Request for Proposals – PROFESSIONAL SERVICES 2026
#06 Appraisal Services

Issued By:
Morris County Municipal Utilities Authority (MCMUA)
370 Richard Mine Road
Wharton, NJ 07885

Submitted By:

WADE APPRAISAL, LLC
460 Main Street
Metuchen, New Jersey 08840
732.204.6445

Original

WADE APPRAISAL, LLC

Gary M. Wade, MAI
460 Main Street
Metuchen, New Jersey 08840
Phone (732) 204-6445
Fax (732) 204-6445

December 31, 2025

ATTN: Larry Gindoff
370 Richard Mine Road
Wharton, NJ 07885

RE: RFP Professional Services 2026 - #6 Appraisal Services

Dear Mr. Gindoff:

I am pleased to respond to the County's "Request for Proposal Professional Services 2026 #6 Appraisal Services for the Morris County Municipal Utilities Authority (MCMUA)". If engaged, we agree to comply with the General Terms and Conditions required by the MCMUA and enter into the Authority's standard Professional Services Contract. The proposal format and submission requirements are addressed within the attached enclosures.

My response includes the following information:

- Company Overview
- Executive Summary
- Staffing Plan
- Relevant Experience
- References
- Fee Schedule

The senior contact person will be myself, Gary M. Wade, MAI. The firm operates as a limited liability company incorporated in the State of New Jersey. I am a certified general real estate appraiser in the States of New Jersey, New York, and Pennsylvania. I have been performing real estate appraisal services since 2003. I am also an approved appraiser with the New Jersey Green Acres Program and the Department of Transportation.

ATTN: Mr. Gindoff

December 31, 2025
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I'd like to note that neither my firm nor any individuals to be assigned to this engagement are disbarred, suspended, or otherwise prohibited from professional practice by any federal, state, or local agency.

In the selection process that follows I wish to draw attention of the Authority that my company has experience preparing appraisal reports of virtually all types of property in and around Morris County. We are located in Metuchen having varied and extensive experience in appraising for eminent domain purposes, large tracts of vacant land, small to large industrial properties, mixed use and multi-tenanted retail outlets, residential properties and a variety of special-purpose properties. We also have experience preparing appraisal reports for lease negotiations.

I appreciate the opportunity of submitting the enclosed request for proposal and I look forward to the possibility of a productive business relationship with the Authority.

Sincerely,

WADE APPRAISAL, LLC

Gary M. Wade, MAI
Principal

Company Overview

Wade Appraisal, LLC is a full-service real estate appraisal firm certified in New Jersey, New York, and Pennsylvania. The firm specializes in the appraisal of single-family, multi-family, industrial, office, retail, and special-use real estate and utilizes all the latest technologies to accommodate diverse appraisal needs.

Mr. Wade, the principal, has been certified as an expert witness in front of the New Jersey State Superior Court, various County Tax Boards, United States Federal Bankruptcy Court, and in front of several court appointed condemnation commissions. Mr. Wade has also served as a commissioner in several eminent domain proceedings in Middlesex County.

The firm has a strong presence in New Jersey with a wide range of real estate valuation experience from multi-family, office, industrial to retail, and vacant land throughout the state. The firm's support staff consists of analysts who use the latest technology available, such as Valcre appraisal software, in assisting with the appraisal process.

Executive Summary

Mr. Wade and company have a strong understanding of the appraisal process and all its valuation methodologies. The firm is led by an MAI Member of the Appraisal Institute. He has performed appraisal services for eminent domain purposes including partial and total takings, mortgage lending, and estate planning purposes throughout New Jersey for +15 years. Several of these appraisals were completed in compliance with the New Jersey Green Acres Program. We have provided consulting services to railroads and Fortune 500 Companies to aid in lease negotiations.

Staffing Plan

Wade Appraisal, LLC is solely owned and operated by Gary M. Wade, MAI. The staff consists of Reena K. Wade, Jonathan Becker, Brian Cumiskey, and Irene Boudouvas. Mrs. Wade is responsible for the daily administrative operations of the company. Mr. Cumiskey is an analyst responsible for preliminary research involving the subject and comparable properties. Mr. Becker is a State Certified General Real Estate Appraiser with our firm. Mrs. Boudouvas is responsible for the firm's marketing efforts.

Gary M. Wade, MAI will serve as the key contact to handle the contract. He has more than fifteen years of real estate valuation experience specializing in multi-family, office, industrial, retail, special-use, and vacant land throughout the States of New Jersey, New York, and Eastern Pennsylvania.

Jonathan Becker is a State Certified General Real Estate Appraiser who performs real property valuations of valuations of various property types, such as multi-family, office, industrial, retail, special-use, railroad and land properties. He performs field inspections, prepares narrative reports and does comparable sales price confirmations.

Brian Cumiskey performs real property valuations of various property types, such as multi-family, office, industrial, retail, special-use, railroad and land properties throughout New Jersey. He performs field inspections, prepares narrative reports and does comparable sales price confirmations.

GARY M. WADE, MAI
RG002141 (New Jersey)
GA 003875 (Pennsylvania)
NY46000050050 (New York)

EDUCATION:
University of Colorado, Boulder, CO
Bachelor of Arts in Environmental Studies with a Minor in Geography

All Appraisal Institute Courses required for the MAI designation

- Fundamentals of Separating Real Property, Personal Property, and Intangible Assets, March 2012
- Business Practices and Ethics, September 2014
- Uniform Standards of Professional Appraisal Practice, February 2019
- ARGUS Enterprise Training – December 2018
- Uniform Appraisal Standards for Federal Land Acquisitions, April 2019

PROFESSIONAL AFFILIATIONS:
MAI Designated Member, Appraisal Institute
Approved Small Business Administration Appraiser
State of New Jersey Green Acres Approved Appraiser
New Jersey State Agricultural Development Committee Approved Appraiser
2020 Appraisal Institute Metro New Jersey Chapter President
2019/20 Director – Metuchen Area Chamber of Commerce
Commissioner on the Metuchen Parking Authority

EXPERIENCE:
Gary M. Wade, MAI, has fifteen years of real estate valuation experience specializing in multi-family, office, industrial, retail, special-use, and land properties throughout the States of New Jersey, New York, and Eastern Pennsylvania. Mr. Wade's experience covers consultations for market valuations, investment and discounted cash flow analysis, valuation of partial interests, highest and best use studies, rental analysis, condemnation/eminent domain, and feasibility analysis. He has been qualified as an expert witness in New Jersey Superior Court and United States Bankruptcy Court. He has also served as a court appointed commissioner presiding over eminent domain proceedings in Middlesex County, New Jersey. Mr. Wade has extensive experience with a regional railroad performing appraisals of abandoned rail yards, railroad rights-of-way, vacant land and multi-family land on former rail yards in several counties throughout New Jersey. This experience includes several corridor valuations.

Jonathan Becker
30 Roy Road
Middletown, NJ 07748
Appraisal Institute Account #: 799290

Wade Appraisal, LLC **January 2021 – Present**
Appraiser Trainee/ Associate

- Real property valuation of various property types such as multi-family, office, industrial, retail, special-use, railroad and land properties throughout the States of New Jersey, New York, and Pennsylvania.

Education:
North Carolina State University, Raleigh, NC, 2013
Bachelor of Science – Parks, Recreation and Tourism Management, Program Management

Program	Date	Location	Type	Status	Attendance	Hours Attend	Hours Exam
Quantitative Analysis	October 4 - 14, 2022	Appraisal Institute - Synchronous (Live Online)	Hours	Pass	Attended, Exam Date: October 26, 2022	32.0	3.0
Quantitative Analysis - Online Component	September 6 - October 2, 2022		Hours		Attended		
Excel Applications for Valuation	June 2 - August 31, 2022	Appraisal Institute	Hours		Completed: August 11, 2022	8 hours	
AI Excel Diagnostic Examination	July 24 - October 22, 2022	On-Demand Online Education	Hours		Completed: July 20, 2022		
AI Excel Diagnostic Examination	May 16 - August 14, 2022	On-Demand Online Education	Hours		Completed: July 20, 2022		
General Appraiser Report Writing and Case Studies	February 8 - May 9, 2022	On-Demand Online Education	Hours	Pass	Completed: March 28, 2022, Exam Date: April 8, 2022	28.0	2.0
Real Estate Finance, Statistics, and Valuation Modeling	November 29, 2021 - February 27, 2022		Hours	Pass	Completed: January 13, 2022, Exam Date: February 5, 2022	14.0	1.0
General Appraiser Market Analysis and Highest & Best Use	November 2, 2021 - 2, 2022	Exam - Pearson Vue	Hours	Pass	Exam Date: November 12, 2021		2.0
General Appraiser Market Analysis and Highest & Best Use	August 16 - November 14, 2021	On-Demand Online Education	Hours		Completed: October 4, 2021	28.0	
General Appraiser Site Valuation and Cost Approach	May 24 - August 22, 2021		Hours	Pass	Completed: July 14, 2021, Exam Date: July 29, 2021	28.0	2.0
General Appraiser Sales Comparison Approach	April 16 - July 15, 2021		Hours	Pass	Completed: May 10, 2021, Exam Date: May 18, 2021	27.0	3.0
General Appraiser Income Approach/Part 2	February 22 - May 23, 2021		Hours	Pass	Completed: April 7, 2021, Exam Date: April 15, 2021	27.0	3.0
General Appraiser Income Approach/Part 1	January 7 - April 7, 2021		Hours	Pass	Completed: February 11, 2021, Exam Date: February 18, 2021	27.0	3.0

TECHNICAL SKILLS:
Valcre, Exact Bid Narrative 1 Appraisal System, Microsoft applications

BRIAN CUMISKEY

EDUCATION:

West Virginia University, Morgantown, WV
Bachelor of Arts in Sociology

EXPERIENCE:

Brian Cumiskey performs real property valuations of various property types such as multi-family, office, industrial, retail, special-use, railroad and land properties throughout New Jersey. He performs field inspections, prepares narrative reports and does comparable sales price confirmations.

APPRAISAL EDUCATION:

- USPAP Course- 15 hr

TECHNICAL SKILLS:

Valcre, Microsoft applications

Summary of Relevant Experience

Monmouth County

Appraisals of the following: New construction retail property, 26 acres for preservation, two lots used for boat storage, land for conservation, three-unit retail building, a 14-acre farm, a marina, a motel, two temporary construction easements, 14,000 sf mansion – 2024

Atlantic County

Appraisals of the following: hospital-veterinarian property, warehouse property, shopping center, abandoned railroad property, residential land, motel building, restaurant building, mixed-use building

Bergen County

Appraisals of the following: office buildings, mixed-use properties, warehouse property; mid/high-rise apartment buildings, garden/low-rise apartment buildings, flex space, industrial condominium, residential subdivision, day care facility/nursery, medical office property, manufacturing property, vehicle-related property, restaurant property, new construction recreational facility, street retail property, neighborhood-related center.

Essex County- Wade Appraisal LLC has conducted more than 100 appraisals in Essex County.

- Appraisals of the following: multi-unit apartment buildings, office buildings, vacant land, warehouses, churches, mixed-use buildings, retail strip centers, retail buildings, day care center, car wash, women's shelter

Gloucester County

- Appraisal of a vehicle service property
- Appraisal of professional office property
- Appraisal of two easements created on a railroad right-of-way

Hudson County

- **Jersey City:** Appraisals of mixed-use properties; new construction apartment buildings; new construction mixed use building; garden/low-rise apartment; office buildings; school/university property; affordable housing development; proposed mixed-use property; new construction mid/high-rise building; multi-family redevelopment site; apartment buildings; mid/high-rise apartment buildings; apartment buildings; parking facility and retail condominium unit.
- **Harrison:** Appraisals of mixed-use properties, apartment building, land.
- **Union City:** Appraisals of mixed-use properties, apartment buildings, office building

- **Hoboken:** Appraisals of mixed-use properties, land, apartment buildings, special-use properties
- **West New York:** Appraisals of apartment, mixed-use property
- **Kearny:** Appraisals of industrial properties and mixed-use property
- **Bayonne:** Appraisals of mixed-use properties, apartment building, office building

Hunterdon County

- Appraisals of the following: appraisal of mixed-use building, neighborhood retail center, office building, lumberyard property, industrial property, storage warehouse

Middlesex County

- Appointed a condemnation commissioner by Judge Rivas in two partial taking complaints in Middlesex County. – September and October 2017
- Appraisal of student-oriented housing building- 2019
- Appraisals of the following: mixed-use properties, vacant land, industrial properties, office buildings, retail properties, apartments, residential properties, and special-use properties

Morris County

Appraisals of the following: medical office, church, bank branch, funeral home, a YMCA building, mixed-use buildings, retail centers, residential properties, apartments, special-use, industrial properties, a marina, day care center, lab facility, horse farm, a post office and vacant land.

Ocean County

- Appraisal of industrial land located at 1900 Cedar Bridge Avenue: 70+/- Acres of the Lakewood Airport

Passaic County

- City of Paterson: Appraisal of a mixed-use property; a manufacturing building; and an office building, garden/low-rise apartment
- Pompton Lakes: Appraisal of a mixed-use property
- Township of Wayne: Appraisal of an office building and a religious facility
- Borough of Woodland Park: Appraisal of an office building and a medical office property
- City of Clifton: Appraisal of medical office property and a retail building
- City of Passaic: Appraisal of a garden/low-rise apartment; a mixed-use building; and a three-family dwelling

- Borough of North Haledon: Appraisal of a two-family dwelling

Salem County

- Appraisal of a residential (single-family) lot

Somerset County

- Appraisals of the following: mixed-use buildings, restaurants, subdivision, retail centers, industrial buildings, warehouse properties, office buildings, post office, horse farm, industrial condominiums, apartment buildings, furniture store, land, estate of five building, vacant land, retail condominium, vacant auto repair facility

Union County

- Berkeley Heights: appraisals of warehouse properties, mixed-use property, swim club property
- Hillside: appraisal of two warehouse properties,
- Union: appraisal of flex space property, manufacturing property, multi-family land, free-standing retail building
- Linden: appraisal of a warehouse property, manufacturing property, restaurant property, funeral home/mortuary property, industrial land, office building, mixed-use property
- Roselle Park: appraisal of a new construction apartment complex, post office building
- Rahway: appraisal of two restaurant properties, warehouse property, residential (single-family) lot
- Summit: appraisal of a community/recreation center, day care facility/nursery property, mixed-use building, office building
- Plainfield: appraisal of warehouse property, mixed-use property, new construction apartment complex, office building

Warren County

- Appraisals of the following properties: office building, mixed-use properties, special-use properties, retail, industrial, residential and apartment buildings.

Borough of Metuchen

- Actively appraising three properties, including a theatre, partial land taking, and a vacant gas station for acquisition in a redevelopment zone. - 2018

Borough of Sayreville

- Conducting appraisals to determine value of real property and/or easements within the Sayreville Redevelopment Zone. - 2019

Rahway Parking Authority

- Appraised two vacant residential lots for acquisition – August and September 2017
  Engaged by: Michael Ash, Esq. - 201-347-2118

Atlantic Health System

- Appraised two medical office buildings adjacent to a regional hospital – June 2016

Conrail

- Appraised a section of a railyard for lease negotiations in Newark, New Jersey – June 2017
- Appraised a one-mile-long railroad corridor through Perth Amboy involving a potential occupation – September 2017

Habitat for Humanity of Camden County

- Appraised a small warehouse for Acquisition – March 2017

New Jersey American Water

- Appraised several land parcels in various municipalities for disposition – May to September 2017

Partial List of Mortgage Lending Clients

Investors Bank
Wells Fargo
Affinity Federal Credit Union
Lakeland Bank
Amboy Bank
Provident Bank
Enterprise Bank
M&T Bank
Sterling National Bank
Fulton Bank of NJ
JP Morgan Chase

Governmental Experience

Municipality of Princeton

- Appraised a former newspaper production facility and automobile repair facility for a potential acquisition. - 2016

New Jersey Turnpike Authority 6 through Widening Project

- Appraised numerous industrial, residential, and commercial properties adjacent to the Turnpike. The assignment involved the appraisals of fee takings and easements.

Garden State Parkway/Interstate 78 Interchange

- Appraised several residential, industrial, and special-use properties involving the realignment of the Interchange.

Garden State Parkway Exit 105 Realignment

- Appraised several commercial and hospitality properties involving the realignment of the Interchange.

Rahway Parking Authority

- Appraised a vacant residential lot and a vacant restaurant facility for acquisition.

Fort Monmouth Redevelopment Authority

- Approved appraiser with the Fort Monmouth Redevelopment Authority.

Professional References

Wiliam W. Northgrave, Esq.
McManimon, Scotland & Baumann, LLC
75 Livingston Avenue, 2nd Floor, Roseland NJ 07068
Direct Dial: 973-622-5378
Email: WNorthgrave@MSBNJ.com
Immediate past chair of Central Jersey JIF

NJTransit
Gerry Fahey
Senior Director, Property Rights & Valuation
NJ Transit-Real Estate & Economic Development
973-491-7503
GFahey@njtransit.com

PECO An Exelon Company
Robert C. Winegrad
Real Estate
2301 Market Street, N3-3
Philadelphia, PA 19103
215-841-5388

Conrail
Multiple Assignments- Performed real estate appraisals of various railroad properties for lease negotiations and cross-easement uses
Steve Scullin
Manager of Real Estate
330 Fellowship Rd.
Mount Laurel, NJ 08054

Project Name: Various tax appeals and eminent domain assignments
Thomas Olson, Esquire
McKirdy, Riskin, Olson & DellaPelle, P.C.
136 South Street
Morristown, New Jersey 07962
Phone: 973.539.8900 x 212
tolson@mckirdyriskin.com

Project Name: Additions to Hartshorne Woods Park
Melissa Bezahler
Project Manager
Land Preservation Services
Monmouth County Park System
805 Newman Springs Road
Lincroft, NJ 07738
Phone: 732.842.4000, ext. 4324
melissa.bezahler@monmouthcountyparks.com\

Fee Schedule

Appraisal Report Fee Schedule

Vacant Land ..... $1,500 & Up
Single-Family Dwellings ..... $850 & Up
Two to Four-Family Dwellings ..... $1,000 & Up
Commercial & Industrial Properties ..... $1,800 & Up
Appraisal Review ..... $650 & Up

Hourly Rates

Appraisal Preparation $175/Hour
Litigation Services $200/Hour
Transactional Support $200/Hour

A retainer is not required. The total fee will be billed at the completion of the assignment.

State Certifications

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

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

DCA

THIS IS TO CERTIFY THAT THE
REAL ESTATE APPRAISERS BOARD

HAS CERTIFIED

Gary M. Wade
P.O. Box 428
Metuchen NJ 08840

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

10/24/2025 TO 12/31/2027
VALID

Signature of Licensee/Registrant/Certificate Holder

42RG00214100
LICENSE/REGISTRATION/CERTIFICATION #

ACTING DIRECTOR

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

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

THIS IS TO CERTIFY THAT THE
REAL ESTATE APPRAISERS BOARD

HAS CERTIFIED

Jonathan J. Becker
460 Main Street
Metuchen NJ 08840

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

10/23/2025 TO 12/31/2027
VALID

Signature of Licensee/Registrant/Certificate Holder

42RG00292500
LICENSE/REGISTRATION/CERTIFICATION #

ACTING DIRECTOR

Business Registration Certificate

STATE OF NEW JERSEY

BUSINESS REGISTRATION CERTIFICATE

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

TAXPAYER NAME:
WADE APPRAISAL LIMITED LIABILITY COMPANY

TRADE NAME:

ADDRESS:
12 SYLVAN AVENUE
METUCHEN NJ 08840-2636

SEQUENCE NUMBER:
1911601

EFFECTIVE DATE:
11/04/14

ISSUANCE DATE:
11/05/14

Director
New Jersey Division of Revenue

FORM-BRC
(REV 01/01/14)

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.

Employee Information Report

Certification **59223**

CERTIFICATE OF EMPLOYEE INFORMATION REPORT **RENEWAL**

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of **15-May-2025** to **15-May-2032**

WADE APPRAISAL,LLC
460 MAIN STREET
METUCHEN **NJ** **08840**

ELIZABETH MAHER MUOIO
State Treasurer

MORRIS COUNTY MUA

Administrative Documents

A. Please submit the following documents with your response to the RFP

Owner's Checkmarks		Bidder's Initials
X	Statement of Ownership Disclosure	GW
X	Non-Collusion Affidavit	GW
X	Disclosure of Investment Activities In Iran	GW
X	Certification of Non-Involvement in Prohibited Activities in Russia or Belarus	GW
X	Affidavit of Non-Debarred Status	GW
X	Affirmative Action Compliance Notice	GW
X	Mandatory EEO Language	GW
X	Americans with Disability Act of 1990 Form	GW
X	Anti-Discrimination Requirements	GW
X	Pay to Play Advisory Notice	GW
X	Certificate of Employee Information Report/AA-302	GW
X	W-9	GW
X	New Jersey Business Registration Certificate	GW
X	Proposal (document not provided)	GW

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq. (P.L.1975, c.127)

N.J.A.C. 17:27 et seq.

GOODS, GENERAL SERVICES, AND PROFESSIONAL SERVICES CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it

will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions. The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval;

Certificate of Employee Information Report; or

Employee Information Report Form AA-302 (electronically provided by the Division and distributed to the public agency through the Division's website at: http:// www.state.nj.us/treasury/contract_compliance.

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Purchase & Property, CCAU, EEO Monitoring Program as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Purchase & Property, CCAU, EEO Monitoring Program for conducting a compliance investigation pursuant to N.J.A.C. 17:27-1.1 et seq

Business Name: Wade Appraisal, LLC

Representative's Name (print): Gary M. Wade

Representative's Signature: GM Wade

Date: 12/31/25

MORRIS COUNTY MUA

Affirmative Action Compliance Notice

EXHIBIT A

GOODS, GENERAL SERVICES, AND PROFESSIONAL SERVICES CONTRACTS

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

The respondent shall submit to the public agency, one of the following three documents as forms of evidence:

1. Letter of Federal Affirmative Action Plan Approval
2. Certificate of Employee Information Report
3. A photocopy of an Employee Information Report (AA302) provided by the Division and distributed to the public agency to be completed by the vendor in accordance with N.J.A.C. 17:27-4.

The vendor must submit the copies of the AA302 Report to the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts (Division). The Public Agency copy is submitted to the public agency, and the vendor copy is retained by the vendor.

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

Business Name: Wade Appraisal, LLC

Representative's Name (print): Gary M. Wade

Representative's Signature: G Wade

Date: 12/31/25

MORRIS COUNTY MUA

Americans with Disabilities Act of 1990

The CONTRACTOR and the OWNER do hereby agree that the provisions of Title 11 of the Americans With Disabilities Act of 1990 (the "ACT") (42 U.S.C. S12101 et seq.), which prohibits discrimination on the basis of disability by public entities in all services, programs, and activities provided or made available by public entities, and the rules and regulations promulgated pursuant thereunto, are made a part of this contract. In providing any act benefit, or service on behalf of the OWNER pursuant to this contract, the CONTRACTOR agrees that the performance shall be in strict compliance with the Act. In the event that the Contractor, its agents, servants, employees, or subcontractors violate or are alleged to have violated the Act during the performance of this contract, the CONTRACTOR shall defend the OWNER in any action or administrative proceeding commenced pursuant to this Act. The Contractor shall indemnify, protect, and save harmless the OWNER, its agents, servants, and employees from and against any and all suits, claims, losses, demands, or damages, of whatever kind or nature arising out of or claimed to arise out of the alleged violation. The CONTRACTOR shall, at its own expense, appear, defend, and pay any and all charges for legal services and any and all costs and other expenses arising from such action or administrative proceeding or incurred in connection therewith. In any and all complaints brought pursuant to the OWNER grievance procedure, the CONTRACTOR agrees to abide by any decision of the OWNER which is rendered pursuant to said grievance procedure. If any action or administrative proceeding results in an award of damages against the OWNER or if the OWNER must any expense to cure a violation of the ADA which has been brought pursuant to its grievance procedure, the CONTRACTOR shall satisfy and discharge the same at its OWN expense.

The OWNER shall, as soon as practicable after a claim has been made against it, give written notice thereof to the CONTRACTOR along with frill and complete particulars of the claim. if any action or administrative proceedings is brought against the OWNER or any of its agents, servants, and employees, the OWNER shall expeditiously forward or have forwarded to the CONTRACTOR every demand, complaint, notice, summons, pleading, or other process received by the OWNER or its representatives.

It is expressly agreed and understood that any approval by the OWNER of the services provided by the CONTRACTOR pursuant to this contract will not relieve the CONTRACTOR of the obligation to comply with the Act and to defend, indemnify, protect, and save harmless the OWNER pursuant to this paragraph.

It is further agreed and understood that the OWNER assumes no obligation to indemnify or save harmless the CONTRACTOR, its agents, servants, employees and subcontractors for any claim which may arise out of their performance of this Agreement. Furthermore, the CONTRACTOR expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the CONTRACTOR'S obligations assumed in this Agreement, nor shall they be construed to relieve the CONTRACTOR from any liability, nor preclude the OWNER from taking any other actions available to it under any other provisions of the Agreement or otherwise at law.

MORRIS COUNTY MUA

Americans with Disabilities Act of 1990

Furthermore, the contractor expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the contractor's obligations assumed in this Agreement, nor shall they be construed to relieve the contractor from any liability, nor preclude the owner from taking any other actions available to it under any other provisions of the Agreement or otherwise at law.

Business Name (Print): Wade Appraisal, LLC

Representative's Name (Print): Gary M. Wade

Representative's Title: Principal

Representative's Signature: G M Wade

Phone: 732-204-6445 **Date:** 12/31/25

MORRIS COUNTY MUA

New Jersey Anti-Discrimination

Pursuant to N.J.S.A. 10:2-1:

a. In the hiring of persons for the performance of work under this contract or any subcontract hereunder, or for the procurement, manufacture, assembling or furnishing of any such materials, equipment, supplies or services to be acquired under this contract, no contractor, nor any person acting on behalf of such contractor or subcontractor, shall, by reason of race, creed, color, national origin, ancestry, marital status, gender identity or expression, affectional or sexual orientation or sex, discriminate against any person who is qualified and available to perform the work to which the employment relates;

b. No contractor, subcontractor, nor any person on his behalf shall, in any manner, discriminate against or intimidate any employee engaged in the performance of work under this contract or any subcontract hereunder, or engaged in the procurement, manufacture, assembling or furnishing of any such materials, equipment, supplies or services to be acquired under such contract, on account of race, creed, color, national origin, ancestry, marital status, gender identity or expression, affectional or sexual orientation or sex;

c. There may be deducted from the amount payable to the contractor by the contracting public agency, under this contract, a penalty of $ 50.00 for each person for each calendar day during which such person is discriminated against or intimidated in violation of the provisions of the contract; and

d. This contract may be canceled or terminated by the contracting public agency, and all money due or to become due hereunder may be forfeited, for any violation of this section of the contract occurring after notice to the contractor from the contracting public agency of any prior violation of this section of the contract.

Business Name (Print): Wade Appraisal, LLC

Representative's Name (Print): Gary M. Wade

Representative's Title: Principal

Representative's Signature:

Phone: 732-204-6445 **Date:** 12/31/25

STATEMENT OF OWNERSHIP DISCLOSURE

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

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

Name of Organization: Wade Appraisal, LLC

Organization Address: 460 Main Street, Metuchen NJ 08840

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

☐ Sole Proprietorship (skip Parts II and III, execute certification in Part IV)

☐ Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)

☐ For-Profit Corporation (any type) ☑ Limited Liability Company (LLC)

☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership (LLP)

☐ Other (be specific): _____

Part II

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

OR

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

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

Name of Individual or Business Entity	Address
Gary M. Wade	43 Graham Ave Metuchen, NJ 08840

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

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

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

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

Stockholder/Partner/Member and Corresponding Entity Listed in Part II	Address

Part IV Certification

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

Full Name (Print):	Gary M. Wade	Title:	Principal
Signature:		Date:	12/31/25

MORRIS COUNTY MUA

Pay to Play Advisory

PAY TO PLAY ADVISORY
Disclosure Requirement
(N.J.S.A. 19:44A – 20.27)

Any business entity that has received $50,000 or more in contracts from government entities in a calendar year will be required to file an annual disclosure report with ELEC.

The report will include certain contributions and contract information for the current calendar year.

At a minimum, a list of all business entities that file an annual disclosure report will be listed on ELEC's website at www.elec.state.nj.us.

If you have any questions please contact ELEC at:
1-888-313-ELEC (toll free in NJ) or
609-292-8700

An analyst from ELEC's Special Programs Section will assist you.

Initials GW

MORRIS COUNTY MUA

Certification of Non-Involvement in Prohibited Activities in Russia or Belarus

Pursuant to N.J.S.A. 52:32-60.1, et seq. and N.J.S.A.40A:11-2.2 (L. 2022, c. 3) any person or entity (hereinafter "Vendor") that seeks to enter into or renew a contract with a local contracting unit subject to the Local Public Contracts Law for the provision of goods or services, or the purchase of bonds or other obligations, must complete the certification below indicating whether or not the Vendor is identified on the Office of Foreign Assets Control (OFAC) Specially Designated Nationals and Blocked Persons list, available here: https://sanctionssearch.ofac.treas.gov/. If the Department of the Treasury finds that a Vendor has made a certification in violation of the law, it shall take any action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

I, the undersigned, certify that I have read the definition of "Vendor" below, and have reviewed the Office of Foreign Assets Control (OFAC) Specially Designated Nationals and Blocked Persons list, and having done so certify

(Check the Appropriate Box)

☑ A. That the Vendor is not identified on the OFAC Specially Designated Nationals and Blocked Persons list on account of activity related to Russia and/or Belarus.

OR

☐ B. That I am unable to certify as to "A" above, because the Vendor is identified on the OFAC Specially Designated Nationals and Blocked Persons list on account of activity related to Russia and/or Belarus.

OR

☐ C. That I am unable to certify as to "A" above, because the Vendor is identified on the OFAC Specially Designated Nationals and Blocked Persons list. However, the Vendor is engaged in activity related to Russia and/or Belarus consistent with federal law, regulation, license or exemption. A detailed description of how the Vendor's activity related to Russia and/or Belarus is consistent with federal law is set forth below.

(Attach Additional Sheets If Necessary.)

Signature of Vendor's Authorized Representative	Date: 12/31/25
Print Name and Title of Vendor's Authorized Representative: Wade Appraisal, LLC	Vendor's FEIN: 47-2214198
Vendor's Name: Gary M. Wade, Principal	Vendor's Phone Number: 732-204-6445
Vendor's Address (Street Address): 460 Main Street	Vendor's Fax Number: —
Vendor's Address (City/State/Zip Code): Metuchen, NJ 08840	Vendor's Email Address: gwade@wadeappraisal.net

[i] Vendor means: (1) A natural person, corporation, company, limited partnership, limited liability partnership, limited liability company, business association, sole proprietorship, joint venture, partnership, society, trust, or any other nongovernmental entity, organization, or group; (2) Any governmental entity or instrumentality of a government, including a multilateral development institution, as defined in Section 1701(c)(3) of the International Financial Institutions Act, 22 U.S.C. 262r(c)(3); or (3) Any parent, successor, subunit, direct or indirect subsidiary, or any entity under common ownership or control with, any entity described in paragraph (1) or (2).

MORRIS COUNTY MUA

Disclosure of Investment Activities in Iran

Pursuant to Public Law 2012, c. 25, any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must complete the certification below to attest, under penalty of perjury, that the person or entity, or one of the person or entity's parents, subsidiaries, or affiliates, is not identified on a list created and maintained by the Department of the Treasury as a person or entity engaging in investment activities in Iran. If the Director finds a person or entity to be in violation of the principles which are the subject of this law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the person or entity.

I certify, pursuant to Public Law 2012, c. 25, that the person or entity listed for which I am authorized to bid/renew:

Bidder/Offeror: Wade Appraisal, LLC

☑ is not providing goods or services of $20,000,000 or more in the energy sector of Iran, including a person or entity that provides oil or liquefied natural gas tankers, or products used to construct or maintain pipelines used to transport oil or liquefied natural gas, for the energy sector of Iran; is not a financial institution that extends $20,000,000 or more in credit to another person or entity, for 45 days or more, if that person or entity will use the credit to provide goods or services in the energy sector in Iran.

In the event that a person or entity is unable to make the above certification because it or one of its parents, subsidiaries, or affiliates has engaged in the above-referenced activities, a detailed, accurate and precise description of the activities must be provided in part 2 below to the Division of Purchase under penalty of perjury. Failure to provide such will result in the proposal being rendered as non-responsive and appropriate penalties, fines and/or sanctions will be assessed as provided by law.

PART 2: PLEASE PROVIDE FURTHER INFORMATION RELATED TO INVESTMENT ACTIVITIES IN IRAN
You must provide, accurate and precise description of the activities of the bidding person/entity, or one of its parents, subsidiaries or affiliates, engaging in the investment activities in Iran outlined above by completing the boxes below.

Name: _____ Relationship to Bidder/Offeror: _____

Description of Activities: _____

Duration of Engagement: _____ Anticipated Cessation Date: _____

Bidder/Offeror Contact Name: _____ Contact Phone Number: _____

Certification: I, being duly sworn upon my oath, hereby represent and state that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I attest that I am authorized to execute this certification on behalf of the above-referenced person or entity. I acknowledge that Town/ Township/ Borough/Government Agency is relying on the information contained herein and thereby acknowledge that I am under a continuing obligation from the date of this certification through the completion of any contracts with the MCMUA to notify the MCMUA in writing of any changes to the answers of information contained herein. I acknowledge that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I recognize that I am subject to criminal prosecution under the law and that it will also constitute a material breach of my agreement(s) with Morris County Municipal Utilities Authority, New Jersey and that the MCMUA at its option may declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print): Gary M. Wade Signature: G Wade

Title: Principal Date: 12/31/25

MORRIS COUNTY MUA

Non-Collusion Affidavit

STATE OF NEW JERSEY
MORRIS COUNTY MUNICIPAL UTILITIES AUTHORITY ss:

I certify that I am Principal

of the firm of Wade Appraisal, LLC

the Respondent making this Proposal for the bid or proposal for the above named project, that I executed the said proposal with full authority to do so; that said bidder has not, directly or indirectly entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free, competitive bidding in connection with the above named project; and that all statements contained in said proposal and this affidavit are true, correct, and made with full knowledge that the Morris County Municipal Utilities Authority relies upon the truth of the statements contained in said Proposals and in the statements contained in this affidavit in awarding the contract for the said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except bona fide employees or bona fide established commercial or selling agencies.

Signature of Representative: G Wade

Subscribed and sworn to before me this 31st day of December, 20 25

Print Name of Affiant: Gary M. Wade

Notary Public of New Jersey Irene B

My commission expires June 1, 2027

IRENE BOUDOUVAS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 1, 2027

MORRIS COUNTY MUA

Affidavit of Non-Debarred Status

STATE OF NEW JERSEY)
) SS:
COUNTY OF)

I, Gary M. Wade of the City/Town of Borough of Metuchen, in the County of Middlesex and the State of New Jersey, of full age, being duly sworn according to law on my oath depose and say that:

I am Gary M. Wade (Name), a Principal (Title, Position, etc.) of Wade Appraisal, LLC (Name of Firm, Company or Corporation), the Bidder making the Bid for the Morris County Municipal Utilities Authority (MCMUA) and that I executed the said Bid with full authority so to do; that said Bidder at the time of making this Bid is not included on the State of New Jersey, State Treasurer's List of Debarred, Suspended and Disqualified Bidders and Department of Labor's Workplace Accountability in Labor List ; and all statements contained in said Bid and in this affidavit are true and correct and made with the full knowledge that the Morris County Municipal Utilities Authority relies upon the truth of the statements contained in said Bid and in the Statements contained in this affidavit in awarding Contract for said project.

The undersigned further warrants that should the name of the firm, company or corporation making this Bid appear on the State Treasurer's List of Debarred, Suspended and Disqualified Bidders and Department of Labor's Workplace Accountability in Labor List at any time prior to, and during the life of the Contract, including the Guarantee Period, that the Morris County Municipal Utilities Authority (MCMUA) shall be immediately so notified by the signatory to this Eligibility Affidavit.

The undersigned understands that the firm, company or corporation making the Bid as a CONTRACTOR is subject to debarment, suspension and/or disqualification in contracting with the State of New Jersey and the Department of Environmental Protection if the CONTRACTOR, pursuant to NJAC 7:1-5.2, commits any of the acts listed therein, and as determined according to applicable law and regulation.

G. Wade
(Signature of Bidder)

Gary M. Wade
(Printed or Typed Name & Title of Bidder)

(Seal if Corporation)

460 Main St., Metuchen NJ 08840
(Address of Bidder)

MORRIS COUNTY MUA

W-9

Form **W-9**
(Rev. November 2017)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Wade Appraisal, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ S

☑ **Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from FATCA reporting code (if any)

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions. 460 Main St.

Requester's name and address (optional)

6 City, state, and ZIP code Metuchen, N.J. 08840

7 List account number(s) here (optional)

Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

– –

or

Employer identification number

47 2214198

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** ▶ **Date** ▶ 12/31/25

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number