



REAL ESTATE APPRAISERS AND CONSULTANTS

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January 5, 2021

East Orange Parking Authority  
60 Evergreen Place, Suite 503  
East Orange, NJ 07018  
Attn: Tasha Jackson, Operation Manager  
[costreetpermits@verizon.net](mailto:costreetpermits@verizon.net)

**Re: Real Estate Appraiser – RFQ**

Dear Ms. Jackson:

**Pursuant to the East Orange Parking Authority request, I submit of this RFQ:**

The qualifications and CVs for Jon P. Brody, MAI are contained in this RFQ document. We are submitting one (1) original, and two (2) additional sets of this sealed submission along with sending an electronic PDF copy to [costreetpermits@verizon.net](mailto:costreetpermits@verizon.net).

# APPRAISAL CONSULTANTS CORP.

RFQ APPRAISAL SERVICES, EAST ORANGE PARKING AUTHORITY

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## East Orange Parking Authority

### SUBMISSION FORM

*Note: Attach additional sheets as necessary.*

**Service: Real estate appraisal and consulting;**

#### ***1B.2 – QUALIFICATIONS OF SERVICE ENTITIES***

##### ***1B.2.1 INDIVIDUALS PERFORMING TASKS***

- 1. Names and roles of the individuals who will perform the services and description of their education. Authority experience and experience with projects similar to the services contained herein including their education, degrees and certifications:**

Jon P. Brody, MAI will be performing all appraisal/valuation tasks. I am a graduate of the University of Denver, Denver Colorado in 1963 with a BA in Social Sciences. **I hold the MAI and SRA designations indicating membership in the Appraisal Institute.** I obtained those designations in 1972. I am the past president of the NJ Chapter of the Appraisal Institute and the past president of the NJ Chapter of the Society of Real Estate Appraisers. I also hold the CRE designation indicating membership in the Counselors of Real Estate. The Counselors of Real Estate are recognized authorities that offer counseling services in such areas as lease and sales transactions, financing, and asset and investment analysis. **I am a State Licensed Certified General Appraiser in the State of New Jersey holding license number 42RG00039000.** I have held this license since licensing began in the state. (See copy of license in this submission package.)

Over the past 55 years I have specialized in the valuation of real estate and more particularly, matters involving various forms of litigation. **The litigation includes condemnation valuations** where I have represented both property owners along with condemning authorities including by example the NJ Turnpike Authority, the NJ Department of Transportation, Atlantic County Utilities Authority, Passaic County Sewer Authority, Passaic Redevelopment Authority, Hackensack Meadowlands Development Commission now known as the New Jersey Sports and Exposition Authority, the Newark Housing Authority, the Essex County Development Authority, the NJ Department of Environmental Protection in their Green Acres Programs along with additional municipal redevelopment agencies and public utilities.

In addition to condemnation my practice includes representing parties in equitable distribution/divorce proceedings. In addition to representing either party in a divorce, I have been retained by Superior Court Judges to serve as an independent appraiser, working for the court. I have also served as an arbitrator in litigation matters. I have testified in over 100 cases in the Superior Courts of New Jersey, the majority being jury trials. My experience includes being retained by a nationally recognized accounting firm as their consultant in an extensive divorce matter dealing with over 100 properties

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throughout New Jersey. I was also involved in a divorce case addressing 21 multi-family properties in Hudson and Bergen Counties. I was retained in a divorce matter for a judge in Passaic County involving 16 commercial properties. I have prepared reports for presentation before the NJ Superior Courts along with the Federal Bankruptcy Courts involving all categories of real estate for example vacant land, retail commercial – neighborhood shopping centers, community shopping centers, regional shopping centers, industrial, single family homes and multifamily properties along with special purpose properties.

As part of my litigation/testimony experience I have appeared many times before various Boards of Adjustment, Planning Boards and Township Committees addressing a variety of applications along with matters before the Hackensack Meadowlands Commission, now known as the New Jersey Sports and Exposition Authority. Over the years I have been involved in many cell tower applications. I have and am continuing to undertake power line related appraisals, primarily for PSE&G in New Jersey, most recently in the communities of Edison, Livingston and Roseland..

In addition to my litigation valuations, I was a certified instructor for the Appraisal Institute teaching a number of courses since the early 1980's. For 20 plus years I specialized in teaching a course known as "Uniform Standards of Professional Appraisal Practice" - USPAP. This course is required to be taken by all persons holding a real estate license throughout the country and by all members of the Appraisal Institute (MAI & SRA's). The course focuses on the ethical and technical obligations that the appraiser is required to conform to when undertaking any type of appraisal assignment. I taught this course many times a year both locally in New Jersey and throughout the country. I taught the course for employees of both the federal government in Washington DC and for employees of the New Jersey Department of Transportation. In one condemnation matter I was qualified by the court as an expert on ethics in the profession of real estate appraisals. I am now retired from teaching.

In addition to the above teaching, I have been a guest lecturer for some 30+ years at the annual New Jersey Assessor's Association educational seminars sponsored by Rutgers University. On March 9, 2017, I was a guest lecturer for the Annual Land Development Summit sponsored by the Mid-Atlantic Real Estate Journal. On April 21, 2016, I was a guest speaker for the NJ Assessor's Association on the topic of capitalization rates and on June 9, 2017, I was a guest speaker for the same organization on the topic of the valuation of automobile dealerships. I was an instructor for the NJ Association of Realtors in their Graduate Realtor Institute Program (GRI) for approximately 10 years and had the opportunity to teach thousands of realtor's various real estate valuation topics. I have been a guest lecturer at the annual Princeton Conference of the Appraisal Institute lecturing on "The Role of The Expert Witness" and other topics. Some years ago, I was a guest speaker at a NJ Assessor's statewide meeting discussing the "Valuation of Assisted Living Facilities". I have also been a guest lecturer for the NJ Bar

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Association talking about the value of contaminated properties. Some years ago, I was a guest lecturer for the Eminent Domain Institute (CLE International) in Princeton, NJ lecturing on "Condemnation Valuation". I was a participant in ICLE – New Jersey Institute for Continuing Education seminars lecturing on "The Fundamentals of Condemnation."

Over the years I have had an opportunity to value many "traditional" properties such as single- family homes, apartment houses, shopping centers, industrial and office facilities along with vacant land, both with and without approvals. I have also undertaken the valuation of "special purpose properties". These include, by way of example, cemeteries, automobile dealerships including new and pre-owned dealerships (we recently completed seven (7) dealership appraisals in Somerset County), golf courses (most recently Beaver Book in Clinton and Baltusrol Golf Club in Springfield), rock and sand quarries, service stations, houses of worship, senior citizen facilities, restaurants, schools both public and private, nursing homes, bus terminals, self-storage facilities, horse farms, tank farms, refineries, hotels/motels, hospitals and nursing homes. I have also been involved with the valuation of wetlands mitigation credits and worked specifically for a property owner on the valuation of wetlands mitigation in Middlesex County.

Due to the nature of changing laws and regulations involving the status of the environment, I have undertaken many valuations of contaminated properties. Some years ago, I was retained by the law firm of Greenbaum Row, Smith & Davis to value of an apartment property which may have been impacted in value due to its proximity to a superfund site. I also worked on assignments addressing properties, which involved the impact of Institutional Controls, Deed Notices and Engineering Controls and "caps" due to subsurface contamination for projects in Harrison, Hoboken, Hillside, Kearny, Springfield and other communities. We are presently working on an office property in Union County with ground water contamination and other environmental issues. I have been involved in the valuation of homes and commercial establishments with various forms of contamination. Some years ago, I undertook a study on electro-magnetic fields (EMF) in connection with a condemnation case. I was retained by a client in a condemnation matter by a Morristown law firm which involved binding arbitration. It was a condemnation matter addressing, among other topics, the concept of "remediation stigma" relating to a property in Harrison. Justice Pollock and Judge Humphreys were two of the arbitrators in that matter. The case was known as Harrison Eagle (Steven Adler) v. Harrison Redevelopment Agency.

I was retained by an international pharmaceutical firm through the law firm of Lowenstein Sandler in a class action environmental matter involving some 650 properties in Toms River, NJ. For that assignment, we undertook a comprehensive study of the impact of sub-surface contamination of hundreds of properties and compared them to "non-contaminated" sales data in the immediate and near-

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by neighborhoods to estimate the impact of stigma, if any, on the prior, but now cleaned, subject properties.

I was part of a national panel at the American Bar Association's meetings where the topic of the presentation was "The Condemnation of Contaminated Properties". I was also one of the speakers at the NJ Environmental Law Forum. The topic I spoke about was "The Real Estate Appraiser's View of Stigma". I have also worked with the Roseland law firm of Lum, Drasco & Positan on many environmental matters including a gasoline spill caused by a tanker truck overturning when going over rail tracks in Bogota, NJ along with sound/external obsolescence litigation.

My appraising and consulting practice has allowed me the opportunity to undertake feasibility studies relating to Highest and Best Use analysis discussing the most profitable manner to develop land. I have also undertaken assignments discussing market rent studies, operating expense studies along with real estate tax implications relating to new and existing construction of a variety of property types. Parties have also retained me to review and analyze rent control implications on the value of multifamily properties. Over the past 9 years I have been involved in ongoing litigation addressing the loss of unobstructed views across the Hudson River into NYC. The cases have also allowed me to value loss in square footage of condominium units comparing the "as sold" size of the units to the "as measured" size of the units and the value implications.

For many years my firm was involved in the revaluation of communities throughout the state. Some included Fort Lee, Totowa, West Milford, South Orange, Montclair, West Windsor and Passaic. I along with my firm have represented many communities throughout the state as their experts for real estate taxation and condemnation purpose. Some representative communities include Atlantic City, Totowa, Springfield, Maplewood, Randolph, Clinton Township, Roxbury, Denville, Morris Township, Roselle, Wyckoff, Cresskill, Westwood, Egg Harbor, Freehold, Washington Township (Morris County) and Linden. Our firm also undertakes mortgage appraisals.

Some of the more significant condemnation and tax court cases in which I have testified include:

- MSGW Real Estate Fund, LLC v Borough of Mountain Lakes, 18 N.J. Tax 364, 379 (Tax 1998)
  - State Of NJ Commissioner of Transportation v Simon Family Enterprises, LLC 367 NJ Super 244 (App Div. 2004)
  - State Of NJ Commissioner of Transportation v Caoili, Supreme Court 135 N.J. 252 (1994)
  - County of Monmouth v Hilton, 334 NJ Super. 582, 587 (App Div. 2000)
  - Jersey City Redevelopment Agency v Mack Prop. Co. 280 NJ Super. 553, 566-67 (App Div. 1995)
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- Casino Reinvestment Dev. Auth. V Lustgarten 332 NJ Super, 472, 492, (App Div. 2000)
- Borough of Saddle River v. 66 East Allendale, LLC, [216 N.J. 115 \(2013\)](#)
- State of NJ Commissioner of Transportation v Hope Road Associates 266 NJ Super 633 (App Div. 1993)
- City of Asbury Park v Jersey Urban Renewal LLC (App Div. 10/1/10 Docket No A-0677—09T1 unpublished) discussing my testimony and net opinions. The Court found that my testimony was not a net opinion
- City of Long Branch v Stephen Angelides (App Div. 11/17/10 Docket No A0688—08T1 unpublished) discussed my testimony relating to sales and other matters. I was retained by the Defendants. The court found my testimony to be credible and affirmed Defendants position and likewise the jury decision.

My firm, Appraisal Consultants Corp, is an S Corporation in New Jersey. I am the president. I have one partner, William H. Steinhart. Mr. Steinhart holds the MAI and CRE designations. Mr. Steinhart has been a professional appraiser for approximately 40 years. We also have associates who help in research. We have one office in Livingston. On many occasions, we work as a team and if for any reason I am not available my partners can help most clients following a short review of the file.

My involvement with the redevelopment of Brick Church goes back to the 1960's and 1970 when I was an appraiser with John O. Lasser Associates. During those years I undertook many appraisals in the Brick Church neighborhood working in conjunction with another appraiser, Robert Hendricks working in the same project area. I have undertaken many appraisals in East Orange including the majority of the office improvements on Evergreen Place and other office buildings and apartment buildings throughout the City.

Below are examples of other similar redevelopment project I have worked on:

- Newark Housing Authority involving in excess of 50 properties for the acquisition of housing project throughout the City of Newark. Services included the preparation of appraisal reports and court testimony when required.
- Essex County Improvement Authority involving many commercial and residential properties including an old hospital, all to be acquired for a vocational school.
- Paterson Redevelopment Authority involved over 100 properties for various acquisition projects including a court-house and other public buildings. Services included the preparation of appraisal reports and court testimony when required.
- Jersey City Redevelopment Authority involving many commercial and industrial properties as part of various redevelopment plans throughout the city.
- Ridgewood Redevelopment Agency involved the acquisition of a commercial building along with a portion of a parking lot.
- Rahway Redevelopment Authority involving the acquisition of approximately 15 commercial, residential and properties in the area of the central business district. Services included the preparation of appraisal reports and court testimony when required.

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- Atlantic City Redevelopment Authority involving commercial and residential properties to be acquired for redevelopment purposes.

**The staff that will be working with me on this project include:**

- **Cheryl Nobile** is a graduate of Livingston High School. Cheryl has been an employee of Appraisal Consultants for approximately 36 years. She has taken the NJ Assessor's classes and many of the appraisal courses sponsored by the Appraisal Institute. She specializes in the research of sales and rental data. She is highly qualified in the use of the on-line services of CoStar along with researching deeds and mortgages and obtaining municipal data through OPRA request. She is also proficient in verifying sales and rental data. In addition to researching data she also inputs the data into our computer system with complementary tax maps and photos. On many occasions, she will go with me on inspections and taking of pictures of comparable sales and of the subject property.
- **Debra Ripoli** is a graduate of Millburn High School. Debra has been an employee of Appraisal Consultants for approximately 34 years. She specializes in the research of sales and rental data. She is highly qualified in the use of the on-line services of CoStar along with researching deeds and mortgages and obtaining municipal data through OPRA request. She is also proficient in verifying sales and rental data. In addition to researching data she also inputs the data into our computer system with complementary tax maps and photos. On many occasions, she will go with me on property inspections.

Both Cheryl and Debra have worked with me and my partners over the decades on redevelopment condemnation projects throughout the state including, by example only, Newark, Maplewood, Atlantic City, Saddle River, Orange, Jersey City, Bayonne, Long Branch, Union City, Weehawken, Passaic, Milltown and Harrison.

**1B.2.2 PAST PERFORMANCE – Document past performance of same and/or similar service.**

**2. References and record of success of same or similar services:**

Below and on the following pages is a partial list of litigation matters where I was the appraiser. The list includes jury trials, bench trials and commission hearings. Almost every jury trial was a condemnation matter. I noted in many, the name of the attorney I worked with. I can provide individual letters of recommendation from those named attorneys or from others I have worked with over the decades.

File #	Case Known As and Location	Type of Testimony	Date
5824	Thorough Breeders v County of Monmouth Upper Freehold	Jury Trial	12/19/01
5551*	NJT v Caven Point - Jersey City	Comm hearing	4/29/98
5646	NJDOT v Bus Garage	Trial Jury **	
5643*	NJDOT v Gross – Paramus	Comm hearing	2/15/00
5290*	County of Monmouth V Hilton – Long Branch,	Jury Trial	4/20/99 2/6/02
4584*	CRDA v Shelvard – Atlantic City	Jury Trial **	1995
5869*	NJDOT v Marina Towers - Atlantic City	Jury Trial	7/25/00
4894*	CRDA v Marks - Atlantic City	Jury Trial **	9/22/98
5746*	Nierenberg v W. Windsor	Comm hearing	9/21/99
5395*	NJDOT v Toto - N. Brunswick	Comm hearing	7/15/98
5982*	County of Monmouth v Tsigonis – Long Branch	Jury Trial	12/11/02

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6244 *	Grossman v Blitz – Springfield	Bench Trial	4/29/00
4900*	CRDA v Lustgarten - Atlantic City	Jury Trial	10/30/97
6452*	Santoro v Santoro - Parsippany & others	Bench Trial	6/26/03
6097*	NJDOT v Schechter – Fairlawn	Jury Trial	1/14/03
6002*	Twp of Manalapan v Spradley	Comm hearing	3/27/01
6841*	NJDOT v Amerco - Jersey City	Comm hearing	3/12/02
6398*	NJDOT v Cardella - Jersey City	Comm hearing	11/4/02
6540*	CRDA v Shuster - Atlantic City	Jury Trial	11/7/02
6506*	NJDOT v Rabbit Wholesalers – Woodbridge	Jury Trial **	7/18/02
6975*	60 State Street – Hackensack	Bench Trial	10/22/02
6589*	Borough of High Bridge v Casilla	Comm hearing	6/5/02
6817*	City of Long Branch v Tiscornia	Jury Trial	11/4/02
5616*	City of Trenton v 222 W. State Street	Comm hearing	4/25/00
6331*	NJT v Best Spot Parking – Trenton	Comm hearing	2/12/03
6989*	NJDOT v Donahue – Elizabeth	Comm hearing	7/16/03
7146*	Forth Five Stults Road Assoc	Bench Trial	6/9/03
7191*	Fairfield Park v NJDOT	Jury Trial	10/22/03
7131*	Bergen Mall v NJDOT Paramus	Comm Hearing	11/10/03
6810*	Domorski – Long Branch House	Jury Trial	7/15/04
6878	Co of Monmouth V. Savo (Freehold)	Jury Trial **	2004
7122*	NJT v Bellemead	Comm Hearing	9/13/04
6812*	Long Branch v Gray	Jury Trial	3/2/05
7608*	Kahl Enterprises v Montville	Bench Trial	3/14/05
7431*	NJDOT v Patel	Jury Trial	4/4/05
7449*	Bridge Plaza v Fort Lee	Comm Hearing	5/5/05
6958*	Long Branch v Friedel	Jury Trial	5/9/05
6405	Hemisphere Plaza v Newark	Tax Court Trial	5/12/05
6750*	NJT v Lincoln Motel	Comm Hearing	7/15/05
6959*	Long Branch v Decamp	Jury Trial	7/28/05
7374*	Montville v Appleton	Comm Hearing	10/11/05
7308*	Englewood v Twenty Six Holding	Comm Hearing	10/25/05
7796*	Englewood v Del Otereo	Comm Hearing	10/25/05
6837*	NJDOT v Weit	Comm Hearing	10/26/05
7825*	West New York v Gordon	Comm Hearing	11/4/05
6538*	Fort Lee v Pagano	Comm Hearing	11/30/05
7607*	Piscataway v Halper	Jury Trial	1/12/06
6837*	NJDOT v Weit	Comm Hearing	1/20/06
7610*	Jersey City v Laidlaw	Comm Hearing	2/7/06
6606	No. Arlington v. Hynes	Comm Hearing	4/3/06
7467*	Maplewood v FEB Inc.	Comm Hearing	5/4/06
6589*	Borough of High Bridge v A. J. Casella	Jury Trial	5/24/06
6988*	NJDOT v Rick Land – Wegener	Jury Trial	6/6/06
7771*	West Orange v Zucker	Comm Hearing	7/12/06
8405*	Heritage Shop Ctr	Arbitration	9/12/06
7392*	Fort Lee v Chung – McKirdy	Comm Hearing	9/14/06
8153*	W. NY v Pan American	Comm Hearing	11/21/06
8380*	NJDOT v Silverman (Wegner/Grabowski)	Jury Trial	12/7/06
8147*	NJDOT v DRNY	Jury Trial	12/12/06
6158*	NJDOT v General Auto	Comm Hearing	1/31/07
8383*	Cliffside Park v Natalina	Comm Hearing	3/26/07
7284*	NJ Schools v JAGR Rubin Newark	Jury Trial	4/26/07
8220*	Burlington Bd of Ed v Springside Farms	Jury Trial	7/19/07
6844*	West of Pier v City of Long Branch	3 Judge Arbitration	9/11/07
7794*	Stamato v Schools Construction	Bench Trial	11/2/07
7109*	Spanos v City of Long Branch	Comm Hearing	11/20/07
8706*	Howard Warehouse v Bayonne	Comm Hearing	2/25/08
8100*	Classic Sanitation v DOT	Comm Hearing	3/4/08
7210*	ETEL v DOT (W. Paterson)	Comm Hearing	4/22/08
7962*	New Brunswick Apts v DOT – Reilly	Jury Trial	5/6/08
8125*	Crossroads Woodbridge v NJDOT – McKirdy	Jury Trial	7/16/08
7801*	CLB Edison v NJT – Kapur	Jury Trial	2/9/09
8484*	Angelides v City of Long Branch – Wegener	Jury Trial	5/5/09



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8121*	NJDOT v 200 Rt. 17 – Maywood – Joe Fiorenzo, Esq – Client 200 Rt 17	Jury Trial	5/20/09
7137*	Asbury v Alvino - Fericola	Jury Trial **	5/19/09
7138*	Asbury v. D& M Associates - Paul Fericola, Esq. Client D&M Associates	Jury Trial	6/22/09
6924*	Asbury v. Jersey Properties Paul Fericola, Esq. Client Jersey Properties	Jury Trial	7/21/09
8964*	NJDOT v Paramount Properties Shop Ctr Peter Wegener, Esq. Client Paramount Properties	Jury Trial	9/22/09
9052*	JCRA v Samson – Jersey City – John Reilly, Esq., Client Samson	Jury Trial	10/26/09
6363*	Harrison Eagle v Harrison Redevelopment Agency – Edward McKirdy – Client Steve Adler	Arbitration (14 days) – Justice Pollack & Judge B. Humphreys	2/23/10 10/10
8897*	Asbury v Sigford Ventures – Paul Fericola, Esq. – Client Sigford Ventures – Full Taking	Trial – Jury	7/14/10
8705*	NDOT v Condemni Motors – Anthony Della Pelle, Esq. – Client Condemni Motors - Full Taking	Trial – Jury	7/21/10
8709*	Saddle River v Mulford – Peter Wegener, Esq. – Client G. Mulford – Full Taking	Trial Jury **	11/1/10
9322	Etelson v Shore Club - Jersey City – Keith Biebelberg, Esq. – 15 Clients Loss of view compensation cases.	Trial – Jury **	5/31/11
8751 *	Asbury Park v Kingsley Apartments Paul Fericola, Esq. – Client Kingsley Apts	Trial – Jury	6/17/11
9685	Schmidt V Schmidt (Divorce) Lesnevich & Marzano-Lesnevich, Client – Mrs. Schmidt	Trial – Bench	11/17/11
8961*	NJDOT v Jer-San Lin – Stuart Lederman, Esq., Riker	Trial – Jury	5/22/12
10183*	NJ Meadowlands Comm v J. Keegan – Frank Kirk, Esq. McCarter & English - Client John Keegan – McCarter	Trial – Bench	9/18/12
9191*	NJDOT V Lipani - Peter Wegener, Esq., Client Mr. & Mrs. Lipani	Trial – Jury	10/2/12
9051*	NJT v Carmine Franco – Paul Fericola, Esq., Client Carmine Franco	Trial – Jury	10/10/12
10472	Paterson Mall – Dennis Drasco, Esq - Lum Drasco (Partnership dispute)	Justice J. Zazzali	3/19/13
10457	T. Pecararo v G. Tamborino – Paul DeFilippo, Esq. Wollmuth Maher & Deutsch. Partnership dispute.	Trial – Bench	5/22/13
9811	NJDOT v. Perez – Little Ferry Condemnation – Blake Davis, Esq. – Partial	Commission hearing	1/18/14
10493	Ocean County v. Sovereign Bank - Brick – Peter H. Wegener, Esq. – Condemnation Full	Commission hearing	5/22/14
7723	County of Essex v. Gerald Rubin – Newark – Condemnation – Paul Fericola, Esq. Full	Trial – Jury	9/22/14
10120	NJ Schools Development Authority v. Joe Lozada, Paterson – Condemnation – Paul Fericola, Esq. Full taking	Trial – Bench	12/18- 19/14
8709	Borough of Saddle River v. E. Allendale, LLC. – Condemnation – Peter Wegener, Esq., - Full	Trial – Jury	4/20/15
10947	Brookdale Gardens Condominiums – Bloomfield – Richard Kennedy, Esq.	Trial – Bench	6/20/15
10275	City of Hoken v. Ponte – Hoboken – Condemnation – Dan Horgan, Esq. Full	Trial – Jury	11/18/15
10943	Gateway 2000 LLC v. Weiss et al. – Hoboken – Dennis Drasco, Esq.	Trial – Bench	12/10/15
10376	Bloomfield Train Station – BLFD Daval Corp. – DellaPelle Condemnation	Trial – Jury	5/23/16
11589	Toms River v Huppert – P. Wegener. Condemnation – Started and Settled	Trial – Jury	8/15/18
22393	Camden v Chung Cho etal – Tim Dugan, Condemnation	Trial – Jury	10/16/18

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10376	Bloomfield Train Station – BLFD Daval Corp. – DellaPelle Condemnation	Trial – Jury	12/12/18
11451	New Brunswick v Sicard – Tax Appeal – M. Schneck, Esq.	Trial – Bench	5/9/19
11289	Mansfield – Green Eagle – Tax Appeal – Andy Kessler, Esq.	Trial – Bench	5/15/19
11690	Forlenza – Arbitration – Joe Fiorenzo Esq.	Arbitration – Judge	7/29/19
10547	Freehold v. Freehold Shopping Center, J. Gordon, Esq., Condemnation	Trial – Jury	2/10/20

Condemnation cases noted with an\*\* are cases in which the jury found my value.  
After 2008 I no longer noted every commission hearing.

### References:

**Michael Ash**, Esq. – Carlin Ward - (973) 377-3350 – 25A Vreeland Road, Florham Park, NJ 07932 – michael.ask@carlinward.com

**Anthony DellaPelle**, Esq. – McKirdy Risking Olson DellaPelle – (973) 539-8900 – 201 Littleton Road, Suite 135, Morris Plains, NJ 07950 – adellapelle@mrod.law

**Kevin Coakley**, Esq., Connell Foley – (973) 535-0500 – 6 Livingston Avenue, Roseland, NJ 07068 – kcoakley@connellfoley.com

**John Curley**, Esq., (201) 217-0700 – 574 Summit Avenue, Jersey City, NJ 07306 – jcurley@curleylaw.com

**Dennis J. Drasco**, Esq. – Lum Drasco & Positan – (973) 226-6770 – 103 Eisenhower Parkway, Roseland, NJ 07068 – ddrasco@lumlaw.com

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**Paul V. Fericola**, Esq. – Fericola & Associates – (732) 345-0600 – 219 Broad Street, Red Bank, NJ 07701 - pvf@fericolalaw.com

**Joseph Fiorenzo**, Esq. – Sills Cummis – (973) 643-5499 – One Riverfront Plaza, Newark, NJ 07102 – jfiorenzo@sillscummis.com

**William Rogers**, Esq. – Archer Greiner — (609) 580-0051- 101 Carnegie Center, Suite 300, Princeton, NJ 08540 - wrogers@archerlaw.com

I have tried jury cases with many of the above attorneys. Many will be found on the prior list of trials. I have had success for my clients in most of my trials.

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### 1B.2.4 – DESCRIPTION AND ABILITIES.

#### 3. Description of ability to provide the services in a timely fashion (including staffing, familiarity, and location of key staff):

Part of this response is including in Sections 1 and 2. I am intimately familiar with all of E. Orange and with the location of the Brick Church properties. In the 1960 and 1970 my office was in Newark in Essex County and I undertook hundreds of appraisals in Essex County. Between 1975-1980 my office was in Middlesex County. From 1980 to the present my office has been in Essex County undertaking appraisals throughout Essex and other counties. My staff is familiar with the Brick Church neighborhood having undertaken many appraisals with me and with my partners over the decades. I recently completed an appraisal of a high-rise office building on Evergreen Place with the State of NJ as a tenant. The matter was for litigation purposes. My internal office records indicated that I along with my firm have completed approximately 50 appraisals in E. Orange of primarily commercial properties. As noted earlier, I have worked in and have been familiar with Brick Church for the past 50 years.

We are very capable of providing our clients with timely credible appraisal reports. Each of the prior referenced lawyers will vouch for my ability to provide them with their requested reports in the time estimated in my proposal. *In addition, we believe given our intimate knowledge of the project, the area and knowledge of sales and lease data applicable to this assignment that we could perform all appraisal valuations on an accelerated basis.*

### 1B.2.5 COST DETAILS

#### 4. Cost details, including the hourly rates of each of the individuals who will perform services, and all expenses.

The **fee for preparing assumed individual appraisal reports** for the respective takings will be undertaken on a per-hour schedule. The fees may include:

- Meeting with the “legal team” working on the condemnations.
- Meeting with any other experts involved in the condemnations.
- Sending the property owner or their legal representative a Certified Return Receipt letter (if requested by my client) notifying them of my request to inspect their property on a specific or open date and time.
- The inspection of the subject properties, with or without the property owner or their legal representative and the taking of interior and exterior pictures where and if possible.
- Acquiring the subject property record card from the tax assessor’s office.
- Meeting with my research team to talk about the requirements to undertake a possible market approach -sales of similar properties, income approach – comparable lease/rental information and or a cost approach – land sales.
- The writing of individual appraisal reports and conferencing with the legal team.

# APPRAISAL CONSULTANTS CORP.

The appraisal report aspects of the valuations will be invoiced as follows:

*Please note that the below fees for both myself and my staff have been discounted substantially for undertaking this assignment for a public entity and because of our intimate familiarity with the project and with the subject neighborhood.*

Jon P. Brody, MAI, CRE	\$275/Hour
Cheryl Nobile – Research	\$125/Hour
Debra Ripoli – Research	\$125/Hour

Additional professional **non-appraisal report** work on the condemnation may include:

- Preparation of a rebuttal or rebuttal reports.
- Review of the appraisal report(s) of others (property owner’s appraiser.)
- Inspection of comparable sales and leases used by the property owner’s appraiser.
- Obtaining of sales data and possible mortgage data on each of the owner’s appraisal report.
- Meetings – in person – phone – zoom with the legal team and any others involved in the litigation.
- All travel time involved in the above and below condemnation tasks.
- Time spent in the preparation for and attendance at a Commission Hearing and preparation for and attendance at a trial either participating or listening.

The above “non-appraisal report” tasks will be undertaken based on the same fee schedule as above:

Jon P. Brody, MAI, CRE	\$275/Hour
Cheryl Nobile – Research	\$125/Hour
Debra Ripoli – Research	\$125/Hour

The above fees will be applicable for a period of 12 months following the awarding of a contract between, we assume, the East Orange Parking Authority and Appraisal Consultants Corp.

The above fees for myself and my staff are similar to other litigation and non-litigation appraisals I have undertaken on behalf of municipalities, state/governmental agencies and other non-private entities.

I foresee no expense reimbursements associated with this assignment.

## 1B.2.6 – TECHNICAL PROCESS AND EQUIPMENT:

We have a fully computerized office with individual computers and either single or multiple monitors for each employee along with an additional computer and printer in our conference room. Every person in our office has either a lap-top computer or desk computer at their home. Every employee is capable of working either from the office or from their home directly into our server. The server is backed up into a “cloud” storage system, off-site. We retain a tech professional, Mark Frega, President of “The IT Guy” with an office in Wharton, NJ and a website. We work with Microsoft Word, Excel and other programs needed to prepare appraisal reports. We have a professional size color printer along with individual color printers in each person’s office.

**APPRAISAL CONSULTANTS CORP.**

**RFQ APPRAISAL SERVICES, EAST ORANGE PARKING AUTHORITY**

Page 13

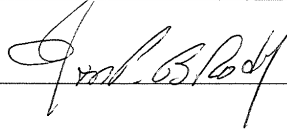
Firm: Appraisal Consultants Corp.

Date: January 5, 2021

Authorized Representative (Print)

Jon P. Brody

Signature



Title: President

Telephone #: 973-994-7400 x 104 Fax#: 973-994-3493

Respectfully submitted,

Appraisal Consultants Corp.



Jon P. Brody, MAI, CRE

Certified General Appraiser  
N.J. License No. 42RG00390

# APPRAISAL CONSULTANTS CORP.

RFQ APPRAISAL SERVICES, EAST ORANGE PARKING AUTHORITY


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Certification 24427

**CERTIFICATE OF EMPLOYEE INFORMATION REPORT**  
RENEWAL

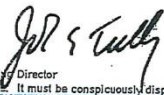
This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of **15-FEB-2019** to **15-FEB-2026**

APPRAISAL CONSULTANTS CORP.  
293 EISENHOWER PKWY. SUITE 200  
LIVINGSTON NJ 07039 1711

  
ELIZABETH MAHER MUOIO  
State Treasurer

STATE OF NEW JERSEY  
BUSINESS REGISTRATION CERTIFICATE

DEPARTMENT OF TREASURY/  
DIVISION OF REVENUE  
PO BOX 252  
TRENTON, N J 08646-0252

TAXPAYER NAME: APPRAISAL CONSULTANTS CORP.	TRADE NAME:
TAXPAYER IDENTIFICATION#: 222-653-768/000	SEQUENCE NUMBER: 0073505
ADDRESS: 293 EISENHOWER PARKWAY STE 200 LIVINGSTON NJ 07039	ISSUANCE DATE: 08/23/04
EFFECTIVE DATE: 09/03/85	 John S. Tully Acting Director

FORM-BRC(08-01) This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.

# APPRAISAL CONSULTANTS CORP.

## RFQ APPRAISAL SERVICES, EAST ORANGE PARKING AUTHORITY

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QUALIFICATIONS : Jon P. Brody, MAI, CRE

### PROFESSIONAL EDUCATION:

#### AMERICAN INSTITUTE OF REAL ESTATE APPRAISERS:

- Course I - Appraisal Theories and Principles
- Course II - Real Estate Appraisal Problems & Case Studies
- Course IV - Condemnation
- Course VI - Capitalization Principles and Techniques
- Course VIII - Residential Properties
- Curriculum Training Seminar
- Standards of Professional Practice

#### SOCIETY OF REAL ESTATE APPRAISERS

- Course 301 - Special Applications of Appraisal Analysis

#### SEMINARS (Partial List):

- ICLE - Equitable Distribution AI - Subdivision Analysis
- ICLE - Real Estate Taxation AI - Investment Analysis
- ICLE - Condemnation Update AI - Valuation of Retail Properties
- SPA - Valuation, Lodging Facilities AI - Risk Analysis
- NJADC - Development/Transfer Rights AI - Mt Laurel Analyses
- AIREA - Capital Markets & Real Estate AI - Investment Markets
- AIREA - Environmental Regulations AI - Freshwater Wetlands
- Bachelor of Arts University of Denver

#### PROFESSIONAL LICENSE & AFFILIATIONS:

- MAI: Member Appraisal Institute
- CRE: Member Counselors of Real Estate
- SRA: Senior Residential Appraiser
- Member: Board of Realtors, Prior Licensed Real Estate Broker - NJ

STATE CERTIFIED NJ General Appraiser RG-00390

#### PROFESSIONAL EXPERIENCE:

President, Appraisal Consultants Corp.  
Actively engaged in real estate appraising since 1963, with a diversified practice encompassing valuation and evaluation of residential properties, industrial, commercial and special purpose properties including cemeteries, shopping centers, hotels, motels, service stations, condominiums, co-operatives, truck terminals, marketability and feasibility studies and site location studies.  
Retired Certified Faculty Instructor: Appraisal Institute  
Qualified Expert Witness:  
United States Tax Court  
United States Bankruptcy Court  
Superior Court of New Jersey  
Tax Court of New Jersey  
The Appraisal Institute conducts a voluntary program of continuing education for its designated members. Jon P. Brody has completed the requirements of the continuing education program.

## **APPRAISAL CONSULTANTS CORP.**

**RFQ APPRAISAL SERVICES, EAST ORANGE PARKING AUTHORITY**

Page 16

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### POSITIONS AND OFFICES HELD:

#### NEW JERSEY:

1972-1983 Chairman of each of the standing committees and Officer (Secretary, Treasurer, Vice-President) of the New Jersey Chapters of the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers culminating in the presidencies of both organizations.

1982 President, North Jersey Chapter, Society of Real Estate Appraisers (SREA)

1983 President, New Jersey Chapter No. 1, American Institute of Real Estate Appraisers (AIREA)

2013 Recipient of the Lifetime Achievement Award from the Metro New Jersey Chapter of The Appraisal Institute.

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# APPRAISAL CONSULTANTS CORP.

## RFQ APPRAISAL SERVICES, EAST ORANGE PARKING AUTHORITY

Page 17

### PARTIAL LIST OF THE FIRM'S REPRESENTATIVE CLIENTS and/or ASSIGNMENTS

#### MUNICIPALITIES

Borough of Florham Park	City of Atlantic City	Township of Egg Harbor
Borough of Totowa	City of Linden	Township of Springfield
Township of Edgewater	City of Newark	Township of Wyckoff
Borough of Roselle	City of Rahway	Township of Denville
Burlington Township	City of Elizabeth	Township of Randolph

#### BANKS, INSURANCE COMPANIES AND FIDUCIARY AGENCIES

Bank of America	First Chicago	Peoples Trust of N.J.
Chase Manhattan Bank	Home Insurance	Ramapo Bank
Chemical Bank	Manufacturers Hanover	Sovereign Bank
CNA Insurance	Ocwen Federal Bank	Summit Bancorporation
First Union Bancorp	PNC Bank (Midlantic)	United Jersey Bank

#### FEDERAL AND STATE AGENCIES

Atlantic County Utility Authority	New Jersey Turnpike Authority
Federal Deposit Insurance Company	Resolution Trust Corporation
General Services Administration	The Port Authority of N.J. and N.Y.
Hackensack Meadowlands Development Commission	U.S. Army Corps of Engineers
Newark Redevelopment & Housing	U.S. Department of Justice
N.J. Sports & Exposition Authority	U.S. Internal Revenue Service
New Jersey Department of Transportation	

#### INDUSTRIAL/OFFICE/RESEARCH FACILITIES

American Cyanamid	Hoffman La Roche	Princeton Forrestal Center
Anchor Glass	Houdaille Construction	Passaic Valley Sewer Commission
B.P. Oil Tank Farm	Hills Brothers	PSE&G
Bristol Meyers	Jiffy Lube	Ultimate Corporation
Ciba Pharmaceutical	Johns Manville	Union County Utility Assoc
Curtiss Wright	Litton Industries	GAF Corp.
Exxon	McGinley Mills	Nabisco Co.
General Motors Assembly Plant	Nestle	Hamm's Landfill

# APPRAISAL CONSULTANTS CORP.

## RFQ APPRAISAL SERVICES, EAST ORANGE PARKING AUTHORITY

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### SHOPPING CENTERS HOTELS AND CASINOS AND RESTAURANTS

Bergen Mall  
William Pitt Town Square  
Garden State Plaza  
Livingston Mall  
Loehmann Plaza  
Paramus Park  
Quaker Bridge Mall  
Rockaway Town Square  
Silverton Shopping Center  
The Shops @ Ocean One  
The Fashion Center  
The Mall at Short Hills  
Princeton Forrestal Village  
The Mall at Hamilton  
Willowbrook Mall  
Circle Plaza  
Market Place @ Manville

Bally Grand  
Bally's Park Place  
Caesar's Boardwalk  
Holiday Inns  
Howard Johnsons  
Ramada Inns  
Resorts International  
Sands Hotel & Casino  
The Claridge  
The Pleasantville Sheraton  
Larry Holmes Commodore  
The Lake Placid Hotel  
The Old Mill Inn  
The Woodcliff Lake Hilton  
Taj Mahal

Bridgewater Diner  
Bridgewater Manor  
Burger King  
Chanticleer  
Charlie Brown's  
Class Reunion  
Denny's  
Friendly's  
Kentucky Fried Chicken  
L'Affaire 22  
McDonald's  
Popeye's  
Red Lobster  
Steak and Ale  
Wendy's

### CONGREGATE CARE

Manor HealthCare Corp.  
Senior Campus Living Inc.  
Eatontown Nursing Home  
Arbor Glen of Bridgewater  
The Cupola

### RECREATION FACILITIES

Hopewell Valley Tennis Club  
Hwang Racquet Ball Club  
Bay Point Harbor Marina  
Dillons Creek Marina  
Sun Harbor Marina  
Roselle Golf Course  
Harbor Pines Golf & Country Club

### AUTO DEALERSHIP

Konner Chevrolet  
Brogan Cadillac  
Mall Hyundai  
RC Chevrolet-Honda-Toyota  
Joseph Chevrolet  
Robert Ciasulli Dealerships  
Honda Dealership – Passaic  
Jack Daniels Motors

### ROCK QUARRIES, including Cement Plants, Asphalt Plants, Mines etc:

Watchung Stone Crushing & Quarry  
Watchung Quarry  
Riverdale Quarry  
Passaic Crushed Stone  
The Oldwick Quarry  
Old Bridge Asphalt  
Bricktown Asphalt Facilities  
Summit Houdaille Quarry  
Mt Hope Rock Quarry  
Braen Stone Industries  
Riverdale Cement Block  
TriCounty Asphalt Company  
Campo Green Sand/Glauconitic Mine

### MULTI-FAMILY APARTMENTS

Ivy Hill, Newark NJ (2100 DU)  
Chateau Apts, Burlington (377 DU)  
Lockwood Village, Roselle (309 DU)  
The Highlands, Westwood (214 DU)  
Westwood Hills (210 DU)  
Godwin-Maltbie, Midland Park (135 DU)  
Cranford Housing, Cranford (131 DU)  
Village Co, LLC, Union (126 DU)  
Milford Arms, New Milford (110 DU)  
Woodbine Gardens, Woodbridge (108 DU)  
Rachel Gardens, Montville (767 DU)

### PARTIAL ESTATES and EASEMENTS

Leasehold and Leased Fee Estates  
Pipe Line easements  
Slope and Construction easements  
Conservation easements  
Transfer of Development Rights  
Air Rights

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER, WITH A MULTI-COLORED BACKGROUND AND MULTIPLE SECURITY FEATURES. PLEASE VERIFY AUTHENTICITY.

**State Of New Jersey  
New Jersey Office of the Attorney General  
Division of Consumer Affairs**

THIS IS TO CERTIFY THAT THE  
**Real Estate Appraisers Board**

HAS CERTIFIED

**JON P. BRODY  
293 EISENHOWER PKWY STE 200  
LIVINGSTON NJ 07039-1711**

FOR PRACTICE IN NEW JERSEY AS A(N): **Certified General Appraiser**

New Jersey Office of the Attorney General  
Division of Consumer Affairs  
**THIS IS TO CERTIFY THAT THE  
Real Estate Appraisers Board  
HAS CERTIFIED  
JON P. BRODY  
Certified General Appraiser**

*Jon P. Brody* SIGNATURE  
*Paul Rodriguez* ACTING DIRECTOR  
12/17/2019 TO 12/31/2021 VALID  
42RG00039000 License/Registration/Certificate #

12/17/2019 TO 12/31/2021  
VALID

*Jon P. Brody*  
Signature of Licensee/Registrant/Certificate Holder

42RG00039000  
LICENSE/REGISTRATION/CERTIFICATION #

*Paul Rodriguez*  
ACTING DIRECTOR

PLEASE DETACH HERE  
IF YOUR LICENSE/REGISTRATION/  
CERTIFICATE ID CARD IS LOST  
PLEASE NOTIFY:  
Real Estate Appraisers Board  
P.O. Box 45032  
Newark, NJ 07101

PLEASE DETACH HERE

CHECKLIST

SERVICE TITLE: JANUARY 12, 2021

SUBMISSION DATE: ~~November~~, 2020

*The following items, as indicated below (X), shall be provided with the receipt of sealed submissions:*

- 1. Non-Collusion Affidavit ..... ✓
- 2. Disclosure of Ownership Form ..... ✓
- 3. Insurance Requirement Acknowledgement Form ..... ✓
- 4. Mandatory Equal Employment Opportunity Notice Acknowledgement..... ✓
- 5. Copy of your **Business Registration Certificate** as issued by the State of New Jersey, Department of Treasury, Division of Revenue ..... ✓
- 6. Entity Information Form ..... ✓
- 7. Qualifications Submission ..... ✓
- 8. Disclosure of Investment Activities in Iran ..... ✓

Reminder:

**Please submit one (1) electronic copy to eostreetpermits@verizon.net, one (1) original, and two (2) additional sets of the sealed submission.**

East Orange Parking Authority

NON-COLLUSION AFFIDAVIT

STATE OF NEW JERSEY :  
: SS.  
COUNTY OF :

I, Jon P. Brody of the APPRAISAL CONSULTANTS CORP.  
of \_\_\_\_\_

in the County of Essex and the State of New Jersey, of full age, being duly sworn according to law on my oath depose and say that:

I am Jon P. Brody  
of the firm of APPRAISAL CONSULTANTS CORP.

the Entity making the submission for the above named Service, and that I executed the said submission with full authority to do so; that said Entity has not, directly or indirectly, entered into any agreements, participated in any collusion, or otherwise taken any action in restraint of fair and open competition in connection with the above named Service; and that all statements contained in said submission and in this affidavit are true and correct, and made with full knowledge that the East Orange Parking Authority relies upon the truth of the statements contained in said submission and in the statements contained in this affidavit in awarding the contract for said Service.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, except bonafide employees or bonafide establish, commercial or selling agencies maintained by:

APPRAISAL CONSULTANTS CORP  
Name of Entity

Subscribed and sworn to before me

this 5 day of Jan., 2021

Debra S Ripoli

Notary Public, State of \_\_\_\_\_  
Debra S Ripoli  
Notary Public  
My Commission Expires 11-19-2024  
No. 50116230

Jon P. Brody  
(Signature)

Jon P. Brody  
(Type or Print Name of affiant and Title, under signature)

East Orange Parking Authority

**STATEMENT OF OWNERSHIP DISCLOSURE**

N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.

Name of Organization: APPRAISAL CONSULTANTS CORP

Organization Address: 293 EISENHOWER PKW, SUITE 180, LIVINGSTON, NJ 07039

**Part I** Check the box that represents the type of business organization:

- Sole Proprietorship (skip Parts II and III, execute certification in Part IV)
- Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)
- For-Profit Corporation (any type)     Limited Liability Company (LLC)
- Partnership     Limited Partnership     Limited Liability Partnership (LLP)
- Other (be specific): SUB-S

**Part II**

- The list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be. (COMPLETE THE LIST BELOW IN THIS SECTION)

OR

- No one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be. (SKIP TO PART IV)

(Please attach additional sheets if more space is needed):

Name of Individual or Business Entity	Home Address (for Individuals) or Business Address
<u>Jon P. Brody</u>	<u>10 GABLE WALK, LIVINGSTON, NJ 07039</u>
<u>William H. Steinbart</u>	<u>14 Cullen Dr, W. ORANGE, NJ 07052</u>

**Part III DISCLOSURE OF 10% OR GREATER OWNERSHIP IN THE STOCKHOLDERS, PARTNERS OR LLC MEMBERS LISTED IN PART II**

If a bidder has a direct or indirect parent entity which is publicly traded, and any person holds a 10 percent or greater beneficial interest in the publicly traded parent entity as of the last annual federal Security and Exchange Commission (SEC) or foreign equivalent filing, ownership disclosure can be met by providing links to the website(s) containing the last annual filing(s) with the federal Securities and Exchange Commission (or foreign equivalent) that contain the name and address of each person holding a 10% or greater beneficial interest in the publicly traded parent entity, along with the relevant page numbers of the filing(s) that contain the information on each such person. **Attach additional sheets if more space is needed.**

Website (URL) containing the last annual SEC (or foreign equivalent) filing	Page #'s

Please list the names and addresses of each stockholder, partner or member owning a 10 percent or greater interest in any corresponding corporation, partnership, and/or limited liability company (LLC) listed in Part II **other than for any publicly traded parent entities referenced above.** The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member exceeding the 10 percent ownership criteria established pursuant to N.J.S.A. 52:25-24.2 has been listed. **Attach additional sheets if more space is needed.**

Stockholder/Partner/Member and Corresponding Entity Listed in Part II	Home Address (for Individuals) or Business Address
JON P. BRODY	10 GABE WALK LIVINGSTON, N.J 07039
WILLIAM H. STEINHART	14 CULLEN DRIVE, W. ORANGE, N.J 07052

**Part IV Certification**

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the bidder/proposer; that the East Orange Parking Authority is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with the Authority to notify the Authority in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my agreement(s) with the, permitting the Authority to declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print):	Jon P. Bloddy	Title:	President
Signature:	<i>Jon P. Bloddy</i>	Date:	1/5/21



**East Orange Parking Authority**

**INSURANCE REQUIREMENTS AND ACKNOWLEDGEMENT FORM**

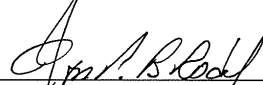
Certificate(s) of Insurance shall be filed with the Chairman's Office upon award of the contract by the Board of Commissioners.

The minimum amount of insurance to be carried by the Service Entity shall be as follows:

**PROFESSIONAL LIABILITY INSURANCE**

Limits shall be a minimum of \$1,000,000.00 for each claim and \$1,000,000.00 aggregate each policy period.

*Acknowledgement of Insurance Requirement:*

 <hr/> (Signature)	1/5/21 <hr/> (Date)
<hr/> Jon P. Brody <i>President</i> (Printed Name and Title)	



LIA Administrators & Insurance Services

APPRAISAL, VALUATION AND PROPERTY SERVICES  
PROFESSIONAL LIABILITY INSURANCE POLICY



DECLARATIONS

Aspen American Insurance Company

(Referred to below as the "Company")  
590 Madison Avenue, 7th Floor  
New York, NY 10022  
877-245-3510

Date Issued	Policy Number	Previous Policy Number
12/16/2020	AAI004823-06	AAI004823-05

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

<p>1. Customer ID: 118471 Named <b>Insured</b>: APPRAISAL CONSULTANTS CORP. 293 Eisenhower Parkway - Suite 180 Livingston, NJ 07039-1711</p>																																	
<p>2. <b>Policy Period:</b> From: 01/26/2021 To: 01/26/2022 12:01 A.M. Standard Time at the address stated in 1 above.</p>																																	
<p>3. <b>Deductible:</b> \$5000 Each Claim</p>																																	
<p>4. <b>Retroactive Date:</b> 01/26/1989</p>																																	
<p>5. <b>Inception Date:</b> 01/26/2016</p>																																	
<p>6. <b>Limits of Liability:</b> A. \$2,000,000 Each Claim B. \$2,000,000 Aggregate   <b>Subpoena Response:</b> \$5,000 Supplemental Payment Coverage  <b>Pre-Claim Assistance:</b> \$5,000 Supplemental Payment Coverage  <b>Disciplinary Proceeding:</b> \$12,500 Supplemental Payment Coverage  <b>Loss of Earnings:</b> \$500 per day Supplemental Payment Coverage</p>																																	
<p>7. <b>Covered Professional Services (as defined in the Policy and/or by Endorsement):</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">Real Estate Appraisal and Valuation:</td> <td style="text-align: center;">Yes <input checked="" type="checkbox"/></td> <td style="text-align: center;">No <input type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding-left: 40px;">Residential Property:</td> <td style="text-align: center;">Yes <input checked="" type="checkbox"/></td> <td style="text-align: center;">No <input type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding-left: 40px;">Commercial Property:</td> <td style="text-align: center;">Yes <input checked="" type="checkbox"/></td> <td style="text-align: center;">No <input type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):</td> <td style="text-align: center;">Yes <input checked="" type="checkbox"/></td> <td style="text-align: center;">No <input type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> <tr> <td style="padding-left: 20px;">Right of Way Agent and Relocation:</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> <td style="text-align: center;">No <input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Machinery and Equipment Valuation:</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> <td style="text-align: center;">No <input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Personal Property Appraisal:</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> <td style="text-align: center;">No <input checked="" type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> <tr> <td style="padding-left: 20px;">Real Estate Sales/Brokerage:</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> <td style="text-align: center;">No <input checked="" type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> </table>		Real Estate Appraisal and Valuation:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		Residential Property:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		Commercial Property:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	(If "yes", added by endorsement)	Right of Way Agent and Relocation:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		Machinery and Equipment Valuation:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		Personal Property Appraisal:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(If "yes", added by endorsement)	Real Estate Sales/Brokerage:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(If "yes", added by endorsement)
Real Estate Appraisal and Valuation:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>																															
Residential Property:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>																															
Commercial Property:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>																															
Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	(If "yes", added by endorsement)																														
Right of Way Agent and Relocation:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>																															
Machinery and Equipment Valuation:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>																															
Personal Property Appraisal:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(If "yes", added by endorsement)																														
Real Estate Sales/Brokerage:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(If "yes", added by endorsement)																														

<p>8. Report <b>Claims</b> to: LIA Administrators &amp; Insurance Services, 800-334-0652, P.O. Box 1319, 1600 Anacapa St, Santa Barbara, California 93101</p>
<p>9. <b>Annual Premium:</b>                   <b>\$3,154.00</b>    <b>\$19.00 NJPLIGA Surcharge</b></p>
<p>10. <b>Forms attached at issue:</b>   LIA002 (04/19) LIA NJ (05/19) LIA012 (05/19) LIA015 (05/19) LIA018 (05/19) LIA021 (05/19) LIA112 (05/19) LIA132 (05/19) LIA164 (05/19) LIA165 (05/19)</p>

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named **Insured** and the Company.

12/16/2020  
\_\_\_\_\_  
Date

*R. Wil*  
\_\_\_\_\_  
By Authorized Representative

# Appraisal, Valuation and Property Services Professional Liability Insurance Policy

Named Insured: APPRAISAL CONSULTANTS CORP.

Policy Number: AAI004823-06

Effective Date: 01/26/2021

Customer ID: 118471

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## ADDITIONAL COVERED PROFESSIONALS ENDORSEMENT

In consideration of the premium charged, it is agreed that Section IV. DEFINITIONS (I) "Insured" is amended to include:

"Insured" means:

The persons identified below, but only while acting on behalf of the Named Insured:

Name	Coverage Effective Date
Jon P. Brody	01/26/2021
William H. Steinhart	01/26/2021

All other terms, conditions, and exclusions of this Policy remain unchanged.

East Orange Parking Authority

**MANDATORY EQUAL EMPLOYMENT OPPORTUNITY NOTICE**  
**(N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq.)**

**GOODS, PROFESSIONAL SERVICES, AND GENERAL SERVICE CONTRACTS**

This form is a summary of the successful entity's requirement to comply with the requirements of **N.J.S.A. 10:5-31 et seq.** and **N.J.A.C. 17:27 et seq.**

The successful entity shall submit to the East Orange Parking Authority, after notification of award but prior to the execution of this contract, one of the following three documents as forms of evidence:

(a) A photocopy of a valid letter that the vendor is operating under an existing Federally approved or sanctioned affirmative action program (good for one year from the date of the letter);

**OR**

(b) A photocopy of a Certificate of Employee Information Report approval, issued in accordance with **N.J.A.C. 17:27-1.1 et seq.**;

**OR**

(c) A photocopy of an Employee Information Report (Form AA302) provided by the Division of Contract Compliance and distributed to the East Orange Parking Authority to be completed by the vendor in accordance with **N.J.A.C. 17:27-1.1 et seq.**

The successful entity may obtain the Employee Information Report (AA302) from the East Orange Parking Authority during normal business hours.

The successful entities must submit the white and canary copies of the AA302 (Employee Information Report) to the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts (Division). The pink *Public Agency* copy is submitted to the East Orange Parking Authority, and the gold *Vendor* copy is retained by the entity.

**The undersigned entity certifies that he/she is aware of the commitment to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq. and agrees to furnish the required forms of evidence.**

**The undersigned entity further understands that his/her submission shall be rejected as non-responsive if said entity fails to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq.**

COMPANY: Appraisal Consultants Corp  
SIGNATURE: Jon P. Brody PRINT NAME: Jon P. Brody  
TITLE: President DATE: 1/5/21

Certification 24427

**CERTIFICATE OF EMPLOYEE INFORMATION REPORT**  
RENEWAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of 15-FEB-2019 to 15-FEB-2026

APPRAISAL CONSULTANTS CORP.  
293 EISENHOWER PKWY. SUITE 200  
LIVINGSTON NJ 07039 1711



*Elizabeth Maher Muoio*  
ELIZABETH MAHER MUOIO  
State Treasurer



**STATE OF NEW JERSEY  
BUSINESS REGISTRATION CERTIFICATE**

**Taxpayer Name:** APPRAISAL CONSULTANTS CORP.  
**Trade Name:**  
**Address:** 293 EISENHOWER PARKWAY STE 200  
LIVINGSTON, NJ 07039-1711  
**Certificate Number:** 0073505  
**Effective Date:** September 03, 1985  
**Date of Issuance:** January 17, 2020

**For Office Use Only:**  
20200117161925751

Certification 24427

**CERTIFICATE OF EMPLOYEE INFORMATION REPORT**  
RENEWAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of **15-FEB-2019** to **15-FEB-2026**

APPRAISAL CONSULTANTS CORP.  
293 EISENHOWER PKWY. SUITE 200  
LIVINGSTON NJ 07039 1711



*Elizabeth Maher Muoio*  
ELIZABETH MAHER MUOIO  
State Treasurer

STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE		DEPARTMENT OF TREASURY/ DIVISION OF REVENUE PO BOX 252 TRENTON, N J 08646-0252
TAXPAYER NAME: <b>APPRAISAL CONSULTANTS CORP.</b>	TRADE NAME:	
TAXPAYER IDENTIFICATION#: <b>222-653-768/000</b>	SEQUENCE NUMBER: <b>0073505</b>	
ADDRESS: <b>293 EISENHOWER PARKWAY STE 200 LIVINGSTON NJ 07039</b>	ISSUANCE DATE: <b>08/23/04</b>	
EFFECTIVE DATE: <b>09/03/85</b>	<i>John S. Tully</i> Acting Director	
FORM-BRC(08-01)	This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.	

**East Orange Parking Authority**

**ENTITY INFORMATION FORM**

If the Entity is an *INDIVIDUAL*, sign name and give the following information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ Social Security No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_ E-Mail: \_\_\_\_\_

If the individual has a TRADE NAME, give such trade name:

Trading As: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

\*\*\*\*\*

If the Entity is a *PARTNERSHIP*, give the following information:

Name of Partners: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ Federal I.D. No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Social Security No.: \_\_\_\_\_

Signature of authorized agent: \_\_\_\_\_

\*\*\*\*\*

If the Entity is *INCORPORATED*, give the following information:

State under whose laws incorporated: New Jersey

Location of principal office: 293 Eisenhower Parkway SUIT-180, Livingston, N.J 07039

Telephone No.: 973-994-7400 x104 Federal I.D. No.: 22 265 3768

Fax No.: 973-994-3493 E-Mail: JPB@APPCON.COM

Name of agent in charge of said office upon whom notice may be legally served:

Jon P Brody

Telephone No.: 973 994-7400 x104 Name of Corporation: APPRAISAL CONSULTANTS CORP

Signature: Jon P. Brody By: Jon P. Brody - Jon P. Brody

Title: President Address: 293 Eisenhower PKW, Livingston, N.J 07039



**East Orange Parking Authority**

**SUBMISSION FORM**

*Note: Attach additional sheets as necessary.*

Service: REAL ESTATE APPRAISAL and CONSULTING  
*Please See ATTACHED Typewritten Page - A.P.B.*

1. Names and roles of the individuals who will perform the services and description of their education, Authority experience, and experience with projects similar to the services contained herein including their education, degrees, and certifications:

*See ATTACHED MATERIAL*

2. References and record of success of same or similar service:

*See ATTACHED MATERIAL*

3. Description of ability to provide the services in a timely fashion (including staffing, familiarity, and location of key staff):

See ATTACHED MATERIAL

4. Cost details, including the hourly rates of each of the individuals who will perform services, and all expenses:

See ATTACHED MATERIAL

Note: Attach additional sheets as necessary.

Firm: APPRAISAL CONSULTANTS CORP Date: 1/5/21

Authorized Representative (Print): JON P. BRODY

Signature: [Signature] Title: President

Telephone #: 973-994-7400 x104 Fax #: 973-994-3493

East Orange Parking Authority

DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN

Entity Name: APPRAISAL CONSULTANTS Corp

PART 1: Please check one:

I certify, pursuant to Public Law 2012, c. 25, that neither the entity listed above nor any of the entity's parents, subsidiaries, or affiliates is listed on the N.J. Department of the Treasury's list of entities determined to be engaged in prohibited activities in Iran pursuant to P.L. 2012, c. 25 ("Chapter 25 List").

I further certify that I am the person listed above, or I am an officer or representative of the entity listed above and am authorized to make this certification on its behalf. I will skip Part 2 and sign and complete the Certification below.

OR

I am unable to certify as above because the bidder and/or one or more of its parents, subsidiaries, or affiliates is listed on the Department's Chapter 25 list. I will provide a detailed, accurate, and precise description of the activities in Part 2 below and sign and complete the Certification below. Failure to provide such will result in the proposal being rendered as nonresponsive and appropriate penalties, fines, and/or sanctions will be assessed as provided by law.

PART 2: PLEASE PROVIDE FURTHER INFORMATION RELATED TO INVESTMENT ACTIVITIES IN IRAN

You must provide a detailed, accurate, and precise description of the activities of the entity, or one of its parents, subsidiaries, or affiliates, engaging in the investment activities in Iran outlined above by completing the below.

Name: None  
Relationship to Entity: \_\_\_\_\_  
Description of Activities: \_\_\_\_\_  
\_\_\_\_\_  
Duration of Activities: \_\_\_\_\_  
Anticipated Cessation Date: \_\_\_\_\_  
Entity Contact Name and Phone Number: \_\_\_\_\_

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the entity; that the Authority is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with the Authority to notify the Authority in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my

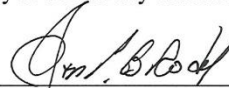
agreement(s) with the Authority, permitting the Authority to declare any contract(s) resulting from this certification void and unenforceable.

Jon P. Biddy

Full Name (Print):

Title: President

Date: 1/5/21



Signature:

End of Submission Package