eastern property line is approximately defined by a gated, chain-link fence, located near Mount Kemble Avenue. Other portions of the subject property's boundaries are unmarked.

3.4.2.2 Structures

Residence

According to Mr. Jean, the residential structure dates from circa 1840 (Harding Township Assessor's Office records indicate a construction date of 1874). The building consists of a 2½-story, original core structure made of stone, and a 1-story brick addition. Roof coverings consist of asphalt, wood, and ceramic shingles, with rolled materials on flatter roof areas. The basement

is constructed of stone and brick with a poured concrete floor. Interior floors are wood, or are covered by stone, ceramic, and 12" by 12" vinyl tiles. Walls consist of painted plaster and wood. Ceilings consist of painted plaster and both stick-on and dropped acoustic ceiling tiles. The building was vacant at the time of the site inspection.

Detached Garage

The garage is a six bay, concrete block structure (aerial photographs indicate a construction date of prior to 1957). The roof is relatively flat and is covered by composite shingles and rolled roofing materials. A small, wood-frame storage room is located inside the structure.

Potable Water Supply

Harding Township Assessor's Office records indicate that subject property is serviced by the municipal water system. Observations made during the site inspection, however, indicate that the property is not connected to the municipal system, and that the subject property draws potable water from the adjoining property to the north (a residential property owned by the subject property's current owner). No water supply wells were noted on the subject property during the site inspection and no on-site uses of groundwater are known to exist for the subject property.

Sewage Disposal System

According to available information, an on-site septic system, consisting of one or more cesspools, is located to the east of the residence.

Heating/Cooling

The on-site residential structure is heated with electric heaters and by hot air generated by natural-gas furnaces located in the building's basement. Individual window air conditioning units are used to cool the structure in the warmer months. Hot water is provided via an electric water heater present in the basement.

3.4.3 Specific On-Site Environmental Conditions

Debris Areas

No significant areas of debris were noted on the subject property during site inspection.

Petroleum Storage

No small quantities of petroleum products or aboveground storage tanks were noted on the subject property during the site inspection. No indications of underground petroleum bulk storage tanks (e.g., fill ports or vent pipes) were noted on the subject property during the site inspection.

An abandoned oil-fired furnace is located in the basement of the on-site residential structure. Cut fuel lines were observed to extend from the furnace to an empty alcove area, suggesting the former presence of an on-site aboveground storage tank. According to Liang-Bin Jean, the owner of the subject property, any on-site PBS tanks formerly servicing this furnace were removed by the previous owner of the property.

Chemical Storage

No small quantities of chemicals or aboveground chemical bulk storage tanks were noted on the subject property during the site inspection. No indications of underground chemical bulk storage tanks (e.g., fill ports or vent pipes) were noted on the subject property during the site inspection.

Asbestos-Containing Materials

Asbestos-containing materials (ACMs) are those materials that are known to contain over 1% of any type of asbestos. The presence or absence of asbestos within a material can only be determined through the physical analysis of material samples.

The date of construction of the on-site buildings (mid-1800s and prior to 1957) suggests that ACMs may have been used during initial building construction and/or during subsequent maintenance work. An asbestos survey of the subject property is not known to have been conducted. Noted during the site inspection were the following suspect materials: poor condition (friable) pipe-wrap in attic closets and in the basement near an abandoned furnace (approximately 100 linear feet), and non-friable plaster walls and ceilings, roofing materials, 12" by 12" vinyl floor tiles, and ceiling tiles. Other building construction materials (e.g., mastics) could also potentially contain asbestos.

Lead-Based Paint

The presence or absence of lead-based paint (paint containing 0.5% lead by weight) can only be determined through the material analysis of paint samples. However, as the manufacture of lead-based paint (LBP) is known to have been regulated since 1978, a building's date of construction is often used to help assess the likelihood that LBP was used during initial tenant space construction and/or subsequent maintenance work. The presence of deteriorated paint is indicative of a potential health risk in that paint dust and chips could be inhaled and/or ingested.

According to Mr. Jean, a lead-based paint survey of the subject property's structures has not been conducted. The dates of construction of the on-site buildings (mid-1800s and prior to 1957) indicate that LBP is likely to have been used; however, in the absence of a LBP survey, no definitive statement can be made by this office regarding the presence or absence of LBP on the subject property.

Paint in poor condition was noted in the residence in portions of the basement and in several storage areas. All of the other painted surfaces in the areas inspected by this office were in good condition at the time of the site visit.

Floor Drains/Sumps/Conduits

Two pipe openings, possibly drains or other subsurface conduits, are present in a raised concrete platform located at the northern wall of the garage. No determination as to the purpose or function of these features could be made at the time of the site inspection, and no likely discharge points were identified. A floor drain is also located near the center of the garage floor. No staining or other overt evidence of contamination was noted in any of these drains. No other floor drains, sumps, or conduits to the subsurface were noted on the subject property during the site inspection.

Wastewater Discharges

A stormwater catch basin is located to the south of the garage, near the center of the asphalt parking lot. This catch basin may serve as a drywell. No staining or other overt evidence of contamination was noted in this area during the site inspection. No other evidence of wastewater or other liquid discharges (including stormwater) into drains, ditches, or streams on or adjacent to the property were observed.

Staining/Corrosion/Leaks

Heavy petroleum staining was observed at and near a raised concrete platform located at the northern wall of the garage. No evidence of staining was noted near an adjoining pipe opening or near the garage floor drain. This staining appears to have been contained by the concrete garage floor. No other evidence of corrosion, leaks, or staining indicative of an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground of the property was observed during the site inspection.

Topographic Irregularities

No overt topographic irregularities (e.g., sinkholes or berms) indicative of the presence of non-natural materials (including debris) in the subsurface were noted on the subject property during the site inspection.

Vegetative Features

No overt areas of stressed or dying vegetation indicative of the presence of contaminants in surface or subsurface soils were noted on the subject property during the site inspection.

Pits, Ponds, or Lagoons

No pits, ponds, or lagoons exhibiting evidence (e.g., discolored water, distressed vegetation, obvious wastewater discharge) of holding liquids or sludge containing hazardous substances or petroleum products were noted during the inspection.

Surface Waters

Based on observations made during the site inspection, no surface water bodies are located on the subject property.

Odors

No unusual odors indicative of the presence of contamination were noted during the site inspection.

PCBs (Polychlorinated Biphenyls)

An inspection for the presence of equipment likely to contain PCBs was conducted by this office during the site inspection. Three pole-mounted, utility company-owned, transformers were noted on the subject property to the north of the residence. No staining indicative of a release was noted on the units, the pole, or on the ground around the base of the pole. A cleanup of a release from these transformers would be the responsibility of the utility company. No other equipment likely to contain PCBs was noted on the subject property during the site

3.4.4 Observed Environmental Conditions on Adjoining Properties

No overt conditions judged by this office to pose a threat to the environmental integrity of the subject property were noted on adjoining properties during the site inspection.

4.0 CONCLUSIONS AND RECOMMENDATIONS

This Phase I ESA has been performed in conformance with the scope and limitations of ASTM Practice E 1527-00 on the 9.57-acre property and structures located at 685 Mount Kemble Avenue, Harding Township, Morris County, New Jersey, as described in Section 2.0, above. This Phase I ESA has revealed no evidence of potential recognized environmental conditions in connection with the property with the exception of the items detailed below. With respect to these conditions, the following recommendations (in **bold**) are made. Cost estimates for proposed investigations and/or remedial actions are provided in *italics* where appropriate.

1. Information obtained during a review of historic aerial photographs, municipal records, and information provided by the property representative indicates that the on-site residence has been present on the subject property since the mid-1800s and that the garage has been present since prior to 1957. Available information supports the conclusion that the subject property has been used for residential purposes since circa 1840, and is not likely to have been historically used for commercial or industrial purposes.

No further investigation of historic records is recommended.

2. The subject property was not identified during the review of regulatory agency records conducted by this office.

No further investigation of regulatory records is recommended.

3. Petroleum staining was observed at and near a raised concrete platform located at the northern wall of the garage. No evidence of staining was noted near an adjoining pipe opening or near the garage floor drain. This staining is likely to have been contained by the concrete garage floor.

It is recommended that all areas of staining be properly cleaned.

4. Poor condition (friable) pipe-wrap was noted in attic closets and in the basement near an abandoned furnace (approximately 100 linear feet). This material could potentially contain asbestos.

It is recommended that suspect pipewrap found to be in poor condition be properly remediated.

5. According to Mr. Jean, no asbestos or lead-based paint surveys have been conducted; however, given the age of on-site structures, asbestos-containing materials (ACMs) and lead-based paint could potentially be present on the subject property. Suspect ACMs noted during the site inspection included pipewrap (referenced above), and non-friable plaster walls and ceilings, roofing materials, 12" by 12" vinyl floor tiles, and ceiling tiles. Other building construction materials not readily observable during the site inspection (e.g., mastics) could also potentially contain asbestos.

No further investigation is recommended. Any suspect material encountered during maintenance, renovation, or demolition activities should be tested for asbestos or lead, or, in the absence of analytical data, be treated as though it contained asbestos or lead. All maintenance, renovation, or demolition activities should be conducted in accordance with applicable regulations.

5.0 SOURCES OF INFORMATION

5.1 Maps and Documents

Aerial photographs dated 1939, 1957, 1979, and 1991, provided by Microdot, Inc.

Environmental FirstSearch Report, prepared by FirstSearch Technology Corporation, dated October 13, 2003.

New Jersey State Department of Environmental Protection Freshwater Wetlands Map of the Mendham, NJ Quadrangle, dated 1979.

United States Department of Agriculture Soil Conservation Service's Soil Survey for Morris County, New Jersey, dated August 1976 (revised April 1999).

United States Department of the Interior National Wetlands Inventory Map of the Mendham, NJ Quadrangle, dated 1976.

United States Geological Survey Topographic Map of the Mendham, NJ Quadrangle, dated 1954, (photorevised 1981).

5.2 Local Agency Records

Harding Township Assessor's Office records, reviewed October 14, 2003.

Harding Township Building Department records, reviewed October 14, 2003.

Harding Township Department of Health records, reviewed October 14, 2003.

5.3 Communications

Liang-Bin Jean, property owner, October 14, 2003.

APPENDIX A
Site Photographs

PHOTOGRAPHS

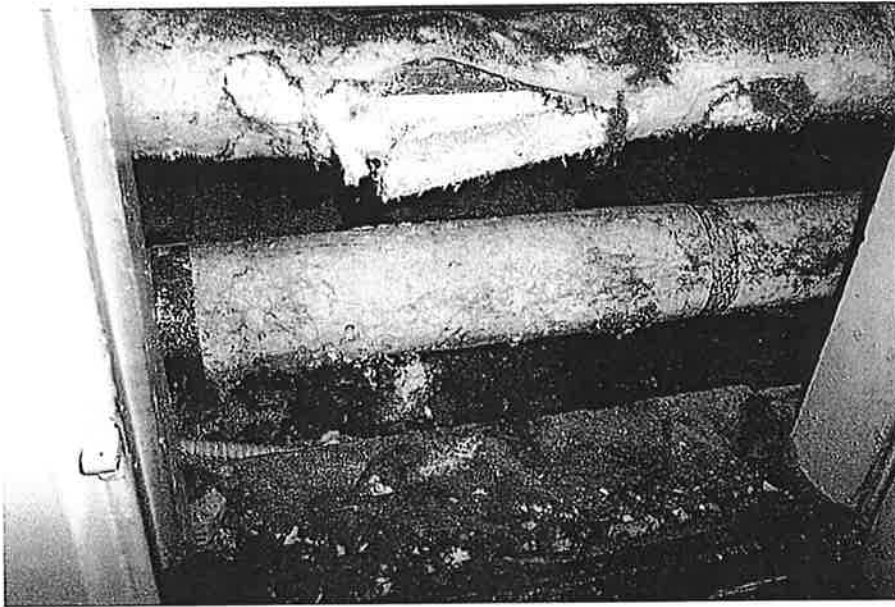


1. On-site residence

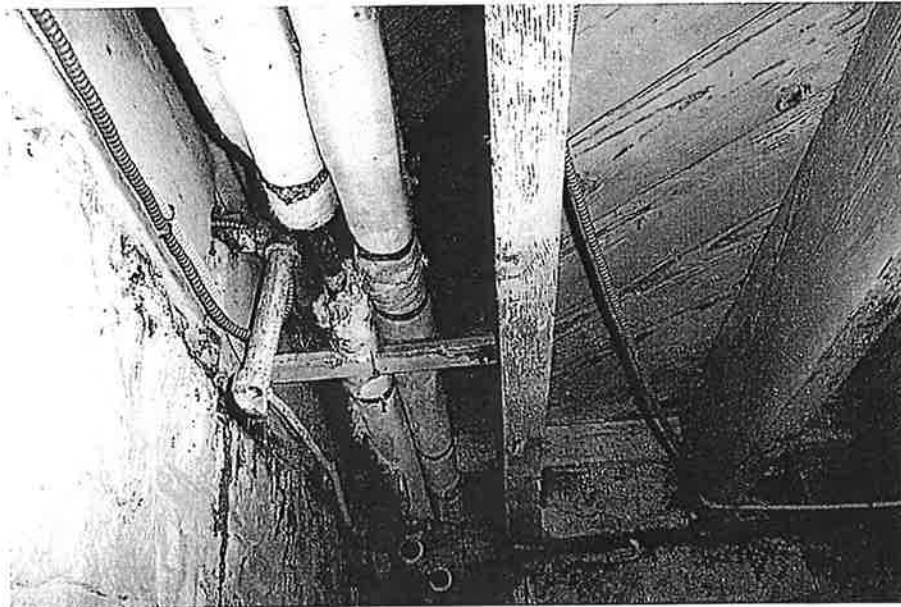


2. Driveway leading to residence and garage

PHOTOGRAPHS

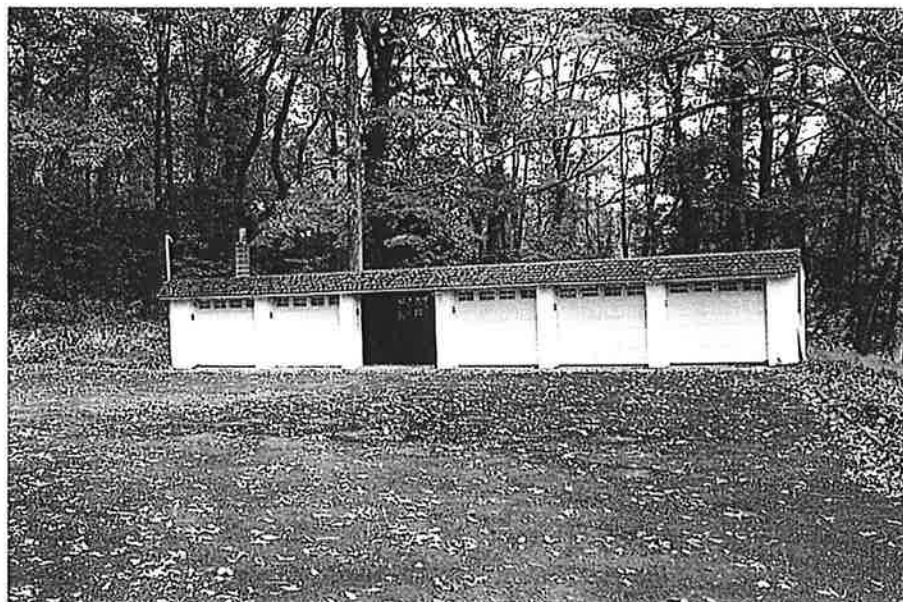


3. Suspect asbestos containing pipe-wrap, located in attic



4. Suspect asbestos containing pipe-wrap, located in basement

PHOTOGRAPHS



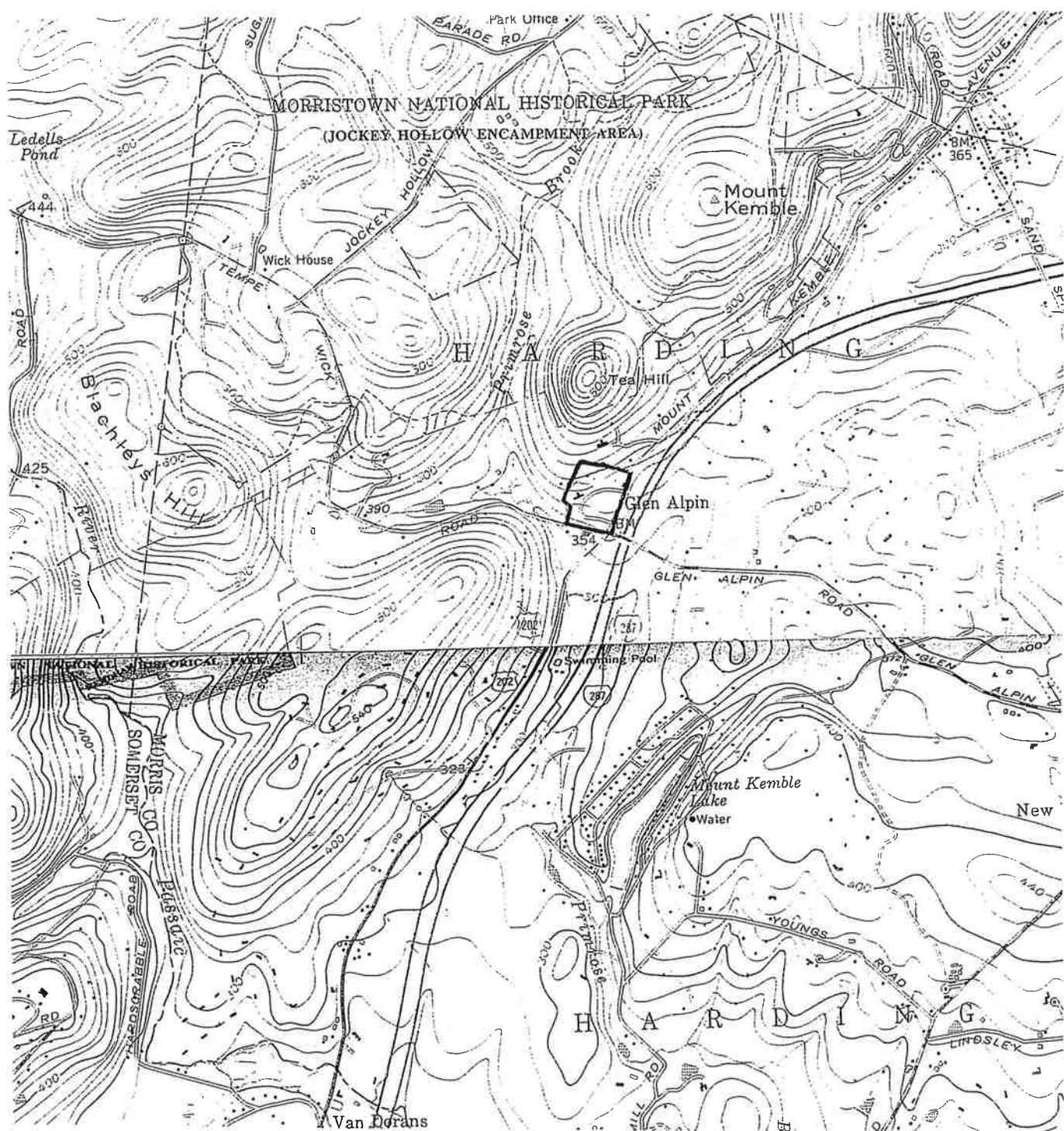
5. On-site garage



6. Area of staining near northern garage wall

APPENDIX B

Maps

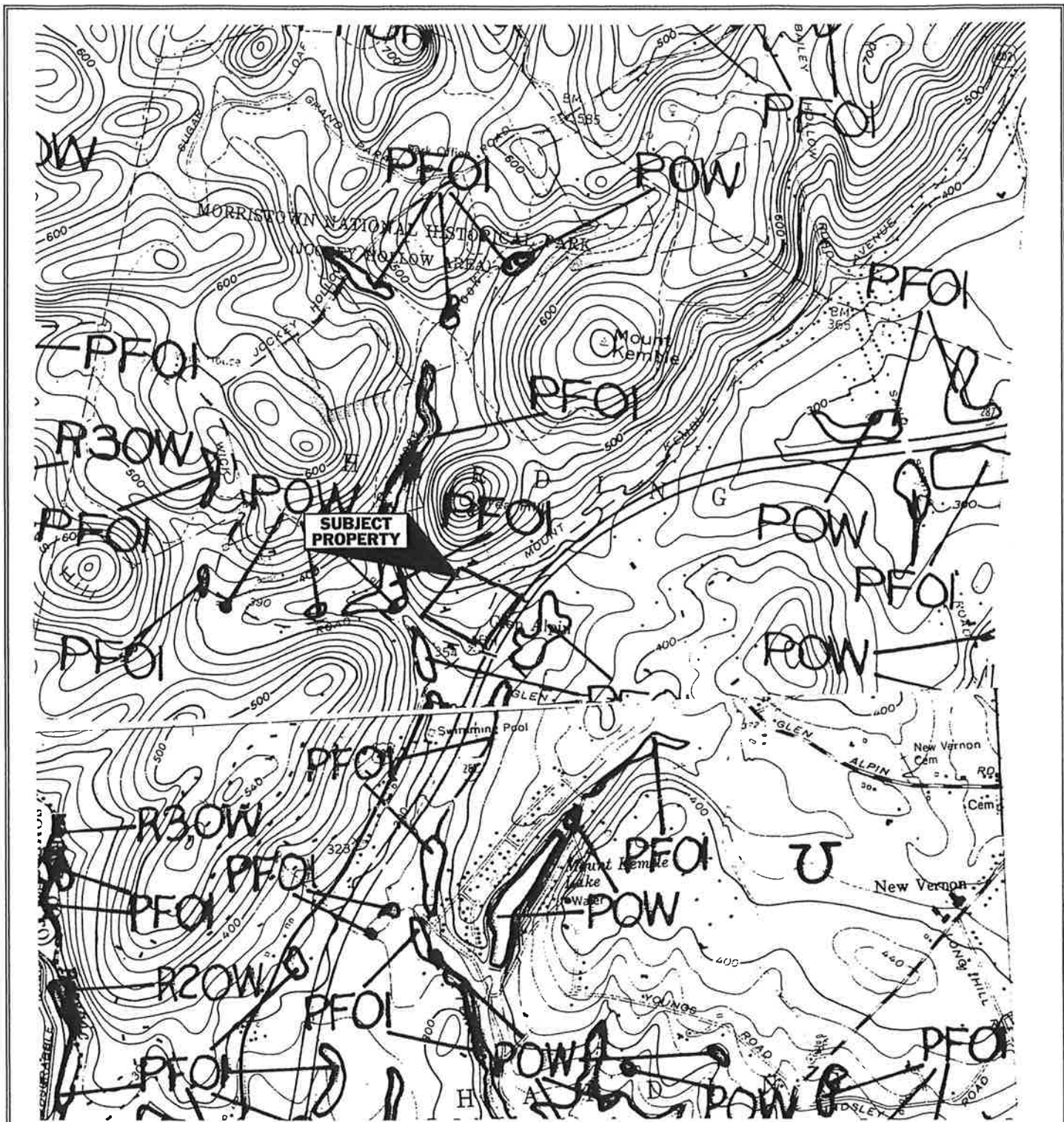


Source: U.S. Department of the Interior Geological Survey Topographic Map of the Mendham, NJ and Bernardsville, NJ Quadrangles, dated 1954 (photorevised 1981)

U.S.G.S. Topographic Map
685 Mount Kemble Avenue
Harding Township
Morris County, New Jersey



ESI File: TH03142.10
Date: December 2003
Scale: 1:24000



Source: U.S. Department of the Interior National Wetlands Inventory Map of the Mendham, NJ and Bernardsville, NJ Quadrangles, dated April 1976

National Wetlands Inventory Map
685 Mount Kemble Avenue
Harding Township
Morris County, New Jersey



ESI File: TH03142.10

Date: December 2003

Scale: 1:24000



Source: NJDEP Freshwater Wetlands Map of the Mendham-SE, NJ Quadrangle, dated 1979 and Bernardsville-NE, NJ Quadrangle, dated 1988

New Jersey Freshwater Wetlands Map
685 Mount Kemble Avenue
Harding Township
Morris County, New Jersey



ESI File: TH03142.10

Date: December 2003

Scale: 1:24000

APPENDIX C
Aerial Photographs



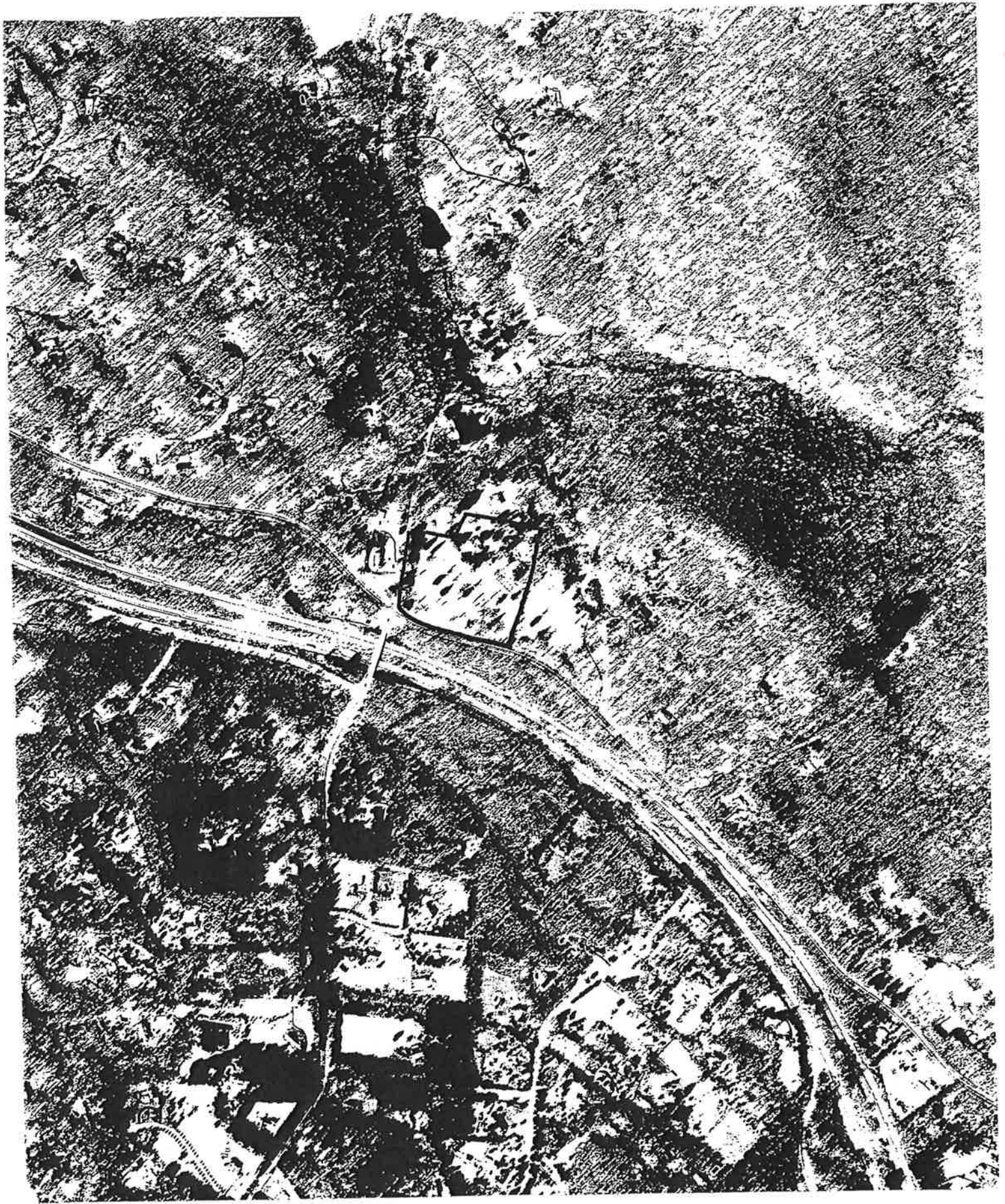
Aerial Photograph – 1939



Aerial Photograph – 1957



Aerial Photograph – 1979



Aerial Photograph – 1991



"Linking Technology with Tradition"

Sanborn® Map Report

Ship to: Ms. Beth Christensen
First Search Technology
450 Washington Street
Dedham, MA 02026

Order Date: 10/17/2003 **Completion Date:** 10/17/2003 1:09

Inquiry #: 1066744.2S

P.O. #: na

Site Name: 685 Mount Kemble Ave

Address: 685 Mount Kemble Ave

City/State: Morristown, NJ 07960

Customer Project:na

1012696EDR

781-320-3720

Cross Streets:

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client-supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

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APPENDIX D

Regulatory Review

FirstSearch Technology Corporation

Environmental FirstSearchTM Report

TARGET PROPERTY:

685 MOUNT KEMBLE AVE

MORRISTOWN NJ 07960

Job Number: TH03142.10

PREPARED FOR:

Ecosystems Strategies, Inc.

24 Davis Avenue

Poughkeepsie, NY 12603

10-13-03



Tel: (781) 320-3720

Fax: (781) 320-3715

Environmental FirstSearch Search Summary Report

Target Site: 685 MOUNT KEMBLE AVE
MORRISTOWN NJ 07960

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-09-03	1.00	0	0	0	0	0	0	0
CERCLIS	Y	06-09-03	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-09-03	0.15	0	0	0	-	-	0	0
RCRA TSD	Y	07-08-03	1.00	0	0	0	0	0	0	0
RCRA COR	Y	07-08-03	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	07-08-03	0.15	0	0	0	-	-	0	0
RCRA NLR	Y	07-08-03	0.15	0	0	0	-	-	0	0
ERNS	Y	12-31-02	0.15	0	0	0	-	-	0	0
NPDES	Y	08-18-03	0.15	0	0	0	-	-	0	0
FINDS	N	07-16-98	0.25	-	-	-	-	-	-	-
TRIS	N	03-07-03	0.25	-	-	-	-	-	-	-
State Sites	Y	11-18-02	1.00	0	0	1	0	2	2	5
Spills-1990	Y	06-12-03	0.50	0	0	0	0	-	0	0
Spills-1980	Y	NA	0.50	0	0	0	0	-	0	0
SWL	Y	07-19-01	0.50	0	0	0	0	-	0	0
Permits	Y	NA	0.12	0	0	-	-	-	0	0
Other	Y	06-01-99	0.50	0	0	0	0	-	0	0
REG UST/AST	Y	09-17-99	0.15	0	0	0	-	-	0	0
Leaking UST	Y	07-11-02	0.50	0	0	1	0	-	0	1
State Wells	N	06-27-00	0.50	-	-	-	-	-	-	-
Aquifers	N	NA	0.50	-	-	-	-	-	-	-
ACEC	N	NA	0.50	-	-	-	-	-	-	-
Wetlands	N	11-20-00	0.50	-	-	-	-	-	-	-
Floodplains	N	05-21-01	0.50	-	-	-	-	-	-	-
Nuclear Permits	N	04-30-99	0.50	-	-	-	-	-	-	-
Historic/Landmark	N	09-01-02	0.50	-	-	-	-	-	-	-
Federal Land Use	N	06-17-98	0.50	-	-	-	-	-	-	-
Federal Wells	N	NA	0.50	-	-	-	-	-	-	-
Releases(Air/Water)	N	12-31-01	0.25	-	-	-	-	-	-	-
HMIRS	N	05-24-02	0.25	-	-	-	-	-	-	-
NCDB	N	03-28-02	0.25	-	-	-	-	-	-	-
PADS	N	07-23-03	0.25	-	-	-	-	-	-	-
Federal Other	N	NA	0.25	-	-	-	-	-	-	-
Misc	N	NA	0.25	-	-	-	-	-	-	-
Towers	N	08-16-01	0.25	-	-	-	-	-	-	-
Soils	N	03-18-97	0.25	-	-	-	-	-	-	-
Receptors	N	01-01-95	0.50	-	-	-	-	-	-	-
- TOTALS -				0	0	2	0	2	2	6

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

*Environmental FirstSearch
Site Information Report*

Request Date: 10-13-03
Requestor Name: Scott Spitzer
Standard: ASTM

Search Type: COORD
Job Number: TH03142.10
Filtered Report

TARGET ADDRESS: 685 MOUNT KEMBLE AVE
MORRISTOWN NJ 07960

Demographics

Sites: 6	Non-Geocoded: 2	Population: NA
Radon: 11% OF HOMES TESTED HIGHER THAN 4 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-74.527195	-74:31:38	Easting:	539911.52
Latitude:	40.755192	40:45:19	Northing:	4511477.672
			Zone:	18

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)					Services:		
ZIP							
Code	City Name	ST	Dist/Dir	Sel		Requested?	Date
					Sanborns	Yes	10-13-03
					Aerial Photographs	Yes	10-13-03
					Topographical Maps	No	
					City Directories	No	
					Title Search	No	
					Municipal Reports	No	
					Online Topos	No	

***Environmental FirstSearch
Sites Summary Report***

TARGET SITE: 685 MOUNT KEMBLE AVE
MORRISTOWN NJ 07960

JOB: TH03142.10

TOTAL: 6 **GEOCODED:** 4 **NON GEOCODED:** 2 **SELECTED:** 6

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map I
4	LUST	JMS.PITNEY RESIDENCE 00-04-19-1451-02/UNDERGROUND STORAG	14 GLEN ALPINE RD MORRISTOWN NJ 07960	0.19 SE	1
1	STATE	14 GLEN ALPINE RD NJL800566192/KCSNJ	14 GLEN ALPINE RD MORRISTOWN NJ 07960	0.19 SE	1
3	STATE	SUNOCO SERVICE STATION HARDING TOWN NJL600221014	RTE 202 & BAULEYS MILL RD HARDING NJ 07960	0.77 SW	3
2	STATE	37 LAKE TRAIL WEST NJL800302184	37 LAKE TRL W HARDING NJ 07960	0.92 SE	2
5	STATE	MORRISTOWN NATIONAL HISTORICAL PARK NJL800171050	TEMPE WICK RD HARDING TOWNSH NJ 07960	NON GC	
6	STATE	POST HOUSE RD NJL800558629/KCSNJ	POST HOUSE RD HARDING TWP NJ 07960	NON GC	

Environmental FirstSearch
Site Detail Report

TARGET SITE: 685 MOUNT KEMBLE AVE
MORRISTOWN NJ 07960

JOB: TH03142.10

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 4 **DIST/DIR:** 0.19 SE **MAP ID:** 1

NAME: JMS.PITNEY RESIDENCE
ADDRESS: 14 GLEN ALPINE RD
MORRISTOWN NJ

REV: 4/3/01
ID1: 00-04-19-1451-02
ID2:
STATUS: UNDERGROUND STORAGE TANK
PHONE: 973-538-0970

CONTACT: JMS.PITNEY

INCIDENT DATE: 4/19/00 **RECEIVED DATE:** 4/19/00
INCIDENT TIME: 1400 **NOTIFICATION:** OTHER

LOCATION TYPE: OTHER

SUBSTANCE RELEASED: OIL HEATING
AMOUNT RELEASED: 0 **UNITS:** UNKNOWN
SPILL CONTAINED?: YES
IS SUBSTANCE CONSIDERED HAZARDOUS BY NJDEP?: Y
IS SUBSTANCE ON THE TOXIC CATASTROPHE PREVENTION ACT (TCPA) LIST? N

INCIDENT DESCRIPTION: UNDERGROUND STORAGE TANK
STATUS AT SCENE: 1/1000 GAL UST WAS TO BE ABANDONED IN PLACE BUT HOLES NOTICED.

MEDIA CONTAMINATED: LAND **RECEIVING WATER:**

RESPONSIBLE PARTY NAME: KNOWN
CONTACT: JMS.PITNEY
ADDRESS: 14 GLEN ALPINE RD
MORRISTOWN NJ
PHONE: 973-538-0970

CALLER NAME: KIM WALTON
CALLER ADDRESS: 251 SECOND ST
SADDLE BROOK NJ

PHONE: 973-772-9030

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 685 MOUNT KEMBLE AVE
MORRISTOWN NJ 07960

JOB: TH03142.10

STATE SITE			
SEARCH ID: 1	DIST/DIR: 0.19 SE	MAP ID: 1	
NAME: 14 GLEN ALPINE RD ADDRESS: 14 GLEN ALPINE RD MORRISTOWN TOWN NJ MORRIS CONTACT:		REV: 11/18/02 ID1: NJL800566192 ID2: STATUS: KCSNJ PHONE:	
<u>SITE INFORMATION</u>			
CASE ID:		NJL800566192	
SUBSECTION LABEL:		SITES WITH ON-SITE SOURCE(S) OF CONTAMINATION	
COMU:		1424	
STATUS:		ACTIVE	
DATE:		6/19/00 0:00:00	
CLASSIFICATION EXCEPTION AREA:			
REMIDIAL ACTION TYPE:			
CONTACT:		BUREAU OF FIELD OPERATIONS NORTHERN (973) 669-3960	

STATE SITE			
SEARCH ID: 3	DIST/DIR: 0.77 SW	MAP ID: 3	
NAME: SUNOCO SERVICE STATION HARDING TOWNSHIP ADDRESS: RTE 202 & BAULEYS MILL RD HARDING TOWNSHIP NJ MORRIS CONTACT:		REV: 09-01-97 ID1: NJL600221014 ID2: STATUS: PHONE:	
CASE ID: NJL600221014-001		STATUS: ACTIVE	STATUS DATE: 04/07/1987
CONTACT: BUST		CEA/DER:	
FOR MORE INFORMATION REGARDING THIS SITE PLEASE CONTACT THE NJDEP SITE INFORMATION PROGRAM AT 1-800-253-5647			

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 685 MOUNT KEMBLE AVE
MORRISTOWN NJ 07960

JOB: TH03142.10

STATE SITE

SEARCH ID: 2	DIST/DIR: 0.92 SE	MAP ID: 2
---------------------	--------------------------	------------------

NAME: 37 LAKE TRAIL WEST
ADDRESS: 37 LAKE TRL W
HARDING TOWNSHIP NJ
MORRIS

REV: 09-01-97
ID1: NJL800302184
ID2:
STATUS:
PHONE:

CONTACT:

CASE ID: 970418092549
CONTACT: BFO-N

STATUS: ACTIVE
CEA/DER:

STATUS DATE: 07/08/1997

FOR MORE INFORMATION REGARDING THIS SITE PLEASE CONTACT THE NJDEP SITE INFORMATION PROGRAM AT
1-800-253-5647

**Environmental FirstSearch
Federal Databases and Sources**

ASTM Databases:

CERCLIS: *Comprehensive Environmental Response Compensation and Liability Information System.* The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

ERNS: *Emergency Response Notification System.* The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001 has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: *The Facility Index System.* The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: *National Priority List.* The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: *Resource Conservation and Recovery Information System.* The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: *Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities.* The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

RCRA COR: *Resource Conservation and Recovery Information System Corrective Action Sites.* The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: *Resource Conservation and Recovery Information System Large and Small Quantity Generators.* The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: *Resource Conservation and Recovery Information System sites No Longer Regulated.* The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

All RCRA databases are Updated quarterly

Non-ASTM Databases:

HMIRS: Hazardous Materials Incident Response System: This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

Updated quarterly.

NCDB: National Compliance Database. This EPA database contains information relating to TSCA (Toxic Substances Control Act) and FTTs which provides support for the national pesticides and toxics program.

Updated quarterly

NPDES: National Pollution Discharge Elimination System. The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

NRDB: National Radon Database. The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

Updated Periodically

Nuclear: The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

Updated Periodically

PADS: PCB Activity Database System

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

Updated semi-annually.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Updated Periodically

RELEASES: Air and Surface Water Releases. A subset of the EPA's ERNS database which have impacted only air or surface water.

Updated semi-annually.

Soils: This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological

the annual frequency of flooding. Source: United States Geographical Survey (USGS)

Updated quarterly

TRIS: Toxic Release Inventory System. The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

Environmental FirstSearch
New Jersey Databases and Sources

1. **State Sites:** Known Contaminated Sites in New Jersey database maintained by the New Jersey Department of Environmental Protection's Site Remediation Program. The database includes sites within the State of New Jersey where contamination of soil or ground water is confirmed, and where remediation is either currently underway or pending.

Updated bi-annually.

2. **Spills:** The New Jersey Department of Environmental Protection's database of emergency response actions and spill releases maintained by the Division of Environmental Safety, Health, and Analytical Programs Bureau of Discharge Prevention.

Updated quarterly.

3. **Landfills:** The New Jersey Department of Environmental Protection's database of solid waste landfills maintained by the Division of Solid Waste Bureau of Solid Waste Regulation.

Updated annually.

4. **UST:** The New Jersey Department of Environmental Protection's database of Underground Storage Tank's (USTs) maintained by the Bureau of Federal Case Management Registration Billing Unit.

Updated quarterly.

5. **LUST:** The New Jersey Department of Environmental Protection's list of Leaking Underground Storage Tanks (LUSTs) maintained by the Division of Environmental Safety, Health, and Analytical Programs Bureau of Discharge Prevention. The database is derived from the New Jersey spills database.

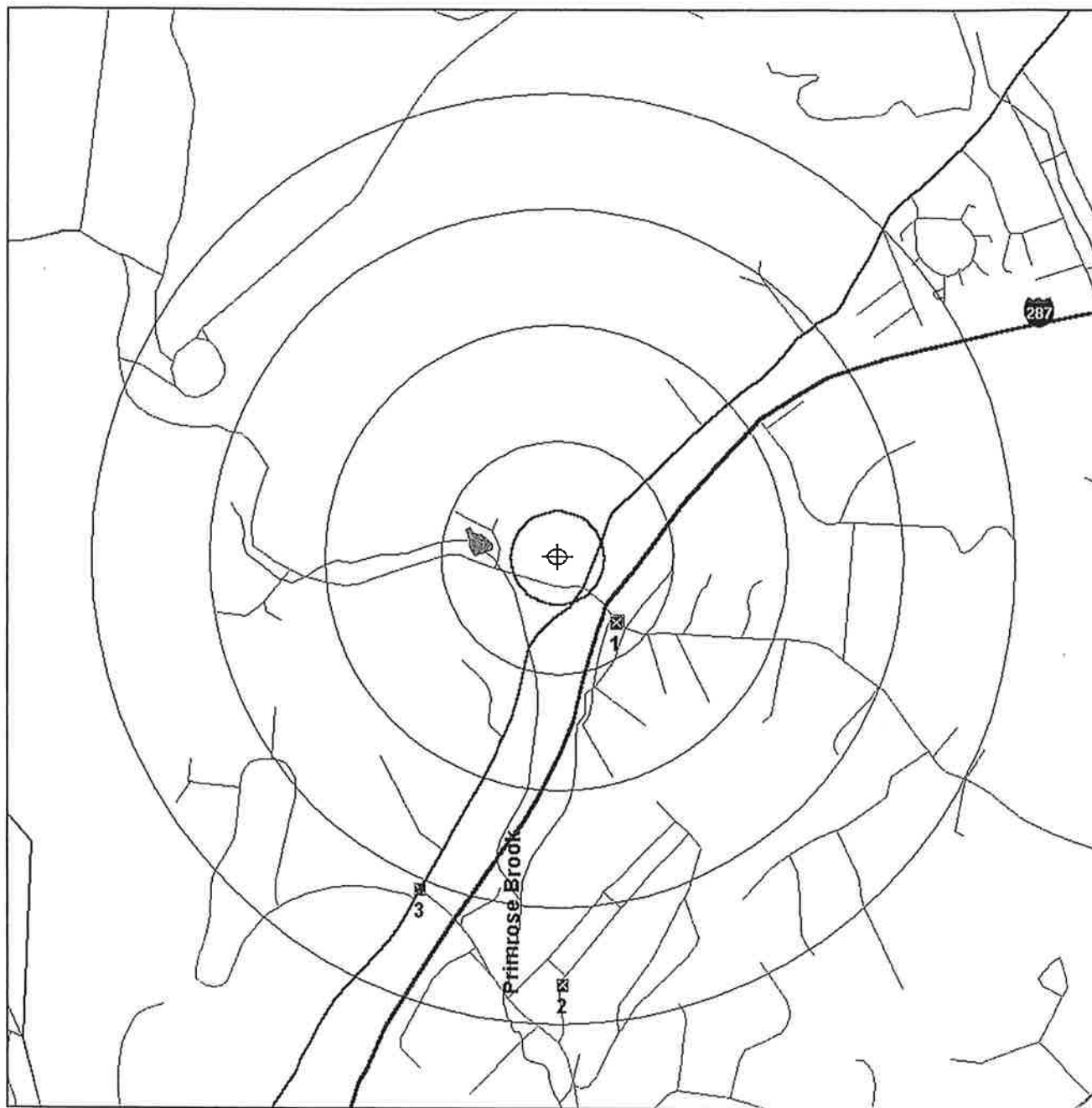
Update quarterly.



Environmental FirstSearch
1 Mile Radius
ASTM Map: NPL, RCRACOR, STATE Sites



685 MOUNT KEMBLE AVE, MORRISTOWN NJ 07960



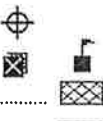
Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 40.755192 Longitude: -74.527195)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads



Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



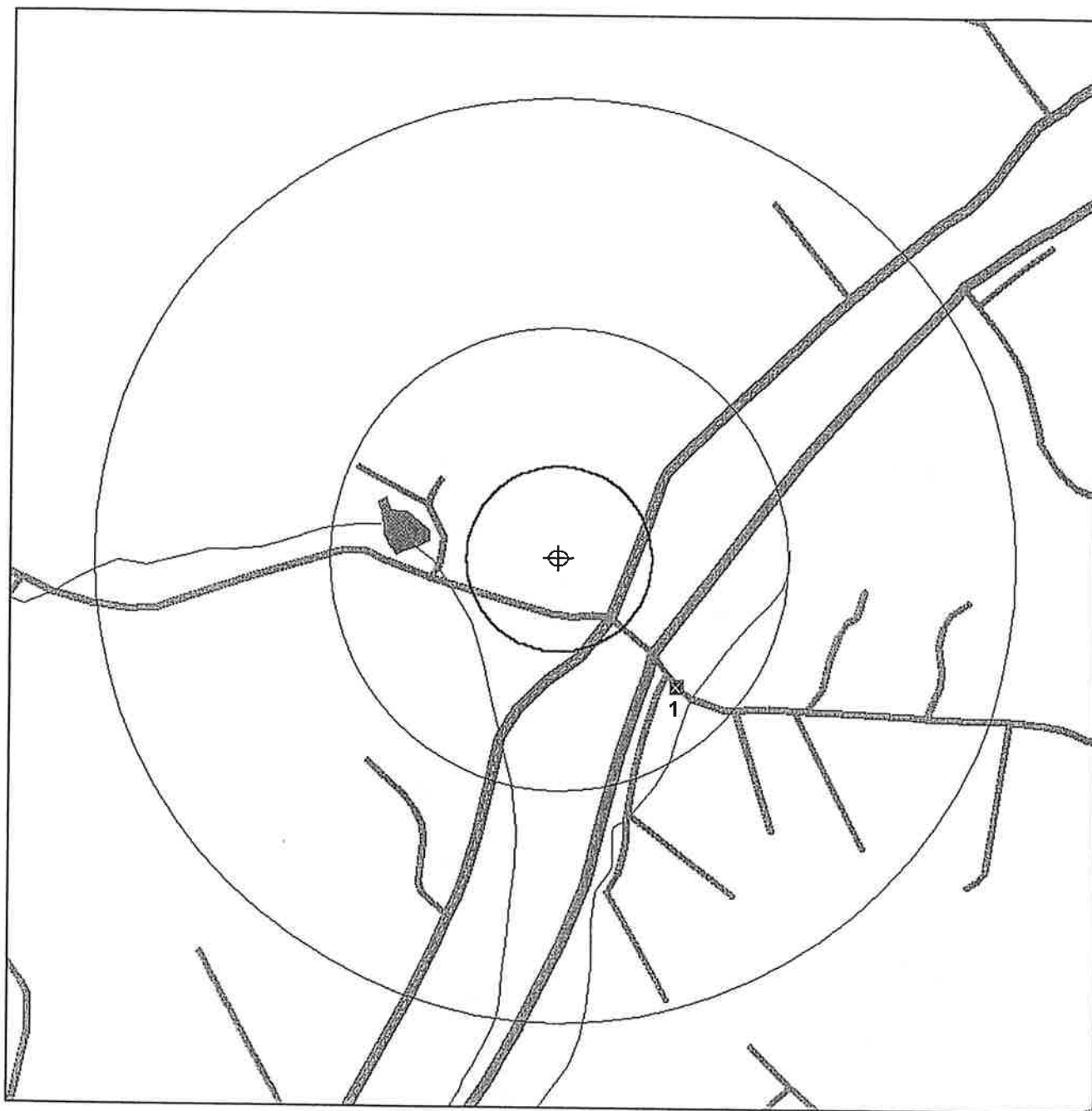
Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL



685 MOUNT KEMBLE AVE, MORRISTOWN NJ 07960



Source: 1999 U.S. Census TIGER Files

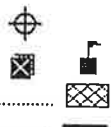
Target Site (Latitude: 40.755192 Longitude: -74.527195)

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



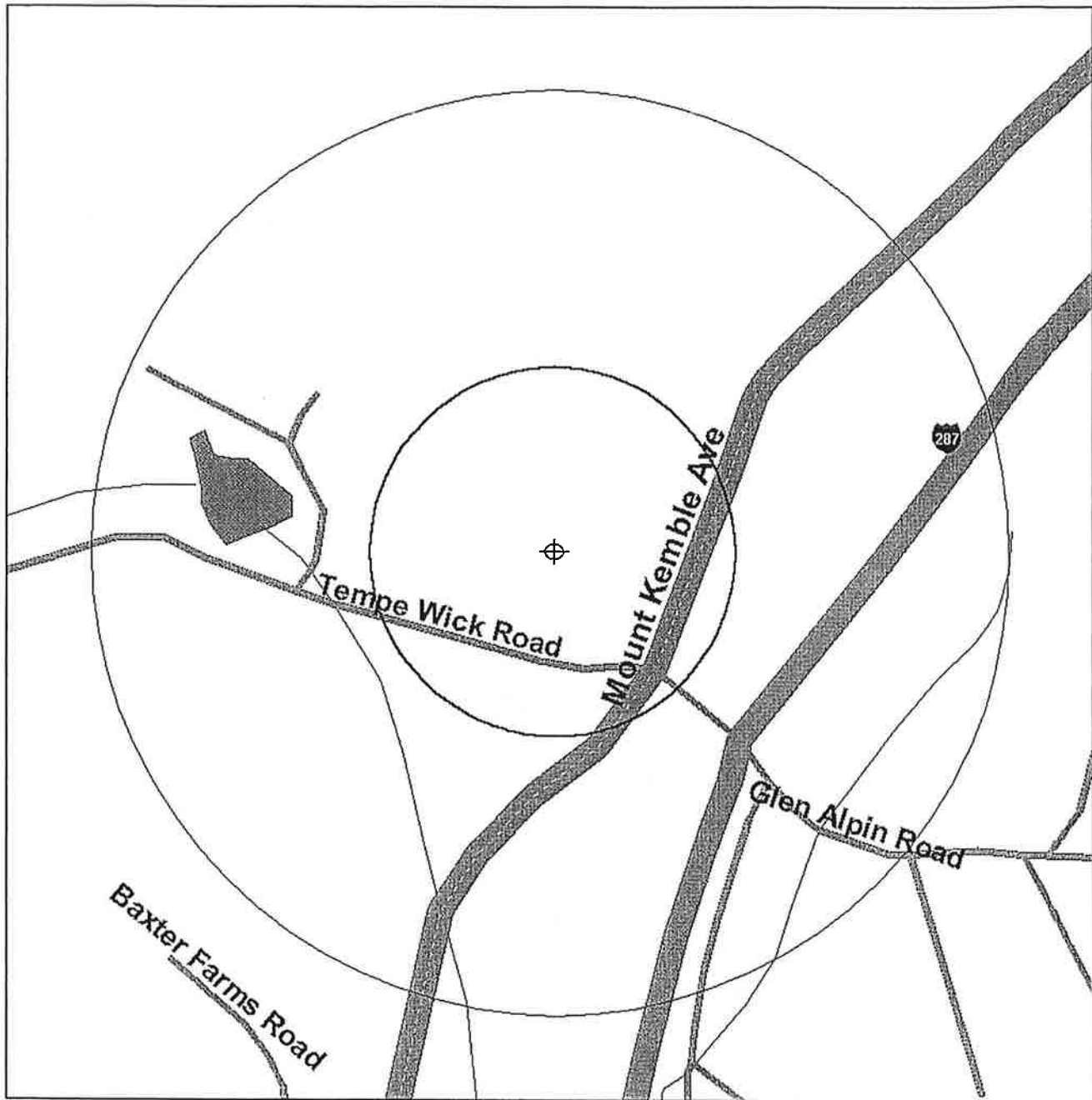


Environmental FirstSearch

.25 Mile Radius
ASTM Map: RCRA GEN, ERNS, UST



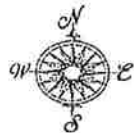
685 MOUNT KEMBLE AVE, MORRISTOWN NJ 07960



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 40.755192 Longitude: -74.527195)
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

.25 Mile Radius
Non-ASTM Map:



685 MOUNT KEMBLE AVE, MORRISTOWN NJ 07960



Source: 1999 U.S. Census TIGER Files

- | | |
|---|--|
| Target Site (Latitude: 40.755192 Longitude: -74.527195) | |
| Identified Site, Multiple Sites, Receptor | |
| NPL, Solid Waste Landfill (SWL) or Hazardous Waste | |
| National Historic Sites and Landmark Sites | |
| Railroads | |

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

APPENDIX I

GLEN ALPIN: 2004 Conservation Restriction Agreement with the NJDEP



2004-130056

Project No. _____

DEED OF CONSERVATION RESTRICTION

TOWNSHIP OF HARDING,
a New Jersey municipal corporation,

and

HARDING LAND TRUST,
a New Jersey nonprofit corporation

Grantor

TO

**THE STATE OF NEW JERSEY,
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Grantee

Dated: October 19, 2004

Record and return to:

Department of Environmental Protection
Green Acres Program
P.O. Box 412
Trenton, NJ 08625-0412

Prepared By:
Amy Fridman, Esq.
The Trust for Public Land
666 Broadway, 9th Floor
New York, NY 10012

DB06186P055

(16)
Cooper

DEED OF CONSERVATION RESTRICTION

This Deed of Conservation Restriction is made and entered into this 19th day of October, 2004, between the Township of Harding, a New Jersey municipal corporation, whose post office address is Kirby Hall, P.O. Box 666, Blue Mill Road, New Vernon, New Jersey 07976 (the "Township") and the Harding Land Trust, a New Jersey nonprofit corporation, whose post office address is P.O. Box 576, New Vernon, New Jersey 07976 ("HLT", and collectively with the Township, "Grantor"), and the State of New Jersey, Department of Environmental Protection, having its principal office located at 401 East State Street, Trenton, New Jersey 08625 ("Grantee").

TAX MAP REFERENCE. Grantor owns in fee simple certain lands in the Township of Harding, County of Morris, State of New Jersey, which lands are known as a portion of Block 34, Lot 1 on the Tax Map of the Township of Harding, Morris County, and which lands are more fully described on Schedule A attached hereto and incorporated by this reference (the "Property").

PURPOSE. It is the purpose of this Deed of Conservation Restriction to ensure: (1) that the Property will be retained forever predominantly in a natural, scenic, and open condition; (2) that the Property will be used only for recreation and conservation purposes, as defined, in the Open Space Preservation Bond Act of 1989, L. 1989, c. 183, in the Green Acres, Clean Water, Farmland and Historic Preservation Bond Act of 1992, L. 1992, c. 88, and in the Green Acres, Farmland and Historic Preservation, and Blue Acres Bond Act of 1995, L. 1996, c. 204 (collectively, "Bond Act"), and in any regulations promulgated pursuant to the authority of the Bond Act ("Regulations"), now codified in N.J.A.C. 7:36-1.1 et seq. (such purposes, collectively and individually, "Park Purposes"); (3) that development or other rights in or appurtenant to the Property will not be transferred to, or used for the benefit of, any other property; (4) that the Property will not be used as open space for or appurtenant to any other property; (5) that the Property will be open and accessible for public use and enjoyment for such purposes and, more specifically, for the purposes described below after the caption "Use of Property"; and (6) that any use of the Property that will significantly impair or interfere with the recreation and conservation values of the Property will be prevented.

TRANSFER OF OWNERSHIP. Grantor, for and in consideration of Grantee's matching grants in the amount of Six Hundred Fifty Thousand Dollars (\$650,000) used for the acquisition of the Property, and pursuant to the New Jersey Conservation Restriction and Historic Preservation Restriction Act, N.J.S.A. 13:8B-1 through 13:8B-9 ("Conservation Restriction Act"), hereby transfers, assigns, and grants to Grantee, its successors, and its assigns, (1) a conservation restriction on the Property for the purpose of restricting its use to Park Purposes; and (2) all development rights, except as specifically reserved to Grantor in this Deed of Conservation Restriction, which are now or hereafter allocated to, implied in, reserved to, or inherent in the Property ("Development Rights"). Grantee shall not use, convey, transfer, or assign the Development Rights and Grantor assigns to Grantor the concurrent right to enforce this restriction on the use of the Development Rights. Grantee now terminates and extinguishes all Development Rights for other than Park Purposes and covenants that they shall neither be used or transferred to any portion of the Property or to any other property nor used for the purpose of calculating permissible lot yield of the Property or any other property. The provisions of this Deed of Conservation Restriction shall run with title to the Property and shall encumber the Property unless they

are released in compliance with the requirements specified in the Conservation Restriction Act and in compliance with any requirements specified in the Regulations.

PROMISES BY GRANTOR. Grantor, for itself, its successors, and its assigns, agrees to maintain, protect, and use the Property only for Park Purposes. Grantor, its successors, and its assigns shall not sell, lease, exchange, or donate the Property except to the State, a local government unit, or another qualifying tax exempt, nonprofit organization, in accordance with the Bond Act and the Regulations. No such conveyance shall be effective without the prior written approval of the Commissioner of the Department of Environmental Protection or his designated representative ("Commissioner"). No such conveyance shall be effective unless Grantor shall pay Grantee fifty percent (50%) of all proceeds received as a result of the conveyance. The Property shall remain subject to this Deed of Conservation Restriction after any approved conveyance.

Except as otherwise expressly provided herein, Grantor covenants that it shall not permit any of the following activities on the Property:

- 1) Removal or destruction of any tree, shrub, or other vegetation now existing on the Property, except if the Commissioner has approved of the activity in writing as necessary or convenient for use of the Property for the Park Purposes described in this Deed of Conservation Restriction.
- 2) Excavation, dredging, removal, or placement of topsoil, sand, gravel, loam, rock, or other mineral substance from or on the Property, except if the Commissioner has approved of the activity in writing as necessary or convenient for use of the Property for the Park Purposes described in this Deed of Conservation Restriction.
- 3) Construction of any building, structure, or road on the Property, except if the Commissioner has approved of the activity in writing as necessary or convenient for use of the Property for the Park Purposes described in this Deed of Conservation Restriction.
- 4) Dumping or placing of landfill material, trash, waste, or unsightly or offensive materials on the Property, except clean landfill may be placed if all necessary permits have been obtained and the Commissioner has approved of the activity in writing as necessary or convenient for use of the Property for the Park Purposes described in this Deed of Conservation Restriction.

Notwithstanding the foregoing, Grantee agrees that Grantor may, with prior notice:

- 1) engage in such soil and water conservation practices or management activities as may be necessary, provided such practices and activities are consistent with an overall management plan submitted by the Grantor, and protect the conservation values associated with the Property, including but not limited to removing vegetation which poses a health or safety hazard or to remove invasive plant species; and

- 2) construct, maintain, improve, replace or repair bridges, paths and trails, fences, stiles, interpretive and directional signs, and related and associated structures necessary for the public's recreation and conservation use, access and convenience; and
- 3) impose terms, conditions and restrictions upon the use and ownership of the Property which are in addition to or more restrictive than this Deed of Conservation Restriction, provided that the Property will be open and accessible for public use and enjoyment and that any use of the Property will not significantly impair or interfere with the recreation and conservation values of the Property.

Notwithstanding the foregoing, Grantee agrees that Grantor may, without prior notice:

- 1) permit vehicular and pedestrian ingress and egress in, on and above those certain existing driveways shown on Schedule B attached hereto and made a part hereof (the "Driveways"); and
- 2) maintain and repair the Driveways at Grantor's sole cost and expense; and
- 3) within five (5) years after the date hereof, widen the Driveway labeled as "Driveway A" on Schedule B attached hereto within the parameters of the legal description included in Schedule C attached hereto and made a part hereof, and temporarily place construction materials and equipment on the Property during such widening construction, provided Grantor restores the portion of the Property on which such construction materials and equipment are placed to its condition immediately prior to such construction; and
- 4) maintain, operate, repair and replace utilities and drainage lines and related facilities currently existing on the Property; install, maintain, operate, repair and replace new utility lines underneath Driveway A shown on Schedule B; install, maintain, operate, repair and replace new utility lines on the Property, other than underneath Driveway A, as necessary to service the structure known as Glen Alpin, subject to approval by the New Jersey State House Commission; and install, maintain, operate, repair and replace a water meter on the Property; and
- 5) erect from time to time a temporary tent on the Property for charitable fundraising events, provided that following the events, Grantor restores the Property to the condition it was in immediately prior to the erection of the tent; and
- 6) maintain, repair and replace that certain chain link fence shown on Schedule B attached hereto and made a part hereof, at any time, and remove such fence at any time prior to the date that is five (5) years from the date hereof; and
- 7) construct an ancillary structure for recreation on the Property such as a gazebo, kiosk or accessory structure, subject to the approval of the New Jersey State House Commission; and

RIGHTS OF GRANTEE. To accomplish the purpose of this Deed of Conservation Restriction the Grantor transfers, assigns, and grants the following rights to Grantee:

- 1) to enter upon the Property at reasonable times in order to monitor Grantor's maintenance of the Property and compliance with the terms of this Deed of Conservation Restriction, provided that Grantee shall not unreasonably interfere with Grantor's use and enjoyment of the Property;
- 2) to prevent any activity on or use of the Property that is inconsistent with the purpose of this Deed of Conservation Restriction and to require the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use; and
- 3) to take any other action necessary or convenient to preserve and protect the recreation and conservation values of the Property.

REMEDIES. In the event of any violation of this Deed of Conservation Restriction, Grantee may, in its sole discretion and with or without notice, institute suit or take any other action it deems necessary to enjoin such violation, ex parte or otherwise, and to require restoration of the Property to its prior condition and additionally to seek damages and costs incurred in bringing the action and curing the violation. Grantor further agrees to pay whatever costs Grantee incurs in enforcing the Grantor's obligations pursuant to this Deed of Conservation Restriction, the Bond Act, and the Regulations. Such costs shall include, but not be limited to, labor and other personnel costs, equipment and material costs, attorney and other professional fees, and court costs.

ADDITIONAL RESERVATIONS AND COVENANTS. Grantor reserves the right to utilize the Property subject to the terms, conditions, and specifications of this Deed of Conservation Restriction. Grantor covenants that Grantor has done no act to encumber the Property other than to convey this Deed of Conservation Restriction to the State of New Jersey. Grantor's promise regarding other encumbrances is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that Grantor has not done anything which would allow anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or by allowing a judgment to be entered against Grantor).

USE OF PROPERTY. Grantor understands and intends that this Deed of Conservation Restriction will benefit the public by virtue of preserving the Property in its natural state. Grantor intends to maintain and use the Property for active and passive recreational purposes.

PUBLIC ACCESS. Except as otherwise set forth herein, public access shall be limited to non-vehicular use, with no fees, charges, memberships, registrations, or schedules. Grantor covenants to permit the public the greatest public access consistent with the uses stated above.

RECORDATION AND CORRECTIVE INSTRUMENTS. Grantor agrees to record this

instrument in the official records of the County of Morris, State of New Jersey, as soon as possible after acquiring title to the Property. Grantee may re-record this instrument at any time it may deem necessary or convenient to preserve its rights pursuant to this Deed of Conservation Restriction. Grantor agrees to execute any corrective or additional instrument which Grantee determines may be necessary or convenient to secure its rights under this Deed of Conservation Restriction or fully to effectuate the purposes intended to be achieved by this Deed of Conservation Restriction.

(remainder of page intentionally left blank)

This is not a certified copy

EXECUTION SIGNATURES. This Deed of Conservation Restriction is signed and attested to by Grantor's proper and authorized officers, directors, or representatives as of the date written at the top of the first page.

GRANTOR:

TOWNSHIP OF HARDING

Attest:
By: Leida Lualta
(signature)
Dated: 10/19, 2004

By: [Signature]
(signature)

HARDING LAND TRUST

Attest:
By: _____
(signature)

By: Justin Kovacs
(signature)

Dated: 10/19, 2004

ACKNOWLEDGMENT

STATE OF NEW JERSEY)

SS.

COUNTY OF MORRIS)

BE IT REMEMBERED, that on the 19th day of October, 2004, before me personally appeared Linda Peralta, who being duly sworn on his or her oath, deposes and makes proof to my satisfaction that he or she is the Secretary, or equivalent, of the Township; that the execution and the making of this Deed of Conservation Restriction has been duly authorized by proper resolution of the Township; that the deponent knows the corporate seal of the Township, and the seal affixed to this instrument is such corporate seal; and that this Deed of Conservation Restriction was signed and delivered by John B. Murray, Mayor, as and for the voluntary act and deed of the Township, in the presence of the deponent.

Linda Peralta
(signature)

SWORN TO AND SUBSCRIBED TO

before me this 19th day

of October, 2004

Roger S. Clapp
(signature)

Roger S. Clapp
(print name and title)

An Attorney at Law

in the State of New Jersey

STATE OF NEW JERSEY)

SS.

COUNTY OF MORRIS)

BE IT REMEMBERED, that on the 18th day of October, 2004,
before me personally appeared Justine Kovacs, who being duly sworn
on his or her oath, deposes and makes proof to my satisfaction that he or she is the ~~Secretary~~ President, or
equivalent, of HLT; that the execution and the making of this Deed of Conservation Restriction has
been duly authorized by proper resolution of HLT; ~~that the deponent knows the corporate seal of HLT,~~
~~and the seal affixed to this instrument is such corporate seal;~~ and that this Deed of Conservation
Restriction was signed and delivered by her, as and for the voluntary act
and deed of HLT, in the presence of the deponent.

Justine Kovacs
(signature)

SWORN TO AND SUBSCRIBED TO

before me this 18th day
of October, 2004

James Blaise
(signature)

James Blaise
Attorney at Law of New Jersey
(print name and title)

SCHEDULE A

Legal Description of the Property

This is not a certified copy

JAMES W. HALSEY

Professional Land Surveyor & Professional Planner

R.D. 1 - Box 86 • Lee's Hill Road

Basking Ridge, NJ 07920

(973) 425-1258 • FAX #: (973) 425-0670

Description of, "Green Acres Participation Area," on property known as Tax Lot 1, Block 34, Township of Harding, Morris County, New Jersey.

Being part of the same premises conveyed to Liang-Bin Jean and Su-Hsiang Jean, husband and wife by deed from Thelma Cantelmo DeCarlo and Christopher J. DeCarlo, husband and wife dated April 8, 2002 and recorded in the Morris County Clerk's Office on April 16, 2002 in Deed Book 5598, page 295.

BEGINNING at a point in the northwesterly sideline of Mount Kemble Avenue, New Jersey State Highway Route 202 in the southwesterly line of lands now or formerly of Gerhardt and Gladys Wagner, said point having New Jersey State Plane Coordinates NAD 83 of North 700,397.96, East 485,106.74, running thence

1. Along the northwesterly sideline of Mount Kemble Avenue in a southwesterly direction on a curve to the left with a radius of 988.37 feet an arc distance of 13.70 feet to a point of tangency; thence
2. Still along the northwesterly sideline of Mount Kemble Avenue, South 18 degrees 31 minutes 26 seconds West a distance of 410.02 feet to a point of curvature; thence
3. Still along the northwesterly sideline of Mount Kemble Avenue in a southwesterly direction on a curve to the right with a radius of 922.37 feet an arc distance of 248.68 feet to a point of compound Curvature; thence
4. Still along the northwesterly sideline of Mount Kemble Avenue in a northwesterly direction on a curve to the right with a radius of 25.00 feet an arc distance of 33.12 feet to a point of tangency in the northerly sideline of Tempe Wick Road, County Road No. 646; thence

Along the northerly sideline of Tempe Wick Road, North 70 degrees 07 minutes 34 seconds West a distance of 91.00 feet to a point; thence

6. Still along the northerly sideline of Tempe Wick Road, North 76 degrees 39 minutes 04 seconds West a distance of 172.58 feet to a point; thence
7. Still along the northerly sideline of Tempe Wick Road, North 81 degrees 09 minutes 44 seconds West a distance of 82.91 feet to a point; thence

DB06186P065

8. North 18 degrees 35 minutes 50 seconds East a distance of 729.42 feet to a point in the southwesterly line of lands now or formerly of Gerhardt and Gladys Wagner; thence
9. Along said lands, South 69 degrees 26 minutes 14 seconds East a distance of 402.00 feet to the northwesterly sideline of Mount Kemble Avenue and the point or place of BEGINNING.

Containing 6.3940 acres more or less.

The above description was written pursuant to a survey of property designated as part of Block 34, Lot 1, on the municipal tax map of the Township of Harding, County of Morris, State of New Jersey. Said survey was prepared by James W. Halsey, P.L.S. Lee's Hill Road, Basking Ridge, New Jersey, dated April 10, 2004 and revised to July 21, 2004, and last revised October 11, 2004.



James W. Halsey, P.L.S.
License No. 18250
August 2, 2004

RSC

SCHEDULE B

Map

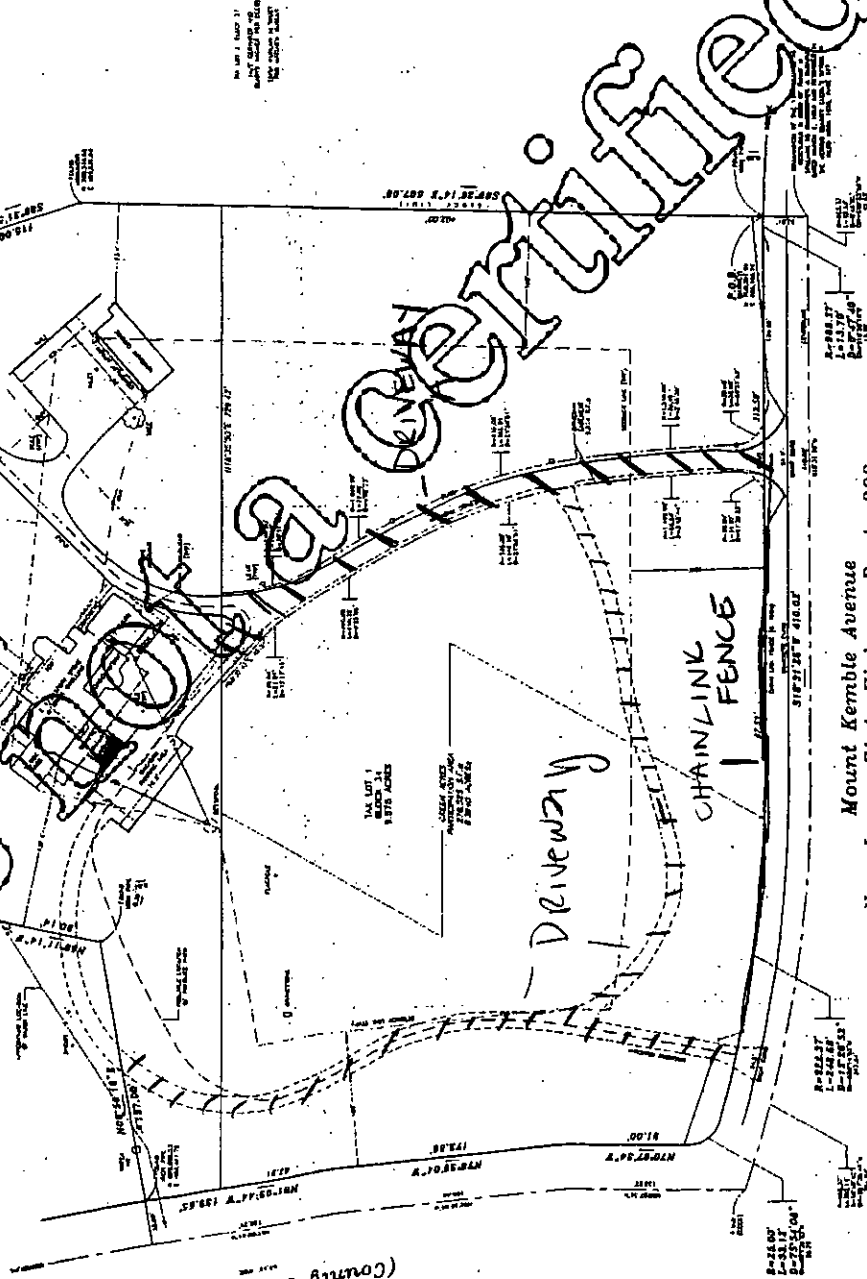
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Tempe Wick Road
(County Road No. 646)



Mount Kemble Avenue
New Jersey State Highway Route 202



SCALE: 1"=50'

DB06186P068

THIS SURVEY IS CONDUCTED ONLY IN THE INTEREST OF PUBLIC LAND AND NOT FOR ANY OTHER PURPOSE. THE STATE OF NEW JERSEY, DEPT. OF TREASURY, TITLE GUARANTEE COMPANY, NEWARK, TITLE INSURANCE, INC.

JAMES W. HALSEY

Professional Land Surveyor & Professional Planner

201 Lee's Hill Road

Basking Ridge, NJ 07920

(973) 425-1258 • FAX #: (973) 425-0670

Description of driveway and utility easement on property known as Tax Lot 1, Block 34, Township of Harding, Morris County, New Jersey.

Being part of the same premises conveyed to Liang-Bin Jean and Su-Hsiang Jean, husband and wife by deed from Thelma Cantelmo DeCarlo and Christopher J. DeCarlo, husband and wife dated April 8, 2002 and recorded in the Morris County Clerk's Office on April 16, 2002 in Deed Book 5598, page 295.

BEGINNING in the northwesterly sideline of Mount Kemble Avenue, New Jersey State Highway Route 202 at a point therein distant 148.25 feet south westerly from the southwesterly line of lands now or formerly of Gerhardt and Gladys Wagner, running thence

1. Leaving the northwesterly sideline of Mount Kemble Avenue in a southwesterly direction on a curve to the right with a radius of 20.00 feet an arc distance of 30.88 feet to a point of reverse curve; thence
2. Westerly on a curve to the left with a radius of 1,510.00 feet an arc distance of 99.49 feet to a point of compound curve; thence
3. Westerly on a curve to the left with a radius of 410.00 feet an arc distance of 156.81 feet to a point of compound curve; thence
4. Westerly on a curve to the left with a radius of 1,010.00 feet an arc distance of 72.68 feet to a point of reverse curve; thence
5. Westerly on a curve to the right with a radius of 140.00 feet an arc distance of 74.03 feet to a point in the conservation easement line; thence
6. Along said conservation easement line, South 18 degrees 35 minutes 50 seconds West a distance of 67.58 feet to a point; thence
7. North 59 degrees 37 minutes 42 seconds East a distance of 45.31 feet to a point of curve; thence
8. Easterly on a curve to the right with a radius of 90.00 feet an arc distance of 24.01 feet to a point of compound curve; thence

DB06186P069

9. Easterly on a curve to the right with a radius of 990.00 feet an arc distance of 110.32 feet to a point of compound curve; thence
 10. Easterly on a curve to the right with a radius of 390.00 feet an arc distance of 149.16 feet to a point of compound curve; thence
 11. Easterly on a curve to the right with a radius of 1,490.00 feet an arc distance of 96.54 feet to a point of compound curve; thence
 12. Southeasterly on a curve to the right with a radius of 20.00 feet an arc distance of 31.97 feet to a point in the northwesterly sideline of Mount Kemble Avenue; thence
 13. Along the northwesterly sideline of Mount Kemble Avenue, North 18 degrees 31 minutes 26 seconds East a distance of 60.02 feet to the corner place of Beginning.
- Containing 9,814 square feet more or less.

The above description was written pursuant to a survey of property designated as Block 34, Lot 1, on the municipal tax map of the Township of Harding, County of Morris, State of New Jersey. Said survey was prepared by James W. Halsey, P.L.S. Lee's Hill Road, Basking Ridge, New Jersey, dated April 10, 2004.


James W. Halsey, P.L.S.

License No. 18250

April 12, 2004

Revised to show area, June 18, 2004

Revised to driveway and utility easement, October 11, 2004

DB06186P070

END OF DOCUMENT

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APPENDIX J

GLEN ALPIN: 2004 Easement Agreement with Morris County



2004-130057

DEED OF EASEMENT

THIS DEED OF EASEMENT made as of October 19, 2004

Between

THE TOWNSHIP OF HARDING, IN THE COUNTY OF MORRIS, a New Jersey municipal corporation (the "Township"), whose address is Kirby Hall, P.O. Box 666, Blue Mill Road, New Vernon, New Jersey 07976, and HARDING LAND TRUST, a New Jersey nonprofit corporation ("HLT"), whose address is P.O. Box 576, New Vernon, New Jersey 07976, the Township and HLT collectively referred to as the Grantor,

And

THE COUNTY OF MORRIS, a New Jersey municipal corporation, whose address is P.O. Box 900, Morristown, New Jersey 07963, referred to as the Grantee.

WITNESSETH:

WHEREAS, the Township and HLT are owners of undivided interests as tenants in common in property located on Mt. Kemble Avenue and designated on the Harding Township Tax Map as Block 34, Lot 1 (the "Property"), which is described on Schedule A annexed hereto, on which is located a unique residential structure constructed approximately 160 years ago and possessing important historic value, which is known as Glen Alpin and deemed to be worthy of preservation (the "Historic Residence");

WHEREAS, the Township applied to the Morris County Open Space and Farmland Preservation Trust Fund Committee and received funds from the Grantee in the amount of \$500,000 for the acquisition of the portion of the Property described on Schedule C attached hereto;

WHEREAS, for One (\$1.00) Dollar and other good and valuable consideration Grantee is obtaining this Easement from Grantor relating to the Historic Residence; and

WHEREAS, consistent with advancement of the public purpose of preserving the Historic Residence, Grantor and Grantee have agreed to enter into this Easement;

NOW, THEREFORE, in consideration of the sum of One (\$1.00) Dollar, the covenants, promises and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby covenant, promise and agree as follows:

Prepared by and return to:

Roger S. Clapp, Esq.
Cooper, Rose & English, LLP
480 Morris Avenue
Summit, New Jersey 07901

DB06186P071

11

Cooper

1. Establishment of Easement

Grantor hereby grants and conveys to Grantee, and Grantee hereby accepts, an easement applicable to that portion of the Property as described in Schedule B annexed hereto (the "Easement Area") and applicable to the Historic Residence located on the Property to the extent and on the terms set forth herein, it being understood that the balance of the Property as described on Schedule C annexed hereto is subject to the provisions of the Green Acres Land Acquisitions Act and the Green Acres Land Acquisitions and Recreational Opportunities Act, N.J.S.A. 13:8A-1 et seq., and this Easement shall be deemed to be consistent with the Green Acres' restrictions on the balance of the Property. The Green Acres' restrictions on the balance of the Property as described on Schedule C are being recorded simultaneously with the recording of this Easement.

2. Covenants, Restrictions and Other Terms

- a. The Grantor may rent the Historic Residence for professional office, non-profit, and/or public use or as housing for a custodian.
- b. The lease will provide that the public may have certain, defined access to the Historic Residence.
- c. The area devoted to parking, and any future expansions thereof, will be limited and defined as agreed by the parties hereto.
- d. All renovations of the Historic Residence will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- e. Improvements to the infrastructure, such as a septic system, will be done within an envelope outside the Green Acres conservation area.
- f. The Grantor shall be responsible for maintaining or causing the exterior of the Historic Residence to be maintained.

3. Grantor's Reserved Rights

The provisions of Paragraph 2 notwithstanding, Grantor reserves all rights inherent in the ownership of the Property and Easement Area that are not prohibited by or inconsistent with the terms and purposes of this Easement and Green Acres' restrictions on the portion of the Property described in Schedule C.

4. Indemnification for Claim of Tenant

The Grantor shall indemnify and hold the Grantee harmless from and against all claims and demands made by any tenant of the Historic Residence arising out of any lease of the Historic Residence by the Grantor as landlord.

5. Modification of Easement

This Easement may be modified by agreement in writing of Grantor and Grantee.

DB06186P072

This Easement shall be binding upon the parties hereto and their respective successors and assigns, and the burdens and benefits of this Easement shall run with the land forever.

ATTEST:

Linda Peralta,
Acting Township Clerk

ATTEST:

Secretary

ATTEST:

Ilene St. John, Clerk of the
Board of Chosen Freeholders
of the County of Morris

GRANTOR
TOWNSHIP OF HARDING

John R. Murray, Mayor

HARDING LAND TRUST

Justine Kovacs, President

GRANTEE
COUNTY OF MORRIS

**Jack J. Schrier, Freeholder Director,
Board of Chosen Freeholders
of the County of Morris**

STATE OF NEW JERSEY:

SS:

COUNTY OF MORRIS :

BE IT REMEMBERED, that on this 18th day of October, 2004, before me, the subscriber, ~~a Notary Public~~ *an Attorney at Law* of the State of New Jersey, personally appeared Linda Peralta, being by me duly sworn on her oath, who deposes and makes proof to my satisfaction that she is the Acting Clerk of the Township of Harding, the municipal corporation named in the within Agreement; that John R. Murray is the Chair of the Township Committee of such corporation; that the execution as well as the making of this Deed of Easement has been duly authorized by an ordinance duly adopted by said Township Committee; that deponent well knows the corporate seal of said corporation; and the seal affixed to said Deed of Easement is such corporate seal and was thereto affixed and said Deed of Easement signed and delivered by said Mayor as and for the voluntary act and deed of said corporation, in the presence of deponent, who thereupon subscribed her name thereto as witness.

Linda Peralta
Linda Peralta, Acting Township Clerk

Sworn and subscribed
before me at Harding
on the date aforesaid.

Roger S. Clapp
~~Notary Public of the~~
~~State of New Jersey~~
An Attorney at Law
Roger S. Clapp

STATE OF NEW JERSEY:

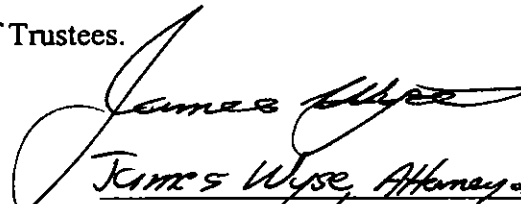
SS:

COUNTY OF MORRIS :

BE IT REMEMBERED, that on this 18th day of October, 2004, Justine Kovacs, personally came before me and she acknowledged under oath to my satisfaction, that:

(a) she signed and delivered the attached Deed of Easement as the President of the Harding Land Trust, the nonprofit corporation named in this Deed of Easement;

(b) this Deed of Easement was signed and made by the corporation as its voluntary act and deed by virtue of authority from its Board of Trustees.


James Wise, Attorney at Law
Notary Public of the
State of New Jersey

JOAN BRAMHALL - MORRIS COUNTY CLERK
DATE 10 25 2004 TIME 01 20 PM PAGES 11
75.00 COPE COUNTY FEES
55.00 STPG NUMBER OF PAGES STATE
130.00 TOTAL RECORDING FEES
JH-CHG COOPER


DB06186P075

STATE OF NEW JERSEY:

SS:

COUNTY OF MORRIS :

BE IT REMEMBERED, that on this day of October, 2004, before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared Ilene St. John, being by me duly sworn on her oath, who deposes and makes proof to my satisfaction that she is the Clerk of the Board of Chosen Freeholders of the County of Morris, the municipal corporation named in the within Deed of Easement; that Jack J. Schrier is the Freeholder Director of the Board of Chosen Freeholders of the County of Morris; that the execution as well as the making of this Deed of Easement has been duly authorized by a resolution duly adopted by said Board of Chosen Freeholders; that deponent well knows the corporate seal of said corporation; and the seal affixed to said Deed of Easement is such corporate seal and was thereto affixed and said Deed of Easement signed and delivered by said Freeholder Director as and for the voluntary act and deed of said corporation, in the presence of deponent, who thereupon subscribed her name thereto as witness.


Ilene St. John, Clerk of the
Board of Chosen Freeholders
of the County of Morris

Sworn and subscribed
before me at Morristown
on the date aforesaid.


Notary Public of the
State of New Jersey

DIANE KETCHUM
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 5, 2005

JAMES W. HALSEY
Professional Land Surveyor & Professional Planner
R.D. 1 - Box 86 • Lee's Hill Road
Basking Ridge, NJ 07920
(973) 425-1258 • FAX #: (973) 425-0670

Description of property known as Tax Lot 1, Block 34, Township of Harding, Morris County, New Jersey.

Being the same premises conveyed to Liang-Bin Jean and Su-Hsiang Jean, husband and wife by deed from Thelma Cantelmo DeCarlo and Christopher J. DeCarlo, husband and wife dated April 8, 2002 and recorded in the Morris County Clerk's Office on April 16, 2002 in Deed Book 5598, page 295.

BEGINNING at a point in the northwesterly sideline of Mount Kemble Avenue, New Jersey State Highway Route 202 in the southwesterly line of lands now or formerly of Gerhardt and Gladys Wagner, said point having New Jersey State Plane Coordinates NAD 83 of North 700,397.96, East 485,106.74, running thence

1. Along the northwesterly sideline of Mount Kemble Avenue in a southwesterly direction on a curve to the left with a radius of 988.37 feet an arc distance of 13.70 feet to a point of tangency; thence
2. Still along the northwesterly sideline of Mount Kemble Avenue, South 18 degrees 31 minutes 26 seconds West a distance of 410.02 feet to a point of curvature; thence
3. Still along the northwesterly sideline of Mount Kemble Avenue in a southwesterly direction on a curve to the right with a radius of 922.37 feet an arc distance of 248.68 feet to a point of compound Curvature; thence
4. Still along the northwesterly sideline of Mount Kemble Avenue in a northwesterly direction on a curve to the right with a radius of 25.00 feet an arc distance of 33.12 feet to a point of tangency in the northerly sideline of Tempe Wick Road, County Road No. 646; thence
5. Along the northerly sideline of Tempe Wick Road, North 70 degrees 07 minutes 34 seconds West a distance of 91.00 feet to a point; thence
6. Still along the northerly sideline of Tempe Wick Road, North 76 degrees 39 minutes 04 seconds West a distance of 172.58 feet to a point; thence
7. North 81 degrees 09 minutes 44 seconds West a distance of 139.55 feet to a point; thence

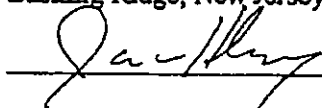
Schedule A

DB06186P077

8. North 08 degrees 50 minutes 16 seconds East a distance of 197.00 feet to a point; thence
9. North 59 degrees 11 minutes 14 seconds West a distance of 90.14 feet to a point; thence
10. North 33 degrees 52 minutes 44 seconds West a distance of 106.98 to a point; thence
11. North 24 degrees 51 minutes 46 seconds East a distance of 432.96 feet to a point in the southwesterly sideline of lands now or formerly of Gerhardt and Gladys Wagner; thence
12. Along said lands, South 88 degrees 31 minutes 54 seconds East a distance of 115.00 feet to a point; thence
13. Still along said lands, South 69 degrees 26 minutes 14 seconds East a distance of 507.08 feet to the northwesterly sideline of Mount Kemble Avenue and the point or place of BEGINNING.

Containing 9.575 acres more or less.

The above description was written pursuant to a survey of property designated as Block 34, Lot 1, on the municipal tax map of the Township of Harding, County of Morris, State of New Jersey. Said survey was prepared by James W. Halsey, P.L.S. Lee's Hill Road, Basking Ridge, New Jersey, dated April 10, 2004.



James W. Halsey, P.L.S.
License No. 18250
April 12, 2004

JAMES W. HALSEY

Professional Land Surveyor & Professional Planner

201 Lee's Hill Road

Basking Ridge, NJ 07920

(973) 425-1258 • FAX #: (973) 425-0670

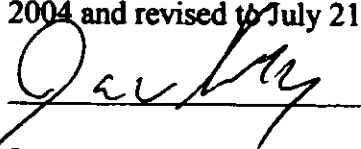
Description of property situate in the Township of Harding, Morris County, New Jersey.

BEGINNING in the northerly sideline of Tempe Wick Road, County Road No. 646, at a point therein distant 403.13 feet westerly from the westerly terminus of a curve, which curve connects the said northerly sideline of Tempe Wick Road with the westerly sideline of Mount Kemble Avenue, New Jersey State Highway Route 202, with a radius of 25.00 feet and an arc length of 33.12 feet, running thence

1. Along lands now or formerly of Liang Bin Jean and Su- Hsiang Jean, North 08 degrees 50 minutes 16 seconds East a distance of 197.00 feet to a point; thence
2. Still along said lands, North 59 degrees 11 minutes 14 seconds West a distance of 90.14 feet to a point; thence
3. Still along said lands, North 33 degrees 52 minutes 44 seconds West a distance of 106.98 feet to a point; thence
4. Still along said lands, North 24 degrees 51 minutes 46 seconds East a distance of 432.96 feet to a point in the southerly line of lands now or formerly of Edith Kurlan in Trust for Matthew Kurlan; thence
5. Along said lands South 88 degrees 31 minutes 54 seconds East a distance of 115.00 feet to a point; thence
6. Still along said lands, South 69 degrees 26 minutes 14 seconds East a distance of 105.08 feet to a point; thence
7. South 18 degrees 35 minutes 50 seconds West a distance of 729.42 feet to a point in the northerly sideline of Tempe Wick Road; thence
8. Along the northerly sideline of Tempe Wick Road, North 81 degrees 09 minutes 44 seconds West a distance of 56.64 feet to the point or place of BEGINNING.

Containing 3.181 acres more or less.

Described in accordance with a survey made by James W. Halsey, P.L.S. dated April 10, 2004 and revised to July 21, 2004.



James W. Halsey, P.L.S.
License No. 18250
September 17, 2004

Schedule B

DB06186P079

JAMES W. HALSEY

Professional Land Surveyor & Professional Planner

R.D. 1 - Box 86 • Lee's Hill Road

Basking Ridge, NJ 07920

(973) 425-1258 • FAX #: (973) 425-0670

Description of conservation easement on property known as Tax Lot 1, Block 34, Township of Harding, Morris County, New Jersey.

Being part of the same premises conveyed to Liang-Bin Jean and Su-Hsiang Jean, husband and wife by deed from Thelma Cantelmo DeCarlo and Christopher J. DeCarlo, husband and wife dated April 8, 2002 and recorded in the Morris County Clerk's Office on April 16, 2002 in Deed Book 5598, page 295.

BEGINNING at a point in the northwesterly sideline of Mount Kemble Avenue, New Jersey State Highway Route 202 in the southwesterly line of lands now or formerly of Gerhardt and Gladys Wagner, said point having New Jersey State Plane Coordinates NAD 83 of North 700,397.96, East 485,106.74, running thence

1. Along the northwesterly sideline of Mount Kemble Avenue in a southwesterly direction on a curve to the left with a radius of 988.37 feet an arc distance of 13.70 feet to a point of tangency; thence
2. Still along the northwesterly sideline of Mount Kemble Avenue, South 18 degrees 31 minutes 26 seconds West a distance of 410.02 feet to a point of curvature; thence
3. Still along the northwesterly sideline of Mount Kemble Avenue in a southwesterly direction on a curve to the right with a radius of 922.37 feet an arc distance of 248.68 feet to a point of compound Curvature; thence
4. Still along the northwesterly sideline of Mount Kemble Avenue in a northwesterly direction on a curve to the right with a radius of 25.00 feet an arc distance of 33.12 feet to a point of tangency in the northerly sideline of Tempe Wick Road, County Road No. 646; thence
5. Along the northerly sideline of Tempe Wick Road, North 70 degrees 07 minutes 34 seconds West a distance of 91.00 feet to a point; thence
6. Still along the northerly sideline of Tempe Wick Road, North 76 degrees 39 minutes 04 seconds West a distance of 172.58 feet to a point; thence
7. Still along the northerly sideline of Tempe Wick Road, North 81 degrees 09 minutes 44 seconds West a distance of 82.91 feet to a point; thence

Schedule C

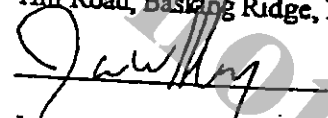
DB06186P080

8. North 18 degrees 35 minutes 50 seconds East a distance of 729.42 feet to a point in the southwesterly line of lands now or formerly of Gerhardt and Gladys Wagner, thence

9. Along said lands, South 69 degrees 26 minutes 14 seconds East a distance of 402.00 feet to the northwesterly sideline of Mount Kemble Avenue and the point or place of BEGINNING.

Containing 6.3940 acres more or less.

The above description was written pursuant to a survey of property designated as part of Block 34, Lot 1, on the municipal tax map of the Township of Harding, County of Morris, State of New Jersey. Said survey was prepared by James W. Halsey, P.L.S. Lee's Hill Road, Basking Ridge, New Jersey, dated April 10, 2004.



James W. Halsey, P.L.S.
License No. 18250
April 12, 2004

Schedule C

DB06186P081

END OF DOCUMENT

APPENDIX K

GLEN ALPIN: 2005 Feasibility Report, prepared by Watson & Henry Associates

Feasibility Report

for

Glen Alpin

**Mt. Kemble Avenue and Tempe Wick Road
Harding Township, Morris County, New Jersey**

Prepared for

**The Harding Township Committee
New Vernon, New Jersey**

Prepared by

**Watson & Henry Associates
Bridgeton, New Jersey
Project 04-020**

February 2005

**Michael C. Henry, PE, AIA
NJ PE#25633 NJ RA#11115**

**Penelope S. Watson, AIA
NJ RA#10019**

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Appendix B: Lightning Protection Analysis

Appendix C: Conceptual Budget: First Priority Work: Roof Replacement

Appendix D: Conceptual Budget: Priority 2, 3, and 4 Work

Appendix E: Floor Plans

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Second Floor Plan

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End of Table of Contents

PROJECT DIRECTORY

Project

Feasibility Report for Glen Alpin

The Township of Harding, Morris County, New Jersey

Client

Harding Township Committee

PO Box 666

New Vernon, New Jersey

07976

Phone (973) 267-8000

Fax (973) 267-6221

Mary Prendergast

Chairman, Glen Alpin Steering Committee

Consultant

Watson & Henry Associates

12 North Pearl Street

Bridgeton, NJ

08302

Phone (856) 451-1779

Fax (856) 451-0471

Michael C. Henry, PE, AIA

Principal Architect/Engineer

Penelope S. Watson, AIA

Principal Architect

Cristina Radu

Graduate Architect

Katherine Switala-Elmhurst

Graduate Engineer

The statements and opinions contained herein are for the use and information of the Harding Township Committee. The opinions reflect the judgment of a Professional Engineer and Registered Architect performing with the care and skill ordinarily used by other Professional Engineers and Registered Architects when dealing with existing structures at the same time and in the same or similar localities. Conclusions drawn in this report are based on those conditions and surfaces accessible to the unaided visual observation of the Architect/Engineer. No warranties or guarantees can be inferred from, or implied by, the statements or opinions contained in this report.

End of Project Directory

BACKGROUND AND ARCHITECTURAL DESCRIPTION

Introduction

The Background and Architectural Description section of this *Feasibility Report for Glen Alpin* presents the physical description and historic context in which Glen Alpin exists.

This section provides information on:

- The historic designation;
- The legal ownership of the property;
- Location;
- Architectural description;
- Historical overview.

Glen Alpin is significant as an outstanding example of residential Gothic Revival architecture that retains a high degree of physical integrity. The remodeling in the late nineteenth century complemented the exterior with the addition of terraces and porches, and introduced a Colonial Revival overlay of detailing to the Gothic Revival interior.

Historically, Glen Alpin is primarily significant for its association with two leading families of the region, the Hoyts and the McAlpins, both prominent in mercantile pursuits and community involvement.

Historic Designation

Glen Alpin is a contributing property in the Tempe Wick Road Historic District, placed on the New Jersey Register of Historic Places on 27 June 2000, and on the National Register on 25 August 2000.

Legal Ownership

The Township of Harding purchased Glen Alpin, Harding Township Block 34, Lot 1, on 19 October 2004.

Location

Glen Alpin is located in Harding Township, post office New Vernon, Morris County, New Jersey, at the intersection of Tempe Wick Road and Mt. Kemble Avenue (Route 202). The property consists of approximately nine and a half acres; the Harding Land Trust holds a conservation easement on six of the acres. Until recently, the house was approached from Mt. Kemble Avenue by a semicircular driveway; a subdivision of the property has left a portion of the drive on an adjacent property, making it inaccessible from one direction. The house is located about two miles from Exit 30 of Route 287. (Figures 1 and 2.)

The house is set on the side of a hill in the middle of a large sloping lawn with mature trees.

Architectural Description

Glen Alpin is Gothic Revival in style, a style that became popular in the United States as eclectic styles began to replace the omnipresent Greek revival style in the 1840s. Interior alterations in the late nineteenth and early twentieth centuries infused an element of Colonial Revival style in several of the primary rooms.

The house consists of a main block, facing southeast (project south), with a kitchen wing to the east side. What was once a freestanding rectangular building, probably built as a guest house, slightly east of the kitchen block, was later connected to the kitchen ell. Between 1965 and the 1990s a room was added across the front of the guest house, which was being used as a caretaker's apartment.

The main block, which is surrounded by a paved terrace on part of the north and all of the west and south sides, is built into a slope on the north side. The stone-based terrace is surrounded by piers and balustrade on part of the west as well as the south and east sides. The interior floor level on the north side is approximately at grade, but the outer edge of the terrace on the south side is about ten steps above grade. The primary entrance is reached by a flight of steps from the parking area to the terrace, flanked by stone or concrete planters.

The main block is a two-and-a-half-story, three-bay-by-two-bay stone masonry structure. The primary roof is a steeply-pitched gable with the ridge parallel to the front façade, and an intersecting gable centered on the façade. Two face dormers flank the center gable; all three have steeply pitched roofs, and heavy scroll-work barge boards. At the ends of the main ridge and the center gable ridge, the deteriorated remains of large wood finials remain. On the rear, an intersecting gable is offset to the east side, and a two-story block with a low-sloped roof surrounded by a balustrade on the north and west sides is located in the angle of the "L".

To the east of the main block, set back from the plane of the primary façade, a one-and-a-half-story brick kitchen block extends toward the east. The steeply-pitched roof of the kitchen block, with a ridge parallel to the front façade, intersects the roof of the rear gable of the main block. The east end of the kitchen block roof is hipped, and intersecting gables, less steep than those on the main block, are centered on the north and south sides of the wing. The south gable also features heavy scroll-work barge boards. At the east end, an intersecting gable interrupts the hip.

These two blocks, the main block and the kitchen block, constitute the original structure. In the inner corner formed by the intersection of the rear of the main block and the rear wall of the kitchen wing is a one story room, probably constructed in 1904. The room extends to the north beyond the rear of the main block, and the north end is a bay which forms half of a hexagon.

East of the main block and south of the kitchen wing, a conservatory was constructed in the late nineteenth century. The conservatory, with a stone base and glass panels

supported on a cast iron or rolled steel frame, is primarily rectangular in plan, with a semicircular projection centered on the south elevation. The semicircle supports the south half of a glass-domed feature which pierces and rises above the gabled roof over the rest of the conservatory.

Beyond the kitchen wing to the east is a rectangular block which post-dates the house, and which may have been originally freestanding; the structure is believed to have been built as a guest house.¹ This block has a low-sloped roof surrounded by a wood parapet. This block has been connected by infill to the kitchen wing, and a room with a shed roof was added across the front of the guest house/caretaker's apartment and connection. North of the kitchen wing, a root cellar has been added that has a floor five steps below grade.

The roofing on the steeply-pitched sections is red clay tiles; the tiles are flat and , terminate in a lancet shape. The roofing on the low sloped sections is EPDM. The main block is constructed of rubble stone, known as pudding stone, with brick quoins at the windows. The kitchen wing, guest house/caretaker's apartment, connector and root cellar are constructed of brick. All stone and brick have been painted white.

Stone chimneys pierce the roof of the main block behind the ridge, aligned with the east and west windows on the south façade. A third chimney pierces the ridge of the rear intersecting gable, and a fourth, the ridge of the kitchen wing at the top of the hip. The chimneys are surmounted by tall clay chimney pots.

The primary entrance doorway, centered on the south façade of the main block, is lancet shaped, with diamond-paned sidelights and transoms. The doorway is sheltered by a hipped clay-tile porch roof, supported on metal posts and modern wrought iron panels. Reportedly, decorative wood rosettes are concealed on the underside of the porch soffit.

On the south façade of the main block, windows are double casements. On the first floor, the windows are surmounted by transoms. On the second floor, the east and west windows have lancet heads. The intersecting gable features a trefoil window at the third floor level; there are quatrefoil windows in the main gable ends. On the west end, the south bay is occupied by a three-sided, two-story bay, with the second floor bay being narrower than the first floor bay. The remaining windows on the west and north sides are also double, and the first floor windows also are surmounted by transoms. On the west side of the rear projection on the main block, double French doors take the place of casement windows, providing direct access to the exterior terrace, which was formerly a covered porch.

The windows in rooms 104 and 105 have stained glass panels inset in the diamond panes.

In the original main block and wing, window panes are diamond-shaped, with wood muntins. Windows on the main block are surmounted by eared lintels.

The interior of the main block has a center hall (room 101), with flanking rooms (rooms 102 and 115) in the gabled roof section. Behind the parlor (room 102) to the west is a second parlor (room 103) beneath the low-sloped roof. The rear projection houses room 104, a large room known as a drawing room. The one-store library (room 105) is to the

east of room 104. The center hall is "L" shaped, with the leg of the "L" to the east featuring the staircase to the second floor.

Glen Alpin has a gross area of 14,275 square feet on four floors, including the basement. The two habitable floors, the first and second floors, have a total area of 8,600 square feet.

Historical Overview

Previous Structures on Site

On 28 February 1751, Peter Kemble (1704 – 1789) of New Brunswick, NJ purchased 1250 acres, including the present Glen Alpin property, from Amos Strettell (? – 1780).^{2,3} There is evidence that Peter Kemble built a house on the property within the next three years; in his diary for 1781 he wrote "On or about ye year 1754, I took out of my garden at Brunswick a May duke cherry tree in diameter about an inch & a half, and planted it in my garden at Morris. I measured it ye 5th day of May 1781 and it was four feet in girth."⁴

Peter Kemble, president of the Royal Council of New Jersey; father-in-law of General Thomas Gage, Commander in Chief of the British army in America; and father of British Army Deputy Adjutant-General Stephen Kemble; and British army Captain William Kemble; came close to losing his property during the Revolution. However, his son Richard (1733-1813) saved the property by pledging loyalty to the Revolution. Peter Kemble remained in the house while it was used as the headquarters of American General William Smallwood, during the encampment of part the Continental Army on the property in 1779 – 1780.⁵ (Figure 3.)

Peter Kemble left the property to his son Richard in 1789.⁶ Richard occupied the house, and at his death in 1813⁷ he left the property to his nephew Richard Kemble, with lifetime rights to his sisters Ann (1757 – 1820) and Elizabeth (1753 – 1836).⁸ Four years after Elizabeth's death, Richard Kemble sold the property to Henry S. Hoyt.⁹

Current Structure

Henry S. Hoyt purchased two tracts, totaling 262 acres and including the Kemble house, on 16 May 1840. He had the Kemble house moved up the road toward Morristown, and made plans to build a new house further back from the road than the Kemble House.¹⁰ The exact construction date of the Hoyt house has not been determined. Restoration contractor Peter Olin, who worked on the house in the 1990s, found a mixture of pointed and non-pointed screws used in the original construction, and believes this indicates a date of c. 1847, shortly after the invention of the pointed screw in Birmingham, England in the 1840s.¹¹

Henry S. Hoyt (c. 1810 – 1891) was the son of New York merchant and investor Goold Hoyt (1769 – 1842), one of the founders of the Merchants' Exchange Bank.¹² In his will of 1841, Goold Hoyt mentioned that son Henry S. Hoyt, who was to inherit one fifth of the residue of his estate after provision for his wife and other relatives, had been advanced a sum of twenty thousand dollars;¹³ Henry Hoyt was about thirty-two years old at the time of his father's death.

Henry Hoyt married Frances Maria Duer, daughter of William A. Duer, a president of Columbia College (now Columbia University) and grandson of Revolutionary War general William Alexander, better known as Lord Stirling.

Hoyt was trained as a lawyer, but retired from active practice in his mid fifties. He was one of the organizers of the second Episcopal congregation in Morristown, now Church of the Redeemer; he remained active in the church at least through 1887, when he was on the finance committee for a new building.¹⁴ His obituary listed his memberships in the Union and Knickerbocker Clubs and the New York Yacht Club, and noted his interest in Grace Church, of which his father had been a vestryman, and Columbia College.

Hoyt first offered his Morris County property for sale in 1872.¹⁵ The Hoyts were traveling to Europe on a regular basis in the 1860s,¹⁶ and apparently by the 1880s, the growing social prestige of Newport, Rhode Island was proving more attractive as a summer residence to the Hoyt family than Morris County, New Jersey. On 15 November 1881, Henry S. Hoyt purchased the house at the corner of Old Beach Road and Sunnyside Place in Newport from George Champlin Mason, the architect who had built it for his own use in 1873; the purchase price was \$30,000.^{17,18} In 1882, Hoyt's name appeared in the Newport directory as a summer resident, and, in 1884, as a permanent resident.¹⁹

It wasn't until March 1885 that Hoyt finally sold the three-hundred acre Morris County property to David Hunter McAlpin.²⁰ Henry S. Hoyt died at Pau, France on 18 March 1891.²¹

David H. McAlpin (1816 – 1901) (figure 4), the son of a Scots-Irish immigrant, was a self-made man. He moved to New York City from his home in Pleasant Valley, Dutchess County, NY at the age of twenty to open a cigar store. He went on to become a partner in the firm of John Cornish & Co., tobacco manufacturers, and eventually bought out his partners and established the firm of D. H. McAlpin & Co. At the time of his death, his estate was estimated at \$7,000,000. At that time, he was president and director of his tobacco firm, and a director of the Eleventh Ward Bank, the German-American Real Estate Title and Guarantee Company, the Home Insurance Company, the National Bank of the Republic, the Standard Gas Light Company, the Union Trust Company, and was a member of the Metropolitan Museum of Art and the American Museum of Natural History.²²

He married Adelaide Rose (? – 1870) in 1846; they had ten children, of whom six survived childhood: sons David Hunter (? – 1934), Edwin A. (1848 – 1917), George L. (? – ?), Charles Willston (1864 – 1942) (last surviving sibling), and William S. (? – 1925), and daughter Frances Adelaide (1860 – 1937). Following the death of his first wife, David McAlpin married Adelia G. Chamberlain; Adelia McAlpin died in 1891. He then married Cordelia Rose Shackleton, the widowed sister of his first wife.²³

David McAlpin's primary residence was at 46 West 58th Street in New York City;²⁴ he also owned an estate in Littleton, NJ, which he had purchased in 1866.²⁵ McAlpin was sixty-eight when he purchased the property from Henry Hoyt to use as a "summer home." He named the property Glen Alpin, reflecting his Scots-Irish heritage,²⁶ and reportedly made extensive use of it.

In 1892, David McAlpin subdivided 17.61 acres of the Glen Alpin property, and conveyed it to his daughter Frances Adelaide Pyle, wife of James Tolman Pyle. The couple had previously had a large stone house built by Hughhy Getty of New York on the property. In 1902-03, the house, "Hurstmont," was enlarged and remodeled by McKim, Mead and White.²⁷

Though David McAlpin was eighty-five when he died, he remained active until the end of his life, and died of a stroke suffered while attending a bank directors' meeting. Presumably he made use of Glen Alpin through the summer of 1900.

David McAlpin left Glen Alpin to his son Charles W. McAlpin, with his wife Cordelia inheriting the New York City house, and his son David inheriting the Littleton estate.²⁸

Charles, whose wife was Sara Pyle McAlpin, had graduated from Princeton in 1888. He served Princeton as Secretary of the University from 1901 until 1917.

On a map in *Mueller's Atlas*, 1910, "Glen Alpine" is shown as Charles W. McAlpin's property and Hurstmont as Adelaide McAlpin Pyle's property, with the vast majority of the tract, including "Glen Alpine Farm" and "Glyntwood," the original Kemble house, as being owned by the brother and sister together.

In 1933, Charles McAlpin offered the federal government "a large portion of his estate," which became part of the new Morristown National Park.²⁹

In 1940, Doris Mercer, who called herself Princess Farid-es-Sultaneh (1889 – 1963), purchased Glen Alpin from Charles McAlpin.

Mercer was the daughter of a police captain from Pittsburgh, who made a fortune through three marriages. The first, to magazine publisher Percival Harden, ended in divorce in 1919. Then, as reported in *The New York Times*, "Doris took a train to New York in search of an operatic singing career – which she never found – and wealth – which she gained in two subsequent marriages."³⁰

The second marriage, in 1923, was to Sebastian S. Kresge (1867 – 1966), innovative founder of S. S. Kresge Co., the precursor of Kmart Corp. According to *The New York Times*, "Their marriage ended in 1928 after a number of sensational court fights. Miss Mercer reportedly received a \$3,000,000 settlement."³¹

Mercer then sailed to Europe, where she "resolutely returned to her singing lessons"³² and met Prince Farid-es-Sultaneh, a nephew of a former Shah of Iran. They were married in Paris, but this marriage also ended in divorce. *The New York Times* stated at the time of her death "after their divorce, the prince ran an ad in a Paris newspaper. It declared Doris could no longer call herself a 'princess.' But the telephone company never read the ad and Doris is listed here as one."³³

Mercer's tenancy of Glen Alpin was financially precarious. She reportedly lived partially through the sale of art and furniture from the house; a major sale of furnishings was held on the premises of Glen Alpin on 10 and 11 September 1949 (figures 10 through 16).³⁴ In 1955, she conveyed Glen Alpin to Princess Estates, Inc., a New Jersey corporation.³⁵ Mercer died of leukemia in 1963.³⁶

Glen Alpin was conveyed from Princess Estates, Inc. to Fanny M. Spillman,³⁷ and from Fanny M. Spillman to Christopher J. DeCarlo of Short Hills, NJ, all on 01 March 1965.³⁸

In 1970, DeCarlo acquired a minor subdivision of the property.³⁹ DeCarlo built a new house on the subdivided lot, in which he lived, while he retained ownership of the Glen Alpin property. In the mid 1990s, DeCarlo tried to obtain permission from Harding Township Zoning Board of Adjustment, and then the Planning Board, to allow Glen Alpin to be used as a chapel for an interfaith church. The permission was never granted, and DeCarlo eventually withdrew his request.⁴⁰

Liang-Bin Jean and Su-Hsiang Jean acquired Block 34 Lot 1.01 (with the new house) from DeCarlo in December 1999,⁴¹ and acquired Glen Alpin, Block 34 Lot 1, on 08 April 2002.

On 19 October 2004, the Township of Harding acquired Glen Alpin From Liang-Bin Jean and Su-Hsiang Jean.

End of Background and Architectural Description

SUMMARY OF ALTERATIONS AND CHANGES IN USE

Introduction

This Summary of Alterations and Changes in Use section provides a brief overview of the original design, appearance and use of the building, and establishes the period and extent of significant subsequent changes to Glen Alpin. The chronology is based on a comparison of documentary evidence and the physical evidence of the building's fabric.

An understanding of the chronological development of a building is highly useful in understanding the present condition and planning for the future use and adaptation of the building. In the case of Glen Alpin, the chronological development includes the configuration, finish and spatial use of the building, generally categorized according to the following major periods: original construction, late-nineteenth and early-twentieth-century alterations, and late twentieth-century alterations.

- First Build: original construction (c. 1840s);
- Second Build: David McAlpin improvements (1886 – 1901);
- Third Build: Charles W. McAlpin improvements (1901 – 1940);
- Fourth Build: Princess Farid-es-Sultaneh (1940 – 1963);
- Fifth Build: Christopher DeCarlo alterations (1965 – 1999).

Methodology

The architectural description and chronology of construction for Glen Alpin was researched and established through the following steps:

- On-site observation on 10 September 2004 by Michael C. Henry, PE, AIA, Penelope S. Watson, AIA, Cristina Radu and Katherine Switale-Elmhurst, and a subsequent site visit by Ms. Watson on 01 November 2004, of current arrangement and uses, and physical evidence of changes;
- Review of documentary material, including historic photographs, provided by the township;
- Conversations and correspondence with Mary Prendergast;
- Comparative review of evidence from the above.

Both documentary research and physical investigation have been performed on a preliminary level only; the preparation of a full chronological development analysis for Glen Alpin should be pursued in greater depth in the future in a *Preservation Plan* or *Historic Structure Report*.

Exterior Alterations

Though the exterior of Glen Alpin is unchanged in many aspects from its original construction, the most significant changes were constructed by David H. McAlpin in 1886. According to a contemporary newspaper article, "the outside has had new porches and a conservatory and a tile roof which greatly improves its appearance."⁴² (Figures 5 through 8.) The front portico appears to have matched the west porch in style, indicating that both porches were constructed by David McAlpin.

The library is believed to have been constructed by Charles W. McAlpin; the presumed date of 1904 is based on that date appearing in a stained glass window (figure 18). The stained glass was probably installed in the drawing room windows at the same time. A stained glass window in the drawing room is signed by Carl de Bouche of Munich, a stained glass artist active at the turn of the twentieth century (figure 17).

Charles McAlpin also appears to have had the extensive gardens north of the house constructed shortly after he inherited the property (figures 21 through 26).

The guest house/caretaker's apartment, originally freestanding, and the root cellar off the kitchen are constructed of the same brick. By 1910, the guest house/caretaker's apartment was attached to the kitchen block with a brick connector.⁴³ The sequence of construction for the guest house/caretaker's apartment and its connector is unclear. There are three probable scenarios:

- The guest house and connector were built at the same time by David or Charles McAlpin;
- David McAlpin had the guest house and root cellar constructed in 1886 and Charles McAlpin built the connector about 1904;
- Charles McAlpin had the guest house and root cellar constructed about 1904, and the connector built between 1904 and 1910.

The first of the three scenarios above seems the most likely.

The south leg of "L" shaped room 109, in the connector, appears to have been added after the construction of the connector, though its construction date is unclear.

The room with a shed roof that runs across the front of the guest house/caretaker's apartment was constructed by Christopher DeCarlo, sometime after he acquired the property in 1965. DeCarlo had the west porch demolished sometime after 1985.⁴⁴ It was probably during DeCarlo's tenure that the balcony over the front portico was demolished, and the wood columns of the front portico were replaced with wrought-iron supports.

A stable predated the current garage, at approximately the same location.⁴⁵ The current garage was constructed before 1949, probably by Princess Farid-es-Sultaneh.⁴⁶

Interior Alterations

The interior layout of the main block appears mostly unaltered from the original construction. Much of the original fabric, such as the main stairs and balusters, appears intact.

It was reported in 1886 that "The old Hoyt mansion has been modernized both inside and outside; the inside has been fitted up very handsomely."⁴⁷ It is not yet clear just what changes were made at that time. It would appear based on stylistic considerations that fireplaces were updated to Colonial Revival style in most rooms, and moldings were added to plaster walls to create paneling in rooms 102, 103, and others. On the second floor, it was probably the 1886 building campaign that provided every main block bedroom with adjacent running water, if not a full bathroom.

Between 1965 and 1999, Christopher DeCarlo painted natural woodwork and paneling, but made few other changes to the fabric of the primary rooms in the main block (figure 34). He did modernize most of the bathrooms, and his modernization of the kitchen wing has covered or destroyed original fabric to the point where the earlier configuration of the space cannot be ascertained without selective demolition. He also installed new finishes in the guest house/caretaker's apartment.

End of Summary of Alterations and Changes in Use

ANALYSIS OF EXISTING CONDITIONS

Introduction

This Analysis of Existing Conditions describes the physical conditions of the materials, structure, and systems comprising Glen Alpin. Broad survey-level observation and preliminary analysis of existing conditions provide a basis for understanding the processes of deterioration that have acted on the building, and the conditions or factors that caused or facilitated these processes. Understanding the condition of the structure, and the processes of deterioration that resulted in these conditions, as well as past and planned uses for the building, is a prerequisite for further research or future repair and restoration.

Methodology

The existing conditions of Glen Alpin were researched and established through qualitative and quantitative analysis consisting of the following steps:

- General survey-level observation of accessible interior and exterior surfaces;
- General survey-level observation of interior surfaces and uses;
- Interviews with Peter Olin, former restoration contractor.

The analysis is based on field observations made at a site visit on 10 September 2004 by the Watson & Henry Associates' team consisting of Michael C. Henry, PE, AIA, Penelope S. Watson, AIA, Cristina Radu and Katherine Switala-Elmhurst, and a subsequent site visit by Ms. Watson on 01 November 2004.

This survey and analysis are in sufficient detail to establish planning and priorities for capital improvements. A more detailed survey will be necessary to establish the causative factors of the conditions and to establish a definitive scope and budget necessary to remedy the observed conditions.

The conditions that are encountered at any given time in an existing structure are a function of the following:

- Materials of construction;
- Quality of workmanship;
- Durability of the design and detailing;
- Environmental factors, such as atmospheric pollution;
- Age and type of service of the structure;
- Changes in use;
- Repairs and alterations;
- Maintenance.

All of the above factors have contributed, in differing degree of importance, to the existing conditions found at Glen Alpin. The general quality of the original construction (First and Second Builds) of Glen Alpin is of a robust nature; the materials of construction are durable and substantial, and the detailing, carefully designed and executed.

In general, the alterations have not compromised the character or architectural fabric of the original design and construction, though changes to gutters and cornices are an exception to this statement.

The overall condition of Glen Alpin reflects a reasonable level of maintenance as well as housekeeping.

Site

The front of the house faces southeast (project south), and the rear faces northwest (project north). The site is elevated to the northwest, and slopes steeply down toward building; the house is nested into the slope.

The rear elevation presents a critical surface water drainage problem due to runoff from the rear yard (slope and elevated area beyond), indicated by the growth of micro-organisms on the rear exterior walls, and further evidenced by water stains and dampness in the basement below, including rotted wood in the wine cellar beneath the library (figure 32). The problem is exacerbated by a stand of dense evergreen trees to the northwest, which retards moisture evaporation.

Toward the east, the driveway channels surface water runoff toward the wall of the east wing caretaker's apartment. The paved surface of the driveway is deteriorated, and concrete curbs throughout are dislocated due to root jacking, while stone block curbs are in good condition.

At the front façade, the grade is stepped at the patio near the first floor elevation, and at the driveway parking area, which is at the approximate level of the basement floor (figure 27). The front of the building is obscured by mature, unkempt vegetation. Beyond the parking lot, the front yard is mostly open lawn with scattered trees, many of which are in poor condition.

To the west, a grassy grade slopes steeply to the south. Some of the drainage from the rear elevation favors this side.

Exterior Site Features Adjacent to the House

The main block of the house faces onto a terrace on the west and south sides. The paved terrace is restrained on the west, south and east by a stone retaining wall, surmounted by stone piers and balustrade. Stone piers with slate or bluestone caps flank the steps from the parking area to the terrace. The west terrace was originally the site of a porch constructed in 1886; the porch roof and columns were demolished, probably in the third quarter of the twentieth century, leaving the floor or foundation as part of the terrace.

The stone retaining wall exhibits mortar loss throughout, and deterioration and dislocation on the east and south sides. The wall may have rotated outward, away from the terrace. There is no evidence of weep holes.

The piers at the stairs have moderate to severe cracking in the mortar joints.

The stairs have concrete treads and slate or bluestone risers. Risers are dislocated, and treads are cracked and deteriorated. The steps are a tripping hazard due to their condition, and do not have handrails (figure 28).

On the west side, the terrace adjacent to the house was originally paved with concrete, now deteriorated and overlaid with concrete pavers. The terrace in front of the house is paved with concrete with wood dividing strips; this pavement is probably not original to the terrace construction.

The terrace presents a probable surface water drainage problem, as there is little or no slope away from the house, and water ponds on the pavement. This can lead to winter icing and slipping accidents. In addition, basement window wells are closed off on the front façade.

The balustrade material, which is painted, has not been determined; it may be concrete, cast stone or natural stone, or a combination, due to repairs. Sections are dislocated, and the cap and sill are deteriorated in areas. There are many patches under the paint. To the west, the balustrade has been removed.

The terrace features concrete urns and planters at the piers, steps and balustrade, in various shapes and size. The urns and planters appear to be painted concrete. Many are cracked, and many have blocked weep holes. Some are completely missing.

Behind the house is brick pavement adjacent to the wall, some of which is dislocated. To the east is concrete and brick pavement which is in fair condition. Brick stairs at the rear of the site, part of the previous extensive garden infrastructure, are in poor condition.

Exterior Fabric

The exterior architectural fabric of Glen Alpin includes the clay tile roofs, pudding stone masonry walls and wall closures such as windows and doors. Except for the roof and rainwater discharge system, the exterior is generally in good condition.

Roofs

The main block has a steeply-pitched red clay tile roof with built-in gutters at the eaves.

The tiles are 11 3/4 " long (overall) by 6" wide, and 3/8" thick. Tiles are flat, and have a lancet shape, with the curve starting at 9" from the point.

There are loose and missing tiles, suggesting fastener failure or splitting of wood nailers. The intact tiles appear to be in good condition with little deterioration or cracking. The valley flashings are coated with bituminous patching, and there is a roll roofing patch on the north slope. Where missing, the clay tiles have been cheaply replaced with painted fiberboard substitutes; these are moisture absorbent. The roof of the main block has no snow guards.

The built-in gutters of the main block and kitchen block have been lined with EPDM roofing material, probably an expedient repair of damaged sheet metal (figure 31).

Extensive replacement of eave cornices strongly suggests that gutter framing and trim is severely deteriorated from earlier gutter leaks.

The built-in gutters of the main block and kitchen block discharge to exterior rainwater conductors; some, but not all, rainwater conductors discharge to an underground drainage system. The two rainwater conductors on the east side of the front façade discharge to the porch. One rainwater conductor on the west side of the rear façade is missing.

Concentrated water runoff at the intersection of the main roof and the ell discharges to the library roof, then to grade at the kitchen, severely exacerbating moisture problems on the rear of the house (figure 33). Overall, steep valleys drain to short gutters, making gutter overflow likely.

A small, flat-roof area with a balustrade over room 203 is covered with EPDM roofing with a built-in gutter at the edge; there is standing water behind the gutter. The balustrade is deteriorated. The EPDM may be covering an earlier sheet metal roof.

The roof of the kitchen block is similar to the main block, but the east end is hipped. Tiles are very deteriorated, with multiple patches of a painted fiberboard substitute.

On the kitchen block, the front slope built-in gutter discharges to the rear slope of the conservatory roof.

The library (room 105) has a complex roof configuration, which probably was originally covered with a low-slope sheet metal roof, subsequently overlaid with EPDM. Reportedly, in the 1990s, the roof sheathing was deteriorated to the point where a worker accidentally put a foot through the roof. The original gutters on the library roof have been covered over. The eave trim appears to be a modern replacement, and may indicate that the original eaves on the library have been truncated.

The root cellar off the kitchen wing (room 108) is covered with an imitation tile that is badly deteriorated (figure 29).

The roof over the room 109 section is composed of asphalt composition shingles. There is a hung gutter on the rear façade with no rainwater conductor; its open end discharges to the side of the root cellar. On the front, the hung gutter over the basement stair slopes to a clogged rainwater conductor.

The original guest house/caretaker's block, rooms 111 and 112, has built-up roofing with a low slope, possibly covering a sheet metal roof, surrounded by a four-sided parapet. The roof drains through the southwest corner of the parapet to the built-up roof over room 113; there is standing water behind the drain. The built-up roofing is cracked and buckled, and may cover a sheet metal roof.

The conservatory has a rear slope, parallel to the front of the ell, which is clad with composite tab shingles (figure 30). The roof drains to a rainwater conductor at the east end. (The front roof slope of the conservatory is discussed below.)

Stone masonry chimneys, topped with two to four clay tile chimney pots, appear to be in fair condition, but chimney flashings at the roof penetrations appear to be poor.

Masonry

The masonry of the main block is painted. The paint may contain lead, and is probably concealing conditions of deteriorated mortar.

The masonry is composed of random rubblestone; the raised mortar joints have a V profile. The mortar joints are deteriorated on the side and rear elevations, but are in better condition on the front elevation. Heavy micro-organism growth is evident at grade on the rear façade, especially at the library.

The watertable, window sills and hoods may be brownstone. They exhibit some disintegration and delamination. The paint probably conceals previous patches.

The brick quoins at the first and second floor windows exhibit mortar patches, which suggest previous deterioration.

There is some movement and dislocation of stone at the juncture between the library and the main block; the walls of the library do not appear to be keyed into the main block wall.

The exterior walls of the kitchen block, the guest house/caretaker's apartment and the connection additions are composed of brick, of at least two distinct types and sizes. The paint probably conceals some deterioration and previous repairs.

Room 113 was added in the 1990s, across the front of the elevation of the caretaker's apartment and the connector between it and the kitchen ell. While the masonry and roof are in good condition, the addition is historically inappropriate.

Wood Trim

The gables of the main block feature ornately-carved bargeboards. On the kitchen block, the cornice is covered by, or has been replaced by, a modern plain board. Cornice molding is missing at several of the main block and kitchen ell eaves, as well as at the library. This suggests cosmetic repair of long term deterioration due to gutter leaks and may be indicative of damage in the gutter framing. The bargeboard scrollwork is in good to fair condition, with the low points of the ornament, which serve as drip points, being of suspect condition.

The bay on the west side, at rooms 102 and 202, has deteriorated fretwork. Previously, a one-story porch extended toward the west from this point, and the line of the roof can be seen between the first and second floor windows on the bay.

The balustrade surrounding the north and west sides of the roof over room 203 is deteriorated.

Ornate wood pinnacles are located at the ends of the main roof ridge; the west pinnacle is deteriorated to the point where only a stub remains, and the east pinnacle, while it retains somewhat more of its original shape, is also severely deteriorated.

The south entrance portico had wood columns, which were replaced in the second half of the twentieth century with historically-inappropriate wrought-iron supports. A second

story wood balcony was once located over the front entrance, based on historic photos. This was an important visual element for the façade, but was removed in the second half of the twentieth century.

Conservatory

The conservatory is constructed of glass on a cast-iron or rolled-steel frame, resting on a masonry base with a dressed stone watertable. On the walls, wood window sash, some with diamond-patterned muntins, and wood sills, are fixed in place.

The roof sash are set in cast-iron or rolled-steel frames with a copper glazing system. Sections of the glass roof originally were operable, though the operating mechanisms have been disconnected and abandoned in place. Sections of the glazed roof are believed to have been tarred shut.

The glass panes in the dome are fixed.

The conservatory is not glazed with safety glass. The glass is vulnerable to breakage from the impact of snow and ice sliding off upper roofs. Some glass has been replaced with plastic glazing.

The back slope of the conservatory roof forms a trough with the front wall of the kitchen block (figure 30). This trough may result in significant snow loads if the conservatory is left unheated in winter.

The paint on the frames is likely to contain lead.

Windows and Doors

Windows in general are in fair condition, and need restoration. All windows need new storm windows.

The stained glass windows, which should be treated as artifacts rather than architectural features, were not surveyed as part of this report, but should be assessed by a stained glass conservator.

Pintels, located on all windows in the main block and kitchen ell, are evidence of the previous existence of shutters. Shutters are no longer extant.

Exterior doors are generally in fair to good condition. The exterior doors on the library, on the west side, are not operable. The doors in the conservatory are modern; the sill of the door on the east has settled, preventing the door from opening.

Interior Fabric and Finishes

The interior of Glen Alpin is in remarkably good condition, though some changes, mainly cosmetic, that were made in the 1990s were historically inappropriate.

The first floor, and parts of the second floor, of the main block are typically finished with natural wood parquet. Reportedly, in the 1990s, several of these floors, including rooms 103, 105, 115, and 203, were painted with a combination of black paint and varnish; the

floors in the first floor rooms were subsequently restored. In the conservatory, the floors are stone tile. The bathrooms have glazed ceramic tile and vinyl sheet or tile floors; in room 211, there is vinyl sheet or tile flooring over original tile. The kitchen has vinyl, reportedly over two layers of 1/2" concrete boards. The caretaker's apartment, and bedrooms 202, 205, and 210 are carpeted. The floor of the connector between the kitchen block and the caretaker's apartment has a base of poured concrete.

The walls of the first floor of the main block has paneled wainscoting with plaster above, except in the library, which has fully-paneled walls. The wainscoting was painted white in the 1990s, except for rooms 104 and 105. In room 115, mirrors installed in the 1990s conceal the condition of the plaster. Elsewhere, plaster is in good condition, though previous leaks have required repairs in the past. Extensive repair work was performed in the northwest corner of room 103, where plaster moldings were replaced with wood replicas. Other repairs were made in the ceiling above the stair landing, in the southeast corner; again, damaged decorative plaster elements were replaced with wood. The paneled wall on the west side of the library is severely buckled.

The first floor features flat and decorative plaster ceilings, which are in generally good condition, except for repairs noted above. The medallion in the center of room 103 is a modern addition.

Fireplaces are in generally good condition cosmetically, though they are not operable. An attempt was begun in the 1990s to convert several fireplaces, including the one in room 115, to gas, but the connections were never completed. The mirror over the fireplace in room 102 is a recent addition. In room 104, the fireplace surround was gilded in the 1990s, and subsequently restored to its natural finish; applied decoration of lyres and a swag were restored at the same time, but have since been removed. Fireplaces in rooms 106 and 203 have been completely concealed, but reportedly exist behind the modern finishes.

Interior finishes on the second floor and caretaker's wing are in generally good condition.

Systems

Plumbing

Water is supplied to Glen Alpin from a lateral line from a public water supply line in Tempe Wick Road. The same lateral line serves the adjacent house to the west through a connection southwest of Glen Alpin. Both properties, until recently under the same owner, appear to be on one water meter. The line enters at the northwest corner of the main block. The service line is undersized with respect to present or future fixture count.

The first floor is served by a powder room off the stairhall (room 101A) and a bathroom in the caretaker's apartment. There is also a large kitchen in the kitchen ell, and a small kitchen in the caretaker's apartment.

On the second floor, there are three bathrooms in the main block (rooms 204, 204A and 211) and a large bathroom with sauna in the kitchen ell (room 209). The bathrooms date to the 1990s. A partial bath was added in room 202 by partitioning off part of room 203.

The lavatory in room in room 209 is unusable because of a leak, and the bathroom on the third floor, in room 305, has a toilet that reportedly has never been connected to the plumbing system.

Sewage runs to a cesspool south of the house. The capacity and condition of the cesspool are not known. The sanitary waste pipe leaks in the basement.

HVAC

The main block and kitchen block are currently heated with supplemental electric resistance baseboard and radiant heat, in various first floor rooms and throughout the second floor. Portions of the main block and kitchen block are served by a gas-fired warm air furnace, which discharges into the boiler breeching, then to a chimney adjacent to the library.

In the basement there is an abandoned boiler, and an abandoned water heater, both with suspected asbestos containing materials. The boiler was abandoned in the early 1990s, at the latest.

The original boiler served hot water coils in under-floor air supply ducts. Supply registers are located under windows (in the library) and in floors. In the basement, under each first-floor floor register, there is a sliding drawer in the ductwork to facilitate cleaning, or to hold water for humidification. The ductwork is rusted.

In the basement under the guest house/caretaker's apartment there is an operating gas-fired warm air furnace. The caretaker's apartment also is served by an electric water heater.

Electrical Systems

By the 1990s, an 800 amp electrical service was constructed at Glen Alpin, with four 200 amp three-phase main breakers located in the cellar beneath the caretaker's apartment. The ample size of the electrical service was instigated by an intent to increase the use of electric heat.⁴⁸

Service to the garage is run from the main house, and reportedly is partially located in a water pipe which previously served a hydrant on the grounds. The pipe is said to run only a few inches below grade.

Wiring throughout the structure is suspect. One receptacle, on the north wall of room 210, reportedly dates to the original wiring of the house in the 1890s.

Glen Alpin is not equipped with a lighting protection system.

The house appears to have been fitted with an intrusion detection system, but reportedly the system is a sham and never functioned.

Fixed lighting on the interior is minimal. There is a modern chandelier in room 103, and what may be an original chandelier the second floor stairhall, room 201. Chandeliers have been removed from rooms 102 and 105.

Modern ceiling fixtures are extant in rooms 106, 113, 202, 205, 210, 301, and 302

The operability of the telephone and data communications systems within the house was not ascertained.

End of Analysis of Existing Conditions

RECOMMENDATIONS

Introduction

The three preceding sections have summarized the history, chronological development, and existing conditions of Glen Alpin. This section addresses:

- The Owner's current programmatic needs;
- Recommended criteria and philosophy for stewardship of Glen Alpin;
- Capital improvements necessary to correct the conditions reported or observed and to provide for continued safe function of the building and systems;
- Prioritized plan for implementation of the improvements in phases.

These issues were addressed after review of the documented history of the building, the extant architectural fabric, the existing conditions, and the concerns of Harding Township.

The recommendations of this *Feasibility Report for Glen Alpin* are generally based on the expectation that the building will be put into a revenue-generating use, such as rental offices, with public access to significant interior spaces. In many instances, refinement of the recommendations into specific designs or actions will require a decision by Harding Township regarding the ultimate use and operation of the building. For example, the life safety issues for assembly use (receptions rentals or gallery spaces) are very different from those of a building used exclusively for a business use, such as offices.

As Harding Township refines its vision and mission for Glen Alpin, the recommendations which follow should be revisited to confirm continued validity.

Owner's Programmatic Needs

Harding Township hopes to generate revenue to support the rehabilitation and maintenance of Glen Alpin through an adaptive reuse that will produce income while protecting the property and making it available to the public. Potential uses that have been considered include:

- Rental/leased office use on the second and possibly part of the first floor (approximately 4000 gross square feet);
- Rental reception/conference space on the first floor (approximately 3000 gross square feet);
- Caretaker residence in the east wing (approximately 950 gross square feet, including room 113).

The use most easily accommodated in Glen Alpin would be a business use, such as offices, throughout the main block and kitchen wing. However, there is reportedly an excess of office space available in New Vernon at present, and the potential income from rental as offices may be insufficient to offset rehabilitation debt reduction and operating costs.

An alternate solution would be to use the second floor, and possibly part of the first floor, for a business use, such as offices, and use some or all of the first floor as assembly use, for reception or gallery space, rented on an individual event basis.

This might increase the income Glen Alpin could produce, but would also increase rehabilitation costs, because of more stringent code requirements of assembly use, unless the occupancy is limited to 49. If the use of Glen Alpin as a reception facility is pursued, the occupant load will be the critical factor in any cost/benefit analysis. Building code requirements for assembly uses have thresholds at 49, 99 or 199 people, with each threshold resulting in more stringent requirements. Harding Township will have to make a decision regarding the desired upper limit of allowed occupancy.

Philosophy for Treatment of the Building

Glen Alpin is a contributing building in the Tempe Wick Road/Washington Corners Historic District, which is listed on the New Jersey and National Registers of Historic Places. It is reportedly the largest Gothic Revival mansion in New Jersey, and is an extraordinary example of the Gothic Revival style with turn-of-the-twentieth-century Colonial Revival remodeling. The building warrants careful and sympathetic treatment.

Conformance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* is required for a publicly-owned building on the New Jersey Register under the New Jersey Register of Historic Places Act of 1970, and subsequent regulations, and conformance will help assure the eligibility of Glen Alpin for grant funding from the New Jersey Historic Trust's Garden State Preservation Bond Fund program. Watson & Henry Associates recommends that the *Standards for the Treatment of Historic Properties* "Standards for Rehabilitation" be used as the guiding criteria for future work at Glen Alpin.

Work on Glen Alpin should be performed by contractors and craftsmen with demonstrated successful experience in working with older buildings and construction materials.

Implementation of the recommendations should be well documented. When work is performed, materials removed should be documented, and samples of removed materials should be catalogued and saved.

A *Preservation Plan* or *Historic Structure Report* should be prepared for the building; such a report would attempt to answer questions concerning the chronology of development, and the historic significance of various elements such as the guest house/caretaker's apartment. The documentary and physical research of the report would facilitate the identification of a Period of Significance and a Period of Interpretation for Glen Alpin.

The determination of the Period of Significance is the pivotal decision in planning for the preservation and restoration of a historic site or structure. The Period of Significance is based on a number of factors including the cultural importance of the building and the historical events associated with it, the architectural importance of the structure and its features, the extant architectural fabric and site context, and the availability of

information which accurately documents the configuration and changes of the site/building with respect to time. The Period of Significance may be a specific date or a range of dates. The Period of Interpretation is the time frame to which Glen Alpin should be restored and interpreted. The Period of Interpretation should fall within the Period of Significance.

Based on the information presently available, for purposes of this report, a preliminary determination of a Period of Significance and a Period of Interpretation have been identified. The Period of Significance should begin at the time of construction, circa 1845, and continue through the end of the tenure of Princess Farid-es-Sultaneh in 1963. The Period of Interpretation could be the conclusion of the improvements made by the McAlpin family, which are presumed to have ended with the construction of the library in 1904.⁴⁹

Life-Safety, Fire-Safety and Code Compliance

As an existing building, Glen Alpin is subject to the Rehabilitation Subcode (New Jersey Administrative Code, Title 5 Chapter 23 Subchapter 6). Because it is a contributing building in the Tempe Wick Road/Washington Corners Historic District, Glen Alpin is eligible for exceptions to the code under 5:23 – 6.33 Historic Buildings .

A historic building rarely conforms to current life safety codes. In New Jersey, the requirement for conformance with the Rehabilitation Subcode is triggered by the following:

- Change in use, particularly change to a higher risk use;
- Architectural renovations or alterations exceeding a designated percentage of the building square footage;
- Replacement or overhaul of mechanical, electrical or plumbing systems.

Glen Alpin is currently categorized as R-3, a residence of not more than two units; this use is a Hazard Level 5, the lowest level, in the Rehabilitation Subcode. Proposed new uses include office (Business: B) or reception (Assembly: A-3). Both these uses have a Hazard Level of 3 or greater, causing the rehabilitation to fall in the Change of Use category. The higher hazard level requires compliance with subchapters 6.10 through 6.30 of the Rehabilitation Code. If both uses are to be pursued, the Mixed Use category also applies.

Under the New Jersey Rehabilitation Subcode, it is not necessary to bring a historic building into compliance with the building code for new construction, though new or replacement work must conform to codes for new work. However, it is necessary to meet certain life-safety requirements. When compliance with specific requirements of the Rehabilitation Code is difficult, it is necessary to develop code conformance strategies which satisfy the life safety intent of the code through alternative means. For example, the paneling in the stair hall at Glen Alpin could be considered a safety hazard, because in a fire it would add significantly to the fuel load in the space and hinder emergency egress from the building. However, this danger could be mitigated by installation of a partial fire suppression system in the stair hall on the first and second floors.

The rehabilitation of Glen Alpin for a business or assembly use will present issues regarding code compliance, but it should be emphasized that though the issues are important, they are not overriding. Similar issues have been encountered and resolved previously in the adaptive reuse of many historic buildings.

Currently, the main block at Glen Alpin has one means of egress, the primary front entrance. There are French doors leading from room 104 to the terrace, and exterior double doors in room 105. However, the French doors contain historic stained glass, and do not meet code for operation and hardware, and the doors in room 105 are not operable. A new assembly use for the first floor will require that these means of egress become operable and code complying.

Both proposed new uses will require two means of egress from the second floor. There are two stairs providing egress from the second floor. The main stair gives access to the exterior through the front hall and entrance, and the secondary stair lands in a small room off the kitchen. Under the Rehabilitation Code Historic Buildings exemptions, a stairway enclosure may be omitted in a historic building for that portion of a stair serving the first and second floor, but this provision applies to only one stair per building. This means that the secondary stair, which will be a required means of egress for either an office or an assembly use, must provide access directly to an exterior door with a smoke barrier protecting it from the rest of the building.

Apart from the caretaker's wing, Glen Alpin currently has one water closet on the first floor and three on the second. Reuse as offices throughout, with an occupancy limit of 49, would require two water closets each for men and women, one lavatory for men and three for women. An assembly use with an occupancy limit of 99 would require a total of seven water closets, three for men and four for women. An increase of an assembly use occupancy to a limit of 199 would require a total of ten water closets, four for men and six for women.

Depending on the new use that is selected for Glen Alpin, there are certain life-safety and fire-safety improvements that will need to be made.

The existing building affords several assets in terms of life safety:

- Fire-resistive construction (except for the basements and attics);
- Access to the exterior within relatively short travel distances from most interior spaces;
- Large building perimeter, allowing fire fighter access to most interior spaces from the exterior;
- Plan organization that would allow separation of various uses, such as the service wing and caretaker's apartment, from other uses, such as the areas of public assembly.

Please note that because of limited egress, occupancy of the third floor of Glen Alpin will not be possible.

Barrier-Free Access

Glen Alpin's design and original use predate design concerns for barrier-free access. The primary entrance is reached through a flight of twelve steps up to a terrace, with another step at the door itself. However, the house is built into a slope in a manner that leaves the rear of the house, and the east wing, close to grade. With barrier-free parking introduced to the east or north side, a barrier-free path of travel and entrance to the first floor could be constructed to either or both the north and south façades.

The second floor is not accessible for mobility impairments. On the first floor, there are no barrier-free rest-room facilities, and the existing first floor powder room off the stairhall is dimensionally inadequate for wheelchair access.

The Americans with Disabilities Act is civil legislation, and its interpretation is a legal issue and not a design issue. Accordingly, retention of legal counsel for purposes of interpretation is advisable.

It may be appropriate to meet the intent of the American with Disabilities Act by providing barrier-free access to the greatest extent possible, when such provisions will not substantially alter or destroy the extant historic fabric.

The Americans with Disabilities Act allows exemptions for an historic building eligible for national, state, or local register listing, in areas where full compliance with the guidelines would threaten or destroy the historic significance of the building or features of the building. If these exemptions are not enough to negate the threat to or destruction of historic significance, then there is a possibility of further exemption from the requirements. The State Historic Preservation Officer is charged with making the determination as to what will threaten or endanger historic significance.

In addition, the New Jersey Uniform Construction Code, Barrier-Free Subcode, requires compliance with ICC/ANSI A117.1-1998 in alterations or new construction.

Reasonably convenient access could be provided to the first floor of the building by construction of:

- A barrier-free parking space to the north or east of the house;
- A barrier-free path of travel around the south side of the house to the front entrance. A shorter path of travel could be designed to the north side, but this would deny a wheelchair user the opportunity to use the primary entrance, and since a path of travel through the front door is feasible, it should be pursued;
- A short ramp or sloped sidewalk, which would not require a handrail, from the terrace level up to the first floor level, including an extension of the step at the front door to include a landing;
- A barrier-free restroom on the first floor.

The wide interior doorways allow barrier-free circulation throughout the first floor of the main block without alteration.

Barrier-free access to the second floor would require installation of an elevator, and this is not anticipated, nor is it practical, given the small area of the second floor. Public functions can be restricted to the first floor, and if a second-floor office tenant needed

accessible office or meeting space, special arrangements could be made to provide space on the first floor to meet the requirements of the ADA.

It is important to remember that disabilities include a wide range of physical and sensory limitations, and are not limited to mobility. Disabilities other than mobility-related handicaps should be provided for. For example, the fire alarm system should have a visual strobe alarm for people with hearing impairments.

There is a legal and moral need to make Glen Alpin accessible to the disabled. From a practical standpoint, improving the barrier-free accessibility of Glen Alpin will enlarge the pool of potential users.

Feasibility of Potential Uses Based on Code Requirements

Three potential uses/occupant loads were reviewed for code requirements:

- Business use (offices and small meetings) with an occupancy limit of 49;
- Assembly use (receptions, exhibits) with an occupancy limit of 99;
- Assembly use with an occupancy limit of 199.

A **business use (offices/small meetings) with an occupancy limit of 49** would require some alterations to comply with the Rehabilitation Code:

- Construction of a code-complying exit on the north side, connected to the back stairway by a 30 minute fire barrier enclosure;
- A fire alarm system;
- Installation of fireblocking and draftstopping if the roof framing is exposed when the new roofing is applied.

At the front door, Glen Alpin has sufficient egress capacity, with respect to door width, for a business use with a total occupant load of 49 persons. According to the Historic Building Exceptions of the Rehabilitation Subcode, the swing of the front door would not have to be reversed if the occupant load is under 49 persons, though the new egress door on the north side of the kitchen will have to swing out.

Restrooms would have to have two water closets for men, and two for women. The men's restroom would require one lavatory, and the women's, three.

The alterations required by code for the business use (offices/small meetings) can be reasonably accommodated in the main block and kitchen wing of Glen Alpin. A smoke-barrier enclosure and egress could be constructed in the northwest corner of the kitchen, leaving most of the kitchen untouched. On the second floor, the hallway surrounding the back stairway (room 206) will need to be isolated from smoke intrusion by installing a door between the hall and the landing of the main stair, and between the hall and the corridor that connects the bedrooms on the east side of the kitchen wing (rooms 207 and 208).

The fire alarm system and the possible fireblocking and draftstopping are not major construction items.

The waterclosets could be accommodated by continuing use of the first floor powder room as a women's room with one water closet, and altering the bathroom and sauna on the second floor of the kitchen wing to accommodate one watercloset for women, and two for men, with accompanying lavatories. The barrier-free restroom could be located in the southeast corner of the kitchen wing, in the kitchen dishwashing room.

In the very short term, the building could be occupied for business use by making the existing bathroom waterclosets and lavatories fully operable in their current configuration, and constructing the barrier-free restroom on the first floor.

An **assembly use on the first floor (receptions, exhibits) with an occupancy limit of 99** would require, in addition to the alterations outlined above for a business use with an occupancy of 49, the following:

- Reversal of the front door swing so the door swings out;
- Minimum of two egress doorways for all rooms and spaces with an occupant load greater than 50; this means that either the French doors in room 104 or the unused exterior double doors in the library, or possibly both, would have to be altered to be code-complying means of egress, with panic hardware.

Restrooms would have to have three water closets for men, and four for women. Men's restrooms would require three lavatories, and women's, four.

The alterations in the doors, though disruptive, could be accomplished in a manner that would be reversible. The front door could be rehung to open out, and the French doors and library doors removed and placed in storage on the third floor. New doors could be hung with outward swings and panic hardware.

The major problem is the accommodation of the required number of plumbing fixtures for restrooms. The required number of water closets cannot be accommodated in the first floor powder room and the space of the current bathroom and sauna on the second floor of the kitchen wing. Alternative locations would have to be found, such as converting additional rooms in the kitchen wing, or existing bathrooms on the second floor of the main block, rooms 204 and 211. Watson & Henry Associates recommends that the plumbing in rooms 204 and 211 be disconnected and abandoned, or removed, because of the high risk of leaks and damage to decorative plaster ceilings on the first floor, and strongly recommends against constructing public toilets in these spaces.

For an **assembly use on the first floor with an occupancy limit of 199**, the men's restroom would have to contain four water closets, and women's, six. Men's restrooms would require four lavatories, and women's, six.

This compounds the problem of providing space for water closets and lavatories as discussed above. One possibility would be to abandon the residential use of the caretaker's apartment, and turn the entire wing into toilet facilities. This solution poses untenable circulation problems, with guests being required to transverse the kitchen space, probably through a newly constructed corridor, in order to reach the restrooms. It also eliminates the possibility of a caretaker's residence.

Another possible solution would be to build an addition behind the kitchen wing to house restrooms; however, this would require excavation into the slope.

After reviewing the alternative uses, and the requirements for each one, Watson & Henry Associates recommends adapting Glen Alpin for a business use, with offices on the second floor and meeting rooms and offices on the first floor. The occupancy of the main block and kitchen wing would be limited to 49. The caretaker's apartment should be isolated from the rest of the structure with a fire-rated two-hour separation, and continue in residential use.

For a business use, the two parlors on the west side of the main block (rooms 102 and 103) could be rented as an office suite, with the remainder of the main block first floor used for meeting/conference space. Alternatively, room 115, the former dining room, could be included in the office rental space, with rooms 104 and 105 used as meeting rooms. The meeting rooms could be designated for common use among the office tenants, and could also be used for evening meetings on a rental or public access basis, so long as the total occupancy was no more than 49.

With the house limited to business use, Glen Alpin could still be used for rental receptions. The terraces and grounds afford ample space. Restroom facilities would be portable toilets rented for the occasion. Harding Township could identify acceptable locations for tents. This use would be seasonal, of course, but might be an acceptable compromise that would generate some income from receptions while not compromising the fabric of the house and increasing the restoration budget.

Exterior Site Features Adjacent to the House

The terrace and steps, found to be in fair to poor condition, require immediate repair to eliminate tripping hazards. However, full rehabilitation would require a major construction campaign that would include disassembly of most of the extant fabric, and full reconstruction, reusing historic fabric where appropriate. Therefore, limited repair of the terrace and steps should be performed in the short term, with full reconstruction postponed as a long-term goal.

The short-term repairs should be made primarily to the walking surfaces, to eliminate tripping hazards. The paved surfaces adjacent to the house should be sloped away from the house to improve drainage. Step risers and tread should be reset. Handrails complying with the barrier-free code should be constructed at the steps. rain water conductors discharging on the surface of the terrace should be reconstructed to run under the terrace and discharge through the retaining wall. The stone retaining wall should be repointed, and monitored for further rotation.

In the long term, the terrace should be disassembled and the retaining walls redesigned to adequately support the lateral load. They should be reconstructed to visually match the existing walls. At that time, physical research should be performed to determine original materials and configuration. The building campaign should include reconstruction or restoration of the steps, balustrade and planters.

The brick pavement which has been added on the north side should be reconstructed in a way to promote drainage of rain water away from the house.

Exterior Fabric and Finishes

General

The addition on the front of the guest house/caretaker's apartment, room 113, is historically inappropriate, and consideration should be given to removing it and reconfiguring the circulation between the main block and the apartment. This would reduce the square footage of the apartment, but would restore the exterior of the guest house to its historic appearance. However, this is not something that needs to be accomplished in the near future, and could be considered a long term goal.

Roofs and Roofing

The red clay tile roof is in poor condition, and requires total removal and replacement, though it may prove possible to salvage and reuse many of the tiles, as discussed below. The tiles need to be removed in their entirety, both because tiles may be concealing deteriorated sheathing or framing, and because the fasteners are clearly failing.

Once the tiles and flashing are removed, the sheathing and framing, including those of the built-in gutters, should be checked for deterioration. Deteriorated sheathing should be replaced, and deteriorated framing should be replaced or reinforced. Fairly extensive deterioration should be anticipated in the vicinity of the built-in gutters and eaves.

New tiles should be specified to match the existing. It may be possible to salvage a percentage of the existing tiles for reuse, but the tiles should be checked very carefully for condition once they have been removed, since the published life expectancy for a tile roof is conservatively estimated at fifty years,⁵⁰ and the existing roof tiles are over a hundred years old. Most of the cost of a new roof will be in the labor costs, and it would not be economical to reinstall weathered tiles that will have a substantially shorter life expectancy than new tiles. If a percentage of the existing tiles are deemed salvageable, they should be designated for a particular portion of the roof where they cannot be directly compared with the new, so differences between the two will not be readily apparent.

When the steep roofing is replaced, tiles should be fastened with stainless steel nails with a life expectancy consistent with that of the tiles. In addition, a flashing material should be specified, such as copper or stainless steel. Built-in gutters should be constructed of sheet copper or stainless steel.

The low slope roofs, such as the one on the guest house/caretaker's apartment, should be replaced with single-ply roofing. Again, when the existing roof is removed, sheathing and structure beneath should be carefully inspected for deterioration or splitting.

The roof on the rear slope of the conservatory, where the glass was previously replaced with asphalt shingle roofing to protect against glass breakage from falling ice, should be replaced with a sheet metal roof, as this roof has high visibility from within the second floor of the house, and to protect from leaks if ponding occurs. If funds allow, the roofing of the library should be replaced with a flat-seam sheet metal roof, the presumed historic material, rather than EPDM or single-ply roofing.

Masonry

The puddingstone and brick masonry walls with deteriorated mortar or open joints should be repointed. Before repointing begins, any unused metal embedments should be removed. The repointing mortar mix should be formulated to match the existing in color, texture and detailing; the design process should include analysis of mortar to be matched. The new mortar should be as soft, or softer, measured in compressive strength, as the historic mortar. Repointing mortar should be damp cured to prevent shrinkage cracking or loss of bond with the masonry. Specific requirements may be established by the specifications; mock-ups and periodic observation will improve the end result.

Chimneys should be repointed as part of the roof work, when scaffolding will provide access. The fireplaces must not be used for wood fires, as this is an unacceptable risk for the historic structure. Unused chimneys should be fitted with sheet metal caps; chimney caps should resist wind uplift and should allow for slight ventilation of the flue.

Paint will have to be removed locally for repointing, in order to assess the condition of the mortar, and to avoid repointing over painted mortar. In the long term, removal of the paint from the stone and brick masonry should be considered a goal. The color of the pudding stone, and the contrasting brick trim at the windows, was an important element of the architect's intent for the Gothic Revival style. Its concealment by paint detracts from the historic character of the house. The masonry was unpainted until the second half of the twentieth century, and the paint is not historically appropriate. However, before planning a full-scale removal, test removal patches should be performed at strategic locations, to make sure that paint is not concealing conditions such as patched brick or stone which would appear unsightly if the paint were removed, and to confirm that removal can be performed without damage to the stone.

Wood Trim

Cornices, eaves and balusters should be repaired. Sound historic fabric should be retained, and repairs made through dutchmen and similar means where feasible. The repair of the cornices, eaves and roof balustrade should be performed as part of the roof replacement project. Missing and deteriorated details should be restored. Restoration should be based on historic photographs and extant historic fabric.

The entrance portico should be carefully examined for extant historic fabric; reportedly, soffit rosettes exist behind later work. Historic elements should be retained and repaired; missing elements, such as the columns, should be replicated based on historic photographs. The existing roof finials should be removed and stored as architectural artifacts; the original design should then be reproduced in wood or a substitute material for reinstallation on the roof.

Restoration of the wood balcony, which at one time surmounted the front entrance, should be considered a long-term goal, as it was an important visual element and balanced the otherwise heavy-looking roof of the entrance porch.

Conservatory

The conservatory roof slope toward the house, which was originally glass, has been reroofed with asphalt shingles, presumably to guard against glass breakage from ice sliding off the main roof. Because of the continued danger of sliding ice, the slope should not be reglazed, but the asphalt shingle roof should be replaced with a metal roof as discussed above.

According to the New Jersey Uniform Construction Code, glass used over a public space must be laminated or wired glass, or light-transmitting plastic. In addition, the public space below must be screened with a firmly fastened mesh material, installed within four inches of the glass, and capable of supporting twice the weight of the glazing. Though the conservatory might technically be exempt from this requirement under the Rehabilitation Subcode, in the opinion of Watson & Henry Associates, there is a real danger of serious injury to the public under the existing conditions. Overhead glass should be replaced with laminated safety glass, and a code-complying screening system installed. At the same time, tar repairs should be removed and reglazed. Sash and frames should be restored, and the operating mechanisms should be repaired and made operational again. Sash that has been glazed with plastic should be reglazed with glass.

The conservatory should be kept heated to prevent a build-up of snow load.

Doors to the exterior should be made fully operational. A long-term goal should be to replace modern conservatory doors with appropriate reproduction conservatory doors based on historic photographs.

Windows and Doors

Though the windows are generally in good condition in respect to the sash and frames, glazing is in only fair condition, and some glazing putty is in poor condition. A campaign of window restoration should be undertaken, with the windows removed from the building and restored in controlled shop conditions. Existing window putty should be removed with great care, to prevent damaging historic glass. Paint should be removed from the sash, and the wood sash repaired as required, either with dutchmen, or epoxy consolidants. Sash that have been altered or relocated to accommodate window air conditioners should be restored and returned to original locations. The exterior surfaces of the sash, including the putty, should be primed and repainted. The interior surfaces should be restored and painted or otherwise finished in a manner appropriate to individual rooms. If a full restoration campaign cannot be undertaken in the near future, individual windows with more severe problems should be restored as a priority.

Windows that have been painted shut, or that have inoperable hardware, should be made operable again.

Cracked historic can be repaired with epoxy. Panes that are not salvageable should be replaced with a restoration glass, such as Blenheim Lite™, to avoid the flat appearance of modern glass, which would be inconsistent with the reflectance of historic glass.

The significance and condition of the stained glass should be assessed by a qualified stained glass conservator.

The exterior doors should be removed and restored in controlled shop conditions. As part of the restoration, paint should be removed and the doors repainted. The exterior doors to the library should be made operable.

The change in door hardware that will be required will depend on the determined use for the building. If the occupancy is to be limited to no more than forty-nine, panic hardware and reversed door swings will not be required, but doors and door hardware should be made fully operable.

A long-term goal could be to reinstall shutters on the main block windows that have shutter pintels. First, however, research should be performed to determine if shutters were present during the McAlpin Period of Interpretation; if shutters had been removed by the McAlpin period, they should not be replaced, as this would create an anachronism. The design of the new shutters should be based on historic photos of earlier shutters.

Moisture Control

The drainage problem at the rear must be corrected with an engineered subgrade drainage system. Rain water conductors at the front must be connected to subgrade drainage. All subgrade drainage should be inspected by video and checked for blockage, root intrusion, leaks, and dislocation.

Interior Fabric and Finishes

Interior Woodwork

Extant interior woodwork, including baseboard moldings, paneling, door and window trim, and fireplace surrounds and mantels, should remain unchanged. One possible exception is the mirror in room 102, which appears to post-date the Period of Interpretation, and could be removed.

Removal of paint from the wood paneling and trim in the main block can be viewed as a long-term goal.

Buckled panels in the room should be carefully disassembled by a cabinetmaker to allow for inspection of the wall substrate condition by a preservation engineer.

Plaster

The wood repairs that were made to severely damaged plaster in room 103 and the stairhall are adequate for the time being, but a long term goal could be the eventual restoration of the decorative plaster.

Floors

Floors with inappropriate finishes, such as the black paint and varnish, should be carefully stripped using appropriate conservation methods. Floors should not be sanded. Damage should be repaired, and finishes restored.

Kitchen Wing

Modern finishes should be removed in the kitchen wing. Structure and finishes beneath should be examined for historic significance. If any fabric of historic interest is uncovered, it should be incorporated into plans for the reuse of the space, if feasible.

Mechanical Systems

The mechanical systems should be replaced throughout. The recommended business use will probably require air conditioning in addition to heat to meet tenant expectations of comfort and needs for equipment environment.

The first floor of the main block, kitchen block and caretaker's residence can easily be served by a forced air system(s) located in the basement with air handlers for each zone and fresh air intakes from an existing basement window opening. Heating can be provided by a high-efficiency gas-fired modulating boiler, serving hot water coils in the individual air handlers. Cooling can be provided by direct expansion refrigerant coils in the individual air handlers, served by either air cooled condensers, or ground water cooled condensers. The latter might be eligible for New Jersey energy rebates under the New Jersey Clean Energy Program administered by the New Jersey Board of Public Utilities (www.njcleanenergy.com).

The spaces in the second floor could be conditioned by forced air systems with ductwork in the attic or knee spaces; air handlers would probably need to be located in dedicated mechanical rooms on the third floor. Ventilator air could be provided through existing third floor windows. Heating and cooling would be supplied as described for the first floor system. The third floor would not be conditioned.

It might be possible to use a high pressure air distribution system, such as a Unico™ (www.unicosystem.com), for the second floor, in order to minimize duct size, but this will require further engineering analysis.

Office/light commercial grade equipment and sheetmetal ductwork should be used throughout for lower maintenance. Residential grade equipment would not be appropriate.

Placement of air cooled air conditioning condensers, if used, will require special consideration to minimize visual intrusion and noise, yet not hinder service and maintenance access. The roof over room 203 is a prospect for second floor systems, but is impractical for concealed routing of refrigerant lines for first floor units. (Ground water cooled air conditioning condensers can be located in the basement and do not have the same issues.)

Air conditioning capacity/sizes can be reduced with the inclusion of high efficiency dehumidifiers.

Winter humidification should not be provided because of potential risk of intrawall condensation. Heating and air conditioning loads and operating costs can be reduced if storm windows are fitted and installed.

Plumbing Systems

The water service from Tempe Wick Road, which is serving the Liang-Bin Jean's house as well as Glen Alpin on one meter, needs to be separated into two services on two meters; the size of the water service to Glen Alpin needs to be increased.

The bathroom in the second floor kitchen block should be rehabilitated to serve occupants of the second floor offices. The powder room on the first floor can be rehabilitated as needed and retained. The southeast corner of the kitchen block, the area most recently used for dishwashing, should be rehabilitated as a barrier-free restroom. The final layout and fixture count for restrooms will depend on the new use for the house and the resulting occupant load.

As restoration is undertaken, the age of the piping in the walls serving the first floor powder room and second floor bathroom should be investigated. If the piping is determined to be antiquated or substandard, it should be replaced.

The sanitary waste pipe in the basement, which is leaking, should be replaced.

The bathrooms on the second floor of the main block should be disconnected and dismantled.

Electrical Systems

The nineteenth-century receptacle in room 210 should be treated as historic fabric. After ascertaining that it has been disconnected from its power source, the receptacle should be retained in its original location.

The 800 amp electrical service to the house is considered adequate, and will not need to be increased.

After a use for the house is determined, an entirely new electrical system should be designed, based on the requirements for the new use. The design should provide for ambient and task lighting, and electrical service for equipment such as copiers and computers. The lighting, in particular, should be designed to retain historic fixtures, and supplement them with additional lighting that complements the historic interiors.

Emergency lighting and egress fixtures should be integrated into the restoration.

All existing electrical work on the interior side of the electrical panels should be replaced with new, code complying material.

A risk analysis for a lightning strike at Glen Alpin finds the house to be at a moderate to severe risk; the analysis is included in Appendix B. Installation of a lightning protection system is recommended at the time of roofing replacement.

Intrusion Detection, Fire Detection and Protection Systems

The installation of an intrusion detection system, including interior motion detectors and window and door magnetic contacts, is recommended.

The installation of a fire detection system including smoke detectors in heated spaces and heat detectors in unheated spaces is recommended.

A fire protection sprinkler system should be constructed in the main hallway, on the first and second floors. This will provide protection for egress using the main staircase. In addition, a fire protection sprinkler system should be constructed in the basement mechanical room.

A fire alarm system, with visual and audible alarms, will be required.

Fire extinguishers should be installed on the interior at locations designated during design.

Hazardous Materials

Identification and inventory of potential hazardous materials is beyond the scope of this *Feasibility Report*. However, as a building which underwent extensive remodeling in the early twentieth century, Glen Alpin probably provides ample opportunities for to encounter asbestos, PCBs or other hazardous materials in the course of renovation work.

Asbestos was widely used in building materials, especially proprietary building products. Asbestos fibers were valued for their non-combustible & non-degrading characteristics, as well as their binding properties as fibers. Some older building materials that might contain asbestos fibers include:

- Coatings with fiber binders;
- Roofing felts;
- Plasters with fiber binders;
- Building & piping insulation;
- Wire insulation;
- Chimney and flue cement;
- Boiler cement;
- Acoustical products;
- Cement-based siding & roofing shingles;
- Cement-based interior finishing boards;
- Fire-proofing products;
- Paints and coatings.

Asbestos abatement is regulated at the state and federal level addressing the safety of building occupants (primarily public assembly or children in residences and in schools) as well as workers engaged in removal and disposal.

Lead was commonly used as an ingredient in paints and coatings prior to the 1970s, and is considered a health hazard when ingested or inhaled. Lead-based paint abatement is regulated at the state and federal level addressing the safety of building occupants

(primarily children in residences and in schools) as well as the safety of workers engaged in removal and disposal of lead based paint from any building. Other toxic metals may be present in paint which contains lead; testing older paints and coatings should include these and should not be limited to lead. Lead paint abatement may include abatement of soil contaminated by peeling paint.

Prioritization

The first priority is replacement of the roofing, including repairing or replacing the built-in gutters and rain water conductors.

Second priority items, which should be accomplished before the building is occupied by office tenants, include:

- Asbestos abatement;
- Repair of tripping hazards on terraces;
- Increased water supply;
- New septic system;
- Reinforcement of first floor framing;
- New hardware on interior doors for office tenants;
- Protection of murals and stained glass;
- Upgrading plumbing systems and fixtures, including barrier-free restroom;
- Replacing HVAC system
- Installing limited area fire protection sprinkler for egress;
- Rewiring;
- Installing fire and intrusion detection and protection systems;
- Installing voice/data wiring systems for office tenants;
- Making life safety improvements required for designated occupancy.

Third priority items relate to the restoration/rehabilitation of the building exterior, and include:

- Restoring of exterior masonry, walls and foundations;
- Restoring exterior wood trim;
- Restoring exterior doors and hardware;
- Restoring exterior windows, glazing and hardware;
- Preparing and coating exterior masonry and wood trim;
- Restoring stained glass windows, including laylight;
- Restoring the conservatory.

Fourth priority items relate to the restoration/rehabilitation of the building interior, and include:

- Restoring architectural woodwork;
- Restoring interior doors and hardware;
- Restoring floors;
- Preparing and coating interior walls and ceilings;
- Restoring interior decorative arts and finishes;
- Restoring decorative historic light fixtures for reuse.

There are items that can be considered very long term goals. They are not required for the preservation or integrity of the building, but would reverse historically-inappropriate

changes made in the past, or restore missing elements from the Period of Interpretation. These goals include:

- Restoring the terrace, including retaining walls, paved surfaces, steps, balustrades, and planters;
- Reconstruction the balcony over the south entrance portico;
- Removing room 113 and restoring the front façade of the guest house/caretaker's apartment;
- Removing paint from exterior stone and brick;
- Replacing interior wood repairs to damaged plaster with plaster repairs;
- Reconstructing the McAlpin-period west porch.

These items have not been included in the conceptual budget.

Projected Costs

A project budget for implementing the above recommendations has been prepared.

The project budget assumes execution of the work by experienced contractors. The project budget includes professional compensation and reimbursable expenses for an architect/engineer to prepare plans and specifications and perform construction phase observation. The conceptual costs are based on the conditions observed. Undertaking the work may expose concealed conditions which could not previously be detected; repair of such concealed conditions is not included.

The project budget assumes:

- 2005 prevailing wage rates for the project locality;
- 20% of material and labor costs for the general contractor's overhead and profit;
- Cost of labor plus 30% for taxes and insurance;
- Increased installation costs due to cutting and fitting to existing work;
- Costs for scaffolding, temporary protection, project sign, construction trailers temporary utilities, and debris disposal;
- Selected project soft costs, such as permits and monitoring.

The project budget is base on Watson & Henry Associates cost information data for completed work, cost studies and cost estimated for similar structures. Quantities approximated were developed during the condition assessment, and supplemented with our own data on preservation and construction costs. Adjustments have been made for complexity of the work, the conditions and complexity of the historic fabric, and the relative size of the project, as well as our on-site observations. The breakdown is by Construction Specifications Institute (CSI) divisions. The budget assumes four phases of construction activity.

For the roof, the first priority, a separate conceptual budget has been prepared. A more detailed version is shown in Appendix C:

Division 01: General Conditions	\$ 58,814.00
Division 02: Sitework and Selective Demolition	52,720.00
Division 04: Masonry	12,278.00
Division 05: Metals	5,098.00

Division 06: Carpentry	60,204.00
Division 07: Thermal and Moisture Protection	186,288.00
Division 09: Finishes	30,220.00
Subtotal construction	\$405,620.00
A/E compensation (estimated)	60,843.00
A/E expenses (estimated)	7,500.00
Subtotal non-construction	\$ 68,343.00
Construction contingency @ 20% of construction	\$ 81,124.00
Total conceptual budget, Roof Replacement	\$ 555,087.00

The conceptual budget for the second, third and fourth priority items is shown here combined. The breakdown into separate priorities is shown in Appendix D.

Division 01: General Conditions	\$ 133,520.00
Division 02: Sitework and Selective Demolition	117,000.00
Division 04: Masonry	75,000.00
Division 05: Metals	5,000.00
Division 06: Carpentry	70,000.00
Division 08: Windows and Doors	285,900.00
Division 09: Finishes	216,999.00
Division 12: Furnishing & Artwork	125,000.00
Division 13: Special Construction	125,000.00
Division 15: Plumbing and Mechanical	365,000.00
Division 16: Electrical	235,375.00
Subtotal construction	\$1,752,795.00
A/E compensation (estimated)	262,919.00
A/E expenses (estimated)	5,000.00
Arts conservation consultants	30,000.00
Mortar and paint analysis	25,000.00
Subtotal non-construction	\$ 322,919.00
Subtotal construction and professional costs	\$2,075,714.00
Project contingency @ 20% of construction	\$ 350,559.00
Total conceptual budget, Priorities 2, 3, and 4	\$2,426,273.00

Maintenance and Stewardship

A capital improvement program at Glen Alpin will "reset the clock" for the building and systems. To assure that future administrations benefit from the full value of these improvements, the capital improvement program should include a commitment to a dedicated preventive maintenance program:

A dedicated preventive maintenance program for the building should include:

- Dedicated baseline budgeting and funding for preventive maintenance activities;
- Assignment of adequate numbers of personnel dedicated solely to preventive maintenance;
- Training for maintenance personnel in proper materials, methods and procedures for maintenance and minor repairs;
- A systematic and scheduled program of maintenance activities.

End of Recommendations

Endnotes

- ¹ *The Homewood*, a chronicle of the Homewood Cemetery Historical Fund, Pittsburgh, Pennsylvania 15217-1499, Volume 4, Number 1, Spring/Summer 1995, p. 2.
- ² This Amos Strettell is presumably the Philadelphia merchant and landowner by that name who was also on the Board of Trustees of the College and Academy of Philadelphia (now the University of Pennsylvania) from 1762 until his death in 1780. The Historical Society of Pennsylvania has approximately 500 items of Strettell family papers dating between 1686 and 1820. www2.hsp.org/collections/manuscripts/0600.htm; www.archives.upenn.edu/histy/features/1700s/people/strettell_amos.html
- ³ Mary Prendergast, "Glen Alpin Timeline (Partial)": "Deed from Amos Strettell to Peter Kemble, Sec. of State's office Book I-K, 13 as shown on map, "Detailed Deed Plottings of and adjacent to the Jockey Hollow area..." (Works Progress Administration, 1938). Copy at Morristown library, call no., Hdt-3, 1938."
- ⁴ Mary Prendergast, "Glen Alpin Timeline (Partial)": "Peter Kemble diary, Rutgers University, May 5, 1781."
- ⁵ New Jersey Historical Sites Evaluation, Work Sheet, n.p., 1961.
- ⁶ Mary Prendergast, "Glen Alpin Timeline (Partial)": "New Jersey Archives, Calendar of Wills 1791 – 1795, p. 210 – 212."
- ⁷ Mary Prendergast, "Comments on January 2005 Draft, Glen Alpin Feasibility Study": Morristown *Palladium of Liberty*, 26 August 1813: "Near this town, on Sat morning last of the Dropsy, Mr. Richard Kemble, in the 81st year of his age," and *Morristown Herald*, 26 August 1813: "On Saturday, near this town, Mr. Richard Kemble, aged 80 years."
- ⁸ Mary Prendergast, "Glen Alpin Timeline (Partial)": "Codicil to will of Richard Kemble recorded in Morris County Surrogate's records in 1813, p. 418-420 of uncited volume, copy in HTHS files."
- ⁹ Mary Prendergast, "Glen Alpin Timeline (Partial)": Morris County Deed W-3, 25 ff."
- ¹⁰ Mary Prendergast, "Glen Alpin Timeline (Partial)": "Sherman, Andrew M. *Historic Morristown New Jersey: the Story of Its First Century* (Morristown: Howard Publishing Co., 1905), 230."
- ¹¹ On-site conversation with Peter Olin, 01 November 2004.
- ¹² "Obituary: Henry S. Hoyt," *The New York Times*, 19 March 1891, p. 4.
- ¹³ A transcription of Goold Hoyt's will is included in the University of North Carolina Asheville's Ramsey Library Special Collections, Speculation Lands Collection, and is available online at http://foto.lib.unca.edu/findingaids/mss/speculation_lands.
- ¹⁴ Mary Prendergast, "Glen Alpin Timeline (Partial)": "*History of Morris County*, (Munsell), 144; *Church of the Redeemer, 1854 – 1914* (incomplete citation; book at Morristown library, local history coll.)
- ¹⁵ Mary Prendergast, "Glen Alpin Timeline (Partial)": *Jerseyman*, 7 Jan. 1873.
- ¹⁶ Frances Duer Hoyt's European travel journals (1864 – 1894) are in the Columbia University Rare Books and Manuscript Library, Manuscript and Archival Collections, Duer family papers.

¹⁷ Historic American Buildings Survey, HABS No. RI-341, Data page 2, referencing Land Evidence Book 51, p. 159.

¹⁸ The house was sold by Frances M. Hoyt's executors in April 1906. Historic American Buildings Survey, HABS No. RI-341, Data page 2, referencing Land Evidence Book 87, p. 185.

¹⁹ Correspondence with Mary Prendergast, 20 January 2005.

²⁰ Mary Prendergast, "Glen Alpin Timeline (Partial)": *Jerseyman*, 6 March 1885 and 21 March 1885.

²¹ "Obituary: Henry S. Hoyt," *The New York Times*, 19 March 1891, p. 4.

²² "David H. M'Alpin Dead," *The New York Times*, 09 February 1901, p. 9.

²³ Mary Prendergast, "Comments on January 2005 Draft, Glen Alpin Feasibility Study."

²⁴ Mary Prendergast, "Comments on January 2005 Draft, Glen Alpin Feasibility Study": David H. McAlpin's will.

²⁵ "M'Alpin to Offer Land for Shrine," *The New York Times*, 14 June 1933, p. 22.

²⁶ Mary Prendergast, "Comments on January 2005 Draft, Glen Alpin Feasibility Study": *New York Herald*, 8 February 1901: "[The McAlpins] were all descended from Clan Alpin, to which reference is made in Sir Walter Scott's work."

²⁷ Mary Prendergast, "Comments on January 2005 Draft, Glen Alpin Feasibility Study": *Jerseyman*, 1 Oct. 1886: "Hugh Getty of New York will do the work."

²⁸ Mary Prendergast, "Comments on January 2005 Draft, Glen Alpin Feasibility Study": Will of David H. McAlpin, McAlpin papers, New York Public Library, probated 28 February 1901, New York City, Liber 639 of Wills, p. 466.

²⁹ "M'Alpin to Offer Land for Shrine," *The New York Times*, 14 June 1933, p. 22.

³⁰ "Princess Farid-es-Sultaneh, 74, Ex-Wife of S.S. Kresge, Dead," *The New York Times*, 13 August 1963, p. 31.

³¹ "Princess Farid-es-Sultaneh, 74, Ex-Wife of S.S. Kresge, Dead," *The New York Times*, 13 August 1963, p. 31.

³² "Princess Farid-es-Sultaneh, 74, Ex-Wife of S.S. Kresge, Dead," *The New York Times*, 13 August 1963, p. 31.

³³ "Princess Farid-es-Sultaneh, 74, Ex-Wife of S.S. Kresge, Dead," *The New York Times*, 13 August 1963, p. 31.

³⁴ "Exhibition and Public Sale on the Premises: The Valuable Furnishings of 'Glen Alpine,'" catalogue in the Local history collection of the joint Free Public Library of Morristown/Morris Township, 1949.

³⁵ Mary Prendergast, "Glen Alpin Timeline (Partial)": Morris County Deeds, liber Z-58, 468, as recited in Morris County Deeds liber 1935, p. 676-677.

³⁶ "Princess Farid-es-Sultaneh, 74, Ex-Wife of S.S. Kresge, Dead," *The New York Times*, 13 August 1963, p. 31.

³⁷ Mary Prendergast, "Glen Alpin Timeline (Partial)": Recited in Morris County Deeds liber 1935, p. 677.

³⁸ Mary Prendergast, "Glen Alpin Timeline (Partial)": Morris County Deeds, liber 1935, p. 676 ff.

³⁹ Mary Prendergast, "Glen Alpin Timeline (Partial)": Morris County Mortgages, book 8901, p. 207.

⁴⁰ Mary Prendergast, "Glen Alpin Timeline (Partial)."

⁴¹ Mary Prendergast, "Glen Alpin Timeline (Partial)": Morris County Deeds, liber 5115, p. 201.

⁴² *Jerseyman*, Morristown, NJ, 11 June 1886, p. 3.

⁴³ *Mueller's Atlas of Morris County*, 1910, Plate 24 shows the main block and kitchen block in stone, and the guest house and connector in brick.

⁴⁴ Mary Prendergast, "Comments on January 2005 Draft, Glen Alpin Feasibility Study": a tax file photo from 1985 shows the porch still standing, though in deteriorated condition.

⁴⁵ *Mueller's Atlas of Morris County*, 1910, Plate 24.

⁴⁶ "Exhibition and Public Sale on the Premises: The Valuable Furnishings of 'Glen Alpine,'" catalogue in the Local history collection of the joint Free Public Library of Morristown/Morris Township, 1949, p. 1.

⁴⁷ *Jerseyman*, Morristown, NJ, 11 June 1886, p. 3.

⁴⁸ Mary Prendergast, "Comments on January 2005 Draft, Glen Alpin Feasibility Study": DeCarlo told Planning Board members during a site visit in 1996 that he had put the increased service in because he had intended to use more electric heat, but he had changed his mind and was not using most of it.

⁴⁹ Alternatively, the Period of Interpretation could end with the conclusion of Princess Farid-es-Sultaneh's occupancy, if identification of alterations made by the Princess is deemed feasible.

⁵⁰ Information developed for the National Association of Home Builders Economics Department from material supplied by the National Roofing Contractors Association, published on www.oldhouseweb.com/stories/Detailed/10382.shtml.

APPENDIX A

The Secretary of the Interior's *Standards for the Treatment of Historic Properties*
(1995)

The Secretary Of The Interior's *Standards For The Treatment Of Historic Properties, 1995*

Standards for Preservation

Preservation generally focuses upon the ongoing maintenance and repair of existing historic materials and features rather than extensive replacement and new construction. The "Standards for Preservation" state:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Rehabilitation

Rehabilitation is the act or process of making possible an efficient compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The "Standards for Rehabilitation" state:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards for Restoration

Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The "Standards for Restoration" state:

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Standards for Reconstruction

Reconstruction is the act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building or structure for the purpose of replicating its appearance at a particular period of time and in its historic location. The "Standards for Reconstruction" state:

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will recreate the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary recreation.
6. Designs that were never executed historically will not be constructed.

APPENDIX B
Lightning Protection Analysis

LIGHTNING PROTECTION ANALYSIS

Glen Alpin House.

Reference: NFPA 780 - Standard for the Installation of Lightning Protection Systems 1997 Edition
Appendix H - Risk Assessment Guide

Index Values:

Index	Type	Value	Range	Description
A	Structure	8	1-10	Historic structure
B	Construction	3	1-5	Nonmetallic/Composition
C	Relative Location	7	1-10	Structures extending up to 50 ft.
D	Topography	2	1-5	On hillside
E	Occupancy & Contents	10	1-10	Historic contents
F	Lightning Frequency Isoceraunic Level	5	1-9	31-40

Calculation of Risk Value, R:

$$R = (A + B + C + D + E) / F = 6.00$$

Assessment of Risk:

Risk Index (R)	Risk Value	Risk Value
0-2	Light	
2-3	Light to Moderate	
3-4	Moderate	
4-7	Moderate to Severe	X
Over 7	Severe	

Results:

The Risk Value of 6.0 indicates that there is a moderate to severe risk of loss due to lightning.

Comments:

At the Glen Alpin House, the parts of the structure most likely to be struck by lightning are those that project above surrounding parts such as chimneys, roof ridges and finials.

APPENDIX C

Conceptual Budget First Priority Work: Roof Replacement

CONCEAL BUDGET
FIRST PRIORITY WORK - ROOF REPLACEMENT
GLEN ALPIN
HARDING TWP, MORRIS CO, NJ

SECTION	ITEM	QUAN	UNIT	CRATFS \$/day	LABOR \$/day	CREW DAYS	TOTAL LABOR	MAT'L/ EQUIP	ITEM TOTAL	DIV'N SUB TOTAL
	Division 01: General Requirements									
	Bonds and Insurance at 3% of construction contract									
	Submittals & mock-ups		1 LP SM						\$ 11,814	
	Temporary Facilities/Mobilize/Demobilize		4 MONTH						\$ 5,000	
	Construction fence								\$ 11,000	
	Temporary protection/warning signs				2		\$ 800		\$ 3,800	
01525	Engineered scaffolding		1 LP SM						\$ 5,000	
	Housekeeping and cleaning at 1 day/wk				1	18	\$ 7,200		\$ 15,000	
	Division 01 Subtotal								\$ 7,200	\$ 58,814
	Division 02: Sitework									
02070	Remove clay tile roof & flashing (no salvage)		5200 SQ FT							
02070	Remove membrane & sheet metal roofing & flashings		1600 SQ FT		2		\$ 6,680		\$ 6,680	
02070	Remove built in gutter sheet metal		140 LN FT		3	2.5	\$ 3,000		\$ 3,000	
02070	Disassemble balustrade assembly		40 LN FT		1	2	\$ 1,872		\$ 1,872	
02070	Remove deterior/nonhistoric eave/ornice woodwork 40%		250 LN FT		1	1	\$ 936		\$ 936	
02070	Remove deteriorated wood deck - steep roofs 20%		1040 SQ FT		2	5	\$ 6,680		\$ 6,680	
02070	Remove deteriorated wood deck - to slope roofs 50%		800 SQ FT		1	2	\$ 4,008		\$ 4,008	
02070	Remove deteriorated built in gutter wood blocking 50%		70 LN FT		1	2	\$ 2,672		\$ 2,672	
02070	Debris disposal		1 LP SM				\$ 1,872		\$ 1,872	
02200	North side drainage improvements		1 LP SM						\$ 15,000	
	Division 02 Subtotal								\$ 10,000	\$ 52,720
	Division 04: Masonry									
04500	Restore chimney at roof		4 EACH	2	1	8	\$ 11,776	\$ 500	\$ 12,276	
	Division 05 Subtotal									\$ 12,276
	Division 05: Metals									
05500	Metal fabrications for roof framing reinforcement		1 ALLOW							
05500	Construct galv steel mounts for balustrade posts		10 EACH		0.5	2	\$ 2,544	\$ 1,500	\$ 4,044	
	Division 05 Subtotal					1.5	\$ 804	\$ 250	\$ 1,054	\$ 5,098

CONCEAL BUDGET
FIRST PRIORITY WORK - ROOF REPLACEMENT
GLEN ALPIN
HARDING TWP, MORRIS CO, NJ

SECTION	ITEM	QUAN	UNIT	CRAPTS \$/day	LABOR \$/hour	CREW DAYS	TOTAL LABOR	MAT'L EQUIP	ITEM TOTAL	DIVN SUB TOTAL
Division 06: Wood and Plastics										
06100	Construct roof framing reinforcement	2	ALLOW	2	0	10	\$ 10,720	\$ 2,000	\$ 12,720	
06100	Construct wood deck replacement - steep roof 20%	2	1040 SQ FT	2	0.5	3	\$ 3,816	\$ 2,600	\$ 6,416	
06100	Construct wood deck replacement - low slope roof 50%	2	800 SQ FT	2	0.5	2	\$ 2,544	\$ 2,000	\$ 4,544	
06200	Replace deteriorated built in gutter wood blocking 50%	2	70 LN FT	2	0.5	3	\$ 3,816	\$ 700	\$ 4,516	
06340	Construct cornices and eave wood repairs	2	250 LN FT	2	1	10	\$ 14,720	\$ 7,500	\$ 22,220	
06400	Construct finalis to match existing	1	3 EACH	1	0	3	\$ 1,608	\$ 1,000	\$ 2,608	
06400	Construct posts, balusters, rail to match existing	1	40 LN FT	1	1	5	\$ 4,680	\$ 2,500	\$ 7,180	
Division 06 Subtotal										
										\$ 60,204
Division 07: Thermal and Moisture Protection										
07300	Construct underlayment for tile roof	5200	SQ FT	1	0.5	2	\$ 1,472	\$ 1,976	\$ 3,448	
07300	Construct clay tile roofing	5200	SQ FT	3	1	20	\$ 40,160	\$ 62,400	\$ 102,560	
07500	Construct EPDM roofing - low slope roof	1600	SQ FT	3	1	5	\$ 7,360	\$ 1,760	\$ 9,120	
07620	Construct sheet metal roof at conservatory back slope	240	SQ FT	1	1	5	\$ 4,680	\$ 1,800	\$ 6,480	
07620	Construct cave/valley/ridge flashings - tile roofs	750	LN FT	1	1	15	\$ 14,040	\$ 5,625	\$ 19,665	
07620	Construct wall flashings - tile roofs	30	LN FT	1	1	1	\$ 936	\$ 225	\$ 1,161	
07620	Construct cave flashing - low slope roofs	190	LN FT	1	0	5	\$ 2,680	\$ 1,425	\$ 4,105	
07620	Construct wall flashing - low slope roofs	210	LN FT	1	1	5	\$ 4,680	\$ 3,150	\$ 7,830	
07620	Construct built-in copper gutter - tile roof	140	LN FT	1	1	10	\$ 9,360	\$ 2,100	\$ 11,460	
07620	Construct flashing at chimney, skylight & pipe penetrations	5	LP SM	1	0	15	\$ 8,040	\$ 563	\$ 8,603	
07620	Construct flashing at balustrade posts	6	TOTAL	1	0	3	\$ 1,608	\$ 150	\$ 1,758	
07620	Construct flashing at dormer-roof intersection	20	LN FT	1	1	3	\$ 2,808	\$ 150	\$ 2,958	
07700	Construct hatch and flashing at tile roof	1	EACH	1	1	0.5	\$ 468	\$ 800	\$ 1,268	
07710	Construct downspouts to underground drainage	24	EACH	1	0	2	\$ 1,072	\$ 4,800	\$ 5,872	
Division 07 Subtotal										
										\$ 186,288
Division 09: Finishes										
09900	Prep & coat balustrade wood	40	LN FT	1	2	5	\$ 6,680	\$ 1,000	\$ 7,680	
09900	Prep & coat cornice and eaves - new & historic wood	625	LN FT	1	2	15	\$ 20,040	\$ 2,500	\$ 22,540	
Division 09 Subtotal										
										\$ 30,220
Subtotal Construction										
										\$ 405,620

CONCEPTUAL BUDGET
FIRST PRIORITY WORK - ROOF REPLACEMENT
GLEN ALPIN
HARDING TWP, MORRIS CO, NJ

SECTION	ITEM	QUAN	UNIT	LABOR			MAT'L/ EQUIP	ITEM TOTAL	DIVN SUB TOTAL
				CRAFTS 36/day	LABOR \$400/day	CREW DAYS			
	Professional Services								
	Architect/Engineer Compensation @ 15%							\$ 60,843	
	Architect/Engineer Reimbursable Expenses							\$ 7,500	
	Subtotal Professional Expenses							\$ 68,343	
	Construction Contingency @ 20% of construction							\$ 81,124	
	Total Conceptual Project Budget							\$ 555,087	
NOTES:									
1. Cost Study is based on local prevailing wage rates									
2. Cost Study assumes 4 month work period									
3. Cost Study does not include routine maintenance work									
4. Cost Study labor is fully burdened, incl O&P									
5. Cost Study materials incl O&P									

APPENDIX D

Conceptual Budget Priority 2, 3, and 4 Work

CONCESSIONAL BUDGET
PRIORITY 2, 3 & 4 WORK
GLEN ALPIN
HARDING TWP, MORRIS CO, NJ

SECTION	ITEM	QUAN	UNIT	ITEM TOTAL	DIVISION TOTALS	Priority 2 Occupy	Priority 3 Exterior	Priority 4 Interior
	Division 01: General Requirements							
	Bonds and Insurance at 3% contract	All		\$ 51,052				
	Submittals & mock-ups at 2% contract	All		\$ 33,368				
	Temporary Facilities/Mobilize/Demobilize	All	12 MONTH	\$ 23,000				
	Construction fence	All		\$ 3,800				
	Temporary Protection/warning signs	All		\$ 1,500				
	Housekeeping and cleaning at 1 day/wk	All		\$ 20,800				
	Division 01 Subtotal			\$ 133,520	\$ 133,520	\$ 44,507	\$ 44,507	\$ 44,507
	Division 02: Sitework							
02070	Abate asbestos insulation on piping/mechanical	2	1 LP SM	\$ 75,000		\$ 75,000		
02500	Repair random tripping/egress hazards at entries/ stairs	2	1 LP SM	\$ 15,000		\$ 15,000		
02500	Water supply for sprinkler, new septic for offices	2	1 LP SM	\$ 15,000		\$ 15,000		
02070	Debris disposal	All	1 LP SM	\$ 12,000		\$ 12,000	\$ 4,000	\$ 4,000
	Division 02 Subtotal			\$ 117,000	\$ 117,000			
	Division 04: Masonry							
04500	Restore exterior building masonry walls and foundations	3	1 LP SM	\$ 75,000		\$ 75,000		
	Division 04 Subtotal			\$ 75,000	\$ 75,000			
	Division 05: Metals							
05500	Metal fabrications for 1st floor framing reinforcement	2	1 LP SM	\$ 5,000		\$ 5,000		
	Division 05 Subtotal			\$ 5,000	\$ 5,000			
	Division 06: Wood and Plastics							
06100	Miscellaneous 1st floor framing reinforcement	2	1 LP SM	\$ 15,000		\$ 15,000		
06400	Restore exterior architectural woodwork	3	1 LP SM	\$ 30,000		\$ 30,000		
06400	Restore interior architectural woodwork	4	8680 SQ FT	\$ 25,000		\$ 25,000		
	Division 06 Subtotal			\$ 70,000	\$ 70,000			

CONCEPTUAL BUDGET
PRIORITY 2, 3 & 4 WORK
GLEN ALPIN
HARDING TWP, MORRIS CO, NJ

SECTION	ITEM	QUAN	UNIT	ITEM TOTAL	DIVISION TOTALS	Priority 2 Occupy	Priority 3 Exterior	Priority 4 Interior
	Division 07: Thermal and Moisture Protection							
07300				\$				
07710				\$				
	Division 07 Subtotal			\$				
	Division 08: Windows and doors							
08700	Add tenant door hardware, interior & exterior	2	35 EACH	\$ 8,750	\$	8,750		
08200	Restore exterior doors	3	13 EACH	\$ 19,500			19,500	
08500	Restore exterior windows, glazing & hardware	3	116 SASH	\$ 162,400			162,400	
08700	Restore exterior door hardware	3	13 EACH	\$ 6,500			6,500	
08200	Restore interior doors	4	71 LEAF	\$ 71,000				71,000
08700	Restore interior door hardware	4	71 EACH	\$ 17,750				17,750
	Division 08 Subtotal			\$ 285,900				
	Division 09: Finishes							
09000	Cut & patch for plumbing/mechanical/electrical	2	9950 SQ FT	\$ 56,000	\$	56,000		
09000	Prep & coat exterior masonry	3	1 LP SM	\$ 50,000			50,000	
09000	Prep & coat exterior woodwork	3	1 LP SM	\$ 30,000			30,000	
09600	Restore floors (1st & 2nd floor only)	4	8680 SQ FT	\$ 20,000				20,000
09900	Prep & coat interior walls & ceilings (1st & 2nd floor only)	4	8680 SQ FT	\$ 60,000				60,000
	Division 09 Subtotal			\$ 216,000				
	Division 12: Furnishings & Artwork							
12120	Protect interior decorative arts/finishes in place	2	1 LP SM	\$ 15,000	\$	15,000		
12170	Restore stained glass windows, incl laylight	3	1 LP SM	\$ 60,000			60,000	
12120	Restore interior decorative arts/finishes	4	1 LP SM	\$ 50,000				50,000
	Division 12 Subtotal			\$ 125,000				

CONCEPTUAL BUDGET
PRIORITY 2, 3 & 4 WORK
GLEN ALPIN
HARDING TWP, MORRIS CO, NJ

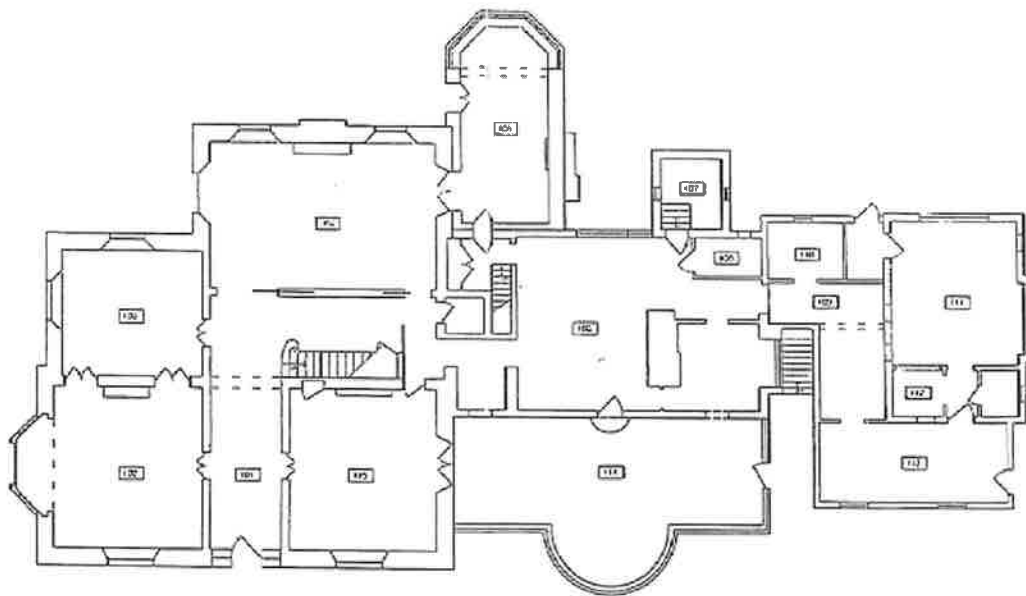
SECTION	ITEM	Phase	QUAN	UNIT	ITEM TOTAL	DIVISION TOTALS	Priority 2 Occupy	Priority 3 Exterior	Priority 4 Interior
Division 13: Special Construction									
13120	Restore conservatory windows, glazing, roof, metal frame	3	650	SQ FT	\$ 125,000	\$ 125,000		\$ 125,000	
Division 13 Subtotal						\$ 125,000			
Division 15: Plumbing & Mechanical									
15400	Upgrade plumbing systems & fixtures, add ADA restroom	2	5	REST	\$ 65,000		\$ 65,000		
15500	Replace heating, ventilating & air conditioning (HVAC)	2	8680	SQ FT	\$ 275,000		\$ 275,000		
15300	Install limited area fire protection sprinkler for egress	2	1	LP SM	\$ 25,000		\$ 25,000		
Division 15 Subtotal						\$ 365,000			
Division 16: Electrical									
16400	Replace/expand pwr, branch circuit wiring, lighting	2	8680	SQ FT	\$ 165,000		\$ 165,000		
16500	Restore decorative historic light fixtures for use	4	1	LP SM	\$ 15,000				\$ 15,000
16720	Install fire/intrusion detection and protection systems	2	10100	SQ FT	\$ 37,875		\$ 37,875		
16720	Install voice/data wiring systems	2	8680	SQ FT	\$ 17,500		\$ 17,500		
Division 16 Subtotal						\$ 235,375			
Subtotal Construction						\$ 1,752,795	\$ 846,632	\$ 606,907	\$ 307,257
Professional Services									
Architect/Engineer Compensation @ 15%						\$ 262,919	\$ 126,995	\$ 91,036	\$ 46,088
Architect/Engineer Reimbursable Expenses						\$ 5,000	\$ 1,667	\$ 1,667	\$ 1,667
Mortar analysis						\$ 5,000	\$ 5,000	\$ 5,000	
Stained glass conservation consultant						\$ 5,000			\$ 5,000
Decorative arts conservation consultant						\$ 25,000	\$ 5,000		\$ 5,000
Historic paint analysis						\$ 20,000	\$ 2,000		\$ 18,000
Subtotal Professional Expenses						\$ 322,919	\$ 135,661	\$ 102,703	\$ 70,755
Construction Contingency @ 20% of construction						\$ 350,559	\$ 169,326	\$ 121,381	\$ 61,451
Total Conceptual Project Budget						\$ 2,426,273	\$ 1,151,619	\$ 830,991	\$ 439,463
						12100 SQ FT	no terrace!	no terrace!	no terrace!

CONCEPTUAL BUDGET
 PRIORITY 2, 3 & 4 WORK
 GLEN ALPIN
 HARDING TWP, MORRIS CO, NJ

SECTION	ITEM	QUAN	UNIT	ITEM TOTAL	DIVISION TOTALS	Priority 2 Occupy	Priority 3 Exterior	Priority 4 Interior
	NOTES:							
	1. Cost Study is based on local prevailing wage rates							
	2. Cost Study assumes 4 month work period							
	3. Cost Study does not include routine maintenance work							
	4. Cost Study does not include staff or office relocations							
	Basement: 4335 sf, 395 LF							
	1st Floor: 5380 sf, 450 LF							
	2nd floor: 3300 sf, 290 LF							
	3rd floor: 1265 sf							
	total 14,280 sf gross or 12100 w. Basement @ 1/2							

APPENDIX E

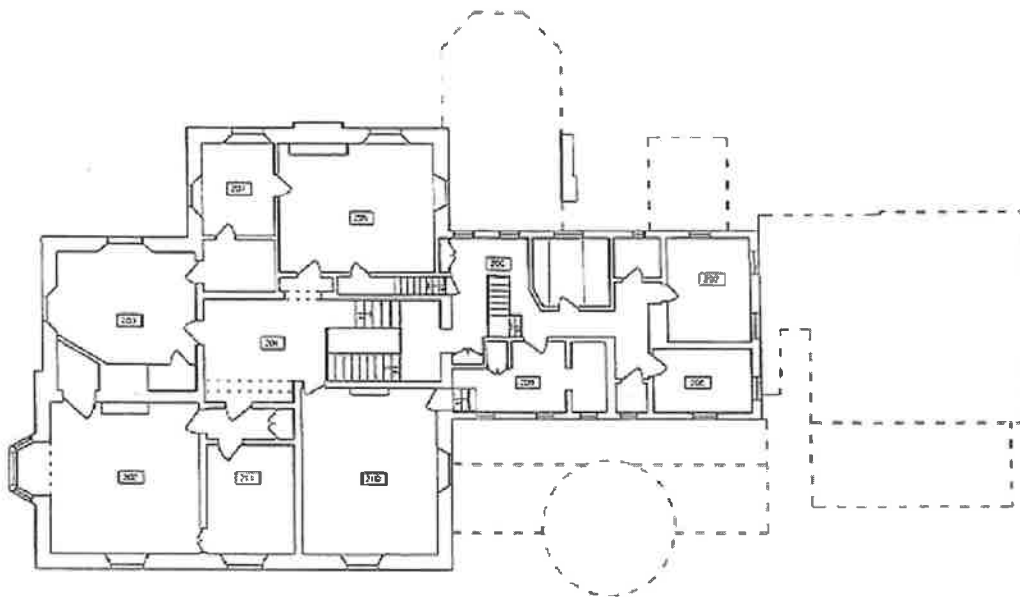
Floor Plans



FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



FEASIBILITY STUDY		SK 1
GLEN ALPIN HOUSE		
HARDING TOWNSHIP, NEW JERSEY		
Watson & Henry Associates Architecture and Engineering	Project Number: 04020 Drawn By: CVR	



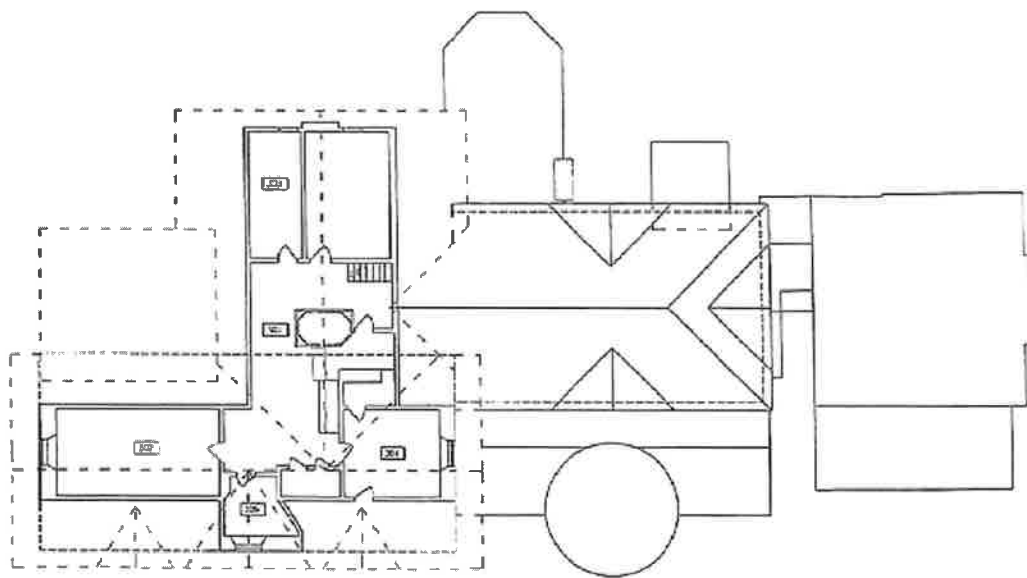
SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



FEASIBILITY STUDY		0402Q
GLEN ALPIN HOUSE		
HARDING TOWNSHIP, NEW JERSEY		
Watson & Henry Associates Architecture and Engineering	Project Number: Drawn By:	

SK 2



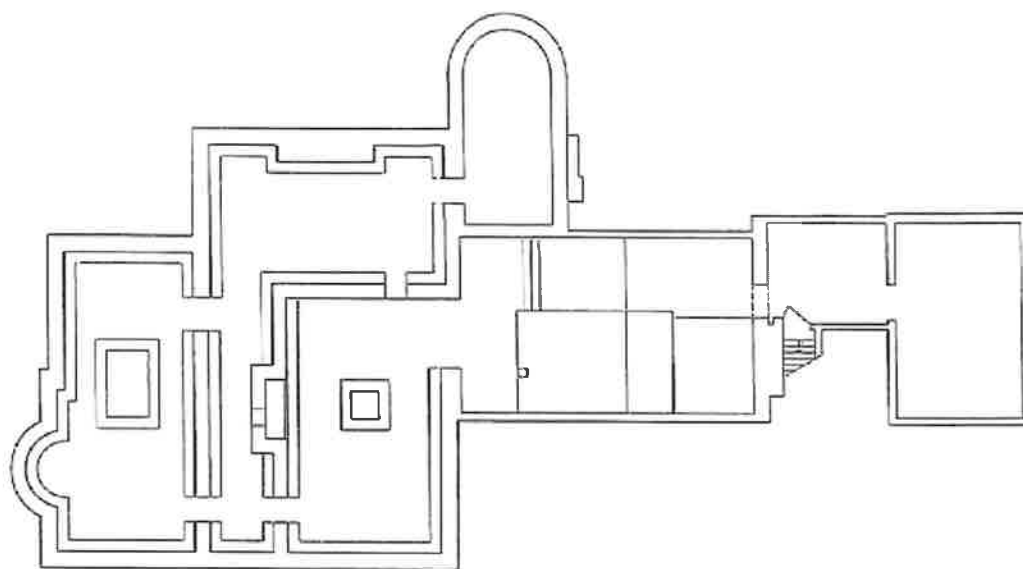
THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"



FEASIBILITY STUDY		01020
GLEN ALPIN HOUSE		
HARDING TOWNSHIP, NEW JERSEY		
Watson & Heary Associates	Project Number:	
Architecture and Engineering	Drawn By:	

SK 3



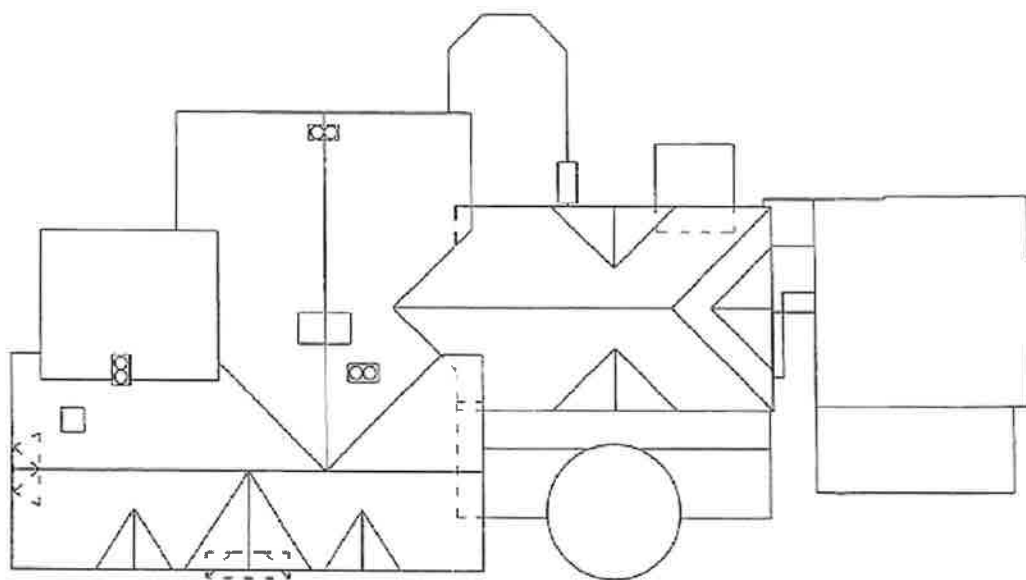
BASEMENT PLAN

SCALE: $3/32" = 1'-0"$



FEASIBILITY STUDY GLEN ALPIN HOUSE HARDING TOWNSHIP, NEW JERSEY	
Watson & Henry Associates Architecture and Engineering	Project Number: ...04020 Drawn By:

SK 4



ROOF PLAN

SCALE: 3/32" = 1'-0"



FEASIBILITY STUDY GLEN ALPIN HOUSE HARDING TOWNSHIP, NEW JERSEY	
Watson & Henry Associates Architecture and Engineering	Project Number: 04020 Drawn By:

SK 5

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APPENDIX L

GLEN ALPIN: 2006 Archaeological Investigations and Management Plan, prepared by
James Lee and Richard Hunter for Hunter Research

**ARCHAEOLOGICAL INVESTIGATIONS
AND MANAGEMENT PLAN**

GLEN ALPIN

**HARDING TOWNSHIP, MORRIS COUNTY
NEW JERSEY**

Prepared for:

Harding Township

Prepared by:

James Lee, Principal Investigator
Richard Hunter, Principal

NOVEMBER 2006

MANAGEMENT SUMMARY

The following technical report describes and interprets the results of archaeological and geophysical investigations carried out at the Glen Alpin estate in Harding Township, Morris County, New Jersey. The 9.575-acre parcel contains the site of the nucleus of the Kemble family plantation, established in the 1750s, and the Kemble family burial ground, as well as the Gothic Revival mansion "Glen Alpin," built in the late 1840s, and a substantial portion of its landscaped grounds.

Two areas of high archaeological sensitivity are defined: the core of the Kemble plantation site, located in the southeast corner of the property close to the intersection of U.S. Route 202 and Tempe Wick Road; and the Kemble family burial ground, situated some 150 feet further to the west, roughly 200 feet south of the Glen Alpin residence. Zones of moderate archaeological sensitivity are also defined between the burial ground and the core of the Kemble plantation site, and to the northeast of existing house. The bulk of the property, however, is deemed to be of low archaeological sensitivity owing to extensive landscaping and modification of the ground surface in the late 19th and early 20th centuries. Recommendations are included for general treatment of archaeological resources within the property and for archaeological resource management procedures in the event of planned alterations and modifications which may entail ground disturbance.

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ACKNOWLEDGMENTS

Various individuals contributed to the completion of these archaeological and geophysical investigations. Mary Prendergast of the Harding Township Committee and Glen Alpin Steering Committee guided this work and supplied research data and various other project-related information. Watson & Henry Associates provided their feasibility report of the property. Jamieson Graf of Geo-Graf, Inc. conducted the geophysical investigation. The staffs of the New Jersey Historic Preservation Office, the New Jersey State Museum, and the New Jersey Department of Transportation also assisted in providing relevant archival and background research materials for this work.

Overall direction for this study was provided by Richard Hunter. Archaeological fieldwork was carried out by Joshua Butchko, Sarah Fall, Andrew Martin and Marjan Osman under the direction of James Lee. Artifacts were cataloged by Rebecca White. The report graphics were drafted by Frank Dunsmore and Michael Murphy under the supervision of James Lee. Final report coordination and assembly were undertaken by Michael Murphy and James Lee. This report was authored by James Lee and Richard Hunter.

Richard Hunter, Ph.D, R.P.A.

James Lee, M.A.

Principal Investigators

ARCHAEOLOGICAL INVESTIGATIONS AND MANAGEMENT PLAN

GLEN ALPIN

HARDING TOWNSHIP, MORRIS COUNTY, NEW JERSEY

1. INTRODUCTION

The following technical report describes and interprets the results of archaeological and geophysical investigations carried out at the Glen Alpin estate in Harding Township, Morris County, New Jersey (Figures 1, 2 and 3). The document also broadly defines areas of likely archaeological sensitivity within the property and includes recommendations for archaeological resource management procedures in the event of planned alterations and modifications to the property which may entail ground disturbance.

The Glen Alpin property occupies a 9.575-acre parcel (Block 34, Lot 1) in the northwest angle of the intersection of Mount Kemble Avenue (U.S. Route 202) and Tempe Wick Road (County Route 646) (Figure 3). The property slopes down to the south and east with the present house occupying the higher ground in the northwest portion of the site (Figures 3 and 4; Plate 1). The Glen Alpin property is listed in the New Jersey and National Registers of Historic Places as a contributing element in the Tempe Wick Road Historic District, which was entered into the New Jersey Register of Historic Places on June 27, 2000 and the National Register of Historic Places on August 25, 2000.

On March 23, 2005, in connection with the current restoration project's application for New Jersey Historic Trust funding support, Glen Alpin also received a formal certification of eligibility from Deputy State Historic Preservation Officer Dorothy P. Guzzo, who further offered the opinion that the property was individually eligible for the New Jersey and National Registers of Historic Places.

The Glen Alpin residence is judged significant as an outstanding example of Gothic Revival residential architecture and for its association with two regionally prominent merchant families, the Hoyts and the McAlpins. The history of the property extends back into the mid-18th century, when it was first developed by Peter Kemble. The Kemble family retained ownership until 1840. Many of the archaeological concerns relating to the Glen Alpin property center on the Kemble period of ownership.

The archaeological and geophysical work described here was performed as part of an ongoing program of restoration at the Glen Alpin property, which is being funded in part by a grant from the Garden State Historic Preservation Trust Fund administered by the New Jersey Historic Trust. Since public funding assistance is involved and the Glen Alpin residence is a publicly-owned property listed in the New Jersey Register of Historic Places, archaeological investigations and assessment are required to ensure project compliance with the New Jersey Register of Historic Places Act. All archaeological work was performed in conformance with the guidelines and standards of the New Jersey Historic Trust and the New Jersey Historic Preservation Office.

The scope-of-work for these investigations involved four main tasks: background research; archaeological and geophysical fieldwork; analysis of the results of research and fieldwork; and preparation of this report. Background research largely entailed a thorough review of historical materials compiled and analyzed by others (notably by the project architects, Watson & Henry Associates [2005:4-7] and by Mary Prendergast, Chairperson, Glen Alpin Steering Committee). Archaeological field investigations

involved: 1). the digging of excavation units to the rear of the house in connection with exterior repairs; 2). shovel testing in proposed parking and driveway areas; and 3). coordinated ground penetrating radar survey and shovel testing in support of a broader assessment of archaeological sensitivity for the property as a whole.

These studies also take into account and build on a limited program of archaeological testing carried out in October 2005 in advance of the installation of a septic system. This work involved the excavation of 11 shovel tests on the site of a proposed "concept reserve disposal area" to the rear (northwest) of the house and 22 shovel tests on the site of "concept disposal area" in the southwest section of the property in front of the house. The results of this work are summarized in a brief letter report issued by Hunter Research, Inc. on November 2, 2005.

2. HISTORICAL OVERVIEW

The Glen Alpin property appears to have been first settled in the early 1750s and contained the nucleus of a large plantation established by the Kemble family. In 1751 Peter Kemble of New Brunswick acquired a 1,250-acre tract from Amos Strettell that included the current parcel containing Glen Alpin. Based on the following entry in Kemble's diary in 1781, it is a reasonable assumption that a house was in existence on the property within two or three years of Peter Kemble's purchase of 1751: "On or about ye year 1754, I took out of my garden at Brunswick a May duke cherry tree in diameter about an inch & a half, and planted it in my garden at Morris. I measured it ye 5th day of May 1781 and it was four feet in girth" (Harding Township Civic Association 2006; Watson & Henry 2005:4).

The location of this hypothesized house of the early 1750s is presumed to be the same as the house site depicted on the earliest detailed map of the area, a survey by Robert Erskine entitled "Through Vealtown to Morristown. No. 73, 7th," produced for the Continental Army in 1779 (Figure 5). This map shows a building identified as belonging to "Peter Kemble" on the west side of the road (the forerunner of modern U.S. Route 202) directly opposite its intersection with a road that follows the course of today's Glen Alpin Road. The course of modern U.S. Route 202, hugging the base of the Kemble Mountain ridge, closely matches that shown on Erskine's map, with the Kemble house lying roughly midway between its crossing of Primrose Brook and a bend to the east below Tea Hill. This map does not show the course of modern Tempe Wick Road, although this may well have existed at this time as a farm lane or secondary route heading up the Primrose Brook valley.

Peter Kemble (1704-89) was a prominent figure in colonial New Jersey politics, serving as President of the Royal Council of New Jersey during the gover-

norship of William Franklin in the late 1770s. He was also the father-in-law of General Thomas Gage, Commander-in-Chief of the British army in North America from the 1763 to 1775. Two of his sons were officers in the British army – Stephen was Deputy Adjutant-General and William a captain. With his connections to the British military elite and Loyalist sympathies, he only narrowly avoided having his property confiscated during the Revolution when another of his sons, Richard, pledged loyalty to the patriot cause. In 1779-80, with portions of the Continental army encamped on Kemble property in the hills to the northwest (today part of the Jockey Hollow encampment area in Morristown National Historical Park), Peter Kemble remained in his house while it doubled as the headquarters of American General William Smallwood. Over the winter of 1780-81 the house was also used as lodgings by General Anthony Wayne (Harding Township Civic Association 2006; Watson & Henry 2005:4).

Following Peter Kemble's death in 1789 his property passed to his son Richard (1733-1813), who occupied the house for the remainder of his life. Upon Richard's death, the property was inherited by a nephew, also named Richard, with lifetime rights being granted to the deceased's two sisters, Ann (1757-1820) and Elizabeth (1753-1836). Four years after Elizabeth's death, Richard Kemble sold the property to Henry S. Hoyt (Watson & Henry 2005:4).

Relatively little is known about the Glen Alpin property during the period of Kemble family occupation. Aside from the approximate construction date and location of the house, and details of its various occupants, mostly inferred from deeds, maps and Peter Kemble's diary, some useful information may be gleaned from the following entry in Mrs. Duer's diary of 1847:

"The Kemble family had been early settlers at Morristown Close to the old house on the lawn under the great locust trees was the private family burying place. The graves were covered with large flat slabs bearing the names of Kembles, Ardens, Peacocks and other members of the family. This has now been covered by the present owner of the place. The burying place of the slaves was behind the house in the side of the hill, where holes were poked into the hill side and the body thrust in unmarked. When Mrs. Hoyt afterwards made her rose garden behind her house she was dismayed to find how many bodies she was disturbing, so replanned her garden leaving them to rest in peace" (Prendergast 2005).

From this description, it would seem that the area to the west and northwest of the original house site contained two burying grounds, one used by the family (the location of which is still evident today) and the other by slaves held by the Kemble family. Several members of the Kemble family, including patriarch Peter Kemble, are buried in the family graveyard (Harding Township Civic Association 2006).

It is a reasonable assumption that the farmstead nucleus also contained a range of agricultural and domestic outbuildings (e.g., barns, sheds, a wagon house, corn cribs, a springhouse, a smokehouse, privies) and structures such as wells and cisterns. These facilities were likely located north and west of the house along the west side of the road between Vealtown (Bernardsville) and Morristown (modern U.S. Route 202), leaving the house itself with a largely unimpeded southern aspect. Outbuildings and secondary structures would also likely have been located closer to the house than the two burying grounds.

Henry S. Hoyt (c.1810-1891), the purchaser in 1840 of what was then the 262-acre Kemble property, was the son of a wealthy New York merchant and inves-

tor, Goold Hoyt (1769-1842). Trained as a lawyer, active in the Episcopal church in Morristown and prominent in New York City social circles, Henry Hoyt married Frances Maria Duer, a daughter of William A. Duer, a President of Columbia College and descendant of William Alexander, better known as the Revolutionary War general Lord Stirling (Watson & Henry 2005:4-5).

Initially, the Hoyts made use of the old Kemble home, but within a few years they resolved to build the house later known as Glen Alpin. Comments in a transcription of the diaries of Mrs. Hoyt's mother elaborate on the sequence of events at this time:

"Mr. Hoyt had determined in 1846 to build himself a handsome residence at his place and while the building was being done he and Mrs. Hoyt went to Europe. They were in Paris during the revolution of 1848. The old Mount Kemble house was moved about a quarter of a mile nearer Morris town and placed on a high knoll directly at the foot of Tea hill. It was then renamed by Mr. Duer INGLEWOOD It was close to the main road and is still standing [1909]" (Prendergast 2005).

The diaries go on to make clear that the new house (Glen Alpin) was habitable by at least April 5 of 1849, when it served temporarily as a base for Mrs. Hoyt's parents, the Duers, while the relocated old house was being refurbished. The Duers moved into the old house "Inglewood" two weeks later. The Hoyts, away in Paris while the Duers were getting settled, returned to Glen Alpin in July of 1849 after a nine-month absence (Prendergast 2005). On the basis of these diary entries and the use of both pointed and non-pointed screws in the construction of the new house (pointed screws were invented in Birmingham, England in the 1840s), Glen Alpin appears to have

been constructed between 1846 and early 1849, most likely in 1847 (Harding Township Civic Association 2006; Watson & Henry 2005:4).

The existence of both the new Hoyt residence, a fine specimen of Gothic Revival vernacular architecture, and the relocated Kemble house Inglewood is apparent on mid-19th-century maps. The Lightfoot and Geil map of Morris County in 1853 (Figure 6) and the Beers atlas of Morris County in 1868 (Figure 7) indicate the locations of both buildings, as well as a Hoyt-owned pond, perhaps a deliberately engineered landscape feature (or former mill pond), on Primrose Brook. By 1868 the Hoyts also owned an additional building close to this pond. On both maps the winding course of modern Tempe Wick Road is shown heading northwest over the hills to Jockey Hollow.

Henry Hoyt retired from active practice as a lawyer in the 1860s and he and his wife traveled frequently to Europe during this period. Their interest in the Morristown property appears to have waned somewhat, such that beginning in 1872 it was advertised for sale. By the early 1880s the Hoyts were choosing to summer in Newport, Rhode Island, purchasing a mansion there in 1881, and making this their permanent home in the United States three years later. Henry Hoyt died in Pau in the south of France in 1891 (Watson & Henry 2005:5).

In 1885, the Hoyts finally succeeded in selling their Morristown property, at this time a 300-acre estate, to David Hunter McAlpin, a New York City-based tobacco magnate of Scots-Irish background. McAlpin (1816-1901), from whose name the estate draws its present-day name of Glen Alpin, grew up in Dutchess County, New York and moved to the city at the age of 20 to open his own cigar store. Through hard work and shrewd investment he assembled assets worth \$7,000,000 at the time of his death. McAlpin served on the boards of numerous banks and financial and insurance institutions and lived mostly in New York

City. Glen Alpin became his principal summer home and was reportedly much used by the McAlpin family (Watson & Henry 2005:5). The property is shown under McAlpin ownership in the Robinson atlas of Morris County, published in 1887 (Figure 8). A broad driveway loop is shown circling in front of the house with two points of access on the main road, following an alignment that approximates the present-day driveway.

In 1892, David McAlpin conveyed a 17.61-acre portion of the Glen Alpin estate to his daughter Francis Adelaide Pyle, wife of James Tolman Pyle. This parcel contained a recently constructed home known as "Hurstmont," which was situated just to the northeast of the main Glen Alpin residence. Upon David McAlpin's death in 1901, the Glen Alpin residence passed to his son, Charles W. McAlpin (Watson & Henry 2005:6). Based on the map contained in the Mueller atlas of Morris County published in 1910 (Figure 9), the Glen Alpin residence occupied a parcel of similar size to that containing the neighboring Hurstmont and also included the large pond lying to the southwest of the house. The remainder of the property was jointly owned by Charles and his sister Frances. This latter tract supported yet another large house "Glyntwood" (reportedly the relocated and much modified Kemble home known during the Hoyt era as Inglewood) as well as two additional ponds along Primrose Brook, a series of buildings along Tempe Wick Road, a pump house and a reservoir. The Mueller map suggests that the McAlpins and Pyles maintained an elaborate water supply system within their property that presumably nourished not only the homes but also the extensive gardens and landscape features.

In 1933, Charles McAlpin conveyed to the federal government 124 acres of the Glen Alpin estate extending west across Primrose Brook, to be included in the new Morristown National Historical Park. This tract contained the site of the Connecticut Brigade's

encampment during the Continental army's winter cantonment of 1779-80. Seven years later McAlpin sold the balance of the property containing the house and immediate grounds to Doris Mercer, a colorful thrice-married divorcee who referred to herself as Princess Farid-es-Sultaneh (a socially convenient title held over from her third marriage). Ms. Mercer, with limited financial resources, reputedly sold off art and furnishings from the house. Eventually, in 1955, she deeded the property to Princess Estates, Inc., but continued to live in the house. Doris Mercer died in 1963 and two years later Princess Estates, Inc. sold the Glen Alpin property to Fanny Spillman, who on the same day, March 1, 1965, passed it on to Christopher J. DeCarlo of Short Hills. DeCarlo subdivided the property in 1970, building a new home on one parcel and retaining ownership of the Glen Alpin residence on a separate lot. The two lots were acquired by Liang-Bin and Su-Hsiang Jean in 1999 (the new home) and 2002 (the Glen Alpin residence). The Township of Harding acquired 85.72% of the Glen Alpin residence parcel in 2004. The remaining 14.28% of this parcel was purchased by the private, non-profit Harding Land Trust.

3. FIELD INVESTIGATIONS

A. Overall Approach

The field investigations entailed the following three components: a geophysical investigation of the front yard; the excavation of 95 shovel tests at 25-foot and 50-foot intervals in various locations on the property; and the excavation of three excavation units (one along the U.S. Route 202 frontage and two adjacent to the rear of the house in the location of proposed drainage improvements). Both the geophysical and archaeological field survey activities focused primarily on areas where restoration-related ground disturbance was anticipated, notably around the house perimeter and in the locations of proposed septic, parking and driveway improvements. A limited attempt was made at expanding the survey coverage over much of the rest of the property, but key portions of the grounds, including the Kemble family burial ground and the likely site of the Kemble house, were not examined. These latter two locations will not be affected by the restoration program.

All archaeological tests were excavated by hand by qualified field archaeologists. Cultural stratigraphy was recorded on standardized forms and artifacts were recovered and tracked according to their stratigraphic provenience. No subsurface testing was performed in the vicinity of utilities and in areas of impervious surfaces (the parking lot and driveway). Artifacts were processed (washed, sorted and stored), identified and cataloged and will be retained by Hunter Research until the conclusion of the project at which time they will be returned to Harding Township.

B. Site Description

The Glen Alpin property consists of 9.575 acres located in the northwestern angle of the intersection of U.S. Route 202 and Tempe Wick Road (Figure 3).

The heavily landscaped property slopes gently uphill to the northwest away from the road intersection, and the house is situated in the northwestern section of the parcel, set back into the hillside. A steep bank drops down to Tempe Wick Road along the southern border of the property, while a less pronounced bank topped with a chain-link fence defines the U.S. Route 202 frontage.

The area sloping down from the house to the road intersection is mostly covered by a lawn with numerous large, planted trees. Roughly 500 feet north of the road intersection, a driveway leads west from U.S. Route 202 up to the house, circling around through the front lawn to re-join the main access route near the gated driveway entrance. A second, now-abandoned entrance along the U.S. Route 202 frontage, roughly 75 feet north of the road intersection, formerly connected to the driveway loop. Along the northern edge of the property, northeast of the house, there is a level area cut into the hillside which formerly contained a tennis court. To the west of this, north of the house and accessed by a spur heading northwest from the driveway loop, is a six-bay, cement-block garage fronted by a large paved area. To the rear of the house, a substantial flight of brick steps extends up the hillside and off the property into the area where the remnants of the formal gardens historically associated with the property are located.

C. Geophysical Investigation

On May 22 and May 23, 2006, Geo-Graf, Inc., under contract to Hunter Research, conducted a geophysical investigation of 2.3 acres of the front lawn between the house and U.S. Route 202 (Appendix C). This activity involved towing a 200-MHz antenna ground-penetrating radar system behind an all-terrain vehicle along transects set 20 feet apart within the area investigated (Figure 10; Plates 2-4). The investigation identified several areas of disturbed subsoil,

anomalous subsoil layers, a cesspool and at least five possible utility trenches. Most of the disturbed areas are interpreted as the result of extensive landscaping conducted on the property during the late 19th and early 20th centuries during the periods of Hoyt and McAlpin ownership.

Of more specific archaeological interest, the geophysical investigations identified a series of eight possible burial shafts around the Kemble family grave marker (Figure 10; Plate 3), which is helpful in providing a clearer indication of the extent of the Kemble family burial plot. These investigations also identified one other subsurface anomaly roughly 150 feet further to the east which was tentatively interpreted as a buried wall. This feature was also associated with a deep, confined disturbance of the subsoil, which may represent a filled-in basement (Figure 10; see below Plate 8). cursory geophysical investigations were also conducted along the U.S. Route 202 frontage, but were unsuccessful in pinpointing the stone boundary wall that was reported to have once stood along the road edge.

D. Archaeological Fieldwork

1. Previous Archaeological Investigations

The Glen Alpin property was the subject of a brief archaeological investigation in October 2005 in connection with the siting of a proposed new septic system (Hunter Research 2005). This investigation involved the excavation of 33 shovel tests in two areas in front of and behind the house (Figure 11; Plates 5-6). Tests were excavated to establish the presence or absence of archaeological resources within the anticipated construction footprint of the planned septic installation. Shovel testing found no evidence of buried structural remains and yielded a low-density scatter of artifacts typical of 19th-century domestic occupation. The soil profiles were generally consistent with the construc-

tion and landscaping of a large estate. No deposits were identified which could be clearly associated with the 18th- and early 19th-century Kemble family occupation of the Glen Alpin property. The investigation concluded that no significant archaeological deposits would be impacted by the proposed septic installation operations.

2. Shovel Testing

Proposed Parking Lot North of House

A total of 18 shovel tests were excavated in the area of the proposed parking lot north of the house and south of the former tennis court (Figure 11; Plate 7). The shovel tests were numbered 34 through 51, continuing the numbering sequence used during the archaeological investigations conducted for the septic installation in 2005. Generally the soil profile consisted of a clay loam with some bedrock, overlain by a silty clay loam topsoil. The depth of the interface between the topsoil and underlying clay loam averaged approximately one foot, with a few deeper areas where the interface was encountered up to 1.8 feet below the ground surface. A modern drainage line has been installed in this part of the property and extends from the front of the modern garage to a manhole cover within the center of this area. No shovel tests were excavated along the drainage alignment, which is clearly apparent on the surface as a linear depression.

A single archaeological feature was identified in this area. A partially mortared stone wall was encountered below the top soil in Shovel Test 34. This wall, only two courses high, extended northwest-southeast along the same alignment as the house. It is likely part of the foundation of an outbuilding that is depicted in this area on the Passaic Township map included in the Mueller atlas of 1910 (Figure 9). Artifacts were recovered from the uppermost topsoil context in six of the 18 shovel tests. These items include redware

sherds (mostly from flower pots), glass fragments, and corroded nails dating to the late 19th or early 20th centuries. Two sherds of a red-bodied slipware tile and one sherd of a pink-bodied stoneware vessel were also recovered that could date back to the 18th century, although such artifacts do not usually lend themselves to a more precise attribution of age.

Overall this area yielded stratigraphic and artifactual evidence typical of a yard surrounding a home occupied well into the 20th century. It is unclear when the outbuilding was taken down, although it may have stood until late into the 20th century, perhaps until around the time the nearby cement-block garage was constructed. A stone wall is located along the northeastern edge of the modern garage area that may have originally been part of another structure that historically stood in this area, such as the greenhouse visible on the Mueller map (Figure 9).

The Front Lawn

Shovel tests excavated in the front lawn of the Glen Alpin property were laid out at 25-foot intervals along three parallel transects spaced 75 feet apart (Figure 11; Plates 4 and 8). While there are no current plans for ground disturbance in this area, tests were excavated here to obtain better overall archaeological coverage of the property. More concentrated testing over a 50-by-75-foot grid was conducted at the southern end of this area to examine the subsurface anomaly identified during the geophysical investigations (Figure 11). Shovel tests excavated in the front lawn area were numbered 52 through 93.

The stratigraphy encountered in the front lawn area was similar to that observed in the proposed parking lot location, with a silty clay loam subsoil typically being overlain by a clay loam topsoil. The interface between these two soil strata was generally over one foot below the ground surface, deepening as testing

progressed to the east. Although no structural remains were identified during the course of shovel testing in this area, a greater quantity of artifacts was identified, and most items were of a greater age than those recovered from areas closer to the house. Fifteen of the 41 shovel tests yielded artifacts. Plain glazed redwares, creamwares, pearlwares and white salt-glazed stonewares were all identified in this area. These types of ceramics date to the later 18th and early 19th centuries, suggesting an association with the pre-1840s Kemble family occupation of the property as opposed to the post-1840s Hoyt and McAlpin occupation. Several other stoneware sherds were recovered which are likely of similar date, but cannot be dated for certain. Of particular note are Shovel Tests 56 and 57 each of which produced several sherds of pre-1820s ceramics (six or seven sherds in Shovel Test 56 and three or six sherds in Shovel Test 57, depending on whether redwares and a porcelain sherd are counted). These artifacts almost certainly represent the scattering of occupational refuse from the core of the Kemble plantation which is believed to have been centered in the southeastern corner of the property close to the intersection of U.S. Route 202 and Tempe Wick Road.

Area of Proposed Parking Improvements Along the "Patriot's Path"

Shovel testing was conducted along a section of the driveway loop referred to as the "Patriots Path" in advance of the proposed installation of grass paving cells within a ten-foot-wide corridor centered on the existing roadway. Shovel Tests 100-129 were conducted on both sides of the driveway at 50-foot intervals (Figure 11; Plates 9 and 10). These tests again yielded a similar stratigraphic profile with a clay loam subsoil overlain by a silty clay loam topsoil. Shovel Tests 105 and 106 contained a deep topsoil layer that extended to full depth of excavation. This is apparently a result of a leveling deposit being placed along

a low section of the driveway. Only six of the 29 shovel tests yielded artifacts, but the recovered materials again were more indicative of Kemble as opposed to Hoyt/McAlpin occupation. Shovel Test 112, excavated adjacent to the subsurface anomaly identified during the geophysical investigations, yielded a stone-ware sherd with a blue and purple sponge decoration of unknown origin. There was also a slight concentration of earlier material around Shovel Tests 117, 119 and 120, where several 19th-century bottle fragments and creamware sherds were found.

3. Excavation Units

Excavation Unit 1

Excavation Unit 1, a single two-foot-wide-by-16-foot-long trench, was dug perpendicular to U.S. Route 202 in order to locate the position of a stone boundary wall purported to have extended along the U.S. Route 202 frontage (personal communication, Mary Prendergast, May 2006) (Figure 11; Plate 11). Approximately 0.5-foot of the A horizon [context 1] was removed, revealing the somewhat disturbed base of a dry-laid stone wall [3] that varied in thickness from 4.5-feet thick on the southern side of the trench and 3.5-feet wide on the northern side (Figure 12; Plates 12 and 13). The wall extended into both profiles, running parallel to U.S. Route 202, as expected. The position and alignment of this wall is plotted on Figure 10. Context 1 produced artifacts dating from the 18th and 19th centuries, including redware, creamware, pearlware, whiteware and porcelain sherds and an olive-green bottle glass fragment. Context 2, a clayey loam encountered directly below context 1 on either side of the wall base, contained no cultural materials and was interpreted as natural subsoil.

Excavation Unit 2

Excavation Unit 2 is three-foot-square unit situated below the patio adjacent to the western corner of the house (Figure 11; Plate 14). After the removal of a four-by-three-foot concrete paver [1], a 0.6-foot-thick layer of gray sand [2] was removed without screening. This sand appeared to be modern leveling fill placed at the same time as the concrete pavers and yielded red roof tiles, metal fasteners and plastic. A gray flagstone [3], set on edge, extended into context 2 from the southeastern profile and into underlying context 5 (Figure 13; Plate 15). Context 2 extended deeper along the northeastern side of the flagstone, overlying an iron pipe [7] that crossed the northern corner of the unit. A deep, stone-filled context abutted the flagstone to the southwest, apparently the fill of a builders' trench [6]. Some of the stones within context 5 were mortared loosely together. Context 4 appeared to be a cut into the natural soil and was slightly undermined by the builders' trench [6]. No other artifacts were recovered from this excavation unit. The flagstone lines up with the outer edge of the southwestern wall of the house and is interpreted as being part of a partially destroyed drainage system built at the same time as the house.

Excavation Unit 3

Excavation Unit 3 is a 3-foot-square unit placed to the rear of the house on the edge of the modern kitchen patio near a downspout and cellar window well (Figure 11; Plate 16). The unit was placed in this location to assess the potential for the survival of archaeological deposits in this area. The southeastern half of the unit is located over a brick patio, which was removed by hand at the start of excavation. A 0.5-foot-thick layer of clay loam [1] was encountered immediately below the existing patio (Figure 14; Plate 17). This context extended across the entire excavation unit. In the southeastern half of the unit, this context was

underlain by two courses of brick and some rubble [2] that appears to relate to an earlier patio. These bricks rest on a thick concrete pad [3], 1.5 to 2 feet thick. In the northwestern half of the unit, context 1 was underlain by the concrete rubble edge of context 3, under which a sandy loam soil [4] extended to the full depth of excavation at approximately 3.5 feet below the ground surface. The only artifacts recovered from this excavation unit were from context 4, which contained several late 19th-century artifacts, including a yellow marble, nails, bottle and window glass fragments and a stoneware sewer pipe fragment.

4. CONCLUSIONS AND RECOMMENDATIONS

Archaeological and geophysical survey of the Glen Alpin property has mostly targeted areas where restoration-related ground disturbance is anticipated. Key archaeologically sensitive locations, notably the Kemble family burial ground and the area close to the U.S. Route 202/Tempe Wick Road intersection where the Kemble house site is almost certainly situated, have not been subjected to subsurface investigation.

Geophysical investigations have tentatively identified the site of a building, possibly an outbuilding, or less likely a dwelling structure, roughly 150 feet northwest of the southeast corner of the property, close to where the "Patriots Path" forks north from the abandoned driveway segment that led to the southern entrance off U.S. Route 202. Limited archaeological testing in this area, however, did not succeed in finding any structural remains. This building, assuming the geophysical studies are correct, probably stood on the northwestern fringe of the farmstead nucleus and was likely of 18th- and early 19th-century vintage.

Archaeological units excavated behind the house demonstrated extensive disturbance from the construction of 20th-century additions and alterations to the exterior walkways and patios. Given these findings, there is little potential for significant archaeological deposits surviving in the immediate vicinity of the house. Shovel testing found traces of a late 19th/early 20th-century outbuilding in the proposed parking area between the garage and house. Elsewhere in the areas subjected to archaeological and geophysical survey the property shows considerable evidence of late 19th- and early 20th-century landscaping, which has served to disperse and mix archaeological data of the preceding late 18th- and early 19th-century Kemble family occupation.

No evidence has been found for the slave burial ground, which, based on mid-19th-century diary entries, was reputedly set into the hillside to the rear of the house. These burials are thought most likely to lie beyond the limits of the current Glen Alpin property, further uphill and further to the northwest. Subsequent landscaping activity in the McAlpin period may well have removed most, if not all, trace of this burial ground.

The findings of the archaeological and geophysical field investigations, coupled with background historical information, provide a basis for assigning three levels of archaeological sensitivity – high, moderate and low – to the Glen Alpin property (Figure 15).

Two areas are considered to have a high archaeological sensitivity. The first is the site of the Kemble house and its immediate surroundings. This zone, essentially the southeastern corner of the property, has yielded domestic artifacts dating to the late 18th and early 19th century. Despite some apparent disturbance of this part of the site from landscaping, archaeological deposits within this area have the potential to reveal information about the lives of several members of this prominent New Jersey family. There is a reasonable probability that remains of the house cellar, building foundations and shaft features, such as wells, cisterns, privies and pits, will survive, along with deposits bearing artifacts and other cultural data from the second half of the 18th and first half of the 19th centuries. The second area of high archaeological sensitivity encompasses the Kemble family burial plot which has now been more accurately delimited through the geophysical investigations. Within this area are reputedly interred Peter Kemble, his wife, three of his children and a cousin. The geophysical study identified at least eight potential grave shafts close to the existing burial monument.

Two areas of moderate archaeological sensitivity are also delineated in Figure 15. One moderately sensitive area stretches between the site of the Kemble house and the Kemble family burial ground. There are likely outbuilding remains and cultural materials scattered across this area which will relate to the 18th-century occupation of the property. The second moderately sensitive area corresponds with the site of the outbuilding identified to the northeast of the house. Although this site has been partially disturbed by recent landscaping activity, it has the potential to reveal details concerning the building's construction and history and about the use of the immediately surrounding yard area. The area is unlikely to yield a large quantity of artifacts, except perhaps for the estate maintenance, garden or carriage related items.

The remaining portions of the Glen Alpin property are judged to be of low archaeological sensitivity. The current program of geophysical and archaeological survey suggests that the terrain downslope to the east and north of the house has been substantially disturbed by landscaping and by the construction and maintenance of the driveway and parking lot, tennis court and modern garage. Eighteenth- and 19th-century archaeological deposits are degraded in these areas and possess little integrity.

In summary, future archaeological investigations at Glen Alpin in areas of high and moderate archaeological sensitivity may yield information pertaining to the estate's layout, changes in land use over the period of the site's occupation, changes in disposal patterns from the 18th through 20th centuries, and the relative economic status of the inhabitants (as reflected in material culture remains). In particular, the southeast corner of the property is judged to hold considerable potential for yielding significant information about the Kemble family's occupation of this site.

The following recommendations, keyed to the areas of archaeological sensitivity shown in Figure 15, are offered as a means of managing the archaeology of Glen Alpin:

- a. Areas of High Archaeological Sensitivity: the Kemble family burial ground should ideally be preserved in place. Improvements to the Glen Alpin property should avoid ground disturbance in this area. Currently, the archaeological character of the core of the Kemble plantation, including the house site, is poorly understood. A limited program of archaeological testing and/or further geophysical study would be appropriate to better understand the nature of the archaeological remains in this area. Data derived from such work could help, for example, to inform historic interpretation of the property and delineate the footprints of buildings and other features of the site. In the event that ground disturbance within this high sensitivity area is unavoidable, it should be preceded by limited archaeological investigation, typically in the form of systematic geophysical examination and subsurface testing through the excavation of shovel tests and/or excavation units. Based on the results of such testing, further excavation or monitoring may or may not be necessary.
- b. Areas of Moderate Archaeological Sensitivity: any planned ground disturbance in areas of moderate archaeological sensitivity should make provision for archaeological testing in advance of construction and for archaeological monitoring during construction. If deposits, features or artifacts of interest are encountered during construction or site improvement work, allowance should be made for an archaeological monitor to document such remains through measurements, notes, photography and recovery of artifacts.

- c. Areas of Low Archaeological Sensitivity: no further archaeological investigations are judged necessary in areas identified as having a low archaeological sensitivity, although contractors, gardeners and other agents of ground disturbance should be directed to report unanticipated discoveries to the site managers.

All restoration-related or site improvement-related archaeological activities carried out in the future should be conducted under the direction of a qualified historical archaeologist in accordance with the procedures and guidelines of the New Jersey Historic Preservation Office (NJHPO). Prior to any fieldwork being conducted, it is strongly recommended that additional site-specific primary archival research be conducted on the property's 18th- and early 19th-century land use. While extensive archival research has been conducted into the Hoyt and McAlpin periods of occupation and the architectural history of the house, more detailed study of the Kemble family's use of the property deserve to be undertaken. Specifically, deeds, surrogates records, road surveys, tax records and Kemble family papers merit a more thorough examination. Archaeological fieldwork should be conducted within the framework of an NJHPO-approved research design, goals and procedures. Artifacts should be processed, cataloged and treated in accordance with current professional standards. Any future archaeological work at the site should be reported in a professional manner in accordance with current technical reporting standards.

As a municipally-owned and managed site, Glen Alpin may offer an opportunity for limited archaeological public outreach within the local community. Setting aside the Kemble family burial plot, and allowing for some uncertainty about the quality of archaeological resources within the core of the Kemble plantation, the property is not of such extreme sensitivity that all archaeological deposits in high and moderate sensitivity areas should necessarily be preserved in place.

With appropriate guidance and supervision from a trained archaeologist, portions of the property could in fact lend themselves well to the development of an archaeology training program for area schoolchildren. Students could be trained on a site such as this in the basic methods and approaches of excavation, recording and artifact recovery and processing. Any archaeological program developed with public or student participation in mind, however, should be directed by professional archaeologists, conducted with the approval of NJHPO and supported with a sufficient budget or staff/volunteer commitment to complete any excavations that are started, properly process artifacts and produce a site report.

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Mueller, A. H.

1910 *Atlas of Part of Morris County, New Jersey: Embracing the Town of Morristown, the Boroughs of Madison, Florham Park, Chatham and Mendham, Morris Township, and Parts of Chatham, Hanover, Mendham and Passaic Townships*. A.H. Mueller, Philadelphia, Pennsylvania.

Prendergast, Mary

2005 "New Info on Glen Alpin." Letter from Mary Prendergast to Watson and Henry and Hunter Research. On file, Hunter Research, Inc., Trenton, New Jersey.

Watson & Henry Associates

2005 *Feasibility Report for Glen Alpin, Mt. Kemble Avenue and Tempe Wick Road, Harding Township, Morris County, New Jersey*. On file, Harding Township Municipal Office, New Vernon, New Jersey.

Appendix A

FIGURES

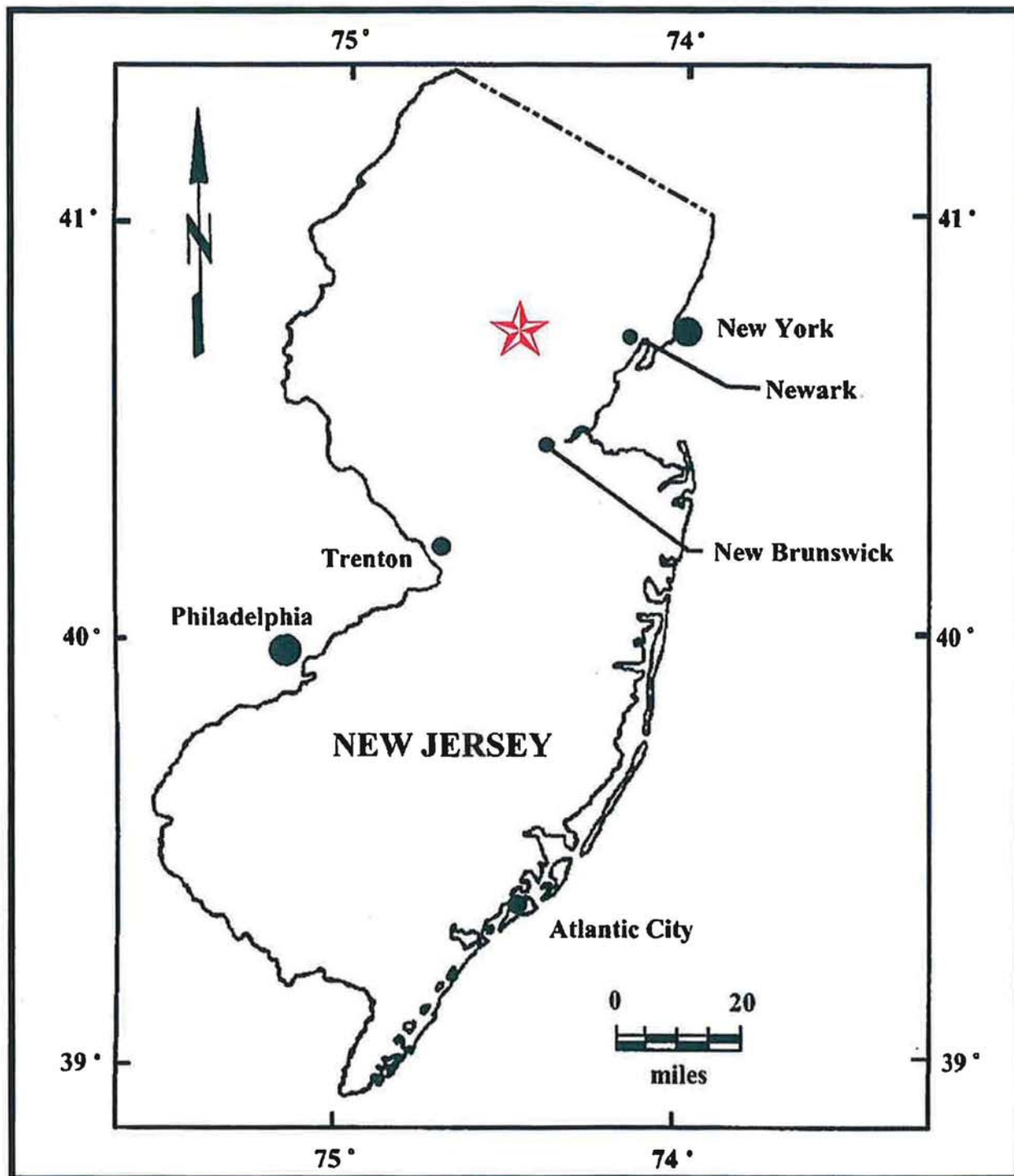


Figure 1. General Location of Study Area (Starred).

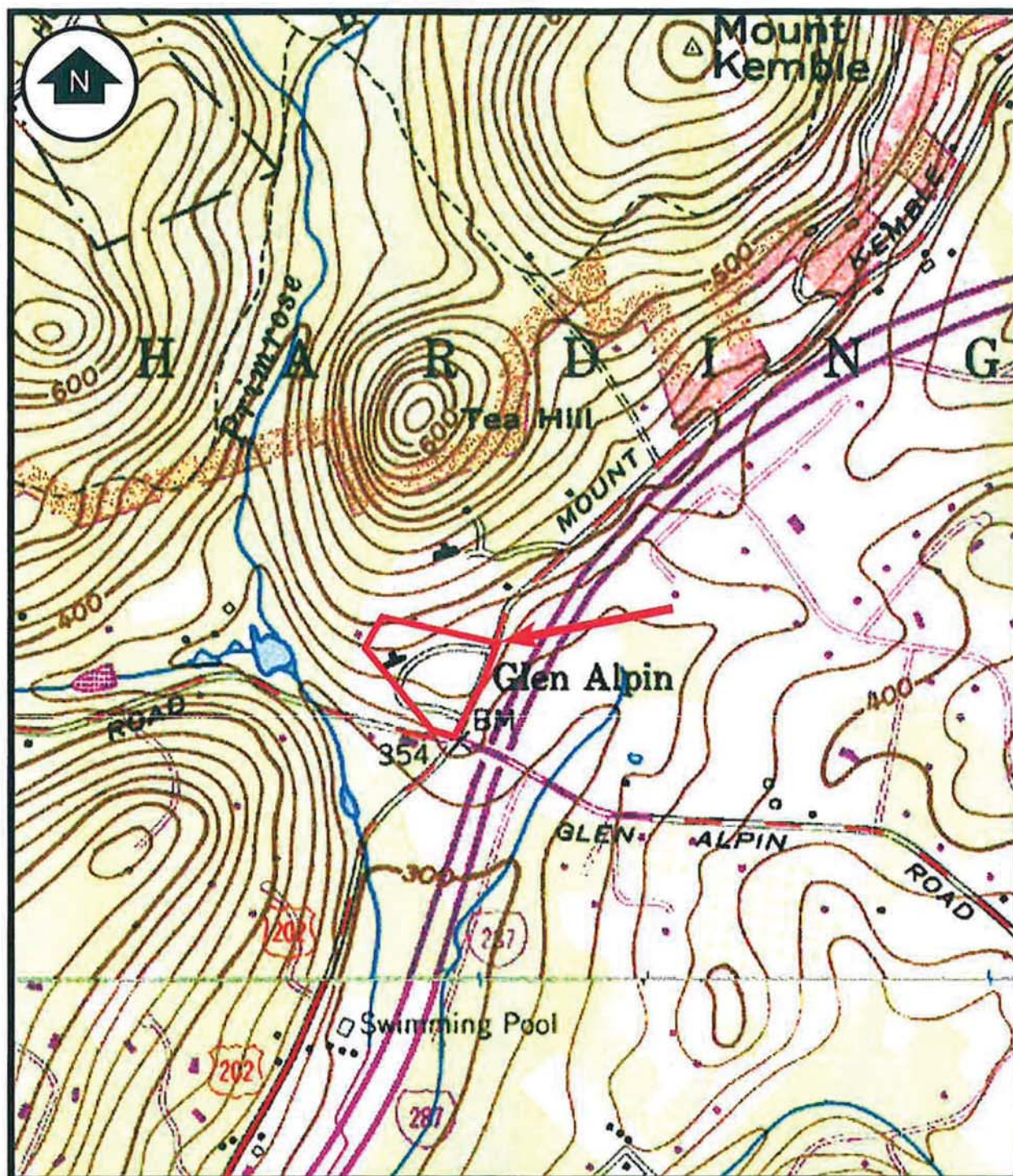


Figure 2. Detailed Location of Project Site. Source: 7.5' USGS Quadrangle Mendham, N.J. (1954 [Photorevised 1981]). Scale: 1 inch= 1000 feet. Project area outlined in red.

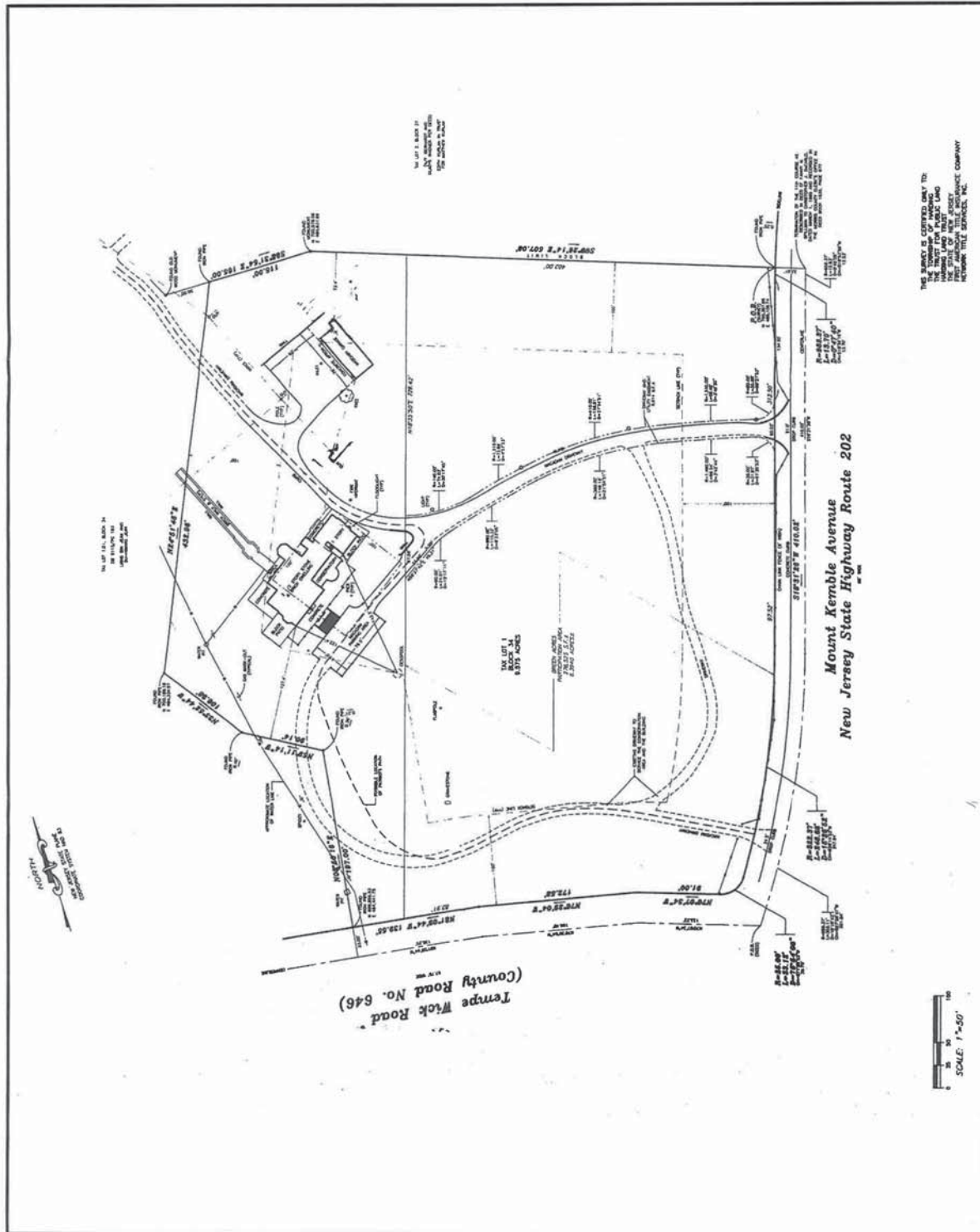
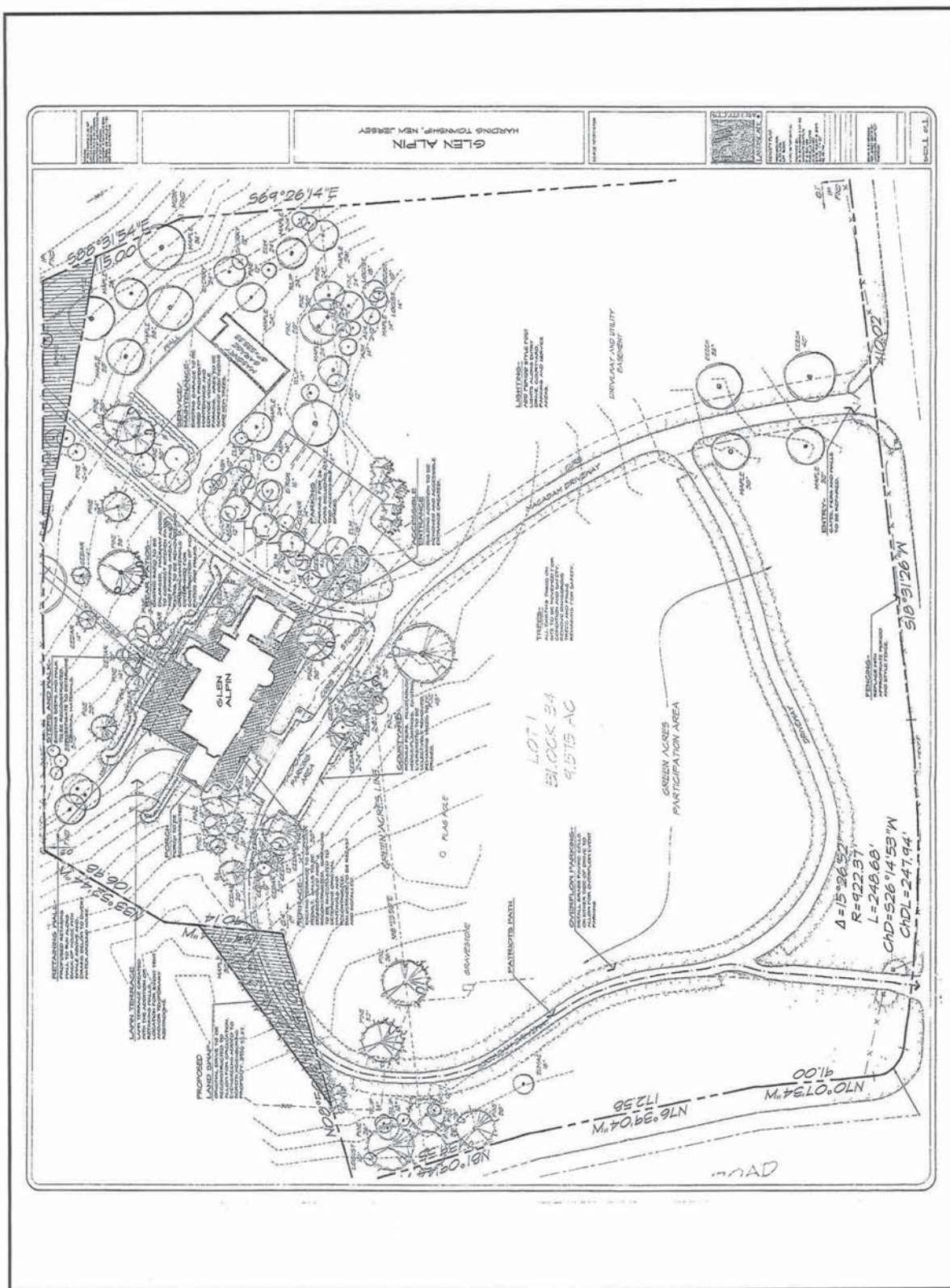


Figure 3. Existing Conditions Plan.



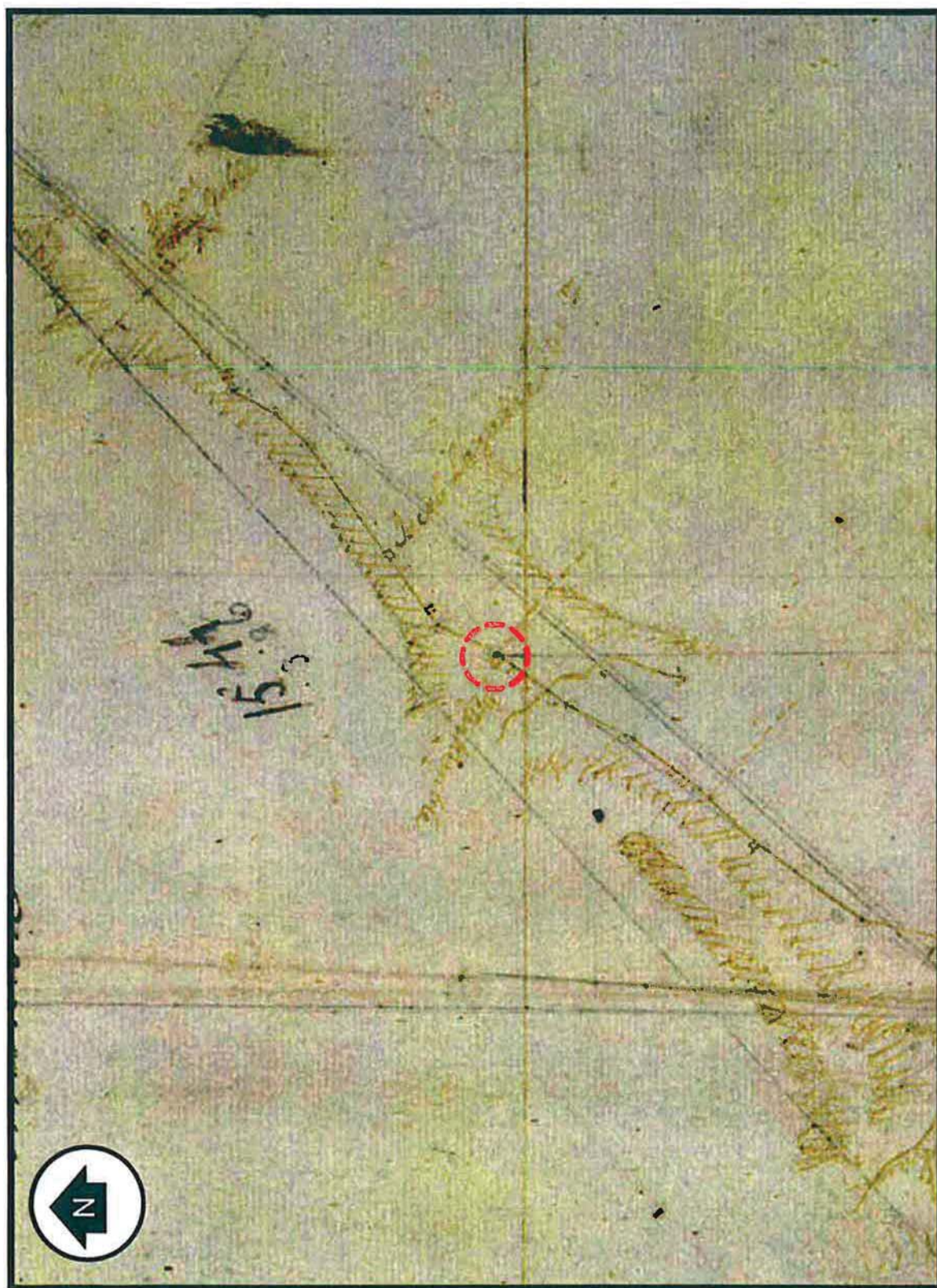


Figure 5. Erskine, Robert. "Through Vealtown to Morristown. 7th Sheet No. B - 73." 1779. Scale: 1 inch: 1,600 feet (approximately). Project area circled.

Page A-6

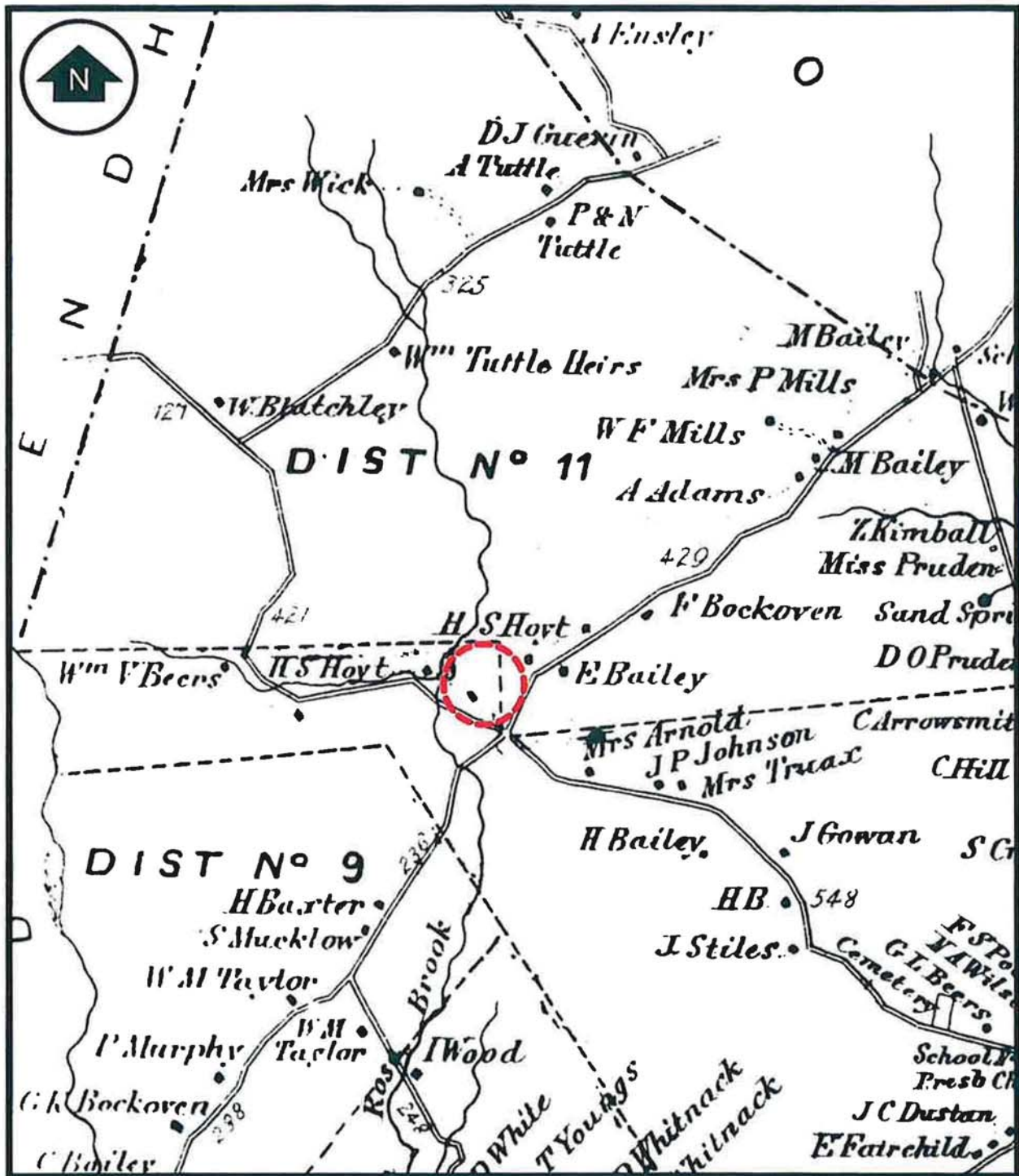


Figure 7. Beers, F.W. Map of Passaic Township in the *Atlas of Morris County, New Jersey*. 1868. Scale: 1 inch: 2,500 ft (approximately). Project area outlined.

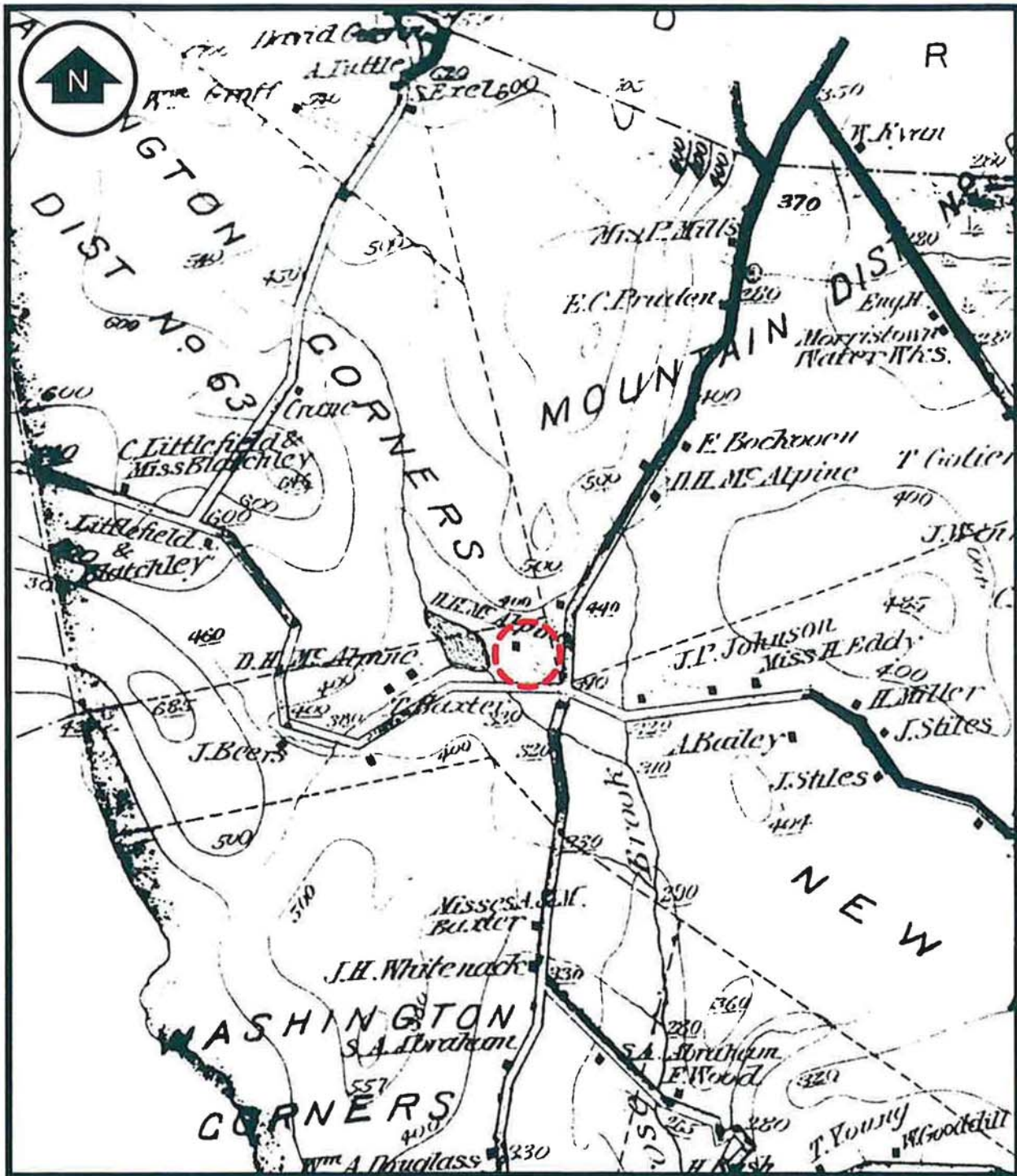


Figure 8. Robinson, E. Map of Passaic Township in the Atlas of Morris County, New Jersey. 1887. Scale: 1 inch: 2,500 ft (approximately). Project area outlined.

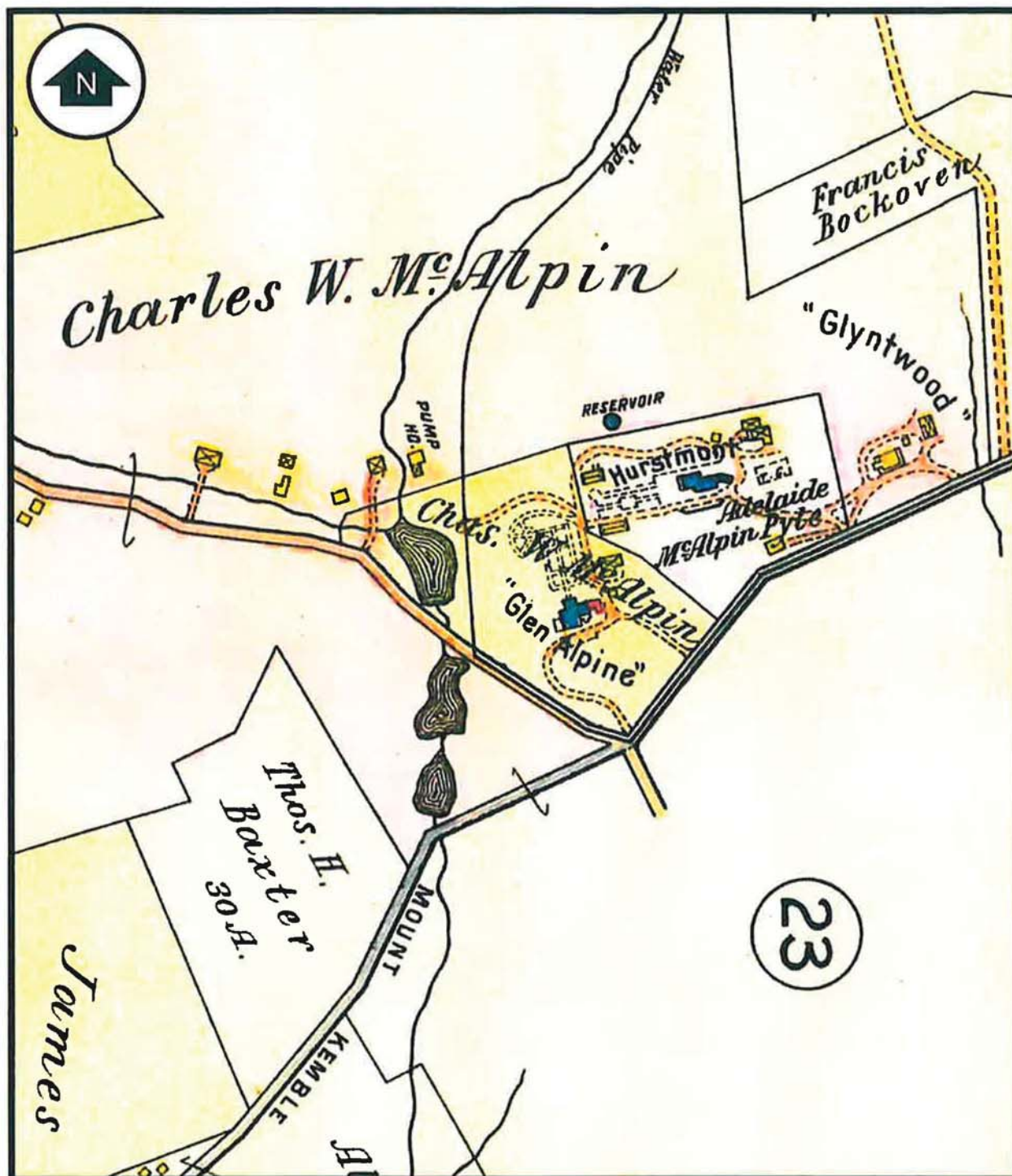
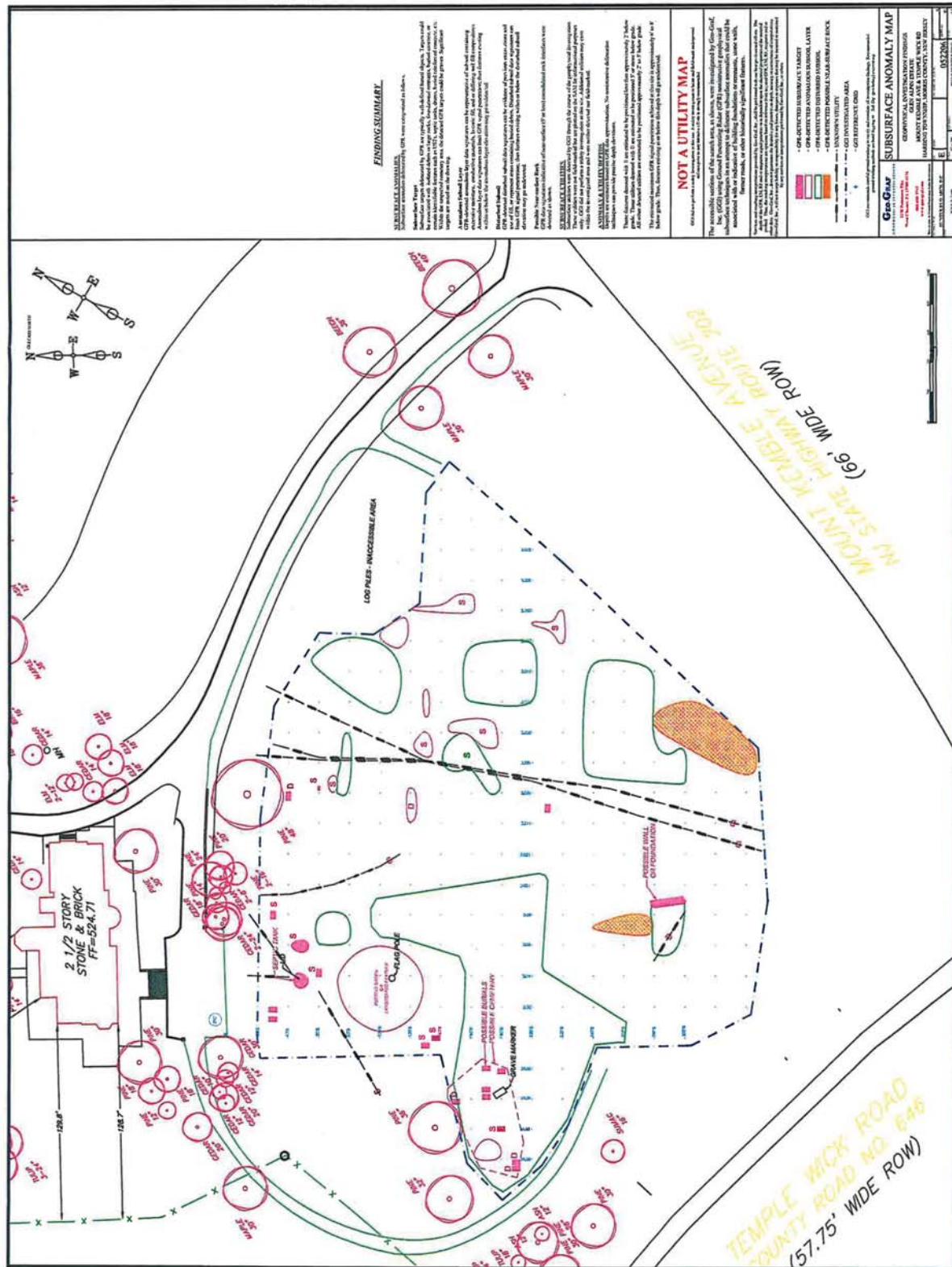
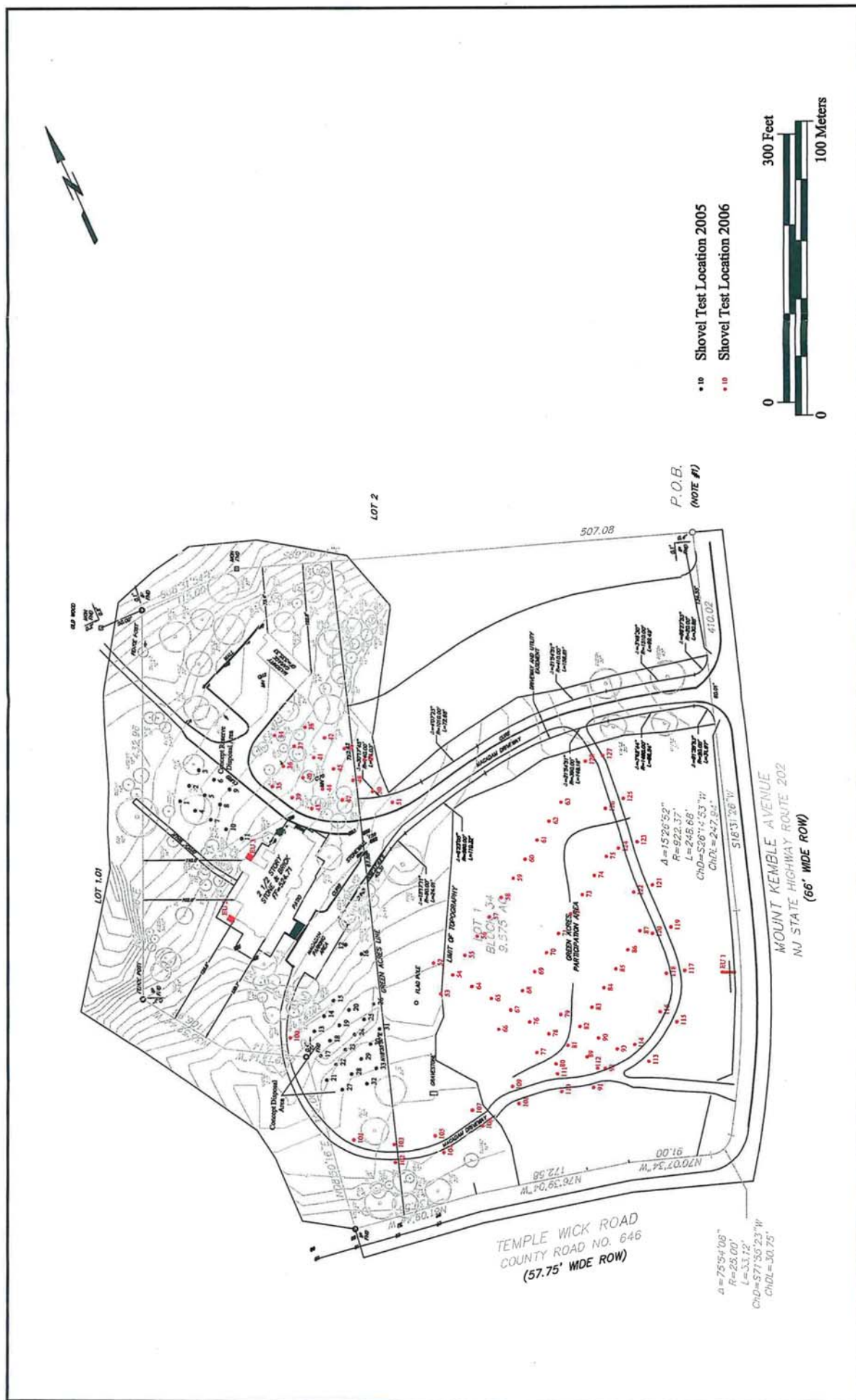


Figure 9. Mueller, A.H. *Atlas of Part of Morris County, New Jersey: Embracing the Town of Morristown, the Boroughs of Madison, Florham Park, Chatham and Mendham, Morris Township, and parts of Chatham, Hanover, Mendham and Passaic Townships*. 1910. Scale: 1 inch: 810 ft (approximately).





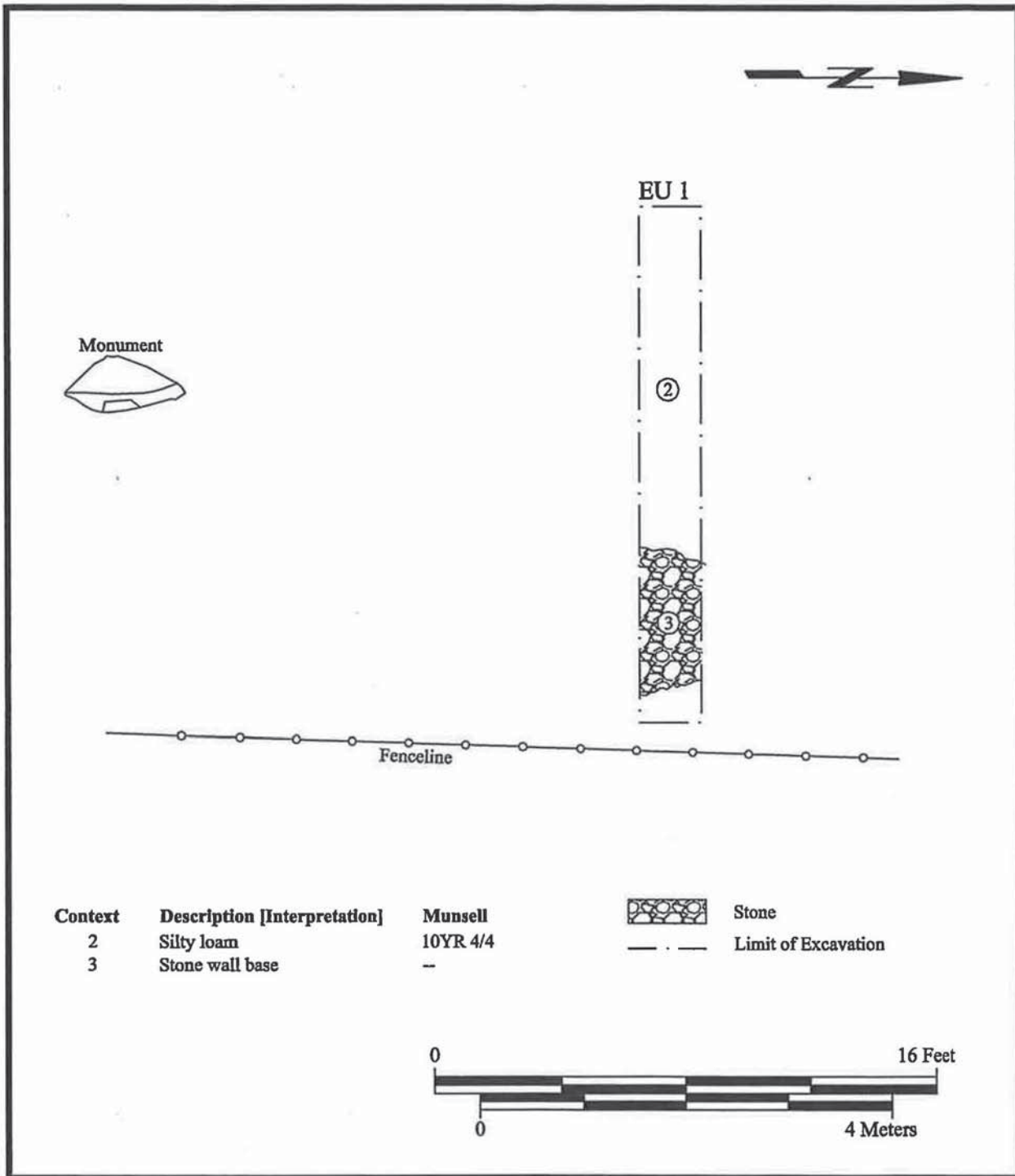


Figure 12. Plan View of Excavation Unit 1.

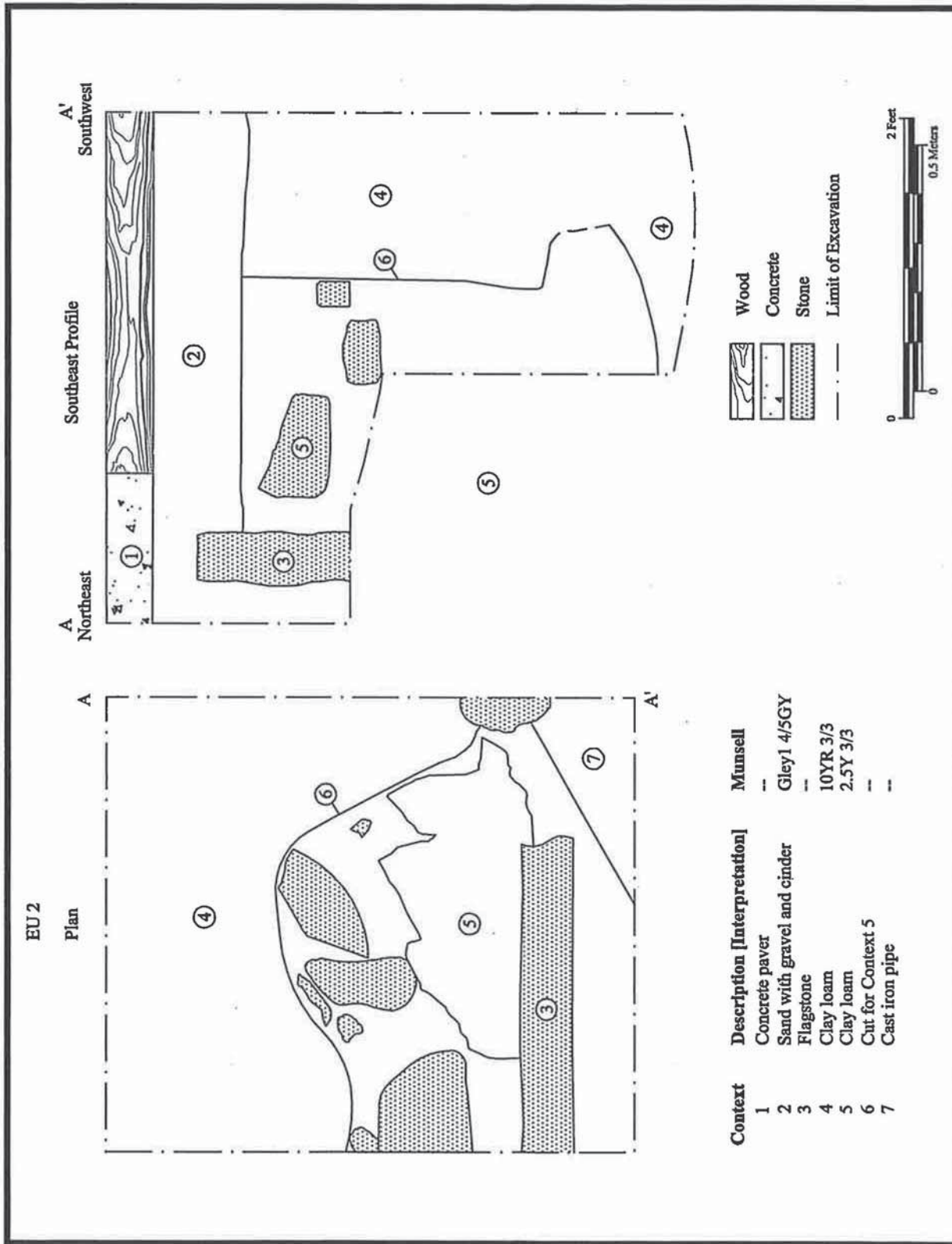


Figure 13. Plan View and East Wall Profile of Excavation Unit 2.

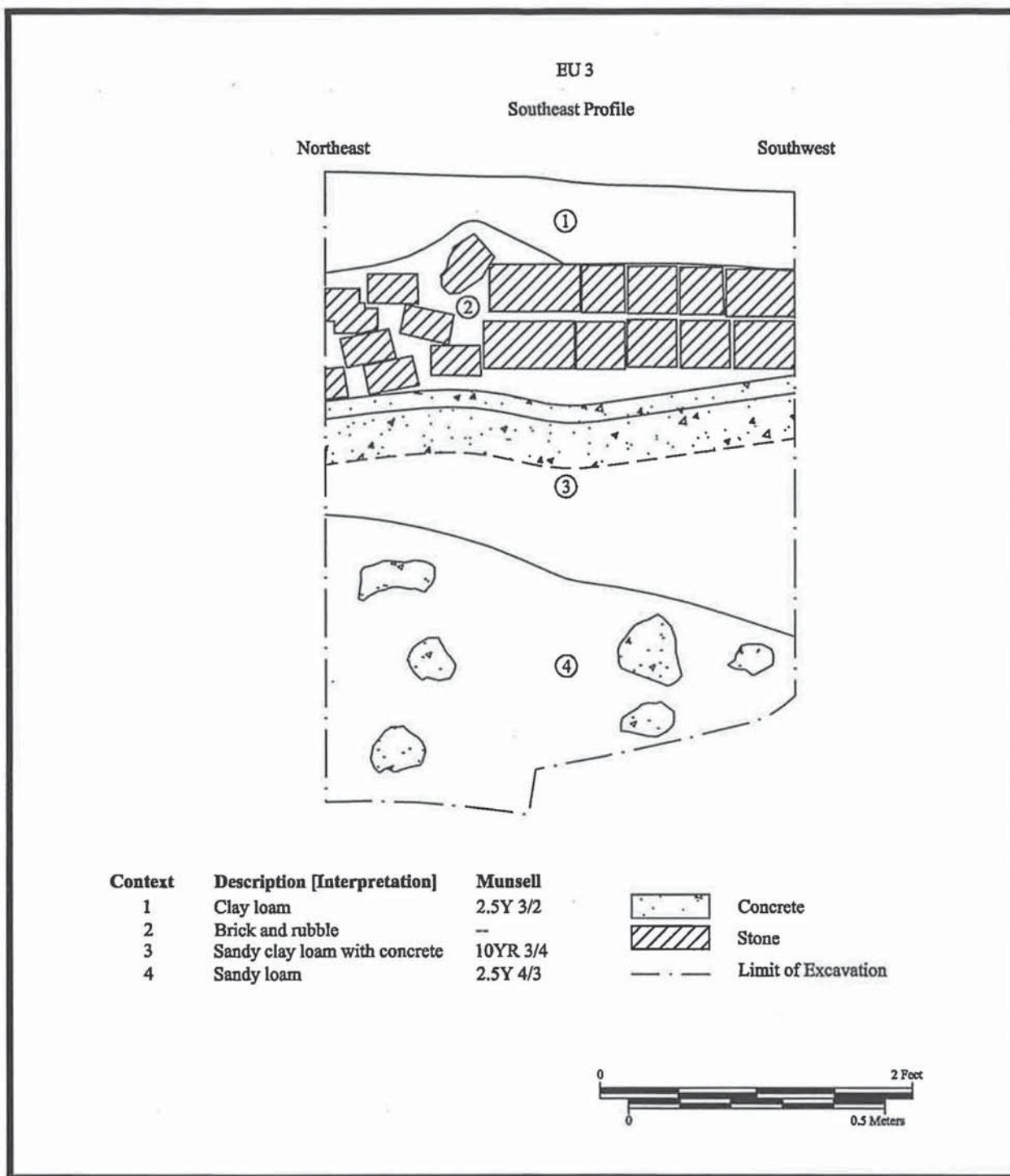
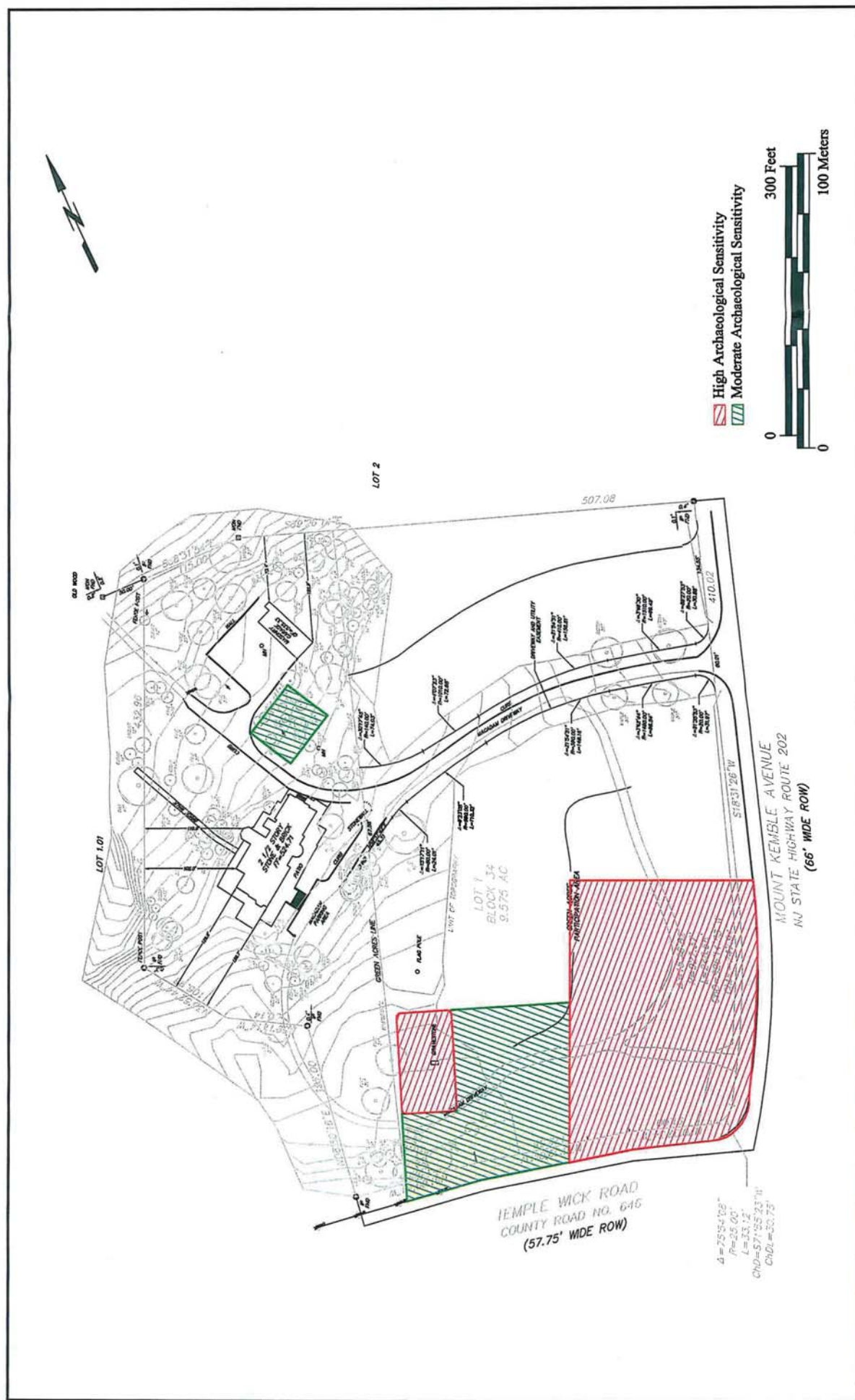


Figure 14. Plan View of Excavation Unit 3.



Appendix B
PLATES



Plate 1. View northwest showing Glen Alpin from the front lawn (Photographer: James Lee, October 2005) [HRI Neg.#05054/D1:16].



Plate 2. View west showing the area subjected to geophysical investigation in the front lawn of Glen Alpin (out of frame to the right) (Photographer: James Lee, August 2006) [HRI Neg.#06023/D2:02].



Plate 3. View northwest showing the area subjected to geophysical investigation. The Kemble family burial plot is located in the foreground of the photo near the fallen tree (Photographer: James Lee, August 2006) [HRI Neg.#06023/D2:09].



Plate 4. View southeast from the front of the Glen Alpin house showing the area subjected to geophysical investigation and shovel testing (Photographer: James Lee, August 2006) [HRI Neg.#06023/D2:33].



Plate 5. View north showing the area of the proposed septic installation (Photographer: James Lee, October 2005) [HRI Neg.#05054/D1:22].



Plate 6. View south showing the reserve area of the proposed septic installation (Photographer: James Lee, October 2005) [HRI Neg.#05054/D1:03].



Plate 7. View east showing the location of the proposed parking northeast of the house and Shovel Tests 34-51 (Photographer: James Lee, August 2006) [HRI Neg.#06023/D2:25].



Plate 8. View northwest showing the location of a subsurface anomaly that may represent the subsurface remnants of a Kemble-period outbuilding site. This view also shows the baseline for Shovel Tests 52-93 excavated within the front yard (Photographer: James Lee, August 2006) [HRI Neg.#06023/D2:14].



Plate 9. View south along the road in the front lawn where Shovel Tests 100-128 were excavated (Photographer: James Lee, August 2006) [HRI Neg.#06023/D2:22].



Plate 10. View east along the road in the front lawn where Shovel Tests 100-128 were excavated (Photographer: James Lee, August 2006) [HRI Neg.#06023/D2:05].



Plate 11. View southeast of the area around Excavation Unit 1 (Photographer: James Lee, August 2006) [HRI Neg.#06023/D2:20].



Plate 12. View south showing the completed Excavation Unit 1 (Photographer: James Lee, August 2006) [HRI Neg.#06023/D1:03].



Plate 13. View west at the base of the dry-laid stone wall identified in Excavation Unit 1 (Photographer: James Lee, August 2006) [HRI Neg.#06023/D1:01].



Plate 14. View east showing the rear of the house and the location of Excavation Unit 2 (Photographer: James Lee, October 2005) [HRI Neg.#05054/D1:12].



Plate 15. View southeast of the completed Excavation Unit 2 (Photographer: Andrew Martin, August 2006) [HRI Neg.#06023/D1:15].



Plate 16. View south showing the location of Excavation Unit 3 (Photographer: James Lee, October 2005) [HRI Neg.#05054/D1:04].



Plate 17. View southeast of the completed Excavation Unit 3 (Photographer: Andrew Martin, August 2006) [HRI Neg.#06023/D1:18].

Appendix C

NEW JERSEY STATE MUSEUM SITE REGISTRATION FORM



NEW JERSEY STATE MUSEUM
ARCHAEOLOGICAL SITE REGISTRATION PROGRAM
BUREAU OF ARCHAEOLOGY AND ETHNOLOGY
P.O. BOX 530, TRENTON, N.J. 08625-0530
Phone (609) 292-8594; Fax (609) 292-7636

Site Name: Glen Alpin

SITE #: 28- Mr-318

NJ State Atlas Coordinates:

USGS 7.5 Minute Series Quad.: Mendham, N.J.

UTM Coordinates (required): 18 05 39 971E / 45 11 715N

County: Morris

Township: Harding

Location (descriptive): Immediately north of the intersection of N.J. Route 202 and Tempe Wick Road

Period of Site: 1740s onward

Cultural Affiliation(s) (if known): Historic

Owner's (Tenant's) Name: Harding Township

Address

Phone:

Attitude Toward Preservation: Restoring and adaptively re-using

Surface Features: Grave marker and mid-1800s estate with landscaping

Prominent Landmarks: Kemble family grave marker and Glen Alpin mansion house

Vegetation Cover: Lawn

Nearest Water Source: Primrose Brook

Distance: 300 feet

Soil Type:

Erosion: Unkown

Stratified (if known): Possibly

Threat of Destruction (if known): Low

Previous Work and References (list below):

- | | Name | Date | Reference (n/a if unpublished) |
|----|-----------------------|------|---|
| 1. | Hunter Research, Inc. | 2005 | Archaeological Testing for the Septic Installation, Glen Alpin, Harding Township, Morris County, New Jersey |
| 2. | Hunter Research, Inc. | 2006 | Archaeological Investigation and Management Plan, Glen Alpin, Harding Township, Morris County, New Jersey |
| 3. | | | |

Collections:

- | | Name | Date | Collection Stored | Previous Designation |
|----|------|------|-------------------|----------------------|
| 1. | | | | |
| 2. | | | | |
| 3. | | | | |

Sketch Map of the Site:

28-Mr-318

Indicate the chief topological features, such as streams, swamps, shorelines, and elevations (approximate). Also show buildings and roads. Indicate the site location by enclosing the site area with a dotted line. Use a scale (approximate) to indicate distance and dimensions.

↑
North

See attached USGS

Scale:

Observations, Remarks, or Recommendations:

This is the site of the Peter Kemble house and farm, built in the 1740s, and occupied until the structure was moved in the 1840s. The Kemble family burial plot is also located on the property. After the Kemble house was moved, the currently standing house on the site, now known as Glen Alpin, was built by A.J. Hoyt in the late 1840s. The estate house and grounds were added to and modified in the 1880s by MacAlpin, including the creation of a large formal garden behind the house.

Recorder's Name (Company): James Lee (Hunter Research, Inc.)

Address: 120 West State Street

Phone: 609 695 0122

Date Recorder at Site: October 2005 and August 2006

Revised 2005

Appendix D

GEOPHYSICAL INVESTIGATION REPORT (GEO-GRAF, INC.)

GEO-GRAF

G E O P H Y S I C A L I N V E S T I G A T I O N S

G E O P H Y S I C A L I N V E S T I G A T I O N R E P O R T G L E N A L P I N E S T A T E H A R D I N G T O W N S H I P M O R R I S C O U N T Y , N E W J E R S E Y 7 J U N E 2 0 0 6

Prepared for:

Hunter Research, Inc.
120 West State Street
Trenton, NJ 08608-1185

Project Manager:
James Lee

Prepared by:

Geo-Graf, Inc.
1138 Pottstown Pike
West Chester, PA 19380-4138

Project Manager:
Jamieson Graf

Project Number: 052206

Geo-Graf, Inc. Disclaimer

Services and resulting interpretations provided by Geo-Graf, Inc., shall be performed with our best professional efforts. The depth of the GPR, EM, RF and/or MAG signal penetration is dependent upon the electrical properties of the material probed. Thus, the resulting interpretations are opinions based on inference from acquired GPR, EM, RF, MAG and/or other data. Geo-Graf, Inc., does not guarantee the desired signal penetration depth, accuracy or correctness of our interpretations. Geo-Graf, Inc., will not accept liability or responsibility for any losses, damages or expenses that may be incurred or sustained by any services or interpretations performed by Geo-Graf, Inc., or others.

Project Summary:

This report contains the findings of a nonintrusive geophysical subsurface investigation performed by Geo-Graf, Inc. (GGI) on May 22 and 23, 2006, at the Glen Alpin Estate, Mount Kemble Avenue and Temple Wick Road in Harding Township, Morris County, New Jersey. The Investigation was conducted in accordance with the GGI Nonintrusive Geophysical Subsurface Investigation Proposal Number 1957, dated May 20, 2006.

The accessible sections of the approximately 100,000 ft² (2.3 acre) specified search area were investigated by GGI in an attempt to delineate subsurface anomalies that could be associated with or indicative of building foundations or remnants, stone walls, former roads, or other historically significant features.

A total of 40 subsurface anomalies were delineated using GPR within the investigated area. The detected anomalies consisted of 8 areas containing disturbed subsoil, 10 areas containing anomalous subsoil layers, 2 areas of possible near-surface consolidated rock, and 20 definable targets.

The detected anomalies could not be specifically identified as associated with the 18th century site use, the 19th century Hoyt/McAlpin usage, or later. Based on the GPR data, a major portion of the investigated area contained either disturbed subsoil or anomalous subsoil layers which can indicate extensive past excavations, landscaping, and/or grading.

One of the two significant features that were detected includes possible burials within the suspected cemetery located at western edge of the investigated area near a surface grave marker. Seven GPR targets were detected within this area that could be possible burials or graves.

The other significant feature was a possible wall or foundational feature detected near the southern limit of the investigation. An area of disturbed subsoil, rock, and a possible deeper utility feature were also detected in the vicinity. Thus, GGI suspects that the anomalies in this area could be associated with a former structure.

Sample GPR profiles were also completed within the fenced area along Mount Kemble Avenue in an attempt to delineate the remnants of a stone wall suspected to parallel the road. No anomalies indicative of a buried wall were detected.

The Investigation's Findings were incorporated into an existing CAD map by GGI to produce the Subsurface Anomaly Map (*SAM*) accompanying this report.

Scope of Work

Perform a nonintrusive geophysical subsurface investigation within the accessible sections of the specified search areas in an attempt to delineate subsurface anomalies that could be associated with or indicative of building foundations or remnants, stone walls, former roads, or other historically significant features.

The nonintrusive geophysical delineation techniques utilized will include collection and interpretation of data from Ground Penetrating Radar (GPR). The collected site data will be analyzed and correlated with the findings presented on a color plan-view GGI Subsurface Anomaly Map (*SAM*).

Specified Search Area

The specified search area included the accessible sections of an approximately 2.3 acre open grass area between the residence and Mount Kimble Avenue. The area was bounded by an abandoned asphalt driveway to the east, west, and south.

Geophysical Investigation

On May 22 and 23, 2006, GGI performed a nonintrusive geophysical subsurface investigation as directed by Mr. James Lee, Principal Investigator – Hunter Research, Inc.

Investigative Procedure

To facilitate GPR data collection and documentation of site findings, GGI created a reference grid with 20' intervals over the accessible sections of the specified search area. The zero/zero reference datum point was located as indicated on the *SAM*.

GPR profiles were completed at 10' intervals in both the north-south and east-west grid directions in an attempt to delineate subsurface anomalies. The GPR data was collected using GGI's ATV-mounted GPR system. The data was collected utilizing a 200 MHz antenna system. The GPR data profiles were recorded for subsequent review and post-processing at the GGI office.

Geophysical Instrumentation

The following is a list and brief description of the geophysical instrumentation utilized for this investigation.

GPR

A Geophysical Survey Systems, Inc. Subsurface Interface Radar System 2000 GPR unit was used for this investigation. Profiles collected on site are digitally recorded for subsequent data analysis and post-processing at the GGI office.

Antenna Systems

Each GPR antenna operates at a different center band frequency that's measured in megahertz (MHz). The use of the different antenna systems is based on the fact that the higher the antenna frequency, the greater the GPR image resolution (ability to detect smaller-sized targets), but at the cost of signal penetration depth. Thus the converse is true, the lower the antenna frequency, the deeper the signal penetration, but at the cost of image resolution. For most projects the GGI

field crew will carry five GPR antenna systems which range from 1500 MHz to 120 MHz. Additional antennas and configurations can be used for unique applications.

Data Interpretation

The GPR data profiles recorded at this site are downloaded from the collection unit for storage and analysis. Various computerized post-processing techniques are used in an attempt to improve the data resolution. Each profile is individually reviewed and the findings correlated with data from the other geophysical instruments used in this investigation. Profiles best representing the targets-of-concern are selected and annotated for inclusion in this report.

Applications

GPR data can be collected and used to delineate underground metallic and nonmetallic tanks, drums and utilities. The data can also be interpreted to delineate utility leaks, sinkholes and voids, geologic features such as near-surface consolidated rock and contamination plumes. GPR is the only nonintrusive technique capable of mapping burials within a cemetery. Other applications include the delineation of buried artifacts and historical structures, as well as, use in the structural engineering fields (concrete floor/wall analysis, post-tensioned cable locating).

Findings

Refer to the color plan-view SAM for the plotted findings.

Subsurface Anomalies

Subsurface anomalies delineated by GPR were categorized as follows:

Subsurface Target

Subsurface targets delineated by GPR are typically well-defined buried objects. Targets could be associated with isolated debris or large rocks, foundational remnants, buried concrete, or certain identifiable features such as USTs, septic tanks, drums, buried reinforced concrete, etc. Within the suspected cemetery area, the detected GPR targets could be graves. Significant targets are noted on the drawing.

Anomalous Subsoil Layer

GPR-detected anomalous layer data signatures can be representative of subsoil containing excessive moisture, conductive materials, historic fill, and/or differing soil/fill compositions. Anomalous layer data signatures can limit GPR signal penetration; thus features existing within or below the anomalous layer elevation may go undetected.

Disturbed Subsoil

GPR-detected disturbed subsoil data signatures can be evidence of previous excavations and use of fill, or represent areas containing buried debris. Disturbed subsoil data signatures can limit GPR signal penetration; thus features existing within or below the disturbed subsoil elevation may go undetected.

Possible Near-surface Rock

GPR data signatures indicative of near-surface (5' or less) consolidated rock interfaces were detected as shown.

Subsurface Utilities

Subsurface utilities were detected by GGI through the course of the geophysical investigation. These utilities were not field-marked but are plotted on the *SAM* for informational purposes only. GGI did not perform a utility investigation at this site. Additional utilities may exist within the investigated area and were neither detected nor field-marked.

Anomaly & Utility Depths

Depths are estimates based on GPR data approximation. No nonintrusive delineation technique can provide precise depth elevations.

Those features denoted with **S** are estimated to be positioned less than approximately 2' below grade. Those utilities denoted with **D** are estimated to be positioned 5' or more below grade. All other detected utilities are estimated to be positioned approximately 2' to 5' below grade.

The estimated maximum GPR signal penetration achieved at this site is approximately 6' to 8' below grade. Thus, features existing at or below this depth will go undetected.

Recommendations

GGI did not perform a utility investigation at this site. Utilities that were detected by GGI were detected through the course of the general search. This in no way implies that GGI performed a utility investigation or that all existing utilities were detected by GGI. Additional utilities may exist within the search areas and surrounding the detected anomalies. GGI strongly recommends that a utility investigation be performed in order to locate and field-mark underground utilities prior to any intrusive efforts.

GGI always recommends careful ground-truthing to verify all investigative findings. GGI recommended ground-truthing methods are hand-digging or *Soft-Dig* air/vacuum excavating.

All services provided by GGI are performed under the disclaimer found on the cover page of this report. Also note, just because features or anomalies were not detected by the geophysical techniques within the investigated area, does not preclude the possibility that they could exist and go undetected.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jamieson Graf', written over a horizontal line.

Jamieson Graf, President

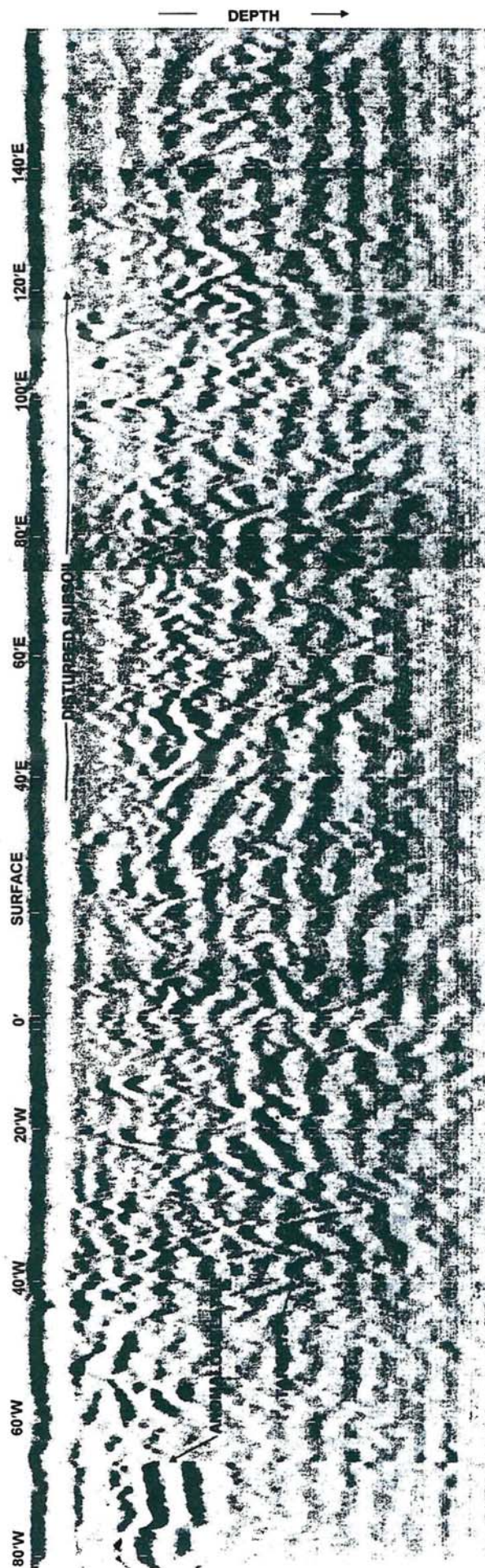


Figure 1-GPR Data Profile

GPR data profile at 170°S extending from 80°W to 160°E (GGI reference grid, refer to SAM). Shown in this profile are three distinct GPR anomalies. Three GPR-detected targets are shown centered near 19°W, 34°W, and 20°W. These targets, located within the suspected cemetery area could be graves. Estimated depth to the top of the features based on GPR data approximations is 4' to 5' below grade. Also shown, extending from approximately 65°W to 80°W is a GPR-detected anomalous subsoil layer. Estimated depth of this feature is 2' to 3' below grade. Also shown extending from 80°W to about 120°W are GPR data signatures indicative of disturbed subsoil. 200 MHz GPR antenna system, edited from 80 MHz.

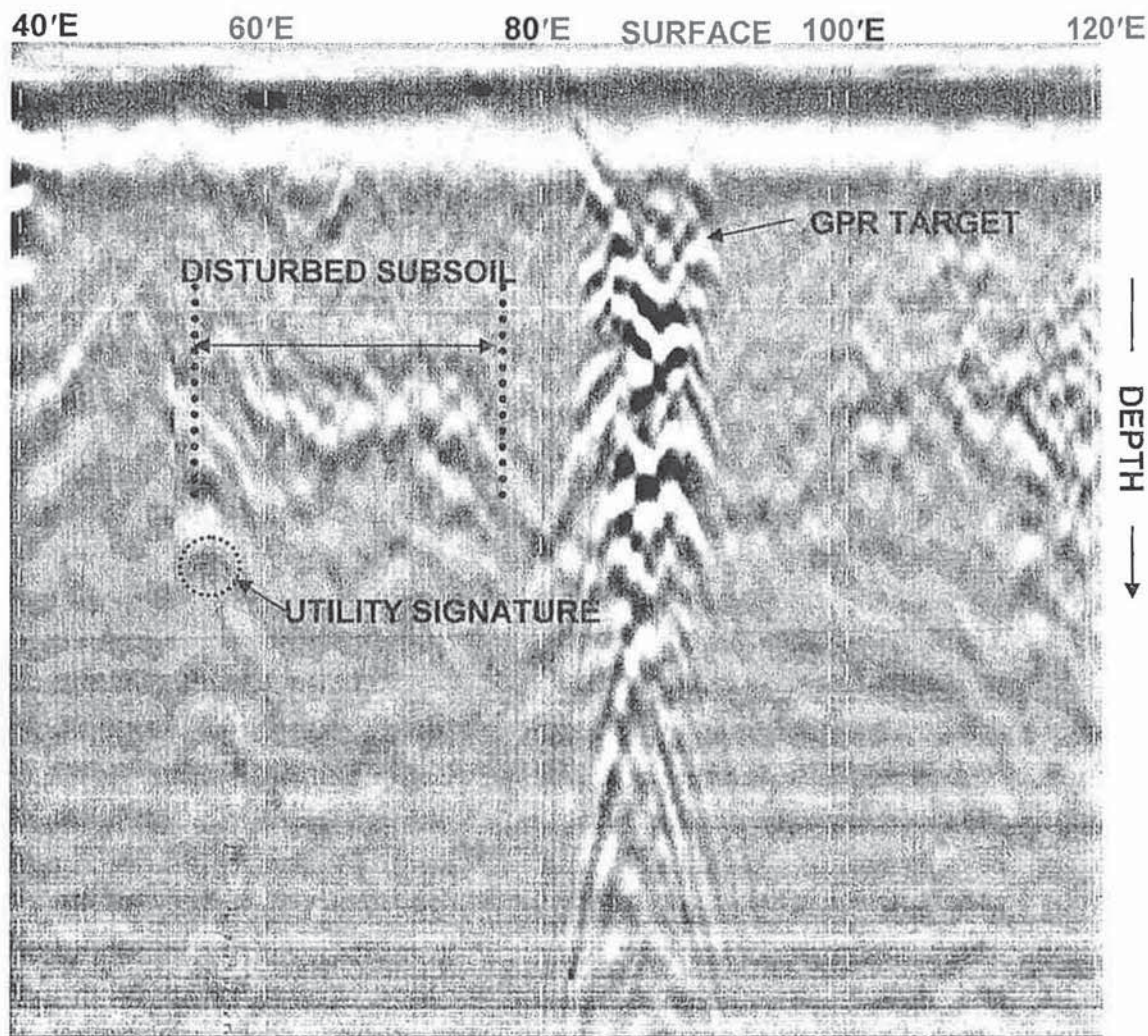


Figure 2—GPR Data Profile

GPR data profile at 280'S extending from 40'E to 120'E (GGI reference grid, refer to *SAM*). Shown in this profile is a GPR-detected target centered near 87'E which could be associated with a wall or building remnant. Estimated depth to the top of the feature based on GPR data approximations is 2' to 3' below grade. Also shown just east of the target is a section of disturbed subsoil data signatures and a deeper utility signature near 57'E. Due to the proximity of the features to one another and the location of the anomalies within the investigated area, GGI suspects these features could be associated with a former structure. 200 MHz GPR antenna system, edited from 80 ns.

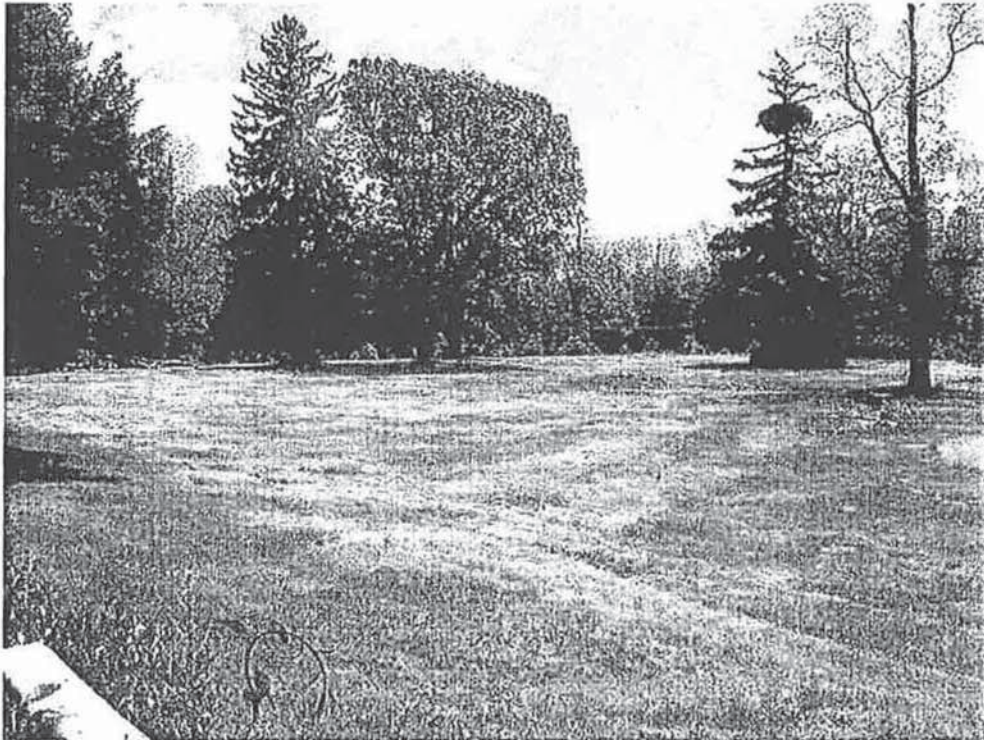


Figure 2 – Site Photograph



Figure 3 – Site Photograph

Appendix E

SUMMARY OF SUBSURFACE TESTING

APPENDIX E
SUMMARY OF SUBSURFACE TESTING

Unit Type	No.	Context	Depth	Soil Description/Interpretation	Munsell	Cultural Materials
Shovel Test	34	1	0 - 1.2	silty clay loam with mortar possible stone wall with wall impasse	10YR 4/3	--
		2	1.2 - 1.7		--	--
		3	1.7 - 1.7		--	--
Shovel Test	35	1	0 - 1.1	silty clay loam clay loam	10YR 4/3	--
		2	1.1 - 2		10YR 5/6	--
Shovel Test	36	1	0 - 1.1	silty clay loam clay loam	10YR 4/3	--
		2	1.1 - 2.2		10YR 5/6	--
Shovel Test	37	1	0 - 1	silty clay loam clay loam	10YR 4/3	Historic Ceramic Vessel Sherds
		2	1 - 1.8		10YR 5/6	
Shovel Test	38	1	0 - 0.8	silty clay loam with brick flecks clay loam	10YR 4/3	--
		2	0.8 - 1.9		10YR 5/6	--
Shovel Test	39	1	0 - 0.7	silty clay loam clay loam with decayed bedrock	10YR 4/3	--
		2	0.7 - 1.9		10YR 5/6	--
Shovel Test	40	1	0 - 1.4	silty clay loam clay loam	10YR 4/3	Historic Building Materials
		2	1.4 - 2		10YR 5/6	Historic Glass Vessel Fragments
Shovel Test	41	1	0 - 1.35	silty clay loam clay loam	10YR 4/3	Historic Ceramic Vessel Sherds
		2	1.35 - 2.8		10YR 5/6	Historic Glass Vessel Fragments
Shovel Test	42	1	0.7 - 1.8 0 - 0.7	silty clay loam clay loam with decayed bedrock	10YR 5/6	--
					10YR 4/3	Historic Building Materials
Shovel Test	43	1	0 - 0.7	silty clay loam. clay loam with rock	10YR 4/3	Historic Ceramic Vessel Sherds
		2	0.7 - 1.5		10YR 5/6	Modern Unidentified

APPENDIX E (Cont.)
SUMMARY OF SUBSURFACE TESTING

Unit Type	No.	Context	Depth	Soil Description/Interpretation	Munsell	Cultural Materials
Shovel Test	44	1	0 - 2.1	silty clay loam with root ash clay loam	10YR 4/3	--
		2	2.1 - 2.2		10YR 5/6	--
Shovel Test	45	1	0 - 0.8	silty clay loam clay loam	10YR 4/3	Historic Building Materials Historic Ceramic Vessel Sherds Historic Unidentified
		2	0.8 - 1.7		10YR 5/6	--
Shovel Test	46	1	0 - 0.7	silty clay loam silty clay loam. with rocks	10YR 4/3	--
		2	0.7 - 1.6		10YR 5/6	--
Shovel Test	47	1	0 - 1.4	silty clay loam clay loam with root impasse	10YR 4/3	Historic Building Materials Historic Ceramic Vessel Sherds
		2	1.4 - 1.7		10YR 5/6	--
		3	1.7 - 1.7		--	--
Shovel Test	48	1	0 - 1.4	silty clay loam clay loam	10YR 4/3	--
		2	1.4 - 2.5		10YR 5/6	--
Shovel Test	49	1	0 - 1.3	silty clay loam clay loam	10YR 4/3	--
		2	1.3 - 2		10YR 5/6	--
Shovel Test	50	1	0 - 1.15	silty clay loam clay loam	10YR 4/3	--
		2	1.15 - 1.8		10YR 5/6	--
Shovel Test	51	1	0 - 0.4	compact loam with gravel clay loam with decayed bedrock clay loam. with decayed bedrock	10YR 4/3	--
		2	0.4 - 1.3		10YR 5/6	--
		3	1.3 - 1.75		--	--
Shovel Test	52	1	0 - 1.7	clay loam silty clay loam	10YR 4/3	--
		2	1.7 - 2.2		10YR 5/6	--
Shovel Test	53	1	0 - 2.1	clay loam silty clay loam	10YR 4/3	--
		2	2.1 - 2.4		10YR 5/6	--

APPENDIX E (Cont.)
SUMMARY OF SUBSURFACE TESTING

Unit Type	No.	Context	Depth	Soil Description/Interpretation	Munsell	Cultural Materials
Shovel Test	54	1	0 - 1.6	clay loam	10YR 4/3	--
		2	1.6 - 1.8	silty clay loam	10YR 5/6	--
Shovel Test	55	1	0 - 1.5	clay loam	10YR 4/3	--
		2	1.5 - 2.2	silty clay loam	10YR 5/6	--
Shovel Test	56	1	0 - 0.85	clay loam	10YR 4/3	Historic Ceramic Vessel Sherds
		2	0.85 - 1.6	silty clay	10YR 5/6	Historic Glass Vessel Fragments
Shovel Test	57	1	0 - 0.85	clay loam	10YR 4/3	Historic Building Materials
		2	0.85 - 1.9	silty clay	10YR 5/6	Historic Ceramic Vessel Sherds
Shovel Test	58	1	0 - 0.9	clay loam	10YR 4/3	Historic Building Materials
		2	0.9 - 1.8	silty clay loam	10YR 5/6	--
Shovel Test	59	1	0 - 1.6	clay loam	10YR 4/3	Historic Building Materials
		2	1.6 - 1.85	silty clay loam	10YR 5/6	--
		3	1.85 - 1.85	with root impasse	--	--
Shovel Test	60	1	0 - 1.3	clay loam	10YR 4/3	--
		2	1.3 - 1.5	silty clay	10YR 5/6	--
		3	1.5 - 1.5	with root impasse	--	--
Shovel Test	61	1	0 - 1.5	clay loam	10YR 4/3	--
		2	1.5 - 1.85	silty clay	10YR 5/6	--
Shovel Test	62	1	0 - 1.5	clay loam with cobbles	10YR 4/3	--
		2	1.5 - 1.6	silty clay	10YR 5/6	--
		3	1.6 - 1.6	with rock impasse	--	--
Shovel Test	63	1	0 - 0.9	clay loam	10YR 4/3	Historic Ceramic Vessel Sherds
		2	0.9 - 1.5	silty clay	10YR 5/6	--

APPENDIX E (Cont.)
SUMMARY OF SUBSURFACE TESTING

Unit Type	No.	Context	Depth	Soil Description/Interpretation	Munsell	Cultural Materials
Shovel Test	64	1	0 - 1.8	clay loam	10YR 4/3	—
		2	1.8 - 2.1	silty clay loam	10YR 5/6	—
Shovel Test	65	1	0 - 1.7	clay loam	10YR 4/3	—
		2	1.7 - 2.2	silty clay loam	10YR 5/6	—
Shovel Test	66	1	0 - 1.8	clay loam	10YR 4/3	—
		2	1.8 - 2	silty clay	10YR 5/6	—
Shovel Test	67	1	0 - 1.75	clay loam	10YR 4/3	Historic Ceramic Vessel Sherds
		2	1.75 - 2.2	silty clay loam	10YR 5/6	
Shovel Test	68	1	0 - 1.5	clay loam	10YR 4/3	—
		2	1.5 - 1.6	silty clay	10YR 5/6	—
		3	1.6 - 1.6	with root impasse	—	—
Shovel Test	69	1	0 - 1.8	clay loam	10YR 4/3	Historic Building Materials
		2	1.8 - 2.1	silty clay loam	10YR 5/6	Historic Ceramic Vessel Sherds Historic Glass Vessel Fragments
Shovel Test	70	1	0 - 1.7	clay loam	10YR 4/3	Historic Building Materials
		2	1.7 - 2.2	silty clay loam	10YR 5/6	
Shovel Test	71	1	0 - 1.8	clay loam	10YR 4/3	—
		2	1.8 - 2.2	silty clay loam	10YR 5/6	—
Shovel Test	72	1	0 - 1.6	clay loam	10YR 4/3	—
		2	1.6 - 2.1	silty clay loam	10YR 5/6	—
Shovel Test	73	1	0 - 1.6	clay loam	10YR 4/3	Historic Ceramic Vessel Sherds
		2	1.6 - 2.1	silty clay loam	10YR 5/6	Historic Unidentified
Shovel Test	74	1	0 - 1.3	clay loam	10YR 4/3	—
		2	1.3 - 2.1	silty clay loam	10YR 5/6	—

APPENDIX E (Cont.)
SUMMARY OF SUBSURFACE TESTING

Unit Type	No.	Context	Depth	Soil Description/Interpretation	Munsell	Cultural Materials
Shovel Test	75	1	0 - 1.4	clay loam	10YR 4/3	--
		2	1.4 - 2.2	silty clay loam	10YR 5/6	--
Shovel Test	76	1	0 - 1.8	clay loam	10YR 4/3	Historic Ceramic Vessel Sherds
		2	1.8 - 2.2	silty clay loam	10YR 5/6	Historic Unidentified
Shovel Test	77	1	0 - 1.6	clay loam with cobbles	10YR 4/3	--
		2	1.6 - 2.2	silty clay loam	10YR 5/6	--
Shovel Test	78	1	0 - 1.6	clay loam	10YR 4/3	--
		2	1.6 - 2.1	silty clay loam	10YR 5/6	--
Shovel Test	79	1	0 - 1.2	clay loam	10YR 4/3	Historic Glass Vessel Fragments
		2	1.2 - 2.1	silty clay loam	10YR 5/6	--
Shovel Test	80	1	0 - 1.1	clay loam	10YR 4/3	--
		2	1.1 - 2.5	silty clay	10YR 5/6	--
Shovel Test	81	1	0 - 1.8	clay loam	10YR 4/3	Historic Ceramic Vessel Sherds
		2	1.8 - 2.4	silty clay loam	10YR 5/6	Historic Glass Vessel Fragments
Shovel Test	82	1	0 - 1	clay loam	10YR 4/3	--
		2	1 - 2.2	silty clay	10YR 5/6	--
Shovel Test	83	1	0 - 1.6	clay loam	10YR 4/3	--
		2	1.6 - 2.1	silty clay loam	10YR 5/6	--
Shovel Test	84	1	0 - 1.5	clay loam	10YR 4/3	--
		2	1.5 - 8.4	silty loam	10YR 5/6	--
Shovel Test	85	1	0 - 1.4	clay loam	10YR 4/3	Historic Ceramic Vessel Sherds
		2	1.4 - 1.6	silty clay loam	10YR 5/6	--
		3	1.6 - 1.6	with cobble impasse	--	--

APPENDIX E (Cont.)
SUMMARY OF SUBSURFACE TESTING

Unit Type	No.	Context	Depth	Soil Description/Interpretation	Munsell	Cultural Materials
Shovel Test	86	1 2	0 - 1.7 1.7 - 2	clay loam with cobbles silty clay loam	10YR 4/3 10YR 5/6	Historic Ceramic Vessel Sherds --
Shovel Test	87	1 2	0 - 1.6 1.6 - 2.1	clay loam silty clay loam	10YR 4/3 10YR 5/6	-- --
Shovel Test	88	1	-	with road surface	--	--
Shovel Test	89	1 2	0 - 2 2 - 2.2	clay loam silty clay loam	10YR 4/3 10YR 5/6	-- --
Shovel Test	90	1 2	0 - 1.3 1.3 - 2.2	clay loam silty clay loam	10YR 4/3 10YR 5/6	Historic Building Materials Historic Ceramic Vessel Sherds --
Shovel Test	91	1 2	0 - 1.4 1.4 - 1.8	clay loam silty loam	10YR 4/3 10YR 5/6	-- --
Shovel Test	92	1 2	0 - 0.9 0.9 - 1.6	clay loam silty loam	10YR 4/3 10YR 5/6	-- --
Shovel Test	93	1 2	0 - 1.1 1.1 - 2.1	clay loam silty clay loam	10YR 4/3 10YR 5/6	-- --
Shovel Test	100	1 2	0 - 1.5 1.5 - 2.3	silty clay loam clay loam	10YR 4/3 10YR 5/6	Historic Ceramic Vessel Sherds --
Shovel Test	101	1 2	0 - 0.4 0.4 - 0.4	silty clay loam with rock	10YR 4/3 --	-- --
Shovel Test	102	1 2	0 - 1.7 1.7 - 1.7	silty clay loam with coal flecks with rock	10YR 4/3 --	-- --
Shovel Test	103	1 2	0 - 1 1 - 1.7	silty clay loam clay loam	10YR 4/3 10YR 5/6	-- --
Shovel Test	104	1 2	0 - 1 1 - 1.8	silty clay loam clay loam	10YR 4/3 10YR 5/6	-- --

APPENDIX E (Cont.)
SUMMARY OF SUBSURFACE TESTING

Unit Type	No.	Context	Depth	Soil Description/Interpretation	Munsell	Cultural Materials
Shovel Test	105	1	0 - 2.4	silty clay loam.	10YR 4/3	-
Shovel Test	106	1	0 - 2.8	silty clay loam	10YR 4/3	-
Shovel Test	107	1	0 - 1	silty clay loam clay loam with root	10YR 4/3	-
		2	1 - 1.3		10YR 5/6	-
		3	1.3 - 1.3		-	-
Shovel Test	108	1	0 - 1.2	silty clay loam clay loam	10YR 4/3	-
		2	1.2 - 1.7		10YR 5/6	-
Shovel Test	109	1	0 - 1.4	silty clay loam clay loam	10YR 4/3	Historic Glass Vessel Fragments
		2	1.4 - 2.3		10YR 5/6	
Shovel Test	110	1	0 - 0.7	silty clay loam clay loam	10YR 4/3	-
		2	0.7 - 1.6		10YR 5/6	-
Shovel Test	111	1	0 - 0.6	silty clay loam clay loam sandy clay	10YR 4/3	-
		2	0.6 - 1.3		10YR 5/6	-
		3	1.3 - 1.8		10YR 4/4	-
Shovel Test	112	1	0 - 0.8	silty clay loam.	10YR 4/3	Historic Building Materials
		2	0.8 - 1.7		10YR 5/6	Historic Ceramic Vessel Sherds Historic Glass Vessel Fragments
Shovel Test	113	1	0 - 0.8	silty clay loam clay loam	10YR 4/3	-
		2	0.8 - 2		10YR 5/6	-
Shovel Test	114	1	0 - 0.8	silty clay loam clay loam	10YR 4/3	-
		2	0.8 - 1.9		10YR 5/6	-
Shovel Test	115	1	0 - 1.2	silty clay loam clay loam	10YR 4/3	-
		2	1.2 - 2.1		10YR 5/6	-
Shovel Test	116	1	0 - 0.8	silty clay loam clay loam	10YR 4/3	-
		2	0.8 - 2		10YR 5/6	-

APPENDIX E (Cont.)
SUMMARY OF SUBSURFACE TESTING

Unit Type	No.	Context	Depth	Soil Description/Interpretation	Munsell	Cultural Materials
Shovel Test	117	1	0 - 0.6	silty clay loam	10YR 4/3	Historic Glass Vessel Fragments
		2	0.6 - 2	clay loam	10YR 5/6	Historic Building Materials
		3	2 - 2.7	sandy clay loam	10YR 4/4	--
Shovel Test	118	1	0 - 1	silty clay loam	10YR 4/3	--
		2	1 - 1.9	clay loam	10YR 5/6	--
		3	1.9 - 2.1	sandy clay loam	10YR 4/4	--
Shovel Test	119	1	0 - 0.5	silty clay loam	10YR 4/3	--
		2	0.5 - 1.4	clay loam	10YR 5/6	Historic Ceramic Vessel Sherds
		3	1.4 - 2	loamy sand	10YR 4/4	--
Shovel Test	120	1	0 - 0.7	silty clay loam	10YR 4/3	Historic Ceramic Vessel Sherds
		2	0.7 - 1.4	clay loam	10YR 5/6	--
Shovel Test	121	1	0 - 0.65	silty clay loam	10YR 4/3	--
		2	0.65 - 1.3	sandy clay loam	10YR 5/6	--
Shovel Test	122	1	0 - 0.6	silty clay loam	10YR 4/3	--
		2	0.6 - 2.1	sandy clay loam	10YR 5/6	--
Shovel Test	123	1	0 - 0.85	silty clay loam	10YR 4/3	--
		2	0.85 - 1.7	clay loam	10YR 5/6	--
Shovel Test	124	1	0 - 0.6	silty clay loam	10YR 4/3	--
		2	0.6 - 1.7	clay loam	10YR 5/6	--
		3	1.7 - 2	sandy clay loam	10YR 4/4	--
Shovel Test	125	1	0 - 0.3	silty clay loam	10YR 4/3	--
		2	0.3 - 1.2	sandy clay loam	10YR 5/6	--
Shovel Test	126	1	0 - 0.5	silty clay loam	10YR 4/3	--
		2	0.5 - 1.55	clay loam	10YR 5/6	--
		3	1.55 - 1.9	sandy clay loam	10YR 4/4	--

APPENDIX E (Cont.)
SUMMARY OF SUBSURFACE TESTING

Unit Type	No.	Context	Depth	Soil Description/Interpretation	Munsell	Cultural Materials
Shovel Test	127	1	0 - 1	silty clay loam	10YR 4/3	--
		2	1 - 1.8	clay loam with decayed bedrock	10YR 5/6	--
Shovel Test	128	1	0 - 1.35	silty clay loam	10YR 4/3	--
		2	1.35 - 1.95	clay loam with decayed bedrock	10YR 5/6	--
		3	1.95 - 1.95	with rock	--	--
Trench	1	1	-		--	Historic Ceramic Vessel Sherds Historic Glass Vessel Fragments
Excavation Unit	1	1	-	clay loam with stone wall	10YR 3/4	--
Excavation Unit	2	1	-	with red concrete paver	--	--
		2		sand with cinders, gravel	gley 1 4/5GY	--
				silty loam	10YR 4/4	Historic Building Materials Historic Tools/Hardware Modern Unidentified
		3		with flagstone	--	--
		4		strong clay loam, cut by context 6	10YR 4/3	--
		5		with large stones, soil, concrete fill of context 6	2.5Y 3/3	--
Excavation Unit	3	6		with cut filled by context 5, cuts context 4	--	--
		1	-	clay loam	2.5Y 3/2	--
		2		with brick and rubble	--	--
		3		sandy clay loam with concrete, concrete rubble	10YR 3/4	--
		4		sand loam	2.5Y 4/3	Historic Building Materials Historic Glass Vessel Fragments Historic Recreation/Activities Historic Unidentified

* Discarded

Appendix F
ARTIFACT CATALOG

APPENDIX F

ARTIFACT CATALOG

Excavation Unit 2 Context 2		Catalog #	40
1	Historic Building Materials, Coarse Earthenware, Redware, tile, fragment, over-fired	Row #	3
4	Historic Building Materials, Coarse Earthenware, Redware, tile, fragment, over-fired, raised rib along outer edge, possibly diamond shaped roof tile	Row #	4
3	Historic Building Materials, Coarse Earthenware, Redware, tile, fragment, over-fired, raised rib along outer edge, remnant of lugs with round perforation for attachment	Row #	5
1	Historic Tools/Hardware, Ferrous metal, fastener, whole, corroded, L 5.25in, W 4.7in, large U-shaped staple, D-shape in section, ends flattened and taper to points	Row #	1
1	Modern Unidentified, fragment, unidentified adhesive/plastic material	Row #	2

Total Artifacts in Context 2: 10

Total Artifacts in Excavation Unit 2 : 10

Excavation Unit 3 Context 4		Catalog #	41
1	Historic Building Materials, Ferrous metal, nail, unidentified, fragment, corroded	Row #	4
1	Historic Building Materials, Ferrous metal, nail, unidentified, whole, corroded	Row #	3
2	Historic Building Materials, Glass, window, fragment, light aqua	Row #	6
1	Historic Building Materials, Stoneware, grey body, sewer pipe, fragment, glazed, brown	Row #	5
2	Historic Glass Vessel Fragments, Glass, bottle, unidentified, fragment, down-tooled finish, olive green, same bottle	Row #	8
1	Historic Glass Vessel Fragments, Glass, curved, unidentified, fragment, clear/uncolored	Row #	7
1	Historic Recreation/Activities, Glass, marble, whole, yellow opaque	Row #	1
10	Historic Unidentified, Ferrous metal, fragment, corroded, amorphous	Row #	2

Total Artifacts in Context 4: 19

Total Artifacts in Excavation Unit 3 : 19

Trench 1 Context 1		Catalog #	42
1	Historic Ceramic Vessel Sherds, Coarse Earthenware, Redware, hollow ware, rim, unglazed, probable flower pot	Row #	6
1	Historic Ceramic Vessel Sherds, Coarse Earthenware, Redware, unidentified form, fragment, glazed interior, brown manganese	Row #	5
1	Historic Ceramic Vessel Sherds, Porcelain, hard paste, unidentified form, fragment, hand painted underglaze, blue indeterminate motif	Row #	4
1	Historic Ceramic Vessel Sherds, Refined Earthenware, Creamware, unidentified form, rim, surface missing, 1762 - 1820	Row #	1
1	Historic Ceramic Vessel Sherds, Refined Earthenware, Pearlware, unidentified form, fragment, surface missing, 1775 - 1840	Row #	2
1	Historic Ceramic Vessel Sherds, Refined Earthenware, Whiteware, unidentified form, rim, transfer printed underglaze, paneled, blue indeterminate motif, exterior surface missing, 1815 - 1915	Row #	3
1	Historic Glass Vessel Fragments, Glass, curved, unidentified, fragment, olive green	Row #	7

Total Artifacts in Context 1: 7

Total Artifacts in Trench 1 : 7

Shovel Test 37 Context 1		Catalog #	12
4	Historic Ceramic Vessel Sherds, Coarse Earthenware, Redware, flower pot, body, unglazed, sherds mend	Row #	1

Total Artifacts in Context 1: 4

Total Artifacts in Shovel Test 37 : 4

APPENDIX F (Cont.)

ARTIFACT CATALOG

Shovel Test 40 Context I	Catalog #	13
2 Historic Building Materials, Ferrous metal, nail, unidentified, fragment, corroded	Row #	1
1 Historic Building Materials, Ferrous metal, nail, unidentified, whole, corroded	Row #	2
1 Historic Building Materials, Glass, window, fragment, light aqua	Row #	3
1 Historic Glass Vessel Fragments, Glass, curved, unidentified, fragment, light aqua	Row #	4
<i>Total Artifacts in Context I: 5</i>		
<i>Total Artifacts in Shovel Test 40 : 5</i>		

Shovel Test 41 Context I	Catalog #	14
2 Historic Ceramic Vessel Sherds, Coarse Earthenware, Redware, flower pot, base and body, unglazed, sherds mend	Row #	2
1 Historic Glass Vessel Fragments, Glass, curved, unidentified, fragment, olive green	Row #	1
<i>Total Artifacts in Context I: 3</i>		
<i>Total Artifacts in Shovel Test 41 : 3</i>		

Shovel Test 42 Context I	Catalog #	15
2 Historic Building Materials, Coarse Earthenware, Red bodied slipware, tile, fragment, unglazed, over-fired	Row #	2
1 Historic Building Materials, Ferrous metal, nail, unidentified, fragment, corroded	Row #	1
1 Historic Ceramic Vessel Sherds, Coarse Earthenware, Redware, flower pot, fragment, unglazed	Row #	3
1 Modern Unidentified, Glass, fragment, orange, possible auto glass light cover	Row #	4
<i>Total Artifacts in Context I: 5</i>		
<i>Total Artifacts in Shovel Test 42 : 5</i>		

Shovel Test 45 Context I	Catalog #	16
3 Historic Building Materials, Ferrous metal, nail, unidentified, fragment, corroded	Row #	1
1 Historic Ceramic Vessel Sherds, Coarse Earthenware, Redware, unidentified form, fragment, unglazed exterior, interior surface missing	Row #	2
1 Historic Unidentified, Coarse Earthenware, Redware, fragment, exterior surface missing, possible tile/drain fragment	Row #	3
<i>Total Artifacts in Context I: 5</i>		
<i>Total Artifacts in Shovel Test 45 : 5</i>		

Shovel Test 47 Context I	Catalog #	17
7 Historic Building Materials, Coarse Earthenware, brick, fragment	Row #	2
1 Historic Ceramic Vessel Sherds, Stoneware, hollow ware, body, pink body, brown slip/wash both surfaces, two turned grooves exterior shoulder, possible jug shoulder, probably locally manufactured	Row #	1
<i>Total Artifacts in Context I: 8</i>		
<i>Total Artifacts in Shovel Test 47 : 8</i>		

Shovel Test 56 Context I	Catalog #	18
1 Historic Ceramic Vessel Sherds, Coarse Earthenware, Redware, hollow ware, fragment, glazed both surfaces, clear lead	Row #	2
1 Historic Ceramic Vessel Sherds, Refined Earthenware, Creamware, unidentified form, fragment, 1762 - 1820	Row #	3
1 Historic Ceramic Vessel Sherds, Refined Earthenware, Pearlware, plate, rim, scalloped, interior surface missing, 1775 - 1840	Row #	6

APPENDIX F (Cont.) ARTIFACT CATALOG

1	Historic Ceramic Vessel Sherds, Refined Earthenware, Pearlware, unidentified form, fragment, 1775 - 1840	Row #	4
2	Historic Ceramic Vessel Sherds, Refined Earthenware, Pearlware, unidentified form, fragment, surface missing, 1775 - 1840	Row #	5
1	Historic Ceramic Vessel Sherds, Refined Earthenware, Pearlware, unidentified form, fragment, hand painted underglaze, polychrome, exterior surface missing, narrow brown band with unidentified green decoration, 1775 - 1810	Row #	7
1	Historic Glass Vessel Fragments, Glass, curved, unidentified, fragment, opaque white	Row #	1

Total Artifacts in Context 1: 8

Total Artifacts in Shovel Test 56 : 8

Shovel Test 57 Context 1		Catalog #	19
1	Historic Building Materials, Ferrous metal, nail, unidentified, fragment, corroded	Row #	1
1	Historic Building Materials, Glass, window, fragment, blue/green	Row #	2
1	Historic Ceramic Vessel Sherds, Coarse Earthenware, Redware, hollow ware, rim, glazed both surfaces, brown manganese, reduced	Row #	4
1	Historic Ceramic Vessel Sherds, Coarse Earthenware, Redware, unidentified form, fragment, glazed interior, brown manganese	Row #	3
1	Historic Ceramic Vessel Sherds, Porcelain, hard paste, unidentified form, fragment, hand painted underglaze, blue indeterminate motif	Row #	8
1	Historic Ceramic Vessel Sherds, Refined Earthenware, Creamware, unidentified form, fragment, 1762 - 1820	Row #	5
1	Historic Ceramic Vessel Sherds, Refined Earthenware, Pearlware, plate, rim, Shell Edge-Scalloped Rim (1800-1850), green, interior surface missing	Row #	7
1	Historic Ceramic Vessel Sherds, Refined Earthenware, Pearlware, unidentified form, fragment, surface missing, 1775 - 1840	Row #	6

Total Artifacts in Context 1: 8

Total Artifacts in Shovel Test 57 : 8

Shovel Test 58 Context 1		Catalog #	20
1	Historic Building Materials, Ferrous metal, nail, fragment, wrought, corroded	Row #	2
1	Historic Building Materials, Ferrous metal, nail, unidentified, fragment, corroded	Row #	1

Total Artifacts in Context 1: 2

Total Artifacts in Shovel Test 58 : 2

Shovel Test 59 Context 1		Catalog #	21
1	Historic Building Materials, Ferrous metal, nail, whole, wrought, corroded	Row #	1

Total Artifacts in Context 1: 1

Total Artifacts in Shovel Test 59 : 1

Shovel Test 63 Context 1		Catalog #	22
1	Historic Ceramic Vessel Sherds, Coarse Earthenware, Redware, unidentified form, fragment, glazed, brown manganese, surface missing	Row #	1
1	Historic Ceramic Vessel Sherds, Refined Earthenware, Pearlware, unidentified form, fragment, surface missing, 1775 - 1840	Row #	2

Total Artifacts in Context 1: 2

APPENDIX F (Cont.) ARTIFACT CATALOG

Total Artifacts in Shovel Test 63 : 2

Shovel Test 67 Context 1	Catalog # 23
3 Historic Ceramic Vessel Sherds, Refined Earthenware, Pearlware, unidentified form, fragment, surface missing, 1775 - 1840	Row # 1
<i>Total Artifacts in Context 1: 3</i>	
<i>Total Artifacts in Shovel Test 67 : 3</i>	

Shovel Test 69 Context 1	Catalog # 24
1 Historic Building Materials, Glass, window, fragment, blue/green	Row # 4
1 Historic Ceramic Vessel Sherds, Refined Earthenware, Creamware, unidentified form, fragment, 1762 - 1820	Row # 1
1 Historic Ceramic Vessel Sherds, Stoneware, grey body, hollow ware, rim, salt glaze both surfaces, slightly everted rim, tooled grooves below rim on exterior surface, possibly locally manufactured	Row # 2
1 Historic Glass Vessel Fragments, Glass, curved, unidentified, fragment, olive green	Row # 3
<i>Total Artifacts in Context 1: 4</i>	
<i>Total Artifacts in Shovel Test 69 : 4</i>	

Shovel Test 70 Context 1	Catalog # 25
1 Historic Building Materials, Ferrous metal, nail, unidentified, fragment, corroded	Row # 1
<i>Total Artifacts in Context 1: 1</i>	
<i>Total Artifacts in Shovel Test 70 : 1</i>	

Shovel Test 73 Context 1	Catalog # 26
1 Historic Ceramic Vessel Sherds, Coarse Earthenware, Redware, unidentified form, fragment, glazed, brown manganese, surface missing	Row # 2
1 Historic Ceramic Vessel Sherds, Refined Earthenware, Pearlware, unidentified form, fragment, surface missing, 1775 - 1840	Row # 1
1 Historic Unidentified, Ferrous metal, fragment, corroded, thin, flat rectangular fragment	Row # 3
<i>Total Artifacts in Context 1: 3</i>	
<i>Total Artifacts in Shovel Test 73 : 3</i>	

Shovel Test 76 Context 1	Catalog # 27
1 Historic Ceramic Vessel Sherds, Coarse Earthenware, Redware, hollow ware, rim, glazed both surfaces, brown manganese, possible jug lip fragment	Row # 2
1 Historic Ceramic Vessel Sherds, Stoneware, White salt-glazed, hollow ware, body, scratch, cobalt blue indeterminate motif, 1744 - 1775	Row # 4
1 Historic Ceramic Vessel Sherds, Stoneware, White salt-glazed, plate, marly, dot/diaper, cavetto fragment, 1720 - 1805	Row # 3
1 Historic Unidentified, Coarse Earthenware, Redware, fragment, unglazed, molded lip on one edge, possible roof tile	Row # 1
<i>Total Artifacts in Context 1: 4</i>	
<i>Total Artifacts in Shovel Test 76 : 4</i>	

Shovel Test 79 Context 1	Catalog # 28
1 Historic Glass Vessel Fragments, Glass, container, unidentified, rim and body, slightly everted rim, opaque white	Row # 1

APPENDIX F (Cont.) ARTIFACT CATALOG

Total Artifacts in Context 1: 1

Total Artifacts in Shovel Test 79 : 1

Shovel Test 81 Context 1

Catalog # 29

- | | | |
|--|-------|---|
| 1 Historic Ceramic Vessel Sherds, Refined Earthenware, Creamware, unidentified form, fragment, 1762 - 1820 | Row # | 2 |
| 1 Historic Glass Vessel Fragments, Glass, curved, unidentified, fragment, olive green | Row # | 1 |

Total Artifacts in Context 1: 2

Total Artifacts in Shovel Test 81 : 2

Shovel Test 85 Context 1

Catalog # 30

- | | | |
|--|-------|---|
| 1 Historic Ceramic Vessel Sherds, Earthenware, Buff bodied slipware, hollow ware, fragment, slip dot(s), clear lead, 1670 - 1795 | Row # | 1 |
|--|-------|---|

Total Artifacts in Context 1: 1

Total Artifacts in Shovel Test 85 : 1

Shovel Test 86 Context 1

Catalog # 31

- | | | |
|--|-------|---|
| 1 Historic Ceramic Vessel Sherds, Coarse Earthenware, Red bodied slipware, unidentified form, fragment, slip trailed, clear lead, surface missing, 1670 - 1850 | Row # | 1 |
|--|-------|---|

Total Artifacts in Context 1: 1

Total Artifacts in Shovel Test 86 : 1

Shovel Test 90 Context 1

Catalog # 32

- | | | |
|---|-------|---|
| 1 Historic Building Materials, Ferrous metal, nail, unidentified, fragment, corroded | Row # | 1 |
| 1 Historic Building Materials, Glass, window, fragment, light aqua | Row # | 2 |
| 1 Historic Ceramic Vessel Sherds, Coarse Earthenware, Redware, hollow ware, rim, glazed both surfaces, clear lead | Row # | 4 |
| 1 Historic Ceramic Vessel Sherds, Coarse Earthenware, Redware, hollow ware, fragment, glazed both surfaces, brown manganese | Row # | 3 |
| 1 Historic Ceramic Vessel Sherds, Refined Earthenware, Creamware, unidentified form, fragment, 1762 - 1820 | Row # | 5 |
| 1 Historic Ceramic Vessel Sherds, Refined Earthenware, Pearlware, unidentified form, fragment, transfer printed underglaze, blue indeterminate motif, 1815 - 1835 | Row # | 6 |

Total Artifacts in Context 1: 6

Total Artifacts in Shovel Test 90 : 6

Shovel Test 100 Context 1

Catalog # 33

- | | | |
|--|-------|---|
| 1 Historic Ceramic Vessel Sherds, Refined Earthenware, Pearlware, hollow ware, body, 1775 - 1840 | Row # | 1 |
|--|-------|---|

Total Artifacts in Context 1: 1

Total Artifacts in Shovel Test 100 : 1

Shovel Test 109 Context 1

Catalog # 34

- | | | |
|---|-------|---|
| 1 Historic Glass Vessel Fragments, Glass, curved, unidentified, fragment, olive green | Row # | 1 |
|---|-------|---|

Total Artifacts in Context 1: 1

APPENDIX F (Cont.) ARTIFACT CATALOG

Total Artifacts in Shovel Test 109 : 1

Shovel Test 112 Context 1	Catalog #	35
1 Historic Building Materials, Glass, window, fragment, blue/green	Row #	1
1 Historic Ceramic Vessel Sherds, Stoneware, grey body, hollow ware, body, salt glaze both surfaces, remnant of hand painted/sponged cobalt blue and purple manganese decoration exterior body, probably locally manufactured	Row #	3
3 Historic Glass Vessel Fragments, Glass, container, unidentified, finish, neck and body, paneled, light aqua, patination, straight, fire polished finish, 3 stepped horizontal ribs at shoulder, flaring paneled body, possible ink	Row #	2
<i>Total Artifacts in Context 1: 5</i>		
<i>Total Artifacts in Shovel Test 112 : 5</i>		

Shovel Test 117 Context 1	Catalog #	36
7 Historic Glass Vessel Fragments, Glass, bottle, unidentified, finish and neck, olive green, pieces mend, rounded trail string rim	Row #	1
<i>Total Artifacts in Context 1: 7</i>		

Shovel Test 117 Context 2	Catalog #	37
3 Historic Building Materials, Coarse Earthenware, brick, fragment	Row #	1
<i>Total Artifacts in Context 2: 3</i>		
<i>Total Artifacts in Shovel Test 117 : 10</i>		

Shovel Test 119 Context 2	Catalog #	38
1 Historic Ceramic Vessel Sherds, Refined Earthenware, Creamware, unidentified form, fragment, 1762 - 1820	Row #	1
<i>Total Artifacts in Context 2: 1</i>		
<i>Total Artifacts in Shovel Test 119 : 1</i>		

Shovel Test 120 Context 1	Catalog #	39
2 Historic Ceramic Vessel Sherds, Refined Earthenware, Creamware, plate, marly, 1762 - 1820	Row #	2
1 Historic Ceramic Vessel Sherds, Refined Earthenware, Creamware, unidentified form, fragment, 1762 - 1820	Row #	1
<i>Total Artifacts in Context 1: 3</i>		
<i>Total Artifacts in Shovel Test 120 : 3</i>		

Total Number of Artifacts: 134

*** Item Discarded in Laboratory**

Appendix G

RESUMES

1996-1997 Field Technician
Cultural Resource Consulting Group, Highland Park, New Jersey

PROFESSIONAL AFFILIATIONS

Archaeological Society of New Jersey, Recording Secretary
Society for Pennsylvania Archaeology (Chapter 14 Board Member)
New York State Archaeological Association
Canal Society of New Jersey
Warren County Morris Canal Committee

RICHARD W. HUNTER
President/Principal Archaeologist, Ph.D., RPA

EDUCATION

Ph.D., Geography, Rutgers University, New Brunswick, New Jersey, 1999.
Dissertation Title: *Patterns of Mill Siting and Materials Processing: A Historical Geography of Water-Powered Industry in Central New Jersey*

M.A., Archaeological Science, University of Bradford, England, 1975

B.A., Archaeology and Geography, University of Birmingham, England, 1973

EXPERIENCE

1986-present President/Principal Archaeologist
Hunter Research, Inc., Trenton, NJ

Founder and principal stockholder of firm providing archaeological and historical research, survey, excavation, evaluation, report preparation, historic exhibit development and public outreach services in the Northeastern United States. Specific expertise in historical and industrial archaeology (mills, iron and steel manufacture, pottery manufacture), historical geography, historic landscape analysis, historic interpretive design and public outreach products. Participation in:

- Project management, budgeting and scheduling
- Proposal preparation and client negotiation
- Hiring and supervision of personnel
- Supervision of research, fieldwork, analysis and report preparation
- Historic exhibit development, popular and academic publications and public presentations

1999-present Faculty Member, Certificate in Historic Preservation
Office of Continuing Education, Drew University, Madison, NJ

Courses: The Role of Archaeology in Preservation
25 Years of Public Archaeology in New Jersey

1983-1986 Vice-President/Archaeologist
Heritage Studies, Inc., Princeton, NJ

Principal in charge of archaeological projects. Responsibilities included:

- Survey, excavation, analysis, and reports
- Client solicitation, negotiation, and liaison
- Project planning, budgeting, and scheduling
- Recruitment and supervision of personnel

1981-1983 Principal Archaeologist
Cultural Resource Group, Louis Berger & Associates, Inc., East Orange, NJ

Directed historical and industrial archaeological work on major cultural resource surveys and mitigation projects in the Mid-Atlantic region. Primary responsibility for report preparation and editing.

1979-1981 Archaeological Consultant, Hopewell, NJ

- 1978-1981 Adjunct Assistant Professor, Department of Classics and Archaeology, Douglass College, Rutgers University, NJ
- 1978-1979 Research Editor
Arete Publishing Company, Princeton, NJ
- Prepared and edited archaeological, anthropological, and geographical encyclopedia entries (*Academic American Encyclopedia*, 1980).
- 1974-1977 Archaeological Field Officer
Northampton Development Corporation, Northampton, England
- Supervised archaeological salvage projects executed prior to development of the medieval town of Northampton (pop. 230,000).
- Experience included:
- Monitoring of construction activity
 - Supervision of large scale urban excavations
 - Processing of stratigraphic data and artifacts
 - Preparation of publication materials
- 1969-1970 Research Assistant
Department of Planning and Transportation, Greater London Council

SPECIAL SKILLS AND INTERESTS

- water powered mill sites
- iron and steel manufacture
- pottery manufacture
- historic cartography
- scientific methods in archaeology
- historic sites interpretation and public outreach

PUBLICATIONS

"The Historical Geography and Archaeology of the Revolutionary War in New Jersey." In *New Jersey in the American Revolution*, edited by Barbara J. Mitnick, pp.165-193. Rutgers University Press [2005] (with Ian C.G. Burrow).

"Lenox Factory Buildings Demolished." *Trenton Potteries* 6(2/3):1-19 [2005].

Fish and Ships: Lamberton, the Port of Trenton. New Jersey Department of Transportation and Federal Highway Administration [2005] (28-page booklet).

Power to the City: The Trenton Water Power. New Jersey Department of Transportation and Federal Highway Administration [2005] (24-page booklet).

Rolling Rails by the River: Iron and Steel Fabrication in South Trenton. New Jersey Department of Transportation and Federal Highway Administration [2005] (24-page booklet).

Quakers, Warriors, and Capitalists: Riverview Cemetery and Trenton's Dead. New Jersey Department of Transportation and Federal Highway Administration [2005] (24-page booklet) (with Charles H. Ashton).

"Keeping the Public in Public Archaeology." In: *Historic Preservation Bulletin*, pp. 6-9. New Jersey Department of Environmental Protection, Division of Parks and Forestry, Historic Preservation Office [2004].

"A Coxon Waster Dump of the Mid-1860s, Sampled in Trenton, New Jersey." In: *Ceramics in America*, edited by Robert Hunter, pp. 241-244. University Press of New England [2003] (with William B. Liebeknecht and Rebecca White).

"The Richards Face – Shades of an Eighteenth-Century American Bellarmine." In: *Ceramics in America*, edited by Robert Hunter, pp. 259-261. University Press of New England [2003] (with William B. Liebeknecht).

"The Pottery Decorating Shop of the Mayer Arsenal Pottery Company." *Trenton Potteries* 4(2):1-7 [2003].

"Minutes of the Potters Union (Part 2)." *Trenton Potteries* 4(1):1-5 [2003].

"Minutes of the Potters Union (Part I)." *Trenton Potteries* 3(4):1-5 [2002].

"Eighteenth-Century Stoneware Kiln of William Richards Found on the Lambertson Waterfront, Trenton, New Jersey." In: *Ceramics in America*, edited by Robert Hunter, pp. 239-243. University Press of New England [2001].

"William Richards' Stoneware Pottery Discovered!" *Trenton Potteries* 1(3):1-3 [2000]. Reprinted in *Bulletin of the Archaeological Society of New Jersey* 59:71-73 [2004].

"Trenton Re-Makes: Reviving the City by the Falls of the Delaware." *Preservation Perspective* XVIII (2): 1, 3-5 [1999]

"Mitigating Effects on an Industrial Pottery." *CRM* 21(9):25-26 [1998] (with Patricia Madrigal).

From Teacups to Toilets: A Century of Industrial Pottery in Trenton, Circa 1850 to 1940, Teachers Guide sponsored by the New Jersey Department of Transportation, 1997 (with Patricia Madrigal and Wilson Creative Marketing).

"Pretty Village to Urban Place: 18th Century Trenton and Its Archaeology." *New Jersey History*, Volume 114, Numbers 3-4, 32-52 [Fall/Winter 1996] (with Ian Burrow).

Hopewell: A Historical Geography. Township of Hopewell [1991] (with Richard L. Porter).

"Contracting Archaeology? Cultural Resource Management in New Jersey, U.S.A." *The Field Archaeologist* (Journal of the Institute of Field Archaeologists) 12, 194-200 [March 1990] (with Ian Burrow).

"American Steel in the Colonial Period: Trenton's Role in a 'Neglected' Industry." In *Canal History and Technology Proceedings IX*, 83-118 [1990] (with Richard L. Porter).

"The Demise of Traditional Pottery Manufacture on Sourland Mountain, New Jersey, during the Industrial Revolution." Ch. 13 in *Domestic Potters of the Northeastern United States, 1625-1850*. Studies in Historical Archaeology, Academic Press [1985].

PROFESSIONAL AFFILIATIONS

Registry of Professional Archeologists (RPA) [formerly Society of Professional Archeologists]
(accredited 1979; certification in field research, collections research, theoretical or archival research)

Preservation New Jersey (Board Member, 1994 - 2003)

New Jersey State Historic Sites Review Board (Member, 1983 -1993)

Professional Archaeologists of New York City (PANYC)

Society for Historical Archaeology

Society for Industrial Archaeology

Society for Post-Medieval Archaeology

Council for Northeast Historical Archaeology

Archaeological Society of New Jersey (Life Member)

OTHER AFFILIATIONS

Trenton Downtown Association (Board Member, 1998 – present; Vice-President 2004-present)

Port of Trenton Museum Foundation (Board Member 2003 – present)

Hopewell Township Historic Preservation Commission (Member, 1998 – present; Chair 2003-2004)

Appendix H

NEW JERSEY HISTORIC PRESERVATION OFFICE
BIBLIOGRAPHIC ABSTRACT

APPENDIX H
New Jersey Historic Preservation Office
Bibliographic Abstract

HUNTER RESEARCH, INC.

Location:	Glen Alpin, Harding Township, Morris County, NJ
Drainage Basin:	Passaic River
U.S.G.S. Quadrangle:	Mendham, N.J.
Project:	Archaeological Investigation and Management Plan, Glen Alpin, Harding Township, Morris County, New Jersey
Level of Survey:	I
Cultural Resources:	28-Mr-318

Appendix I

PROJECT ADMINISTRATIVE DATA

APPENDIX I

Project Administrative Data

HUNTER RESEARCH, INC. PROJECT SUMMARY

Project Name: Archaeological Investigation and Management Plan, Glen Alpin,
Harding Township, Morris County, New Jersey

Level of Survey: I

HRI Project Reference: 06023

Date of Report: November 2006

Client: Township of Harding

Address:

Review Agency: NJHT/NJHPO

Agency Reference:

Artifacts/Records Deposited:

PROJECT CHRONOLOGY

Date of Contract Award: 3/27/2006

Notice to Proceed: 3/27/2006

Background Research: n/a

Fieldwork: August 2006

Analysis: September 2006

Report Written: October 2006

PROJECT PERSONNEL

Principal Investigator(s): Richard Hunter, James Lee

Background Researcher(s):

Field Supervisor(s): Joshua Butchko

Field Assistant(s): Andrew Martin, Marjan Osman, Sarah Fall

Analyst(s): Rebecca White

Draftperson(s): Michael Murphy, Frank Dunsmore

Report Author(s): Richard Hunter, James Lee

APPENDIX M

GLEN ALPIN: 2016 Appraisal of Real Property, prepared by Integra Realty Resources

(It should be noted the portion of Addendum B that includes the 2006 Archaeological Investigations and Management Plan and the 2005 Feasibility Report have been removed, as these reports are included separately in this Investigation Report as Appendix L and Appendix K, respectfully.)

**Integra Realty Resources
Northern New Jersey**

Appraisal of Real Property

The Historic Glen Alpin Estate
685 Mount Kemble Avenue
Harding Township, Morris County
New Jersey 07960

Prepared For:
Harding Township

Effective Date of the Appraisal:
October 26, 2016

Report Format:
Retrospective Appraisal– Comprehensive Format

IRR - Northern New Jersey
File Number: 817148



The Historic Glen Alpin Estate



(Aerial courtesy of Google Maps; Approximate Outline of Subject Site and Proposed Trail Access Easement by Integra Realty Resources)

The Historic Glen Alpin Estate
685 Mount Kemble Avenue, Harding
Morris County, New Jersey



August 31, 2017

Frank Bastone
Township Administrator/Clerk
Harding Township
21 Blue Mill Road
New Vernon, New Jersey 07976

SUBJECT: Retrospective Market Value Appraisal
The Historic Glen Alpin Estate
685 Mount Kemble Avenue
Harding Township, Morris County, New Jersey 07960
IRR - Northern New Jersey File No. 817148

Dear Mr. Bastone:

Integra Realty Resources – Northern New Jersey is pleased to submit the accompanying appraisal of the above referenced property. The purpose of the appraisal is to develop an opinion of the retrospective market value of the fee simple interest in the property, assuming that the purchaser would apply for and receive a minor zoning variance to subdivide the property for an additional residential development on the site (one site beneath the existing improvements and one additional building lot). As per the client's request, our report also estimated the retrospective market value of the proposed 0.256 acre trail access easement. The intended use of this appraisal is for submission to the New Jersey Department of Environmental Protection in conjunction with a Green Acres diversion application. The client is Harding Township and the intended users are Harding Township, the New Jersey Department of Environmental Protection (NJDEP) Green Acres, and affiliates. The appraisal is not intended for any other use or users.

The subject is the Glen Alpin Historic Estate, which is located on the northwest corner of Mount Kemble Road and Tempe Wick Road in Harding Township. The existing improvements are situated on a 9.575± acre parcel on one municipal tax lot (Block: 34; Lot: 1). The Harding Land Trust holds a conservation easement on 6.394± acres of the site. The Glen Alpin Archaeological Investigation and Management Plan identified two areas of high archaeological sensitivity on the portion of the site that is currently open space.

Based on our review of the February 2005 feasibility report prepared on behalf of the Township by Watson & Henry Associates, the improvements contain a gross building area of 14,275 square feet on four floors, including the basement. The two usable floors, the first and second floors, contain a total of 8,600 square feet of living area. The Gothic Revival style dwelling contains twenty-one rooms with five bedrooms, four full bathrooms and one half bathroom. The subject is a contributing property in the Tempe Wick Road Historic District and was placed on the New Jersey Register of Historic Places on June 27, 2000, as well as, the National Register of Historic Places on August 25, 2000. The original construction date of the improvements is estimated in the 1840s.

As of the effective date of this appraisal, the improvements are currently vacant and have been vacant since Harding Township acquired the property in 2004. The feasibility report referenced in the previous paragraph estimated that the improvements require approximately \$3,000,000 to rehabilitate. The capital expenditures made in the past decade have reduced this figure to \$1,670,000 of deferred maintenance outstanding (2005 dollars). Work completed to date includes a roof replacement, chimney restoration, lightning protection outfit, as well as, new alarms, the replacement/installation of a new HVAC system, removal of asbestos on all floors, reinforcement of the first floor structure, and replacement of the electrical wiring. Capital items outstanding include upgrading the plumbing systems/fixtures, adding an ADA bathroom, designing and installing a septic system, and the restoration of the exterior masonry walls, windows and foundation.

While the capital improvements to the property have been significant, the discrepancy between the work required and the expenditures undertaken indicate that the improvements require a significant amount of additional capital expenditure, \$2,050,000 adjusting the 2005 cost estimate to current costs. Additionally, these estimates do not include any cosmetic upgrades or renovations, such as remodeling the kitchen and bathrooms, in order to bring the interior portion up to market standards. To value the subject property, our analysis utilized the cost approach. The cost approach is appropriate because it considers the value and significant costs associated with the current improvements, as well as, the land value of the site. As currently configured, the subject property is improved with a historic residence situated on one 9.575± acre tax lot.

Our land valuation analysis assumes that the buyer of the subject would apply for and receive a minor zoning variance to subdivide the parcel into two tax lots, one 4.575 acre site containing the existing improvements and another 5.0 acre site that could be developed with a single family residence. This assumption appears reasonable considering the 4.575 acre site containing the existing improvements would only fall slightly below the 5.0 acre minimum site size required by zoning. If information should be provided that shows the subject to be more or less developable, we reserve the right to modify our opinion of market value.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, the New Jersey State Department of Environmental Protection Green Acres Regulations and applicable state appraisal regulations.



As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Comprehensive Format. This format contains the greatest depth and detail of IRR's available report types. It describes and explains the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have previously appraised the property that is the subject of this report for the current client within the three-year period immediately preceding acceptance of this assignment.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusions			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Retrospective Market Value of Subject	Fee Simple	October 26, 2016	\$1,150,000
Retrospective Market Value of Trail Access Easement	Easement Right	October 26, 2016	\$7,000

The subject property is located in the New Jersey Highlands Planning Area. As per Green Acres guidelines, we are required to analyze the market value of the subject pre and post highlands. Our research has uncovered that there is no difference between the two valuation scenarios. As a result, our concluded market values is for the pre highlands and post highlands scenario.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. The subject property is improved with a historic residence situated on one 9.575± acre tax lot. Our analysis assumes that the buyer of the subject would apply for and receive a minor zoning variance to subdivide the parcel into two tax lots, one 4.575 acre site containing the existing improvements and another 5.0 acre site that could be utilized as residential development site. This assumption appears reasonable considering the 4.575 acre site would only fall slightly below the 5.0 acre minimum site size required by zoning. If information should be provided that shows the subject to be more or less developable, we reserve the right to modify our opinion of market value.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. As per the guidelines of the New Jersey Department of Environmental Protection Green Acres, we valued the subject property land based on its highest and best use, which is for residential development. In actuality, 6.394± acres of the subject site is deed restricted open space that does not permit any other use than active recreation uses. Furthermore, the land beneath the existing residential dwelling is undevelopable since the the improvements are historically protected and cannot be razed.



The opinions of value expressed in this report are based on estimates and forecasts that are prospective in nature and subject to considerable risk and uncertainty. Events may occur that could cause the performance of the property to differ materially from our estimates, such as changes in the economy, interest rates, capitalization rates, financial strength of tenants, and behavior of investors, lenders, and consumers. Additionally, our opinions and forecasts are based partly on data obtained from interviews and third party sources, which are not always completely reliable. Although we are of the opinion that our findings are reasonable based on available evidence, we are not responsible for the effects of future occurrences that cannot reasonably be foreseen at this time.

Respectfully Submitted,

Integra Realty Resources - Northern New Jersey



Matthew S. Krauser, CRE, FRICS
Senior Managing Director
Certified General Real Estate Appraiser
New Jersey Certificate # 42RG00191200
Telephone: 973-538-3188, ext. 107
Email: mkrauser@irr.com



Francis H. Cadman
Analyst
Telephone: 973-538-3188, ext. 111
Email: fcadman@irr.com



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Summary of Salient Facts and Conclusions

Property Name	The Historic Glen Alpin Estate		
Address	685 Mount Kemble Avenue		
	Harding Township, Morris County, New Jersey 07960		
Owner of Record	Township of Harding/Harding Land Trust		
Existing Tax ID	Block: 34; Lot: 1		
Land Size	9.575± Acres		
Number of Units based on Highest & Best Use (See Extraordinary Assumptions)	One Single Family Residence Shell		
Single-Family Residence Shell Gross Building Area (GBA)	One Residential Development Site		
Single-Family Residence Shell Rentable Area (RA)	14,275 SF		
Percent Occupied	8,600 SF		
Year Built	0%		
	Estimated in 1840s		
Zoning Designation	Rural Residential Zone		
Highest and Best Use - As if Vacant	Residential Development		
Highest and Best Use - As Improved	Residential Subdivision		
Exposure Time; Marketing Period	12-16 Months		
Effective Date of the Appraisal (Retrospective Analysis)	October 26, 2016		
Property Interest Appraised	Fee Simple		
Value Conclusions			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Retrospective Market Value of Subject	Fee Simple	October 26, 2016	\$1,150,000
Retrospective Market Value of Trail Access Easement	Easement Right	October 26, 2016	\$7,000

The subject property is located in the New Jersey Highlands Planning Area. As per Green Acres guidelines, we are required to analyze the market value of the subject pre and post highlands. Our research has uncovered that there is no difference between the two valuation scenarios. As a result, our concluded market value is for the pre highlands and post highlands scenario.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. The subject property is improved with a historic residence situated on one 9.575± acre tax lot. Our analysis assumes that the buyer of the subject would apply for and receive a minor zoning variance to subdivide the parcel into two tax lots, one 4.575 acre site containing the existing improvements and another 5.0 acre site that could be utilized as residential development site. This assumption appears reasonable considering the 4.575 acre site would only fall slightly below the 5.0 acre minimum site size required by zoning. If information should be provided that shows the subject to be more or less developable, we reserve the right to modify our opinion of market value.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. As per the guidelines of the New Jersey Department of Environmental Protection Green Acres, we valued the subject property land based on its highest and best use, which is for residential development. In actuality, 6.394± acres of the subject site is deed restricted open space that does not permit any other use than active recreation uses. Furthermore, the land beneath the existing residential dwelling is undevelopable since the improvements are historically protected and cannot be razed.

General Information

Identification of Subject

Property Identification

Property Name	The Historic Glen Alpin Estate
Address	685 Mount Kemble Avenue Harding Township, New Jersey 07960
Existing Tax ID	Block: 34; Lot: 1
Owner of Record	Township of Harding/Harding Land Trust



Sale History & Pending Transactions

To the best of our knowledge, no sale or transfer of ownership has occurred within the past three years. Furthermore, the property is not subject to an agreement of sale or an option to buy, nor is it listed for sale, as of the effective appraisal date.

Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the retrospective market value of the fee simple interest in the property, assuming that the purchaser would apply for and receive a minor zoning variance to subdivide the property for an additional residential development on the site (one site beneath the existing improvements and one additional building lot). As per the client's request, our report also estimated the retrospective market value of the proposed 0.256 acre trail access easement. The effective date of the appraisal is October 26, 2016. The date of the report is August 31, 2017. The appraisal is valid only as of the stated effective date.

Definition of Market Value

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

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

(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[g]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

Definition of Property Rights Appraised

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

Affirmative Easement is defined as, "The right to perform a specific act on a property owned by another." Applicable affirmative easement rights in this report are defined as follows:

Conservation Easement: "An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement." In the case of this assignment, this type of easement refers to the trail access easement and open-space parcel to be preserved by the Harding Land Trust. Our analysis notes this deed restriction, but does not consider it in our valuation of the subject as per the guidelines of the New Jersey Department of Environment Protection Green Acres, which required us to value the subject site based on its highest and best use.

Additional Property Rights Applicable to Subject

Historic Preservation Easement is defined as, "A type of easement in gross that protects historically or architecturally significant properties by prohibiting or requiring review of future alterations or additions to protected features. When only some or all of the exterior surfaces and not the interior are protected, such an easement is often called a *facade easement*. The Internal Revenue Code allows a charitable gift deduction for the voluntary grant of qualifying historic preservation easements on some types of historic buildings."

(Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2016)

Intended Use and User

The intended use of this appraisal is for submission to the New Jersey Department of Environmental Protection in conjunction with a Green Acres diversion application. The client and intended user is Harding Township and New Jersey Department of Environmental Protection (NJDEP) Green Acres, and affiliates. The appraisal is not intended for any other use or users, and no other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

Applicable Requirements

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- New Jersey Department of Environmental Protection (NJDEP) Green Acres;
- Applicable state appraisal regulations.

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integrated Property Resources Internal standards for an Appraisal Report – Comprehensive format. This format contains the greatest depth and detail of IRR's available report types. It describes and explains the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions. This format meets or exceeds the former Self-Contained Appraisal Report requirements that were contained in the 2002-2022 edition of USPAP.

Other Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have previously appraised the property that is the subject of this report for the current client within the three year period immediately preceding acceptance of this assignment.

Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described on the following page.



Intended Use and User

The intended use of this appraisal is for submission to the New Jersey Department of Environmental Protection in conjunction with a Green Acres diversion application. The client and intended user is Harding Township and New Jersey Department of Environmental Protection (NJDEP) Green Acres, and affiliates. The appraisal is not intended for any other use or users, and no other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

Applicable Requirements

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- New Jersey Department of Environmental Protection (NJDEP) Green Acres;
- Applicable state appraisal regulations.

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Comprehensive Format. This format contains the greatest depth and detail of IRR's available report types. It describes and explains the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions. This format meets or exceeds the former Self-Contained Appraisal Report requirements that were contained in the 2012-2013 edition of USPAP.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have previously appraised the property that is the subject of this report for the current client within the three-year period immediately preceding acceptance of this assignment.

Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described on the following page.

Valuation Methodology

The focus of this report is the Historic Glen Alpin Estate. In their February 2005 Feasibility Report, Watson & Henry Associates recommended adapting the existing improvements for professional use. We note office use is not currently feasible; not only would this use require a variance, but the Northern New Jersey office market and particularly the Morris County office submarket have precipitously declined between the time of their analysis and the effective date of our appraisal. Since the Great Recession, office rental rates have stagnated, while vacancy rates have climbed to 20%±. The abundant office inventory outstrips demand by a significant degree and we do not anticipate this market to improve in the foreseeable future. Furthermore, business use would necessitate additional costs such as constructing a parking area, redeveloping the dwelling for most likely multi-tenant occupancy; and various other renovations. Therefore, our analysis only considered residential use of the existing improvements.

To value the subject, we considered the three approaches to value appraisers typically utilize when developing a market value opinion for real property: the cost approach, sales comparison approach, and income capitalization approach. As we were unable to find sales of comparable historic dwellings in need of major capital improvements and the property is not currently able to produce an income stream, we solely relied on the cost approach to value this special purpose property. The cost approach is appropriate because it considers the value and significant costs associated with the current improvements, as well as, the value of the subject property land.

The subject property site is improved with a historic residence situated on one 9.575± acre tax lot. Based on our review of the applicable zoning ordinances, it appears that subdividing the subject into two tax lots, one 4.575 acre site containing the existing improvements and one 5.0 acre residential development site, would require a minor variance as the 4.575 acre site is below the 5.0 acre minimum site size required by zoning. Considering the minor discrepancy, this assumption appears reasonable and is utilized in our land valuation analysis.

Valuation of the Trail Access Easement

An easement is an interest in real property that transfers rights to use a portion of an owner's property. Easements usually permit a specific portion of a property to be used for identified purposes, such as access to an adjoining property or as the location of a certain underground utility. Although surface easements are most common, subterranean and overhead easements are used for public utilities, subways, and bridges. Other easements may prohibit the owner of the underlying fee simple interest from certain uses of the property without giving the owner of the easement any possessory interest in the real estate, e.g. scenic easements and façade easements.

The Appraisal of Real Estate, 14th Edition further explains that ordinarily when a proposed easement substantially affects a property, that it is reasonable to reach a value conclusion for the easement by first appraising the entire property before the proposed easement and then after the easement. The difference between both value estimates is the value of the proposed easement.

The highest and best use, marketability, and other considerations must be considered in each scenario. A clear example of this type of analysis would involve a proposed sanitary sewer easement, whereby a tract of land has a highest and best use for residential development purposes both "before" and "after" being encumbered with a sanitary sewer easement. As a result, a proposed

easement can be viewed for valuation purposes on the basis of its effect on the remaining portion of the entire property, if applicable; and an additional consideration is the estimate of the diminishment in rights from the common bundle of rights that exists with property ownership.

In the case of the subject property, we analyzed the property both before and after the proposed trail access easement and there is no difference in the value of the remainder. Therefore, we have only valued the rights associated with the 0.256 acres taken by estimating of the market value of the land as unencumbered and applying a percentage of rights taken as a result of the encumbrance.

Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. Although we make an effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes to rely on secondary verification from sources deemed reliable.

Inspection

Matthew S. Krauser, CRE, FRICS, conducted an interior inspection of the property on October 26, 2016. Francis H. Cadman conducted an exterior inspection of the subject property at a later date.

Economic Analysis

Morris County Area Analysis

Morris County is located in central part of the Northern New Jersey, approximately 20 miles west of New York City. It is 460 square miles in size and has a population density of 1,088 persons per square mile. Morris County is part of the New York-Newark-Jersey City, NY-NJ-PA Metropolitan Statistical Area, hereinafter called the New York MSA, as defined by the U.S. Office of Management and Budget.

Population

Morris County has an estimated 2017 population of 500,642, which represents an average annual 0.2% increase over the 2010 census of 492,276. Morris County added an average of 1,195 residents per year over the 2010-2017 period, but its annual growth rate lagged the State of New Jersey rate of 0.3%.

Looking forward, Morris County's population is projected to increase at a 0.3% annual rate from 2017-2022, equivalent to the addition of an average of 1,401 residents per year. Morris County's growth rate is expected to lag that of New Jersey, which is projected to be 0.4%.

Population Trends					
	Population			Compound Ann. % Chng	
	2010 Census	2017 Estimate	2022 Projection	2010 - 2017	2017 - 2022
Morris County	492,276	500,642	507,646	0.2%	0.3%
State of New Jersey	8,791,894	8,999,188	9,163,036	0.3%	0.4%

Source: Environics Analytics

Employment

Total employment in Morris County is currently estimated at 290,911 jobs. Between year-end 2006 and the present, employment declined by 7,044 jobs, equivalent to a 2.4% loss over the entire period. There were declines in employment in five out of the past ten years, influenced in part by the national economic downturn and slow recovery. Although many areas suffered declines in employment over the last decade, Morris County underperformed New Jersey, which experienced an increase in employment of 0.6% or 22,342 jobs over this period.

A comparison of unemployment rates is another way of gauging an area's economic health. Over the past decade, the Morris County unemployment rate has been consistently lower than that of New Jersey, with an average unemployment rate of 5.3% in comparison to a 7.0% rate for New Jersey. A lower unemployment rate is a positive indicator.

Recent data shows that the Morris County unemployment rate is 3.0% in comparison to a 3.9% rate for New Jersey, a positive sign for Morris County economy but one that must be tempered by the fact that Morris County has underperformed New Jersey in the rate of job growth over the past two years.

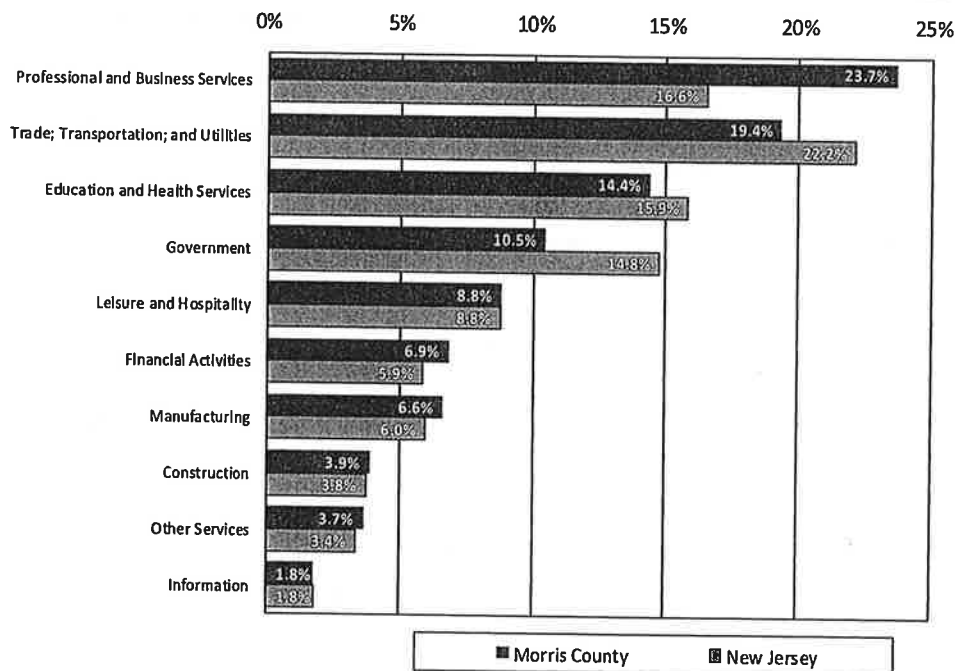
Employment Trends

Year	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
	Morris County	% Change	New Jersey	% Change	Morris County	New Jersey
2006	297,955		4,019,760		3.4%	4.7%
2007	292,106	-2.0%	4,025,429	0.1%	3.0%	4.3%
2008	285,473	-2.3%	3,920,569	-2.6%	3.9%	5.3%
2009	273,810	-4.1%	3,799,840	-3.1%	7.1%	9.1%
2010	271,065	-1.0%	3,788,169	-0.3%	7.4%	9.5%
2011	271,792	0.3%	3,805,246	0.5%	7.1%	9.4%
2012	275,565	1.4%	3,840,054	0.9%	7.1%	9.3%
2013	283,119	2.7%	3,881,678	1.1%	6.2%	8.2%
2014	283,307	0.1%	3,921,961	1.0%	5.0%	6.8%
2015	291,455	2.9%	3,987,588	1.7%	4.4%	5.8%
2016	290,911	-0.2%	4,042,102	1.4%	3.9%	5.0%
Overall Change 2006-2016	-7,044	-2.4%	22,342	0.6%		
Avg Unemp. Rate 2006-2016					5.3%	7.0%
Unemployment Rate - August 2017					3.0%	3.9%

Source: Bureau of Labor Statistics and Economy.com. Employment figures are from the Quarterly Census of Employment and Wages (QCEW). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Employment Sectors

The composition of the Morris County job market is depicted in the following chart, along with that of New Jersey. Total employment for both areas is broken down by major employment sector, and the sectors are ranked from largest to smallest based on the percentage of Morris County jobs in each category.

Employment Sectors - 2017

Source: Bureau of Labor Statistics and Economy.com

Morris County has greater concentrations than New Jersey in the following employment sectors:

1. Professional and Business Services, representing 23.7% of Morris County payroll employment compared to 16.6% for New Jersey as a whole. This sector includes legal, accounting, and engineering firms, as well as management of holding companies.
2. Financial Activities, representing 6.9% of Morris County payroll employment compared to 5.9% for New Jersey as a whole. Banking, insurance, and investment firms are included in this sector, as are real estate owners, managers, and brokers.
3. Manufacturing, representing 6.6% of Morris County payroll employment compared to 6.0% for New Jersey as a whole. This sector includes all establishments engaged in the manufacturing of durable and nondurable goods.
4. Construction, representing 3.9% of Morris County payroll employment compared to 3.8% for New Jersey as a whole. This sector includes construction of buildings, roads, and utility systems.

Morris County is underrepresented in the following sectors:

1. Trade; Transportation; and Utilities, representing 19.4% of Morris County payroll employment compared to 22.2% for New Jersey as a whole. This sector includes jobs in retail trade, wholesale trade, trucking, warehousing, and electric, gas, and water utilities.
2. Education and Health Services, representing 14.4% of Morris County payroll employment compared to 15.9% for New Jersey as a whole. This sector includes employment in public and private schools, colleges, hospitals, and social service agencies.
3. Government, representing 10.5% of Morris County payroll employment compared to 14.8% for New Jersey as a whole. This sector includes employment in local, state, and federal government agencies.
4. Information, representing 1.8% of Morris County payroll employment compared to 1.8% for New Jersey as a whole. Publishing, broadcasting, data processing, telecommunications, and software publishing are included in this sector.

Gross Domestic Product

Gross Domestic Product (GDP) is a measure of economic activity based on the total value of goods and services produced in a defined geographic area. Although GDP figures are not available at the county level, data reported for the New York MSA is considered meaningful when compared to the nation overall, as Morris County is part of the MSA and subject to its influence.

Economic growth, as measured by annual changes in GDP, has been somewhat higher in the New York MSA than the United States overall during the past eight years. The New York MSA has grown at a 1.5% average annual rate while the United States has grown at a 1.3% rate. As the national economy improves, the New York MSA has recently underperformed the United States. GDP for the New York MSA rose by 1.7% in 2015 while the United States GDP rose by 2.5%. The New York MSA has a per capita GDP of \$69,971, which is 40% greater than the United States GDP of \$50,054. This means that New York MSA industries and employers are adding relatively more value to the economy than their counterparts in the United States overall.

Household Income

Morris County is more affluent than New Jersey. Median household income for Morris County is \$104,861, which is 38.4% greater than the corresponding figure for New Jersey.

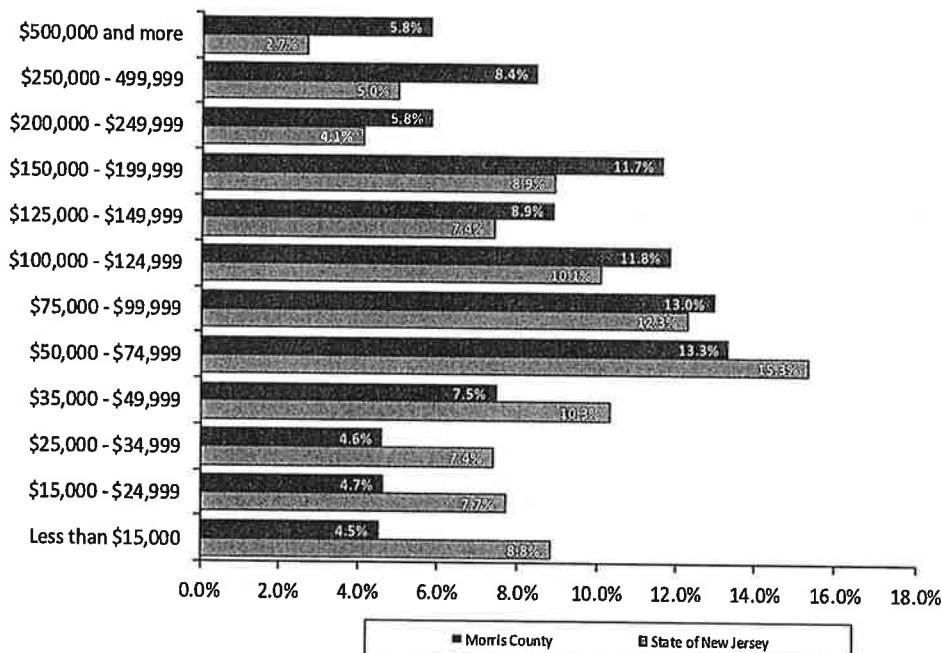
Median Household Income - 2017

	Median
Morris County	\$104,861
State of New Jersey	\$75,769
Comparison of Morris County to State of New Jersey	+ 38.4%

Source: Environics Analytics

The following chart shows the distribution of households across twelve income levels. Morris County has a greater concentration of households in the higher income levels than New Jersey. Specifically, 65% of Morris County households are at the \$75,000 or greater levels in household income as compared to 50% of New Jersey households. A lesser concentration of households is apparent in the lower income levels, as 14% of Morris County households are below the \$35,000 level in household income versus 24% of New Jersey households.

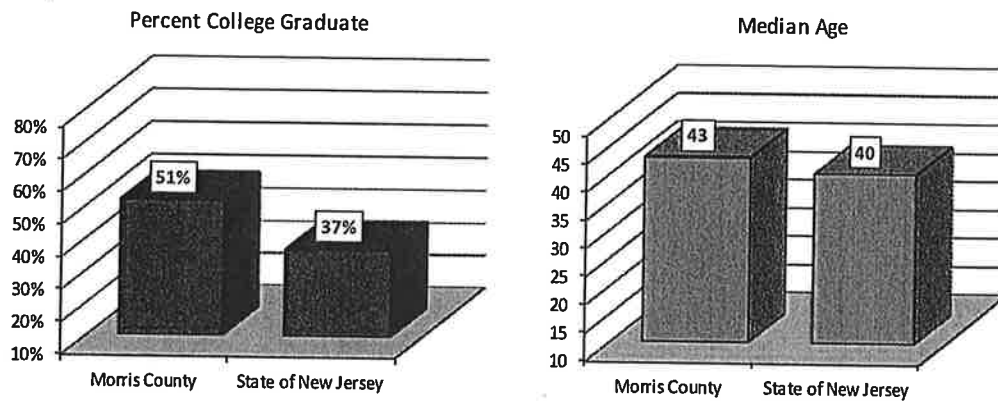
Household Income Distribution - 2017



Education and Age

Residents of Morris County have a higher level of educational attainment than those of New Jersey. An estimated 51% of Morris County residents are college graduates with four-year degrees, versus 37% of New Jersey residents. People in Morris County are older than their New Jersey counterparts. The median age for Morris County is 43 years, while the median age for New Jersey is 40 years.

Education & Age - 2017

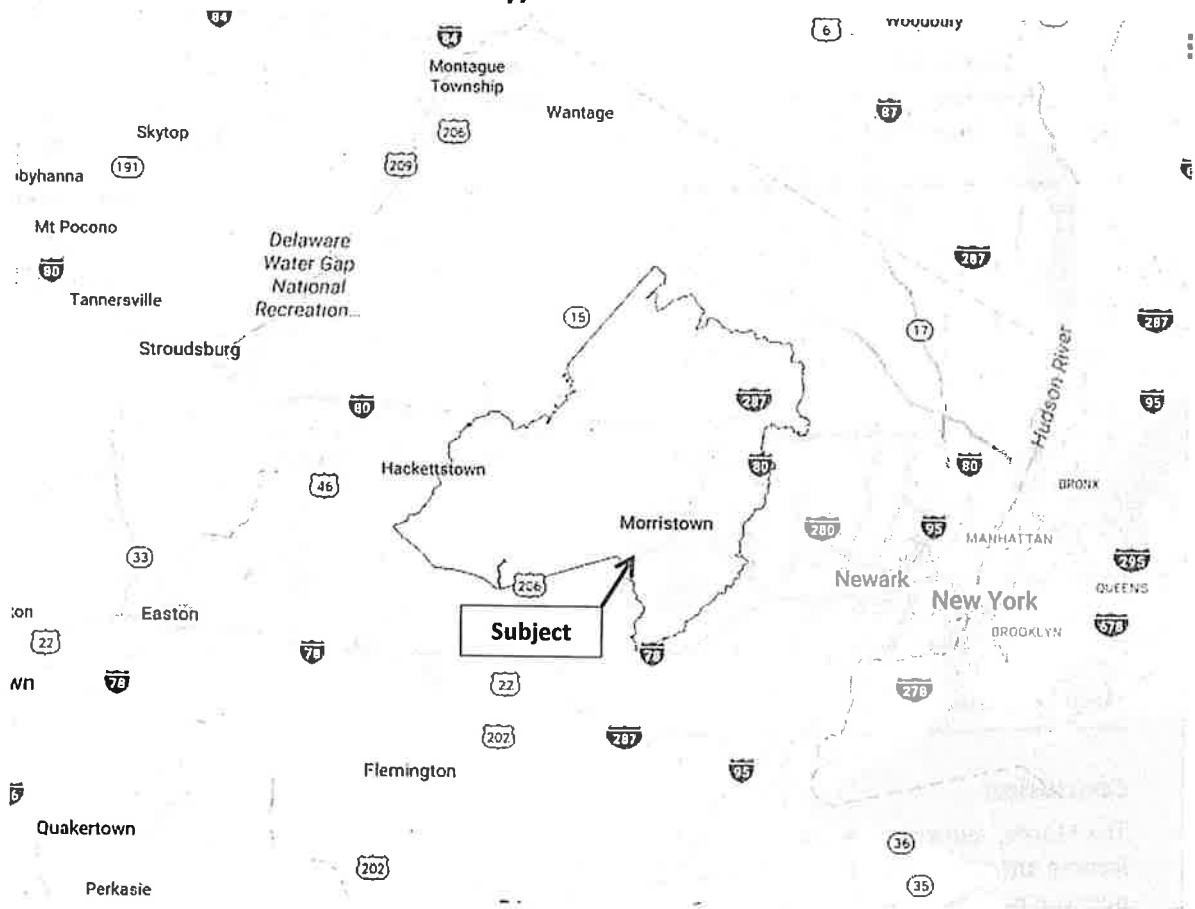


Source: Environics Analytics

Conclusion

The Morris County economy will benefit from a stable to slightly growing population base and higher income and education levels. Although Morris County experienced a decline in the number of jobs over the past decade, it has maintained a consistently lower unemployment rate than New Jersey during this time, which is a positive indicator. Moreover, Morris County benefits from being part of the New York MSA, which is the most populous metropolitan area in the country, and exhibits both a higher rate of GDP growth and a higher level of GDP per capita than the nation overall. We anticipate that the Morris County economy will improve and employment will grow, strengthening the demand for real estate.

Regional Map (Inset of Morris County)



Area Description

The map displays Morris Township, New Jersey, with its irregular boundary. Key features include:

- Landmarks and Parks:** Morris Park (top left), Morristown National Historical Park (left center), Loantaka Brook Reservation (top right), Great Swamp National Wildlife Refuge (bottom right), Lord Stirling Park (bottom left), and Osborn Mills (bottom left).
- Roads:**
 - Route 202 (North-South, passing through the center)
 - Route 287 (North-South, on the western side)
 - Route 646 (East-West, on the western side)
 - James St (East-West, intersecting Route 202)
 - Lees Mill Rd (North-South, on the western side)
 - White Bridge Rd (North-South, on the southern side)
 - Blue Mill Rd (East-West, on the eastern side)
 - Pleasantville Rd (East-West, on the eastern side)
 - Spring Valley Rd (North-South, on the eastern side)
- Other Locations:** Morris Twp (top center), Morristown Medical Center (top right), and GREEN VILL (on the eastern border).
- Subject Location:** A box labeled "Subject" is located near the intersection of James St and Route 202, with an arrow pointing towards the Morristown National Historical Park area.

Primary access to the subject is provided by Tempe Wick Road and Mount Kemble Avenue (U.S Route 202). Interstate Route 287 is located approximately 500± feet east of the subject property. Interstate 287 is the area's main north/south highway which provides access to other main traffic arteries including the Garden State Parkway (north/south toll road) and Interstate Route 78, which can also be accessed through New Jersey Route 24 via local arterials. The extensive highway network in the area allows for convenient access throughout the surrounding area. Overall, vehicular access is above average.

The Historic Glen Alpin Estate



Area Demand Generators and Demographic Profile

Harding Township is primarily a residential area. Many residents commute to New York City, while a significant portion of residents commute to offices within the Northern New Jersey Metro, as far east as Jersey City in Hudson County and Newark in Essex County. These demand generators support the following demographic profile:

Surrounding Area Demographics					
2017 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Morris County	State of New Jersey
Population 2010	1,528	11,229	68,880	492,276	8,791,894
Population 2017	1,639	11,395	69,954	500,642	8,999,188
Population 2022	1,714	11,550	70,908	507,646	9,163,036
Compound % Change 2010-2017	1.0%	0.2%	0.2%	0.2%	0.3%
Compound % Change 2017-2022	0.9%	0.3%	0.3%	0.3%	0.4%
Households 2010	584	4,142	25,393	180,534	3,214,360
Households 2017	627	4,226	25,980	184,907	3,294,365
Households 2022	656	4,295	26,428	188,162	3,357,706
Compound % Change 2010-2017	1.0%	0.3%	0.3%	0.3%	0.4%
Compound % Change 2017-2022	0.9%	0.3%	0.3%	0.3%	0.4%
Median Household Income 2017	\$144,041	\$146,493	\$116,309	\$105,146	\$75,854
Average Household Size	2.6	2.7	2.6	2.7	2.7
College Graduate %	73%	71%	62%	51%	37%
Median Age	50	47	42	43	40
Owner Occupied %	88%	89%	70%	75%	65%
Renter Occupied %	12%	11%	30%	25%	35%
Median Owner Occupied Housing Value	\$1,000,001	\$797,100	\$669,557	\$463,418	\$339,183
Median Year Structure Built	1977	1969	1968	1971	1968
Avg. Travel Time to Work in Min.	32	32	30	33	34
Source: The Nielsen Company					

As shown above, the current population within a 3-mile radius of the subject is 11,395, and the average household size is 2.7. Population in the area has grown since the 2010 census, and this trend is projected to continue over the next five years. Compared to Morris County overall, the population within a 3-mile radius is projected to grow at a similar rate.

Median household income is \$146,493, which is higher than the household income for Morris County. Residents within a 3-mile radius have a considerably higher level of educational attainment than those of Morris County, while median owner occupied home values are considerably higher.

Land Use & Development Activity

In the immediate vicinity of the subject, predominant land uses are residential in nature. During the last five years, new development in the area has been interspersed and primarily has been limited to single family residences.

Outlook and Conclusions

The neighborhood is in the stability stage of its life cycle. Given the history of the area and the growth trends, it is anticipated that property values will remain stable.

Property Analysis

Land Description and Analysis

According to a November 1995 survey prepared by James W. Halsey, the subject site contains a total of 9.575± acres. The subject property is irregular in shape with topography that slopes away from road grade. The site is mostly open grass land with sporadic trees with 690± feet of frontage along Mount Kemble Avenue and 420± feet of frontage along Tempe Wick Road.

Land Area Summary

Description	Type	SF	Acres
Block: 34; Lot: 1	Existing	417,087	9.575



Shape and Dimensions

The subject site is a slightly irregular square shape. The utility of the site based its shape and dimensions is average.

Availability of Utilities

The subject property is presently served by public water, electricity, telephone service and cable television. The site is not served by public sewer and therefore, the property has been developed with an on-site septic system for sewage, which needs to be upgraded.

Topography

According to the November 2006 Archaeological Investigation and Management Plan of the site, attached in the addenda of this report, the property slopes mildly uphill to the northwest away from the road intersection, and the house is situated in the northwestern section of the parcel, set back into the hillside. A steep bank drops down to Tempe Wick Road along the southern border of the property, while a less pronounced bank defines the U.S. Route 202 frontage.

Archaeological Sensitivity

The referenced report on the previous page indicated that two areas of the subject property are areas of high archaeological sensitivity. The first area is the site of the Kemble house and its immediate surroundings. This area in the southeastern corner of the property has yielded domestic artifacts dating from the late 18th to the early 19th century. Despite some apparent disturbance of this part of the site from landscaping, archaeological deposits within this area have the potential to reveal information about the lives of several members of this prominent New Jersey family. There is a reasonable probability that the remains of the house cellar, building foundations and shaft features, such as, wells, cisterns, privies and pits are still located on the site. The second area of high archaeological sensitivity encompasses the Kemble family burial plot, which has been delimited through geophysical investigation. Within this area, the reputedly interred Peter Kemble, his wife, three of his children and a cousin are likely buried. The geophysical study identified at least eight potential grave shafts proximate to the existing burial monument.

One moderately sensitive area stretches between the site of the Kemble house and the Kemble family burial ground. There are likely outbuilding remains and cultural materials scattered across this area, which relate to the 18th-century occupation of the property. The second moderately sensitive area corresponds with the site of the outbuilding identified to the northeast of the existing improvements. Like the other archaeological sensitive areas, the site has been partially disturbed by recent landscaping activity and the area is unlikely to yield a large quantity of artifacts, except perhaps for the estate maintenance, garden or carriage related items. These areas are outlined in the archaeological sensitivity map at the end of this section. Based on our review of this map, the highly sensitive areas do not appear to limit the residential use of the existing improvements or an additional residential development on the subject site as long as it was built around these areas.

Drainage

The feasibility report prepared on behalf of the Township of Harding notes the “rear elevation presents a critical surface water drainage problem due to runoff from the rear yard (slope and elevated area beyond), indicated by the growth of microorganisms on the rear exterior walls, and further evidenced by water stains and dampness in the basement below, including rotted wood in the wine cellar beneath the library. The problem is exacerbated by a stand of dense evergreen trees to the northwest, which retards moisture evaporation.” Our appraisal assumes that on-site drainage does not impede the residential use of the existing improvements or constrain the construction of an additional single family home on the site.

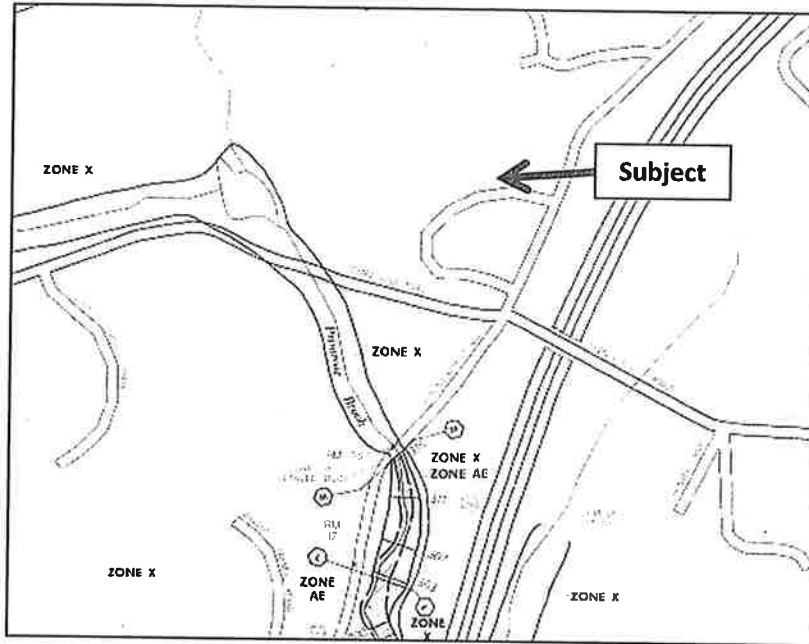
Flood Hazard Status

As reported by the FEMA Flood Map Service and the NJDEP, the subject site is located in the X Zone, an area determined to be outside the 500-year flood plain that does not require flood insurance, as contains no wetlands. The flood hazard information applicable to the subject is summarized below and mapped on the following page.

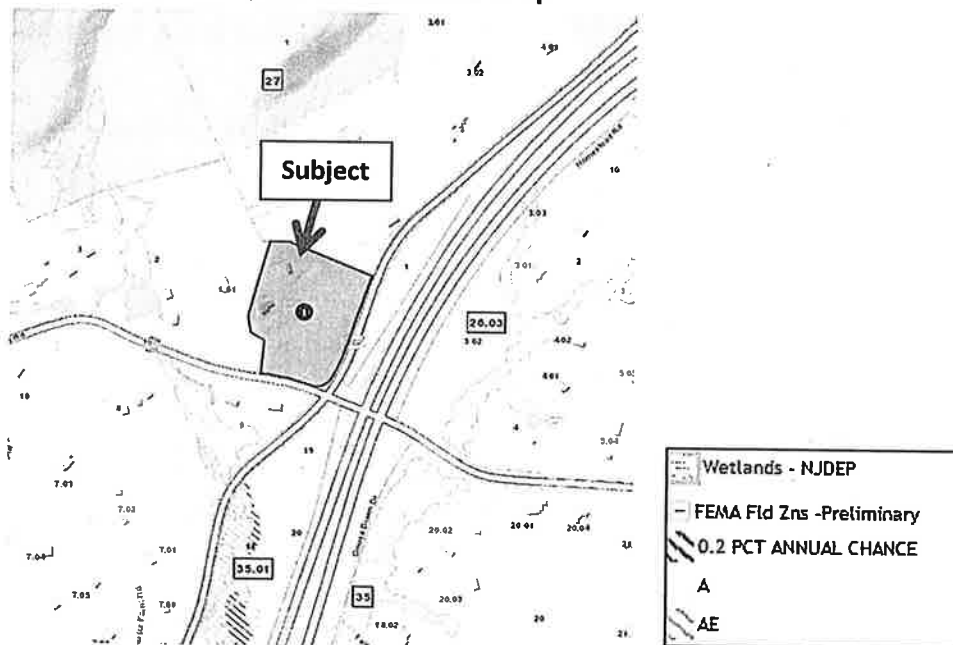
Flood Hazard Status

Community Panel Number	3403440003D
Date	December 6, 2001
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No



Flood Map

(Source: FEMA, Flood Map dated December 6, 2001)

Preliminary Flood/NJDEP Wetlands Map

(Source: Morris County Tax Board GIS; Map updated on March 28, 2016)

Environmental Hazards

An environmental assessment report was not provided for review, and during our inspection, we did not observe any obvious signs of contamination on or near the subject. However, environmental issues are beyond our scope of expertise. It is assumed that the property is not adversely affected by environmental hazards.

Ground Stability

According to a soils analysis prepared by the United States Department of Agriculture, the soil at the subject consists of Parker gravelly sandy loam (PaoC) with 3 to 15 percent slopes. The soil and topological map of the subject property is provided at the end of this section for reference. Based on our inspection and observation of development on nearby sites, there appear to be no apparent ground stability problems. However, we are not ground stability experts and assume that the site can sufficiently support the existing improvements and an additional residential development on its excess land.

Other Land Use Regulations

The subject is located within the Highlands Planning Area, which was created by the 2004 Highlands Water Protection and Planning Act. This legislation established a 1,250± square mile environmental protection area in Northern New Jersey in order to preserve the availability of high quality drinking water and other natural resources. For management purposes, places within the Highlands are designated in either the Preservation Area or Planning Area. "Major development" in municipalities located wholly or partially in the Preservation Area is regulated by and requires the approval of the New Jersey Department of Environmental Protection (NJDEP). Municipalities located wholly or partially in the Planning Area may voluntarily amend their master plans to conform to the regional master plan in order to be eligible for increased State funding.

As per the New Jersey Department of Environmental Protection Green Acres requirements, we have been requested to provide both a Pre and Post Highlands valuation. Based on our research and analysis, there is no differences between our concluded value and the Pre Highlands and Post Highlands scenario. As a result, only concluded market value has been provided in our report.

Applicable Zoning Requirements

The subject is zoned in the Rural Residential (RR) Zoning District by Harding Township. The following section summarizes our understanding and interpretation of the zoning ordinances of this district.

- A. Primary uses. All permitted primary uses shall be the same as the R-1 Zone.
- B. Accessory uses. All permitted accessory uses, including an affordable accessory residence, shall be the same as the R-1 Zone. [Amended 6-10-2009 by Ord. No. 5-09]
- C. Accessory structures. All permitted accessory structures shall be the same as the R-1 Zone.
- D. Minimum lot size: five acres, except in accordance with provisions for lot-averaged subdivisions in § 225-154. The Board may approve the varying, within a subdivision, of lot sizes otherwise required by this article (referred to as a "lot-averaged subdivision").

E. All other bulk requirements and restrictions shall be the same as the R-1 Zone, except that frontage requirements for flag lots shall be modified as provided in § 225-153.

F. All lots in the RR Zone shall be subject to the same restrictions and limitations as the R-1 Zone with respect to the limitation of one family per dwelling, off-street parking and the establishment of a tree conservation area along perimeter property lines (see § 225-123).

G. A dwelling or other structure situated on an undersized lot located in the RR Zone may be enlarged, altered or rebuilt, provided said enlargement, alteration or rebuilding is in conformance with the bulk standards and limitations of the R-1 Zone.

As detailed above, the Rural Residential Zoning District shares the most of the same ordinances as the R-1, Residential Zoning District, which is summarize below.

R-1 Residential Zoning District

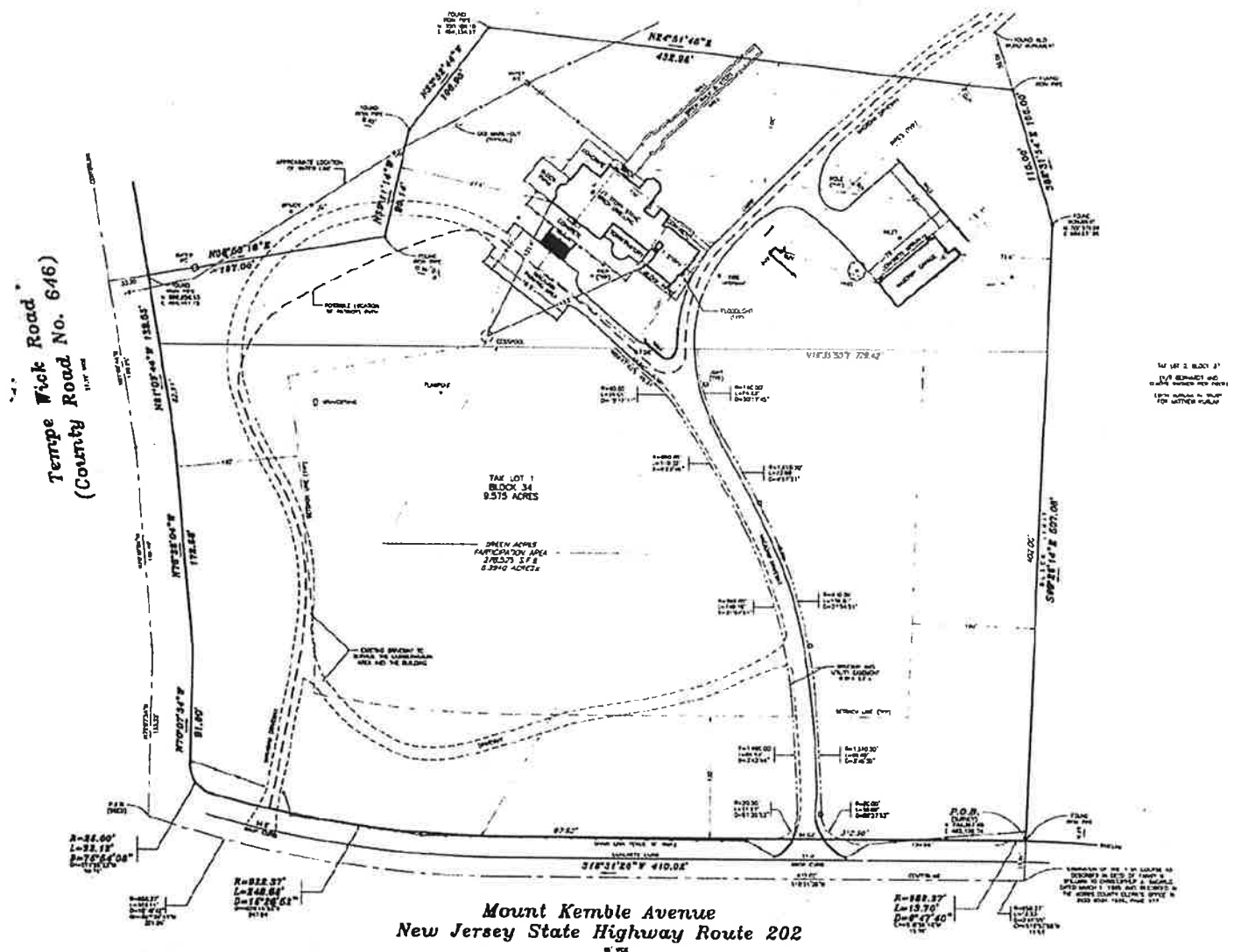
Permitted uses include: single-family residential dwellings, farming and stables. Accessory uses include detached garages, carports, wood sheds, barns and farm outbuildings, pumps or springhouses, swimming pools, swimming houses, tennis courts, studios, workshops, greenhouses, dog houses, stables, children's playhouses, home occupation and accessory residences (if the lot is larger than 6.0 acres). The bulk schedule requirements of the R-1 Zoning District are summarized as follows:

Minimum Lot Size	5.0 Acres
Minimum Size of Main Building/Dwelling	1,200 SF
Maximum Floor Area	4%
Maximum Height (Main Building)	35 feet or 2 ½ stories
Maximum Height (Accessory Buildings)	25 feet
Minimum Lot Frontage	300 feet
Minimum Front Yard	150 feet
Minimum Side/Rear Yard	100 feet
Maximum Lot Coverage	10%

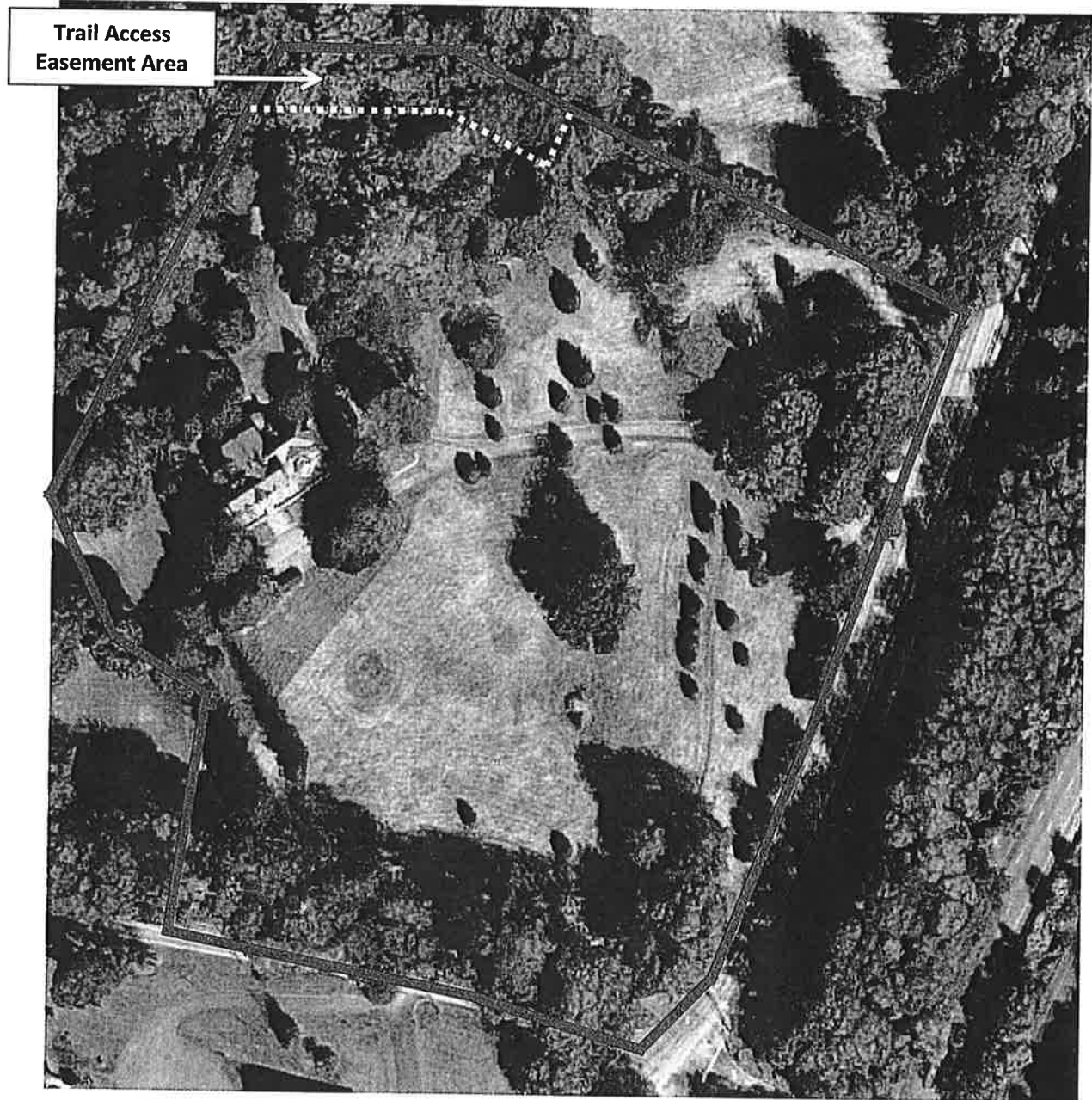
Conclusion of Development Potential

The subject property is improved with a historic residence situated on one 9.575± acre tax lot. Based on our review of the applicable zoning ordinances, it appears that subdividing the subject into two tax lots, one 4.575 acre site containing the existing improvements and one 5.0 acre residential development site, would require a minor variance as the 4.575 acre site is below the 5.0 acre minimum site size required by zoning. Considering the minor discrepancy, this assumption appears reasonable and is utilized in our land valuation analysis. If information should be provided that shows the subject to be more or less developable, and/or the extraordinary costs associated with developing the subject should differ from our estimates, we reserve the right to modify our opinion of market value.

Survey of Existing Site

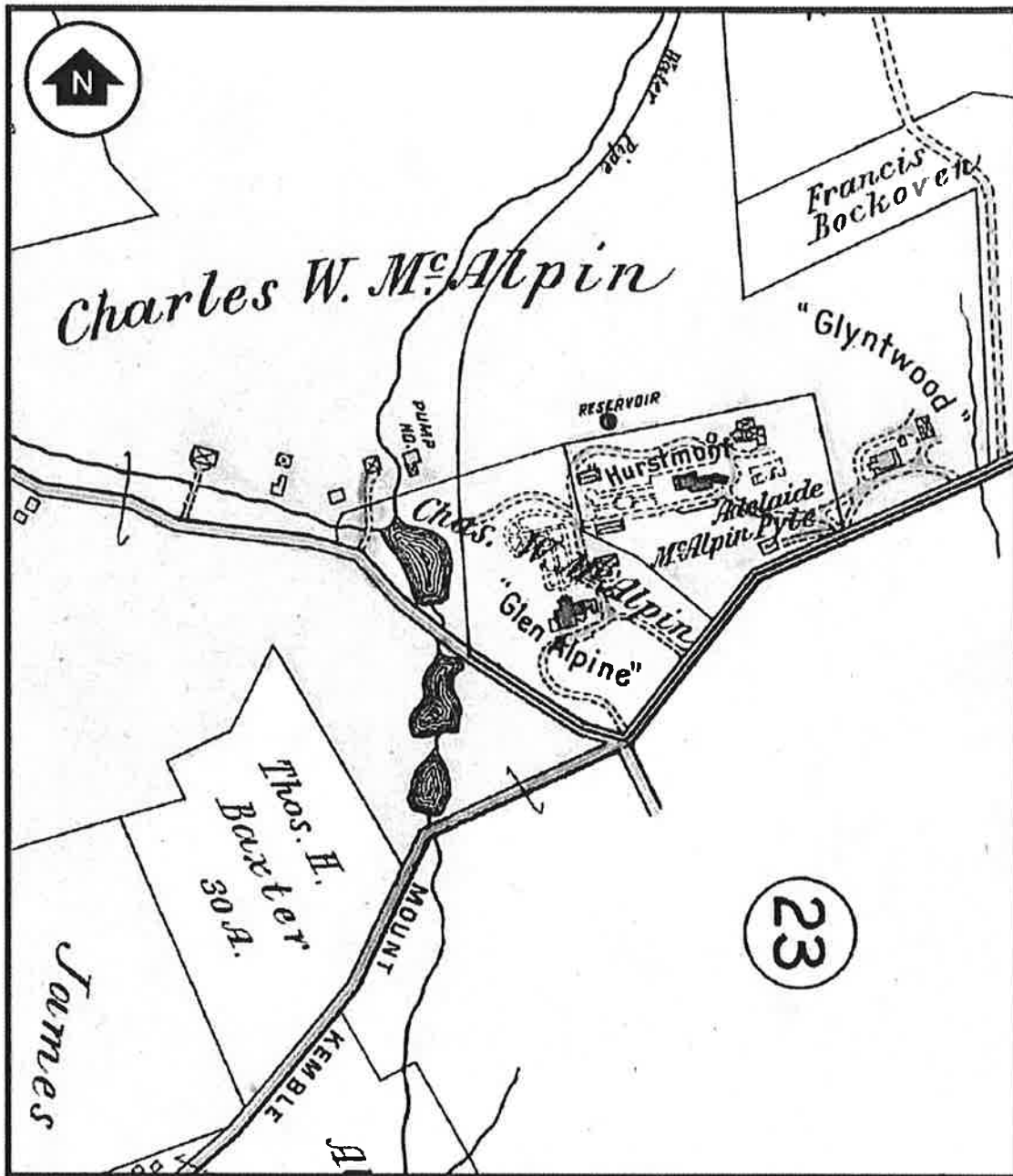


Subject Property Aerial Map



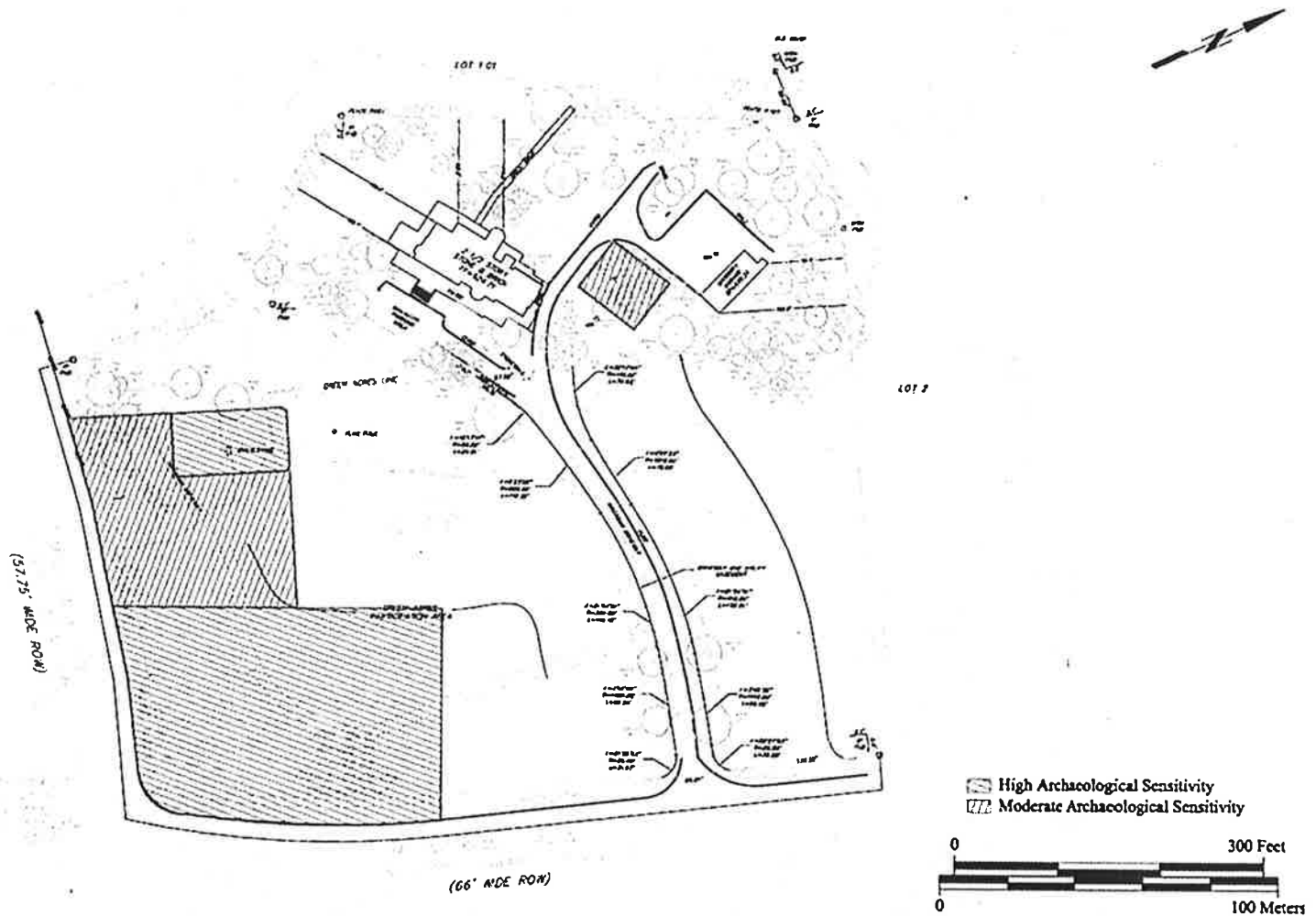
(Aerial courtesy of Google Maps; Approximate Outline of Subject Site and Proposed Trail Access Easement by Integra Realty Resources)

Historic Map



(Source: Mueller A.H. Atlas of Part of Morris County, New Jersey: Embracing the Town of Morristown, the Boroughs of Madison, Florham Park, Chatham and Mendham, Morris Township, and parts of Chatham, Hanover, Mendham and Passaic Townships. 1910)

Archaeological Investigation and Management Plan: Areas of Moderate and High Sensitivity



(Source: Map prepared by James Lee, Principal Investigator, as part of the November 2006 Glenn Alpin Archaeological Investigations and Management Plan)

Soils Map



PaoC- Parker gravelly sandy loam, 3 to 15 percent slopes

(Source: United States Department of Agriculture)

Topological Map

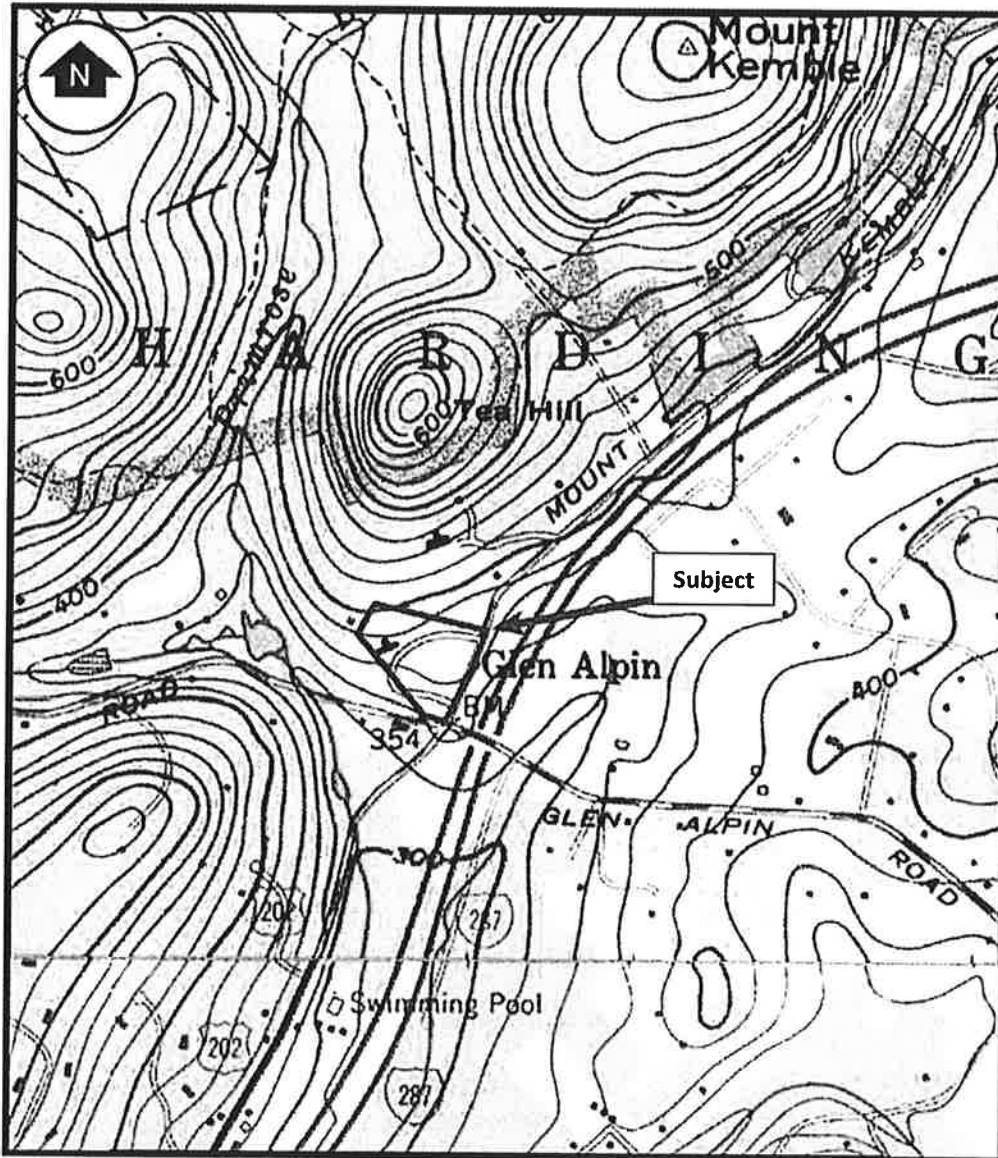


Figure 2. Detailed Location of Project Site. Source: 7.5' USGS Quadrangle Mendham, N.J. (1954 [Photorevised 1981]). Scale: 1 inch= 1000 feet. Project area outlined in red.

(Source: Topological Map prepared by Geo-Graf, Inc. as part of the November 2006 Glenn Alpin Archaeological Investigations and Management Plan)

Improvement Description and Analysis

Based on our review of the February 2005 feasibility report prepared on behalf of Harding Township by Watson & Henry Associates, the existing historic residence on the subject property contains a gross building area of 14,275 square feet on four floors, including the basement. The two usable floors, the first and second floors, contain a total of 8,600 square feet of living area. The Gothic Revival style dwelling contains twenty-one rooms with five bedrooms, four full bathrooms and one half bathroom.

The first floor consists of a living room, music room, gallery, family room, library/chapel, half bathroom, dining room, butler's pantry, kitchen, back kitchen, laundry room, conservatory and guest quarters equipped with a living room, kitchen, full bathroom and bedroom. The second floor consists of four bedrooms, two full bathrooms and a master suite. The subject is a contributing property in the Tempe Wick Road Historic District was placed on the New Jersey Register of Historic Places on June 27, 2000, as well as, the National Register of Historic Places on August 25, 2000. The original construction date of the improvements is estimated in the 1840s.

The subject improvement features are summarized below:

Floors:	Hardwood Floors, Parquet, Carpet and Ceramic Tile Floors in Bathrooms
Exterior Walls:	Stone
Interior Walls:	Painted Sheetrock, Plaster and Wallpaper
Fireplaces:	Eight Fireplaces (Not All Functioning)
Roof:	Tile (Recently Replaced)
Basement:	Concrete
Garage:	1 Detached Six-Car Garage
Condition:	Fair- Improvements are in need of some repairs, updating and modernization as discussed in the following section.

As of the effective date of this appraisal, the improvements are currently vacant and have been vacant since the Township acquired the property in 2004. The feasibility report recommendations and cost estimates are summarized on the following pages of this report.

Deferred Maintenance Items

The 2005 Feasibility Study grouped the deferred maintenance items into four categories based on the urgency of repair required:

1st Priority: Items Related to the Replacement of the Roof

- Tiling
- Gutters
- Chimney

2nd Priority: Capital Expenditures Necessary for Occupancy

- Asbestos Abatement
- Repair Terrace
- Upgrade Water Supply, Plumbing, and Septic
- Reinforcement of First Floor
- Repair Interior Doors
- Safeguard Murals and Stained Glass
- Replace HV AC system
- Replace Electric Wiring
- Install Fire and Security System

3rd Priority: Items to Restore Building Exterior

- Masonry, Walls and Foundations
- Exterior Wood Trim
- Exterior Doors and Hardware
- Exterior Windows, Glazing and Hardware
- Stained Glass Windows
- Conservatory.

4th Priority: Work to Rehabilitate Interior

- Architectural Woodwork
- Interior Doors and Hardware
- Floors
- Interior Finishes
- Decorative Historic Light Fixtures

These recommendations were based on the use of the subject as for professional use; however, we reviewed the maintenance items and found that the recommended repairs were applicable to the subject for residential use.

Total Deferred Maintenance Repair Costs Estimated in 2005 Feasibility Report

As summarized in the chart below, the 2005 Feasibility Report estimated that the improvements require approximately \$3,000,000 to rehabilitate.

Feasibility Report Deferred Maintenance Budget				
	Hard Costs	Soft Costs	Construction Contingency	Total Costs Estimated
Priority I				
Roof Replacement	\$405,620	\$68,343	\$81,124	\$555,087
Priority II, III, & IV				
Division 01: General Conditions	\$133,520			
Division 02: Sitework and Selective Demolition	\$117,000			
Division 04: Masonry	\$75,000			
Division 05: Metals	\$5,000			
Division 06: Carpentry	\$70,000			
Division 08: Windows and Doors	\$285,900			
Division 09: Finishes	\$216,999			
Division 12: Furnishing & Artwork	\$125,000			
Division 13: Special Construction	\$125,000			
Division 15: Plumbing and Mechanical	\$365,000			
Division 16: Electrical	\$235,375			
Priority II, III, & IV Total	\$1,753,794	\$322,919	\$350,559	\$2,427,272
Total	\$2,159,414	\$391,262	\$431,683	\$2,982,359
Rounded	\$2,150,000	\$400,000	\$430,000	\$3,000,000

Work completed to date includes a roof replacement, chimney restoration, lightning protection outfit, alarms, the replacement/installation of a new HVAC system, removal of asbestos on all floors, reinforcement of the first floor structure, and new electrical wiring. Capital improvements outstanding include upgrading plumbing systems/fixtures, adding an ADA bathroom, designing and installing a septic system, and the restoration of the improvements exterior masonry walls and foundation. Additional items of outstanding capital expenditure include restoration of outdoor improvements and exterior/conservatory windows.

Repaired deferred maintenance items to date and their respective cost estimates in the 2005 feasibility report are summarized in the chart below:

Deferred Maintenance Items Repaired to Date				
Items of Deferred Maintenance	Hard Cost	Soft Cost	Construction Contingency	Total
Roof Replacement, Lightning Protection, and Chimney Restoration	\$405,620	\$68,343	\$81,124	\$555,087
Installation of Alarm System	\$37,875	\$5,681	\$7,575	\$51,131
HVAC Replacement	\$275,000	\$41,250	\$55,000	\$371,250
Removal of Abestos on All Floors	\$75,000	\$11,250	\$15,000	\$101,250
Reinforcement of First Floor Structure	\$20,000	\$3,000	\$4,000	\$27,000
Replace/Expand Electrical Wiring	\$165,000	\$24,750	\$33,000	\$222,750
Total	\$978,495	\$154,274	\$195,699	\$1,328,468
Rounded				\$1,330,000

Conclusion of Improvements Analysis

While the capital improvements to the property have been significant, the discrepancy between the work required and the expenditures undertaken indicate that the improvements require an additional capital expenditure of \$2,050,000 to remedy the remaining items of deferred maintenance. We calculated this figure as follows:

<i>Total Cost Deferred Maintenance Costs</i>	<i>\$3,000,000</i>
<i><u>- Completed Deferred Maintenance Costs</u></i>	<i><u>- \$1,330,000</u></i>
= Remaining Capital Expenditure Costs (2005 Dollars)	\$1,670,000
<u>X (1 + Total CPI Increases between 2005 and Effective Date of our Report)</u>	<u>X 1.23</u>
= Remaining Capital Expenditure Costs (\$)	\$2,054,100
Rounded	\$2,050,000

Based on these considerations, our analysis utilizes the cost approach, which values the land and the value of the current improvements (replacement value less deferred maintenance and age life depreciation), respectively. We note that these estimates do not include any cosmetic upgrades or renovations, such as remodeling the kitchen and bathrooms, in order to bring the interior portion up to market standards. Photographs from our inspection and the floor plan of the historic residence are provided on the following pages.



View of Building Exterior and Solarium
(Photo Taken on October 26, 2016)



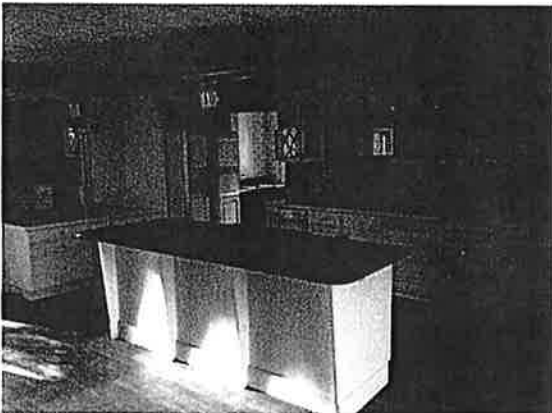
Outdoor Terrace
(Photo Taken on October 26, 2016)



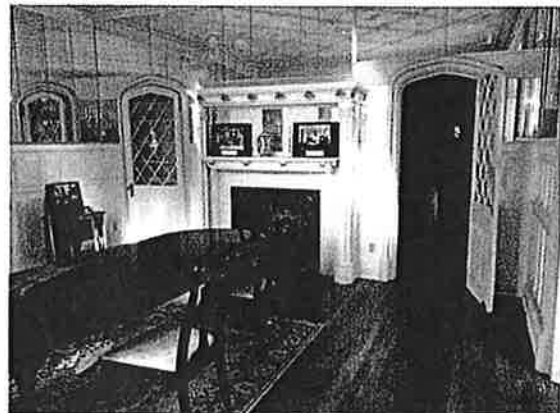
Exterior Wall
(Photo Taken on October 26, 2016)



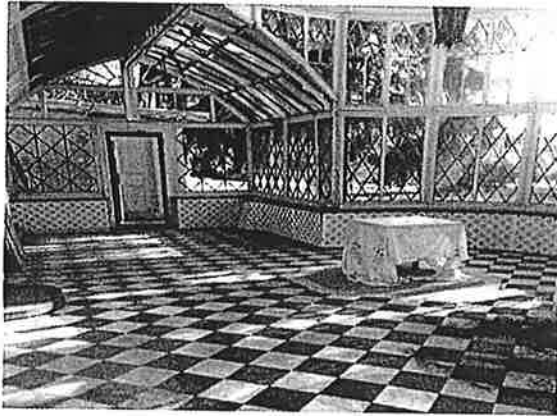
Entrance Hallway
(Photo Taken on October 26, 2016)



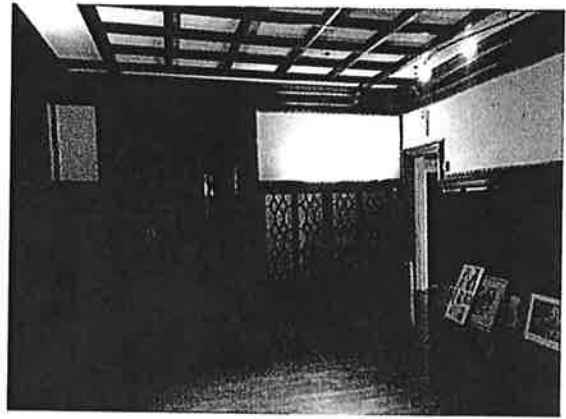
Kitchen
(Photo Taken on October 26, 2016)



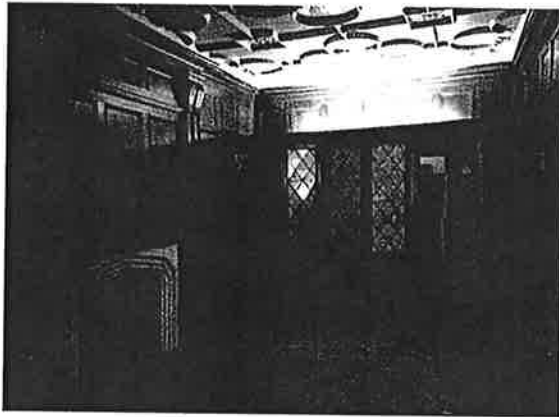
Dining Room
(Photo Taken on October 26, 2016)



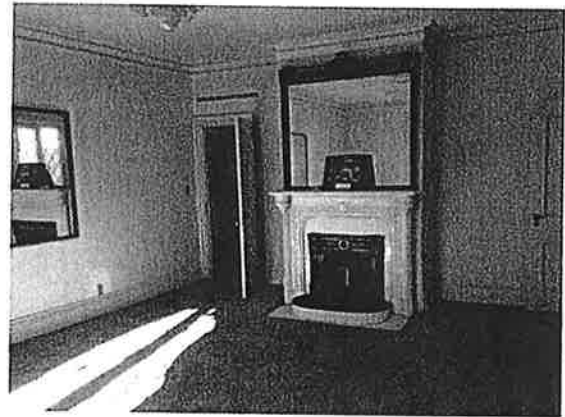
Solarium Interior
(Photo Taken on October 26, 2016)



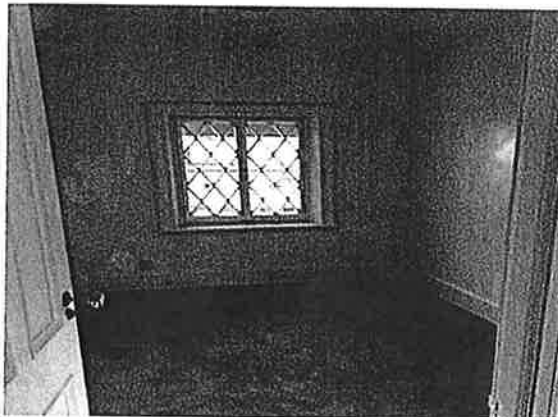
Living Area
(Photo Taken on October 26, 2016)



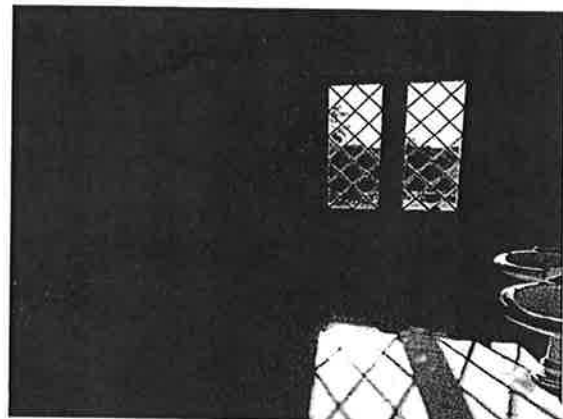
Living Area
(Photo Taken on October 26, 2016)



Upstairs Bedroom
(Photo Taken on October 26, 2016)

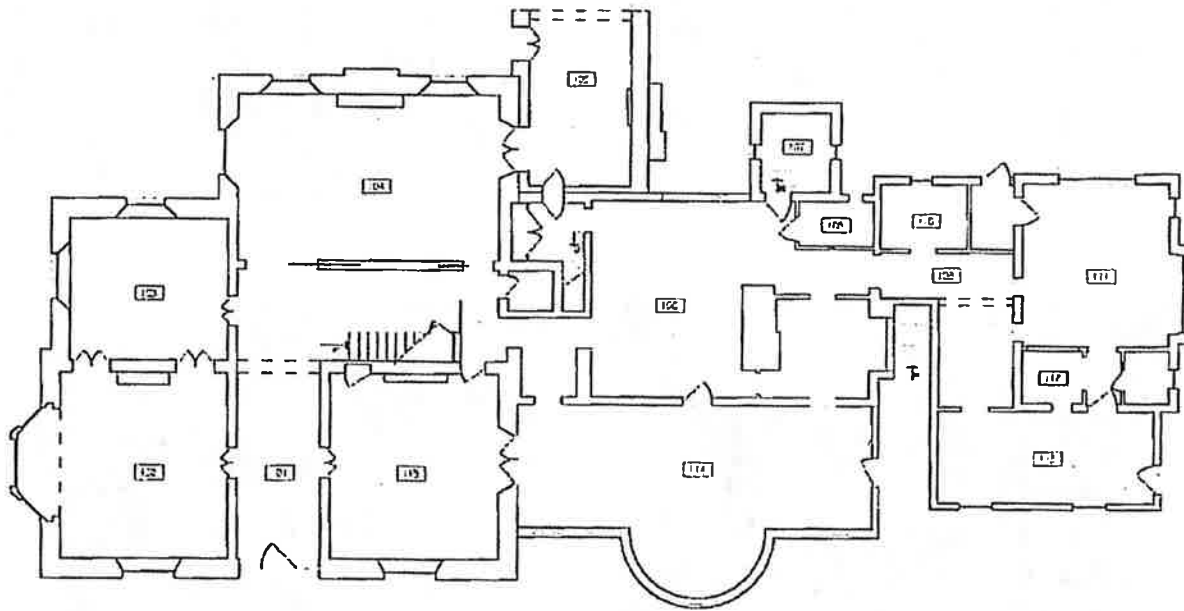


Upstairs Bedroom
(Photo Taken on October 26, 2016)



Upstairs Bathroom
(Photo Taken on October 26, 2016)

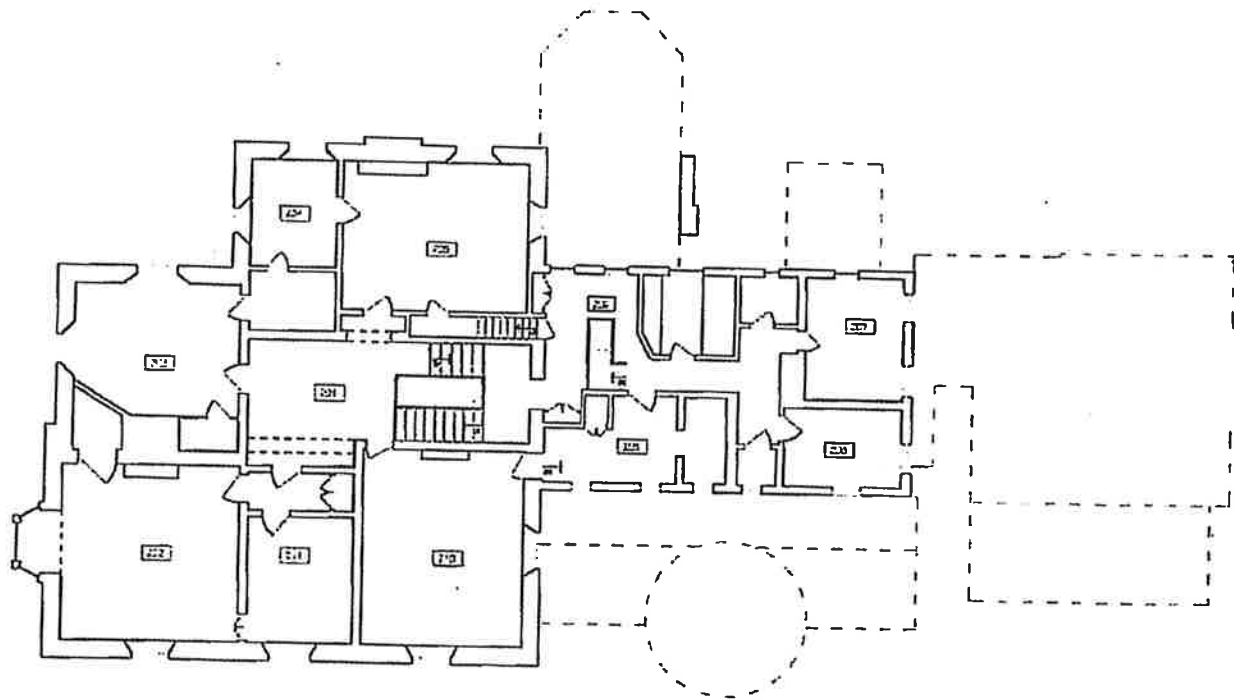
Floor Plan



FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



FEASIBILITY STUDY GLEN ALPIN HOUSE HARDING TOWNSHIP, NEW JERSEY	
Watson & Henry Associates Architecture and Engineering	Project Number: 04020 Drawn By: CVR
SK 1	

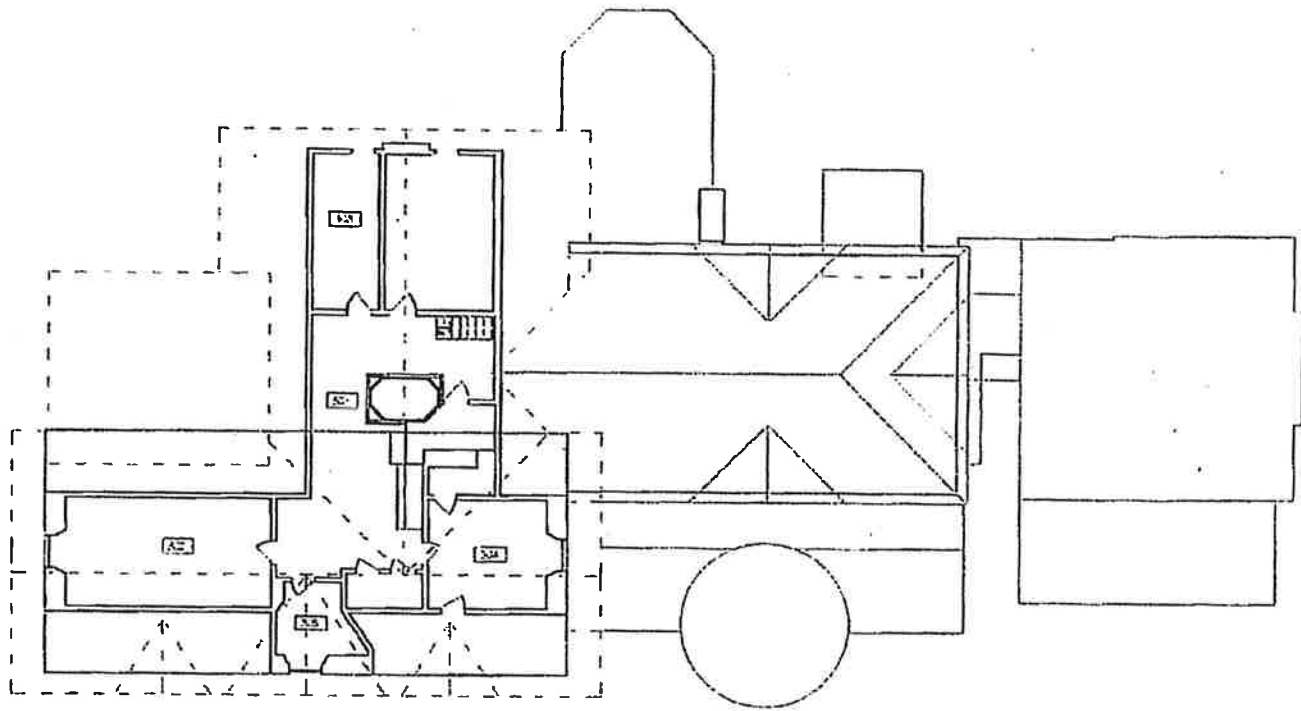
SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



FEASIBILITY STUDY
GLEN ALPIN HOUSE
HARDING TOWNSHIP, NEW JERSEY
Watson & Henry Associates
Architecture and Engineering
Project Number: 04020
Drawn By:

SK 2



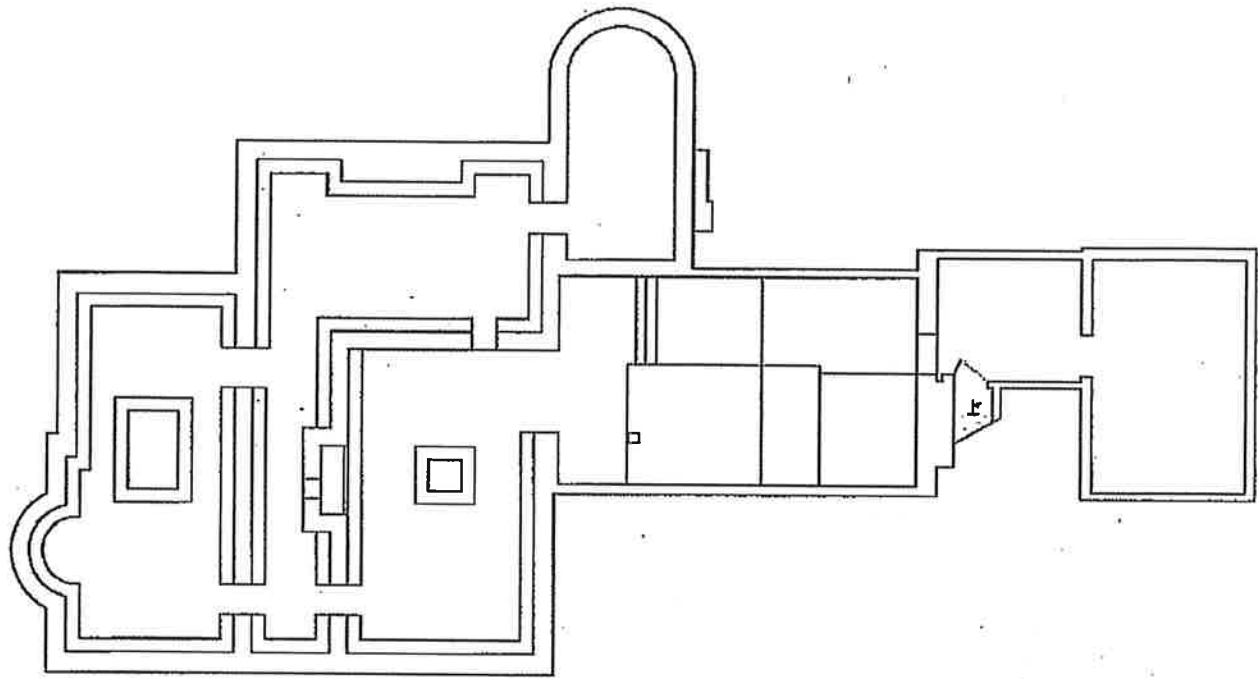
THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"



FEASIBILITY STUDY GLEN ALPIN HOUSE HARDING TOWNSHIP, NEW JERSEY	
Watson & Henry Associates Architecture and Engineering	Project Number: 04020 Drawn By:

SK 3

**BASEMENT PLAN**

SCALE: 3/32" = 1'-0"



FEASIBILITY STUDY GLEN ALPIN HOUSE HARDING TOWNSHIP, NEW JERSEY	
Watson & Henry Associates Architecture and Engineering	Project Number: 04020 Drawn By:
SK 4	

Highest and Best Use Analysis

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as if vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible;
- Legally permissible under the zoning regulations and other restrictions that apply to the site;
- Financially feasible;
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

Highest and Best Use As If Vacant

Physically Possible

The physical characteristics of the site do not appear to impose any unusual restrictions on development. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses.

Legally Permissible

As per Green Acres guidelines, our analysis assumed that no legal encumbrances, such as easements or deed restrictions, would effectively limit the development of the subject as vacant. Furthermore, we assumed that the buyer of the subject would apply for and receive a minor zoning variance to subdivide the subject, which is currently one tax lot, into two buildable sites. Given the residential zoning applicable to the subject, only single-family residential development on each of the two potential subdivision sites is given further consideration in determining the highest and best use of the site as vacant. One potential lot is located the existing dwelling with the second lot to be located along Mount Kemble Avenue

Financially Feasible

Based on our market analysis, there is currently adequate demand for residential use in the subject's area. It appears that residential development on each of the two potential subdivision sites would have a value commensurate with its cost. Therefore, a residential subdivision of the subject is considered to be financially feasible.

Maximally Productive

There does not appear to be any reasonably probable use of the site that would generate a higher than residential development on each of the two potential subdivision sites. Accordingly, it is our opinion that residential subdivision is the maximally productive use of the property.

Conclusion

Development of the site for a residential subdivision is the only use that meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as if vacant.

As Improved

The subject is improved with an 8,600 square foot, historic dwelling. The improvements are historically protected and must be altered in accordance with historic preservation guidelines. Demolition of the existing improvements is not permitted. In their February 2005 Feasibility Report, Watson & Henry Associates recommended adapting the existing improvements for business use. We note professional use is not currently feasible; not only would this use require a variance, but the Northern New Jersey office market and particularly the Morris County office submarket have precipitously declined between the time of their analysis and the effective date of our appraisal.

Since the Great Recession, Morris County office rental rates have stagnated, while vacancy rates have climbed to 20%±. The abundant office inventory outstrips demand by a significant degree and we do not anticipate this market to improve in the foreseeable future. Furthermore, business use would necessitate additional costs such as constructing a parking area, redeveloping the dwelling for most likely multi-tenant occupancy; and various other upgrades and renovations. Therefore, we only considered residential use of the existing improvements. Assuming no legal encumbrances and a minor variance for subdivision, the highest and best use of the subject as improved is to subdivide the property into two tax lots, one site containing the historically protected existing improvements and a vacant site that could be developed with a single family residence. There does not appear to be any reasonably probable use as improved that would generate a higher residual land value than this scenario.

Valuation

Valuation Methodology

To value the subject to its highest and best use, we considered the three approaches to value appraisers typically utilize when developing a market value opinion for real property. Descriptions of these respective approaches are summarized as follows.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type. Utilized approaches to value are summarized in the chart below.

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Applicable	Utilized
Sales Comparison Approach	Not Applicable	Not Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

As we were unable to find sales of comparable historic dwellings in need of major capital improvements and the property is not currently able to produce an income stream, we solely relied on the cost approach to value this special purpose property. The cost approach is appropriate because it considers the value and significant costs associated with the current improvements, as well as, the value of the land.

Value of Subject via the Cost Approach

The Cost Approach is defined as, "A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of, or replacement for, the existing structure; deducting accrued depreciation from the reproduction or replacement cost; and adding the estimated land value plus an entrepreneurial profit. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised."

In this approach, the appraiser first estimates land value, assuming the land to be vacant, based upon the analysis of comparable land sales in similar locations to the subject property. The appraiser then adds to the land value the replacement cost less depreciation of a building which is the functional equivalent of the subject property at current construction prices. The replacement cost is based upon the use of a recognized national cost service, which also tests the reasonableness of the 2005 upgrade and renovation estimates, adjusted for CPI.

The depreciation estimate considers such items as deferred maintenance and capital items that are necessary to restore the functional utility with the recognition that the renovations must be completed to the historic standards, which outlined in detail in the addenda. Additionally, environmental obsolescence are present, such as the property being located on a busy intersection and in close proximity to U.S Route 287. Most of the dwellings in Harding Township of this size are located on more private neighborhoods. Environmental obsolescence is also known as economic obsolescence, which is defined as "impairment of desirability or useful life arising from factors external to the property, such as economic forces or environmental changes which affect supply-demand relationships in the market."

In our judgment, recent sales that are generally located in the subject area with similar physical character and zoning are not good value indicators because of the large amounts of capital improvements and upgrades that are necessary to be implemented to the subject's improvements to bring the dwelling to a functional state, regardless of market required upgrades.

The following pages contain summaries of several sales used to obtain a market oriented indication of the subject lot value. The individual sales prices are adjusted on the sales comparison grid following the sales summaries. We then analyze the adjusted unit values to arrive at a market value indication for the subject's land. We then calculate the subject building's replacement cost using the Marshall Valuation Service, a historically reliable source of cost data. The land value indication is then added to the depreciated replacement cost of the building to arrive at a value indication for the entire property (land & building) via the cost approach.

Land Valuation

To develop an opinion of the subject's land value, as if vacant and assuming that the buyer of the subject would apply for and receive a minor zoning variance to subdivide the parcel into two tax lots, one 4.575 acre site and another 5.0 acre site, we utilize the sales comparison approach. This approach develops an indication of value by researching, verifying, and analyzing sales of similar residential development sites. Our sales research focused on transactions within the following parameters:

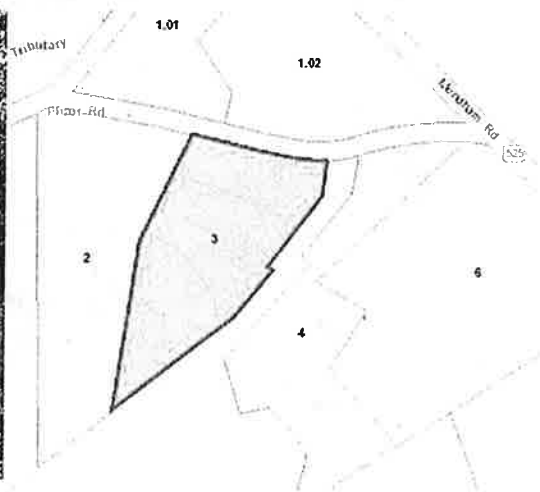
- Location: Morris and Somerset Counties
- Size: One Building Lot (2.0 to 7.0± Acres)
- Use: Single-Family Residential Development Site
- Transaction Date: 2012 to 2017

For this analysis, we used price per residential development site as the appropriate unit of comparison because market participants typically compare sale prices and determine property values on this basis. The sales most relevant to analyzing the land value of the subject are summarized in the following pages. We note that we did not consider sales of properties located in central Harding Township for our analysis as the subject as the subject is located on the outskirts of the Township and shares more similar locational characteristics to Mendham, Morristown/Morris Township and Bernardsville. The traditional Harding Township residential development site sales at \$350,000 to \$500,000 per acre are located in more private neighborhoods, where there is greater demand.

Comparable Land Sale 1

Date of Sale:	August 11, 2015
Location:	20 Pfizer Road Borough of Bernardsville, Somerset County, NJ
Block/Lot:	17/3
Grantor:	Peter J. Coccoziello, Jr.
Grantee:	Equinet Properties, LLC
Book/Page:	6815/3789
Site Size:	5.02± Acres or 218,671± SF
Zoning:	R-1, Residential
Highest and Best Use:	Residential Development
Sale Price:	\$490,000
Effective Sale Price:	\$500,000/Site
Confirmation Source:	Seller's Broker

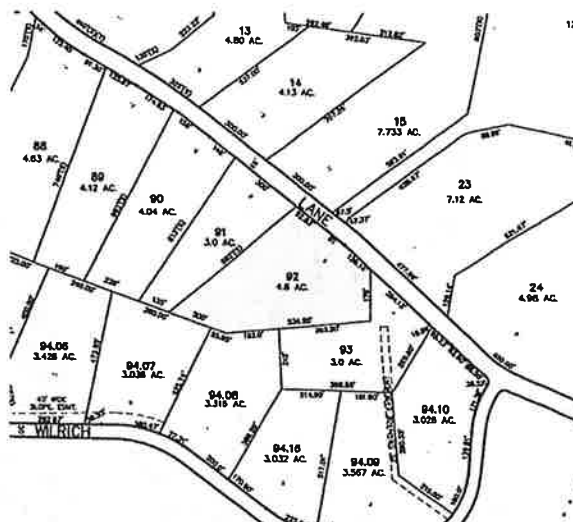
Comments: This is the sale of a 5.02 acre single-family residential development site located along Pfizer Road in Bernardsville, Somerset County, New Jersey. According to the selling broker, this site sold with a carriage house that contributed no value to the property and was subsequently demolished at the cost of the purchaser. Considering the cost to demolish the existing improvements, which we estimate at \$10,000, this transaction reflects an effective sale price of \$500,000. The site sold to a developer and is listed for sale with approved site plan and perc for septic at \$875,000, as of the effective date of this appraisal.



Comparable Land Sale 2

Date of Sale: December 17, 2014
 Location: 6 Schoolhouse Lane
 Mendham Township, Morris County, NJ
 Block/Lot: 127/92
 Grantor: Bob McEwan Construction Corp.
 Grantee: Bruce Seidmon and Karen Seidmon
 Book/Page: 22646/1885
 Site Size: 4.60± Acres or 200,376± SF
 Zoning: R-3, Residential
 Highest and Best Use: Residential
 Sale Price: \$555,000
 Effective Price: \$555,000/Site
 Confirmation Source: Seller's Broker

Comments: This is the sale of a 4.60± acre single-family residential development site located along Schoolhouse Lane in Mendham Township, Morris County, New Jersey. The seller of the property, a local developer, purchased the site in March 2014 for a consideration \$485,000 and sold it in December 2014 for \$555,000 after receiving septic design approvals for a 6-bedroom single-family home.

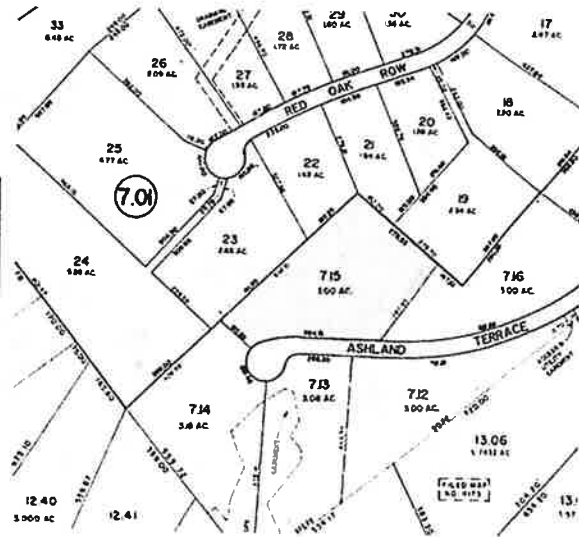


Comparable Land Sale 3

Date of Sale:	June 13, 2014
Location:	12 Ashland Terrace Chester Township, Morris County, NJ
Block/Lot:	7.01/7.15
Grantor:	Robert H. Bernstein
Grantee:	Sanjeev Gupta
Book/Page:	22551/925
Site Size:	3.00± Acres or 130,680± SF
Zoning:	R-3, Residential
Highest and Best Use:	Residential
Sale Price:	\$550,000
Effective Price:	\$550,000/Site
Conformation Source:	Buyer's Broker

Comments:

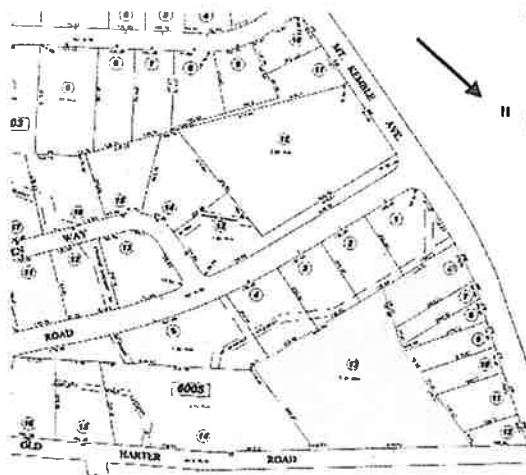
This is the sale of a 3.0± acre single-family residential development site located at the end of Ashland Terrace, a cul-de-sac street in Chester, Morris County, New Jersey. The site is level and bordered with mature trees. Following this sale, the site was developed with a 6-bedroom residence. We note that the Grantor held a 75% purchase money mortgage for the Grantee. According to the broker, this mortgage had no impact on the market oriented purchase price.



Comparable Land Sale 4

Date of Sale: January 8, 2014
Location: 8 Old Harter Road
Morris Township, Morris County, NJ
Block/Lot: 6005/13.01 & 6
Grantor: Leslie & Tina Ashburner
Grantee: Sturbridge Group Fourth, LLC & Sturbridge Group Fifth, LLC
Book/Page: 22491/1544 & 1548
Site Size: 1.93± Acres or 84,193± SF
Zoning: RA-35, Residential
Highest and Best Use: Residential Development
Sale Price: \$440,000
Effective Price: \$440,000/Site
Confirmation Source: Grantee

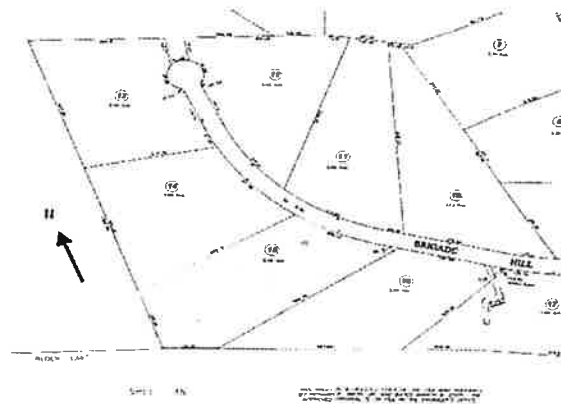
Comments: In January 2014, the Sturbridge Group purchased this 1.93± acre assemblage of Lot: 13.01 and includes Lot: 6. These two lots were sold in January 2014 for a total consideration of \$440,000 (2 transactions of \$220,000 each) to a builder, who subsequently constructed a single-family residence on Lot 13.01. Based on our discussion with the purchaser, Tax Lot: 6 was improved with underground utility lines allowing the single-family development of Tax Lot 13.01.



Comparable Land Sale 5

Date of Sale:	March 22, 2012
Location:	7 Brigade Hill Road Morris Township, Morris County, NJ
Block/Lot:	4601/15
Grantor:	Budge & Jill Huskey
Grantee:	Douglas Leite & Brenda Christjohn
Book/Page:	22009/418
Site Size:	3.45± Acres or 150,282± SF
Zoning:	R-130, Residential
Highest and Best Use:	Residential Development
Sale Price:	\$425,000
Effective Price:	\$425,000/Site
Confirmation Source:	Seller's Broker

Comments: This is the March 2012 sale involving a 3.45± acre residential development site located on Brigade Hill Road in Morris Township, Morris County, New Jersey. This site sold for a total consideration of \$425,000 with an approved septic for a 5-bedroom home, an existing well, blacktop driveway and retaining walls. According to our discussion with the selling broker, the site sold with an approved septic system and an existing retaining wall and paved driveway that did not impact the market orientation of the transaction.



Adjustments to Comparable Sales

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors in the sequence shown below.

Adjustment Factors

Effective Sale Price	Accounts for atypical economics of a transaction, such as demolition cost, expenditures by the buyer at time of purchase, or other similar factors. Usually applied directly to sale price on a lump sum basis.
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale, related parties transaction.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.
Location	Market or submarket area influences on sale price; surrounding land use influences.
Access/Exposure	Convenience to transportation facilities; ease of site access; visibility from main thoroughfares; traffic counts.
Size	Inverse relationship that often exists between parcel size and unit value.
Shape and Topography	Primary physical factors that affect the utility of a site for its highest and best use.

Market Conditions Adjustment: When considering market conditions, we note that the sales took place from March 2012 to August 2015 and that the local residential market has been improving over this period through the effective date of value. Accordingly, we apply a 3.0% annual adjustment for market conditions.

Our analysis of the comparable sales is described in the following paragraphs and summarized in the table below.

Location: While our comparables are located in similar residential areas as the subject, adjustments are required for the minor locational differences. Comparable #1 is located in an inferior residential area relative to the subject and was adjusted upward, while Comparables #2 and #3 are superior locationally and were adjusted downward.

Size: On a price per buildable site basis, larger sites in terms of acreage sell for higher prices than smaller sites. Our analysis assumes that the buyer of the subject subdivides the 9.575± acre site into two tax lots, which average 4.79± acres per site. Accordingly, we adjusted Comparables #3, #4, and #5 upward for their inferior sizes in relation to the subject sites.

Land Sales Adjustment Grid

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Name	Glen Alpin	20 Pfizer Road	6 Schoolhouse Lane	12 Ashland Terrace	8 Old Harter Road	7 Brigade Hill Road
City	Harding Township	Borough of Bernardsville	Mendham Township	Chester Township	Morris Township	Morris Township
County	Morris	Somerset	Morris	Morris	Morris	Morris
State	New Jersey	New Jersey	New Jersey	New Jersey	New Jersey	New Jersey
Sale Date		Aug-15	Dec-14	Jun-14	Jan-14	Mar-12
Effective Sale Price		\$500,000	\$550,000	\$550,000	\$440,000	\$425,000
Square Feet	417,087	218,671	200,376	130,680	84,071	150,282
Acres	9.575±	5.020	4.600	3.000	1.930	3.450
Residential Development Sites	2	1	1	1	1	1
Price per Buildable Site		\$500,000	\$550,000	\$550,000	\$440,000	\$425,000
Market Conditions	Oct-16	Aug-15	Dec-14	Jun-14	Jan-14	Mar-12
Annual % Adjustment	3%	4%	6%	7%	8%	14%
Cumulative Adjusted Price		\$520,000	\$583,000	\$588,500	\$475,200	\$484,500
Location		5%	-5%	-10%	—	—
Access/Exposure		—	—	—	—	—
Size		—	—	10%	20%	10%
Shape and Topography		—	—	—	—	—
Zoning		—	—	—	—	—
Septic Plan Approvals		—	-5%	—	—	-5%
Net \$ Adjustment		\$26,000	-\$58,300	\$0	\$95,040	\$24,225
Net % Adjustment		5%	-10%	0%	20%	5%
Final Adjusted Price		\$546,000	\$524,700	\$588,500	\$570,240	\$508,725
Overall Adjustment		9%	-5%	7%	30%	20%
Range of Adjusted Prices	\$508,725 - \$588,500					
Indicated Value	\$550,000					

The sales reflect a range of \$425,000 - \$550,000 per residential development site. After adjustment, this range shifted to \$508,725 - \$588,500 per site. To arrive at an indication of value, we placed equal weight on each sale in concluding our indicated value per site.

Concluded Value of Subdivided Subject Property Land

The aggregate value of the subject property land is concluded as follows:

Concluded Land Value	
Value per Residential Development Site	\$550,000
Number of Potential Sites	X 2
Indicated Land Value	\$1,100,000
Less: Subdivision Costs (10%)	(110,000)
Adjusted Land Value	\$990,000
Concluded Land Value (Rounded)	\$1,000,000

Since the subject site is one 9.575± acre tax lot, the buyer of the site is responsible for costs associated with subdividing the site and we adjusted our indicated value downward to account for this consideration. As the subject already has an interior road network and utility connection from the roadway, the infrastructure costs to develop the site are limited. Therefore, the primary subdivision expenses are associated with the time and cost of securing the municipal approvals to divide the subject site into two tax lots, as well as, the reasonable probability of receiving a zoning variance. To account for these costs, we applied a 10% deduction to our indicated value.

Valuation of the Existing Improvements

The steps taken to value the current improvements via the cost approach are:

- Estimate the replacement cost new of the existing improvements under current market conditions;
- Estimate depreciation from all causes and deduct this estimate from replacement cost new to arrive at depreciated replacement cost of the improvements; and
- Add land value to the depreciated replacement cost of the improvements to arrive at a market value indication for the property overall.

Replacement Cost

Replacement cost is the current cost to construct improvements with equivalent utility to the subject, using modern materials and current standards, design, and layout. Estimates of replacement cost for the purpose of developing a market value opinion include three components: direct costs, indirect costs (also known as soft costs) and entrepreneurial profit.

Direct Costs

Direct costs are expenditures for labor, materials, equipment and contractor's overhead and profit. We use Marshall Valuation Service (MVS) as the basis of our direct cost estimate. Direct costs are expenditures for labor, materials, equipment and contractor's overhead and profit. We use Marshall Valuation Service (MVS) as the basis of our direct cost estimate. The property's gross building area is 14,275 square feet.

Building Improvements - Unit Costs					
Building Improvements					
MVS Building Type:	Historical Residences	Unit	\$/SF	Current Multiplier	1.020
Const Class:	C	Unit Cost	\$168.46	Local Multiplier	1.330
Quality:	Very Good	HVAC	\$10.30	Ceiling Ht Multiplier	1.060
Quality Rating:	Very Good				
Section/Page	12/24				
Economic Life	65			Final Unit Cost	\$257.06
MVS Building Type:	Semi-Finished Attic (Wood/Floor/Frame)	Unit	\$/SF	Current Multiplier	1.020
Const Class:	CDS	Unit Cost	\$20.00	Local Multiplier	1.330
Quality:	Average				
Quality Rating:	Average				
Section/Page	12/26				
Economic Life	65			Final Unit Cost	\$27.13
MVS Building Type:	Unfinished Basement	Unit	SF	Current Multiplier	1.020
Const Class:	CDS	Unit Cost	\$21.00	Local Multiplier	1.330
Quality:	Average				
Quality Rating:	Average				
Section/Page	12/32				
Economic Life	65	Subtotal:	\$21.00	Final Unit Cost	\$28.49

Indirect Costs

MVS does not include all of the indirect costs that are appropriate in a replacement cost estimate. Therefore, we add an allowance for the following indirect costs that are not contained within MVS: taxes and carrying costs on land during construction; legal and accounting fees; and marketing and finance costs prior to stabilization. We estimate that a 10% allowance for additional indirect costs is appropriate.

Entrepreneurial Profit

The final component of the replacement cost estimate is entrepreneurial profit, the financial reward that a developer would expect to receive in addition to recovering all direct and indirect costs. This is the expected compensation that would be necessary to motivate a developer to undertake the project. It is our estimate that an allowance of 10% of total direct and indirect costs is appropriate.

Replacement Cost New of Building Improvements

The following tables show our replacement cost estimates for the subject building improvements and site improvements.

Replacement Cost Estimate							
Building Improvements		MVS			Unit		
<i>Bldg Name</i>	<i>MVS Building Type</i>	<i>Class</i>	<i>Quality</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Cost New</i>
Subject	Historical Residences	C	Very Good	8,600	\$/SF	\$257.06	\$2,210,683
	Unfinished Basement	CDS	Average	4,335	\$/SF	\$27.13	\$117,617
	Semi Finished Attic	CDS	Average	1,265	\$/SF	\$28.49	\$36,040
Subtotal - Replacement Cost New							\$2,364,340
Plus: Indirect Cost						10%	\$236,434
Subtotal							\$2,600,774
Plus: Entrepreneurial Profit						10%	\$260,077
Total Replacement Cost New							\$2,860,851

Site Improvements

Site improvements are improvements on a site exclusive of buildings. Examples of on-site improvements include grading, landscaping, fences, gutters, paving, drainage and irrigation systems, walkways, and other physical enhancements to the land. We estimate the current value of the site improvements and freestanding garage at \$50,000±, adjusted for depreciation.

Depreciation Main Dwelling

Deferred Maintenance

In the first step of estimating depreciation, we deduct the \$2,050,000 to cure the remaining items of deferred maintenance, which are discussed in the improvements description section of this report.

Age-Life Depreciation

After deducting deferred maintenance, we use the age-life method to estimate depreciation applicable to the remaining replacement costs. This method indicates the loss in value due to physical deterioration based on the age and condition of the improvements and considers that the remaining improvement infrastructure is not being completely replaced. For example, one of the items of planned deferred maintenance is repairing the subject property foundation's exterior wall. This repair will improve the condition of the subject, but not to a level that its improvements, which were originally constructed in the 1840s, are comparable to a newly constructed building.

The Historic Glen Alpin Estate



Therefore, we estimate the effective age of the current improvements after renovation at 15 years old (estimated 45 year economic life remaining), indicating a 25% deduction for depreciation.

Depreciation Worksheet - Building Improvements

#	Building Improvements	Effective	Economic	S/L	Replacement	% of	Wtd. Avg.
		Age (Yrs)	Life (Yrs)	Deprec. %	Cost New	Overall RCN	S/L Deprec.
1	Subject Components	15	60	25.0%	\$2,860,851	100.0%	25.0%

Functional Obsolescence

Functional obsolescence is a loss in value due to changes in market tastes and standards. In the case of the subject, the improvements require a niche buyer; however, at the price point for the current improvements, no further adjustment is required.

External Obsolescence

External obsolescence is a loss in value due to external causes, such as imbalances in supply and demand or negative location influences. Locational characteristics are accounted for in our land valuation analysis and subsequently no further adjustment is required.

Total Depreciated Value of Building Improvements

Our estimate of depreciation and calculation of depreciated replacement cost are shown in the following tables.

Total Estimate of Depreciation

Building Improvements

Replacement Cost New	\$2,860,851
Deferred Maintenance	-\$2,050,000
Age-Life Depreciation	25.0%
	-\$715,213
Depreciated Replacement Cost	\$95,639

Site Improvements

Depreciated Replacement Cost	\$50,000
Depreciated Replacement Cost	\$145,639
Rounded:	\$150,000

Value Indication by Cost Approach

By combining our land value conclusion with the depreciated replacement cost of its improvements, we arrive at a value indication by the cost approach as shown in the following table.

Value Indication of Proposed Subdivision by Cost Approach	
Depreciated Replacement Cost of Existing Improvements	\$150,000
Concluded Land Value	<u>\$1,000,000</u>
Indicated Value	<u>\$1,150,000</u>

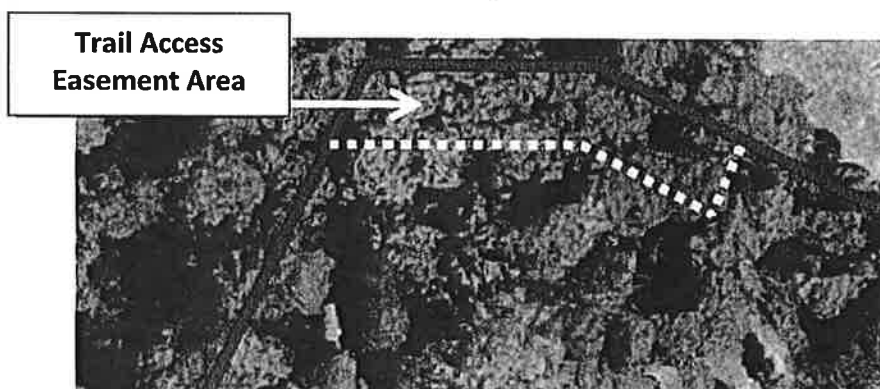
As one can see, the deferred maintenance is almost as much as the total depreciated cost of the improvements. Any potential purchaser has to consider the risks associated with the costs with renovating a historic property which include both capital deferred maintenance and necessary upgrades and renovations to improve the property to market standards. As a result, the existing building improvements contribute little value to the overall property and are historically protected, which prevents the dwelling from being razed or redeveloped.

Valuation of Trail Access Easement

An easement is an interest in real property that transfers rights to use a portion of an owner's property. Easements usually permit a specific portion of a property to be used for identified purposes, such as access to an adjoining property or as the location of a certain underground utility. Although surface easements are most common, subterranean and overhead easements are used for public utilities, subways, and bridges. Other easements may prohibit the owner of the underlying fee simple interest from certain uses of the property without giving the owner of the easement any possessory interest in the real estate, e.g. scenic easements and façade easements.

The Appraisal of Real Estate, 14th Edition further explains that ordinarily when a proposed easement substantially affects a property, that it is reasonable to reach a value conclusion for the easement by first appraising the entire property before the proposed easement and then after the easement. The difference between both value estimates is the value of the proposed easement. Of course the highest and best use, marketability, and other considerations must be considered in each scenario. A clear example of this type of analysis would involve a proposed sanitary sewer easement, whereby a tract of land has a highest and best use for residential development purposes both "before" and "after" being encumbered with a sanitary sewer easement. As a result, a proposed easement can be viewed for valuation purposes on the basis of its effect on the remaining portion of the entire property, if applicable; and an additional consideration is the estimate of the diminishment in rights from the common bundle of rights that exists with property ownership.

In the case of the subject property, we consider the 50' wide trail access easement encumbering the northwest corner of the subject site:



(Aerial courtesy of Google Maps; Approximate Outline by Integra Realty Resources)

Easement Area Calculation

Easement Type	Acres	SF/Acre	Square Feet
Trail Access	0.256	x 43,560 SF	= 11,151

We analyzed the property both before and after the proposed encumbrance of the easement and there is no difference in the value of the remainder. As a result, we have only valued the rights associated with the part taken.

Unit Value Calculation

Easement Proposed	Trail Access Easement
Concluded Land Value	\$1,000,000
Land Area	÷ 417,087 SF
Market Value (\$/SF)	\$2.40/SF

The area of the permanent easement is analyzed by applying the unit value developed for the fee simple interest in the land and then applying a percentage representing the portion of the fee rights acquired.

Ordinarily, the diminishment of easement rights within the easement area can vary from a minimum of 5% to 20% where little impact on the "fee" value has taken place (i.e. an occasional access easement through a seldom used portion of the property), to an additionally encumbered situation whereby a proposed easement area is to be additionally encumbered and utilized for road access purposes whereby the percentage of fee may very well consume 70% to 90% of the "fee" value since the encumbered site will have little remaining residual utility for another user.

As previously discussed, we conclude that the proposed easement will not have an adverse effect on the remainder of the subject property. We utilize 25% for the trail access easement since it is located in the side setback area of the property.

Trail Access Easement Value Conclusion

Based on the analysis summarized on the previous pages, our easement value conclusion is as follows:

Easement Valuation		
Easement Proposed		Trail Access Easement
Unit Value per SF		\$2.40
Times: Easement Size	x	11,151 SF
Equals: Fee Simple Value of Area		\$26,762
Times: Easement's Percentage of Fee Simple Rights	x	25%
Market Value of Easement		\$6,691
Rounded		\$7,000

Final Conclusions of Value

As discussed previously, we only utilized the cost approach in developing an opinion of market value for the subject. The sales and income approaches are not applicable and were not used. Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinion follows:

Value Conclusions			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Retrospective Market Value of Subject	Fee Simple	October 26, 2016	\$1,150,000
Retrospective Market Value of Trail Access Easement	Easement Right	October 26, 2016	\$7,000

The subject property is located in the New Jersey Highlands Planning Area. As per Green Acres guidelines, we are required to analyze the market value of the subject pre and post highlands. Our research has uncovered that there is no difference between the two valuation scenarios. As a result, our concluded market value is for the pre highlands and post highlands scenario.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. The subject property is improved with a historic residence situated on one 9.575± acre tax lot. Our analysis assumes that the buyer of the subject would apply for and receive a minor zoning variance to subdivide the parcel into two tax lots, one 4.575 acre site containing the existing improvements and another 5.0 acre site that could be utilized as residential development site. This assumption appears reasonable considering the 4.575 acre site would only fall slightly below the 5.0 acre minimum site size required by zoning. If information should be provided that shows the subject to be more or less developable, we reserve the right to modify our opinion of market value.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. As per the guidelines of the New Jersey Department of Environmental Protection Green Acres, we valued the subject property land based on its highest and best use, which is for residential development. In actuality, 6.394± acres of the subject site is deed restricted open space that does not permit any other use than active recreation uses. Furthermore, the land beneath the existing residential dwelling is undevelopable since the improvements are historically protected and cannot be razed.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We 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.
4. We have previously appraised the property that is the subject of this report for the current client within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a 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.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Matthew S. Krauser, CRE, FRICS, and Francis H. Cadman have made a personal inspection of the property that is the subject of this report.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.

14. As of the date of this report, Matthew S. Krauser, CRE, FRICS, has completed the continuing education program for affiliates of the Appraisal Institute.

Integra Realty Resources - Northern New Jersey



Matthew S. Krauser, CRE, FRICS
Senior Managing Director
Certified General Real Estate Appraiser
New Jersey Certificate # 42RG00191200



Francis H. Cadman
Analyst

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
19. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. Integra Realty Resources – Northern New Jersey, Integra Realty Resources, Inc., Integra Strategic Ventures, Inc. and/or any of their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
22. Integra Realty Resources – Northern New Jersey is not a building or environmental inspector. Integra Northern New Jersey does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
24. It is expressly acknowledged that in any action which may be brought against any of the Integra Parties, arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, and/or any other related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further acknowledged that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with intentional misconduct. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.

25. Integra Realty Resources – Northern New Jersey, an independently owned and operated company, has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
28. This report is subject to the following extraordinary assumptions and hypothetical conditions:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. The subject property is improved with a historic residence situated on one 9.575± acre tax lot. Our analysis assumes that the buyer of the subject would apply for and receive a minor zoning variance to subdivide the parcel into two tax lots, one 4.575 acre site containing the existing improvements and another 5.0 acre site that could be utilized as residential development site. This assumption appears reasonable considering the 4.575 acre site would only fall slightly below the 5.0 acre minimum site size required by zoning. If information should be provided that shows the subject to be more or less developable, we reserve the right to modify our opinion of market value.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. As per the guidelines of the New Jersey Department of Environmental Protection Green Acres, we valued the subject property land based on its highest and best use, which is for residential development. In actuality, 6.394± acres of the subject site is deed restricted open space that does not permit any other use than active recreation uses. Furthermore, the land beneath the existing residential dwelling is undevelopable since the improvements are historically protected and cannot be razed.
-

Addendum A

Appraiser Qualifications

Matthew S. Krauser, CRE, FRICS

Experience

Matthew Krauser is the Senior Managing Director in the firm of INTEGRA REALTY RESOURCES-NORTHERN NEW JERSEY/NEW YORK office. He is actively engaged in a wide range of commercial, industrial, and vacant land assignments. He specializes in tax appeal, condemnation, and litigation oriented appraisals, as well as open space/land preservation.

Additionally, he provides corporate clients and institutional investors an array of real estate consulting services on properties located throughout the New Jersey and New York. Prepares and reviews full narrative appraisals, market studies and feasibility assignments to evaluate acquisition and disposition opportunities, as well as for financing, tax appeals, bankruptcy proceedings, condemnation, and asset management purposes. Often acts in a review capacity for large portfolio assignments throughout the United States pertaining to office, multi-family, residential, industrial and retail properties.

Professional Activities & Affiliations

Fellowship of Royal Institute of Chartered Surveyors (FRICS)

Member: Morris County Chamber of Commerce Leadership Program, 1997 -1998

Trustee: Great Swamp Watershed Association-Chair-2016 and 2017

Member: Counselors of Real Estate (CRE)

Member: North Central Jersey Association of Realtors

Member: International Right of Way Association

Member: Counselors of Real Estate (CRE) - Chair of NJ Chapter 2016 and 2017

Member: Counselors of Real Estate (CRE) - Vice Chair of NJ Chapter 2014 and 2015

Licenses

New Jersey, State Certified General Appraiser, 42RG00191200, Expires December 2017

New York, State Certified General Real Estate Appraiser, 4600049416, Expires March 2019

Pennsylvania, State Certified General, GA004090, Expires June 2019

New Jersey, Real Estate Salesperson, 9587055, Expires June 2019

Education

Masters of Science – Real Estate, New York University, NY (1999)

B.A. Degree, Speech Communication, Ithaca College, NY (1994)

Appraisal Institute courses:

Principles of Real Estate Appraisal

Procedures of Real Estate Appraisal

Uniform Standards of Professional Appraisal Practice

Ethics of Real Estate Appraisal

Basic Income Capitalization

Report Writing

General Market Highest and Best Use

As well as continually attending seminars, lectures and classes related to the appraisal field and real estate industry, in general. Lecturer to universities and various private companies on real estate issues.

Qualified Before Courts & Administrative Bodies

Qualified Expert Witness before the New Jersey Tax Court, New Jersey Superior Court, Various Planning Boards, Commissioner Hearings and County Tax Boards.

mkrauser@irr.com - 973.538.3188 x107

Integra Realty Resources
Northern New Jersey

80 South Jefferson Road
Suite 204
Whippany, NJ 07981

T 973.538.3188
F 973.515.2999

irr.com



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

Matthew S. Krauser
Integra Realty Resources
80 S. Jefferson Road
Suite 204
Whippany NJ 07981

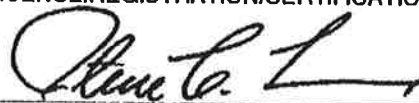
FOR PRACTICE IN NEW JERSEY AS A(N): Certified General Appraiser

11/02/2015 TO 12/31/2017
VALID



Signature of Licensee/Registrant/Certificate Holder

42RG00191200
LICENSE/REGISTRATION/CERTIFICATION #



ACTING DIRECTOR

Francis H. Cadman

Experience

Analyst in the firm of INTEGRA-REALTY RESOURCES – NORTHERN NEW JERSEY, 80 S. Jefferson Road, 2nd Floor, Whippany, New Jersey, actively engaged in a wide range of commercial, industrial and residential, appraisal assignments such as:

- Actively engaged in litigation support including research and analysis.
- Consulting work for land conservation and preservation.
- Property tax assessment appeal valuations and added assessment valuations.
- Property types appraised include: office, residential, industrial, retail and various types of land.

Professional Activities & Affiliations

Appraisal Institute

Education

Davidson College
B.A. Degree, Economics, May 2014.

Relevant Coursework:

- Macroeconomics
- Microeconomics
- History of Economic Thought
- Econometrics
- Fundamental, Intermediate & Cost Accounting

Integra Realty Resources
Northern New Jersey

80 S. Jefferson Road
Suite 204
Whippany, NJ 07981-1038

T 973-538-3188
F 973-515-2999

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Addendum B

Property Information

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APPENDIX N

HURSTMONT: Property Detail Card

[New Search](#)

Block: 27	Prop Loc: 679 MT KEMBLE AVE	Owner: HARDING HOLDINGS PM,LLC,%P DORNE	Square Ft: 19354
Lot: 2	District: 1413 HARDING	Street: 105 MAPLE AVE	Year Built: 1903
Qual:	Class: 2	City State: MORRISTOWN, NJ 07960	Style: CL

Additional Information

Prior Block:	Acct Num:	Addl Lots:	EPL Code: 0 0 0
Prior Lot:	Mtg Acct: 0527866	Land Desc: 19.87AC	Statute:
Prior Qual:	Bank Code: 0	Bldg Desc: 1S2S2.5SG4&2 P	Initial: 000000 Further: 000000
Updated: 08/13/12	Tax Codes:	Class4Cd: 0	Desc:
Zone: RR	Map Page:	Acreage: 19.87	Taxes: 27620.59 / 0.00

Sale Information

Sale Date: 09/11/96	Book: 4444	Page: 328	Price: 0	NU#: 0			
Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	02/15/11	21756	1950	1	14	0	KURLAN, EDITH
More Info	02/15/11	21756	1956	1250000	19	195.54	HARDING HOLDINGS PM LLC

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
2019	HARDING HOLDINGS PM,LLC,%P DORNE 105 MAPLE AVE MORRISTOWN, NJ 07960	696800 1747500 2444300	0	2444300	2
<u>2018</u>	HARDING HOLDINGS PM,LLC,%P DORNE 105 MAPLE AVE MORRISTOWN, NJ 07960	696800 1747500 2444300	0	2444300	2
<u>2017</u>	HARDING HOLDINGS PM,LLC,%P DORNE 105 MAPLE AVE MORRISTOWN, NJ 07960	696800 1747500 2444300	0	2444300	2
<u>2016</u>	HARDING HOLDINGS PM,LLC,%P DORNE 105 MAPLE AVE MORRISTOWN, NJ 07960	696800 1747500 2444300	0	2444300	2
2015	HARDING HOLDINGS PM,LLC,%P DORNE 105 MAPLE AVE MORRISTOWN, NJ 07960	696800 1747500 2444300	0	2444300	2
2014	HARDING HOLDINGS PM,LLC,%P DORNE 105 MAPLE AVE MORRISTOWN, NJ 07960	696800 1747500 2444300	0	2444300	2
2013	HARDING HOLDINGS PM,LLC,%P DORNE 105 MAPLE AVE MORRISTOWN, NJ 07960	696800 1747500 2444300	0	2444300	2
2012	HARDING HOLDINGS PM,LLC,%P DORNE 109 WASHINGTON ST MORRISTOWN, NJ 07960	696800 1747500 2444300	0	2444300	2

*Click on Underlined Year for Tax List Page

APPENDIX O

HURSTMONT: Property Record Cards

Block: 27 Land Desc: 19.87AC Owners Name: HARDING HOLDINGS PM,LLC,%P DORNE Land: 696,800 Exemption Net Taxable Value Deductions
 Lot: 2 Bldg Desc: 1S2S2.5S64&2 P Street Address: 109 WASHINGTON ST Bank: 00000 Impr: 1,747,500 Code: Cd No-Ow
 Qual: Addl Lots: City & State: MORRISTOWN, NJ Zip: 07960 Total: 2,444,300 Value: 0 2,444,300
 Card: M (#1 of 3) Acreage: 19.870 Class: 2 Property Loc: 679 MT KEMBLE AVE Zone: RR Map: HARDING

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total		Date	Work Description	Amount	Compl.				
					2001	351900	725300	1077200									
					2002	396800	1747500	2144300									
					2010	696800	1747500	2444300									

LAND CALCULATIONS										SITE INFORMATION				RESIDENTIAL COST APPROACH			
Frt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond	Value	Road:	Utilities:	Basement			
												PAVED	Sewer: NO	BASEMENT			
												Curbs: NO	Water: YES	BASEMENT FINISH			
												Sidewalk: NO	Gas: YES				
												Measured: NP	Topo:				
												Info:	ROLLING				
												Inspected:	Neigh: 08				
												ESTIMATE	VCS: AC08				

BUILDING INFORMATION									
Type and Use:	Class/Quality:	Story Height:	Condition:	Style:	Year Built/EffA:	Exterior Finish:	Windows:	Roof Type:	Livable Area:
2.5S/B	20.9	2.5 STORY	POOR	COLONIAL	1903 / 98 (Y)	STONE		GABLE	19354 SF
								SLATE	POOR
								CONCRETE BLOCK	
Baths: M:	A:	O: 7							
Kitchens: M:	A:	O: 1							

ROOM COUNT					
	B	1	2	3/A	Tot
Living Rm					
Dining Rm					
Kitchen					
Dinette					
5 Fixt Bath					
4 Fixt Bath					
3 Fixt Bath					
2 Fixt Bath					
Bed Room					
Fam Room					
Den/Other					
Old B:					
Old L:					

Base Cost: 1206807			CCF: 301 CLA: 100			Cost New: 3632489		
Phys Depr:	59.18 (Y)	Func Depr:				Net Depr:	40.82	
Loc Depr:		Mkt+: Mkt-:				Bldg Value:	1482714	

Detached Items:	
ADDL BLDGS COMBINED FROM OTHER PRC CARD(S)	264,800

Land:	Impr:	Total:
696,800	1,747,500	2,444,300

Block: 27	Land Desc:	Owners Name:	HARDING HOLDINGS PM,LLC,%P DORNE	Land:	0	Exemption	Net Taxable Value	Deductions
Lot: 2	Bldg Desc:	Street Address:	109 WASHINGTON AVE	Bank:	00660	Impr:	0	Code:
Qual:	Addl Lots:	City & State:	MORRISTOWN, NJ	Zip:	07960	Total:	0	Value: 0
Card: A (#2)	Acreeage: 0.000	Class: 2	Property Loc: 679 MT KEMBLE AVE	Zone:		Map:		HARDING

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.					
					2010	0	0	0									
					2011	0	156800	156800									
LAND CALCULATIONS										SITE INFORMATION				RESIDENTIAL COST APPROACH			
Frt	Rr	SB	T	FF	Avgd	Tabl	EgF	Rate	Site	Cond	Value						

Block: 27 Land Desc: Owners Name: HARDING HOLDINGS PM, LLC, %P DORNE Land: 0 Exemption Net Taxable Value Deductions
 Lot: 2 Bldg Desc: Street Address: 109 WASHINGTON ST Bank: 00660 Impr: 0 Code: Cd No-Ow
 Qual: Addl Lots: City & State: MORRISTOWN, NJ Zip: 07960 Total: 0 Value: 0 0
 Card: 8 (#3) Acreage: 0.000 Class: 3A Property Loc: 679 MT KEMBLE AVE Zone: Map: HARDING

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total		Date	Work Description	Amount	Compl.				
					2010	0	0	0									
					2011	0	108000	108000									

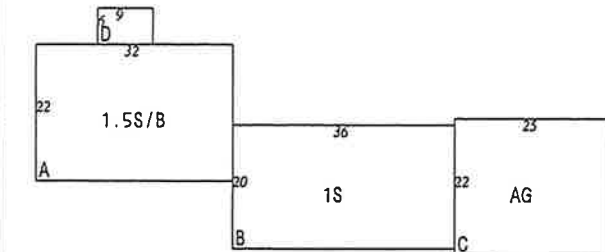
LAND CALCULATIONS										SITE INFORMATION		RESIDENTIAL COST APPROACH						
Fr	Rr	SB	T	FF	Avg	Tabl	EqF	Rate	Site	Cond	Value	Road:	Utilities:	Basement				
												PAPER	Sewer: NO	BASEMENT	704 x	3.150 +	700 x1.15 x1.00=	3355
												Curbs: NO	Water: YES	BASEMENT FINISH	352 x	3.110 +	279 x1.15 x1.00=	1580
												Sidewalk: NO	Gas: YES	Main Bldg				
												Measured: NP	Topo: LEVEL	FIRST STORY	1424 x	15.840 +	7244 x1.14 x1.00=	33972
												Info:		HALF STORY	704 x	6.550 +	1077 x1.14 x1.00=	6485
												Inspected:	Neigh: 08					
												ESTIMATE	VCS: AC08					
														Heat/AC				
												Type and Use:	Class/Quality: 17	HOT WATER B.B.	1846 x	1.070 +	400 x1.12 x1.00=	2660
												Story Height: 1.5 STORY	Condition: NORMAL	Plumbing				
												Style: CAPE RANCH	Year Built/EffA: 1930 / 71 (Y)	4 FIXTURE BATH	1 x1050.000 +	0 x1.12 x1.00=	1176	
												Exterior Finish: FRAME	Windows:	3 FIXTURE BATH	1- 1 x 855.000 +	0 x1.12 x1.00=	0	
												Roof Type: GABLE	Livable Area: 1846 SF	Fireplace				
												Roof Material: ASPH SHINGLE	Interior Cond:	FIREPLACE 1STY	1 x1400.000 +	0 x1.15 x1.00=	1610	
												Foundation: CONCRETE BLOCK	Interior Wall:	Attic				
												Baths: M: A: 2 O:		Deck/Patio/Garage/Misc				
												Kitchens: M: A: 1 O:		OPEN PORCH	54 x	3.560 +	147 x1.15 x1.00=	390
														ATTACHED GARAGE	550 x	4.880 +	810 x1.13 x1.00=	3948

ROOM COUNT					
	B	1	2	3/A	Tot
Living Rm					
Dining Rm					
Kitchen					
Dinette					
5 Fixt Bath					
4 Fixt Bath					
3 Fixt Bath					
2 Fixt Bath					
Bed Room					
Fam Room					
Den/Other					
Old B:					
Old L:					

Base Cost: 55176	CCF: 301 CLA: 100	Cost New: 166080
Phys Depr: 35.00 (Y)	Func Depr:	Net Depr: 65.00
Loc Depr:	Mkt+: Mkt-:	Bldg Value: 107952

Detached Items:

Land: 0	Impr: 108,000	Total: 108,000
---------	---------------	----------------



A: 1.5S/B
 B: 1S
 C: AG
 D: OP
 E: 1.5S/B
 F: 1S
 G: 1S
 H: 1S
 I: 1S
 J: 1S
 K: 1S
 L: 1S

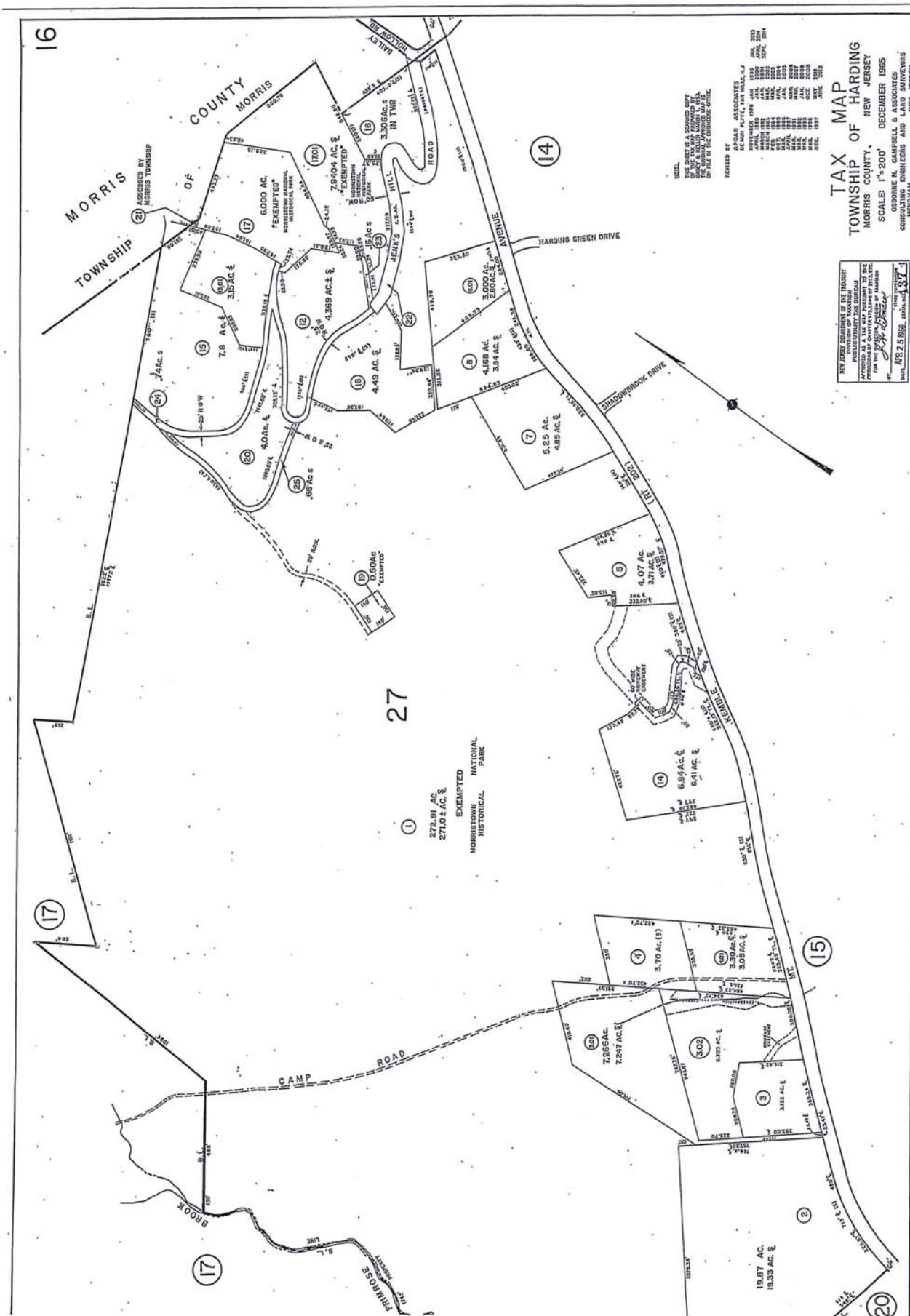
704
 720
 550
 54
 0
 0
 0
 0

M:
 N:
 O:
 P:

Scale: 30

APPENDIX P

HURSTMONT: Tax Maps



APPENDIX Q

HURSTMONT: Construction Report from the Township of Harding



Construction

Property Summary

[Portal](#) | [Refresh](#) | [Open All](#)
[Close All](#)

Owner: HARDING HOLDINGS PM,LLC,%P DORNE
 Location: 679 MT KEMBLE AVE
 Block: 27
 Lot: 2
 Lead Parcel: Yes
 Qualifier:

▼ About the Owner...

▼ About the Property...

▼ About the Taxes...

▼ Projects...

▲ Construction...

Applications... [Shorten](#)

Permit Issue Date	Control Number	Permit Number	Work Type	Subcodes	Status	Close Date	Certificates	Total Cost	Agent
6/16/2014	C-14-00248	11-9151+A	Alteration	E	Open			\$0	
Upgrade Electirc Service in Carriage Hse-now 320 amp underground									
7/22/2011	C-11-00289	11-9153	Alteration	E	Open			\$1,800	
TEMPORARY ELECTRIC SERVICE									
7/22/2011	C-11-00288	11-9152	Alteration	E	Open			\$3,000	Harding Holdings PM LLC
upgrade/relocate 200 Amp Electric Service-Playhouse DR# 336-921-461									
7/22/2011	C-11-00287	11-9151	Alteration	E	Open			\$2,000	
Upgrade Electirc Service in Carriage Hse									
7/22/2011	C-11-00286	11-9150	Demolition	B	Open			\$500	Harding Holdings PM LLC
Demolition of in ground pool									
1/4/2011	C-11-00001	11-8954	Demolition	B	Open			\$6,295	KURLAN, EDITH TRUST
REMOVAL OF UNDERGROUND STORAGE TANK 1-300 Gal gasoline; 2-550Gal. heating oil;1-2000gal. heating oil									
2/11/2004	C-04-3667	04-6421	Alteration			2/12/2004		\$200	

Would you like to add a application to this parcel? [Yes](#)Inspections... [Shorten](#)

Date	Control Number	Permit Number	Subcode	Type	Inspector	Result	Comment	Result Comment
12/1/2016	C-11-00288	11-9152	Electrical	TRENCH	Eric DeLizio	Pass		
8/8/2011	C-11-00286	11-9150	Building	DEMOLITION	Mary Ellen Balady	Pass		
1/17/2011	C-11-00001	11-8954	Building		Mary Ellen Balady	Pass		2nd visit

1/17/2011	C-11-00001	11-8954	Building	Mary Ellen Balady	Pass	3000 gal
1/13/2011	C-11-00001	11-8954	Building	Mary Ellen Balady	Pass	1 tank at cottage- DEP CASE #110113130907 #33
1/12/2011	C-11-00001	11-8954	Building	Mary Ellen Balady	Cancelled	

Violations...

There is no violation data for the selected parcel.

Would you like to add an violation to this parcel? [Yes](#)

Ongoing Applications...

There is no application data for the selected parcel.

Would you like to add an application to this parcel? [Yes](#)

▼ Pet...

▼ Complaints...

▼ Land Use...

▼ Health Pro...

▼ Attachments...

▼ Comments...



CONSTRUCTION PERMIT

Date Issued

Permit #

14-11
11-8954

IDENTIFICATION Block 27 Lot 2 Qualification Code _____
Work Site Location 679 Mt. Kemble Ave Contractor ANCO Environmental Svc
Harding Twp, NJ Address [REDACTED] 410-211-1110
Owner in Fee Editha K. Korman Berkeley Heights, NJ 07922-0188
Address PO Box 408 Tel. (908) 464-3511
PO Box 408, Berkeley Heights, NJ 07922 Lic. No. or Bldrs. Reg. No. 000005832
Tel. (908) 176-2512

Is hereby granted permission to perform the following work:

- [] BUILDING [] PLUMBING [] LEAD HAZARD ABATEMENT
[] ELECTRICAL [] FIRE PROTECTION ☒ DEMOLITION
[] ELEVATOR DEVICES [] ASBESTOS ABATEMENT [] OTHER _____
(Subchapter 8 only)

DESCRIPTION OF WORK:

- Remove
(1) 300 gallon gasoline UST,
(2) 550 gallon heating oil UST
(3) 2000 gallon heating oil UST

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 6295

Construction Official

Date

DOCUMENTATION REQUIRED

Contractor must forward proof of proper liquid waste disposal and certification prior to closing this permit

PAYMENTS (Office Use Only)

Building 572.00
Electrical _____
Plumbing _____
Fire Protection _____
Elevator Devices _____
Other _____
DCA State Permit Fee _____
Cert. of Occupancy _____
Other _____
Total 572.00
Check No. 3042
Cash _____
Collected by [Signature]

(see reverse side)

U.C.C. F170 (rev. 01/04)

1 WHITE-INSPECTOR

2 CANARY-OFFICE

3 PINK-TAX ASSESSOR

4 GOLD-APPLICANT



CONSTRUCTION PERMIT *update*

Date Issued

Permit #

6-16-57

11-9151

LOCATION Block 27 Lot 2 Qualification Code _____
Location 679 MT Kemble Ave Contractor JAVE Electric
NEW JERSEY N.J. Address PO BOX 39 15 ROTHMERE FORD
Fee Harding Holdings PA LLC ALLAN HUGHES N.J. 07826
105 MAPLE AVE Tel. (908) 310-2974 Call
SPRING TOWN N.J. 07960 Lic. No. or Bldrs. Reg. No. 1413 when
(2) 528 3525 223464813 ready

granted permission to perform the following work:

FOUNDING ☐ PLUMBING ☐ LEAD HAZARD ABATEMENT
STRUCTURAL ☐ FIRE PROTECTION ☐ DEMOLITION
ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT ☐ OTHER _____
(Subchapter 8 only)

NATURE OF WORK:

UP-GRADE SERVICE FROM 100A
320 AMP UNDERGROUND

construction does not commence within one (1) year of date of issuance, or
construction ceases for a period of six (6) months, this permit is void.

Cost of Work \$ 1000

Instruction Official

Date

5/14/14

PAYMENTS (Office Use Only)

Building _____
Electrical 13
Plumbing _____
Fire Protection _____
Elevator Devices _____
Other _____
DCA State Permit Fee _____
Cert. of Occupancy _____
Other _____
Total 13
Check No. 1058
Cash _____
Collected by _____

(see reverse side)

APPENDIX R

HURSTMONT: 2011 Deed Purchase by Harding Holdings, LLC

DEED

(Bargain and Sale)

This Deed made on February /5, 2011

BETWEEN: EDITH KURLAN, Unmarried

whose post office address is 116-2 Dryden Road, Bernardsville, NJ 07924

referred to as the GRANTOR

AND: HARDING HOLDINGS PM, LLC

whose post office address is c/o Peter Dorne, 109 Washington Street, Morristown, New Jersey 07960

referred to as the GRANTEE

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **ONE MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS AND 00/100 (\$1,250,000.00)**

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Harding Township
Block No. 27 Lot No. 2 Qualifier No. Account No.

No property tax identification number is available on the date of this Deed. (Check Box if Applicable.)

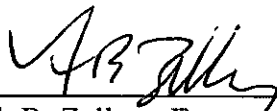
3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of Harding, County of Morris and State of New Jersey. The legal description is:


[X] Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

BEING the same premises conveyed to Edith Kurlan in Trust for Matthew Kurlan by Deed from Edith Kurlan, dated September 11, 1996 and recorded on September 19, 1996 in the Clerk's Office of Morris County, New Jersey in Deed Book 4444, Page 328. While the aforementioned Deed was taken in the name of a Trust for Matthew Kurlan, no trust for Matthew Kurlan was ever formed, no such trust has ever existed and no such trust is in existence as of the date of this Deed. A Quitclaim Deed by Matthew Kurlan to Edith Kurlan dated this date is to be recorded simultaneously herewith.

Prepared by:

(For Recorder's Use Only)


Frederick B. Zelle, Esq.


MORRIS COUNTY, NJ
JOAN BRAMHALL, COUNTY CLERK
DEED-OR BOOK 21756 PG 1956
RECORDED 03/11/2011 09:49:07
FILE NUMBER 2011018724
RCPT #: 615535; RECD BY: natasha
RECORDING FEES 20.00
MARGINAL NOTATION 0.00
TOTAL TAX 25,100.00

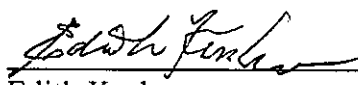
The street address of the Property is: 679 Mt. Kemble Avenue, Morristown, New Jersey 07960.

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:


Frederick B. Zelle, Esq.


Edith Kurlan

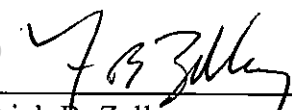
STATE OF NEW JERSEY, COUNTY OF SOMERET

SS.:

I CERTIFY that on February 15, 2011

EDITH KURLAN, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$1,250,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A 46:15-5).


Frederick B. Zelle
An Attorney at Law of the
State of New Jersey

RECORD & RETURN TO:
David Burton Brady, Esq.
Brady & Correale, LLP
50 South Street, 3rd Fl.
Morristown, NJ 07960

TITLE INSURANCE COMMITMENT
SCHEDULE A

DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Harding, County of Morris, State of New Jersey, and being more particularly described as follows:

Beginning at a point at the intersection of the old centerline of Mount Kemble Avenue (a.k.a. N.J. State Highway Route 202) (also known as the old centerline of Morristown - Bernardsville Road) with the westerly line of lands formerly of Paul Feakins and running thence;

1) Along the westerly line of Feakins N 18°-29'-20" W 757.85' to a monument, thence;

2) Along the lands formerly of the Mt. Kemble Corp.

S 71°-30'-40" W 1078.36' to a iron pin, thence;

3) Along the lands n/f of J.M. Davies and L. & S. Jean

S 14°-06'-50" E 515.77' to a wood monument, thence;

4) Along said Jean lands and lands formerly of Doris Farid,

S 77°-29'-00" E 164.88' to a marble monument, thence; thence;

5) Still along the lands formerly of Farid, S 58°-25'-00" E 531.00' to a point in the old centerline of Mt. Kemble Avenue thence;

6) Along the old centerline of Mount Kemble Avenue

N 29°-18'-40" E 223.67' to a angle point, thence;

7) Still along the old centerline of Mount Kemble Avenue

N 59°-41'-40" E 480.05' to the point and place of beginning.

SUBJECT TO THE RIGHTS OF THE PUBLIC IN MOUNT KEMBLE ROAD AND ANY OTHER EASEMENTS AND RESTRICTIONS OF RECORD

The above description is drawn in accordance with a survey prepared by **THOMAS M. ERNST & ASSOCIATES, PROFESSIONAL LAND SURVEYORS, INC., DATE : FEB. 9, 2011**

LOT 2 IN BLOCK 27 ON THE TAX MAP.

(Said Lot and Block reported for informational purposes only)

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

County Municipal Code

FOR RECORDER'S USE ONLY

Consideration \$ 1,250,000
RTF paid by buyer \$ 12,500
Date 3-11-2011 By [Signature]

COUNTY **MORRIS**

SS.

1413

Municipality of Property Location: **Harding Township**

(1) **PARTY OR LEGAL REPRESENTATIVE** (See instructions 3 and 4 on the reverse side.) **XXX-XX-X 9 6 9**
(Last 3 digits in Grantee's Social Security No.)

Deponent, **David Burton Brady, Esq.**, being duly sworn according to law upon his/her oath, deposes and says

that he/she is the **Legal Representative** in a deed dated **12/15/11**
(State whether Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. **27**, Lot No. **2**
located at **679 Mt. Kemble Avenue, Morristown, New Jersey 07960** and annexed thereto.
(Street Address, Town)

(2) **CONSIDERATION \$ 1,250,000.00** (See instructions 1, 5 and 11 on the reverse side.)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. Refer To N.J.A.C. 18:12-2.2 et seq.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- ☒ Class 2 - Residential ☐ Class 4A - Commercial Properties (if checked, calculation on (E) required below)
☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property ☐ Cooperative Unit (four families or less) (See C. 46:8D-3.) Cooperative Units are Class 4C.

(B) Grantee is not required to remit the 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below:

- ☐ Property class. Circle applicable class or classes: **1** **3B** **4B** **4C** **15**
Property classes: 1 - Vacant Land; 3B - Farm Property (Qualified); 4B - Industrial Properties; 4C - Apartments; 15 - Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
☐ Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and **MUST ATTACH COMPLETED RTF-4**.

(C) When Grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- ☐ Property class. Circle applicable class or classes: **1** **2** **3B** **4A** **4B** **4C** **15**

(D) **EQUALIZED VALUE CALCULATION** for all properties conveyed, whether the 1% fee applies or does not apply

	Total Assessed Valuation	÷	Director's Ratio	=	Equalized Valuation
Property Class	\$	÷	%	=	\$
Property Class	\$	÷	%	=	\$
Property Class	\$	÷	%	=	\$
Property Class	\$	÷	%	=	\$

(E) **REQUIRED EQUALIZED VALUE CALCULATION** for all Class 4A (commercial) property transactions:

(See instructions 6 and 7 on the reverse side.)

Total Assessed Valuation	÷	Director's Ratio	=	Equalized Value
\$	÷	%	=	\$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) **TOTAL EXEMPTION FROM FEE** (See instruction 8 on the reverse side.)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail.

(4) Deponent makes this Affidavit of Consideration for Use by Buyer to induce the county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before

me this **Twenty-Second**

day of **February, 2011**

Signature of Deponent

David Burton Brady, Esq.
50 South Street 3rd Floor
Morristown, NJ 07960

Deponent Address

Harding Holdings PM, LLC

Grantee Name

109 Washington Street
Morristown, NJ 07960

Grantee Address at Time of Sale

Brady & Correale, LLP

Name/Company of Settlement Officer

County Recording Officers: forward one copy of each Affidavit of Consideration for Use by Buyer to:

State of NJ - Division of Taxation
P.O. Box 251
Trenton, NJ 08695-0251
Attention: Realty Transfer Fee Unit

FOR OFFICIAL USE ONLY

Instrument Number 2011018724 County MORRIS
Deed Number 2011018724 Book 21756 Page 1959
Deed Dated 2-15-2011 Date Recorded 3-11-2011

The Director, Division of Taxation, in the Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit:

www.state.nj.us/treasury/taxation/lpt/localtax.shtml



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

(Please Print or Type)

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

Name(s)

EDITH KURLAN

Current Resident Address:

Street: 116-2 Dryden Road

City, Town, Post Office

State

Zip Code

Bernardsville, NJ 07924

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

27

2

Street Address:

679 Mt. Kemble Avenue

City, Town, Post Office

State

Zip Code

Harding Twp., (New Vernon), NJ 07976

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$1,250,000.00

2/22/11

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-residents) —

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

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

2/15/11

Date

Edith Kurlan

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact