Green Acres Program
State House Commission Pre-Application
Local Parkland—Major Disposal/diversion

ATTACHMENT II: LAND VALUATION FORMS
DIVERTED/DISPOSAL PARCEL(S)

Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the diverted/disposal parcel(s) will need to be provided.

***If additional space is needed to adequately describe the parcel please use a separate page.***

1. Parcel Information
   Block(s) 205
   Lot(s) 30
   Acreage (by lot) 2.07 Acres / 90,300 Square Feet
   Vacant □ Improved* ■

   *If improved please describe all improvements on a separate page.

2. Zoning
   Primary permitted uses R2 / Residential
   Minimum lot size 2,500 Square Feet

3. Interest
   Fee □ Easement □ Fee and easement □
   Type of easement N/A
   Temporary easement □ Permanent easement □

4. Environmental Constraints (list individual acreage encumbered by each constraint)
   Wetlands N/A _______ ac. C1 Streams N/A _______ ac.
   Tidelands N/A _______ ac. Steep Slopes N/A _______ ac.
   Other N/A _______ ac. Other N/A _______ ac.

5. Physical Constraints
   Legal access
   Landlocked

6. Value Information
   Assessed Value 4,613,000 Director’s Ratio 3882

7. Estimated Market Value
   Intended Use
   Highest and best use

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

   Edward Giunta
   Prepared by Tax Assessor (print name)
   Signature
   Date

Version 2014-2
0908  Block: 205  Lot: 30  Q: M
Prior Block:  Lot: Q: 10/02/20
Loc: 1401 64TH ST  08 NORTH BERGEN, NJ  07047
Owner: NORTH BERGEN BOARD OF EDUCATION  Billing Code: 00000
Street: 4233 KENNEDY BLVD  Account Num: 00358400
Town: NORTH BERGEN, NJ  Zip: 07047  Mtg Acct#:
Class: 15C  Deductions:S 0  V 0  W 0  R 0  D 0  Own: 0  Amt: 0
SaleD: 00/00/00  Bk:  Pg: Price: 0

<table>
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<th>2020</th>
<th>2021</th>
<th>Taxes 2019</th>
<th>Exemptions/Abatements</th>
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Land Dim: 215X420
Bldg Desc: 64TH PLAYGROUND
Addl Lots:

Class4Cd: 629  YrBlt:
BldgClass:  SP: 0
Type/Use: 1  PrcSF 0
Style: Zone: R2  Map: 43
Neigh:
UCd: 24
ATTACHMENT II: LAND VALUATION FORMS

DIVERTED/DISPOSAL PARCEL(S)

Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the diverted/disposal parcel(s) will need to be provided.

***If additional space is needed to adequately describe the parcel please use a separate page.***

<table>
<thead>
<tr>
<th>1. Parcel Information</th>
<th>27</th>
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<tbody>
<tr>
<td>Block(s)</td>
<td>27</td>
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<tr>
<td>Lot(s)</td>
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<tr>
<td>Acreage (by lot)</td>
<td>1.55 Acres / 67,518 Square Feet</td>
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<td>Vacant □</td>
<td>Improved* □</td>
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*If improved please describe all improvements on a separate page.

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<thead>
<tr>
<th>2. Zoning</th>
<th>C1, C2 Industrial / Commercial / Residential</th>
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<tbody>
<tr>
<td>Primary permitted uses</td>
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<tr>
<td>Minimum lot size</td>
<td>10,000 Square Feet</td>
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<table>
<thead>
<tr>
<th>3. Interest</th>
<th>Fee and easement □</th>
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<tbody>
<tr>
<td>Fee □</td>
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<tr>
<td>Easement □</td>
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<tr>
<td>Type of easement</td>
<td></td>
</tr>
<tr>
<td>Temporary easement □</td>
<td>Permanent easement □</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. Environmental Constraints (list individual acreage encumbered by each constraint)</th>
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</thead>
<tbody>
<tr>
<td>Wetlands □ N/A ac.</td>
</tr>
<tr>
<td>Tidelands □ N/A ac.</td>
</tr>
<tr>
<td>Other □ N/A ac.</td>
</tr>
<tr>
<td>C1 Streams □ N/A ac.</td>
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<tr>
<td>Steep Slopes □ .57 Acres N/A ac.</td>
</tr>
<tr>
<td>Other □ N/A ac.</td>
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<table>
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<th>5. Physical Constraints</th>
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<tr>
<td>Intended Use</td>
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<tr>
<td>Highest and best use</td>
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</table>

<table>
<thead>
<tr>
<th>8. Tax Assessor Certification</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Edward Giunta</td>
<td></td>
</tr>
<tr>
<td>Prepared by/ Tax Assessor</td>
<td></td>
</tr>
<tr>
<td>(print name)</td>
<td></td>
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<tr>
<td>Signature</td>
<td></td>
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<tr>
<td>Date</td>
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Version 2014-2
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<th>Taxes</th>
<th>2019 Exemptions/Abatements</th>
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<th>PrcSF</th>
<th>UCd</th>
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<td>629</td>
<td>1953</td>
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<td>SF</td>
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Land Dim: 1.55 ACRES
Bldg Desc: 18-CB-B
Addl Lots:
NOTES FILE

1: CAROSEL 6,400
2: SEESAW 2,650
3: SLIDE 13,200
4: FIT @2 31,200
5: BIK @2 1,050

THESE NOTES DO NOT PRINT ON CARD

6: BENCH@ 11,760
7:
8:
9:

Updated: 10/21/19

PRESS M to Return to Erc File
PRESS D to Get Into Notes File 10/05/20
Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Major Disposal/diversion

9. Comparable Sales

SALE #1
Date of Sale: 02/14/12 Book: 8836 Page: 820
Location: 4803 KENNEDY BLVD, NORTH BERGEN, NJ 07047
Block: 160 Lot: 5.01
Grantor: ERFE COMPANY, LLC
Grantee: SAUMA PROERTIES OF NB, LLC
Lot Size: 15,000 SQ FT
Sales Price: $995,000
Unit Value: $66.34 PER SQ FT
Zoning: C1
Highest & Best Use: COMMERCIAL/RETAIL
Verification: __________________________

SALE #2
Date of Sale: 04/23/13 Book: 8908 Page: 133
Location: 3623 PARK AVENUE, UNION CITY, NJ 07087
Block: 217 Lot: 46
Grantor: 3623 PARK AVENUE, LLC
Grantee: PARK AVENUE APTS, LLC
Lot Size: 12,800 SQ FT.
Sales Price: $725,000
Unit Value: $57.00 PER SQ FT
Zoning: RESIDENTIAL
Highest & Best Use: MID RISE/MULTI FAMILY
Verification: __________________________

SALE #3
Date of Sale: 10/01/12 Book: 8874 Page: 144
Location: 7108 KENNEDY BLVD, NORTH BERGEN, NJ 07047
Block: 264 Lot: 2.01
Grantor: RP ASSOCIATES
Grantee: 7108 KENNEDY BLVD, LLC
Lot Size: 18,900 SQ FT
Sales Price: $795,000
Unit Value: $42.00 PER SQ FT
Zoning: C1 - COMMERCIAL
Highest & Best Use: COMMERCIAL/RETAIL
Verification: __________________________
Green Acres Program
State House Commission Pre-Application
Local Parkland—Major Disposal/diversion

ATTACHMENT II: LAND VALUATION FORMS
DIVERTED/DISPOSAL PARCEL(S)

Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the diverted/disposal parcel(s) will need to be provided.

***if additional space is needed to adequately describe the parcel please use a separate page.***

1. Parcel Information
   Block(s)  437.02  DIVERSION PARCEL
   Lot(s)  
   Acreage (by lot)  174 ACRES  1.1 ACRES
   Vacant  
   Improved*  □  47,916 SQ FT
   *If improved please describe all improvements on a separate page.

2. Zoning
   Primary permitted uses  "P2" PALISADES RECREATIONAL
   Minimum lot size  4 ACRES

3. Interest
   Fee  □  Easement  □  Fee and easement  □
   Type of easement  LEASE HOLD
   Temporary easement  □  Permanent easement  □

4. Environmental Constraints (list individual acreage encumbered by each constraint)
   Welllands  N/A  ac.  C1 Streams  N/A  ac.
   Tidelands  N/A  ac.  Steep Slopes  N/A  ac.
   Other  N/A  ac.  Other  ARTIFICIAL LAKE 17.0  ac.

5. Physical Constraints
   Legal access  PUBLIC
   Landlocked

6. Value Information
   Assessed Value  $111,168  Director's Ratio  .5321

7. Estimated Market Value
   Intended Use  $1,181,000
   Highest and best use

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

Prepared by Tax Assessor (print name)
Signature
Version 2014-2
0908  Block:  437.02  Lot:  1  Q:  M
Prior  Block:  437  Lot:  1  Q:  M  04/08/13
Loc:  BOULEVARD EAST  08 NORTH BERGEN, NJ  07047
Owner:  COUNTY OF HUDSON
Street:  LINCOLN PARK
Town:  JERSEY CITY, NJ  Zip:  07304
Class:  15F  Deductions: S 0  V 0  W 0  R 0  D 0  Own:  0  Amt:  0
SaleD:  00/00/00  Bk:  P:  Price:  0
2015  2016
Land:  17386000  17386000
Impr:  197100  197100
Net:  17583100  17583100
Land Dim:  174 ACRES
Bldg Desc:  BRADDOCK PARK
Addl Lots:

Taxes

Exemptions/Abatements

Class4Cd:  629  YrBlt:  Neigh:
BldgClass:  SF:  0
Type/Use:  1  ProSF  0  UCd:  2
Style:  
Zone:  P2  Map:  96

17 Classrooms

Approximately 1 200 sf C
9. Comparable Sales

SALE #1

Date of Sale: 10/01/12  Book: 8874  Page: 144

Location: 7108 KENNEDY BLVD., NORTH BERGEN, NJ 07047

Block: 234  Lot: 2.01

Grantor: RP ASSOCIATES

Grantee: 7108 KENNEDY BLVD ASSOCIATES

Lot Size: 18,900 SQ FT

Sales Price: $755,000

Unit Value: $42.00 PER SQ FT

Zoning: C1 - COMMERCIAL

Highest & Best Use: COMMERCIAL USE

Verification:

SALE #2

Date of Sale: 04/10/14  Book: 8980  Page: 257

Location: 2551 71ST STREET, NORTH BERGEN, NJ 07047

Block: 453.05  Lot: 5

Grantor: 71ST STORAGE, LLC

Grantee: 2501 71ST STREET, INC.

Lot Size: 6 ACRES

Sales Price: $16,900,000 INCLUDES LOT 5  $10,140,000

Unit Value: $39.00 PER SQ FT

Zoning: HMDC

Highest & Best Use: INDUSTRIAL WARE HOUSE

Verification:

SALE #3

Date of Sale: 11/18/14  Book: 9022  Page: 182

Location: 4700 TONELLE AVENUE, NORTH BERGEN, NJ 07047

Block: 125  Lot: 1

Grantor: MARINAS SPECIALTY FINANCE

Grantee: 4700 TUNNELLE AVENUE

Lot Size: 20.473 SQ FT

Sales Price: $648,160

Unit Value: $32.00 PER SQ FT

Zoning: R1

Highest & Best Use: RESIDENTIAL UNITS HOUSING

Verification:
9. Comparable Sales

SALE #1
Date of Sale: 10/25/10  Book: 8760  Page: 201
Location: 1207 7th Street, North Bergen, NJ 07047
Block: 14  Lot: 26
Grantor: ALEX CENTANO
Grantee: STEVE & ADELE DAVITO
Lot Size: 2,500 SQ FT
Sales Price: $90,000
Unit Value: $36.00 SQ FT
Zoning: R1 RESIDENTIAL
Highest & Best Use: RESIDENTIAL
Verification:

SALE #2
Date of Sale: 10/06/02  Book: 8875  Page: 407
Location: 2020 GRAND AVENUE, NORTH BERGEN, NJ 07047
Block: 40  Lot: 20.02
Grantor: 20TH STREET GRANT, LLC
Grantee: 2022 GRAND AVENUE, LLC
Lot Size: 52 X 107
Sales Price: $152,500
Unit Value: $29.00 PER SQ FT
Zoning: R2 RESIDENTIAL
Highest & Best Use: 2 FAMILY RESIDENTIAL
Verification:

SALE #3
Date of Sale: 05/31/13  Book: 8915  Page: 907
Location: 818 COLUMBIA AVENUE, NORTH BERGEN, NJ 07117
Block: 11  Lot: 38
Grantor: OSAMA ABDella
Grantee: D/PETRIOS KALTOSI
Lot Size: 25 X 118
Sales Price: $75,000
Unit Value: $26.00 PER SQ FT
Zoning: R
Highest & Best Use: RESIDENTIAL
Verification:
Green Acres Program
State House Commission Pre-Application
Local Parkland—Major Disposal/diversion

REPLACEMENT PARCEL(S)

Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the replacement parcel(s) will need to be provided.

***If additional space is needed to adequately describe the parcel please use a separate page.***

1. Parcel Information
   Block(s) 437
   Lot(s) 2.01
   Acreage (by lot) 26,680 SQ FT
   Vacant □
   Improved* □
   *If improved please describe all improvements on a separate page.

2. Zoning
   Primary permitted uses PALISADES & WATER FRONT
   Minimum lot size 4 ACRES

3. Interest
   Fee [X] Easement □
   Type of easement
   Temporary easement □
   Fee and easement □
   Permanent easement □

4. Environmental Constraints (list individual acreage encumbered by each constraint)
   Wetlands N/A ac.
   Tidelands N/A ac.
   Other N/A ac.
   C1 Streams N/A ac.
   Steep Slopes .12 ac.
   Other N/A ac.

5. Physical Constraints
   Legal access PUBLIC
   Landlocked

6. Value Information
   Assessed Value $407,700
   Director’s Ratio .5321

7. Estimated Market Value
   Intended Use $157,800
   Highest and best use $957,400

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

[Signature]
Prepared by Tax Assessor (print name)

[Signature]
Version 2014.2

Date 10/6/2020

11 of 28
Green Acres Program
State House Commission Pre-Application
Local Parkland—Major Disposal/diversion

REPLACEMENT PARCEL(S)

Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the replacement parcel(s) will need to be provided.

***If additional space is needed to adequately describe the parcel please use a separate page.***

1. Parcel Information
   Block(s)  
   Lot(s)  
   Acreage (by lot)  
   Vacant □  

   14th STREET VIADUCT
   NONE DUE TO PUBLIC STREET
   1.1 ACRES
   Improved* □

   *If improved please describe all improvements on a separate page.

2. Zoning
   Primary permitted uses
   Minimum lot size
   RECREATIONAL/OPEN SPACE

3. Interest
   Fee □  Easement □
   Type of easement
   Temporary easement □  Permanent easement □

4. Environmental Constraints (list individual acreage encumbered by each constraint)
   Wetlands ——— ac.
   Tidelands ——— ac.
   Other ——— ac.
   C1 Streams ——— ac.
   Steep Slopes ——— ac.
   Other ——— ac.

5. Physical Constraints
   Legal access
   Landlocked

6. Value Information
   Assessed Value 0
   Director's Ratio 88.68

7. Estimated Market Value
   Intended Use
   RECREATIONAL/PUBLIC
   Highest and best use

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

[Signature]
Prepared by Tax Assessor (print name)

[Signature]
Date

Version 2014-2
# Green Acres Program

State House Commission Pre-Application
Local Parkland—Major Disposal/diversion

## 9. Comparable Sales

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<thead>
<tr>
<th>SALE #1</th>
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<tbody>
<tr>
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<tr>
<td>Location: <strong>CARRIE ROAD, LYNDHURST, NJ 07071</strong></td>
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</tr>
<tr>
<td>Block: <strong>N/A</strong></td>
<td>Lot: <strong>N/A</strong></td>
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<tr>
<td><strong>Grantor</strong>: <strong>COUNTY OF BERGEN</strong></td>
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<tr>
<td><strong>Grantee</strong>: <strong>NEW JERSEY MEADOWLANDS COMMISSION</strong></td>
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<tr>
<td>Lot Size: <strong>84 ACRES</strong></td>
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<td>Sales Price: <strong>$1,911,000</strong></td>
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<td>Unit Value: <strong>$22,750 PER ACRE</strong></td>
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<td>Highest &amp; Best Use: <strong>OPEN SPACE</strong></td>
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<td>Location: <strong>MEADOWLANDS</strong></td>
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<tr>
<td>Block: <strong>451</strong></td>
<td>Lot: <strong>12.01 &amp; 12.02</strong></td>
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<td><strong>Grantor</strong>: <strong>NORTH BERGEN TOWNSHIP</strong></td>
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<tr>
<td><strong>Grantee</strong>: <strong>NEW JERSEY MEADOWLANDS COMMISSION</strong></td>
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<td>Lot Size: <strong>21.82 ACRES</strong></td>
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<td>Unit Value: <strong>$11,983 PER ACRE</strong></td>
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<td>Highest &amp; Best Use: <strong>OPEN SPACE</strong></td>
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<td>Verification:</td>
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<tbody>
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<tr>
<td>Location: <strong>BETWEEN RAIL ROAD 1 &amp; NEW JERSEY TURNPIKE</strong></td>
<td></td>
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<tr>
<td>Block: <strong>4006</strong></td>
<td>Lot: <strong>192</strong></td>
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<tr>
<td><strong>Grantor</strong>: <strong>HARTZ MOUNTAIN INDUSTRIES</strong></td>
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<td><strong>Grantee</strong>: <strong>NEW JERSEY MEADOWLANDS COMMISSION</strong></td>
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<td>Lot Size: <strong>89.80 ACRES</strong></td>
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<tr>
<td>Sales Price: <strong>$914,214</strong></td>
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<tr>
<td>Unit Value: <strong>$10,203 PER ACRE</strong></td>
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<td>Zoning: <strong>HACKENSACK MEADOWLANDS</strong></td>
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<tr>
<td>Highest &amp; Best Use: <strong>OPEN SPACE</strong></td>
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<td>Verification:</td>
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</table>