Publication copy

Exhibit List and Volume Map (Exhibits A through KKK)

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Published by Ronald W. Yarbrough, plaintiff, as part of the public record of Yarbrough v. Lake Centerton Park Homeowners Association, Inc., et al., Superior Court of New Jersey, Chancery Division, Salem County, Docket No. SLM-C-000017-26.

This copy is the filed or produced document with these changes only: black boxes cover (1) names, addresses, telephone numbers and e-mail addresses of persons who are not parties, (2) personal identifiers and financial account numbers (R. 1:38-7), (3) telephone and e-mail contact details, and (4) plaintiff's personal financial information, marked "Redacted: plaintiff's personal financial information". Withheld pages, if any, are replaced by a notice page. The complete document is available from the Court.

Ronald W. Yarbrough
11 Lake Centerton Drive
Pittsgrove, NJ 08318
[redacted]
Plaintiff, Pro Se

RONALD W. YARBROUGH, Plaintiff, v. LAKE CENTERTON PARK HOMEOWNERS ASSOCIATION, INC.; CLIFFORD C. WHEATON, individually; MICHAEL M. ROSSI III, individually; MICHELE MEHAFFEY; and DOUGLAS K. MEHAFFEY, Defendants.	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION - GENERAL EQUITY PART SALEM COUNTY DOCKET NO. SLM-C-000017-26 Civil Action EXHIBIT LIST (to the Certification of Ronald W. Yarbrough)

The following exhibits are attached to the Certification of Ronald W. Yarbrough. Each is a true copy of the document described. (The letter III is not used; the exhibits run to KKK.)

VOLUME MAP

The exhibits are filed in eight volumes, each conformed to the page and file-size limits of eCourts. Every page is 8.5 x 11 inches, portrait. Oversized construction drawings are presented as the full sheet reduced to fit, followed by enlarged segments of that same sheet.

Vol	Exhibits	Pages	File
1	A through T-2a (Part 1 of 2)	150	5.77 MB
2	T-2a (Part 2 of 2) through W-3	37	6.20 MB
3	X through CC-1	65	4.61 MB
4	CC-1a (Part 1 of 5)	9	5.70 MB
5	CC-1a (Part 2 of 5) through CC-3	40	6.36 MB
6	DD-1 through FF-7	108	6.49 MB
7	GG-1 through YY	137	6.46 MB
8	ZZ through KKK	35	1.67 MB
Total: 107 exhibits, 581 pages, 43.26 MB across 8 volumes			

An exhibit too large for one volume is filed in consecutively numbered parts, each part labeled on its own index sheet. Each volume opens with an index of the exhibits it contains.

EXHIBITS

A. Certificate of Incorporation, Lake Centerton Park Homeowners Association, Inc., signed 8/7/1987, filed NJ Secretary of State 10/15/1987 (Arts. SECOND, THIRD, FOURTH-SIXTH, SEVENTH, ELEVENTH)

B. Declaration of Covenants and Restrictions, dated 8/31/1987, recorded 11/18/1987, Salem County Deed Book 703, Page 1 (preamble; Art. I; Art. III secs. 1-2; Art. IV sec. 5; Art. VII secs. 1-3, 5; Exhibit A; recording page)

C. Deed, Lake Centerton Park, Inc. to Lake Centerton Park Homeowners Association, dated 3/29/2000, recorded 4/11/2000, Deed Book 1037, Pages 274-280 (Block 1503, Lot 73)

D-1. Deed, Michael L. [redacted] and [redacted] M. [redacted] to Ronald Yarbrough and [redacted] Joy Yarbrough, dated 8/29/2001, recorded 9/7/2001, Deed Book 1080, Page 239 (11 Lake Centerton Drive; Block 1503, Lot 66; consideration [redacted]

D-2. Corrective Deed, Ronald Yarbrough and [redacted] Joy Yarbrough (by attorney in fact) to "Ronald Yarbrough, Divorced Man," dated 6/2/2008, recorded 6/4/2008, Deed Book 1312, Page 133 (Block 15.03, Lot 66) - corrects the 5/9/2008 deed recorded at Deed Book 1309, Page 338; establishes plaintiff as sole owner

E. By-Laws (printed form) and BY-LAWS.doc (2004 version); LCPHA Book of Regulations (June 2004)

F. Minutes, Board of Directors meeting 11/3/2003 at 26 Lake Centerton Drive (Rossi residence) - donation/sale organizations reviewed; "first approach the Township ... then ... Green Acres"

G. Minutes, Annual Meeting 3/19/2005 at [redacted] residence - Yarbrough absent; foreclosure decision; officers/directors elected; $1,081,000 loan; Green Acres [redacted] appraisal; registered agent Wheaton

H. State Ethics [redacted] Consent Order, In the Matter of [redacted] Agency Docket No. 18-05, dated 3/27/2006, with [redacted] transmittal letter of 2/2/2010 (last page)

I. Meeting Notice dated 4/14/2010 for 4/24/2010 meeting at Pittsgrove Township Senior Center, signed Clifford C. Wheaton (agenda incl. "A vote by the Homeowners will be required")

J. Wheaton email to Yarbrough 4/26/2010 ("well done and well received")

K. NJDEP letter 7/14/2011 to LCPHA attn Cliff Wheaton (Class II; permit application due 10/15/2011 "in accordance with the provisions of your loan agreement")

L. Hannaman (NJ DCA) determination letter 4/24/2012 to Yarbrough - PREDFDA applies; "We expect compliance in the future"

M. [redacted] email 10/25/2015 to NJDEP (fwd Ritchey to Tamagno 10/26/2015) - DEP-approved rebuild plan; bids $2M/$3M; "over $60,000 ... of our State loan of $1.25 million"; "10 homeowners"

N. NJDEP Dam Permit No. 1494, issued 7/28/2015 to LCPHA, "rehabilitate the Centerton Lake Dam," expires 7/28/2017

O. Loftus Construction email 7/7/2016 to NJDEP - $3.0M estimate vs $1.2M State loan

P. Tamagno email 1/28/2020 (2016 letter offering to donate the property to Green Acres) and Wheaton reply 1/30/2020 cc Rossi ("no intentions or desire to repair the dam")

Q. Wild (Green Acres) email 10/23/2020 (donation offer, #D-1711005) with Moyle transmittal 11/9/2020; Moyle memorandum 11/9/2020 (severe disrepair; [redacted] "before the State ... considers taking ownership")

R. NJDEP letter 5/24/2021 - Safe Dam Act; repair or [redacted] schedule due 7/31/2021

S. NJDEP letter 8/11/2021 - extension to 12/31/2021; NVOS warning; "lake must remain lowered"

T. Hunt (Princeton Hydro) email 1/24/2023 (under contract with CU Maurice River; no interaction with HOA); Wheaton email 1/29/2023 cc Rossi (TNC $25,000, USFWS $35,000; Rossi VP)

U. NJDEP Order 1/16/2024 (Oman) - PE inspection report by 4/15/2024; NVOS; "Order to drain the impoundment and remove the dam may also be issued"

V. Wheaton emails 7/7/2024 (1:29 PM confirmation with agenda dated 6/17/2024; second email changing time to 7:00 PM)

W. Yarbrough letter 7/14/2024 to Wheaton (relocation demand), with transmittal to all households and the [redacted] delivery-failure notice

X. Minutes of 7/16/2024 meeting at Rossi residence, dated 7/21/2024 (paras. 2, 3(e), 4, 5(c), 6)

Y. Wheaton letters 5/4/2026 (assessment; objections by 5/11) and 5/14/2026 ("the members of the HOA have decided"; $700)

Z. Plaintiff's Notice, ADR Demand, and Documents Request, all dated 5/20/2026 (co-signed by Kathleen A. Yarbrough), with USPS certified mail receipts (mailed 5/21/2026) [+ return receipts if received]

AA. DCA ARU: Supplement to 7/15/2024 complaint as received 5/27/2026 (Form + Separate Sheet + Attachments A-H); DCA inquiry 6/8/2026 and plaintiff's reply 6/9/2026; ARU acknowledgment 6/11/2026

BB. Brody (Green Acres) / Tamagno emails [redacted] - Gellerman 2012; "impact on potential sale"; NRCS application

CC. Brody email 2/6/2026 (USFWS MAT; removal under HOA ownership; State to acquire) with Virgilio 2/4/2026 meeting notes; Virgilio 2/13/2026 email; Virgilio 3/16/2026 email to NJDEP and Rossini ("ongoing discussions around removal of Centerton Dam and potential acquisition") in the 3/18/2026 thread

DD. Wheaton emails to Tamagno 8/1/2026 (tree removal contractor 5/20/2026) and 8/4/2026 (Green Acres steps; "end of this summer or sooner"), with Tamagno's 8/4/2026 10:45 AM email

EE. LCPHA dues invoices / account statements 1/28/2024, 1/11/2025, 1/26/2026 (Selective Insurance premiums; Arthur J Gallagher D&O; Township taxes on Block 1503 Lot 73)

FF. OPRA transmittals: Oman email 7/27/2026 (13-page scan cover); Tamagno six "Set 1-6" emails 8/7/2026 and 16:26 cover; plaintiff's 8/11/2026 confirmation of receipt; OPRA #398696 request

GG. Plaintiff's letters dated 8/18/2026, in plaintiff's own name, sent by email 8/18/2026: Board insurance tender demand; Board Notice of Intent to Sue (Decl. Art. VII sec. 3); Board 15A:5-24 request; Brody (Green Acres); Virgilio (USFWS); Rossini (CU Maurice River); Ethics [redacted] certified-copy request (by mail) (+ proof of sending)

GG-8. Brody (Green Acres) reply email 8/19/2026 11:26 AM ET: "Confirming receipt of your 8/18/26 letter. Please refer to Michael Rossi or Cliff Wheaton for any questions regarding this matter as they are the authorized representatives for the above referenced transaction." (VC 114; Cert. 45)

HH. NJ DOBI / NAIC SBS producer license record, Michael M. Rossi III, License 8011097 (screenshots 8/18/2026) and Custom Insurance Programs LLC record

II. Certificate to Discharge Lien Claim, recorded 2/25/2020 (Association's own instrument naming "Ronald Yarbrough and [redacted] Joy Yarbrough" as owners; 2007 lien Bk 69 Pg 309)

JJ. Yarbrough letter 6/5/2003 to [redacted] Wheaton, President - RFI insurance coverage

KK. Deed, Lake Centerton Park Homeowners Association (by Clifford C. Wheaton, Secretary - sole signature) to Michele Mehaffey and Douglas K. Mehaffey, dated 2/7/2022, recorded 2/8/2022, Instr. 2022001696, Deed Book

4621, Page 116 (5 pp) - 12.97 +/- ac of Block 1503 Lot 73 "to be added to Lot 79," $20,000; recites Planning Board minor subdivision 11/11/2021, Res. 21-17 (11/23/2021); Pennell survey 9/2/2021; GIT/REP-3 signed Wheaton "Secretary" (VC 9, 81-85, 132-141; Cert. 49)

LL. Deed, Association to Association, dated 2/7/2022, recorded 2/8/2022, Instr. 2022001695, Deed Book 4621, Page 110 (6 pp) - re-description of the remainder of Block 1503 Lot 73 after the subdivision (VC 81-84; Cert. 50; Lis Pendens Sched. A source)

MM. Notice of Lien Claim, Lake Centerton Park Homeowner's Association v. Ronald W. Yarbrough, dated 12/20/2022, recorded 2/14/2023, Instr. 2023001474, Book 4657, Page 19 (4 pp) - signed [redacted] [redacted] President; attested Clifford C. Wheaton, Secretary; Ritter Law Office; Schedule A "Overdue Assessments" 11/2018-11/2022: dues $500 x 8 + "Damn Loan Repayment" $365.45 x 8 + $324.85 = $7,248.45; atty fees $2,416.15; recording $60; total $9,724.60 (VC 58, 118-120; Cert. 3, 51)

NN. Notice of Lien Claim v. [redacted] A. [redacted] rec. 2/14/2023, Instr. 2023001475, Book 4657, Page 23; and v. [redacted] rec. 2/14/2023, Instr. 2023001476, Book 4657, Page 28 (same day, same counsel) (VC 118; Cert. 51)

HHH. Pittsgrove Township Lien Redemption Work Sheets for Tax Sale Certificates 25-00037 and 26-00018, Block 1503 Lot 73, both dated 8/24/2026, emailed by Tax Collector Jennafer L. Hernandez 8/24/2026 2:01 PM in reply to plaintiff's 8/21 request. Establishes: the SECOND tax sale 1/14/2026; both certificates at the statutory maximum 18% with $0.00 premium (no competing bid at either sale); redemption $3,108.68 + $9,758.23 = $12,866.91 as of 8/24/2026 at $5.60/day; the 2026 Q1-Q3 taxes of $3,690.35 unpaid by the Association and paid by the holder 8/05/2026; and Foundation Properties LLC, 181 Buck Rd, Pittsgrove NJ as present holder of BOTH (superseding Trystone Capital Assets LLC, the 2025 purchaser named in Ex. OO).

OO. Certificate of Sale for Unpaid Municipal Liens No. 25-00037, Pittsgrove Township Collector (Jennafer Hernandez) to Trystone Capital Assets, LLC, P.O. Box 1030, Brick NJ 08723, sold 1/15/2025 for $2,326.60 (2024 taxes $2,209.84 + int. $71.14 + costs $45.62), 18% redemption interest, recorded 5/9/2025, Instr. 2025003946, Book 4728, Page 239 - Block 1503 Lot 73, Deerfield Rd, assessed to Lake Centerton Pk Homeowners Assoc (VC 106, 170, 173; Cert. 52)

PP. "Centerton Lake Dam Rehabilitation Project" presentation by Yarbrough - the plan he presented at the April 24, 2010 members' meeting at the Pittsgrove Senior Center; 21 slides (goal, NJDEP 12/12/2009 Order, N.J.A.C. 7:20 standards, cost and schedule) (VC 55)

QQ-1. Yarbrough, "Proposal to Resolve Dispute," January 20, 2010 (1 p.) - the issues "can only be resolved with the participation of a Neutral"; "[a] mutually agreed upon Neutral combined with an Alternate Dispute Resolution (ADR) will inevitably resolve this matter at little or no cost" (VC 51; Cert. 25)

QQ-2. Yarbrough letter to Cliff Wheaton, April 23, 2010, "Proposal to Resolve Dispute," marked CONFIDENTIAL (2 pp.) - "I have suggested mediation through alternate dispute resolution (ADR) procedures"; offers to "promptly set aside the sum $4,600.00 to be held in trust by a mutually agreed upon CPA Firm," an accredited mediator within 30 days, then N.J.S.A. 45:22A-44 if unresolved within 90 days; lists the four areas in dispute (dam maintenance under Declaration Sec. 5(a); open meetings at a public or commercial facility with notice and minutes; a "fair and efficient" ADR means; governance, fair elections, conflicts of interest) (VC 51; Cert. 25)

RR. Yarbrough letter 4/17/2013 to Edward R. Hannaman, NJ DCA - renews the objection that meetings are called to a member's private home; the letter recites that the 4/6/2013 meeting notice is enclosed (VC 68)

RR-2. Meeting Notice dated 4/6/2013 for the 4/27/2013 meeting at [redacted] residence) - bears plaintiff's manuscript "RECEIVED / RONALD W. YARBROUGH / April 8, 2013" (VC 54, 68, 80, 99)

SS. Meeting Notice dated 5/28/2022 for the 6/15/2022 meeting at [redacted] - agenda item 1 "Status review of our efforts with Citizens United to [redacted] the dam"; item 2 the completed land sale and the $20,000 applied to the loan; item 3 the loan review (VC 80, 85, 88, 96, 99)

TT. Minutes of the 6/15/2022 meeting, signed "Clifford C. Wheaton, Secretary/Treasurer" - eleven households present; biannual dues confirmed at $500; delinquencies reviewed and legal action authorized; para. 5 the [redacted] review and the October 2021 NRCS EQUIP application; NO member vote on the land sale or on removal of the dam (VC 80, 86, 88, 92, 119)

UU. Wheaton letter to the members 4/25/2021 proposing the sale of "the 10 + acres of our land that is located on the west side of the lake" for $20,000, with hand-marked subdivision map - "If I don't hear from you by April 30th, I will note that you also agree" (VC 81, 141; Counts Two, Three, Fourteen)

VV. Wheaton letter to the members 2/19/2022 reporting the closing and the application of the $20,000 to loan principal, with the updated LCPHA Dam Loan Payment Schedule (VC 85)

WW. Wheaton letter to the members 4/6/2023 - State dam loan PAID IN FULL, final payment $4,024.68; "still working with CU Maurice River, US Fish & Wildlife, [NRCS] and Pittsgrove Township to remove the dam and move the land into preservation" (VC 90, 96; Count Seven)

XX. Ritter Law Office cover letters to the Salem County Clerk transmitting the Notice of Lien Claim for recording, 1/9/2023 and 2/9/2023 (resubmission), each showing "cc: ... Ronald W. Yarbrough"; full five-page packages (VC 120)

YY. The Association's State loan billing letters to the members, 5th through 12th, dated 10/7/2019, 4/4/2020, 10/4/2020, 3/21/2021, 10/3/2021, 4/21/2022, 10/15/2022 and 4/2/2023, each with the payment/allocation schedule - Wheaton fixed the "Damn Loan Repayment" charge by letter, $365.45 at eight payers and $324.85 at nine, with no vote at any meeting (VC 80, 119, 121; Count Seven)

ZZ. LCPHA account information spreadsheet furnished to Yarbrough 8/6/2023 (VC 121)

AAA. Ronald and [redacted] Yarbrough letter 6/22/2004 to Robert J. Casella, Esq., counsel to the Association - "Payment will continue to be withheld until the LCHPA meets it Sunshine obligations"; demands "all documents related to the Centerton Lake Dam and the State Regulatory Authorities" (VC 58). The earliest written statement of grounds - a twenty-two-year-old records demand

BBB. Yarbrough letter 3/28/2005 to [redacted] ("Second request for Dam File") - "No dues payments will be made until complete disclosure of the documents related to the Dam are received"; asks for "a copy of the Centerton Lake Homeowners Associations ADR procedures" (VC 58, 160). The 21-year ADR predicate

CCC. Yarbrough letter 3/10/2006 to Michael A. Hoffman, Esq. - objects to meetings "held at the home of Mr. [redacted] invokes N.J.S.A. 45:22A-46, requests "all future meetings be held in a public facility in with a neutral setting" (VC 58)

DDD. Yarbrough letter 10/11/2006 to the Hoffman Law Office - "I have the right to Dispute Mediation prior to the Association litigating against me"; "I have the right to Open Public Meetings and until I am afforded those rights no funds will be released" (VC 58)

EEE. (1) Association Meeting Notice dated 9/11/2006 for a special meeting 9/15/2006 - "To provide a place of public forum, the meeting will take place in front of Cliff and [redacted] Wheaton's house (23 Lake Centerton Drive)" - four days' notice, against the ten-to-sixty-day by-law requirement; (2) [redacted] email 9/5/2006 - plaintiff "won't be allowed to participate in the LCPHA meeting tentatively scheduled September 15, 2006 in the Pittsgrove Township Municipal Building unless his debt to the association of $5,080.00 is paid in full" (VC 54, 59)

FFF. The 2002 engineering record, two documents: (1) Russell D. Cipolla, P.E., All Systems Engineering, L.L.C., letter of 12/4/2002 to the Association ATTN: Ronald W. Yarbrough, answering plaintiff's 10/22/2002 request - the

spillway "is in a constant state of deterioration"; timber structures last "about 45 to 50 years" and "You are there, with this 50-year-old structure"; recommends "total replacement of the spillway and reconstruction of the dam embankments ... within say, a five year or sooner capital improvement plan"; and that NJDEP never issued a permit lowering the lake from 79.06 ft, "historically it would be elevation of 79.06 feet and not elevation of 77.0 feet"; (2) the complete 36-page 2002 Regular Biennial Inspection, Centerton Lake Dam, NJ Atlas #35-03, Federal ID NJ00439, Maurice River Basin over Muddy Run, dated 12/4/2002, prepared for Lake Centerton Park Homeowner's Association, Inc. by Russell D. Cipolla, P.E., NJ Lic. 36129, over his signature, with the All Systems letter of transmittal to NJDEP Dam Safety dated 2/20/2003 - Class II dam built 1942, reconstructed 1953 and 1980; "Normal Surface (ac): 37 ac"; normal reservoir elevation 78.60 ft; sinkholes 5 ft and 2 ft at the bulkheads; scour 6-8 ft at the east bulkhead; eight immediate repairs; "the owner should undertake a 5 year plan to replace the entire dam and spillway structures"; Attachment A visual inspection checklist (pp. 12-21), Appendix A photographs (pp. 22-35), photo location plan (p. 36) (VC 24, 31, 52)

GGG. NJDEP Bureau of Dam Safety and Flood Control, four letters: (1) 4/2/2003 order (John H. Moyle) - dam "found to be in a safe condition with repairs necessary"; O&M and EAP not approved; the 2002 report's normal reservoir elevation is 78.60 ft; ordered under the Safe Dam Act to retain a P.E. and prepare plans for the pp. 10-11 and 20 recommendations, and to "operate the Centerton Lake Dam at a maximum spillway crest elevation of 77 ft"; copies to the Township and County engineers; (2) 5/19/2003 letter to Cliff Wheaton by name - acknowledges Wheaton contacted six repair companies; Compliance Schedule Form due 6/16/2003; permit required before any repair; (3) 9/18/2003 order to Cliff Wheaton by name (John H. Moyle), Department FILE COPY stamped SEP 18 2003 - finds the 1994/2003 O&M Manual and the 2003 EAP both deficient and lists the required edits; recites that the 5/19/2003 letter required a proposed Dam Safety Compliance Schedule Form "to complete the repairs as outlined on pages 10-11 of 36 and page 20 of 36 in the 2002 regular inspection report by June 16, 2003"; and that "under the provisions of the Safe Dam Act (N.J.S.A. 58:4-1 et seq.), the Lake Centerton Park Homeowner's Assoc., Inc. is hereby ordered to either submit a Dam Safety Compliance Schedule Form for all outstanding repairs and studies or provide this office with a plan to temporarily lower the lake until all of the required repairs are addressed by October 15, 2003"; warns that failure to comply "will result in the referral of this matter to the New Jersey Attorney General\'s Office for adjudication" and of penalties "of up to $5,000 for each violation," each day "an additional, separate, and distinct offense"; copies to the Pittsgrove Township Engineer & Clerk, Salem County Engineer, Hopewell Valley Engineering and Cipolla; the fourth page is the Department\'s internal comment sheet of 9/16/2003, "Comments associated with Department\'s 9/18/03 letter," listing the immediate repairs recommended in the 2002 report; (4) 6/1/2004 default letter to Cliff Wheaton by name - recites the 4/2/2003, 5/19/2003 and

9/18/2003 orders, none complied with; the 9/18/2003 letter had ordered either a Compliance Schedule Form or a plan to temporarily lower the lake by 10/15/2003, and "neither ... have been received"; warns of referral to "the New Jersey Attorney General\'s Office for adjudication" and Safe Dam Act penalties "of up to $5,000 for each violation," each day "an additional, separate, and distinct offense"; final deadline 6/28/2004 (VC 31, 52)

JJJ. Two January 2003 letters, different authors: (1) 1/7/2003 on LAKE CENTERTON PARK HOMEOWNERS ASSOCIATION letterhead, "c/o [redacted] to Chris Smith, NJ Division of Fish and Wildlife, transmitting the Emergency Storm Preparedness water-lowering permit application - signed "George [redacted] / President"; (2) 1/10/2003 on Ronald W. Yarbrough's own letterhead, signed by plaintiff - complaint and request for investigation to Capt. Stahlenberger, Eisenhuth and Risher: Rossi removed the upper 2-foot sluice gates on 1/4/2003 and twice more since the Association was cited on 12/21/2002 for lowering the lake without a permit; the permit application "was purposely and knowingly falsified"; the application "was prepared by me and checked for accuracy against the dam drawings by President, [redacted] and Secretary, Cliff Wheaton in my residence on December 8th"; structures built in the Common Area below spillway crest elevation 79.06 ft. Establishes who held the chair in 2003 (VC 53)

KKK. NJDEP OPRA request No. 404058 (submitted 8/18/2026) and the Department's denial in full (8/25/2026) - the completed Government Records Request Form SONJ-RRF-2 as returned by the Department, marked "Denied - Closed", all six items, nothing produced, with Addendum Disposition Notes verbatim: "This request (Items # 1 through # 6) has been denied on the basis that the requested records are Green Acres, Blue Acres or Natural Lands Trust land acquisitions records that are confidential pursuant to N.J.S.A. 47:1A-9 & N.J.A.C. 7:1D-3.2(c)"; together with the Department's 8/18/2026 receipt. The six items sought the two appraisals, the Certified Market Value determination, the D-1711005 project file, the 2016/2020 donation offers, agency correspondence, and the Association's authority-to-convey submissions. Proves from the State's own records that the acquisition is ACTIVE and no binding contract has been executed as of 8/25/2026 - the denial is valid only while N.J.A.C. 7:1D-3.2(c)'s conditions (active negotiation, no executed contract) hold (VC 113A)