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KHOREN BANDAZIAN +
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IAN S. KLEEBLATT
MICHAEL J. COHEN +

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MATTHEW COHEN + (RET)
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BRUCE F. BANTA (1932-1983)
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COUNSEL TO THE FIRM

/ CERTIFIED BY THE SUPREME COURT OF
NEW JERSEY AS A CIVIL TRIAL
ATTORNEY
+ MEMBER NEW YORK BAR ALSO
* MEMBER CONNECTICUT BAR ALSO
p MEMBER PENNSYLVANIA BAR ALSO
■ MEMBER FLORIDA BAR ALSO
d MEMBER WASHINGTON, D.C. BAR ALSO
m MEMBER MARYLAND BAR ALSO
x R. 1:40 QUALIFIED MEDIATOR

October 10, 2017

Email address: brosenberg@winnebanta.com
Direct Dial: (201) 562-1070

VIA HAND DELIVERY

Borough of Glen Ridge
Glen Ridge Municipal Building
825 Bloomfield Avenue
Glen Ridge, NJ 07028

Re: Designation of Montclair Hospital, LLC, as Redeveloper of a portion of the HUMC/Mountainside Redevelopment Area

Dear Mayor and Council:

We represent Montclair Hospital, LLC ("Hospital"). By Resolution No. 82-15, adopted May 26, 2015, the Borough Council designated the following parcels of land as an area in need of redevelopment: Block 106, Lot 15 and Block 91, Lot 1 (the "HUMC/Mountainside Redevelopment Area"). The Hospital respectfully requests that it be designated as redeveloper of Block 91, Lot 1, in the HUMC/Mountainside Redevelopment Area (the "Redevelopment Site"), for the purpose of redeveloping and expanding Hospital parking facilities pursuant to the HUMC/Mountainside Hospital Redevelopment Plan.

Montclair Hospital, LLC, owns and operates Hackensack Meridian Health Mountainside Medical Center ("Mountainside"). Mountainside is one of the premier hospitals in New Jersey with an outstanding record of providing quality patient care and safety. The hospital has served Glen Ridge, Montclair and surrounding communities for over 120 years. Since the Hospital's acquisition of Mountainside in 2012, the Hospital's goal has been to build on Mountainside's legacy of excellent care for the surrounding community with the utilization of innovative technology, a strong physician network and with the development of a modern medical facility that meet the needs of its physicians

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and patients and to deliver world class health care to the surrounding community. As part of this effort, the Hospital desires to redevelop and expand its parking facilities within the Redevelopment Site to serve the Hospital in a way that minimizes impact to the neighboring residential community.

As is evident from the foregoing, the Hospital is extremely qualified to serve as redeveloper of the Redevelopment Site. The Hospital is excited to be redeveloping Mountainside, in an effort to deliver a world class health care experience to the Borough community. We look forward to working with the Mayor and Council on this important endeavor. Should you require any additional information, please let me know.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Br' followed by a long, sweeping horizontal line that curves slightly upwards at the end.

Bruce R. Rosenberg

MONTCLAIR HOSPITAL, LLC

Designated Redeveloper Qualifications

**RE: HUMC/Mountainside Hospital
Redevelopment Plan For Parcels Identified As:
Block 91, Lot 1**

(i) Development Team

Role	Company Name	Primary Contact	Phone #	E-mail
Developer	Montclair Hospital, LLC	Timothy O'Brien	973-429-6314	tim.o'brien@mountainsidehosp.com
Architect	NK Architects	Allen Kopelson	973-539-5353	kopelsona@nkarchitects.com
Civil Engineer	Bohler Engineering	Brad Bohler	908-668-86300	bbohler@bohlereng.com
Traffic Engineer	Atlantic Traffic & Design Engineers	John Harter	908-769-5588	jharter@atlantictraffic.com
Construction Mgr	TBD			
Lead Land Use Counsel	Drinker Biddle and Reath	Glenn Pantel	973-549-7022	Glenn.pantel@dbr.com

Qualifications for development professionals attached:

(ii) List of completed projects

- Obstetrics Department Renovations in 2015/2016 – Renovate and upgrade the interior areas of the obstetrics department to alleviate congestion and meet the delivery practices of our obstetricians. Project cost of approximately \$3.5M.
- Emergency Department Renovations in 2015/2016 – Renovate and expand emergency department to optimize patient throughput and improve aesthetics. Project cost of approximately \$1.5M.
- Infrastructure Upgrades in 2013/2014 – Replace chiller plant, boilers, air handling system and lighting upgrades to gain energy efficiency. Project cost of approximately \$1.8M.
- Ground Floor Upgrades in 2016/2017 – Modernize the ground floor corridors connecting the two lobbies and provide continuity of patient wayfinding through the five buildings that comprise the hospital. Project cost of approximately \$1M.

(iii) Professional References

- Michael Rohal, Administrator – Borough of Glen Ridge, NJ, 973-748-8400, Ext. 226
- Michael Zichelli, Deputy Administrator – Borough of Glen Ridge, NJ, 973-748-8400, Ext. 235

(iv) Contractor Contact information

N/A – The project contractor has not been selected at this time.

(v) Documentation Evidencing Financial Responsibility

Montclair Hospital LLC is the proposed responsible party for the project. Financial statements are enclosed.

(vi) Estimate offering price and deposit for Land - N/A

- (vii) ***Estimated Development Costs***
\$2,100,000.00

- (viii) ***Fiscal Impact***

The subject property is located in an area already well served by infrastructure and services from both the Borough of Glen Ridge and the Township of Montclair. The proposed development is not expected to result in a change in the need for local Police and Fire services or equipment. No additional roadways requiring municipal maintenance are proposed. Finally, there will not be any new school children resulting from the development.

Any marginal increase in the cost of municipal services will be more than offset by the increase in municipal tax revenues and other fees such as the COAH – non-residential development fees.

From a broader economic perspective, the proposed development is expected to bring approximately 80 new jobs to the area – 20 physicians and 60 support employees. It will also help to solidify the hospital's competitive position in the marketplace and help to ensure that critical medical services to continue.

- (ix) ***Proposed Public Amenities and benefits***

The development also includes a 5,000 sf plaza located at the intersection of Highland Ave and Bay Ave. In addition, street scape improvements, such as street trees, streetscape lighting and furnishings are also proposed.

As stated above, the proposed medical office building is a critical element of Hackensack UMC Mountainside's strategic plan to attract new physicians to the area. It will enhance the Hospital's ability to compete in the current challenging environment and it will enhance the level of medical care to the local community.

- (x) ***Estimated Project Schedule (subject to approval process timetable)***

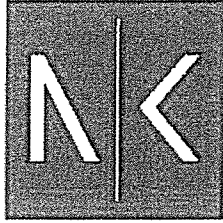
Demolition Start	Dec 2017
Commence Site work	Mar 2018
Core & Shell completion	Sept 2019
TI fit out completion	Nov 2018
Hospital occupancy	Dec 2018

- (xi) ***Conceptual Plans & Elevations***
Attached

- (xii) ***Tenant Relocation Plan -N/A***

- (xiii) ***No Conflict Certification.***
Attached

Design Team Qualifications:



Professional Design Qualifications

INTRODUCTION

NK Architects is a full-service architectural, interior design, planning and structural engineering firm committed to client service and the pursuit of excellence in architecture.

Founded in 1972, we are proud of our sustained growth, our recognition as market leaders in healthcare, education, multi-family housing and corporate interiors, and the completion of numerous significant and award-winning projects. With a staff of 60, NK is a regional firm with offices in New Jersey and New York City, working with clients throughout the country. Our success is due in no small part to the dedication of a very talented and committed staff, an obligation to maintain our core values of integrity, innovation and quality, and the ongoing confidence of our clients.

Our professionals are natural leaders with a passion for their work and an earned authority that enables them to exemplify NK's unique skill and agility. We fully understand and embrace the importance of what we do and take seriously our responsibility to our clients, end users and the environment. We work hard every day to promote this as an integral component of our culture.

As we prepare for greater growth and achievement over the coming years, NK will build upon the traditional values of great architecture, reinforced by developing technologies and a deep appreciation of the sustained impact of our work.

SERVICES

- Architectural Design
- Planning
- Interior Design
- Structural Engineering
- Graphic Design
- Feasibility Studies
- Conditions Assessments

LOCATIONS

95 Washington Street
Morristown, New Jersey 07960

Woolworth Building
233 Broadway, Suite 2150
New York, New York 10279

web: www.nkarchitects.com

tel: (973) 539-5353 fax: (973) 539-0916

tel: (212) 982-7900 fax: (212) 982-8111

email: nk@nkarchitects.com

STAFF

- 23 Licensed Architects
- 3 Licensed Planners*
- 16 Technicians
- 3 Licensed Engineers

- 3 Interior Designers
- 12 Support Staff
- 15 LEED Accredited*

**Are also architects, technicians or interior designers and therefore already included in total employee count*

HEALTHCARE SPECIALTY

NK understands that in today's environment, healthcare design must be predicated on a wide variety of factors. Well before design development, our planning considers our clients' strategic and operational goals, which can encompass intelligence drawn from demographic and competitive analyses, staffing and productivity studies, new technologies and capital solutions. This approach helps ensure success in a project that meets today's competitive demands, maximizes flexibility and adaptability for future, currently unknown needs, and fully supports the organization's strategy.

Our senior healthcare principals are Board Certified Healthcare Architects with advanced educational degrees in management and client- side operational experience. NK has exceptional insight into healthcare's changing needs, a rounded, national perspective on healthcare issues, and a deep understanding of local financial and operational concerns. This vantage point allows NK to act as a true client advocate throughout the entire planning, design and building process.

Our experience touches the full spectrum of the human lifecycle, from labor/delivery and neo-natal suites, emergency departments, operating suites, ambulatory care centers, cancer centers, cardiovascular, psychiatric, rehabilitation, senior care and hospice centers. We are the largest healthcare design firm in New Jersey and are among the top ten healthcare firms in the New York metropolitan area.

Representative Project

Hunterdon Medical Center MOB

Project: Specialty Medical Practice Facility

Location: Flemington, New Jersey

NK's design of this new 38,000 square foot medical office building on the campus of Hunterdon Medical Center takes advantage of the sloped site with a dramatic stone retaining wall and waterfall incorporated into the building's architecture. This allows independent access to the MRI suite and physical therapy practice on the lower level. The building is designed with responsive and progressive sustainable features that include solar sun shades, a geo-thermal heating and cooling system and a solar photovoltaic roof program. This, combined with all LED lighting and clerestory office daylight harvesting, will provide environmentally-responsible long-term benefits for all staff and patients.



OTHER REPRESENTATIVE PROJECTS

MEDICAL OFFICE BUILDINGS

95 Madison Avenue

Morristown, New Jersey

- Pain Management Treatment Center
- Perinatology Department
- Arthritis Center
- Melanoma Center
- Pain Management Expansion

500 Medical Arts

Hackettstown, New Jersey

CareOne

Marlton New Jersey

- Parking Study for Medical Office Building

Chester Square Medical Complex

Chester, New Jersey

- 50,000 sf Medical Office Building

CrownPoint Group Harrison MOB Harrison, New Jersey

- MOB Feasibility Study

Closter Medical Office Building

Closter, New Jersey

- Physician Office Suites and Closter Dental Group

Diversified Communities

Elizabeth, New Jersey

- Feasibility Study for Medical Office Building

Ear Nose Throat of New Jersey

Nutley, New Jersey

- Medical Office Building Renovation

East Orange General Hospital

East Orange, New Jersey

- Adaptive Reuse of Existing Facility into 75,000 sf Medical Office Building

Drinker Biddle

Drinker Biddle is a national, full-service law firm providing litigation, regulatory and business solutions to public and private corporations, multinational Fortune 100 companies and start-ups. Building on a rich 167-year history, our more than 635 lawyers across 12 offices today uphold our firm's reputation for outstanding legal results and bring a sophisticated, forward-thinking approach to every client engagement.

We combine a comprehensive range of legal services with significant national roles in industries, including—but not limited to—health care, financial services, insurance, energy, retail, education, and pharma and life sciences. Through deep industry knowledge and a commitment to excellence, clients can rely on us to deliver the counsel and insight needed to win complex class actions, close billion-dollar transactions and stay ahead of ever-changing regulations.

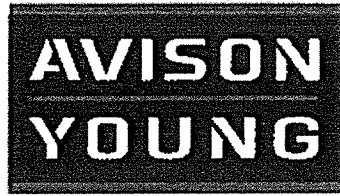
Our firm, lawyers and practice groups are routinely recognized for their results, client service and pro bono efforts. Among our recent recognitions:

- In 2017, 13 of our practice groups were recognized as leaders in their fields by Chambers and Partners, a client and peer reference-driven guide to the world's top lawyers
- Intellectual Property Practice Group ranked in the World Trademark Review 1000 for 2017, recognizing the Washington D.C. and Chicago offices, as well as individual lawyers
- Named insurance "Law Firm of the Year" by international industry-leading publication *Reactions Magazine* in 2015 and 2016. Drinker Biddle was also named the number one insurance law firm in five of the six categories in the *Reactions* Legal Survey 2016, namely Litigation, Regulatory, M&A, ILS and Insolvency
- Recipient of the of the Philadelphia Bar Foundation's 2017 Pro Bono Award, a prestigious honor recognizing one firm that "performs outstanding volunteer efforts in providing legal services to those in need."

Glenn S. Pantel represents clients in the areas of land development, commercial real estate transactions and related regulatory matters including wetlands issues, ISRA compliance, waterfront development, Mt. Laurel housing, and local zoning and planning approvals. He represents a number of major developers and corporate users in connection with large scale, sophisticated development plans and acquisitions throughout New Jersey and Pennsylvania.

Glenn represents many major developers and corporate users in commercial real estate transactions. Among his recent representative matters:

- Representation of Matrix Development for matters in both New Jersey and Pennsylvania. In New Jersey, in the development of over 10,000,000 square feet of industrial and distribution center facilities in Robbinsville, Monroe, Burlington, and South Brunswick Townships, New Jersey; and in the acquisition of the Commonwealth Corporate Center, Horsham, Pa., including variances and development of approvals from Horsham Township and Montgomery County; establishment of golf and access easements for an 18-hole Arnold Palmer designed course meandering through and initially under common ownership with the corporate park; implementation of a multimillion-dollar public-private partnership for road improvements; resolution of condemnation issues; addressing environmental matters related to an adjacent U.S. military airport facility.
- Representation of The Hampshire Companies in the acquisition, financing and leasing of several hundred million dollars of industrial, office and retail properties throughout the United States, including a 1,000,000-square-foot mixed-use residential, retail, office, hotel conference center and structure parking complex in Woodbridge at the Metropark Amtrak station; a new retail development project for Dick's Sporting Goods; building disposition and related residential rezoning for PNC Bank headquarters; rezoning and development approvals for a new 280,000-square-foot headquarters for Realogy Corp.
- Representation of Mercedes-Benz USA, LLC in approvals for a 626,000-square-foot warehouse/office facility.
- Representation of Erickson Living Management in rezonings, use variances and site plan approvals for multiple continuing care retirement communities containing more than 4,000 independent living, assisted living and nursing care units.
- Representation of IDI Gazeley (formerly Industrial Developments International, Inc.) on development projects encompassing some 3,000,000 square feet of industrial facilities.
- Representation of Trammell Crow Company in development projects encompassing more than 10,000,000 square feet of commercial and industrial floor area.



Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 2,400 real estate professionals in 80 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial, multi-family and hospitality properties.

Formed by the union of Graeme Young & Associates of Alberta (1978) and Avison & Associates of Ontario (1989) and British Columbia (1994), Avison Young was created in 1996 to provide clients with more comprehensive real estate services at the local, national and international level. Over the next decade, new offices opened in Toronto West (1997), Montreal (2002), Winnipeg and Regina (2004), Halifax (2006) and Ottawa (2007).

In fall 2008, the shareholders merged the operations to create a single national entity: **Avison Young (Canada) Inc.** As a result, Avison Young became Canada's largest independently-owned commercial real estate services company.

In early 2009, Avison Young opened its first office outside of Canada in Chicago, followed by new offices in Washington DC, Lethbridge AB, Toronto North (2009); Atlanta, Houston, Tysons Corner VA, Boston, Waterloo Region (2010); Dallas, Los Angeles, Las Vegas (2011); Reno, Suburban Maryland, San Francisco, New York City, Charleston, Pittsburgh, New Jersey, Fort Lauderdale, Boca Raton, Miami, Detroit, Raleigh-Durham, Orange County, Denver (2012); San Diego, Charlotte, Sacramento, West Palm Beach, San Mateo, Long Island, Greenville, Tampa, Philadelphia (2013); Columbus OH, London U.K., Thames Valley U.K., Austin, Fairfield/Westchester, Oakland, Cleveland, Orlando, Frankfurt (2014); Munich, Moncton, Minneapolis, Indianapolis, Duesseldorf, Hamburg, Nashville, Knoxville, Hartford, San Antonio, Mexico City, Memphis (2015); Coventry, Jacksonville, Phoenix, Berlin, St. Louis (2016), Bucharest (2017).

Edward Sharp Walsh, P.E.

Principal & Managing Director of Project Management Services | New Jersey

Edward Walsh is the Principal & Managing Director for Avison Young's New Jersey office. Highly regarded as one of the most accomplished and respected professionals in the construction and real estate industries, Mr. Walsh is responsible for business development, increasing profitability and maintaining client relationships.

Mr. Walsh most recently served as Managing Principal and President of The Walsh Company, a multi-service advisory organization that he founded in 2003 and grew into one of the leading client representation and project management services firms in the industry. His responsibilities encompassed overall management of the firm's activities, including business development, client management and assemblage of a more than 50-person team in five offices throughout the Northeast.

Before founding The Walsh Company, Mr. Walsh worked for more than 10 years as a Senior Vice- President at Gale & Wentworth, a diversified real estate investment and services firm. He began his career with Boswell Engineering and also previously held positions with Bomar Builders.

Mr. Walsh is actively involved in helping to raise funds for several nonprofit organizations in Morris & Somerset Counties in New Jersey. He has been recognized for his philanthropic efforts on behalf of United Way, the American Cancer Society, Somerset Hills Learning Institute, Interfaith Food Pantry of Morristown, Employment Horizons and Family Service of Morris County. In 2009 he was appointed to Governor Chris Christie's Environmental Protection Transition Subcommittee and has been serving as Chairman of the Board for the School Development Authority (SDA) since 2010. Mr. Walsh was an active board member for the U.S. Green Building Council from 2011-2013 and was most recently invited to serve on the board of trustees for NAIOP.

Education

Villanova University - Bachelor's of Science degree in civil engineering

Affiliations

- Registered Professional Engineer in New Jersey
- Currently Chairman of the Board for the School Development Authority
- Board member of the U.S. Green Building Council, 2011-2013
- NAIOP Board Member

Significant Projects

- Panasonic, Newark, NJ – 250,000 SF Office/New Headquarters Facility
- BASF, Florham Park, NJ – 300,000 SF Office/New Headquarters Facility
- Wyndham Worldwide, Parsippany, NJ – 250,000 SF Office/New Headquarters Facility
- Wyndham Worldwide, Parsippany, NJ – 200,000 SF Office/New Building
- The Medicines Company, Parsippany, NJ - 180,000 SF Office/New Building
- One Lincoln Street, Boston, MA – 1M SF Office/New Building
- Woodmont Corporate Center, Whippany, NJ – 80,000 SF Office/New Building
- Citigroup, Englewood Cliffs, NJ - 410,000 SF Office/Building Renovation

BOHLERTM

ENGINEERING

Bohler is a land development design firm with more than 20 locations from North Texas to New England, we provide consulting and technical services to developers and their partners across all commercial and residential real estate sectors. Services include: -Due Diligence -Land Surveying -Land Planning -Landscape Architecture -Civil Engineering -Sustainable Design -Permitting & Entitlements -Program Management

The company, is based in Warren NJ and has 35 years of experience in the following development markets:

- Healthcare
- Higher Education
- Hospitality
- Industrial
- Mixed-Use
- Office
- Residential
- Retail

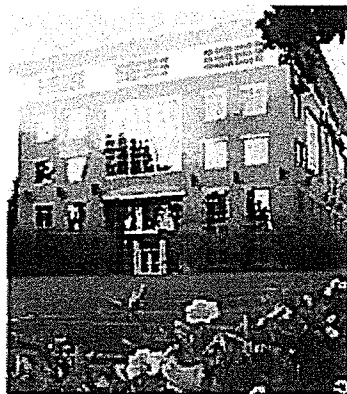
Through its history Bohler has completed 30,000 projects. It currently employs over 700 Professionals throughout its 17 offices on the East coasts

Representative Project

SAINT VINCENT MEDICAL OFFICE | Worcester, MA

Services: Site Civil and Consulting Engineering, Permitting Services

The Saint Vincent Medical Office Building was designed to fill the demand for medical office space in Worcester, MA. The topographically challenged site is now home to this 4-story, 50,000 SF medical office building. Bohler's design included low impact development (LID) techniques to minimize the project's impact on the surrounding environment:





Established in 1990, Atlantic Traffic & Design Engineers, Inc. provides specialized Civil Engineering Consulting Services in the areas of Traffic Engineering and Transportation Planning. The firm has completed thousands of assignments along the East Coast for corporate, private and municipal/public sector clients.

Atlantic Traffic & Design Engineers, Inc. staff provides expertise on access management, traffic circulation, ADA-compliance and transportation related design issues. Safe and efficient accommodation of the traveling public is instrumental to the success of any development project, and is a critical element due to the complexity of the regulatory approval process.

Services include:

TRAFFIC ENGINEERING ANALYSIS AND PERMITTING

- DOT Access Permitting
- Traffic Impact Studies
- Highway Capacity Analyses
- Vehicular & Pedestrian Trip Generation Modeling
- Parking Utilization Studies
- Traffic Signal Warrant Analyses
- Vehicle Queueing Analyses
- Transportation Planning
- Expert Testimony
- Litigation Work

TRAFFIC DESIGN AND CONSTRUCTION OVERSIGHT

- Traffic Signal Design
- Traffic Calming
- Roadway Design
- Roundabout Design
- Emergency Vehicle Pre-Emption Design
- Temporary Work Zone Traffic Control Plans
- Roadway Construction Inspection
- Site Circulation Planning & Design

JOHN HARTER, PE – Principal

Since joining Atlantic Traffic & Design Engineers, Inc. in 1993, John has over 20 years of experience with the preparation of Traffic Studies, Traffic Signal Plans, Traffic Signal Timing Directives, Electrical Construction Plans, Signing & Striping Plans, and Traffic Control Plans designed in accordance with County, State and Federal standards. Additionally, John has extensive consultation experience with various Departments of Transportation at County and State levels with respect to site access permitting and off-site improvements. John has been responsible for the preparation of over 1,000 Traffic Impact Analyses, Parking Sufficiency Studies, Traffic Signal Warrant Analyses, and Traffic Accident Reports for developments throughout New Jersey, Pennsylvania, New York and Connecticut. These studies include examination of existing roadway/intersection conditions, review of travel patterns, vehicle gap/queue data, historical accident records, projection of trip generation and development of future traffic volumes, analysis of existing and projected traffic conditions, preparation of conceptual site layouts, intersection improvement designs, site access designs and analysis of sight distance. John has been accepted as an expert engineering witness by Municipal and County boards in New Jersey, Pennsylvania, New York and Connecticut on more than 300 occasions.

CERTIFICATION

The undersigned, MONTCLAIR HOSPITAL, LLC, a Delaware limited liability company, the proposed redeveloper (the "Redeveloper") of Block 91, Lot 1 in the Borough of Glen Ridge and Block 4207, Lots 1, 2 and 30; Block 4213 Lots 1 through 11 and 23; Block 4207, Lot 31 and Block 4213, Lots 12 and 22 in Montclair Township (the "Redevelopment Tract"), hereby certifies that no member of the governing bodies of Montclair Township or the Borough of Glen Ridge, nor any member of any entity acting as a redevelopment agency for Montclair Township or the Borough of Glen Ridge, will receive any pecuniary benefit from the Redeveloper or as a consequence of the redevelopment of the Redevelopment Tract.

This Certification is made this 10th day of October, 2017.

REDEVELOPER:

MONTCLAIR HOSPITAL LLC, a
Delaware limited liability company

By:


Name:
Title: Authorized Representative

Hackensack UMC Mountainside

Balance Sheet

	Dec 2016
(\$ in 000's)	
Assets	
Current assets:	
Cash	2
Accounts Receivable, less allowance for doubtful accounts	39,704
Inventories	4,088
Other receivables	269
Other	1,938
Total current assets	46,000
Property and equipment, at cost:	
Land	957
Buildings and improvements	10,426
Furniture and equipment	30,322
Construction in progress	13,741
	55,446
Accumulated depreciation	(17,848)
Property and equipment, net	37,597
Other assets	
Goodwill	126,317
Intangible, net	5,600
Notes Receivable	276
Other	-
Total assets	\$ 215,790
Liabilities and Members' Equity	
Current liabilities:	
Accounts payable	\$ 13,054
Accrued salaries, wages and benefits	4,534
Other accrued expenses	1,638
Current portion of long-term debt	1,283
Total current liabilities	20,509
Long term liabilities:	
Long term debt	391
Capital leases	(391)
Inter-company	(2,581)
Total long term debt	(2,581)
Long term obligations	63,454
Total long term liabilities	60,873
Total liabilities	\$ 81,383
Members' Equity	
Members' contributions	50,621
Retained deficit	56,907
Total Members' equity	107,528
Equity attributable to noncontrolling interest	26,880
Total equity	\$ 134,407
Total liabilities and equity	\$ 215,790

Hackensack UMC Mountainside Income Statement

	DEC 2016
(\$ in 000's)	
Net Patient Revenue	223,820
Other income	989
Net Revenue	224,808
Operating Expenses	
Payroll expenses	84,286
Contract labor	2,501
Benefits & taxes	17,437
Supplies	33,992
Professional fees	7,887
Contract services	25,404
Repairs & maint	5,195
Rents/leases	6,354
Utilities	3,631
Insurance expenses	2,510
Non-income taxes	4,887
OOE	2,057
Total Operating Expenses	196,143
Non-Operating Expenses	
Depr & amort expense	5,108
Net interest expense	(66)
Management fee	5,085
Total Non-Operating Expenses	10,126
Pre-tax Net Income	18,539
Income tax provisions	-
Net Income	18,539

