

Property Profiles


















Office Valuation and Consulting Assignments





Assignments include the following types of analysis:

- ⌘ Marketability Studies
- ⌘ Financial Feasibility
- ⌘ Market Value Appraisals
- ⌘ Specialized Valuations:
 - ▼ Leasehold
 - ▼ Leased Fee
 - ▼ Liquidation
 - ▼ Tax Appeals
 - ▼ Expert Witness Testimony

Major Office Headquarters Assignments

<p>  Merrill Lynch Computer Facility 8 buildings, 1.7 million SF Hopewell, NJ </p>	<p>  AT&T 1.2 million SF office building Basking Ridge, NJ </p>
<p>  Rockefeller Center 6,200,000 SF mixed-use complex New York, NY </p>	<p>  Interchange Plaza 3.35 million SF office/ Warehouse complex S. Brunswick/Monroe Twp., NJ </p>
<p>  Prudential Business Campus 2.25 million SF office complex Parsippany/Hanover, NJ </p>	<p>  Corporate Country 1.9 million SF office complex Tewksbury/Readington, NJ </p>
<p>  BASF US Headquarters 1.7 million SF office complex Mt. Olive, NJ </p>	<p>  One Astor Plaza 1.5 million SF mixed-use complex New York, NY </p>
<p>  Giralda Farms 1.1 million SF office complex Madison/Chatham, NJ </p>	<p>  Park Avenue at Morris County 1.1 million SF office complex Florham Park, NJ </p>
<p>  Rockaway 80 1 million SF office complex Rockaway, NJ </p>	<p>  Newport Office Center 900,000 SF waterfront complex Jersey City, NJ </p>
<p>  Atrium at Somerset 850,000 SF complex Franklin, NJ </p>	<p>  Exchange Place 700,000 SF waterfront office tower Jersey City, NJ </p>
<p>  Newport Office Center III 567,000 SF office complex Jersey City, NJ </p>	<p>  Morris Corporate Center 519,236 SF office building Parsippany-Troy Hills, NJ </p>
<p>  AT&T 675,000 SF office/computer facility Piscataway, NJ </p>	<p>  IBM 646,600 SF six-wing building Franklin Lakes, NJ </p>
<p>  Bellcore - Raritan River Center 649,000 SF office/computer complex Piscataway, NJ </p>	<p>  Merck 646,600 SF six-wing office Franklin Lakes, NJ </p>












Major Office Headquarters Assignments

<p>  AT&T Corporate Facility 3-building, 700,000 SF complex Bridgewater, NJ </p>	<p>  Greenbrook Corporate Center 612,559 SF complex Englewood, CO </p>
<p>  Tri-State International Office Center 5-building, 540,000 SF complex Lincolnshire, IL </p>	<p>  Beneficial 545,000 SF office complex Peapack-Gladstone, NJ </p>
<p>  American Cyanamid 542,896 SF corporate office Wayne, NJ </p>	<p>  Waterfront Corporate Center I 521,400 SF office building Hoboken, NJ </p>
<p>  10 College Park at Princeton 515,011 SF complex Princeton, NJ </p>	<p>  Newport Financial Center 475,011 SF office building Princeton, NJ </p>
<p>  Somerset Grove 2 444,760 SF single tenant building Franklin Twp., NJ </p>	<p>  Chemical Bank Plaza 441,808 SF corporate office Wilmington, DE </p>
<p>  Lucent 400,000 SF office building Hanover/Whippany, NJ </p>	<p>  Prudential 398,767 SF office building Parsippany, NJ </p>
<p>  Airport Square 397,112 SF six-building complex Baltimore, MD </p>	<p>  Prudential 386,078 SF office building Woodbridge, NJ </p>
<p>  World Trade Center 366,775 SF office complex Norfolk, VA </p>	<p>  Park Place 4-building, 351,955 SF office complex Florham Park, NJ </p>
<p>  Three Christian Center 311,252 SF corporate Wilmington, DE </p>	

Office Valuation and Consulting Assignments

<p>⌘ Edison Square Office Complex 231,000 SF office complex Edison, NJ</p>	<p>⌘ Mt. Kemble Corporate Center 220,000 SF, two-building complex Morris Township, NJ</p>
<p>⌘ Former Givaudan Facility 210,000 SF office building Clifton, NJ</p>	<p>⌘ 475 South Street 208,000 SF office building Morristown, NJ</p>
<p>⌘ One Garret Mountain Plaza 200,000 SF multi-tenant building West Paterson, NJ</p>	<p>⌘ Rockleigh Corporate Center 193,757 SF multi-tenant building Rockleigh, NJ</p>
<p>⌘ Alexander Hamilton Plaza 175,710 SF multi-tenant building Paterson, NJ</p>	<p>⌘ Jefferson Plaza Office Buildings 171,158 SF multi-tenant buildings Hanover Township, NJ</p>
<p>⌘ Southfield Center 159,345 SF multi-tenant South Plainfield, NJ</p>	<p>⌘ South Court Plaza 155,810 SF single-tenant building Hackensack, NJ</p>
<p>⌘ City Place 145,217 SF office building Albuquerque, NM</p>	<p>⌘ Liberty Hall 2 150,000 SF office building Union, NJ</p>
<p>⌘ Capital Center 165,800 SF downtown office Austin, TX</p>	<p>⌘ Schindler Elevator Building 164,556 SF single-tenant office Morris Township, NJ</p>
<p>⌘ Atlantic Mutual Insurance Co. 145,885 SF corporate office Giralda Farms, Madison NJ</p>	<p>⌘ 220 Davidson Avenue 162,200 SF single-tenant building Franklin Twp., NJ</p>
<p>⌘ South Court Plaza 155,810 SF single-tenant building Hackensack, NJ</p>	<p>⌘ Princeton Technology Center 342,385 SF office complex South Brunswick, NJ</p>
<p>⌘ One Dayton Center 313,000 SF twenty story building Dayton, OH</p>	<p>⌘ Las Colinas Tower East 300,000 SF high-rise Irving, TX</p>













Office Valuation and Consulting Assignments

<p>  Raritan Plaza I 262,500 SF multi-tenant building Edison, NJ </p>	<p>  Daewoo Building 213,791 SF multi-tenant building Ridgefield Park, NJ </p>
<p>  Somerset Corporate Center I 238,983 SF office building Bridgewater Twp., NJ </p>	<p>  Plaza Office Complex 208,395 SF multi-tenant buildings New Brunswick, NJ </p>
<p>  Renaissance Plaza 200,000 SF office building San Antonio, TX </p>	<p>  Mack Bridgewater I 192,741 SF multi-tenant building Bridgewater, NJ </p>
<p>  Bedminster 78 Corporate Center 175,000 SF single tenant building Bedminster, NJ </p>	<p>  Murray Hill Technical Center 169,000 SF industrial conversion New Providence, NJ </p>
<p>  217 Halls Mill Road corporate consulting -10 acre tract Readington, NJ </p>	<p>  Mountain View Corporate Center 133,738 SF office building Bernards Twp., NJ </p>
<p>  Offices at Bedminster 2-building 189,505 SF office Bedminster, NJ </p>	

Laboratories and Medical Office Facility Assignments

<p>⌘ Atkins Kent Building 119,498 SF multi-tenant building West Orange/Livingston, NJ</p>	<p>⌘ 85 Woodland Road 10,672 SF medical facility Short Hills, NJ</p>
<p>⌘ Medical Arts Center at Overlook 106,000 SF medical condo Summit, NJ</p>	<p>⌘ 25 East Willow Streets 17,192 SF multi-tenant building Millburn, NJ</p>
<p>⌘ 600 Pavonia Avenue 68,000 SF multi-tenant Jersey City, NJ</p>	<p>⌘ HIP Facility 30,000 SF medical facility Edison NJ</p>
<p>⌘ HIP Managed Care Facility 55,000 SF North Brunswick, NJ</p>	<p>⌘ 101 Madison Avenue 43,000 SF Morristown, NJ</p>
<p>⌘ Medical Offices 79,998 SF Summit, NJ</p>	<p>⌘ Hadley Medical Center 14,562 SF Piscataway, NJ</p>
<p>⌘ Doctors Park 20,861 SF 5-building facility Morris Twp., NJ</p>	<p>⌘ Proposed Medical Office Building 10,072 SF Edison, NJ</p>
<p>⌘ 26 Madison Avenue 9,600 SF Morristown, NJ</p>	<p>⌘ Summit Medical Group 204,575 SF Berkeley Heights, NJ</p>
<p>⌘ Centre Point at 8A 24,000 SF medical center Monroe, NJ</p>	<p>⌘ Princeton Center for Plastic Surgery 16,168 SF medical office Princeton, NJ</p>
<p>⌘ East Windsor Medical Commons 40,448 SF (proposed) East Windsor, NJ</p>	<p>⌘ Sanzari Medical Arts Building 84,859 SF Hackensack, NJ</p>

Philadelphia Area Office Assignments

<p>  1818 Market Street 40-story, 1,148,416 SF office tower Philadelphia, PA </p>	<p>  Greenwood Square 165,929 SF, office complex Bensalem, PA </p>
<p>  Unisys Corporate Headquarters 975,000 SF 3-building complex Blue Bell, PA </p>	<p>  Springhouse Corporate Center 138,630 SF 2-building complex Lower Gwynedd, PA </p>
<p>  Drew Court 147,986 SF Middletown, PA </p>	<p>  Oxford Corporate Center 115,390 SF flex building Middletown, PA </p>
<p>  Aramark Tower 32-story 620,000 SF office building Philadelphia, PA </p>	<p>  Met Business Center 118,524 SF industrial park King of Prussia, PA </p>
<p>  PECO Energy Office Campus 249,090 SF single-tenant facility Kennett Township, PA </p>	<p>  Westlake Office Park 315,000 SF three-building complex Tredyffrin, PA </p>
<p>  The Commons 99,199 SF King of Prussia, PA </p>	<p>  The Triad 172,908 SF King of Prussia, PA </p>

New York City Office Assignments

≡ 245 Park Avenue 1,600,000 SF office complex	≡ 26 Broadway 643,162 SF office building
≡ 1540 Broadway 1,400,000 SF office complex	≡ 150 William Street 532,401 SF office building
≡ New York Plaza 902,966 SF office building	≡ Swiss Bank Tower 500,000 SF office building
≡ 100 Park Avenue 800,000 SF office building	≡ Trump Tower 211,112 SF office/retail complex
≡ One Astor Plaza 1,500,000 SF mixed-use complex	≡ Park Avenue Atrium 1,100,000 SF mixed use complex
≡ 380 Madison Avenue 800,000 SF office building	≡ 222 Broadway 760,000 SF office building
≡ 123 William St. & 55 John St. 583,409 SF total, 2 office buildings	≡ 250 Broadway 517,200 SF office building
≡ 395 Hudson St. 435,287 SF office building	

Retail Valuation and Consulting Assignments

Assignments include the following types of analysis:

- ⌘ Marketability Studies
- ⌘ Financial Feasibility
- ⌘ Market Value Appraisals
- ⌘ Specialized Valuations:
 - ▼ Leasehold
 - ▼ Leased Fee
 - ▼ Liquidation
 - ▼ Tax Appeals
 - ▼ Expert Witness Testimony

Regional Mall Valuation & Consulting Assignments

<p>⌘ Monmouth Mall 1,500,000 SF two level mall Eatontown, NJ</p>	<p>⌘ Huntington Mall Shopping Center 1,100,000 SF regional center Barboursville, WV</p>
<p>⌘ Eastern Hill Mall 1,100,000 SF one level mall Buffalo, NY</p>	<p>⌘ Woodland Mall 1,100,000 SF one level mall Grand Rapids, MI</p>
<p>⌘ Northpark Mall 1,100,000 SF one level mall Davenport, IA</p>	<p>⌘ Granite Run Mall 1,000,000 SF two level mall Middletown, PA</p>
<p>⌘ Bergen Mall 1,000,000 SF two level mall Paramus, NJ</p>	<p>⌘ Echelon Mall 1,000,000 SF enclosed mall Voorhees, NJ</p>
<p>⌘ Edison Mall 1,000,000 SF regional mall Fort Meyers, FL</p>	<p>⌘ Laguna Hills 800,000 SF mall Laguna Hills, CA</p>
<p>⌘ Princeton Forrestal Village 1,000,000 SF mixed use / mall Princeton, NJ</p>	<p>⌘ South Shore Mall 800,000 SF one level mall Bay Shore, NY</p>
<p>⌘ Crystal Mall 800,000 SF two level mall Waterford, CT</p>	<p>⌘ Brunswick Square Mall 740,000 SF one level mall East Brunswick, NJ</p>
<p>⌘ Upper Valley Mall 750,000 SF regional mall Springfield, OH</p>	<p>⌘ Sherman Oaks Galleria 502,000 SF three level mall Sherman Oaks, CA</p>
<p>⌘ Garden State Plaza 1,400,000 SF two level mall Paramus, NJ</p>	<p>⌘ Mazza Galleria 400,000 SF four level mall Washington, DC</p>
<p>⌘ Cheltenham Square Mall 600,000 SF one level mall Philadelphia, PA</p>	<p>⌘ Towne Square Mall 400,000 SF one level mall Owensboro, KY</p>

Regional Mall Valuation & Consulting Assignments

⌘ Promenade Mall 600,000 SF retail/entertainment Woodland Hills, CA	⌘ Fashion Center 450,000 SF mall East Brunswick, NJ
⌘ Town Mall 400,000 SF one level mall Elizabethtown, KY	⌘ Rolling Meadows Town Center 380,000 SF one level mall Rolling Meadow, IL
⌘ Trump Tower 65,000 SF retail center New York, NY	⌘ Granite Run Mall 1,000,000 SF regional mall Media, PA

Community & Neighborhood Shopping Center Assignments

<p>Essex Green Shopping Center 351,431 SF community center West Orange, NJ</p>	<p>Aviation Plaza 386,657 SF community center Linden, NJ</p>
<p>Greenbriar Market Center 492,796 SF power center Chesapeake, VA</p>	<p>440 Route 440 197,154 SF community center Jersey City, NJ</p>
<p>The Shop at Ocean One 365,200 SF oceanfront mall Atlantic City, NJ</p>	<p>Interstate Shopping Center 300,000 SF community center Ramsey, NJ</p>
<p>Monmouth Consumer Centre 294,024 SF community center West Long Branch, NJ</p>	<p>Riverdale Shops 273,925 SF community center West Springfield, MA</p>
<p>Promenade at Sagemore 267,219 SF 7-building retail center Evesham Township, NJ</p>	<p>Linden Plaza 289,229 SF community center Linden, NJ</p>
<p>Pohatcong Plaza Shopping Center 288,790 SF community center Pohatcong, NJ</p>	<p>Manville Shopping Center (proposed) 265,000 SF community center Manville, NJ</p>
<p>Mayfair Village 247,461 SF community center Hurst, TX</p>	<p>Nanuet Home Depot 232,000 SF community center Nanuet, NJ</p>
<p>Wal-Mart/Laneco Plaza 229,079 SF community center Franklin Township, NJ</p>	<p>Old Bridge Gateway Shopping Center 226,767 SF neighborhood center Old Bridge, NJ</p>
<p>Shrewsbury Plaza 224,963 SF community center Shrewsbury, NJ</p>	<p>Neptune Plaza 223,971 SF community center Neptune, NJ</p>
<p>Commerce Center 271,630 SF strip center + big box North Brunswick, NJ</p>	<p>Aberdeen Shopping Center 77,146 SF neighborhood center Aberdeen, NJ</p>

Community & Neighborhood Shopping Center Assignments

<p>Plainsboro Plaza 207,900 SF community center Plainsboro, NJ</p>	<p>Stewart Plaza 193,000 SF community center Hampstead, NY</p>
<p>Hackettstown Mall 191,151 SF community center Hackettstown, NJ</p>	<p>Greenridge Plaza 101,391 SF community center Staten Island, NY</p>
<p>Oak Tree Center 189,610 SF community center Edison, NJ</p>	<p>Expressway Plaza 94,009 SF neighborhood center Staten Island, NY</p>
<p>Airport Square 187,000 SF power center Montgomeryville, PA</p>	<p>Long Hill Center 88,874 SF neighborhood center Oakland, NJ</p>
<p>Birch Run Station 170,000 SF power center Maplewood, MN</p>	<p>Wharton Shopping Center 87,240 SF neighborhood center Wharton, NJ</p>
<p>Battleground Plaza 144,625 SF community center Greensboro, NC</p>	<p>Roswell Market Place 84,000 SF community center Roswell, GA</p>
<p>K-Mart Plaza 134,533 SF strip center North Bergen, NJ</p>	<p>Lewandowski Commons 78,660 SF new community center Lyndhurst, NJ</p>
<p>Summit Square 112,679 SF community center Newtown, PA</p>	<p>Byram Plaza (proposed) 73,248 SF neighborhood center Byram, NJ</p>
<p>Clifton Commons 107,890 SF retail center Clifton, NJ</p>	<p>Chester Mall 61,790 SF neighborhood center Chester, NJ</p>
<p>Valley Ridge Center 101,515 SF community center Wayne, NJ</p>	<p>The Mart Centre 60,363 SF neighborhood center Marlboro, NJ</p>

Community & Neighborhood Shopping Center Assignments

<p>⌘ Kilmer Square 145,892 SF office/retail facility New Brunswick, NJ</p>	<p>⌘ Campbell Plaza 136,978 SF community center Edison, NJ</p>
<p>⌘ Home Depot 127,342 SF store Union, NJ</p>	<p>⌘ Palisades Court 112,017 SF neighborhood center Englewood, NJ</p>
<p>⌘ Old Colony Square 101,610 SF neighborhood center Jersey City, NJ</p>	<p>⌘ Columbus Farmer's Market 91,542 SF farmer's market Columbus, NJ</p>
<p>⌘ Tennent Nine 60,398 SF neighborhood center Manalapan, NJ</p>	<p>⌘ Riverwalk Village Center 49,853 SF retail/office Bernards Township, NJ</p>
<p>⌘ AMES Department Store 55,650 SF neighborhood center Washington, NJ</p>	<p>⌘ Closter Commons 45,497 SF neighborhood center Closter, NJ</p>
<p>⌘ Runnemede Plaza 57,610 SF Strip Center Runnemede, NJ</p>	<p>⌘ Long Hill Shopping Center 89,900 SF center Oakland, NJ</p>
<p>⌘ Shops at Rockaway 39,946 SF (proposed) Rockaway, NJ</p>	<p>⌘ Sayreville Plaza 77,794 SF neighborhood center Sayreville, NJ</p>
<p>⌘ Bernards Plaza 107,000 SF Bernards Township, NJ</p>	<p>⌘ Browntown Shopping Center 83,448 SF neighborhood center Old Bridge, NJ</p>
<p>⌘ Del's Village Shopping Center 39,298 SF shopping center Boonton, NJ</p>	<p>⌘ Ridge Plaza 114,803 SF Jefferson, NJ</p>
<p>⌘ Mount's Corner Shopping Center 135,473 SF Freehold, NJ</p>	<p>⌘ Bernardsville Centre 73,835 SF neighborhood center Bernardsville, NJ</p>
<p>⌘ Hamilton Square 84,000 SF neighborhood center Hamilton, NJ</p>	<p>⌘ Great Falls Shopping Center 85,000 SF neighborhood center Great Falls, VA</p>

Community & Neighborhood Shopping Center Assignments

<p>⌘ Wharton Mall 45,207 SF strip center Wharton, NJ</p>	<p>⌘ Windsor Plaza 44,490 SF West Windsor, NJ</p>
<p>⌘ The Flagship 39,945 SF boat-shaped building Union, NJ</p>	<p>⌘ Ridgewood Plaza 34,845 SF neighborhood center Ringwood, NJ</p>
<p>⌘ Plaza K Shopping Center 28,432 SF strip center Woodbridge, NJ</p>	<p>⌘ P.C. Richards Store Two 20,000 SF stores East Hanover & Roxbury, NJ</p>
<p>⌘ Rite Aid (proposed) 20,000 SF store Clifton, NJ</p>	<p>⌘ Holmdel Plaza 184,289 SF community center Holmdel, NJ</p>
<p>⌘ Forest Plaza 165,158 SF community center Staten Island, NY</p>	<p>⌘ Oxbridge Square 123,000 SF community center Chesterfield, VA</p>
<p>⌘ Whitestone Shopping Center 99,565 SF neighborhood center Queens, NY</p>	<p>⌘ Arlington Towne Square 91,000 SF neighborhood center Arlington Heights, IL</p>
<p>⌘ Hylan Commons 85,277 SF specialty center Staten Island, NY</p>	<p>⌘ Airport Square Shopping Center 393,022 SF Montgomeryville, PA</p>
<p>⌘ Caldor Shopping Center 160,000 SF Philadelphia, PA</p>	<p>⌘ Independence Mall 252,517 SF Hamilton Twp., NJ</p>
<p>⌘ Millburn Mall 69,410 SF Union, NJ</p>	<p>⌘ Riverdale Crossing (Proposed) 257,567 SF power center Riverdale, NJ</p>
<p>⌘ Plaza 46 Shopping Center 280,709 SF West Paterson, NJ</p>	<p>⌘ Whiting Town Center 101,177 SF neighborhood center Whiting, NJ</p>
<p>⌘ Home Depot Plaza 120,023 SF power center Manahawkin, NJ</p>	

Welsh Chester Galiney Matone Inc

Real Estate Advisory Services

Welsh Chester Galiney Matone Inc

Real Estate Advisory Services

Branch Banks

≡ First Union Bank 4,752 SF Irvington, NJ	≡ Wachovia 840 SF bank branch Burlington, NJ
≡ First Union/Wachovia Bank 36,634 SF bank branch Hainesport, NJ	≡ First Union/Wachovia Bank 4,880 SF bank branch Mount Holly, NJ
≡ First Union 4,568 SF bank branch Toms River, NJ	≡ First Union 8,300 SF bank branch Lakewood, NJ
≡ First Union 4,402 SF bank branch Princeton, NJ	≡ First Union 5,917 SF bank branch Point Pleasant Beach, NJ
≡ Wachovia 840 SF bank branch Mantua, NJ	≡ Wachovia 2,529 SF bank branch Long Branch, NJ
≡ Wachovia 5,141 SF bank branch Riverside, NJ	≡ Wachovia 3,496 SF bank branch Cinnaminson, NJ

Supermarket Leasehold Valuations

≡ Edwards Supermarket 56,688 SF supermarket Elizabeth, NJ	≡ Renaissance Supermarket 78,620 SF supermarket North Brunswick, NJ
≡ Super Foodtown 48,401 SF supermarket Wanaque, NJ	≡ Super Foodtown 48,401 SF supermarket Wanaque, NJ
≡ Foodtown Supermarket 32,200 SF supermarket Old Tappan Borough, NJ	≡ Foodtown of Wantage 32,000 SF supermarket Wantage, NJ
≡ Foodtown Supermarket 30,738 SF supermarket Saddle Brook, NJ	≡ Foodtown Supermarket 29,550 SF supermarket Midland Park Borough, NJ
≡ Foodtown of North Haledon 25,000 SF supermarket Haledon, NJ	≡ Foodtown of Edison 24,000 SF supermarket Edison, NJ
≡ Stop & Shop 80,759 SF supermarket Piscataway, NJ	≡ Stop & Shop 67,292 SF supermarket Morris Plains, NJ

Industrial Valuation and Consulting Services

Assignments include the following types of analysis:

- ⌘ Marketability Studies
- ⌘ Financial Feasibility
- ⌘ Market Value Appraisals
- ⌘ Specialized Valuations:
 - ▼ Refrigerator/freezer buildings
 - ▼ Self storage facilities
 - ▼ Leased Fee
 - ▼ Tax Appeals
 - ▼ Expert Witness Testimony

Industrial Building Assignments

<p>  AMB Facility 1,200,000 SF renovation/expansion South Brunswick, NJ </p>	<p>  North End Industrial Park 6-building, 1.1 million SF park South River, NJ </p>
<p>  Pabst Brewery 457,000 SF multi-building complex Newark/Irvington NJ </p>	<p>  American Standard Facility 750,000 SF manufacturing plant Hamilton, NJ </p>
<p>  Newman Pharmaceuticals 332,352 SF distribution facility Teterboro, NJ </p>	<p>  Colgate Palmolive Technology Center 400,000 SF multi-tenant R&D facility Piscataway, NJ </p>
<p>  Princeton Corporate Plaza 226,359 SF flex park South Brunswick, NJ </p>	<p>  Continental Bakery 299,232 SF production facility East Brunswick, NJ </p>
<p>  Rahway Industrial Park 170,000 SF (5 buildings) Rahway, NJ </p>	<p>  Central Bergen Industrial Park 1,100,000 SF multi-building complex Garfield, NJ </p>
<p>  Fuji Warehouse 461,422 SF distribution facility Edison, NJ </p>	<p>  Johanna Farms Dairy 438,628 SF production facility Flemington, NJ </p>
<p>  Jordache Warehouse 376,000 SF warehouse facility Jersey City, NJ </p>	<p>  Kraft's Distribution Facility 327,000 SF distribution facility Clifton, NJ </p>
<p>  American Home Products Building 256,417 SF manufacturing building Cranford, NJ </p>	<p>  Cranberry Plaza 207,000 SF multi-tenant Parsippany, NJ </p>
<p>  AFI Food Service 175,891 SF refrigerated warehouse Elizabeth, NJ </p>	<p>  299 Webro Road 164,000 SF Parsippany, NJ </p>
<p>  Cosmair Warehouse 147,741 SF warehouse North Brunswick, NJ </p>	<p>  Polychrome Building 146,488 SF industrial building Clark, NJ </p>
<p>  8 Henderson Place 135,298 SF West Caldwell, NJ </p>	<p>  12 & 22 Commerce Road 118,576 SF flex facility Fairfield, NJ </p>
<p>  Bilkays Express 112,623 SF owner-occupied Linden, NJ </p>	<p>  Budd Moving Building 105,000 SF single tenant building Franklin Township, NJ </p>

Welsh Chester Galiney Matone Inc

Real Estate Advisory Services

Industrial Building Assignments

<p>Reuten Corporate Park 90,910 SF in 3 industrial buildings Closter, NJ</p>	<p>Paramus Industrial Park 76,841 SF multi-tenant Paramus, NJ</p>
<p>Dobbs Catering Facility 156,740 SF building Newark, NJ</p>	<p>Alard Industrial Park 148,971 SF (11 buildings) Carteret, NJ</p>
<p>Novartis Warehouse 147,000 SF West Coldwell, NJ</p>	<p>24 Kilmer Road 143,000 SF Edison, NJ</p>
<p>430 Industrial Road 132,500 SF auto wholesale warehouse Teterboro, NJ</p>	<p>121-141 Market Streets 114,260 SF industrial/flex conversion Kenilworth, NJ</p>
<p>Preferred Freezer 106,200 SF refrigerated warehouse Perth Amboy, NJ</p>	<p>550 Main Street 98,117 SF Fort Lee, NJ</p>
<p>4 Middlebury Boulevard 80,042 SF flex building Randolph, NJ</p>	<p>1201 Jersey Avenue 76,000 SF industrial building North Brunswick, NJ</p>
<p>Fischbach Building 73,020 SF industrial building Murray Hill, NJ</p>	<p>1248 Sussex Turnpike 70,000 SF flex facility Randolph, NJ</p>
<p>11 High Point Drive 66,000 SF warehouse Wayne, NJ</p>	<p>JVC Building 63,222 SF single tenant building Fairfield, NJ</p>
<p>155 Ninth Avenue 58,510 SF industrial building Runnemede, NJ</p>	<p>3 Corporate Drive 53,790 SF industrial building Cranbury, NJ</p>
<p>Wireless Telecom Building 44,614 SF single tenant building Mahwah, NJ</p>	<p>300 Ralph Street 22,183 SF industrial building Belleville, NJ</p>
<p>115 Main Road 76,160 SF industrial warehouse Montville, NJ</p>	<p>Refrigerated Warehouse 73,885 SF refrigerated building Jersey City, NJ</p>

Welsh Chester Galiney Matone Inc

Real Estate Advisory Services

Industrial Building Assignments

≡ 295 North Street 63,868 SF flex facility Teterboro, NJ	≡ 2 Palmer Terrace 59,400 SF industrial building Carlstadt, NJ
≡ 239 Homestead Road 55,000 SF warehouse Hillsborough, NJ	≡ Westcon Building 53,713 SF flex building Eatontown, NJ
≡ 16 World Fair Drive 43,400 SF flex building Franklin Township, NJ	≡ 100 New England Avenue 101,553 SF industrial building Piscataway, NJ
≡ Bucks County Mews 159,359 SF flex/industrial complex Middletown, PA	≡ 18 Culnen Drive 68,466 SF warehouse Branchburg, NJ
≡ 555 North Michigan Avenue 72,000 SF industrial building Union, NJ	≡ 1600 Cottontail 180,000 SF flex building Franklin Township, NJ

Self Storage Facilities

<p>  Route 80 Mini Warehouse 303,000 SF facility Paterson, NJ </p>	<p>  Chatham Storage 94,600 SF facility Chatham, NJ </p>
<p>  Hoboken Extra Space 80,500 SF facility Hoboken, NJ </p>	<p>  Extra Space 76,000 SF facility Metuchen, NJ </p>
<p>  Lackland Belleville Self-Storage 105,837 SF facility Belleville, NJ </p>	<p>  Stowaway Self-Storage (proposed) 74,125 SF two-phase facility Mine Hill, NJ </p>
<p>  Lakeland Self Storage 124,200 SF two-phase facility Englewood, NJ </p>	<p>  Access Self Storage 83,424 SF facility Wayne, NJ </p>
<p>  Lakeland Self Storage 80,385 SF facility Brick, NJ </p>	<p>  The Lock Up 78,000 SF facility Lyndhurst, NJ </p>
<p>  The Lock Up 45,568 SF facility Glen Rock, NJ </p>	

New Jersey Turnpike / Exit 8A Industrial Submarket

The exit 8A area of the New Jersey Turnpike is one of the primary bulk distribution points on the East Coast due to its location midway between New York City and Philadelphia

≡ 20 Docks Corner Road 1,200,000 SF warehouse facility	≡ Southview II Industrial Park 454,360 SF six building property
≡ 329-333 Herrod Boulevard 418,700 SF warehouse facility	≡ 1100 Cranbury S. River Road 340,900 SF warehouse facility
≡ 3 Center Drive 290,936 SF warehouse facility	≡ One Matrix Drive 258,640 SF warehouse facility
≡ 152 Dayton - Jamesburg Road 211,450 SF warehouse facility	≡ 6 Fitzgerald Avenue 203,852 SF warehouse facility
≡ 32 Commerce Court North 163,649 SF warehouse facility	≡ 35 Broadway Road 523,000 SF warehouse facility
≡ 83 Stults Road 369,294 SF warehouse facility	≡ 24 Charles Court 362,264 SF warehouse facility
≡ 230 Herrod Boulevard 300,000 SF warehouse facility	≡ Southview I Industrial Park 267,600 SF 5-building complex
≡ 21 Distribution Way 212,000 SF warehouse facility	≡ 21 South Middlesex Avenue 204,369 SF warehouse facility
≡ 30 Englehard Drive 198,400 SF warehouse facility	≡ 51 Commerce Drive 158,831 SF warehouse facility
≡ 161 Docks Corner Road 156,200 SF warehouse facility	≡ 1 South Middlesex Avenue 149,794 SF warehouse facility
≡ 181 Herrod Boulevard 131,215 SF warehouse facility	≡ 325 Dayton-Jamesburg Road 121,361 SF warehouse facility
≡ 160 Herrod Boulevard 120,501 SF warehouse facility	≡ 110 Melrich Road 117,600 SF warehouse facility

New Jersey Turnpike
Exit 8A, Industrial Submarket

≡ 19 Commerce Court West 65,277 SF warehouse facility	≡ 3 Fitzgerald Avenue 151,440 SF warehouse facility
≡ 28 Englehard Drive 144,849 SF warehouse facility	≡ 53 Commerce Drive 125,369 SF warehouse facility
≡ 319 Ridge Road 121,301 SF warehouse facility	≡ 80 Stults Road 104,013 SF warehouse facility
≡ 12 South Middlesex Avenue 100,293 SF warehouse facility	≡ 149 Black Horse Lane 100,000 SF warehouse facility
≡ 2601 Route 130 89,593 SF warehouse facility	≡ 8 Corporate Drive 54,000 SF multi-tenant warehouse

Meadowlands Area Appraisals

≡ Central Bergen Properties 1,100,000 SF industrial facility	≡ Neuman Pharmaceuticals 332,252 SF distribution/warehouse
≡ 450-490 Huyler Street, South Hackensack 222,000 SF industrial building	≡ 500 Washington Avenue, Carlstadt 190,000 SF industrial building
≡ 686 Grand Avenue, Ridgefield 166,000 SF industrial building	≡ 60-70 Seaview Drive, Secaucus 146,187 SF industrial building
≡ 550 Meadowlands Parkway, Secaucus 144,000 SF industrial building	≡ 430-450 Commerce Blvd., Carlstadt 121,294 SF industrial building
≡ 430 Industrial Avenue, Teterboro 132,000 SF industrial building	≡ 5 & 7 Garden Street, Moonachie 108,469 SF industrial building
≡ 35 State Street, Moonachie 106,841 SF industrial building	≡ 180 Manor Road, East Rutherford 80,277 SF industrial building
≡ 125 East Union Avenue, East Rutherford 84,400 SF industrial building	≡ 320 West Commercial Avenue, Moonachie 50,000 SF industrial building
≡ 700 Penhorn Avenue, Secaucus 70,000 SF industrial building	≡ 430 Gotham Parkway, Carlstadt 65,000 SF data center
≡ 1125 Hendricks Causeway, Ridgefield 56,000 SF industrial building	≡ 299 Murray Hill Parkway, East Rutherford 101,367 SF industrial building

Apartment Complex Valuation and Consulting

The appraisal of multi-family rental properties is one of the areas of expertise at Welsh Chester Galiney Matone Inc which is national in scope. Assignments include the following types of analysis:

- ⌘ Financing
- ⌘ Competitive market rental studies
- ⌘ Buy/sell advice
- ⌘ Condo/co-op conversion analysis
- ⌘ Expert Witness Testimony
- ⌘ Ad Valorem analysis
- ⌘ Marketing and feasibility studies for new projects

Apartment Complex Valuation and Consulting

<p>  Parkway Apartments 1,749 unit high-rise Irvington, NJ </p>	<p>  Carlton Arms 900 unit garden complex Bradenton, FL </p>
<p>  Rachel Gardens 850 unit garden complex Montville, NJ </p>	<p>  The Davenport 685 unit garden complex Dallas, TX </p>
<p>  Tropicana Bay/San Souci 452 unit multi-property complex North Miami, FL </p>	<p>  Town Run 426 unit garden complex Lawrence Township, NJ </p>
<p>  Lincoln Club of McCandlees 370 unit garden complex McCandlees, PA </p>	<p>  Chatham Harbor Apartments 324 unit complex Altamonte Springs, FL </p>
<p>  Oakwood Village 1,224 unit garden complex Mt. Olive, NJ </p>	<p>  Echelon Glen/Rogers Mill 884 unit garden complex Voorhees, NJ </p>
<p>  The Cove Apartments 689 unit garden complex Tampa, FL </p>	<p>  Sun Valley Lake Apartments 680 unit garden complex St. Charles, Missouri </p>
<p>  Chase Arbor Apartments 430 unit garden complex Virginia Beach, VA </p>	<p>  Avalon Grove Apartments 402 unit mid-rise complex Stamford, CT </p>
<p>  Tapers I & II 356 unit garden complex Raleigh, NC </p>	<p>  Bellaro Apartment 312 unit garden complex Harris County, TX </p>
<p>  Chatham Hill Apartments 308 unit garden complex Chatham, NJ </p>	<p>  Summit Apartments 288 unit garden complex Mt. Laurel, NJ </p>
<p>  Versailles 286 unit high-rise cooperative West New York, NY </p>	<p>  Burlington Court Apartments 210 unit garden complex Burlington, NJ </p>
<p>  Alexandria Apartments 200 unit garden complex Morrisville, PA </p>	<p>  Green Plaza Apartments 194 unit garden apartments Woodbridge, NJ </p>

Apartment Complex Valuation and Consulting

<p>  Canfield Mews 192 unit apartment complex Randolph, NJ </p>	<p>  Champions Crossing 288 unit garden complex Austin, TX </p>
<p>  Forest Park 286 unit garden complex Wilmington, DE </p>	<p>  North Courte 264 unit garden complex San Antonio, TX </p>
<p>  Waterview Apartments 203 unit garden complex East Goshen, PA </p>	<p>  Canyon Springs Apartments 195 unit luxury garden complex Austin, TX </p>
<p>  Richland Trace 192 unit garden complex San Antonio, TX </p>	<p>  Meridian Square 160 unit garden apartment Carteret, NJ </p>
<p>  Cityscape Apartments 157 unit mid-rise complex St. Louis Park, MN </p>	<p>  Bower Hill Apartments 136 unit section 8 HUD complex Pittsburgh, PA </p>
<p>  First Street Apartments 128-unit apartment building Hoboken, NJ </p>	<p>  South Orange Towers 108 unit mid-rise complex Orange, NJ </p>
<p>  Parkside Apartments 96 unit garden complex Ewing, NJ </p>	<p>  Clinton Place New 70 unit complex Hackensack, NJ </p>
<p>  Lincoln Court II 43 unit affordable housing Orange, NJ </p>	<p>  Village Commons /Edison Tyler Estates 136 unit proposed garden complex Edison, NJ </p>
<p>  Abraham Lincoln Apartments 153 unit mid-rise complex Jersey City, NJ </p>	<p>  Township Village 128 unit garden complex Morris Township, NJ </p>
<p>  Grand Adams Apartments 99 unit mid-rise complex Hoboken, NJ </p>	<p>  Mansfield Commons 73 unit garden complex Mansfield, NJ </p>
<p>  Westbury 70 unit mid-rise complex Hackensack, NJ </p>	<p>  1300 Clinton Street Apartments New 30-unit building Hoboken, NJ </p>

Welsh Chester Galiney Matone Inc

Real Estate Advisory Services

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Apartment Complex Valuation and Consulting

≡ The Sky Club 326 luxury units Hoboken, NJ	≡ Grandview at Port Imperial 295 units (proposed) West New York, NJ
≡ Jefferson at Aberdeen 290 units on 17 acres (proposed) Aberdeen, NJ	≡ Brownstones at Port Imperial 244,807 SF development Weehawkin, NJ
≡ Alexan Riverdale Site Proposed apartments on 4 acres Riverdale, NJ	≡ Willowyck Apartments 308 unit garden apartment Lansdale, PA
≡ Stonington Farm Apartments 198-unit garden apartment Doylestown, PA	≡ Gaslight Commons 200 unit garden apartment South Orange, NJ

Hotel Valuation and Consulting

We have extensive experience nationally with the appraisal of hotels. These assignments include the following:

- ⌘ Marketability Studies
- ⌘ Financial Feasibility
- ⌘ Market Value Appraisals
- ⌘ Specialized Valuations:
 - ▾ Leasehold
 - ▾ Leased Fee
 - ▾ Liquidation
 - ▾ Tax Appeals

Hotel Complex Valuation and Consulting

- **The Millennium**
561 room hotel
New York, NY
- **Franklin Hotel**
51 room hotel
New York, NY
- **Trump Regency**
500 room casino/hotel
Atlantic City, NJ
- **Marriott-Princeton Forrestal Village**
294 room hotel/mixed use complex
Plainsboro, NJ
- **Ramada Inn**
347 room hotel
Edison, NJ
- **Clarion Hotel**
200 room hotel
East Windsor, NJ
- **Holiday Inn**
141 room hotel
Westchester, PA
- **Embassy Suites**
274 room hotel
Parsippany, NJ
- **Days Inn**
119 room hotel
Norwalk, CT
- **Bernards Inn**
20 room hotel & banquet facility
Bernardsville, NJ
- **Homewood Suites**
109 units
Cranford, NJ
- **Cherry Hill Hilton**
408 room hotel
Cherry Hill, NJ
- **The Willard**
365 room hotel
Washington, DC
- **Hyatt Regency Princeton**
348 room hotel
West Windsor, NJ
- **Grand Summit Hotel**
150 room hotel
Summit, NJ
- **Park Ride Marriott Hotel NJ**
289 room hotel
Park Ridge, NJ
- **Plaza Athenee**
153 room hotel
New York, NY
- **Hilton Hotel**
405 room hotel
East Brunswick, NJ
- **Quality Suites Hotel**
177 room hotel
Santa Ana, CA
- **Somerset Hills Hotel**
111 room hotel
Somerset, NJ
- **Parrot Mill Inn**
Bed & Breakfast
Chatham, NJ
- **Hotel Westbury**
28 room hotel
New York, NY

Periodic Asset Valuation Assignments

The following are companies for whom we have valued properties. They include general or separate accounts, open and closed-end funds, limited partnerships, or individual assets under institutional management. Valuations may be made on a quarterly, semi-annual or annual basis.

UBS Realty Investors, Inc.

Merrill Lynch Hubbard

AT&T Investment Management Corp.

Ohio State Teachers Retirement Fund

Chase Investors Corporation

Teachers Insurance Annuity Association

Chase International Investors

Travelers Company

Citicorp

Pennsylvania Employees Retirement Fund

Equitable Life Assurance Society

Heitman Financial

Government of Singapore

Westmark Realty Advisors

The Hampshire Companies

TA Associates Realty

Lincoln National Life

LA Police & Fire Pension System

Prudential Financial

Urdang Capital Management

**J.P. Morgan Chase Investment
Management**

Hudson River Waterfront Property

The Hudson River Waterfront market continues to be an increasingly desirable alternative to Manhattan due to the rent differential and superior accessibility. We are well acquainted with this market as the following pages of waterfront assignments will demonstrate.

Hudson River Waterfront - Residential

<p>≡ First Street Apartments 128-unit apartment building Hoboken, NJ</p>	<p>≡ 1300 Clinton Street Apartments New 30-unit apartment building Hoboken, NJ</p>
<p>≡ Riva Pointe 245-unit condo development Weehawkin, NJ</p>	<p>≡ Liberty Harbor North 2500 residential units Jersey City, NJ</p>
<p>≡ Port Liberte 134 stacked condo & townhouses Jersey City, NJ</p>	<p>≡ Avalon Cove 504-unit apartment complex Jersey City, NJ</p>
<p>≡ Hoboken Brownstones 26-unit condo development Hoboken, NJ</p>	<p>≡ Grandview @ Port Imperial 295 residential units (proposed) West New York, NJ</p>
<p>≡ 900 Garfield Avenue 15-acre waterfront redevelopment (proposed) Jersey City, NJ</p>	<p>≡ Pier House Place Waterfront apartments on 1 acre (proposed) Jersey City, NJ</p>
<p>≡ Courtyard at Jefferson 144 waterfront units Hoboken, NJ</p>	<p>≡ The Marin 102 waterfront units Jersey City, NJ</p>
<p>≡ Banana Building Waterfront condos on 8 acres (proposed) Weehawkin, NJ</p>	<p>≡ Maxwell House Site Waterfront condos on 24 acres (proposed) Hoboken, NJ</p>
<p>≡ Port Imperial Boulevard Waterfront condos on 2 acres Weehawkin, NJ</p>	<p>≡ Hoboken Grande Condominiums 20,037 SF units Hoboken, NJ</p>
<p>≡ Building 15 Waterfront condos on 2 acres Weehawkin, NJ</p>	<p>≡ Riverside West 344 Waterfront units West New York, NJ</p>
<p>≡ Riverbend Apartments I, II, III 514 waterfront units West New York, NJ</p>	

Hudson River Waterfront – Major Industrial Projects

- ⌘ **Port Jersey Industrial Center**
8 buildings - 1.7 million SF
Jersey City & Bayonne, NJ
- ⌘ **150 Bay Street**
360,000 SF 9-story industrial loft
Jersey City, NJ
- ⌘ **First Street Industrial Complex**
210,000 SF industrial building
Jersey City, NJ
- ⌘ **Anthony Dell Acquila
Redevelopment Site**
800,000 SF industrial/residential
Hoboken, NJ
- ⌘ **Jordache Warehouse**
239,000 SF warehouse
Jersey City, NJ
- ⌘ **Morgan Industrial Center**
445,200 SF, 8-story industrial loft
Jersey City, NJ
- ⌘ **Hudson Bergen Light Rail System**
Various Holdings
Jersey City, NJ

Residential Development Services

At Welsh Chester Galiney Matone Inc we know that good business decisions require good data. As real estate advisors, we have observed the lack of available consistent, reliable information concerning residential developments and markets. Solid information is essential in order to participate in an increasingly competitive housing industry. Our market analysis reports meet the same rigid standards that have become the benchmark by which other advisory services are judged.

We have developed an in-house database which permits us to track sales at individual subdivisions and townhouses/condominium developments. We offer six types of standard reports. We can also customize individual reports for specialized needs. Our reports can be prepared one time or on a subscription basis to track the market over a longer period. In an effort to provide quality information at all price levels, the reports range in length and detail from full narratives to more concise summaries.

Market Search Series

Development Report

A Development Report is a detailed report which can be prepared for a single-family detached home, or for a condominium, townhouse or mixed-use development. The report identifies the grantor, grantee, sale price, living area, price per square foot, sale date, unit type (condo, townhouse, detached home, lot), model name, number of bedrooms, bathrooms and garage spaces and the buyer's prior address (if available).

The data in the report is generally presented in chronological order, but can also be organized by overall sale price, model type, size, or number of bedrooms. The utility of this information is enhanced by inclusion of the buyer's name and marital status. For special orders, the buyers' previous address, the proceeds from the prior sale and current mortgage information can be searched so as to provide a market area from which future sales might be drawn. We can also provide information on current asking prices, products and amenities at competing properties.

Development Report Summary

A Development Report Summary aggregates individual sales in a specific development by model type or other selected criteria. For each model type the number of sales, average unit size, average sale price and average price per square foot is reported for each year included in the search. The information for each model type in a development is then averaged. This program is able to accurately identify monthly absorption over a sales period which may start in April of one year and end in October of the following year. In addition, a trend feature tracks the annual percentage change in the sale price of each model type as well as for the development from year to year.

Market Area Report

The reporting function of our database allows us to define markets as broadly or narrowly as desired, either by geographical location or by selecting the specific properties to be researched. Within a geographical area we can also search by current asking prices, products and amenities, as well as by other key data for proposed or recently approved developments.

Market Analysis

In this report we provide a narrative analysis of the statistical data generated in the Market Area Report. If key data on a proposed development is requested, we can evaluate its relation to the specific market area.

Marketability/Feasibility Analysis

Our comprehensive marketability/feasibility reports provide an in-depth analysis of the positioning of a proposed product in comparison to potentially competitive products within an overall market. Reports offering three levels of detail are available.

In the basic report, attention is given to building permit data, and population, household, and income statistics. Included is a discounted cash flow analysis of the market research which tests for project feasibility. If a proposed development does not appear to be feasible, we can isolate the variables (sale price, absorption, construction cost, etc.) that stand in the way of project feasibility. You can determine if these suggested modifications are achievable, or you can request an analysis of your own potential modifications.

In a more detailed analysis, we will inspect competing developments and will provide photographs, a description of the physical site, and a description of the models and their layout. The most detailed analysis also includes a narrative description of proposed developments. These developments can also be researched for key data (applicant/developer, date filed, proposed development, status, etc.)

Market Value Appraisal

This is essentially a combination of the above noted services with an emphasis on discounted cash flow analysis and/or comparable sales analysis. Full narrative reports are prepared for lenders. Limited scope reports can be prepared for internal purposes unrelated to lending.

Estate Properties

The valuation of estate property is an important part of our residential appraisal practice. The services we provide include the following:

- ⌘ Preliminary and complete market value appraisals consistent with IRS appraisal guidance and regulations.
- ⌘ In-depth research and consultation relative to the sale or acquisition of residential property, including market posture and strategy.
- ⌘ Land use planning and subdivision analysis incorporating the professional contributions of outside surveyors, architects, attorneys, and engineers.
- ⌘ Expert real estate testimony in matters of litigation, application submissions to planning boards, boards of adjustment, and other agencies, and hearings before tax boards.
- ⌘ Appraisals for matrimonial settlements.
- ⌘ Appraisals for financing.
- ⌘ Valuations for estate taxes, gifts inheritances, estate planning, and for the determination of the value of partnerships or fractional interests in real property.
- ⌘ Land valuations, whether in fee or restricted by easements, for donation or purchase by national, state or local conservation organizations.

Estate Properties

[550 acre Hamilton Farm](#), the former James Cox Brady estate, with a 15,200 square foot manor house, for Beneficial Management Corporation.

[206 acre Cutting Estate \(Upton Pyne\)](#) including a 10,700 square foot manor house located in Bernardsville, Somerset County, NJ

[205 acre Bernard Schaefer Estate](#), located in Bernardsville Borough, Somerset County NJ

[147 acres of vacant land in Harding Township](#), Morris County, NJ owned by Peter Frelinghuysen.

[34 lot subdivision for Gill St. Bernard's School](#), located in Gladstone, Somerset County, NJ.

[257 acre Emmon Smyth Farm](#) subdivision in Bedminster, NJ for Millhouse Associates.

[175 acre Latourette Farm](#) subdivision in Bedminster, NJ for Diversified Investments et al.

[175 acre Mooreland Farm](#) tract in Far Hills, NJ for the Far Hills Race Meeting Association.

[300 acre Rattlesnake Bridge Road](#) tract in Bedminster, NJ for Lucent Technologies.

[55 acre Long Lane](#) subdivision in Bedminster, NJ for private interests.

[245 acre Talagen tract](#) for Crum & Forster.

[250 acre Millhouse Associates tracts](#) in Bedminster and Chester, NJ

[343 Acre Gladstone Trust](#) tract in Bedminster, NJ

[165 acre Teviot Farm](#) in Far Hills for private interests

[272 acre Loft Farm](#) tract in Bernardsville for private interests.

[103 acre Evans tract](#) in Chester for Township of Chester, NJ.

[13 acre Pottersville Rd. tract](#) in Peapack/Gladstone for private interests.

[4 Todd Avenue in Peapack](#) for private interests.

Welsh Chester Galiney Matone Inc

Real Estate Advisory Services

Mixed Use Developments / Redevelopment

- ⌘ **The Hills**
838 residential units,
350,000 SF
Office/Retail Space
Bedminster, NJ
- ⌘ **Panther Valley**
841 residential units
20,000 SF office
18 hole golf course
Allamuchy, NJ
- ⌘ **Beaver Brook**
578 residential units
160,000 SF office
19,000 SF retail
288 room hotel
18 hole golf course
Clinton, NJ
- ⌘ **Secaucus Town Center**
4,500 residential units
3 million SF office
1.2 million SF regional mall
1,000 room hotel
250,000 SF retail
Secaucus, NJ
- ⌘ **Livingston Town Center**
14 acre redevelopment
47,519 SF retail
20,696 SF office
97 residential units
Livingston, NJ
- ⌘ **Crystal Springs**
962 residential units
18 hole golf course
Hardyston, NJ
- ⌘ **Former Epstein's Department Store**
4.5 acre redevelopment
Morristown, NJ

Residential / Subdivision Valuation

<p>⌘ Brookside at East Brunswick 43 acre single family subdivision East Brunswick, NJ</p>	<p>⌘ Grand & Adams Streets .63 acres of land Hoboken, NJ</p>
<p>⌘ Coachlight at Furnace Lake 100 acre single family subdivision Oxford, NJ</p>	<p>⌘ Premiere at Cedar Knoll Residential Subdivision Jackson, NJ</p>
<p>⌘ Taylors Mill Rd. 26 acres of land Readington, NJ</p>	<p>⌘ Maxwell Place Market study - proposed condominiums Hoboken, NJ</p>
<p>⌘ Windy Acres Tract 291 acres of land Clinton, NJ</p>	<p>⌘ Harrison MetroCentre 24 acre mixed use redevelopment Harrison, NJ</p>
<p>⌘ Ringel Property 37 acre residential subdivision Jackson, NJ</p>	<p>⌘ Landmark at Long Valley Residential subdivision Washington, NJ</p>
<p>⌘ Cokesbury Meadows 53 acre residential subdivision Clinton, NJ</p>	<p>⌘ Sunrise Assisted Living 7 lot age-restricted facility Mahwah, NJ</p>
<p>⌘ The Water's Edge 46 acre residential subdivision Clinton, NJ</p>	<p>⌘ The Ridge at Saddle River 24 acre townhouse development Saddle River, NJ</p>
<p>⌘ Belview Crossing 46 acre subdivision Lopatcong, NJ</p>	<p>⌘ Forest Ridge 30 acre subdivision Boonton, NJ</p>
<p>⌘ One Garret Mountain Plaza 16 acre subdivision West Paterson, NJ</p>	

Litigation Support

Our appraisers have extensive experience appraising properties for possible litigation. We also specialize in litigation support which goes beyond preparing a valuation. We can explore the strengths and weaknesses of both sides of a case and can act as review appraisers for rebuttal. Our staff includes appraisers who are qualified as expert witnesses in state and federal court.

Our firm is known and trusted for our impartiality and objectivity. Our clients include property owners, attorneys, municipalities and federal and state agencies. The following is a list of completed assignments:

Tenant Representation / Lease Negotiation

Tax Appeals

[IBM v. Franklin Lakes](#)

646,000 SF Corporate Headquarters

[Wellsford V. Wayne](#)

Former American Cyanamid Corporate Headquarters

[Beneficial Corp. v. Peapack-Gladstone](#)

545,000 SF Corporate Headquarters

[Trump Regency Hotel v. Atlantic City](#)

500 room hotel

[MSGW v. Mountain Lakes](#)

Former Newsweek Division Headquarters

For Gale & Wentworth

[Exxon v. Florham Park](#)

750,000 SF office park on 400 acres

Review Appraiser

[Casino Redevelopment Agency - Atlantic City](#)

[Jersey City Redevelopment Agency](#)

[Port Authority of New York/New Jersey](#)

[Newark Airport](#)

Arbitration Cases

[New York City, NY](#)

Condo Land Lease Dispute

[West Windsor, NJ](#)

Shopping Center Brokerage Dispute

[Clifton, NJ](#)

Tenant v. Landlord

Dispute over Condition of Premises

[Morristown, NJ](#)

Multiple Land Lease Disputes

Condemnation

[NJ Meadowlands v. Thirteen East Group, LLC](#)

Valley Brook Ave., Lyndhurst Twp., NJ

Lease Negotiation Tenant Representation

We are experienced in lease analysis, negotiation and arbitration for a variety of property types. We have extensive experience dealing with land leases, bank sites and major office lease negotiation. The following is a partial list of recent assignments.

Geraldine Dodge Foundation

6,100 SF at 163 Madison Avenue, Morristown, NJ

Pitney, Hardin, Kipp & Szuch

109,000 SF at Park Avenue, Morris County, Florham Park, NJ

Summit Bancorporation

31,000 SF at 1 Main Street, Chatham, NJ

Summit Bancorporation, Professional Services Division

3,500 SF Seton Hall Legal Center, Newark, NJ

Riker, Danzig, Scherer, Hyland & Perretti

100,000 SF at Headquarters Plaza, Morristown, NJ

Morristown Memorial Hospital

25,000 SF, 95 Madison Avenue, Morristown, NJ

Atlantic Health System

20,000 SF, Florham Park, NJ

Gatehall II - Health Resource Partners

31,000 SF, Parsippany, NJ

1000 American Way

120,000 SF, Morris Plains, NJ

Property Management Receivership and REO Services

We are actively engaged in the management of commercial properties for owners, asset managers, lenders and the courts. Our Director of Property Management and Property Management Accounting is Margaret Farabaugh, CPA. Ms. Farabaugh holds a BA in Mathematics from the College of New Rochelle, and has studied accounting at Rutgers University. She is a Certified Public Accountant in the State of New Jersey, and her past experience includes positions with AT&T, RCA and IT&T. Ms. Farabaugh is assisted by H. Peter Green who holds a BS in Business Administration from the Citadel. Prior to joining the firm he was involved in the construction of custom homes, as well as the management of commercial properties.

We employ and direct a full compliment of employees and independent contractors on behalf of the properties we manage. Their mechanical systems and general maintenance are continually monitored with emphasis on preventative maintenance. Planning and implementing building capital improvements and tenant fit-ups are a part of the overall management package. We have on-going working relationships with architects and civil, structural and mechanical engineers.

Welsh Chester Galiney Matone Inc utilizes a highly advanced commercial program for all accounting and lease administration. Our staff is completely proficient with spreadsheet software and we pride ourselves in being able to meet the needs of the sophisticated investor. Our property management services are fully integrated into our appraisal, brokerage and advisory functions and our clients can easily tap into the various specialized areas of expertise available. A partial list of the properties we manage is listed below.

- ⌘ **Parsippany Corporate Center**
67,000 SF office building
7 Century Drive
Parsippany, NJ
- ⌘ **10 Park Avenue**
60,451 SF office building
Florham Park, NJ
- ⌘ **Plaza 9**
111,000 SF multi-tenant office
Woodbridge, NJ
- ⌘ **745 Route 46**
32,234 SF strip mall
Parsippany, NJ
- ⌘ **300 Madison Avenue**
20,2488 SF medical office building
Madison, NJ
- ⌘ **75 Montgomery Street**
45,917 SF office/retail building
Jersey City, NJ
- ⌘ **258 Barron Street**
80 residential units
Jersey City, NJ

Thomas P. Welsh, MAI, CRE

Thomas P. Welsh is a principal with Welsh Chester Galiney Matone Inc. He is actively engaged in the negotiation of office, retail and industrial leases. He provides litigation support and performs arbitration and mediation for parties desiring alternative dispute resolution. He provides real estate appraisal and consultation services with an emphasis on property tax analysis, condemnation cases and market and feasibility studies.

Mr. Welsh has extensive court experience and is qualified as an expert witness before the Superior Court of New Jersey, the New Jersey Tax Court, Federal Court, Federal and State agencies including the State of New Jersey Department of Transportation, as well as various County Boards of Taxation, Boards of Adjustment and Planning Boards. Mr. Welsh has major tax appeal litigation experience. He has recently worked on cases involving corporate headquarters in New Jersey and casino land in Atlantic City. His specialties include negotiating the acquisition and disposition of land, office and industrial properties. Mr. Welsh has been a member of the American Arbitration Association since 1991 and has been appointed as a neutral arbitrator on a number of arbitration panels.

Mr. Welsh has chaired an arbitration panel on a case concerning a complex land lease dispute between a co-op association and a land owner in New York City. He has acted as a consultant to attorneys representing both landlords and tenants in negotiating and drafting land leases and office arbitration clauses. Mr. Welsh has also completed the Mediation Skills training presented by the New York State Society of CPAS's Foundation for Accounting Education in July 1998.

Mr. Welsh served in the United States Marine Corps, attaining the rank of Captain (1966-1971), and successfully completed naval flight school. He served as a Marine Corps pilot in Vietnam with over 2,000 hours of flight time. Prior to joining the Marine Corps, Mr. Welsh was an accountant with Peat, Marwick, Mitchell & Company in New York City from 1965-1966. He is a member of the American Society of Real Estate Counselors, a member of the Appraisal Institute, a licensed New Jersey Real Estate Appraiser, a licensed New Jersey Real Estate Broker, a member of the Morris County Board of Realtors, a past president of the Industrial and Office Real Estate Brokers Association of the New York Metropolitan Area., and a member of the American Arbitration Association.

Mr. Welsh's civic activities include membership on the Board of Directors of the New Jersey Battered Women Association, membership on the Board of Trustees of the Memorial Health Foundation, trusteeship of the Atlantic Health Management Corporation, membership on the Board of Directors of the New Jersey Automobile Club, and former membership on the Board of Directors of the Morris County Chamber of Commerce, Morris 2000, and the South African Leadership Development Program.

A graduate of Long Island University, C.W. Post College with a degree in accounting, Mr. Welsh is certified by the Appraisal Institute's voluntary program of Continuing Education for its designated members.

Welsh Chester Galiney Matone Inc

Real Estate Advisory Services

Brian A. Chester, MAI

Brian A. Chester, who is a principal with the firm, focuses primarily on commercial property appraisal and consulting in the New York/New Jersey metropolitan area. Mr. Chester's clients include major commercial lenders, mortgage brokers, Wall Street conduits, life insurance companies, developers and property owners.

Prior to the formation of Welsh Chester Galiney Matone Inc, Mr. Chester was a principal in the real estate appraisal firm of Krauser, Welsh & Cirz, Inc of Morristown, New Jersey. During his seventeen years with Krauser, Welsh & Cirz, Inc he was actively engaged in real estate consulting and appraisal on a variety of types of properties including office buildings, industrial facilities, shopping centers, apartments, residential subdivisions, vacant land and special-use properties. Other assignments included financial analyses, market and feasibility studies, lease analyses, property tax consulting, and other real estate advisory services.

Mr. Chester has qualified as an expert witness before the Superior Court of New Jersey, the New Jersey Tax Court, the United States Federal District Bankruptcy Court, the Morris County Board of Taxation and various planning boards.

Mr. Chester received his B.S. in Business Administration from Villanova University in 1981 and a certificate in Real Estate studies from New York University School of Continuing Education. He is a member of IOREBA, the New Jersey Mortgage Bankers Association, the Morris County Board of Realtors, the Somerset County Chamber of Commerce and the Metro New Jersey Chapter of the Appraisal Institute, of which he served as President in 2001. Mr. Chester is certified by the Appraisal Institute's voluntary program of Continuing Education for its designated members.

John J. Galiney, MAI

John J. Galiney, a principal of the firm, is actively engaged in real estate consulting and appraisal for institutional, corporate and individual clients. His assignments include single and portfolio valuation, financial analysis, market and feasibility studies and other advisory services. Property types include CBD and suburban office buildings, shopping centers, industrial/warehouse facilities, high tech buildings, research and laboratory facilities and multi-family residential properties. While involved with analysis of all property types during his twenty-one years in the real estate advisory business, Mr. Galiney has developed an expertise in the valuation of retail properties, with particular emphasis on community and neighborhood shopping centers, as well as larger single and multi-tenant office buildings.

Prior to helping create Welsh Chester Galiney Matone Inc, John was a principal in the real estate advisory firm of Krauser, Welsh & Cirz, Inc. for which he was the managing partner for over ten years.

Mr. Galiney is an alumnus of the Pennsylvania State University with a B.S. Degree in Real Estate and Insurance. He obtained the MAI designation (Member Appraisal Institute) in 1989. He is a member of the Pension Real Estate Association (PREA), the International Council of Shopping Centers (ICSC), the Pennsylvania Association of Realtors and the Appraisal Institute. He holds state certification as a general appraiser in New Jersey, New York, Pennsylvania, Connecticut, Massachusetts, Maryland, Virginia, Washington D.C., Ohio, Illinois, Texas, North Carolina, Georgia, Arizona, and Delaware.

Peter Matone, MAI, PP/AICP

Peter Matone, a principal in the firm, is actively engaged in a wide array of real estate consulting and valuation services. On the commercial side, Mr. Matone specializes in single asset and portfolio valuation of office, retail, supermarket and high-tech properties for the nations' largest lenders, Fortune 100 corporations and property owners. The properties he appraises are predominantly located in the Morris, Somerset and Middlesex County's I-287/78 corridor as well as in New Jersey's urban markets, particularly the Hudson River Waterfront.

On the residential side, Mr. Matone specializes in the analysis of large, mixed-use master planned communities and golf courses, proposed and newly constructed apartment complexes, and senior housing complexes for lenders, developers, owners and investors. Mr. Matone has been involved with all of the region's suburban master-planned communities and has extensive experience with properties along the Hudson River Waterfront. Mr. Matone has particular experience in the valuation of land assets via discounted cash flow and internal rate of return analysis. His background as a Licensed Professional Planner is a substantial asset in the development and entitlement area.

Mr. Matone has significant experience in the area of market and feasibility analysis for new commercial and residential projects for which he has developed advanced proprietary computer applications. He has assisted property owners in the evaluation and structure of joint ventures and has assisted developers in the evaluation of new regional market opportunities outside New Jersey.

Mr. Matone provides litigation support in disputes concerning commercial and residential properties. He is qualified as an expert witness in the Tax Court of New Jersey; the United States District Court for the District of New Jersey; and the Superior Court of New Jersey.

Prior to the formation of WCGM Inc Peter was associated with the real estate appraisal firm of Krauser, Welsh & Cirz, Inc. for fifteen years, eight of which were in an ownership capacity. Earlier in his career, Peter was a practicing planner with a major New Jersey municipality concentrating in entitlements, board presentations, land economics, demographic analysis and industrial park development.

Peter is a graduate of Rutgers College with a concentration in city and regional planning and has received the Certificate in Real Estate Studies from the Real Estate Institute at New York University. He has received the MAI designation from the Appraisal Institute and is a full member of the American Institute of Certified Planners (AICP). He is a licensed Professional Planner as well as a certified General Appraiser in the State of New Jersey. He is also a full member of the Urban Land Institute (ULI) for whom he annually authors the northern New Jersey real estate overview for the Market Profiles publication.

Robert W. Dombal, MAI, CRE

Robert W. Dombal specializes in valuation and counseling with respect to the financing, acquisition and disposition of investment real estate for institutional, pension fund, corporate and individual clients. His services include feasibility analyses, individual property and portfolio reviews, market studies and valuation reports.

Before becoming a principal in the firm of Welsh Chester Galiney Matone Inc, Mr. Dombal was a principal in the firm of Krauser, Welsh & Cirz, Inc. for six years, and L. W. Ellwood & Company for eighteen years. Before that Mr. Dombal was a mortgage loan and reviewing appraiser for Prudential Insurance Company and a real estate lending officer in a major New York City bank.

Mr. Dombal is a graduate of Lehigh University. He is a member of the Appraisal Institute (MAI) and the Counselors of Real Estate (CRE). Mr. Dombal has developed and taught courses for the Appraisal Institute and is certified by the Appraisal Institute's Voluntary Program of Continuing Education for its designated members. Bob is a past president of the New York City chapters of the Appraisal Institute and of the Counselors of Real Estate, as well as having been Chairman and committee member of various national committees for both organizations. Mr. Dombal is a former trustee of the Radburn Association and former Chairman of its Committee on Architecture. Radburn is one of America's first planned communities and is listed on the National Historic Register.

Mr. Dombal has state certification as a general real estate appraiser in a number of states. He is also a professional member of the National Council of Real Estate Investment Fiduciaries (NCREIF) and is qualified as an expert witness in various federal and state courts and local zoning assessment boards. Mr. Dombal is a licensed real estate broker in the State of New Jersey.