

JAN 20 1969

Mr. Edward L. Whelan
Director, Real Estate Division
Department of The Navy
Eastern Division
Naval Facilities Engineering Command
90 Church Street
New York, New York 10007

Subject: Middlesex Sampling Plant
Mountain Avenue, Borough of Middlesex
Middlesex County, New Jersey
B-NJ-514

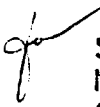
Dear Mr. Whelan:

Confirming telephone conversation of January 10, 1969, between you and G. S. Brackett of this office, the custody and accountability of the AEC property listed in enclosures to the January 3, 1969, letter to you from General Services Administration, subject as above, is transferred to the Department of The Navy, United States Marine Corps, effective January 3, 1969.

Very truly yours,

ORIGINAL IN FILE
E. A. T. 1969

AU:GSB

 S. R. Sapirie
Manager
Oak Ridge Operations

PROPERTY MANAGEMENT AND DISPOSAL SERVICE
26 Federal Plaza

2DR

January 3, 1969

Mr. Edward L. Whelan
Director, Real Estate Division
Department of the Navy
Eastern Division
Naval Facilities Engineering Command
90 Church Street
New York, New York 10007

4576

Subject: Middlesex Sampling Plant
Mountain Avenue, Borough of Middlesex
Middlesex County, New Jersey
B-NJ-514

This refers to your request of June 18, 1968, for transfer to the Department of the Navy, United States Marine Corps, of 9.611 acres in fee and 0.345 acre in drainage ditch easements, together with buildings and improvements thereon, comprising the Middlesex Sampling Plant, Mountain Avenue, Borough and County of Middlesex, New Jersey, reported February 12, 1968 as excess to the needs of the United States Atomic Energy Commission.

Accordingly, pursuant to the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended, and acting under authority delegated to me, I hereby transfer the property, described in Exhibits "A", "B" and "C" hereof, without reimbursement, to the Department of the Navy, United States Marine Corps.

There is also enclosed for your ready reference a copy of the Attorney's Certificate of Title of the transferor agency. The property herein transferred was reported excess by the Atomic Energy Commission for unrestricted disposal. However, under the advice of the AEC, the following should be noted:

The property has been previously used as a receiving and sampling site for radioactive materials (uranium and thorium-containing ores, and concentrates from these types of ores). The property has been decontaminated so that an AEC license is not required for its possession and use.

Copy of Eng. Real Estate Map

Same as exhibit C to Report 'C' Enc.

Page 2.

Traces of radioactivity make the radiation background on the property slightly above normal in this area, and further traces might be encountered in the course of future demolition or excavation. These traces may be undesirable in certain scientific or technical uses of the property in its present condition; however, they do not constitute a health hazard. No representation is made as to the fitness of this property for any use or purpose.

The Manager, Oak Ridge Operations Office, will act for the United States Atomic Energy Commission in arranging for the transfer of custody and accountability of the property to your agency and in other matters related to the transfer.

A copy of our letter of even date to the Manager, Oak Ridge Operations Office, United States Atomic Energy Commission is enclosed for your information. It is requested that you acknowledge receipt of this communication and that such steps as necessary be taken by your Department to consummate the transaction.

DAVID LEONARD
Realty Specialist

Enclosures

Receipt is acknowledged

this _____ day of _____ 1969.

(Name)

(Title)

CC:

S.R. Sapirie
Manager, Oak Ridge Operations Office
U.S. AEC, Post Office Box E
Oak Ridge, Tennessee 37830

1969 JUN 24 11:28
U.S. AEC
RECEIVED

EXHIBIT A

DESCRIPTION OF LAND
MIDDLESEX SAMPLING PLANT - MIDDLESEX, N. J.
REPORTED EXCESS BY U. S. ATOMIC ENERGY COMMISSION
SF-118 - HOLDING AGENCY NO. ORO-NJ-1

GSA CONTROL No B-NJ-514

TRACT NO. 1

All that certain tract or parcel of land situate in Lincoln, Borough of Middlesex, County of Middlesex and State of New Jersey, delineated on filed Map #301 of Lincoln, Middlesex Borough, County of Middlesex, State of New Jersey, filed in the County Clerk's Office of Middlesex County in Map Box #293 and more particularly described as follows:

Beginning at a point in the southeasterly line of the Lehigh Valley Railroad Company's right of way where the same is intersected by the southwesterly line of Mountain Avenue; thence northeasterly along the southeasterly line of the Lehigh Valley Railroad Company's right of way 33 feet more or less to the center line of Mountain Avenue; thence southwesterly along said center line 91 feet to the center line of Railroad Avenue extended; thence southwesterly along the center line of Railroad Avenue extended 33 feet more or less to the southwesterly side of Mountain Avenue; thence continuing in a southwesterly direction along the center line of Railroad Avenue 125 feet to a point; thence southeasterly at right angles to the said center line 25.0 feet to a point on the southeasterly line thereof, said point being also the northwesterly corner of Lot #1 of a block of lots delineated on said filed map; thence southeasterly 250.77 feet along the rear line of said block of lots, parallel with the southwesterly line of said Mountain Avenue and 125.0 feet distant therefrom to a point in the rear line of Lot #10 in said block; thence southwesterly 336.75 feet along the easterly line of Factory Sites Nos. 1 and 2 as delineated on the aforesaid map of Lincoln to the northwesterly line of Hazard Avenue; thence on a continuation of said easterly line of Factory Sites southwesterly across Hazard Avenue 77.93 feet to a point in the southeasterly line thereof, said point being also the most northerly corner of Factory Site No. 3; thence continuing southwesterly along the easterly line of Factory Sites Nos. 3 and 4, 334.2 feet to the southeasterly corner of Factory Site No. 4; thence westerly 200.0 feet along the division line between Factory Sites Nos. 4 and 5 to the easterly line of Railroad Avenue; thence continuing westerly 50 feet and crossing Railroad Avenue along an extension of the said dividing line between Factory Sites Nos. 4 and 5 to a point on the westerly line of said Railroad Avenue, said point being also the southeasterly corner of Factory Site No. 11; thence continuing westerly along the division line between Factory Sites Nos. 11 and 12, 246.88 feet to land now or formerly of Industrial Service Corporation; thence northerly 375.0 feet, more or less, along the westerly line of aforesaid Factory Sites Nos. 11 and 10 and binding land now or formerly of Industrial Service Corporation, to a point in the westerly line of Factory Site No. 10; thence easterly across lands of American Marietta Co. 65 ft. more or less, on a line southerly and parallel to the northerly line of said Factory Site No. 10 to a point 10 feet easterly from the easterly rail of a railroad siding, extended in a southerly direction. Thence northerly 595 feet more or less still thru lands of American Marietta Co. on a line curving to the right, parallel with and 10 ft. easterly from the easterly rail of said railroad siding to a point in the southerly line of the Lehigh Valley

EXHIBIT A

Tract No. 1 (continued)

Railroad Company's right of way. Thence along said right of way in an easterly direction 15 ft. more or less. Thence still along the same northeasterly 89 ft.; thence southwesterly along a line in continuation of the westerly line of Railroad Avenue 86.34 feet, more or less, to an angle in said Railroad Avenue; thence northeasterly along the northwesterly line of said Railroad Avenue 100.36 feet; thence northwesterly and parallel to Mountain Avenue 66 feet, more or less, to the right of way of Lehigh Valley Railroad; thence northeasterly along the southeasterly line of said Lehigh Valley Railroad right of way 100 feet to the southwesterly side of Mountain Avenue, the point or place of beginning.

Containing 9.41 acres of land, more or less.

TRACT NO. 2

All that certain tract or parcel of land situate in Lincoln, Borough of Middlesex, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at a point in the southeasterly line of the right of way of Lehigh Valley Railroad, distant southwesterly 100 feet as measured along said line from the southwesterly line of Mountain Avenue; running thence southeasterly parallel to Mountain Avenue 66 feet to the northwesterly line of Railroad Avenue as delineated upon a certain map of Lincoln, filed in the Office of the Clerk of Middlesex County as Map No. 301, Box 293; thence southwesterly along said line 100.36 feet, more or less, to an angle therein; thence northeasterly 86.34 feet, more or less, to the southeasterly line of the Lehigh Valley Railroad right of way at a point 144.7 feet southwesterly as measured along said line from the southwesterly line of Mountain Avenue; thence northeasterly along said Railroad right of way 44.7 feet, more or less, to the point or place of beginning.

Containing 0.11 acres of land, more or less.

TRACT NO. 3

All that tract or parcel of land situate in Lincoln, Borough of Middlesex, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at the intersection of the southwesterly line of Mountain Avenue with the center line of Railroad Avenue as delineated upon a certain map of Lincoln, filed in the office of the Clerk of Middlesex County as Map No. 301, Box 293. Thence northeasterly along the center line of

Tract No. 3 (continued)

Railroad Avenue extended 33 feet, more or less, to the center line of Mountain Avenue; thence in a southeasterly direction along said last mentioned center line 25 feet to the southeasterly line of Railroad Avenue extended; thence along the southeasterly line of Railroad Avenue extended southwesterly 33 feet more or less to the southwesterly side of Mountain Avenue; thence continuing along the southeasterly line of Railroad Avenue southwesterly 125 feet; thence northwesterly parallel to Mountain Avenue 25 feet to the center line of said Railroad Avenue; thence along the center line of Railroad Avenue in a northeasterly direction 125 feet to the southwesterly side of Mountain Avenue, the point or place of beginning.

Containing 0.091 acres of land more or less.

TRACT NO. 1-E (EASEMENT)

All that tract or parcel of land situate in the Borough of Middlesex, County of Middlesex, State of New Jersey, being a strip of land 25 feet in width, the center line of which is more particularly described as follows:

Beginning at a point in the southerly boundary line of the United States Government Warehouse property, said point being 12.5 feet westerly from the center line of Railroad Avenue. Running thence in a southerly direction parallel to the center line of Railroad Avenue and 12.5 feet westerly at right angles therefrom a distance of 200 feet to lands now or formerly of Louis Curcio Estate.

It being intended to include in the above description the westerly half of Railroad Avenue fronting on Factory Site No. 12 as shown on map of "Lincoln" filed in the County Clerk's office of Middlesex County, New Jersey.

Containing 0.115 acres of land, more or less.

TRACT NO. 4-E (EASEMENT)

All that tract or parcel of land situate in the Borough of Middlesex, County of Middlesex, State of New Jersey, being a strip of land 25.0 feet in width, the center line of which is more particularly described as follows:

Beginning at a point on the division line between the Borough of Middlesex and the Township of Piscataway, said point being easterly, 12.5 feet measured at right angles from the westerly side of Railroad

Tract No. 4-E (Continued)

Avenue. Running thence northerly, parallel to the westerly side of Railroad Avenue, 30.0 feet more or less to the southerly side of Factory Site No. 12.

It being intended to include in the above description all that portion of the westerly half of Railroad Avenue fronting on Factory Site No. 13 lying within the Borough of Middlesex.

Containing 0.02 acres of land, more or less.

TRACT NO. 5-E (EASEMENT)

All that tract or parcel of land situate in the Township of Piscataway, County of Middlesex, State of New Jersey, being a strip of land 25.0 feet in width, the center line of which is more particularly described as follows:

Beginning at a point on the division line between the Borough of Middlesex and the Township of Piscataway, said point being easterly 12.5 feet measured at right angles from the westerly side of Railroad Avenue. Running thence southerly parallel to the westerly side of Railroad Avenue, 370.0 feet more or less to the southerly side of Factory Lot No. 14.

It being intended to include in the above description, all that portion of the westerly half of Railroad Avenue fronting on Factory Sites 13 and 14 lying within the Township of Piscataway.

Containing 0.21 acres of land, more or less.

EXHIBIT "C" TO TRANSFER

Middlesex Sampling Plant
Mountain Avenue, Borough of Middlesex
Middlesex County, New Jersey
B-NJ-514

Breakdown of Property Transferred from
Atomic Energy Commission to Department of the Navy

<u>Land (Total Acres)</u>	<u>Fee (Acres)</u>	<u>Easement (Acres)</u>	<u>Acq. Cost</u>
9.956	9.611	0.345	\$ 15,967.00

Buildings
Bldg. No.

	<u>Description</u>	<u>Floor Area (Sq. Ft.)</u>	
1	Office & Service Building	4,788	86,877.00
2	Warehouse & Process Building	15,494	164,161.00
3	Boiler House & Machine Shop	1,750	14,270.00
4	Quonset Storage Building	10,944	46,914.00
5	Thaw House Building	2,064	10,037.00
6	Garage	<u>--2,880</u>	<u>5,057.00</u>
<u>Total</u>	<u>6</u>	<u>37,920</u>	<u>\$327,316.00</u>

Other
Improvements

	Paved Areas - Asphalt	\$ 84,821.00
	Fences and Gates	10,250.00
	Septic Tank - Concrete	4,820.00
2	Low Pressure Oil Fired Steam Boilers	28,359.00
	Outside Steam Line and Trestle	5,189.00
	Fuel Oil Tank	1,987.00
	Service Water Meter Pit with two hydrants	290.00
	Site Preparation, grading, etc.	<u>863.00</u>
<u>Total</u>		<u>\$136,579.00</u>
	Grand Total Acquisition Cost	\$479,895.00