

U.S. Army Corps of Engineers
New York District

**RARITAN BAY AND SANDY HOOK BAY, NEW JERSEY
HURRICANE AND STORM DAMAGE REDUCTION PROJECT,
UNION BEACH, NEW JERSEY**

**APPENDIX D
REAL ESTATE PLAN**

JUNE 2017

**RARITAN BAY AND SANDY HOOK BAY, NEW JERSEY
HURRICANE AND STORM DAMAGE REDUCTION PROJECT,
UNION BEACH, NEW JERSEY**

JUNE 2017 REAL ESTATE PLAN

Table of Contents

	<u>Page</u>
1. Preamble	1
2. Statement of Purpose	1
3. Project Purpose and Features	2
a) Project Purpose	2
b) Plan of Improvement	2
c) Required Lands, Easements, and Rights-of-Way (LER)	3
d) Appraisal Information:	8
4. LER Owned by the Non-Federal Sponsor	8
5. Non-Standard Estates	8
6. Existing Federal Projects	9
7. Federally-Owned Land	9
8. Navigational Servitude	9
9. Maps	10
10. Induced Flooding	10
11. Baseline Cost Estimate for Real Estate (BCERE)	10
12. Public Law 91-646, Uniform Relocation Assistance	11
13. Minerals and Timber Activity	12
14. Land Acquisition Experience and Capability of the Non-Federal Sponsor	12
15. Zoning	12
16. Schedule of Acquisition	13
17. Relocation of Facilities or Public Utilities	13
18. Hazardous, Toxic, and Radioactive Waste (HTRW)	14
19. Project Support	15
20. Notification to Non-Federal Sponsor	15
21. Additional Information	15
22. Point of Contacts	16
23. Recommendations	17

Exhibits

Exhibit "A"- Real Estate Maps

Exhibit "B"- Parcel Data

Exhibit "C"- LER Summary

Exhibit "D"- Estates

Exhibit "E"- BCERE

Exhibit "F"- Assessment of NFS Real Estate Acquisition Capability



1. Preamble

a. Project Authorization: An existing Federal project, the Raritan Bay and Sandy Hook Bay Beach Erosion Control and Hurricane Protection Project, New Jersey, (the “Raritan - Sandy Hook Bay Project”) was authorized by the Rivers and Harbors Act of 1962, P.L. 87-874. The reconnaissance study for the Raritan - Sandy Hook Bay Project was authorized by the Committee on Public Works and Transportation of the US House of Representatives on 1 August 1990. The Raritan Bay and Sandy Hook Bay, Union Beach Hurricane and Storm Damage Reduction Project (the “Union Beach Project” or “Project”) is a component of the Raritan – Sandy Hook Bay Project and has not been constructed. It was initially authorized for construction in the Water Resources Development Act of 2007 (Public Law 110-114) on 8 November 2007.

The Union Beach Project was included as an authorized but unconstructed project in the Interim Report 2, in response to the Disaster Relief Appropriations Act of 2013, Public Law 113-2, enacted on 29 January 2013 (hereinafter “P.L. 113-2”), following Hurricane Sandy. P.L. 113-2 provides funds to construct authorized but unconstructed projects upon the approval of a Hurricane Sandy Limited Reevaluation Report (HSLRR). The HSLRR will determine if the authorized project is still economically justified.

b. Official Project Designation: Raritan Bay and Sandy Hook Bay, Union Beach Hurricane and Storm Damage Reduction Project Union Beach, New Jersey (the “Union Beach Project” or “Project”).

c. Project Location: Union Beach is a residential community situated in northern Monmouth County, New Jersey and occupies approximately 1.8 square mile area of land along the coast of the Raritan Bay. The area is located in a low elevation region with numerous small creeks providing drainage. Union Beach is bounded by the Raritan Bay to the north, the Borough of Keansburg to the east, the Township of Hazlet to the south, and Chingarora Creek to the west. Flat Creek and East Creek flow through sections of Union Beach, with all creeks flowing north into the Raritan Bay.

d. Non-Federal Sponsor: The Non-Federal Sponsor for the Project is the State of New Jersey thru its Department of Environmental Protection (the “Sponsor” or “NJDEP”). If approved, the Project will be cost-shared 65% Federal – 35% Non-Federal.

2. Statement of Purpose

The purpose of this Real Estate Plan (REP) is to provide an updated overview of the real estate requirements for the Project. This REP supersedes the approved 2003 REP and is an attachment to the Project’s 2016 HSLRR. The 2016 HSLRR is an update to the approved 2003 Feasibility Report, which the 2003 REP is an appendix to. The HSLRR serves as the decision document for the construction of the Project.



3. Project Purpose and Features

a. Project Purpose: The purpose of the Project is to provide protection to low-lying residential and commercial structures against erosion, inundation, and wave attack along the Raritan Bay coast as well as against storm damage and flood control from Raritan Bay and Chingarora, Flat and East Creeks within the community of Union Beach. This area was devastated by Hurricane Sandy on 29 October 2012, with over 1,700 properties experiencing minor to severe storm damage. The Project was designed in 2003 to protect against 100-yr storm events.

b. Plan of Improvement: The plan of improvement requires the construction of: 1) a beach berm and dune system with revetments and two terminal groins along the Raritan Bay shoreline; 2) a system of levees and floodwalls along Chingarora, Flat, and East Creeks; 3) twenty-four drainage structures and fourteen tide gate structures through the levee alignment; and 4) three pump stations (one for each creek). The following is a brief summary of the proposed Project, see the Project's Engineering Appendix for more information.

I. *Beach Storm Damage Protection*: The Project will include the construction of a storm protection dune, berm, beach fill section, and terminal groins. The beach fill section will be located along approximately 3,500 feet of shoreline from an intersection with the westerly portion of the levee, approximately 1,750 feet southeast of Conaskonk Point. The dune will have a crest width of 50 feet at an elevation of +17 feet National Geographic Vertical Datum 1988 (NGVD), a landward slope 1V on 5H, and a seaward slope of 1V on 10H. The berm section will have a 50-foot wide berm at an elevation of +9 feet NGVD with a seaward slope of 1V on 15H until it intersects with the existing bottom. The initial construction project will include advanced nourishment sufficient for a nine-year period. Periodic nourishment would be required, on average, at nine-year intervals throughout the 50-year project life.

II. *Storm Flood Damage Reduction*: The Project consists of a levee and floodwall alignment, including drainage structures for storm damage reduction at Chingarora, Flat and East Creeks.

(a) Approximately 10,422 feet consists of newly-constructed levee with an impervious core extending approximately 6 feet below the existing ground to prevent seepage under and through the foundation of the levee. The proposed levee will have a crest width ranging from +2 to +10 feet with a design elevation ranging from +8 to +15 feet NGVD. Side slopes range from 1V on 2-2.5H. The proposed levee is designed to provide protection up to the 100-year storm event, including allowance for sea level rise. Two road raisings are required to accommodate the levee alignment (see Section 16).

(b) The floodwall design consists of T-walls on piles with a top elevation of +15 feet NGVD. The total length of the floodwall alignment is approximately 13,390 feet.

(c) Twenty-four drainage structures and fourteen tide gate structures are proposed to allow for drainage through the levee alignment during normal conditions. Three proposed pump stations – one for Flat Creek, one for East Creek, and one for a Chingarora Creek tributary – will



be utilized for the removal of interior drainage during storm conditions when the drainage structures and tidal gate structures will be closed. For storm conditions when the drainage structures are submerged, the outfalls of the 18-inch pipes will be fitted with flap gates to prevent flow of tidal waters into the protected areas. In addition, each structure will be supplemented with a sluice gate, which can be manually closed if the flap gate should fail to function properly.

III. *Project Phases:* The Project will be implemented in five phases:

a) Phase 1 (Shoreline Element) consists of the construction of the beach storm damage protection components. Construction of this phase is schedule to begin in January 2018 and will take approximately fourteen months to complete.

b) Phase 2 (Flat Creek to East Creek Levee and Floodwall and Interior Levee) consists of construction of the levee, floodwall, and a pumping station between Flat Creek and East Creek. Construction of this phase is schedule to begin in January 2019 and will take approximately 30 months.

c) Phase 3 (East Creek Levee East of East Creek only) consists of construction of the levee, a pumping station, and two road raises east of East Creek to Natco Lake. Construction of this phase is schedule to begin in July 2019 and will take approximately one year to complete.

d) Phase 4 (Chingarora Creek Levee and Floodwall) consists of construction of the levee, floodwalls and pumping station near Chingarora Creek. Construction of this phase is schedule to begin in July 2019 and will take approximately 33 months to complete.

e) Phase 5 consists of wetland mitigation. Mitigation is schedule to begin in June 2018 and will take approximately one year to complete.

The Project's phases are depicted in the base map provided in Exhibit A. All Land, Easements and Right-of-Ways (LER) required for the Project will be acquired in the order of the Project phases, with the LER required for Phase 1 to be secured first by the Sponsor.

c. Required Lands, Easements, and Right-of-Ways: The 2003 REP identified approximately 91.03 acres to be acquired in support of the Project. However, revisions in the Project alignment as a result of changes in criteria, physical conditions resulting from Hurricane Sandy, cost savings, or subsequent development caused an adjustment to the Project's footprint. Furthermore, adverse impacts to private property based on the current Project design causes for the acquisition of additional real estate (further discussed in Section 2.c(I)). As a result, the Project's real estate requirements increased from ± 91.03 acres to ± 107.938 acres. Table-1 provides a comparison of the real estate requirements between the 2003 REP and this report:



Table-1

	2003 REP	2017 REP
Temporary	±3.25 acres	±15.25 acres
Permanent Easement	±87.30 acres	±63.01 acres
Fee	±0.48 acres	±29.94 acres
Total:	±91.03 acres	±108.20 acres
Private Owners	98	119
Public Owners	3	2
Total:	101	121

While there are 121 affective individual owners, the Project impacts 184 total parcels. Three parcels are required for more than one Project phase (Phase 1 and Phase 4) for staging purposes, which brings the total parcels by Phase to 187. See Exhibit “C”, LER Summary, for the number of impacted parcels by Project Phase. The recommended minimum real estate interests to be acquired in support of the Project are as follows:

I. *Fee (Standard Estate No. 1)*- Approximately **29.94 acres** are required in fee for varying purposes. In total, 31 parcels are required in fee (25 privately and 6 publicly-owned). The following is a description on the fee acquisitions:

a) Approximately 22 acres are required in fee for mitigation purposes. Although the Project was designed to avoid and minimize ecological impacts, there are still unavoidable impacts to wildlife resources and wetlands. These unavoidable impacts require mitigation pursuant to the National Environmental Policy Act (NEPA), Clean Water Act and Engineering Regulation 1105-2-100, Planning Guidance Notebook, 22 Apr 00. Mitigation efforts involve restoring wetlands near Flat Creek and East Creak as a result of environmental loss caused by the construction of the levee/floodwall system.

Sites to be mitigated have not yet been identified. Wetlands mitigation areas area loosely defined in the 2003 Feasibility Report, and the stage of completion of environmental consultations does not allow the specific determination of the amount of mitigation required for the project. Furthermore, new design guidance has increased the amount of impacted wetlands, increasing the mitigation requirements from the initial 17.50 acres noted in the 2003 REP. The ratio of upland versus wetland to be mitigated remained the same as mentioned in the 2003 REP, with 15% of the total mitigation requirement to be upland and 85% to be wetland. It is assumed that 25% of the mitigated lands required would be privately-owned (±5.50 acres), while 75% would be publicly-owned (±16.5 acres). This assumption is based on the ratio of ownership, private and public, discussed in the 2003 REP.



b) Approximately 0.55 of an acre (impacting 4 parcels; 1 privately-owned and 3 publicly-owned) is required in fee for construction of two “free standing” pump stations that are not physically integrated into the levee/floodwall structure. One pump station will be constructed at the vicinity of Block 28 Lot 1 and the other at the vicinity of Block 228, Lot 1.

c) Approximately 7.18 acres (impacting 19 privately-owned parcels) is required in fee in support of the construction of the levee/floodwall system and ponding areas.

Traditionally, permanent easements are recommended for the construction of levees/floodwalls and ponding areas. However, at certain locations acquiring permanent easements would have such an adverse impact on property owners – significantly encumbering the property or leaving a property owner with an uneconomic remnant – that a fee acquisition of the entire parcel is justifiable. Furthermore, at other locations, acquiring permanent easements would create a landlocked situation where property owners would have no physical or legal means to access their property. Therefore, in these circumstances the acquisition of the entire landlocked parcel may be required. Table-2 identifies all parcels required in fee:

Table -2

Block_Lot	Fee acres to be Acquired	Reasoning for Proposed Fee Acquisition
----- Phase 4 -----		
4_1.01	±0.230	An easement will adversely impact owner.
12_6	±0.351	An easement will adversely impact owner.
71_1	±0..230	An easement will adversely impact owner.
71_2	±0.115	An easement will adversely impact owner.
71_3.01	±0.637	An easement will land-lock the parcel.
90_6	±0.115	An easement will adversely impact the owner.
95_1	±0.303	An easement will create an uneconomic remnant.
95_4	±0.124	An easement will adversely impact the owner and create an uneconomic remnant.
95_6	±0.611	An easement will create an uneconomic remnant.
96_1	±0.445	An easement will create an uneconomic remnant.
96_8	±0.406	An easement will create an uneconomic remnant.
104_6	±0.230	An Easement will adversely impact owner
106_9	±0.254	An easement will adversely impact owner
106_11	±0.298	An easement will create an uneconomic remnant.
----- Phase 3 -----		
185_10	±0.120	An easement will adversely impact the owner.



185_11	±0.210	An easement will adversely impact the owner.
222_7	±1.279	An easement will adversely impact and land-lock the owner.
223_7	±0.287	An easement adversely impacts owner
228_11.01	±0.074	An easement will create an uneconomic remnant.
230_1	±0.287	An easement will adversely impact the owner & create an uneconomic remnant.
241_9	±0.131	An easement will create an uneconomic remnant.
241_10	±0.185	An easement will create an uneconomic remnant.
241_12	±0.103	An easement will create an uneconomic remnant.
241_13	±0.094	An easement will create an uneconomic remnant.
----- Phase 2 -----		
221_1.01	±0.269	An easement will land-lock the parcel

Fee interest acquisition on the above parcels were identified as “worst case scenarios.” Through negotiations with owners, every reasonable effort will be undertaken to minimize the real estate interests acquired. However, should the fee acquisition of dwellings transpire, relocation benefits under Public Law 91-646, Uniform Relocation Assistance, (hereinafter P.L. 91-646) will apply (see Section 11 herein). In addition to the abovementioned parcels, the construction of the levee/floodwall would also land-lock the following lots:

Table-3

Block 251 Lot 1	Block 222 Lot 9	Block 218 Lot 12	Block 226 Lot 1
Block 10 Lot 1	Block 223 Lot 8	Block 224 Lot 1	

Table-3 identifies properties that are wetland in nature and owned by the International Flavors and Fragrance Corps (IFF) or the General Public Utilities Corps (GPU). They are likely owned for conservation purposes for the corporate tax benefits it provides in maintaining such land. It is assumed that the fee acquisition of these landlocked parcels may not be required. It is possible IFF and GPU could provide the required easements therein because retaining the tax benefits would likely have greater value to the firm than what they would receive in compensation. Though, these parcels will be evaluated during Preconstruction Engineering and Design (PED) for the possible implementation of access points for each parcel should the need arise.

Significantly encumbered public properties were not considered for fee acquisition. It was valued at the minimum interest required for project purpose based on current guidance regarding the acquisition of public land.



II. *Flood Protection Levee Easement (Standard Estate No. 9)* - Approximately **20.156 acres** (impacting 111 parcels; 79 privately-owned and 32 publicly-owned) are required for the construction, operation and maintenance of the levee/floodwall system.

III. *Temporary Work Area Easement (Standard Estate No. 15)* - Approximately **15.24 acres** (impacting 156 parcels; 112 privately and 44 publicly-owned) are required for staging/work area purposes. The proposed temporary work areas are typically adjacent to land to be acquired for Project construction and typically affect the same ownerships.

The duration required for temporary work area easements varies based on Project phases. For Phase 1 the duration is one (1) year; Phase 2 the duration is two (2) years; Phase 3 the duration is eighteen (18) months; Phase 4 the duration is three (3) years; and Phase 5 the duration is eighteen (18) months. Locations for Temporary Work Area Easements in support of Phase 5 (mitigation) have not yet been identified. Those areas will be determined upon selection of the mitigation site(s).

The Temporary Work Area Easements located immediately off of the intersection of Front Street and Dock Street at Block 2 Lot 1 and Block 251 Lot 2.02 (shown on Exhibit “A”, map sheet 4) are required for Phase 1 and Phase 4 of the Project. Currently, the acquisition of disposal or borrow areas are not required for the Project.

IV. *Perpetual Beach Storm Damage Reduction Easement (Standard Estate No. 26)* - Approximately **35.90 acres** (impacting 29 parcels; 19 privately-owned and 10 publicly-owned) are required for the construction, operation and maintenance of the beach dune/berm system. Of the ±35.89 acres required, approximately 31.96 acres are seaward of the mean high water line (see also Section 7 herein).

The acquisitions of real property interest for borrow or disposal purposes are not required for the Project. Material for the initial beach-fill and periodic re-nourishment will be obtained from the offshore “Sea Bright” borrow area. A permit has already been provided to the U.S. Army Corps of Engineers (USACE) by the Sponsor for the same purposes in support of other similar projects, most recently for the Raritan Bay and Sandy Hook Bay, Hurricane and Storm Damage Reduction, Port Monmouth, NJ. The permit is sufficient for Project purposes. Additional earthen material is required for the construction of the proposed levee system. The selected contractor will obtain this material from existing, approved commercial sources.

V. *Non-Standard Ponding Easement*- Approximately **6.86 acres** (impacting 24 parcels; 16 privately and 8 publicly-owned) are required for seven ponding areas. The ponding areas are necessary to control residual flooding that would otherwise drain pre-project conditions. See Section 5, “Non-Standard Estates,” for additional information.

VI. *LER Summary*- The impacted parcels and real estate interests required therein are provided in Exhibit “B” and the recommended standard estate language in Exhibit “D”. Exhibit “C” provides a LER Summary by Project phase. The size of the real estate interests required for this Project identified in this REP are estimations based on available Geographic Information



System (GIS) data. The Sponsor is advised to obtain surveys with corresponding legal descriptions for real estate acquired to determine its precise size and boundary within its respective parcel to protect against potential boundary disputes. The Sponsor is also advised to obtain title insurance to protect against “defects” in the title of the property.

d. Appraisal Information: An appraisal cost estimate was completed by the Nashville District USACE in June 2014. The cost estimate was updated by the District in August 2016 and concluded an estimated land value (including contingency) for the required LER to be \$6,284,191. A price level update was made in January 2017 which concluded the estimated land value (including contingency) for the required LER to be \$7,560,745. See Exhibit “C” and Exhibit “E” for land values by Project Phase.

The cost estimate was completed based on the appropriate wetland and upland nature of parcels and on a hypothetical condition and extra ordinary assumption. The subject properties may become encumbered by easements required for the proposed Project creating an easement estate for Project purposes. The easements did not exist as of the date of the cost estimate. Therefore, the cost estimate was completed based on a hypothetical condition that easements will be executed within a reasonable time not to exceed one year from the effective date of the cost estimate. An extra ordinary assumption was made that all LER required for the Project contained no contamination. The cost estimate was completed in accordance with feasibility studies under the Planning Paradigm (“SMART Planning”) and the 3x3x3 Rule. Since the value of the required LER does not exceed ten percent of the total Project cost, land values were prepared through a cost estimate – a rough order of magnitude on the value of the lands. A full land valuation based on surveyed boundaries would be required to establish a more accurate valuation, which the Sponsor will obtain during the LER acquisition process.

4. LER Owned by the Non-Federal Sponsor

The Sponsor maintains fee interests over approximately 31.96 acres of submerged lands lying below the Mean High Water Line (MHWL), including the Sea Bright offshore borrow site.

5. Non-Standard Estates

There is one proposed non-Standard Estate for the Project, a non-Standard Ponding Easement. Ponding areas are necessary to control residual flooding that would otherwise drain pre-project conditions. Currently, there are no standard easements available for ponding purposes.

The 2003 REP recommended the use of Flowage Easements for ponding purposes, which was approved for use with the approval of the 2003 Feasibility Report. However, Flowage Easements have historically been used for forced flooding or inundation to ease the flow of water. Since the Project does not induce flooding, the use of Flowage Easements are not recommended in this REP. Since there is no standard estate available for ponding purposes, a non-Standard Ponding Easement was prepared and reviewed by the Project Delivery Team and the Office of Counsel for consistency with project requirements and legal sufficiency, respectively. Memorandum For Record, CENAN-OC, 2 Aug 16, subject: Certification of Legal Review for Non-Standard Ponding Easement Recommended for the Raritan Bay and Sandy Hook Bay, New



Jersey, Hurricane and Storm Damage Reduction Project, Union Beach, New Jersey, provides the necessary District-level legal certification for the non-standard estate.

By Memorandum, CENAN-RE, 31 Aug 2016, subject: Recommended Non-Standard Estate for the Raritan Bay and Sandy Hook Bay, New Jersey Coastal Storm Risk Management Project, with accompanying legal certification, was forwarded to HQUSACE through NAD for review and approval of the non-Standard Ponding Easement. As of this report, formal approval by HQUSACE of the non-standard estate is pending.

The 2003 REP identified three proposed non-standard estates required for the Project: 1) non-standard Flood Project Levee and Floodwall easement; 2) non-standard Perpetual Beach Storm Damage Reduction Easement; and 3) non-standard Conservation Easement. The first two non-standard estates were likely recommended due to insufficient standard estates available at the time, which is no longer the case. Standard estates are currently available for these purposes and have been recommended for use in this REP. Although the 2003 REP does not specify its purpose, the non-standard Conservation Easement is presumed to have been recommended for the Project's mitigation requirement. This REP recommends acquiring a fee interest for mitigation instead, which is consistent with Engineering Regulation 405-1-12, Real Estate Handbook, 20 Nov 85 (hereinafter the "Real Estate Handbook").

6. Existing Federal Projects

There are no existing Federal projects that lie either fully or partially within the LER required for the Project. However, if authorized, the Project will become a component of the existing Raritan - Sandy Hook Bay Federal project, which include authorized projects at nearby Keansburg, Old Bridge, and Port Monmouth. Studies for other potential projects proposed for inclusion as components of the Raritan Bay and Sandy Hook Bay Project are still ongoing at the nearby towns of Highlands, Leonardo, and Keyport.

7. Federally-Owned Land

There are no known federally-owned lands included in the LER required for the Project.

8. Navigational Servitude

Approximately 31.96 acres of land required for the Perpetual Beach Storm Damage Reduction Easement lies below the MHWL. Although it is the general policy of USACE to utilize the navigational servitude in all situations where available, whether or not the Project is cost-shared or full Federal, this Project does not directly serve a purpose which is in the aid of commerce. Therefore, rights in the Federal navigational servitude will not be exercised for the Project. This is consistent with CECC-R memorandum dated 19 March 2014, subject: Availability of the Navigational Servitude for Coastal Storm Damage Reduction Projects.



9. Maps

The Project real estate maps are provided in Exhibit “A” herein.

10. Induced Flooding

The Project does not induce flooding.

11. Baseline Cost Estimate for Real Estate

An itemized Baseline Cost Estimate for Real Estate (BCERE) for each phase is provided in Exhibit “E” in Micro-Computer Aided Cost Estimating System (MCACES) format. Table-4 provides a summary of the Project’s total real estate costs.

Table-4

Cost Account	Total
01-Lands & Damages.....	\$16,669,000
02-Relocations.....	\$2,187,000
<i>Total Real Estate Costs:</i>	<i>\$18,886,000</i>

Table-5 provides a summary of the Project’s total Lands, Easements, Rights-of-Way, Relocations, and Disposals (LERRD) costs, which consists of non-Federal costs only. LERRD costs represents the NFS’ upfront costs for the Project, which are creditable toward the Project’s final cost at the cost-shared amount.

Table-5

Cost Type	Total
LER.....	\$11,564,200
Relocations.....	\$2,251,000
Disposals.....	\$0
<i>Total LERRD Costs:</i>	<i>\$13,815,200</i>

A 25% contingency was included to the overall real estate costs. If approved, the Project will be cost-shared (65% Federal and 35% Non-Federal) utilizing funds provided by P.L. 113-2. As of this report, no reimbursable LERRD related expenses have been incurred by the Sponsor. Any future documented real estate acquisition related expenses incurred by the Sponsor will be fully reimbursed at the cost-shared amount.



The 2003 REP identifies the Project's total Lands and Damages cost to be approximately \$3,600,000. The increase in real estate cost as provided in this report is a result of the increased LER requirements, property value appreciation, and inflation. Additionally, increased P.L. 91-646 expenses and costs associated with the potential for condemnations were included into the Project's current real estate cost.

12. Public Law 91-646, Uniform Relocation Assistance

Relocation assistance benefits in accordance with Public Law 91-646, Uniform Relocation Assistance, may be required. As discussed in Section 2.c(Ic), certain parcels may need to be obtained in fee where the proposed easement(s) would have an adverse effect on the property owner. The acquisition of the following parcels would result in a displaced person qualified for relocation assistance benefits:

Table-6

Phase	Block_Lot	Property Address	Year Built	Size of Dwelling	No. of Rooms	Estimated Purchase Price	Comparable Housing Payment	Moving Expense Payment
3	95_6	112 Ash St.	1960	1,075 SF	7	TBD	\$31,000	\$1,400
3	96_8	216 West St.	2005	2,450 SF	10	TBD	\$31,000	\$2,000
3	96_1	115 Ash St.	1951	1,520 SF	7	TBD	\$31,000	\$1,400
3	71_1	804 Bay Ave.	1920	1,217 SF	8	TBD	\$31,000	\$1,600
4	185_10	704 Seaview Ave.	1921	692 SF	6	TBD	\$31,000	\$1,300
Total:						TBD	\$155,000	\$7,700

The 2003 REP discussed potential relocations for the dwelling located on Block 185 Lot 11 (702 Seaview Avenue). However, the home has since been abandoned as a result of the damages sustained by Hurricane Sandy. Although the fee acquisition of the parcel is still required, no relocation expenses are anticipated to be paid for this dwelling.

Along with the cost to acquire the dwelling of a displaced person, there are two basic types of financial relocation assistance payments provided to residential occupants: 1) a comparable housing payment; and 2) a moving expense payment. These costs are intended to compensate a displaced person for the additional costs he/she will incur in securing comparable replacement housing.

1) *Comparable Housing Payment* includes: 1) the sum of the amounts by which the cost of a comparable dwelling exceeds the acquisition cost of the displacement dwelling (commonly referred to as price differential payments); 2) the increased interest costs and other debt service costs which are incurred in connection with the mortgages on the comparable dwelling (commonly referred to as mortgage interest differential payments); and 3) the reasonable expenses incidental to the purchase of the comparable dwelling (commonly referred to as incidental



expenses). Comparable housing payment was determined by assuming a displaced person has owned and occupied his/her dwelling for at least 90 days prior to initiation of negotiations (i.e. the date a written offer was made to the owner). As of this report, Federal law requires the sum of the total payments not to exceed \$31,000, unless under housing of last resort. Comparable replacement housing is expected to be available in Union Beach and surrounding townships; therefore, housing of last resort is not anticipated.

2) *Moving Expense Payment* was determined by the number of rooms in the acquired dwelling in accordance with the August 24, 2015 Fixed Residential Moving Cost Schedule.

The total estimated relocation assistance benefits paid in support of the Project is approximately \$162,700. The estimated purchase price is to be determined by an independent certified appraiser prior to initiation of negotiations with owners. Relocation costs were estimate based on known P.L. 91-646 policies. Benefits are subject to change based on updated laws, regulations or policies regarding Uniform Relocation Assistance.

13. Minerals and Timber Activity

There are no known present or anticipated mineral activities or timber harvesting in the vicinity of the Project.

14. Land Acquisition Experience and Capability of the Non-Federal Sponsor

The Sponsor maintains the legal and professional capability and experience to acquire the LER in support of the Project. They have condemnation authority and other applicable authorities that may apply if necessary to support acquisition measures. They have successfully acquired the real estate for the Sea Bright to Manasquan Inlet Project, the Long Branch Project, the Asbury Park Project, and is currently the non-Federal Sponsor for the Raritan and Sandy Hook Bay, New Jersey Hurricane and Storm Damage Reduction, Port Monmouth Project. The Sponsor has also been advised of P.L. 91-646 requirements and the requirement to document expenses for credit purposes.

The Non-Federal Sponsor Capability Assessment Checklist is provided in Exhibit “F”. The assessment checklist has been coordinated with the Sponsor; however, the Sponsor has provided no response to the assessment. It has been completed based on the Sponsor’s past and current performance on other USACE cost-shared civil works projects.

15. Zoning

No application or enactment of local zoning ordinances is anticipated in lieu of, or to facilitate, the acquisition of LER in connection with the Project. However, Section 20.a regarding the Project’s compliance with the Coastal Barrier Resources Act (CBRA).



16. Schedule of Acquisition

<u>Milestone</u>	<u>Date</u>
PPA Execution.....	Sep 2017
Sponsor's Notice to Proceed with Acquisition.....	Sep 2017
Phase 1 Authorization for Entry for Construction.....	Nov 2017
Phase 1 Certification of Real Estate.....	Dec 2017
Phase 1 Ready to Advertise for Construction.....	Dec 2017
Phase 2 Authorization for Entry for Construction.....	Aug 2018
Phase 2 Certification of Real Estate.....	Aug 2018
Phase 2 Ready to Advertise for Construction.....	Sep 2018
Phase 3 Authorization for Entry for Construction.....	Aug 2018
Phase 3 Certification of Real Estate.....	Aug 2018
Phase 3 Ready to Advertise for Construction.....	Sep 2018
Phase 4 Authorization for Entry for Construction.....	Aug 2018
Phase 4 Certification of Real Estate.....	Aug 2018
Phase 4 Ready to Advertise for Construction.....	Sep 2018
Phase 5 Authorization for Entry for Construction.....	Aug 2018
Phase 5 Certification of Real Estate.....	Aug 2018
Phase 5 Ready to Advertise for Construction.....	Sept 2018

17. Relocation of Facilities or Public Utilities

Phase 1- Outfall extension, dune over walk and dune walkway. Total relocation costs is approximately \$1,836,000.

Phase 2- Raising of the intersection at Raise Jersey Avenue and Harris Avenue. Total relocation costs is approximately \$54,000.

Phase 3- The Henry Hudson Heritage Trail, an abandoned railroad right of way that is now a Monmouth County owned recreational bike path, will be raised over a length of approximately 1,500 feet, between East Creek and Natco Lake. Additionally, the Rose Lane entrance to the International Flowers and Fragrances Co. facility will be raised. Total relocation costs is approximately \$361,000.

Phase 4- At Florence and Bay Avenue, there is a commercially-zoned parcel (Block 73 Lot 3) with a garage facility. The Project requires the construction of a floodwall directly behind the facility. The close proximity between the floodwall and facility does not provide the required clearance for the floodwall. As a result, the easement area overlaps onto the facility. This area will be evaluated further during Pre-construction, Engineering and Design (PED) to minimize and



or avoid impacts to this facility. Currently, this report does not include this facility as a relocation. There are no relocation costs for Phase 4.

Phase 5- Phase Five consists of the Project's mitigation efforts. There are no relocation costs for Phase 5.

The total Project 02-Relocation cost is approximately \$2,251,000. All public facilities/utilities relocations described above are considered Project LERRD expenses and a non-Federal responsibility. Relocation costs are creditable toward the Sponsor's cost shared amount. The extent of any potential underground utility relocation that may be required will be known upon completion of appropriate surveys during Pre-construction, Engineering and Design (PED). If underground utilities are identified for relocation, the associated costs will be included as a LERRD expense and this report will be updated accordingly. Costs to permanently remove existing utilities will be considered a construction cost.

In accordance with CEMP-CR memorandum dated 10 Jan 13, subject: Real Estate Policy Guidance Letter No. 31-Real Estate Support to Civil Works Planning Paradigm (3x3x3), a preliminary attorney's opinion of compensability was not prepared since the Project's relocation costs does not exceed 30% of the estimated total project costs. Any conclusion or categorization contained in the report that an item is a utility or facility relocation to be performed by the Sponsor as part of its LERRD responsibilities is preliminary only. The Corps will make a final determination of the relocations necessary for the construction, operation, or maintenance of the Project after further analysis and completion and approval of a Final Attorney's Opinion of Compensability for each of the impacted utilities and facilities.

18. Hazardous, Toxic, and Radioactive Waste (HTRW)

Soil borings collected for the 2003 Feasibility Report provide a number of samples exceeding the NJDEP Residential Direct Contact Soil Cleanup for arsenic and lead. The results were attributed in part to the geologic formations in the area that contain naturally occurring levels of arsenic, which are common. The samples with lead exceedances were collected in waterways known to be receptors for the area's storm sewers.

For the HSLRR, a review of the state and Federal data sources was conducted. The NJDEP list of Known Contaminated Sites (KCS) identified only one active site, the Bayshore Regional Sewerage Authority, adjacent to the Project. This site has a mix of active and closed actions by NJDEP involving underground storage tanks and potential groundwater contamination within the facility.

The above HTRW sites do not lie within the LER required for the Project, nor do they hinder Project construction.



19. Project Support

Local officials and most residents appear to be supportive of the Project. Little opposition has been expressed by public or private persons or organizations on the implementation of the proposed Project. Most of the objections with the Project are from homeowners who are adversely affected and who may require relocation (as discussed in Section 3.c(Ic)). These homeowners may be reluctant to provide the necessary LER for the Project and could result in delays to the acquisition schedule and certification of real estate. Every effort will be made to minimize impacts to homeowners and relocation.

20. Notification to Non-Federal Sponsor

A formal written notification of the risks (as outlined in paragraph 12-31 of the Real Estate Handbook) associated with acquiring the LER for this project prior to the full execution of the Project Partnership Agreement (PPA) through letter dated 3 July 2014.

21. Additional Information

a. Coastal Barrier Resources Act (CBRA)- Part of the LER required for the Project is protected under the Coastal Barrier Resources Act (CBRA), Public Law 97-348. CBRA was enacted in 1982 to remove federal incentive to develop on coastal barriers along the Atlantic and Gulf Coasts as part of the Coastal Barrier Resource System (CBRS). The law removes the Federal government from direct or indirect financial involvement associated with building and developing in undeveloped portions of the CBRS. Public Law 97-348 is administered by the Department of Interior through the U.S. Fish and Wildlife Service (USFWS).

The New York District consulted with the USFWS to determine which parts of the Project alignment infringed upon the CBRS boundary known as CBRS Unit NJ-04. Areas of infringement were identified within the Chingarora Creek element of the alignment (Phase 4). USACE requested an exemption, which the USFWS denied. However, based upon the effects of Hurricane Sandy, the USFWS reevaluated CBRS Unit NJ-04 and drafted a revised boundary. The change will become effective only if the updated map is adopted through legislation enacted by Congress. The Project was modified to minimize infringement of CBRS Unit NJ-04. If further modifications are necessary that change the Project LER requirements, this REP will be updated accordingly. See the Project's 2016 HSLRR and Supplemental Environment Impact Statement for additional information.

b. Green Acres- Part of the LER required for the Project is preserved under the New Jersey State Green Acres Program, which include the following parcels:

Table-7

Block 1 Lot 11	Block 29 Lot 3.01	Block 29 Lot 4	Block 251 Lot 2.02
Block 22 Lot 12.01	Block 29 Lot 3.02	Block 29 Lot 5	



These parcels are all located along the beach where a Permanent Beach Storm Damage Reduction Easement is required. They are partially developed as a public park and beach area with a constructed boardwalk therein. Green Acres Rules subchapter 25, 7:36-25.2 states:

(a) Except as provided in (d) below, a local government unit shall not divert to a use other than recreation and conservation purposes or dispose of any funded or unfunded parkland unless the local government unit obtains prior approval from the Commissioner and the State House Commission...

(b) As examples, uses that may constitute the diversion of funded or unfunded parkland from recreation and conservation purposes include, but not limited to... flood control facilities such as levees, berms, flood walls, channel construction, and ponding areas unless the flood control facilities will not have any negative effect on the natural resource or recreational value of the parkland.

(d) The following activities do not constitute a diversion or disposal of funded or unfunded parkland:

1. Construction of a regional flood control project that is part of a regional flood control plan and that will, as a significant design element and purpose of the project, create or enhance a permanent water body suitable for water-dependent public recreation, provided the project does not have any significant adverse impact on the natural resource or recreational value of the affected parkland;

In light of the foregoing, the construction of the Project does not conflict with Green Acres land development restrictions. No issues are anticipated that would prevent Project construction on Green Acres parcels.

c. There are no known historical sites within and or adjacent to the LER required for the project.

d. Other than those parcels protected under CBRA and the New Jersey State Green Acres Program, there are no other known existing encumbrances (i.e. easements, rights-of-way, etc.) that would impact the construction, operation and or maintenance of the Project.

22. Point of Contacts

The points of contact for this rep is the Real Estate Project Delivery Team member Mr. Carlos E. Gonzalez at (917)790-8465 (email: Carlos.E.Gonzalez@usace.army.mil) or the undersigned at (917)790-8430 (email: Noreen.D.Dresser@usace.army.mil).



23. Recommendations

This REP has been prepared in accordance with Chapter 12, ER 405-1-12, Real Estate Handbook, 20 Nov 85. It is recommended that this report be approved.

NOREEN DEAN DRESSOR
Chief, Real Estate Division
Real Estate Contracting Officer



EXHIBIT “A”

REAL ESTATE MAPS

RARITAN BAY AND
SANDY HOOK BAY,
UNION BEACH HURRICANE AND
STORM DAMAGE REDUCTION
PROJECT,
MONMOUTH COUNTY,
NEW JERSEY

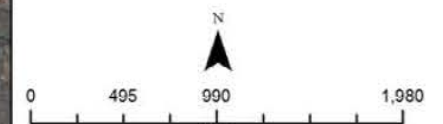
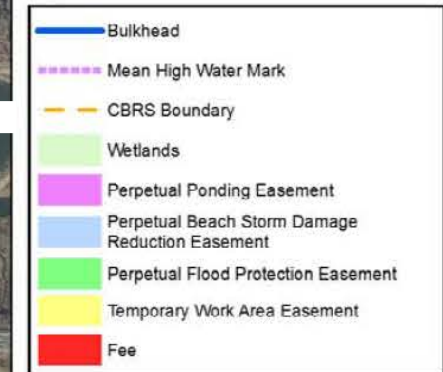
Location Map



Municipalities

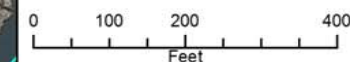


Legend



RARITAN BAY AND
SANDY HOOK BAY,
UNION BEACH HURRICANE AND
STORM DAMAGE REDUCTION
PROJECT,
MONMOUTH COUNTY,
NEW JERSEY

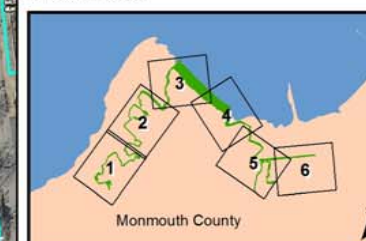
Sheet 1 of 6
Date: 8/9/2016
Scale: 1:2500



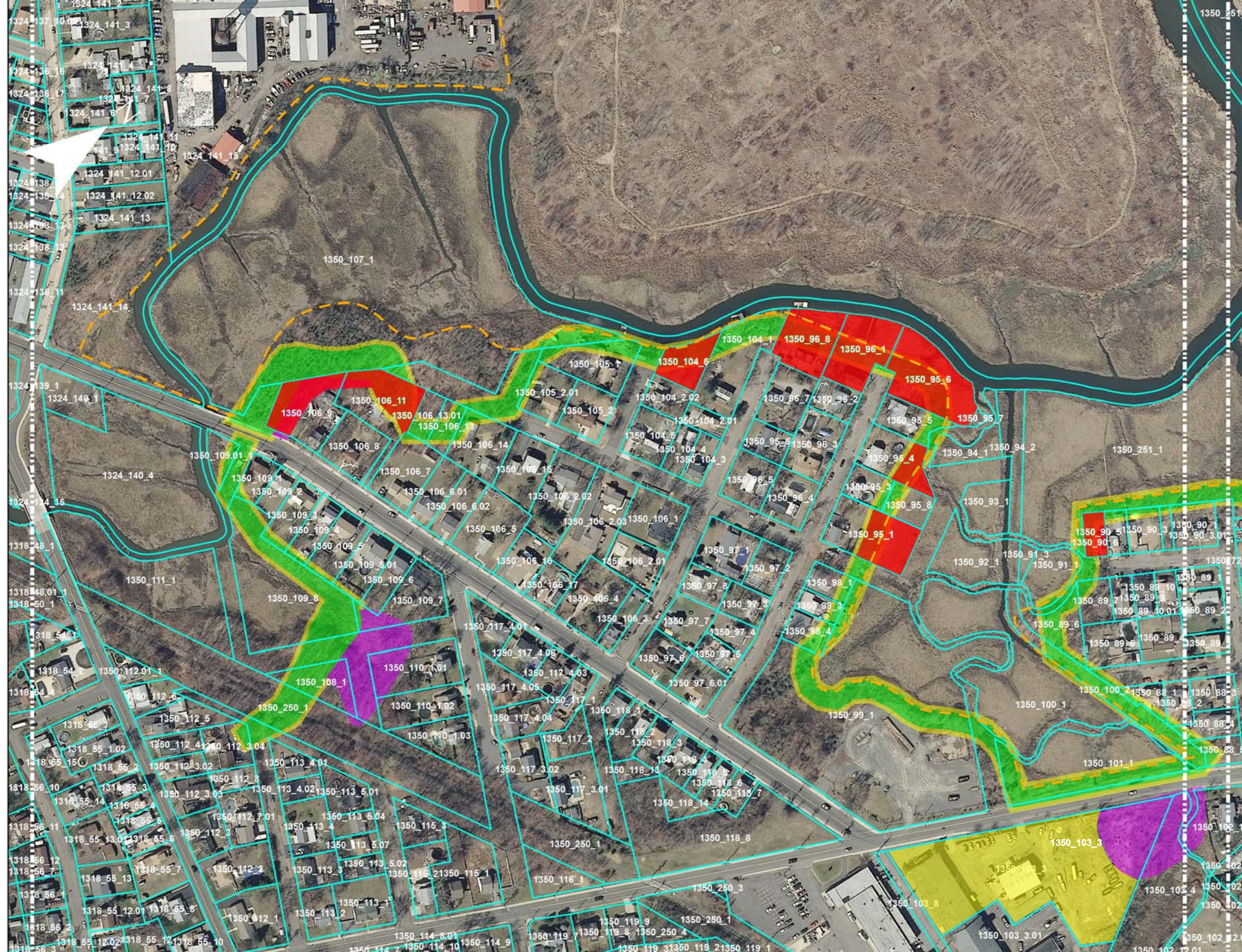
Location Map



Sheet Index

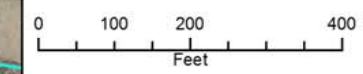


Legend



RARITAN BAY AND
SANDY HOOK BAY,
UNION BEACH HURRICANE AND
STORM DAMAGE REDUCTION
PROJECT,
MONMOUTH COUNTY,
NEW JERSEY

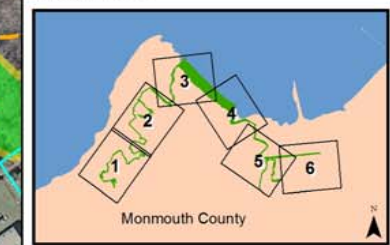
Sheet 2 of 6
Date: 9/20/2016
Scale: 1:2500



Location Map

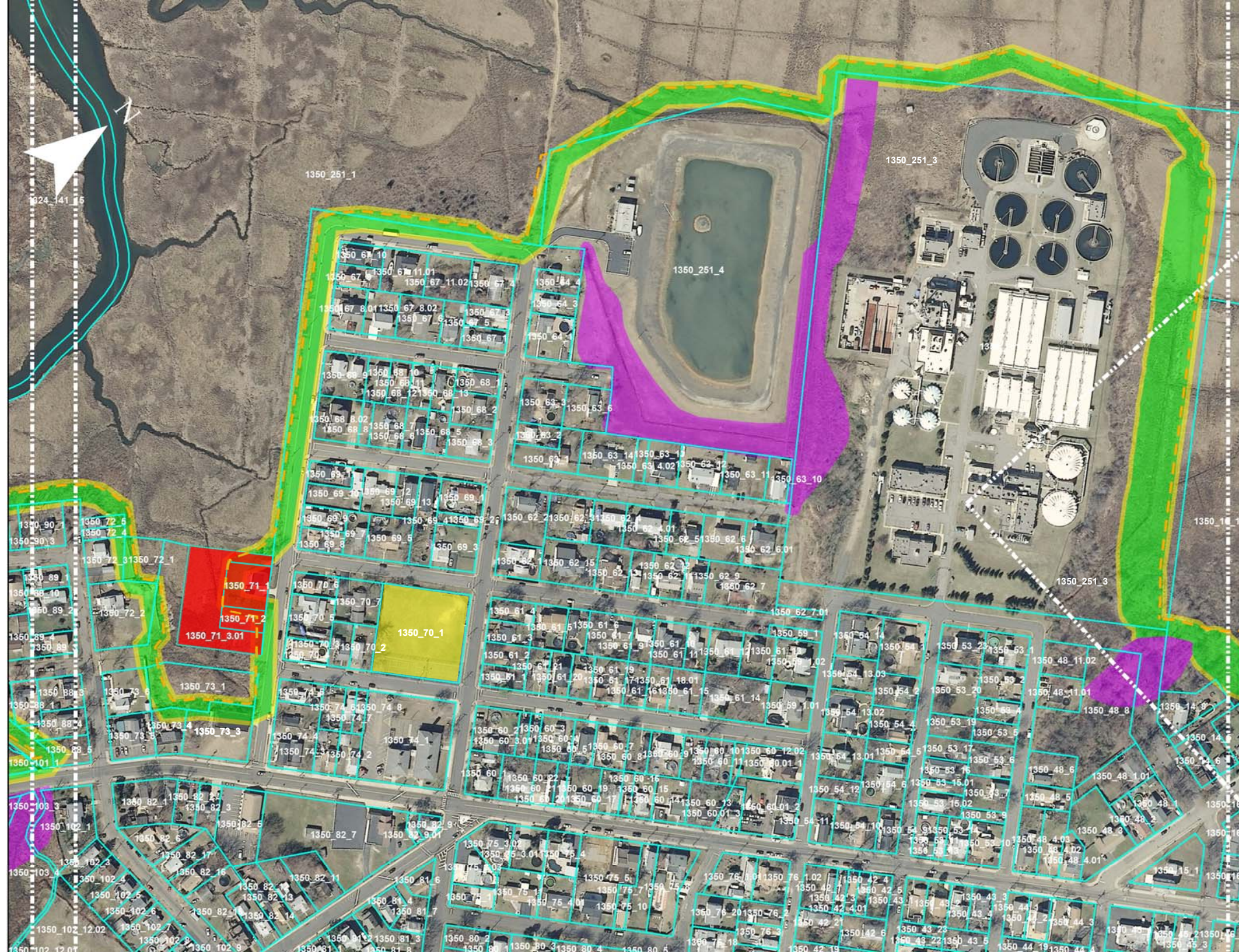


Sheet Index



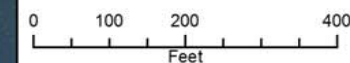
Legend

- Mean High Water Mark
- Bulkhead Line
- CBRS Boundary
- Property Parcels
- Perpetual Ponding Easement
- Perpetual Beach Storm Damage Reduction Easement
- Perpetual Flood Protection Easement
- Temporary Work Area Easement
- Fee



RARITAN BAY AND
SANDY HOOK BAY,
UNION BEACH HURRICANE AND
STORM DAMAGE REDUCTION
PROJECT,
MONMOUTH COUNTY,
NEW JERSEY

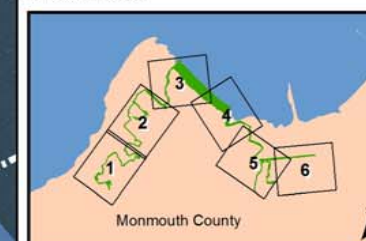
Sheet 3 of 6
Date: 9/20/2016
Scale: 1:2500



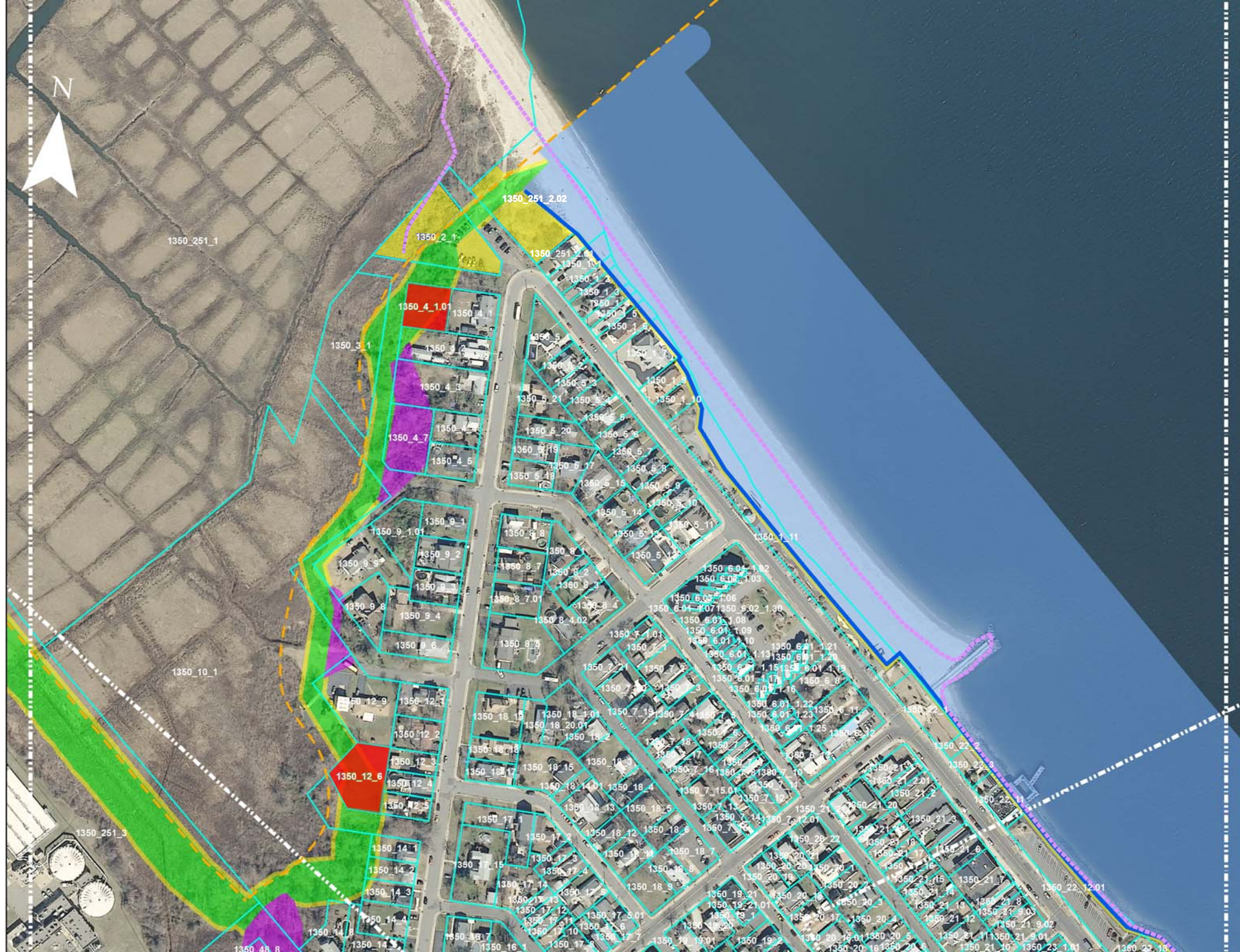
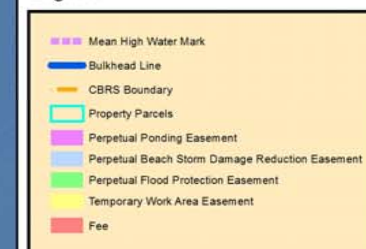
Location Map

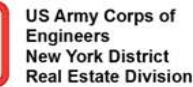


Sheet Index



Legend

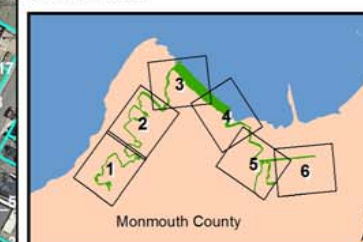




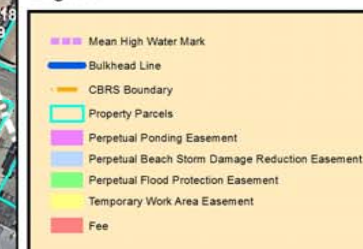
Sheet 4 of 6
Date: 8/9/2016
Scale: 1:2500



Sheet Index

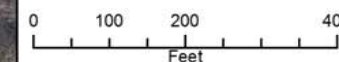


Legend



**RARITAN BAY AND
SANDY HOOK BAY,
UNION BEACH HURRICANE AND
STORM DAMAGE REDUCTION
PROJECT,
MONMOUTH COUNTY,
NEW JERSEY**

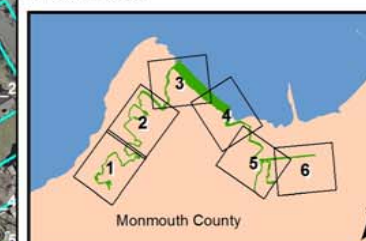
Sheet 5 of 6
Date: 8/9/2016
Scale: 1:2500



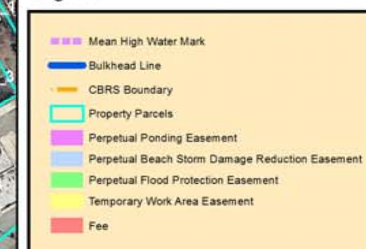
Location Map



Sheet Index

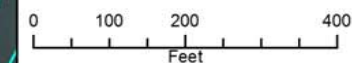


Legend



**RARITAN BAY AND
 SANDY HOOK BAY,
 UNION BEACH HURRICANE AND
 STORM DAMAGE REDUCTION
 PROJECT,
 MONMOUTH COUNTY,
 NEW JERSEY**

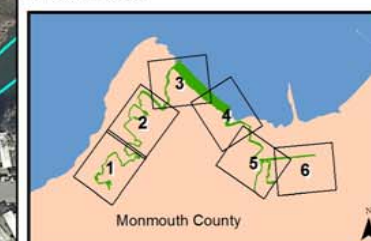
Sheet 6 of 6
 Date: 8/9/2016
 Scale: 1:2500



Location Map



Sheet Index



Legend

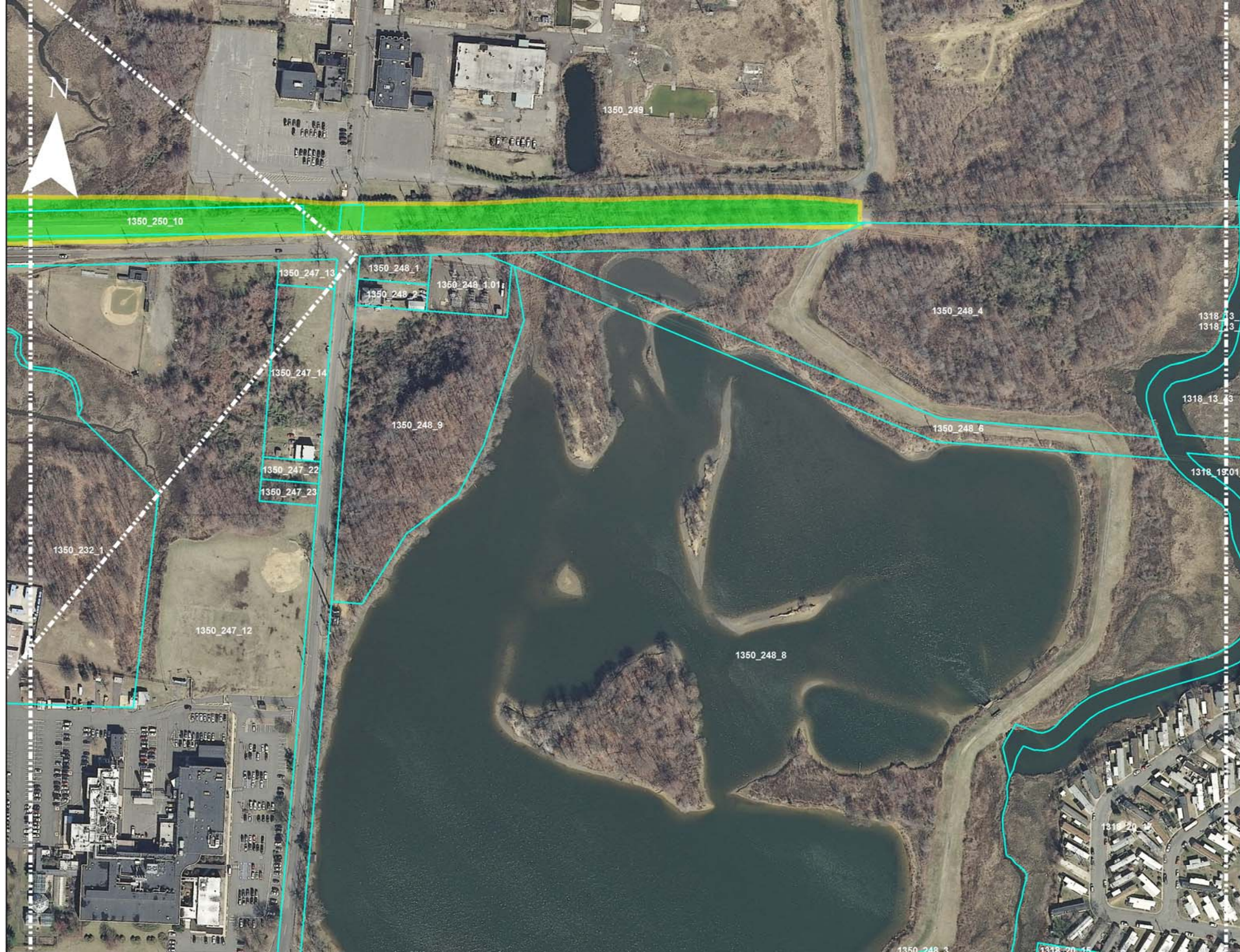


EXHIBIT “B”
PARCEL DATA

EXHIBIT “B”
PARCEL DATA

PHASE 1

BLOCK_LOT	OWNER'S NAME	PROPERTY ADDRESS	LOT SIZE (ac)	FEE (ac)	PBSDR EASEMENT (ac)	FPL EASEMENT (ac)	PONDING EASEMENT (ac)	TWA EASEMENT (ac)
1_1	Gallopo Lydia J	303 Front St, Union Beach, NJ	0.180	-	0.046	-	-	0.011
1_10	Zois Barbara	333 Front St, Union Beach, NJ	0.120	-	0.011	-	-	0.012
1_11	Union Beach Borough	Front St, Union Beach, NJ	1.440	-	0.471	-	-	0.184
1_2	Dietrich Diane	311 Front St, Union Beach, NJ	0.080	-	0.015	-	-	0.006
1_3	Brady Jay	309 Front St, Union Beach, NJ	0.160	-	0.024	-	-	0.011
1_4	Brady Jay	309 Front St, Union Beach, NJ	0.080	-	0.012	-	-	0.006
1_5	Gaidus Tinamarie	313 Front St, Union Beach, NJ	0.080	-	0.012	-	-	0.006
1_6	Petrocelli Peter V & Phyllis T	317 Front St, Union Beach, NJ	0.150	-	0.024	-	-	0.011
1_7	Vignola Anthony L & Cynthia S	323 Front St, Union Beach, NJ	0.300	-	0.030	-	-	0.023
1_9	Cardinale Francesca	329 Front St, Union Beach, NJ	0.140	-	0.012	-	-	0.012
2_1	Union Beach Borough	Dock & Front St, Union Beach, NJ	0.681	-	-	-	-	0.681
22_1	Union Beach Borough	Front St, Union Beach, NJ	0.250	-	-	-	-	0.017
22_11	Margaritaville Inc	525 Front St, Union Beach, NJ	0.160	-	-	-	-	0.025
22_12.01	Union Beach Borough	Front Street, Union Beach, NJ	0.640	-	0.043	-	-	0.088
22_18	Constantine Zois	621-623 Front St, Union Beach, NJ	0.160	-	-	-	-	0.002
22_2	Union Beach Borough	507 Front St, Union Beach, NJ	0.040	-	0.001	-	-	0.006
251_2.01	Cullen Margaret	301 Front St, Union Beach, NJ	0.110	-	0.003	-	-	0.009
251_2.02	Union Beach Borough	Front St, Union Beach, NJ	1.850	-	0.395	-	-	0.811
29_1	Zois Constantine	705 Front St, Union Beach, NJ	0.530	-	0.042	-	-	0.029
29_10	Union Beach Borough	Front St, Union Beach, NJ	0.370	-	0.072	-	-	0.027
29_11	Berman Barry & Roberta	805 Front St, Union Beach, NJ	0.460	-	0.159	-	-	0.017
29_13	Berman Barry & Roberta	807 Front St, Union Beach, NJ	0.150	-	0.054	-	-	0.006
29_14	817 Front Street Llc	Gateway Ct, Union Beach, NJ	0.380	-	0.100	-	-	0.012
29_15	817 Front Street Llc	817 Front St, Union Beach, NJ	1.400	-	0.327	-	-	0.255
29_3	Zois Constantine N A	711 Front St, Union Beach, NJ	0.200	-	0.039	-	-	0.013
29_3.01	Union Beach Borough	721-723 Front St, Union Beach, NJ	0.280	-	0.032	-	-	0.011

EXHIBIT “B”
PARCEL DATA

PHASE 1

BLOCK_LOT	OWNER’S NAME	PROPERTY ADDRESS	LOT SIZE (ac)	FEE (ac)	PBSDR EASEMENT (ac)	FPL EASEMENT (ac)	PONDING EASEMENT (ac)	TWA EASEMENT (ac)
29_3.02	Union Beach Borough	715 Front St, Union Beach, NJ	0.410	-	0.057	-	-	0.022
29_4	Union Beach Borough	727 Front St, Union Beach, NJ	0.290	-	0.040	-	-	0.012
29_5	Union Beach Borough	731 Front St, Union Beach, NJ	0.330	-	0.040	-	-	0.012
29_6	Grano Benito & Gina	735 Front St, Union Beach, NJ	0.250	-	0.041	-	-	0.012
29_7	Ince Michael J	737 Front St, Union Beach, NJ	0.250	-	0.029	-	-	0.009
29_9	Mellos John	743 Front St, Union Beach, NJ	0.290	-	0.044	-	-	0.014
Beach & Land Underwater	Union Beach Borough	Beach & Land Underwater	0.000	-	33.719	-	-	-

EXHIBIT “B”
PARCEL DATA

PHASE 2

BLOCK_LOT	OWNER'S NAME	PROPERTY LOCATON	LOT SIZE (ac)	FEE (ac)	PBSDR EASEMENT (ac)	PFPL EASEMENT (ac)	PONDING EASEMENT (ac)	TWA EASEMENT (ac)
184_10	Maklowski Joseph J Jr & Debra	826 Jersey Ave, Union Beach, NJ	0.400	0.051	-	-	-	-
185_10	Hynes Joseph	704 Seaview Ave, Union Beach, NJ	0.120	0.120	-	-	-	-
185_11	Trembley Albertha Wagner	702 Seaview Ave, Union Beach, NJ	0.210	0.210	-	-	-	-
185_9	Union Beach Borough	Seaview Ave, Union Beach, NJ	0.690	-	-	0.300	-	0.086
188.01_1	Union Beach Borough	Union Avenue, Union Beach, NJ	0.620	-	-	0.012	-	0.008
218_12	International Flavors & Fragrances	Bay View Ave, Union Beach, NJ	1.340	-	-	0.609	-	0.082
218_13	Pumilia Michelle	825 Bayview Ave, Union Beach, NJ	0.210	-	-	0.011	-	0.023
218_9	Denton George	826 Prospect Ave, Union Beach, NJ	0.170	-	-	0.026	-	0.023
220_1	Tetro Morris & Eleanor	Brook Ave, Union Beach, NJ	2.230	-	-	0.592	-	0.126
221_1.01	Hoff Harry R	Front St, Union Beach, NJ	0.269	0.269	-	-	-	-
222_1	Ferraro Guy	801 Brook Ave, Union Beach, NJ	1.870	-	-	0.578	-	0.085
222_10.01	Pyykko Arthur	827 Brook Ave, Union Beach, NJ	0.230	-	-	0.056	-	0.023
222_7	Brook Avenue Associates Llc	Front St, Union Beach, NJ	1.279	1.279	-	-	-	-
222_9	International Flavors & Fragrances	Brook Ave, Union Beach, NJ	1.740	-	-	0.006	-	0.011
223_6	Crowther Lenny & Harold	820 Brook Ave, Union Beach, NJ	0.290	-	-	-	0.001	0.001
223_7	Soyka Andrew J	Brook Ave, Union Beach, NJ	0.287	0.287	-	-	-	-
223_8	International Flavors & Fragrances	Prospect Ave, Union Beach, N	1.710	-	-	0.212	0.072	0.071
223_9	Cappelluti Rosemarie	821 Prospect Ave, Union Beach, NJ	0.250	-	-	0.011	-	0.014
224_1	International Flavors & Fragrances	Bay View Ave, Union Beach, NJ	11.710	-	-	0.686	-	0.135
225_8	Cannon Mary T	918 Bayview Ave, Union Beach, NJ	0.290	-	-	0.018	-	0.041
227_1	Sidisin Jason	902 Harris Ave, Union Beach, NJ	0.220	-	-	0.044	-	0.023
227_2	Devincentis Patrice R	1004 Jersey Ave, Union Beach, NJ	0.280	-	-	0.099	0.003	0.040
228_1	Union Beach Borough	Jersey Ave, Union Beach, NJ	0.630	0.263	-	-	-	-
228_10	Laberdeee Patrick A & Stephanie	907 Harris Ave, Union Beach, NJ	0.110	-	-	-	-	0.001
228_11	Wood Richard W & Patricia & Rich	911 Harris Ave, Union Beach, NJ	0.200	-	-	0.026	-	0.012
228_11.01	Montelli Michael J & Rose	909 Harris Ave, Union Beach, NJ	0.187	0.074	-	-	-	-

EXHIBIT “B”
PARCEL DATA

PHASE 2

BLOCK_LOT	OWNER'S NAME	PROPERTY LOCAITON	LOT SIZE (ac)	FEE (ac)	PBSDR EASEMENT (ac)	PFPL EASEMENT (ac)	PONDING EASEMENT (ac)	TWA EASEMENT (ac)
228_12	Union Beach Borough	Cambridge Ave, Union Beach, NJ	0.200	-	-	0.091	-	0.041
228_13	Union Beach Borough	Cambridge Ave, Union Beach, NJ	1.700	0.059	-	-	-	-
228_5	Union Beach Borough	Jersey Ave, Union Beach, NJ	0.260	-	-	0.114	-	0.052
228_8	Leandro Anthony	936 Jersey Ave, Union Beach, NJ	0.240	-	-	0.041	-	0.023
229_1	Union Beach Borough	Cambridge Ave, Union Beach, NJ	1.210	-	-	0.091	-	0.042
229_4	Union Beach Borough	1025 High Ave, Union Beach, NJ	0.240	-	-	0.099	-	0.048
230_1	Stoppiello Edward & Erin	High Ave, Union Beach, NJ	0.287	0.287	-	-	-	-
230_2	Stoppiello Edward & Erin	1005 Harris Ave, Union Beach, NJ	0.280	-	-	-	-	0.001
230_5.01	Roberson Sheree L & Stephen	1020 High Ave, Union Beach, NJ	0.170	-	-	0.022	-	0.019
231_3	Schwarze Joseph S/Miller Barbara	1018 Harris Ave, Union Beach, NJ	0.280	-	-	0.001	-	0.005
232_1	International Flavors & Fragrances	Jersey Ave, Union Beach, NJ	12.500	-	-	1.185	1.482	0.572
239_1	Romanski Richard & Marie	1102 Harris Ave, Union Beach, NJ	0.160	-	-	0.025	-	0.012
239_2	Adamek Laszlo & Edina	1106 Harris Ave, Union Beach, NJ	0.230	-	-	0.019	-	0.023
239_3	Smith Richard A & Cristina	1112 Harris Ave, Union Beach, NJ	0.110	-	-	0.011	-	0.011
239_4	Flynn Joseph & Jaqueline	1122 Harris Ave, Union Beach, NJ	0.230	-	-	0.005	-	0.009
241_10	Martinez Rafael & Felicia	1205 High Ave, Union Beach, NJ	0.410	0.185	-	-	-	0.046
241_12	Martinez Raudel	1207 High Ave, Union Beach, NJ	0.310	0.103	-	-	-	0.035
241_13	Martinez Raudel & Sofia Z	High Ave, Union Beach, NJ	0.202	0.094	-	-	-	0.025
241_2	Leverock Ed & Kelly	1115 High Ave, Union Beach, NJ	0.240	-	-	0.083	-	0.024
241_3	Whitehead Gerald Jr	1111 High Ave, Union Beach, NJ	0.190	-	-	0.057	-	0.017
241_4	Allen Frederick & Ruth	1117 High Ave, Union Beach, NJ	0.210	-	-	0.067	-	0.019
241_7	Boulos Paul J & Jean L	1203 High Ave, Union Beach, NJ	0.230	-	-	0.060	-	0.017
241_9	Brady Jean Marie & John S	1201 High Ave, Union Beach, NJ	0.320	0.131	-	-	-	0.039
242_12	Rafferty Danny & Mary	120 Isabelle Ave, Union Beach, NJ	1.300	-	-	0.095	-	0.052
28_1	County of Monmouth	100 Union Ave, Union Beach, NJ	1.770	0.179	-	0.002	-	0.042
29_15	817 Front Street LLC	817 Front St, Union Beach, NJ	1.400	-	-	0.380	-	0.255

EXHIBIT “B”
PARCEL DATA

PHASE 3

BLOCK_LOT	OWNER'S NAME	PROPERTY LOCATION	LOT SIZE (ac)	FEE (ac)	PBSDR EASEMENT (ac)	FPL EASEMENT (ac)	PONDING EASEMENT (ac)	TWA EASEMENT (ac)
226_1	International Flavors & Fragrances	Jersey Ave, Union Beach, NJ	6.97	-	-	0.659	-	0.191
226_2	International Flavors & Fragrances	800 Rose Ln, Union Beach, NJ	135.45	-	-	1.835	-	0.469
226_3	International Flavors & Fragrances	Rose Ln, Union Beach, NJ	11.94	-	-	-	-	0.003
226.01_1	Union Beach Borough	East Creek, Union Beach, NJ	0.49	-	-	0.243	-	0.176
250_10	County of Monmouth	East Creek, Union Beach, NJ	8.41	-	-	2.148	-	0.015

EXHIBIT “B”
PARCEL DATA

PHASE 4

BLOCK & LOT	OWNER'S NAME	PROPERTY LOCATION	LOT SIZE (ac)	FEE (ac)	PBSDR EASEMENT (ac)	FPL EASEMENT (ac)	PONDING EASEMENT (ac)	TWAE EASEMENT (ac)
10_1	GPU	Third St, Union Beach, NJ	10.246	-	-	1.005	0.210	0.272
100_2	JCPL/GPU Energy	Florence Ave, Union Beach, NJ	0.449	-	-	0.319	-	0.040
102_1	Cleary, Joseph G. & Mary T.	100 Victoria Place, Union Beach, NJ	0.459	-	-	-	0.095	
104_1	Karlowski, Darlusz & Dorota	111 West St, Union Beach, NJ	0.576	-	-	0.150	-	0.066
104_6	Pangborn, John & Ellen M	Aspen St, Union Beach, NJ	0.234	0.230	-	-	-	-
105_1	Boyle, Louis S.	3 Aspen St, Union Beach, NJ	0.402	-	-	0.105	-	0.050
105_2.01	Astringer, Eugene & Irene	204 State St, Union Beach, NJ	0.264	-	-	0.020		0.026
106_11	Favara, Anthony & Elizabeth	219 Broadway, Union Beach, NJ	0.526	0.298	-	-	-	0.046
106_14	Sickles, Charles	235 State St, Union Beach, NJ	0.376	-	-	0.042	-	0.029
106_7	Pumarejo, Herbert Jr	221 Broadway, Union Beach, NJ	0.379	-	-	0.009	-	0.014
106_9	Crane, Linda A	209 Broadway, Union Beach, NJ	0.480	0.254	-	-	-	-
109_1	Levendusky, Joseph E & Delilah M	200 Broadway, Union Beach, NJ	0.150	-	-	0.008	-	0.017
109_2	Brennan, Andrew J & Denise	204 Broadway, Union Beach, NJ	0.123	-	-	-	-	0.000
109_3	Brocato, Salvatore & Giaconda A	208 Broadway, Union Beach, NJ	0.235	-	-	0.020	-	0.015
109_4	Turner, Michael A	212 Broadway, Union Beach, NJ	0.199	-	-	0.012	-	0.013
109_5	Coleman, Gary & Susan	214 Broadway, Union Beach, NJ	0.271	-	-	0.011	-	0.017
109_5.01	Pumarejo, Herbert, Jr & Kathryn	216 Broadway, Union Beach, NJ	0.271	-	-	0.004	-	0.017
109_6	Mazauskas, Leonard J & Janet	218 Broadway, Union Beach, NJ	0.181	-	-	0.000	0.003	0.003
109_7	Gentile, Joseph J.	220 Broadway, Union Beach, NJ	0.402	-	-	0.016	0.068	0.003
110_1.01	Hines, Thomas E. & Marcia J.	10 Johnson Ave, Union Beach, NJ	0.459	-	-	-	0.145	-
110_1.02	Gress, Lori	14 Johnson Ave, Union Beach, NJ	0.344	-	-	-	0.005	-
112_3.04	Byrne, Joseph & Maria	212 Bank St, Union Beach, NJ	0.249		-	0.023	-	0.022
12_4	Gooellner, Luann	319 Dock St, Union Beach, NJ	0.126	-	-	-	-	0.002
12_5	Citarella, Joseph & Manuela	323 Dock St, Union Beach, NJ	0.126	-	-	0.001	-	0.011
12_6	Camarda, Vicent	Fourth St, Union Beach, NJ	0.351	0.351	-	-	-	-
12_9	Gallopo, Agnes	530 Third St, Union Beach, NJ	0.548	-	-	0.014	0.027	0.027

EXHIBIT “B”
PARCEL DATA

PHASE 4

BLOCK & LOT	OWNER'S NAME	PROPERTY LOCATION	LOT SIZE (ac)	FEE (ac)	PBSDR EASEMENT (ac)	FPL EASEMENT (ac)	PONDING EASEMENT (ac)	TWAE EASEMENT (ac)
14_1	Gallopo, Emanuel Jr	403 Dock St, Union Beach, NJ	0.126	-	-	0.013	-	0.012
14_2	Durkin, Desiree	407 Dock St, Union Beach, NJ	0.126	-	-	0.017	-	0.012
14_3	Weber, Michael & Patricia	411 Dock St, Union Beach, NJ	0.126	-	-	0.004	-	0.009
14_8	Kilgore, Vicki & Michael G Jr	601 Fifth St, Union Beach, NJ	0.242	-	-	0.000	0.002	0.005
251_1	JCPL/GPU Energy	Front St, Union Beach, NJ	169.420	-	-	0.757	-	0.476
4_1.01	Leighton, Nancy R.	Locust St, Union Beach, NJ	0.230	0.230	-	-	-	-
4_2	Carhart, Lowell R	111 Dock St, Union Beach, NJ	0.362	-	-	0.035	0.019	0.010
4_3	Dalton, Cynthia L	115 Dock St, Union Beach, NJ	0.482	-	-	0.005	0.143	-
48_11.01	Raimondi, Gerald & Susan	731 Seventh St, Union Beach, NJ	0.172	-	-	0.024	-	0.019
71_1	Crawford, Frank & Margaret	804 Bay Ave, Union Beach, NJ	0.230	0.230	-	-	-	-
72_2	Koenig, Anna	815 St. Johns Ave, Union Beach, NJ	0.468	-	-	0.091	-	0.043
72_3	Harden, Charles Jr.	805 St. Johns Ave, Union Beach, NJ	0.201	-	-	0.034		0.023
72_4	O'brien, James	803 St. Johns Ave, Union Beach, NJ	0.055	-	-	0.014	-	0.006
72_5	Fenick, Darlene	801 St. Johns Ave, Union Beach, NJ	0.057	-	-	0.016	-	0.006
73_3	Natarcola, Lawrence,& Louis	1309 Florence Ave, Union Beach, NJ	0.402	-	-	0.092	-	0.035
73_4	Devino, Bruna C	1315 Florence Ave, Union Beach, NJ	0.160	-	-	0.028	-	0.018
73_6	Trigg , Robert F Sr & Carolyn A	907 St. Johns Ave, Union Beach, NJ	0.230	-	-	0.008	-	0.017
88_1	Perlongo, Linda	404 Campbell St, Union Beach, NJ	0.121	-	-	0.025	-	0.027
88_2	Olson, Charles & Kathleen	402 Campbell St, Union Beach, NJ	0.138	-	-	0.003	-	0.008
88_4	Devino, Bruna	906 St. Johns Ave, Union Beach, NJ	0.175	-	-	0.016	-	0.013
88_5	Wilson, David H	St. Johns Ave, Union Beach, NJ	0.134	-	-	0.032	-	0.021
89_5	Dugan, Christopher P & Patricia	405 Campbell St, Union Beach, NJ	0.287	-	-	0.002	-	0.007
9_8	Chan, Wai Sun	515 Third St, Union Beach, NJ	0.235	-	-	-	0.004	-
9_9	Pattison, Robert L & Florence	215 Locust St, Union Beach, NJ	0.436	-	-	0.020	0.010	0.026
90_1	Everson, Sheila M	103 State St, Union Beach, NJ	0.230	-	-	0.013	-	0.023
90_3	Mcevoy Investments LLC	107 State St, Union Beach, NJ	0.172	-	-	0.023	-	0.017

EXHIBIT “B”
PARCEL DATA

PHASE 4

BLOCK & LOT	OWNER'S NAME	PROPERTY LOCATION	LOT SIZE (ac)	FEE (ac)	PBSDR EASEMENT (ac)	FPL EASEMENT (ac)	PONDING EASEMENT (ac)	TWAE EASEMENT (ac)
90_3.01	Everson, Sheila M.	State St, Union Beach, NJ	0.057	-	-	0.006	-	0.006
90_5	Moskal, Irene	109 State St, Union Beach, NJ	0.115	-	-	0.020	-	0.012
90_6	Steel, William & Marie	113 State St, Union Beach, NJ	0.115	0.115	-	-	-	-
95_1	Burns, Vaughn L. Sr	132 Ash St, Union Beach, NJ	0.528	0.303	-	-	-	0.027
95_3	Zambito, Richard & Mae	128 Ash St, Union Beach, NJ	0.172	-	-	0.025	-	0.017
95_4	Marvel, Christopher	114 Ash St, Union Beach, NJ	0.360	0.124	-	-	-	0.028
95_5	Hoffman, Jennifer & Thomas	110 Ash St, Union Beach, NJ	0.244	-	-	0.047	-	0.021
95_6	Reit, Todd & Julie	112 Ash St, Union Beach, NJ	0.611	0.611	-	-	-	-
95_8	JCPL/GPU Energy	Poplar St, Union Beach, NJ	0.172	-	-	0.046	-	0.017
96_1	Burns, Faye	115 Ash St, Union Beach, NJ	0.445	0.445	-	-	-	-
96_8	Collins, Timothy & Pardue, Jennifer	216 West St, Union Beach, NJ	0.406	0.406	-	-	-	-
98_1	Ostervich, Albert Jr & Danelle	200 Ash St, Union Beach, NJ	0.149	-	-	0.029	-	0.015
98_3	Van Sant, Shannon & Bein, David L.	204 Ash St, Union Beach, NJ	0.115	-	-	0.021	-	0.012
98_4	Martisch, William & Barbara	206 Ash St, Union Beach, NJ	0.172	-	-	0.058	-	0.020
99_1	JCPL/GPU Energy	325 Broadway, Union Beach, NJ	4.680	-	-	0.535	-	0.268
100_1	Union Beach Borough	Birch St, Union Beach, NJ	1.602	-	-	0.023	-	1.579
101_1	Union Beach Borough	Florence Ave, Union Beach, NJ	1.044	-	-	0.390	-	0.101
103_3	Union Beach Borough	1400 Florence Ave, Union Beach, NJ	2.781	-	-	-	0.436	2.345
103_4	Union Beach Borough	Florence Ave, Union Beach, NJ	1.964	-	-	-	0.237	-
106_13	Union Beach Borough	State St, Union Beach, NJ	0.134	-	-	0.073	-	0.028
106_13.01	Union Beach Borough	State St, Union Beach, NJ	0.125	-	-	0.046	-	0.015
107_1	Union Beach Borough	Broadway, Union Beach, NJ	9.730	-	-	0.567	-	0.164
108_1	Union Beach Borough	Highland Ave, Union Beach, NJ	0.294	-	-	0.118	0.093	0.020
109.01_1	Union Beach Borough	Broadway, Union Beach, NJ	0.131	-	-	0.029	-	0.026
109_8	Union Beach Borough	Stone Road, Union Beach, NJ	1.260	-	-	0.446	-	0.107
2_1	Union Beach Borough	Dock & Front St, Union Beach, NJ	0.681	-	-	0.162	-	0.519

EXHIBIT “B”
PARCEL DATA

PHASE 4

BLOCK & LOT	OWNER'S NAME	PROPERTY LOCATION	LOT SIZE (ac)	FEE (ac)	PBSDR EASEMENT (ac)	FPL EASEMENT (ac)	PONDING EASEMENT (ac)	TWAE EASEMENT (ac)
250_1	County of Monmouth	Stone Road, Union Beach, NJ	9.843	-	-	0.167	0.014	0.051
251_2.02	Union Beach Borough	Front St, Union Beach, NJ	1.850	-	-	0.127	-	0.811
251_3	Bayshore Regional Sewerage Authority	100 Oak St, Union Beach, NJ	23.935	-	-	2.613	1.506	0.657
251_4	County of Monmouth	497 Edmunds Ave, Union Beach, NJ	9.294	-	-	0.257	1.751	0.153
3_1	Union Beach Borough	Locust St, Union Beach, NJ	0.906	-	-	0.095	-	0.057
4_7	Union Beach Borough	Locust St, Union Beach, NJ	0.341	-	-	0.027	0.301	-
48_11.02	Union Beach Borough	Seventh St, Union Beach, NJ	0.172	-	-	0.096	-	0.035
48_8	Union Beach Borough	Seventh St, Union Beach, NJ	0.975	-	-	0.078	0.236	0.009
70_1	Union Beach Borough	Edmunds Ave, Union Beach, NJ	0.918	-	-	-	-	0.918
71_2	Union Beach Borough	Bay Ave & Venice, Union Beach, NJ	0.115	0.115	-	-	-	-
71_3.01	Union Beach Borough	Bay Ave, Union Beach, NJ	0.637	0.637	-	-	-	-
72_1	Union Beach Borough	Venice Place, Union Beach, NJ	0.192	-	-	0.073	-	0.029
73_1	Union Beach Borough	Campbell St, Union Beach, NJ	0.503	-	-	0.163	-	0.080
89_6	Union Beach Borough	Campbell St, Union Beach, NJ	0.295	-	-	0.116	-	0.052
89_7	Union Beach Borough	State St, Union Beach, NJ	0.172	-	-	0.023	-	0.016
91_1	Union Beach Borough	State St, Union Beach, NJ	0.286	-	-	0.025	-	0.040
94_1	Union Beach Borough	Poplar St, Union Beach, NJ	0.231	-	-	0.002	-	0.009

EXHIBIT “B”
PARCEL DATA

PHASE 5

TOWN_BLOCK_LOT	OWNER'S NAME	PROPERTY LOCATION	SIZE LOT (ac)	Fee (ac)	PBSDR EASEMENT (ac)	PFPL EASEMENT (ac)	PONDING EASEMENT (ac)	TWA EASEMENT (ac)
Unidentified	Private	Mitigation Site	-	5.050	-	-	-	-
Unidentified	Public	Mitigation Site	-	15.150	-	-	-	-

EXHIBIT “C”
LER SUMMARY

EXHIBIT “C”

LER SUMMARY

Ownership Type	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
No. of Private Parcels	21	43	3	67	1	136
No. of Public Parcels	12	9	2	28	1	51
Total No. of Parcels	33	52	5	95	2	187 ¹

Estate Type	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
Fee (ac)	0.000	3.592	0.000	4.348	22.00	29.939
Permanent Easements	PBSDR Easement (ac)	35.895	0.000	0.000	0.000	35.895
	PFPL Easement (ac)	0.000	5.736	4.885	0.000	20.156
	Ponding Area Easement (ac)	0.000	1.559	0.000	0.000	6.863
TWA Easement (ac)	2.369	2.232	0.854	9.785	0.000	15.24
Total Acres	38.264	13.117	5.739	28.972	22.00	108.093

Appraised Land Values	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
Fee	\$0	\$1,511,855	\$0	\$2,119,187	\$2,004,097	\$5,635,097
Permanent Easements	PBSDR Easements	\$862,598	\$0	\$0	\$0	\$862,598
	PFPL Easements	\$0	\$132,313	\$107,476	\$0	\$434,298
	Ponding Area Easements	\$0	\$35,266	\$0	\$0	\$116,036
TWA Easements	\$106,614	\$142,078	\$52,936	\$211,046	\$0	\$512,674
Total Land Value	\$969,212	\$1,812,512	\$160,412	\$2,605,512	\$2,004,097	\$7,560,745

Project Costs	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
01-Lands & Damages	\$1,385,899	\$2,582,025	\$235,038	\$4,910,234	\$1,820,888	\$10,934,083
02-Relocations	\$1,431,438	\$41,534	\$273,399	\$0	\$0	\$1,746,371

LERRD Costs	\$2,383,407	\$1,860,154	\$437,679	\$3,479,687	\$1,447,210	\$9,608,137 ²
-------------	-------------	-------------	-----------	-------------	-------------	--------------------------

¹There are a total of 185 impacted parcels. Two parcels are needed for Phase 1 and Phase 4.

²LERRD costs consists of non-Federal costs only.

EXHIBIT “D”

ESTATES

EXHIBIT “D”

ESTATES

1. FEE (STANDARD ESTATE No. 1)

The fee simple title to the land as described in Schedule A, subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

2. FLOOD PROTECTION LEVEE EASEMENT (STANDARD ESTATE No. 9)

A perpetual and assignable right and easement in the land described in Schedule A to construct, maintain, repair, operate, patrol and replace a flood protection levee and floodwall, including all appurtenances thereto; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges in the land as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

3. TEMPORARY WORK AREA EASEMENT (STANDARD ESTATE No. 15)

A temporary easement and right-of-way in, on, over and across the lands described in Schedule A, for a period not to exceed *(as required for each phase)* beginning with date possession of the land is granted to the United States, for use by the United States, its representatives, agents, and contractors as a work area, including the right to move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the Raritan Bay and Sandy Hook Bay, Union Beach Hurricane & Storm Damage Reduction Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

4. PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT (STANDARD ESTATE No. 26)

A perpetual and assignable easement and right-of-way in, on, over and across the land described in Schedule A for use by the State of New Jersey, its representatives, agents, contractors, and assigns, to construct; preserve; patrol; operate; maintain; repair; rehabilitate; and replace; a public beach dune system and other erosion control and storm damage reduction measures together with appurtenances thereto, including the right to deposit sand; to accomplish any alterations of contours on said land; to construct berms and dunes; to nourish and re-nourish periodically; to move, store and remove equipment and supplies; to erect and remove temporary structures; and to perform any other work necessary and incident to the construction, periodic re-nourishment and maintenance of the Raritan Bay and Sandy Hook Bay, Union Beach Hurricane & Storm Damage Reduction Project, together with the right of public use and access; to plant vegetation on said dunes and berms; to erect, maintain and remove silt screens and sand fences; to facilitate preservation of dunes and vegetation through the limitation of access to dune areas; to trim, cut, fell, and remove from said land all trees, underbrush, debris, obstructions, and any

EXHIBIT "D"

ESTATES

other vegetation, structures and obstacles within the limits of the easement; reserving, however, to the grantor(s), *(his) (her) (its) (their) (heirs)*, successors and assigns, the right to construct dune overwalk structures in accordance with any applicable Federal, State or local laws or regulations, provided that such structures shall not violate the integrity of the dune in shape, dimension or function, and that prior approval of the plans and specifications for such structures is obtained from the *(designated representative of the Project non-Federal Sponsor)* and provided further that such structures are subordinate to the construction, operation, maintenance, repair, rehabilitation and replacement of the project; and further reserving to the grantor(s), *(his) (her) (its) (their) (heirs)*, successors and assigns all such rights and privileges as may be used and enjoyed without interfering with or abridging the rights and easements hereby acquired; subject however to existing easements for public roads and highways, public utilities, railroads and pipelines.

5. NON-STANDARD PONDING AREA EASEMENT

The perpetual right, power, privilege and easement to clear, borrow, excavate and remove soil, dirt, control vegetation and build earthen structures with controlled vegetation and other materials to pond the natural overflow, flooding and submerging of the land described in Schedule A, in connection with the operation maintenance of the project as authorized by the Rivers and Harbors Act of 1962, P.L. 87-874 and Disaster Relief Appropriations Act of 2013, Public Law 113-2, and the continuing right to clear, borrow, excavate, and remove soil, dirt, brush, debris and natural obstructions which, in the opinion of the representative of the United States in charge of the project, may be detrimental to the project, together with all right, title and interest in and to the timber, structures and improvements situate on the land provided that no structures for human habitation shall be constructed or maintained on the land, that no other structures shall be constructed or maintained on the land except as may be approved in writing by the representative of the United States in charge of the project, and that no excavation shall be conducted and no landfill placed on the land without such approval as to the location and method of excavation and/or placement of landfill; the above estate is taken subject to existing easements for public roads and highways, public utilities, railroads and pipelines; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used and enjoyed without interfering with the use of the project for the purposes authorized by Congress or abridging the rights and easement hereby acquired; provided further that any use of the land shall be subject to Federal and State Laws with respect to pollution.

EXHIBIT “E”

BASELINE COST ESTIMATE FOR REAL ESTATE

EXHIBIT “E”

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
RARITAN BAY AND SANDY HOOK BAY, NEW JERSEY COSTAL STORM RISK MANAGEMENT PROJECT				
PROJECT TOTAL				
	PROJECT REAL ESTATE COSTS	NON-FEDERAL	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$3,138,575	\$1,771,000	\$4,939,575
01A1	Acquisition (Admin Costs)	\$930,000	\$465,000	\$1,395,000
01A1A	By the Non-Federal Sponsor	\$930,000	-	
01A1B	By Government (Govt) on behalf of NFS	-	-	
01A1C	By Govt	-	\$465,000	
01A2	Survey	\$558,000	\$279,000	\$837,000
01A2A	By NFS	\$558,000	-	
01A2B	By Govt on behalf of NFS	-	-	
01A2C	Review of NFS	-	\$279,000	
01A3	Appraisal	\$837,000	\$372,000	\$1,209,000
01A3A	By NFS	\$837,000	-	
01A3B	By Govt on behalf of NFS	-	-	
01A3C	Review of NFS	-	\$372,000	
01A4	Title Services	\$651,000	\$186,000	\$837,000
01A4A	By NFS	\$651,000	-	
01A4B	By Govt on behalf of NFS	-	-	
01A4C	Review of NFS	-	\$186,000	
01A5	Closing Services	\$30,000	\$4,000	\$34,000
01A5A	By NFS	\$30,000	-	
01A5B	By Govt on behalf of NFS	-	-	
01A5C	Review of NFS	-	\$4,000	
01A6	Other Professional Services	\$0	\$0	\$0
01A6A	By NFS	\$0	-	
01A6B	By Govt on behalf of NFS	-	-	
01A6C	Review of NFS	-	\$0	
01A7	PL 91-646 Assistance	\$162,575	\$0	\$162,575
01A7A	By NFS	\$162,575	-	
01A7B	By Govt on behalf of NFS	-	-	
01A7C	Review of NFS	-	\$0	
01A8	Audit	\$0	\$465,000	\$465,000
01A8A	BY NFS	-	-	
01A9B	By Govt	-	\$465,000	
	PROJECT REAL ESATE COSTS	NON-FEDERAL	FEDERAL	TOTAL COSTS
01B	ACQUISITION COSTS	\$8,395,625	\$0	\$8,395,625
01B1	Land Payments	\$7,560,745	\$0	\$7,560,745
01B1A	By NFS	\$7,560,745	-	
01B1B	By Govt on behalf of NFS	-	\$0	
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS	\$0	-	
01C2B	By Govt on behalf of NFS	-	\$0	
01B3	PL 91-646 Payment	\$834,880	\$0	\$834,880
01B3A	By NFS	\$834,880	-	
01B3B	By Govt on behalf of NFS	-	\$0	
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS	\$0	-	
01B4B	By Govt on behalf of NFS	-	\$0	
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government	\$0	-	
01B5B	By NFS	-	-	
01B5C	By Govt on behalf of NFS	-	\$0	
	Total Land & Damages (01A & 01B)			\$13,335,200
	Contingency (25%)			\$3,333,800
01	Grand Total Lands & Damages			\$16,669,000

EXHIBIT “E”

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
RARITAN BAY AND SANDY HOOK BAY, NEW JERSEY COSTAL STORM RISK MANAGEMENT PROJECT				
PHASE 1				
	PROJECT REAL ESTATE COSTS	NON-FEDERAL	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$528,000	\$313,500	\$841,500
01A1	Acquisition (Admin Costs)	\$165,000	\$82,500	\$247,500
01A1A	By the Non-Federal Sponsor	\$165,000	-	
01A1B	By Government (Govt) on behalf of NFS	-	-	
01A1C	By Gov't	-	\$82,500	
01A2	Survey	\$99,000	\$49,500	\$148,500
01A2A	By NFS	\$99,000	-	
01A2B	By Gov't on behalf of NFS	-	-	
01A2C	Review of NFS	-	\$49,500	
01A3	Appraisal	\$148,500	\$66,000	\$214,500
01A3A	By NFS	\$148,500	-	
01A3B	By Gov't on behalf of NFS	-	-	
01A3C	Review of NFS	-	\$66,000	
01A4	Title Services	\$115,500	\$33,000	\$148,500
01A4A	By NFS	\$115,500	-	
01A4B	By Gov't on behalf of NFS	-	-	
01A4C	Review of NFS	-	\$33,000	
01A5	Closing Services	\$0	\$0	\$0
01A5A	By NFS	\$0	-	
01A5B	By Gov't on behalf of NFS	-	-	
01A5C	Review of NFS	-	\$0	
01A6	Other Professional Services	\$0	\$0	\$0
01A6A	By NFS	\$0	-	
01A6B	By Gov't on behalf of NFS	-	-	
01A6C	Review of NFS	-	\$0	
01A7	PL 91-646 Assistance	\$0	\$0	\$0
01A7A	By NFS	\$0	-	
01A7B	By Gov't on behalf of NFS	-	-	
01A7C	Review of NFS	-	\$0	
01A8	Audit	\$0	\$82,500	\$82,500
01A8A	BY NFS	-	-	
01A9B	By Gov't	-	\$82,500	
	PROJECT REAL ESATE COSTS	NON-FEDERAL	FEDERAL	TOTAL COSTS
01B	ACQUISITION COSTS	\$969,212	\$0	\$969,212
01B1	Land Payments	\$969,212	\$0	\$969,212
01B1A	By NFS	\$969,212	-	
01B1B	By Gov't on behalf of NFS	-	-	
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS	\$0	-	
01C2B	By Gov't on behalf of NFS	-	\$0	
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS	\$0	-	
01B3B	By Gov't on behalf of NFS	-	\$0	
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS	\$0	-	
01B4B	By Gov't on behalf of NFS	-	\$0	
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government	\$0	-	
01B5B	By NFS	-	-	
01B5C	By Gov't on behalf of NFS	-	\$0	
	Total Land & Damages (01A & 01B)			\$1,810,712
	Contingency (25%)			\$452,678
01	Grand Total Lands & Damages			\$2,263,390

EXHIBIT “E”
BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE RARITAN BAY AND SANDY HOOK BAY, NEW JERSEY COSTAL STORM RISK MANAGEMENT PROJECT PHASE 2				
	PROJECT REAL ESTATE COSTS	NON-FEDERAL	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$864,275	\$494,000	\$1,358,275
01A1	Acquisition (Admin Costs)	\$260,000	\$130,000	\$390,000
01A1A	By the Non-Federal Sponsor	\$260,000	-	
01A1B	By Government (Govt) on behalf of NFS	-	-	
01A1C	By Gov't	-	\$130,000	
01A2	Survey	\$156,000	\$78,000	\$234,000
01A2A	By NFS	\$156,000	-	
01A2B	By Gov't on behalf of NFS	-	-	
01A2C	Review of NFS	-	\$78,000	
01A3	Appraisal	\$234,000	\$104,000	\$338,000
01A3A	By NFS	\$234,000	-	
01A3B	By Gov't on behalf of NFS	-	-	
01A3C	Review of NFS	-	\$104,000	
01A4	Title Services	\$182,000	\$52,000	\$234,000
01A4A	By NFS	\$182,000	-	
01A4B	By Gov't on behalf of NFS	-	-	
01A4C	Review of NFS	-	\$52,000	
01A5	Closing Services	\$0	\$0	\$0
01A5A	By NFS	\$0	-	
01A5B	By Gov't on behalf of NFS	-	-	
01A5C	Review of NFS	-	\$0	
01A6	Other Professional Services	\$0	\$0	\$0
01A6A	By NFS	\$0	-	
01A6B	By Gov't on behalf of NFS	-	-	
01A6C	Review of NFS	-	\$0	
01A7	PL 91-646 Assistance	\$32,275	\$0	\$32,275
01A7A	By NFS	\$32,275	-	
01A7B	By Gov't on behalf of NFS	-	-	
01A7C	Review of NFS	-	\$0	
01A8	Audit	\$0	\$130,000	\$130,000
01A8A	BY NFS	-	-	
01A9B	By Gov't	-	\$130,000	
	PROJECT REAL ESATE COSTS	NON-FEDERAL	FEDERAL	TOTAL COSTS
01B	ACQUISITION COSTS	\$1,904,552	\$0	\$1,904,552
01B1	Land Payments	\$1,821,512	\$0	\$1,821,512
01B1A	By NFS	\$1,821,512	-	
01B1B	By Gov't on behalf of NFS	-	\$0	
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS	\$0	-	
01C2B	By Gov't on behalf of NFS	-	\$0	
01B3	PL 91-646 Payment	\$83,040	\$0	\$83,040
01B3A	By NFS	\$83,040	-	
01B3B	By Gov't on behalf of NFS	-	\$0	
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS	\$0	-	
01B4B	By Gov't on behalf of NFS	-	\$0	
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government	\$0	-	
01B5B	By NFS	-	-	
01B5C	By Gov't on behalf of NFS	-	\$0	
	Subtotal Land & Damages (01A & 01B)			\$3,262,827
	Contingency (25%)			\$815,707
01	Grand Total Lands & Damages			\$4,078,534

EXHIBIT “E”

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
RARITAN BAY AND SANDY HOOK BAY, NEW JERSEY COSTAL STORM RISK MANAGEMENT PROJECT				
PHASE 3				
	PROJECT REAL ESTATE COSTS	NON-FEDERAL	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$80,000	\$47,500	\$127,500
01A1	Acquisition (Admin Costs)	\$25,000	\$12,500	\$37,500
01A1A	By the Non-Federal Sponsor	\$25,000	-	
01A1B	By Government (Govt) on behalf of NFS	-	-	
01A1C	By Govt	-	\$12,500	
01A2	Survey	\$15,000	\$7,500	\$22,500
01A2A	By NFS	\$15,000	-	
01A2B	By Govt on behalf of NFS	-	-	
01A2C	Review of NFS	-	\$7,500	
01A3	Appraisal	\$22,500	\$10,000	\$32,500
01A3A	By NFS	\$22,500	-	
01A3B	By Govt on behalf of NFS	-	-	
01A3C	Review of NFS	-	\$10,000	
01A4	Title Services	\$17,500	\$5,000	\$22,500
01A4A	By NFS	\$17,500	-	
01A4B	By Govt on behalf of NFS	-	-	
01A4C	Review of NFS	-	\$5,000	
01A5	Closing Services	\$0	\$0	\$0
01A5A	By NFS	\$0	-	
01A5B	By Govt on behalf of NFS	-	-	
01A5C	Review of NFS	-	\$0	
01A6	Other Professional Services	\$0	\$0	\$0
01A6A	By NFS	\$0	-	
01A6B	By Govt on behalf of NFS	-	-	
01A6C	Review of NFS	-	\$0	
01A7	PL 91-646 Assistance	\$0	\$0	\$0
01A7A	By NFS	\$0	-	
01A7B	By Govt on behalf of NFS	-	-	
01A7C	Review of NFS	-	\$0	
01A8	Audit	\$0	\$12,500	\$12,500
01A8A	BY NFS	-	-	
01A9B	By Govt	-	\$12,500	
	PROJECT REAL ESATE COSTS	NON-FEDERAL	FEDERAL	TOTAL COSTS
01B	ACQUISITION COSTS	\$160,412	\$0	\$160,412
01B1	Land Payments	\$160,412	\$0	\$160,412
01B1A	By NFS	\$160,412	-	
01B1B	By Govt on behalf of NFS	-	-	
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS	\$0	-	
01C2B	By Govt on behalf of NFS	-	\$0	
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS	\$0	-	
01B3B	By Govt on behalf of NFS	-	\$0	
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS	\$0	-	
01B4B	By Govt on behalf of NFS	-	\$0	
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government	\$0	-	
01B5B	By NFS	-	-	
01B5C	By Govt on behalf of NFS	-	\$0	
	Subtotal Land & Damages (01A & 01B)			\$287,912
	Contingency (25%)			\$71,978
01	Grand Total Lands & Damages			\$359,890

EXHIBIT “E”

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
RARITAN BAY AND SANDY HOOK BAY, NEW JERSEY COSTAL STORM RISK MANAGEMENT PROJECT				
PHASE 4				
	PROJECT REAL ESTATE COSTS	NON-FEDERAL	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$1,634,300	\$897,000	\$2,561,300
01A1	Acquisition (Admin Costs)	\$470,000	\$235,000	\$705,000
01A1A	By the Non-Federal Sponsor	\$470,000	-	
01A1B	By Government (Govt) on behalf of NFS	-	-	
01A1C	By Govt	-	\$235,000	
01A2	Survey	\$282,000	\$141,000	\$423,000
01A2A	By NFS	\$282,000	-	
01A2B	By Govt on behalf of NFS	-	-	
01A2C	Review of NFS	-	\$141,000	
01A3	Appraisal	\$423,000	\$188,000	\$611,000
01A3A	By NFS	\$423,000	-	
01A3B	By Govt on behalf of NFS	-	-	
01A3C	Review of NFS	-	\$188,000	
01A4	Title Services	\$329,000	\$94,000	\$423,000
01A4A	By NFS	\$329,000	-	
01A4B	By Govt on behalf of NFS	-	-	
01A4C	Review of NFS	-	\$94,000	
01A5	Closing Services	\$30,000	\$4,000	\$34,000
01A5A	By NFS	\$30,000	-	
01A5B	By Govt on behalf of NFS	-	-	
01A5C	Review of NFS	-	\$4,000	
01A6	Other Professional Services	\$0	\$0	\$0
01A6A	By NFS	\$0	-	
01A6B	By Govt on behalf of NFS	-	-	
01A6C	Review of NFS	-	\$0	
01A7	PL 91-646 Assistance	\$130,300	\$0	\$130,300
01A7A	By NFS	\$130,300	-	
01A7B	By Govt on behalf of NFS	-	-	
01A7C	Review of NFS	-	\$0	
01A8	Audit	\$0	\$235,000	\$235,000
01A8A	BY NFS	-	-	
01A9B	By Govt	-	\$235,000	
	PROJECT REAL ESATE COSTS	NON-FEDERAL	FEDERAL	TOTAL COSTS
01B	ACQUISITION COSTS	\$3,357,352	\$0	\$3,357,352
01B1	Land Payments	\$2,605,512	\$0	\$2,605,512
01B1A	By NFS	\$2,605,512	-	
01B1B	By Govt on behalf of NFS	-	\$0	
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS	\$0	-	
01C2B	By Govt on behalf of NFS	-	\$0	
01B3	PL 91-646 Payment	\$751,840	\$0	\$751,840
01B3A	By NFS	\$751,840	-	
01B3B	By Govt on behalf of NFS	-	\$0	
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS	\$0	-	
01B4B	By Govt on behalf of NFS	-	\$0	
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government	\$0	-	
01B5B	By NFS	-	-	
01B5C	By Govt on behalf of NFS	-	\$0	
	Subtotal Land & Damages (01A & 01B)			\$5,918,652
	Contingency (25%)			\$1,479,663
01	Grand Total Lands & Damages			\$7,398,315

EXHIBIT “E”

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
RARITAN BAY AND SANDY HOOK BAY, NEW JERSEY COSTAL STORM RISK MANAGEMENT PROJECT				
PHASE 5				
	PROJECT REAL ESTATE COSTS	NON-FEDERAL	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$32,000	\$19,000	\$51,000
01A1	Acquisition (Admin Costs)	\$10,000	\$5,000	\$15,000
01A1A	By the Non-Federal Sponsor	\$10,000	-	
01A1B	By Government (Govt) on behalf of NFS	-	-	
01A1C	By Gov't	-	\$5,000	
01A2	Survey	\$6,000	\$3,000	\$9,000
01A2A	By NFS	\$6,000	-	
01A2B	By Gov't on behalf of NFS	-	-	
01A2C	Review of NFS	-	\$3,000	
01A3	Appraisal	\$9,000	\$4,000	\$13,000
01A3A	By NFS	\$9,000	-	
01A3B	By Gov't on behalf of NFS	-	-	
01A3C	Review of NFS	-	\$4,000	
01A4	Title Services	\$7,000	\$2,000	\$9,000
01A4A	By NFS	\$7,000	-	
01A4B	By Gov't on behalf of NFS	-	-	
01A4C	Review of NFS	-	\$2,000	
01A5	Closing Services	\$0	\$0	\$0
01A5A	By NFS	\$0	-	
01A5B	By Gov't on behalf of NFS	-	-	
01A5C	Review of NFS	-	\$0	
01A6	Other Professional Services	\$0	\$0	\$0
01A6A	By NFS	\$0	-	
01A6B	By Gov't on behalf of NFS	-	-	
01A6C	Review of NFS	-	\$0	
01A7	PL 91-646 Assistance	\$0	\$0	\$0
01A7A	By NFS	\$0	-	
01A7B	By Gov't on behalf of NFS	-	-	
01A7C	Review of NFS	-	\$0	
01A8	Audit	\$0	\$5,000	\$5,000
01A8A	BY NFS	-	-	
01A9B	By Gov't	-	\$5,000	
	PROJECT REAL ESATE COSTS	NON-FEDERAL	FEDERAL	TOTAL COSTS
01B	ACQUISITION COSTS	\$2,004,097	\$0	\$2,004,097
01B1	Land Payments	\$2,004,097	\$0	\$2,004,097
01B1A	By NFS	\$2,004,097	-	
01B1B	By Gov't on behalf of NFS	-	-	
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS	\$0	-	
01C2B	By Gov't on behalf of NFS	-	\$0	
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS	\$0	-	
01B3B	By Gov't on behalf of NFS	-	\$0	
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS	\$0	-	
01B4B	By Gov't on behalf of NFS	-	\$0	
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government	\$0	-	
01B5B	By NFS	-	-	
01B5C	By Gov't on behalf of NFS	-	\$0	
	Subtotal Land & Damages (01A & 01B)			\$2,055,097
	Contingency (25%)			\$513,774
01	Grand Total Lands & Damages			\$2,568,871

EXHIBIT “F”
NON-FEDERAL SPONSOR CAPABILITY ASSESSMENT CHECKLIST

**ASSESSMENT OF NON-FEDERAL SPONSOR'S
REAL ESTATE ACQUISITION CAPABILITY**

**RARITAN BAY AND SANDY HOOK BAY,
UNION BEACH HURRICANE AND
STORM DAMAGE REDUCTION PROJECT,
MONMOUTH COUNTY, NEW JERSEY**

I. Legal Authority.

- a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes? Yes
- b. Does the sponsor have the power of eminent domain for this project? Yes
- c. Does the sponsor have "quick-take" authority for this project? Yes
- d. Are any of the lands/interests in land required for the project located outside the sponsor's political boundary? No
- e. Are any of the lands/interests in land required for the project owned by an entity whose property the sponsor cannot condemn? No

II. Human Resource Requirements.

- a. Will the sponsor's in-house staff require training to become familiar with the real estate requirements of Federal projects including P.L. 91-646, as amended? No
- b. If the answer to II.a is "yes," has a reasonable plan been developed to provide such training?
- c. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? Yes
- d. Is the sponsor's projected in-house staffing level sufficient considering its other workload, if any, and the project schedule? Yes
- e. Can the sponsor obtain contractor support, if required in a timely fashion? Yes
- f. Will the sponsor likely request USACE assistance in acquiring real estate? No

III. Other Project Variables.

- a. Will the sponsor's staff be located within reasonable proximity to the project site? Yes
- b. Has the sponsor approved the project/real estate schedule/milestones? No. Discussions with the Sponsor on the Project acquisition schedule is still on-going.

IV. Overall Assessment.

- a. Has the sponsor performed satisfactorily on other USACE projects? Yes
- b. With regard to this project, the sponsor is anticipated to be: highly capable/fully capable/moderately capable/marginally capable/insufficiently capable. If sponsor is believed to be "insufficiently capable," provide explanation. Highly Capable.

V. Coordination.

- a. Has this assessment been coordinated with the sponsor? Yes
- b. Does the sponsor concur with this assessment? The Sponsor has provided no response to the assessment. The assessment has been completed based on past performances of the Sponsor on other Corps of Engineers cost-shared civil works projects.



NOREEN DEAN DRESSOR
Chief of Real Estate Division,
New York District Corps of Engineers
Real Estate Contracting Officer