

U.S. Army Corps of Engineers
New York District

PASSAIC RIVER TIDAL PROTECTION AREA, NEW JERSEY, STORM RISK MANAGEMENT FEASIBILITY STUDY

APPENDIX I DRAFT REAL ESTATE PLAN

SEPTEMBER 2017

**PASSAIC RIVER TIDAL PROTECTION AREA, NEW JERSEY,
STORM RISK MANAGEMENT FEASIBILITY STUDY**

SEPTEMBER 2017 DRAFT REAL ESTATE PLAN

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1. Preamble

a) Project Authorization: The Passaic Tidal area is part of the larger Passaic River Main Stem project, which was authorized for construction by Section 101(a)(18) of the Water Resources Development Act (WRDA) of 1990, as amended by Section 101(a)(18)(ii) of WRDA 1992, Section 102(p) of WRDA 1992, and Section 327(i) of WRDA 2000.

Pre-engineering design work was underway until the sponsor withdrew support for the overall project in 1995 due to objections over the tunnel feature. Work was halted until March 2011, when the non-Federal sponsor, the New Jersey Department of Environmental Protection (NJDEP), requested a reevaluation of the Passaic River Main Stem project. A Feasibility Cost Sharing Agreement between the U.S. Army Corps of Engineers (USACE) and NJDEP was entered into in June 2012.

The reevaluation study was underway when Hurricane Sandy severely impacted the study area in October 2012. The storm surge from Hurricane Sandy impacted the southern portion of the Main Stem project area. The Tidal Protection Area was included in the Second Interim Report to Congress in response to the Disaster Relief Appropriations Act of 2013 (P.L. 113-2), listing it as eligible to be managed as its own separate project. The reevaluation study is funded for completion under P.L. 113-2.

b) Official Project Designation: Passaic River Tidal Protection Area, New Jersey, Storm Risk Management Feasibility Study (hereinafter the “Project,” “study area,” or “Passaic Tidal Project.”).

c) Project Location: The study area includes the tidally-influenced and surge-prone areas in the Passaic Valley and Newark Bay areas in Essex County, New Jersey.

d) Non-Federal Partner: The non-Federal partner is the New Jersey Department of Environmental Protection (NJDEP) (the “Sponsor”) who will be responsible for acquiring the Lands, Easements, and Rights-of-Ways (LER) for the Project.

2. Statement of Purpose

The purpose of this Real Estate Plan (the “REP”) is to present the overall plan describing the minimum real estate required for the construction, operation and maintenance of the proposed Project. This REP is an appendix to the Project’s September 2017 Interim Hurricane Sandy General Reevaluation Report (HSGRR).



3. Project Purpose and Features

Project Purpose: The Project is the Locally Preferred Plan (LPP) and is the Selected Plan that will offer flood risk management along portions of the Passaic River, including parts of Newark Bay in New Jersey.

The waterfront areas of Newark, Kearny, and Harrison were severely impacted by Hurricane Sandy in October 2012. The storm surge inundated an extensive area that damaged or destroyed hundreds of homes and businesses, including two known fatalities in the study area. The transportation infrastructure of highly-utilized urban transit systems of the PATH, NJ Transit, and Amtrak, which operate in the area, were also severely impacted and received extensive damage from the storm surge. The Project aims to reduce and manage future flood risk in ways that will support the long-term sustainability and resilience of the coastal ecosystem and communities, and reduce the economic costs and risks associated with large-scale flood and storm events like Hurricane Sandy.

a) Plan of Improvement: The Project consists of concrete floodwalls and gates along three reaches. The design elevation is 14 feet North American Vertical Datum of 1988 (NAVD88). The typical ground elevation is 6 to 10 feet NAVD88. For areas with a wall height of four feet or less, the wall is a concrete I-wall. For areas where the wall is greater than four feet, the wall is a pile-supported, concrete T-wall. The project reaches are shown in Figure 1.

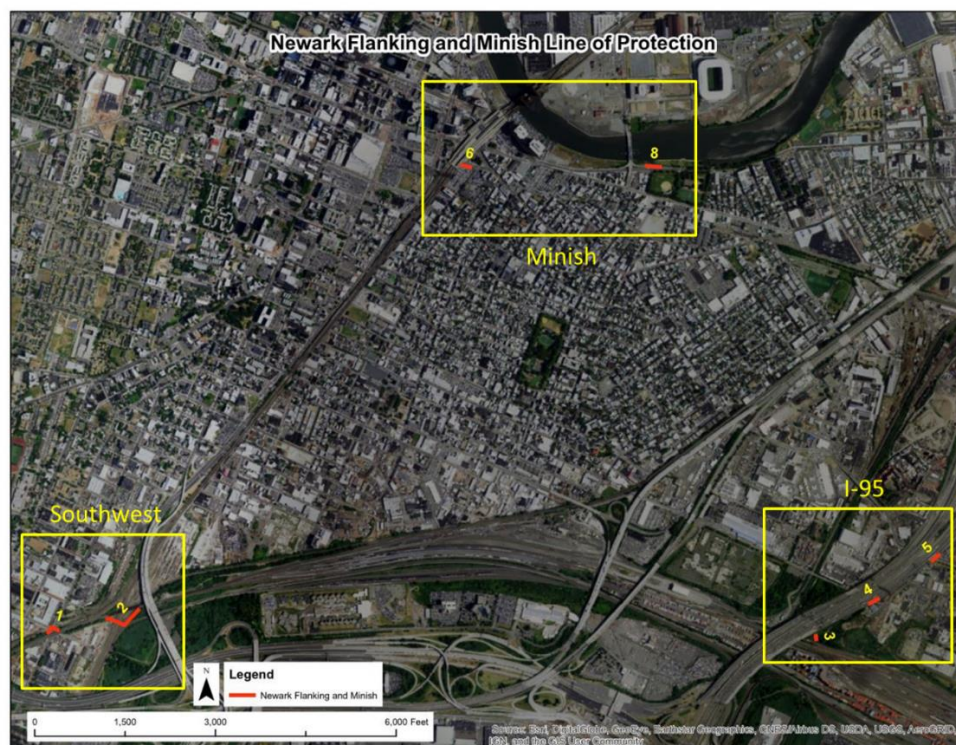


Figure 1: Passaic Tidal Project Reaches



I. The *Southwest Reach* alignment consists of two wall and gate segments that cut off flanking of the South Ironbound area of Newark by flood surge entering the Perimeter Ditch around Newark Liberty International Airport.

Segment 1: 290 linear feet (LF) of floodwall with two closure gates: a 65 LF gate across Frelinghuysen Avenue and a 45 LF gate across East Peddie Street. Both gates would be approximately 4 feet high. The floodwall height would range from approximately 2.6 to 4.0 feet.

Segment 2: 705 LF of floodwall located between McCarter Highway and Frelinghuysen Avenue, north of East Peddie Street. This segment includes five closure gates, totaling 190 LF to allow passage along the numerous railroad tracks at this location. Floodwall and gate height along this segment would vary from 4.8 to 8.2 feet.

II. The *I-95 Reach* includes three wall segments:

Segment 3: 139 LF of floodwall with a tide gate across an unnamed tidal creek just east of the New Jersey Turnpike. The floodwall height of this segment will be a maximum of 9.4 feet. The wall includes an outfall with a backflow prevention device.

Segment 4: 180 LF of floodwall across Delancy Street just east of the New Jersey Turnpike. The closure gate across Delancy Street would be approximately 60 LF and the floodwall height would range from approximately 4.1 to 4.8 feet.

Segment 5: 226 LF of floodwall across Wilson Avenue just east of the New Jersey Turnpike. The closure gate across Wilson Ave would be approximately 60 LF and the floodwall height would range from approximately 3.1 to 3.2 feet.

III. The *Minish Park Reach* alignment includes one segment at Minish Park and one at Newark Penn Station:

Segment 6: 204 LF of floodwall along Edison Place and across New Jersey Railroad Avenue at Edison Place. The closure gate across NJRR Avenue would be approximately 24 LF. The height of the floodwall would range from approximately 0.9 to 3.1 feet.

Segment 8: 297 LF of floodwall along the side of the off ramp from Raymond Blvd to Jackson Street. This segment borders the sidewalk adjacent to Riverfront Park and would have a height ranging from approximately 1.3 to 3.4 feet.

The total LPP alignment length is approximately 2,040 LF feet and includes 8 closure gates and a tidal culvert. As of this report, the interior drainage analysis has not been finalized.



Once complete, this report will be updated to account for the real estate requirements and costs for interior drainage features, such as pump stations or ponding areas.

b) Required Lands, Easements, and Rights-of-Way (LER): The Sponsor will acquire the real estate interests needed for the construction, operation and maintenance of the proposed Project. They will obtain the required easements containing the required standard estate language and necessary covenants to run with the land therein. Easements will be recorded with the county prior to the Corps' certification of real estate. The following is a summary of the Project's real estate requirements, which include streets and right-of-way areas:

Permanent Easements.....	±1.205 acres
Temporary Easements.....	±1.038 acres
Total: ±2.243 acres	

The Project impacts **26 parcels**, as well as impacts to streets and right-of-ways. There are 17 privately-owned parcels, 5 publicly-owned parcels and four parcels with owners unknown. In some instances, more than one estate is required to be obtained over the lands of the same owner. The following is the required estates and acreage (which includes acres over streets and right-of-ways) needed to support the construction, operation, and maintenance of the Project:

I. Flood Protection Levee Easement (Standard Estate No. 9): Approximately **1.205 acres** are required for a perpetual Flood Protection Levee Easement for the construction of floodwalls and gate closures. There are 24 parcels impacted by this easement – 17 privately-owned, 4 publicly-owned and 3 with unknown owners.

II. Temporary Work Area Easement (Standard Estate No. 15): Approximately **1.038 acres** are required for a Temporary Work Area Easement, for a two-year duration, for the purpose of providing work areas along the proposed floodwall and gate closure construction. All 26 parcels are impacted by this easement. Locations for the staging for vehicles and equipment have not been identified. Once known, this report will be updated to account for the real estate requirement for staging purposes. There are no temporary easements required for borrowing.

Exhibit “B” provides a summary of the real estate requirements for the Project as well as the list of impacted parcels. The recommended estates are provided in Exhibit “C” herein. The size of the real estate interests required for the Project as identified in this report are estimations based on available Geographic Information System (GIS) data. Since the Project is at a feasibility level study, the precise size and location of required easements will be identified at the Project's pre-construction, engineering and design (PED) phase. The Sponsor will be advised to obtain a land survey and legal descriptions for all lands acquired to identify precise size and boundary limits and to obtain title insurance on all acquired property to protect against “defects” in title and to identify potential encumbrances.



c) Appraisal Information: An appraisal cost estimate was completed in September 2017. The total estimated land value for the required real estate is \$462,000, effective September 21, 2017.

The valuation was completed based upon a hypothetical condition. The subject properties may become encumbered by easements required for the proposed Project creating an easement estate for flood control purposes. The easements did not exist as of the date of the cost estimate. Therefore, an assumption was made that the easements will be executed within a reasonable time not to exceed one year from the effective date of the cost estimate. A full land valuation based on surveyed boundaries would be required to establish a more accurate valuation. These values do not include incidental costs to acquire the real estate and should not be interpreted as the Project's total real estate costs. See paragraph 11 for the Project's estimated overall real estate costs.

4. LER Owned by the Non-Federal Partner

The State of New Jersey owns no LER that are included as part of the Project.

5. Non-Standard Estates

There are no proposed non-standard estates required for the Project.

6. Existing Federal Projects

There is an existing Federal project that lies partially within the LER required for the Project.

The Joseph G. Minish Passaic River Waterfront Park and Historic Area Project (Minish Project) is a partially constructed project that was authorized in the Water Resources Development Act (WRDA) of 1990 (Public Law 101-640, Section 101(18)) as an element of the Passaic River Flood Damage Reduction Project, which was authorized on 28 November 1990. It was later modified in WRDA 1992 (Public Law 102-580, Section 102(p)) and WRDA 1996 (Public Law 104-303, Section 301 (b)(10)). A Project Partnership Agreement (PPA) was executed in June 2017 with NJDEP as the non-Federal Sponsor to complete the remaining construction.

A section of the Minish Project requires a (permanent) Bank Protection and Temporary Work Area Easements for the placement of riprap and other soil protection measures to stabilize and prevent erosion of the riverbank. Three parcels within this section of the Minish Project are also required for the Passaic Tidal Project at Segment 8. The Passaic River Project requires a (permanent) Flood Protection Levee and Temporary Work Area Easements for purposes previously described. All three parcels are owned in fee by the City of Newark or Essex County. Easements on these parcels have not yet been acquired for the Minish Project.



Figure 2 shows the Minish Project Real Estate Map with the Passaic Tidal Project, Segment 8, LER requirement encircled. The subsequent table provides parcel information.

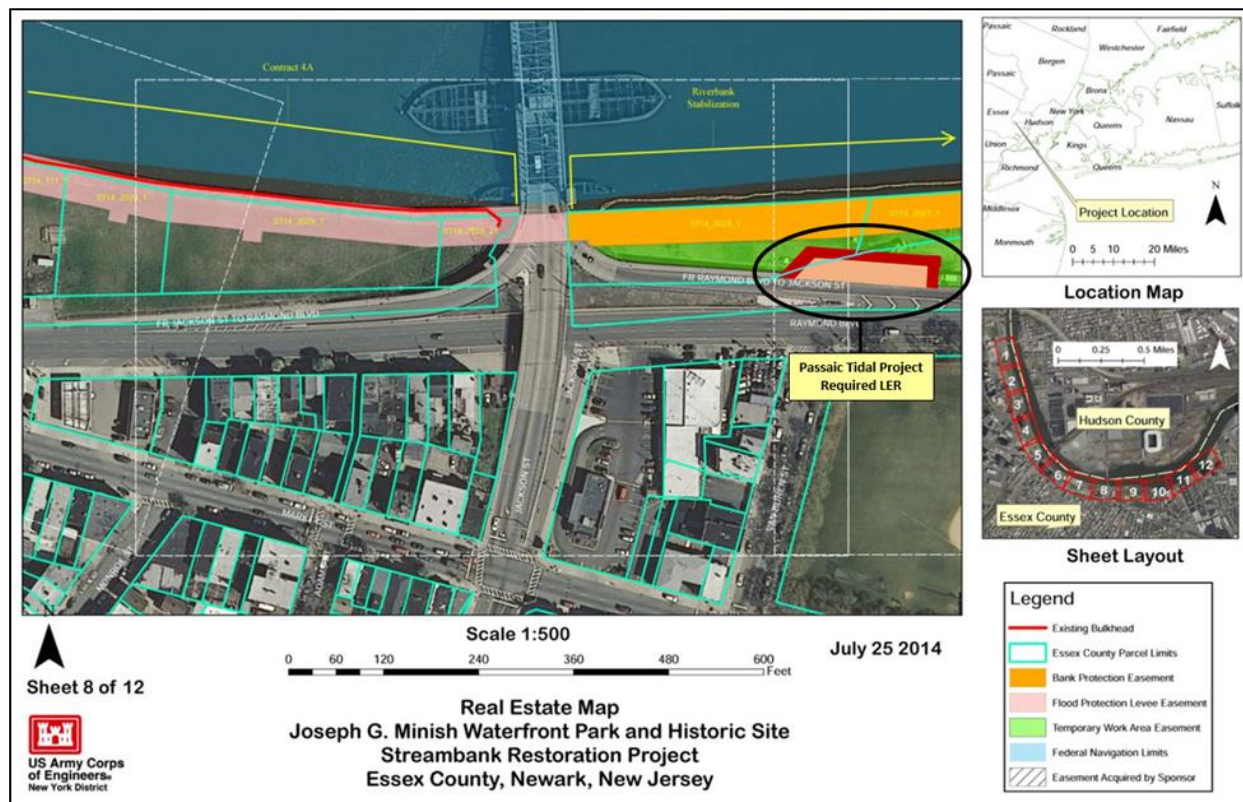


Figure 2- Minish Project Real Estate Map with the Passaic Tidal Project LER

Block_Lot	2027_1	2027_2	2028_1
Owner	Essex County	City of Newark	City of Newark
Minish LER Requirements			
Permanent Easements	±0.9903 ac	±0.0393 ac	±0.3939 ac
Temporary Easements	±0.3297 ac	±1.6551 ac	±0.2229 ac
Passaic Tidal LER Requirements			
Permanent Easements	-	±0.1095 ac	±0.0327 ac
Temporary Easements	±0.0062 ac	±0.0475 ac	±0.0080 ac

Although surveys have yet to be completed for either project to determine the precise location of easements on respective parcels, there appears to be no overlap of the permanent



easements requirements. However, both projects overlap at areas requiring a Temporary Work Area Easement. Since NJDEP is the non-Federal Sponsor for the Minish and Passaic Tidal Projects and is working at closing with the local municipalities, who are supportive of both projects, the LER required for the Minish and Passaic Tidal project are anticipated to be available as needed.

7. Federally-Owned Land

There are no Federally-owned lands included within the LER required for the Project.

8. Navigational Servitude

Navigational servitude is not applicable to the Project.

9. Maps

Real estate maps are provided in Exhibit A.

10. Induced Flooding

The Project does not induce flooding.

11. Baseline Cost Estimate for Real Estate (BCERE)

An itemized BCERE is provided in Exhibit “D” in Micro-Computer Aided Cost Estimating System (MCACES) format. The Project’s total estimated real estate cost is \$1,948,632, which includes the total costs for the Project 01-Lands & Damages and 02-Relocation cost accounts.

Cost Account	Total
01-Lands & Damages	\$1,339,632
02-Relocations	\$609,000
<i>Total Costs:</i>	<i>\$1,948,632</i>

The Sponsor’s estimated credible Lands, Easements, Right-of-Ways, Relocations and Disposals (LERRD) expense, which consists of the 01-Lands and Damages non-Federal costs only, is \$1,809,000



LERRD Expense	Total
LER	\$1,200,000
Relocations	\$609,000*
Disposals	\$0

Total LERRD: \$1,809,000

Note: See Section 17

Since the Project's interior drainage features are not yet known, a 50% contingency was allocated to the 01-Lands & Damages cost account to consider the added costs for real estate acquisition for drainage features. The Project's real estate costs will be updated when the real estate requirements for drainage features are known.

If approved, the Project will be cost-shared (65% Federal and 35% Non-Federal) utilizing funds provided in P.L. 113-2. The Sponsor will be entitled to eligible LERRD credit toward the final cost at the cost-shared amount.

12. Public Law 91-646, Uniform Relocation Assistance

Relocation assistance in accordance with Public Law 91-646 is not anticipated to be required for the Project.

13. Minerals and Timber Activity

There are no present or anticipated mineral extraction or timber harvesting activities within the proposed Project footprint.

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

A completed Non-Federal Partner's Capability Assessment Checklist (Exhibit "E") is pending. However, the sponsor has completed real estate acquisitions for the Minish Project; the Raritan and Sandy Hook Bay, New Jersey Hurricane Storm Damage Reduction Project Port Monmouth; and other similar Federal flood control, cost-shared projects. The Sponsor maintains the legal and professional capability and experience to acquire the LER for the construction, operation, and maintenance of the Project and has condemnation authority and other applicable authorities that may apply, if necessary, to support acquisition measures. A completed Non-Federal Partner's Capability Assessment Checklist will be provided with the updated REP.

Although not anticipated for the Project, the Sponsor is aware of Public Law 91-646 requirements, when applicable. The Sponsor is also aware of the requirement to document acquisition and incidental expenses associated with acquiring the LER for the Project for crediting purposes.



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.

16. Schedule of Acquisition

A tentative date for the execution of a PPA has not been set. Once determined, a schedule of acquisition will be established.

<u>Milestone</u>	<u>Date</u>
PPA Execution.....	
Sponsor's Notice to Proceed with Acquisition.....	
Authorization for Entry for Construction.....	
Certification of Real Estate.....	
Ready to Advertise for Construction.....	

17. Relocation of Facilities or Public Utilities

While there is no anticipated need to relocate existing facilities to accommodate the Project, there is insufficient data to estimate the scope and cost for utilities relocations and/or protections for features passing through the line of protection. However, a cost allotment for utilities relocation in the amount of \$609,000 was included in the Project's 02-Relocations account as part of the Project's first costs.

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

While the Project is situated in a highly developed commercial and industrial section of Newark, New Jersey where known Superfund remedial investigation areas regulated under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA) and the Known Contaminated Sites List of New Jersey (KCSNJ) regulated under N.J.A.C. 7:26E-1.8, there are no known HTRW located in, on, under or adjacent to the LER required for the Project.

19. Project Support

As of this report, public meetings have not yet been scheduled. The Non-Federal Sponsor will first conduct meetings with the local municipalities to gain an understanding of the level of support for the project. The U.S. Army Corps of Engineers will then schedule public meetings after feedback from the local municipalities is gathered. Any modification to the LER required for the Project will be documented with an amendment to this REP.



20. Notification to Non-Federal Partner

Based on its past sponsorship of other Corps of Engineers water resource (Civil Works) projects and ongoing discussions during the Project's feasibility phase, the Sponsor is aware of the risks of acquiring the LER required for the Project in advance of signing the PPA. However, in accordance with the Real Estate Handbook, a formal written notice has been provided to the Sponsor.

21. Additional Information

- a) Currently, there are no mitigation requirements for the proposed plan.
- b) There were no known landmarks within the LER required for the Project that are registered with the National Register of Historical Places.
- c) There are 2 known parcels – Block 2028 Lot 1 and Block 2027 Lot 2 - that are part of the LER required for the Project that are protected under New Jersey's Green Acres Program. Administered by the New Jersey Department of Environmental Protection, the Green Acres Program was enacted by state legislation to preserve open space for conservation and recreational purposes. Lands protected under Green Acres maintain restrictions on constructing improvements therein. Any proposed construction requires state approval. USACE has been discussing this matter with Green Acres representatives to determine if special approval for construction is required.

22. Point of Contact

The points of contact for this real estate plan is the Real Estate Project Delivery Team member Supervisory Realty Specialist Erica A. Labeste at (917)790-8461 (email: Erica.A.Labeste@usace.army.mil) or the undersigned at (917)790-8430 (email: Noreen.D.Dresser@usace.army.mil).

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

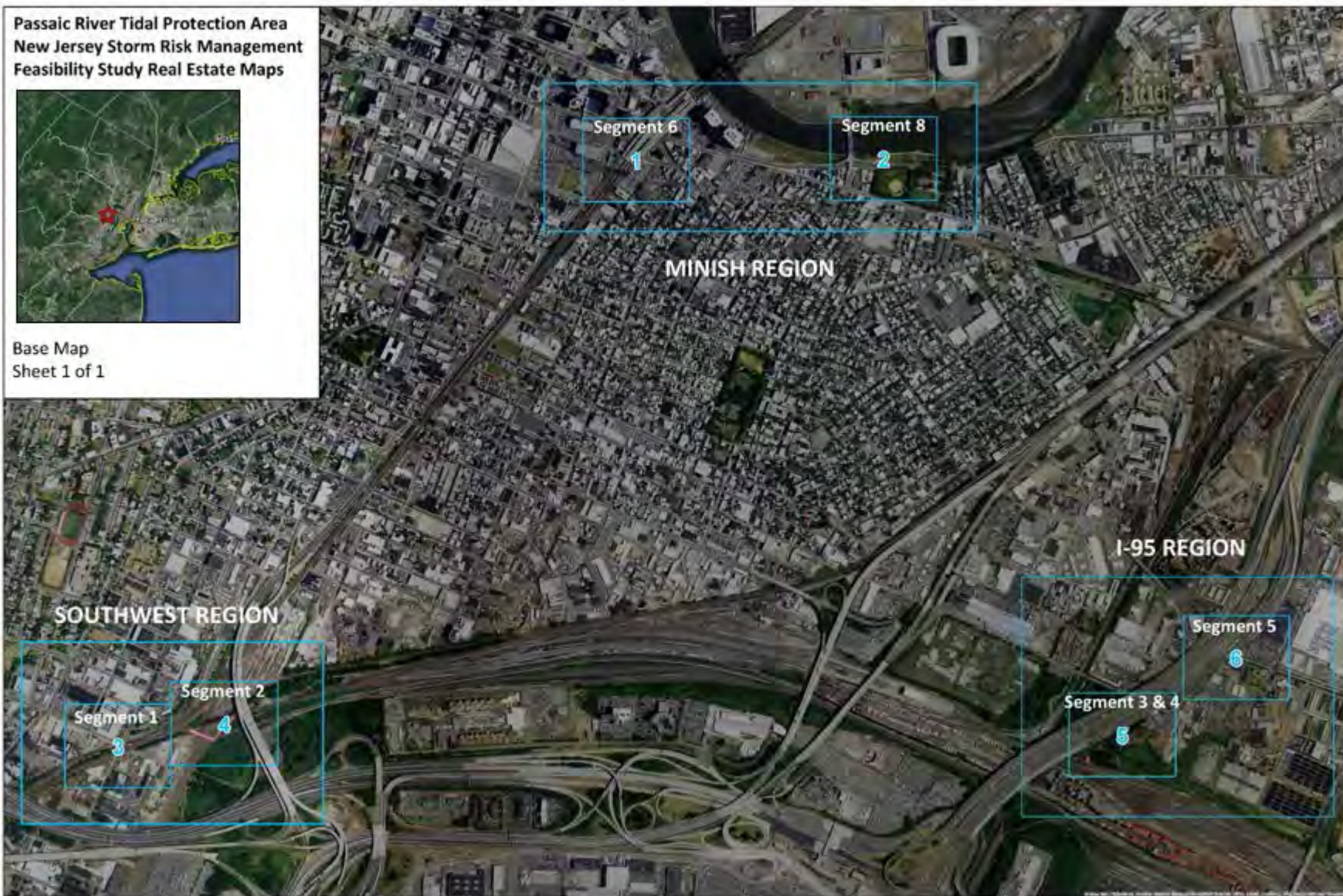


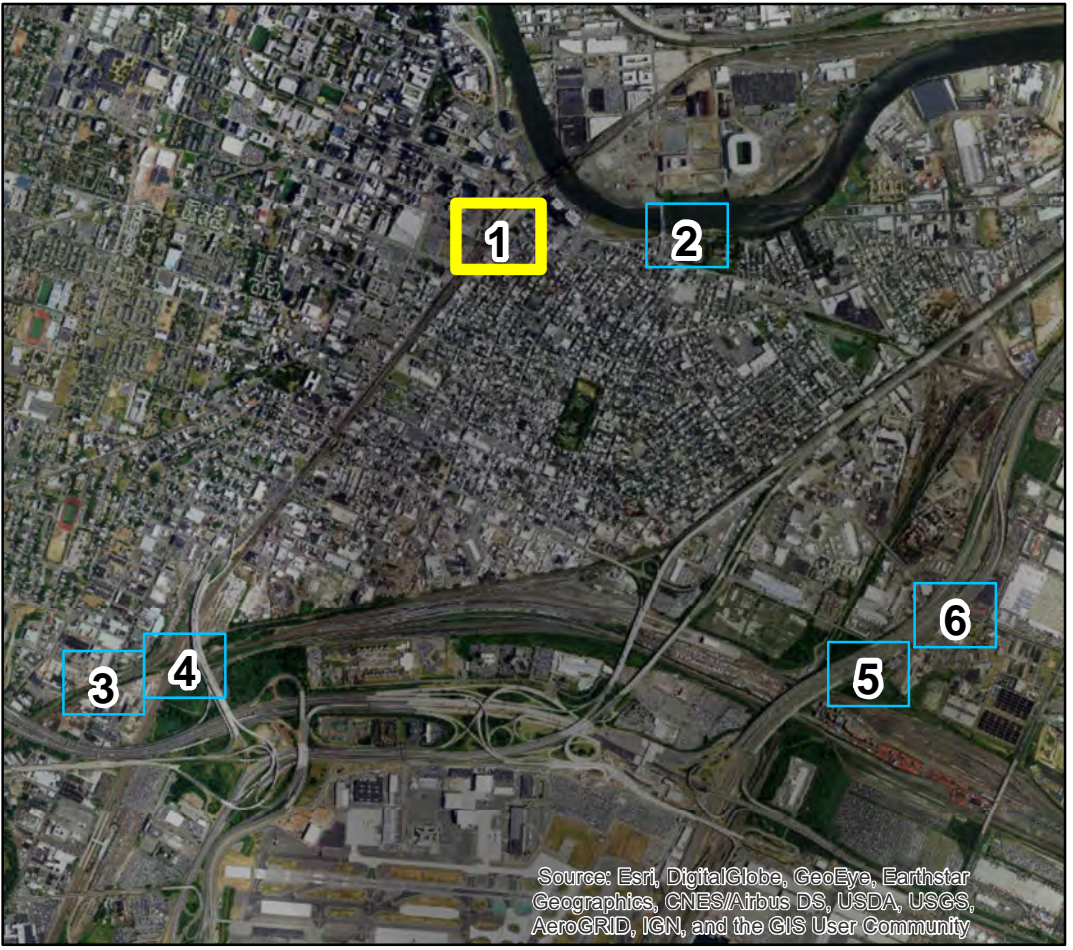
EXHIBIT “A”
REAL ESTATE MAPS

Passaic River Tidal Protection Area
New Jersey Storm Risk Management
Feasibility Study Real Estate Maps



Base Map
Sheet 1 of 1





Passaic River Tidal Protection Area, NJ Coastal Storm Risk Management Feasibility Study Real Estate Maps

Legend

- Upper Wetland Boundary
- Bulkhead
- Grid Index
- Municipal Boundaries
- Tax Parcel Boundary

Easement Type

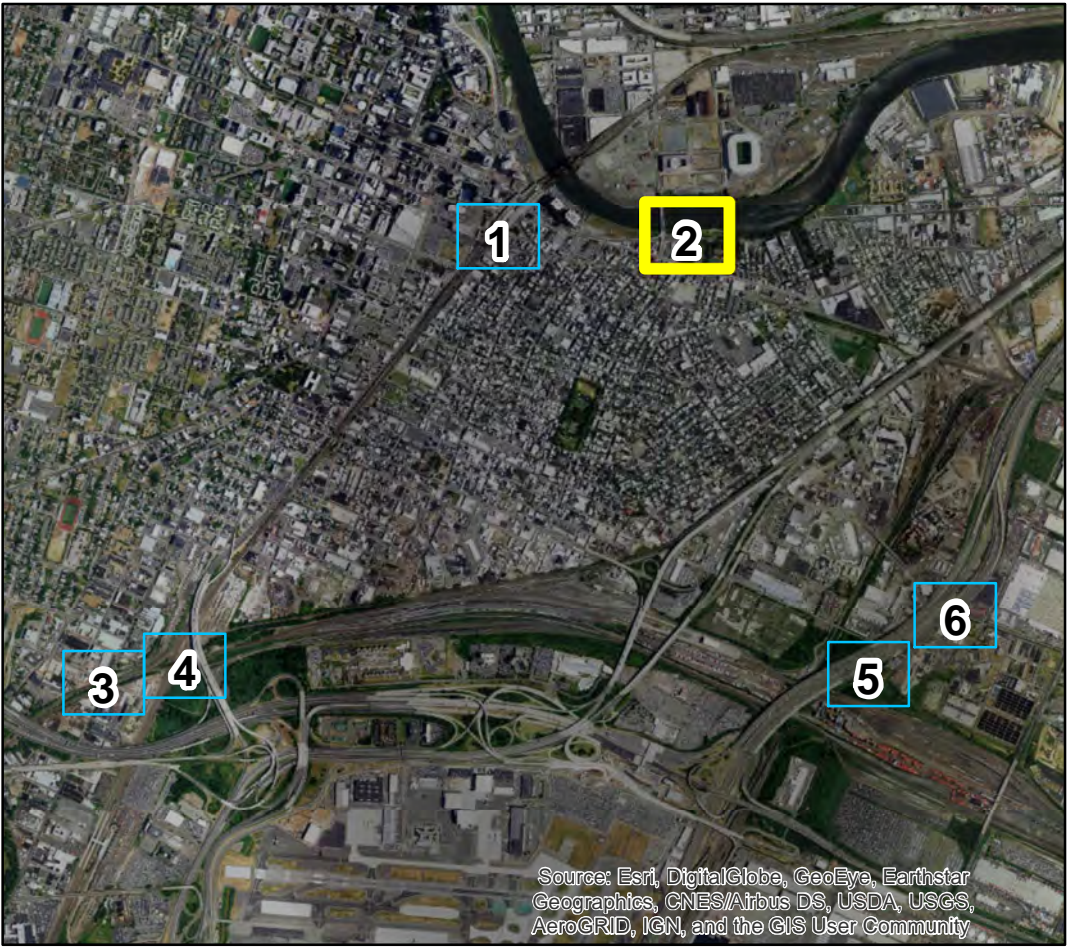
- Flood Protection Levee Easement
- Temporary Work Area Easement

Sheet 1 of 6

Date: 9/19/2017

0 50 100 200 Feet

N



Passaic River Tidal Protection Area, NJ Coastal Storm Risk Management Feasibility Study Real Estate Maps

Legend

- Upper Wetland Boundary
- Bulkhead
- Grid Index
- Municipal Boundaries
- Tax Parcel Boundary

Easement Type

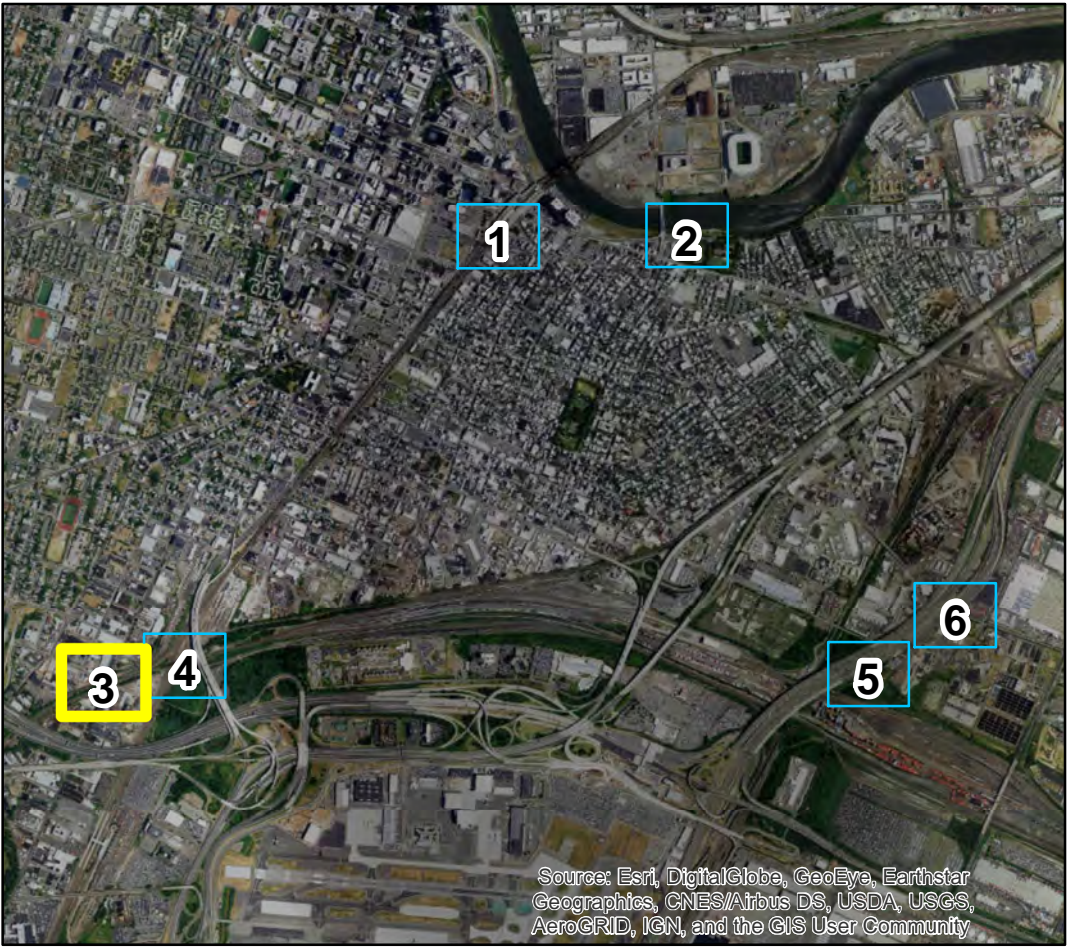
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Sheet 2 of 6

Date: 9/19/2017

0 50 100 200 Feet

N



Passaic River Tidal Protection Area, NJ Coastal Storm Risk Management Feasibility Study Real Estate Maps

Legend

- Upper Wetland Boundary
- Bulkhead
- Grid Index
- Municipal Boundaries
- Tax Parcel Boundary

Easement Type

- Flood Protection Levee Easement
- Temporary Work Area Easement

Sheet 3 of 6

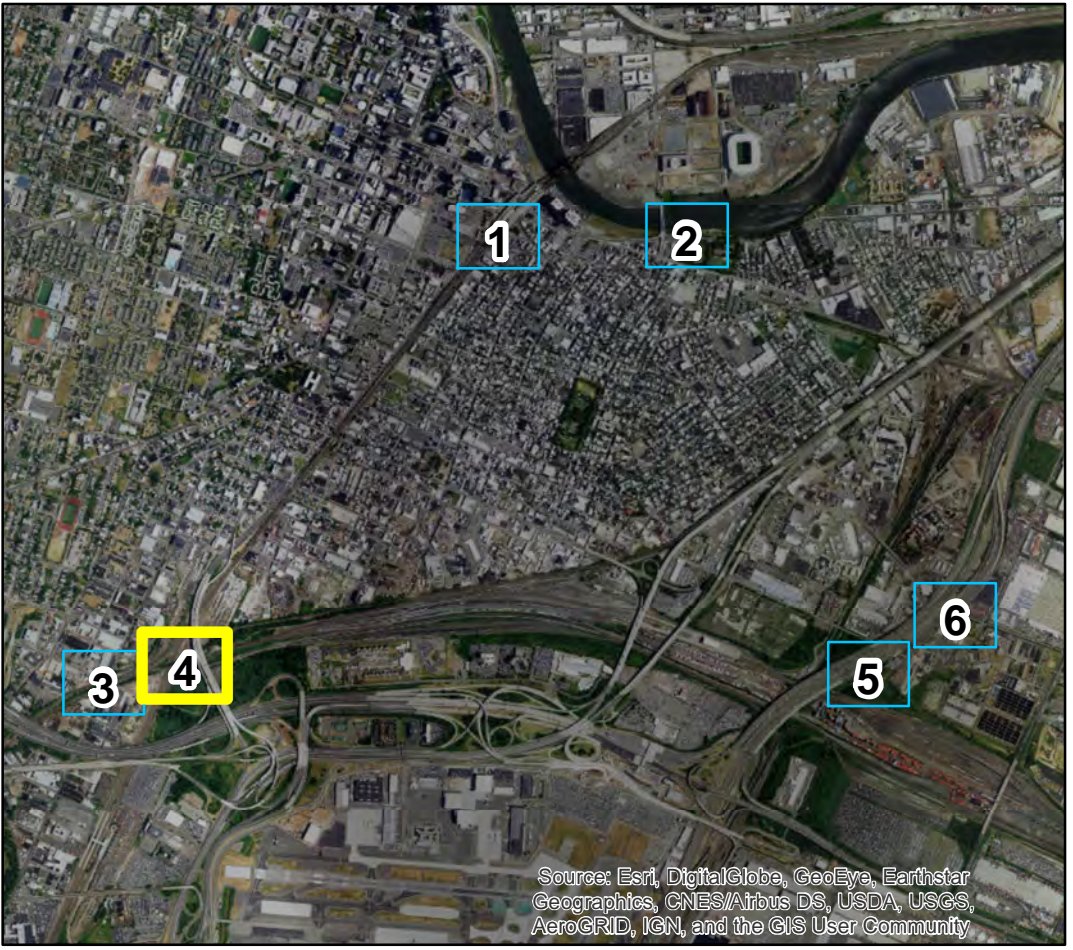
Date: 9/19/2017

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Feet

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North Arrow



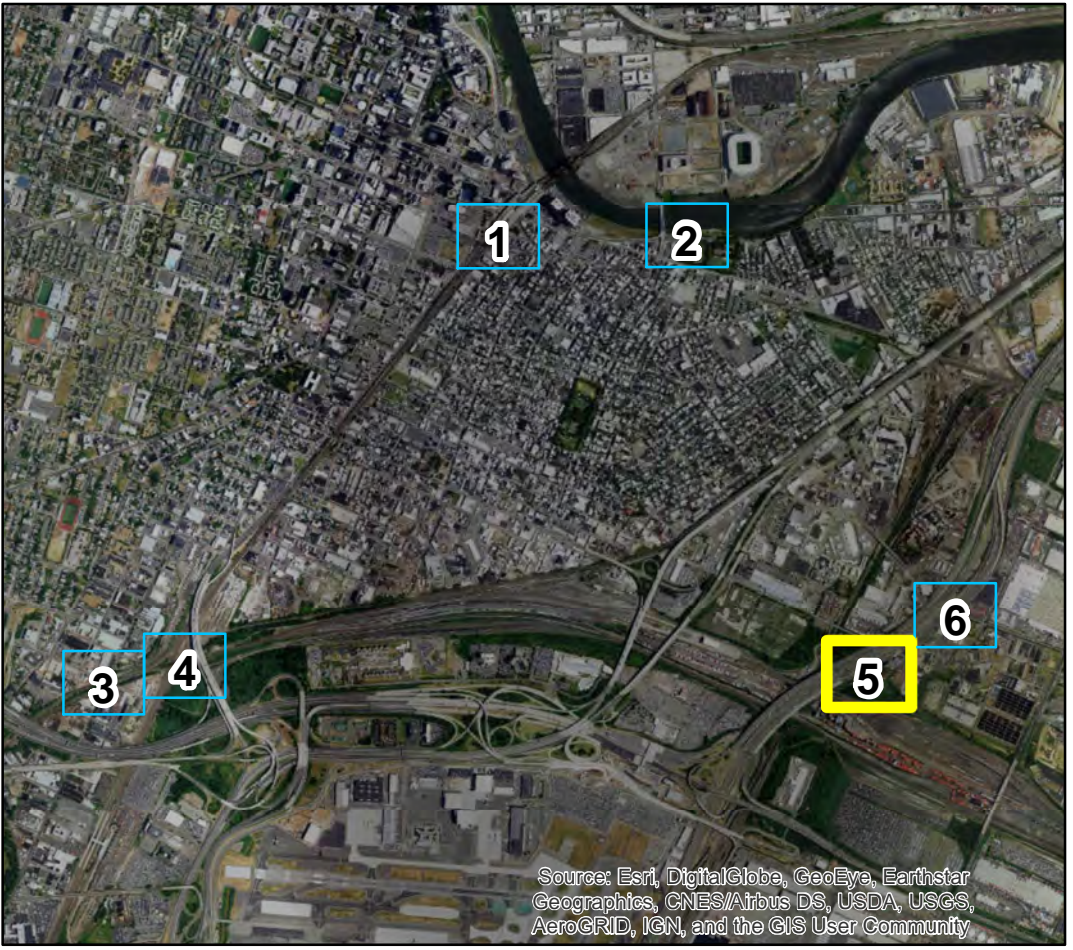
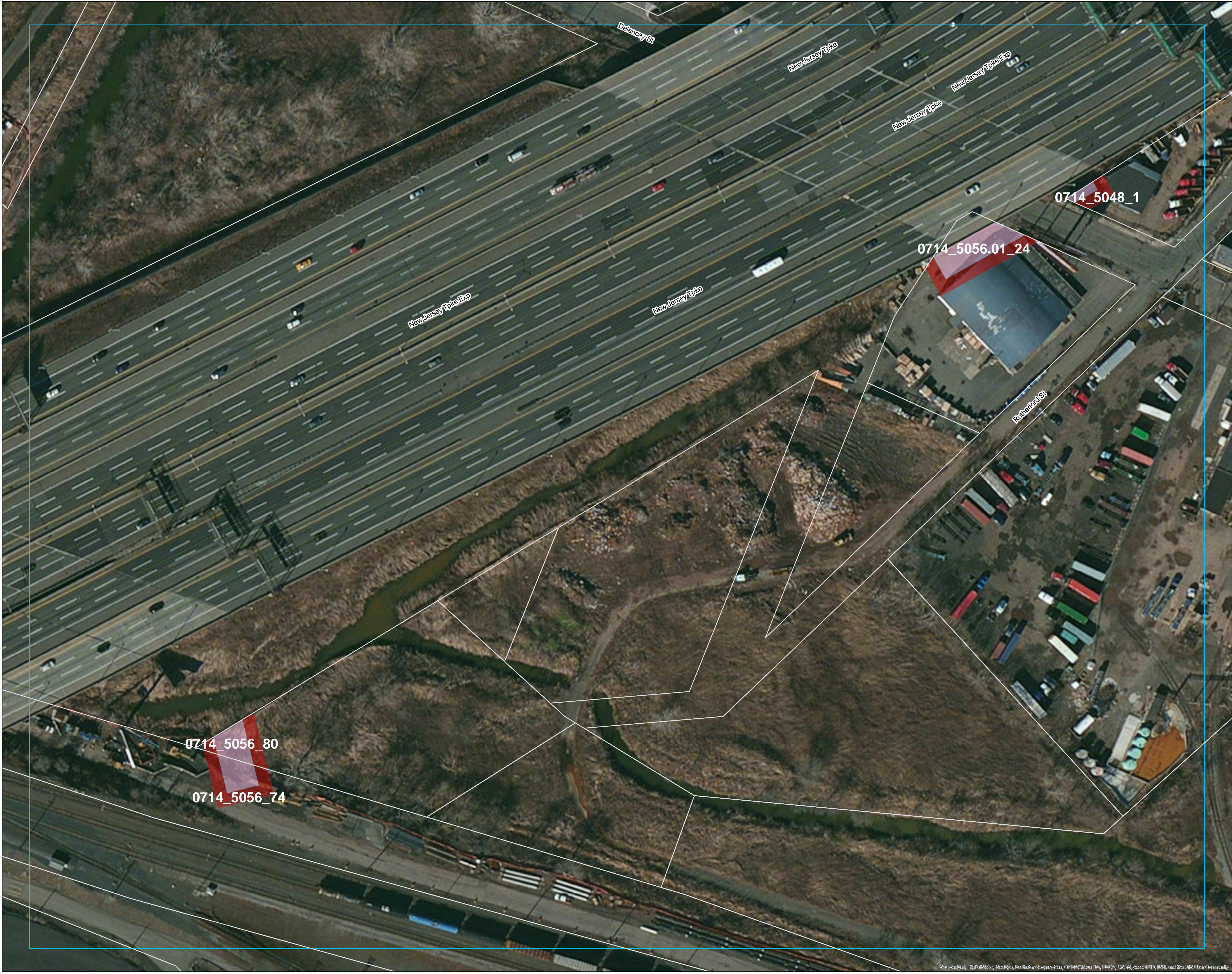
**Passaic River Tidal
Protection Area, NJ Coastal
Storm Risk Management
Feasibility Study Real
Estate Maps**

Legend

- Upper Wetland Boundary
- Bulkhead
- Grid Index
- Municipal Boundaries
- Tax Parcel Boundary

Easement Type

- Flood Protection Levee Easement
- Temporary Work Area Easement



Passaic River Tidal Protection Area, NJ Coastal Storm Risk Management Feasibility Study Real Estate Maps

Legend

- Upper Wetland Boundary
- Bulkhead
- Grid Index
- Municipal Boundaries
- Tax Parcel Boundary

Easement Type

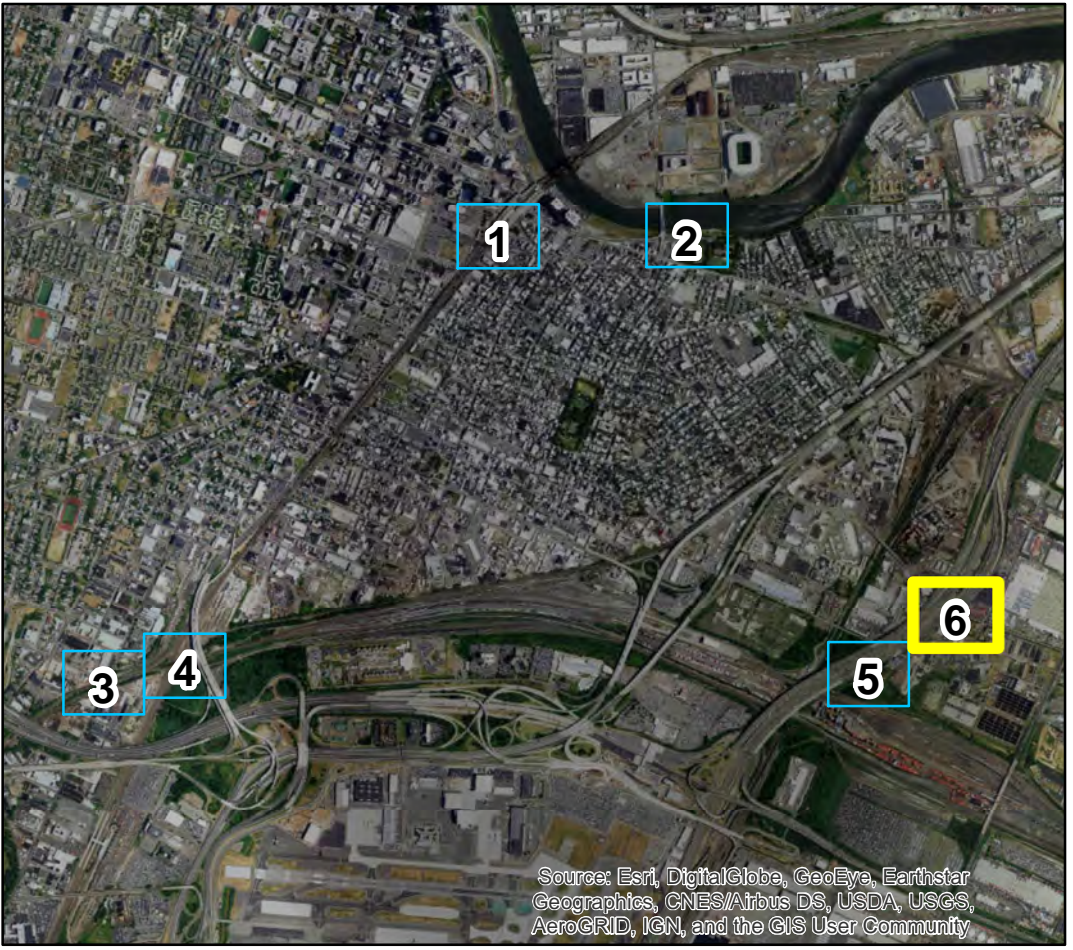
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- Temporary Work Area Easement

Sheet 5 of 6

Date: 9/19/2017

0 50 100 200 Feet

N



**Passaic River Tidal
Protection Area, NJ Coastal
Storm Risk Management
Feasibility Study Real
Estate Maps**

Legend

- Upper Wetland Boundary
- Bulkhead
- Grid Index
- Municipal Boundaries
- Tax Parcel Boundary

Easement Type

- Flood Protection Levee Easement
- Temporary Work Area Easement

Sheet 6 of 6

Date: 9/19/2017

0 50 100 200 Feet

N

EXHIBIT “B”
PARCEL DATA

Exhibit “B”
Parcel Data

Segment	Block	Lot	Property Location	Owner's Name	FPLE	TWAE
1	157	1	144-150 Edison Pl	NWK Penn Sta. Assoc. Prop & Dev	0.0023	0.0028
1	182	1	27-35 NJRR Ave	Edison Place Properties LLC	0.0731	0.0753
2	2027	1	699-785 Raymond Blvd	Essex County Park Commission	-	0.0062
2	2027	2	703-809 Raymond Blvd	City of Newark	0.1095	0.0475
2	2028	1	787-815 Raymond Blvd	City of Newark	0.0327	0.0080
3	2746	1	69-71 East Peddie St	City of Newark	0.0122	0.0180
3&4	2755	35	266-268 Frelinghuysen Ave	Conrail	0.0382	0.0659
3	3538	56	269-279 Frelinghuysen Ave	Conrail	0.0481	0.0331
3	3538	58	66-72 East Peddie Street	Conrail	0.0186	0.0172
4	2755	54	174-268 Frelinghysen Ave	Conrail	0.0865	0.0665
4	2755	60	Frelinghuysen Ave Rear	Conrail	0.0476	0.0450
4	2755	62	119 East Peddie St	Buo LLC	0.0832	0.0604
4	2755	62.01	119 East Peddie St	National Railroad Passenger Corp.	0.0009	0.0007
4	5088	67	Bay Avenue	Conrail	0.0829	0.1108
4	5088	160	Haynes Ave Rear	Conrail	0.0513	0.0519
4	5088	124	Haynes Ave. Rear	Conrail	0.1548	0.0742
4	5088	123	Off McCarter Hwy	Unknown	0.0331	0.0196
4	5088	70	Avenue I	Conrail	0.1181	0.1046
4	5088	122	Off McCarter Hwy	Unknown	-	0.0013
5	5048	1	66-90 Rutherford St	Metro Materials LLC	0.0083	0.0181
5	5056	74	765-828 Doremus Ave	Conrail	0.0325	0.0487
5	5056	80	Foot Of Rutherford St	Passaic Valley Sewerage Comm.	0.0344	0.0265
5	5056.01	24	92-106 Rutherford St	Lion Extruding Corp.	0.0687	0.0533
6	5024	18	551-565 Wilson Ave	WAPA	0.0070	0.0217
6	5050	40	Off New Jersey Turnpike	Unknown	0.0264	0.0207
6	5050	42	Off New Jersey Turnpike	Unknown	0.0341	0.0398

EXHIBIT “C”
ESTATES

EXHIBIT “C”
ESTATES

1) 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 [*floodwall*] [*gate closure*]; 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.

2) 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 two years 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 Passaic River Tidal Protection Area, New Jersey, Storm Risk Management 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.

EXHIBIT “D”

BASELINE COST ESTATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE

PASSAIC RIVER TIDAL PROTECTION AREA, NEW JERSEY

COASTAL STORM RISK MANAGEMENT GENERAL REEVALUATION STUDY

	TOTAL PROJECT REAL ESTATE COSTS	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$338,000	\$208,000	\$546,000
01A1	Acquisition (Admin Costs)	\$130,000	\$52,000	\$182,000
01A1A	By the Non-Federal Sponsor	\$130,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$52,000	
01A2	Survey	\$65,000	\$26,000	\$91,000
01A2A	By NFS	\$65,000		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$26,000	
01A3	Appraisal	\$78,000	\$39,000	\$117,000
01A3A	By NFS	\$78,000		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$39,000	
01A4	Title Services & Closing	\$65,000	\$26,000	\$91,000
01A4A	By NFS	\$65,000		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$26,000	
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A8	Audit	\$0	\$65,000	\$65,000
01A8A	By NFS			
01A9B	By Gov't		\$65,000	
	TOTAL PROJECT REAL ESTATE COSTS	NON-FEDERAL	FEDERAL	TOTAL COSTS
01B	ACQUISITION COSTS	\$462,000	\$0	\$462,000
01B1	Land Payments	\$462,000	\$0	\$462,000
01B1A	By NFS	\$462,000		
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01C2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$800,000	\$208,000	\$1,008,000
	Contingency (50%)	\$400,000	\$104,000	\$331,632
01	TOTAL LANDS & DAMAGES	\$1,200,000	\$312,000	\$1,339,632
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$609,000	\$0	\$609,000
	TOTAL PROJECT REAL ESTATE COSTS (01 & 02)	\$1,809,000	\$312,000	\$1,948,632
	TOTAL NFS LERRD COSTS	1,809,000	-	\$1,809,000

EXHIBIT “E”

NON-FEDERAL SPONSOR CAPABILITY ASSESSMENT CHECKLIST

*A NON-FEDERAL SPONSOR CAPABILITY ASSESSMENT CHECKLIST
HAS NOT BEEN COMPLETED FOR THIS REPORT.
ONE WILL BE PROVIDED WITH THE UPDATED REP.*