M & M AT NEPTUNE, L.L.C.

September 2, 2020

NJ Department of Environmental Protection
Division of Land Use Regulation
Mail Code 501-02A
PO Box 420
Trenton, NJ 08625

Attn: Ms. Suzanne Biggins

Re: File No.: 1334-11-0004.1
Activity Number: FWW190001

Dear Ms. Biggins,

Pursuant to the conditions of the permit referenced above, please find enclosed a copy of the required deed restriction that has been recorded with the clerk's office in Middlesex County.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

SAM

Sean Martin
Development Coordinator

2901 HAMILTON BLVD • SOUTH PLAINFIELD, NJ • 07080
PHONE: 908-205-0443 • FAX: 908-755-3272

Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK
PO BOX 1251
MARKET YARD
FREEHOLD NJ 07728

Transaction Identification Number	4565756 4328140

Recorded Document to be Returned by Submitter to:
TRIDENT ABSTRACT TITLE AGENCY, LLC
1340 CAMPUS PKWY
WALL TOWNSHIP, NJ 07753

Official Use Only

CHRISTINE GIORDANO HANLON
COUNTY CLERK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2020096326
RECORDED ON
Aug 27, 2020
11:40:07 AM
BOOK:OR-9436 PAGE:8877
Total Pages: 17

COUNTY RECORDING FEES $170.00
TOTAL PAID $170.00

Submission Date *(mm/dd/yyyy)*	08/25/2020
No. of Pages *(excluding Summary Sheet)*	15
Recording Fee *(excluding transfer tax)*	$170.00
Realty Transfer Tax	$0.00
Total Amount	$170.00
Document Type	AGREEMENT
Electronic Recordation Level	L2 - Level 2 (With Images)

Municipal Codes
NEPTUNE TOWNSHIP 3501

1091928

Additional Information (Official Use Only)

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RETAIN THIS PAGE FOR FUTURE REFERENCE.

Monmouth County Document Summary Sheet

	Type	AGREEMENT				
	Consideration					
	Submitted By	TRIDENT ABSTRACT TITLE AGENCY, LLC (CSC/INGEO SYSTEMS INC)				
	Document Date	08/25/2020				
	Reference Info					
	Book ID	**Book**	**Beginning Page**	**Instrument No.**	**Recorded/File Date**	
AGREEMENT	**GRANTOR**	**Name**		**Address**		
		M M AT NEPTUNE LLC				
	GRANTEE	**Name**		**Address**		
		MM AT NEPTUNE LLC				
	Parcel Info					
	Property Type	**Tax Dist.**	**Block**	**Lot**	**Qualifier**	**Municipality**
		35	701	1 & 1-B01		3501

**** DO NOT REMOVE THIS PAGE.***
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by & Record & Return to:
John W. Verlaque, Esq.
Weingarten Law Firm, LLC
c/o 1260 Stelton Road
Piscataway, New Jersey 08854

WETLANDS LETTER OF INTERPRETATION DEED RESTRICTION

M&M at Neptune, LLC, having an address of 1260 Stelton Road, Piscataway, New Jersey 08854 (the "**Grantor**") records this Deed Restriction against **Block 701, Lot 1, Neptune, Monmouth County, New Jersey** as more particularly described on **Schedule A** attached hereto and made part hereof.

This Deed Restriction is being recorded as a result of a Freshwater Wetlands Letter of Interpretation: Line Verification, issued by the New Jersey Department of Environmental Protection, Division of Land Use Registration, dated March 4, 2020, under **File No.: 1334-11-0004.1, Activity Number: FWW190001,** Applicant: **M&M at Neptune, LLC**, with regard to the subject Property (the "**LOI,**" attached as **Schedule B**).

The State of New Jersey has determined that all or portion of this Property lies in a freshwater wetland and/or transition area. Certain activities in wetlands and transition areas are regulated by the New Jersey Department of Environmental Protection ("**NJDEP**") and some activities may be prohibited on this Property or may first require a freshwater wetland permit. Contact the Division of Land Use Regulation at (609) 777-0454 or http://www.nj.gov/dep/landuse for more information prior to any construction onsite.

The legal description of the wetland boundary approved under the LOI is set forth in **Schedule C** attached hereto and made a part hereof.

In addition, the NJDEP has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Intermediate: All wetlands on site. [50 foot wetland buffer.]

The LOI was approved on March 4, 2020, and expires on March 3, 2025.

Signatures. The Grantor signs this Deed Restriction as of August 24, 2020.

M&M at Neptune, LLC

By:_____
Jack Morris, Manager

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX SS.:

On August 24, 2020, before me, the undersigned, a notary public in and for said state, personally appeared Jack Morris, as Manager of M&M at Neptune, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

MARGARET PETERS
NOTARY PUBLIC OF NEW JERSEY
Commission # 50018486
My Commission Expires 6/29/2025

SCHEDULE A

SOLSTICE
SURVEYING
2467 Rt. 10 East, Bldg. 30:6B
Morris Plains, NJ 07950
T: (973) 647 8664
E: daguanno@solsticesurveying.com

Description of
Lot 1 in Block 701
Township of Neptune, Monmouth County, New Jersey

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Neptune, County of Monmouth, State of New Jersey; said lot,

BEGINNING at a point of intersection of the southwesterly right of way line of Asbury Avenue (a.k.a. NJ State Highway Route 66) (66' wide) and the division line between Lot 1 and Lot 2 in Block 701, having New Jersey State Plane Coordinates (NAD83) N 623,227.2544, E 506,937.5286. Said point is witnessed by an iron pin found approximately 0.8' northeasterly of said corner. Running, thence:

1. Along the division line between Lot 1 and Lot 2 in Block 701, **South 59 Degrees 57 Minutes 46 Seconds West,** a distance of **270.96 feet** to an iron found, thence;

2. Continuing along the division line between Lot 1 and Lot 2 in Block 701, **South 04 Degrees 39 Minutes 46 Seconds West**, a distance of **21.12 feet** to a point witnessed by an iron recovered 0.2' southerly and 0.2' westerly of corner, thence;

3. Along the division line between Lot 1 and Lot 3 in Block 701, **North 75 Degrees 53 Minutes 04 Seconds West**, a distance of **105.83 feet** to a point witnessed by an iron recovered 0.1' westerly and 0.3' southerly of corner, thence;

4. Along the division line between Lot 1 and Lot 5 in Block 701, **South 54 Degrees 34 Minutes 56 Seconds West**, a distance of **459.86 feet** to a point, thence;

5. Continuing along the division line between Lot 1 and Lot 5 in Block 701 and also the division line between Lot 1 and Lot 32 in Block 701, **South 80 Degrees 11 Minutes 26 Seconds West**, a distance of **289.94 feet** to a point, thence;

6. Continuing along the division line between Lot 1 and Lot 32 in Block 701,**North 84 Degrees 16 Minutes 34 Seconds West**, a distance of **37.57 feet** to a non-tangent point of curvature along the northeasterly right of way line of NJ State Highway Route 35 (width varies), thence;

The following four (4) courses along the northeasterly right of way line of NJ State Highway Route 35:

7. Northwesterly, along a curve to the left, having a **Radius of 985.37 feet**, an **Arc length of 307.87 feet**, a chord bearing North 37 degrees 21 minutes 24 seconds West, a distance of 306.62 feet to a concrete monument at a point of non-tangency, thence;

8. **North 40 Degrees 52 Minutes 19 Seconds West**, a distance of **61.78 feet**, to a point, thence;

9. **North 42 Degrees 04 Minutes 52 Seconds West**, a distance of **150.00 feet**, to a concrete monument at a point of curvature, thence;

10. Northwesterly, along a curve to the right, having a **Radius of 155.00 feet**, an **Arc length of 169.97 feet**, a chord bearing North 10 degrees 40 minutes 00 seconds West, a distance of 161.58 feet to an iron pipe in the easterly right of way line of a traffic circle, thence;

11. Along the easterly right of way line of a traffic circle, **North 23 Degrees 10 Minutes 11 Seconds East**, a distance of **153.74 feet** to a monument found at a point of curvature, thence;

12. Northeasterly, along a curve to the right, having a **Radius of 105.00 feet**, an **Arc length of 149.75 feet**, a chord bearing North 64 degrees 33 minutes 33 seconds East, a distance of 137.38 feet to a concrete monument found at a non-tangent point in the southerly right of way line of Asbury Avenue, thence;

13. Along the southerly right of way line of Asbury Avenue, **South 81 Degrees 42 Minutes 53 Seconds East**, a distance of **100.78 feet** to a point having New Jersey State Plane Coordinates N 507,240.8922, E 622117.8470, thence;

14. Continuing along the southerly right of way line of Asbury Avenue, **South 74 Degrees 42 Minutes 24 Seconds East**, a distance of **1,150.14 feet** to the point and place of BEGINNING.

Said Lot 1 in Block 701, containing an area of 591,439 square feet or 13.578 acres of land, more or less.

The above description is prepared in accordance with a survey entitled, "ALTA/NSPS Land Title Survey of Property Situated at Tax Lot 1 in Block 701, Township of Neptune, Monmouth County, New Jersey," prepared by Solstice Surveying, dated 02/26/2020 and signed by David P. Aguanno, P.L.S.

SCHEDULE B

State of New Jersey

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Use Regulation
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

CATHERINE R. McCABE
Commissioner

March 04, 2020

M & M At Neptune, LLC
1260 Stelton Rd
Piscataway, NJ 08854

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 1334-11-0004.1
Activity Number: FWW190001
Applicant: M&M AT NEPTUNE, LLC
Block(s) and Lot(s): [701, 1]
Neptune Township, Monmouth County

Dear M & M At Neptune, LLC:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Use Regulation (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate

Based upon the information submitted, and upon a site inspection conducted by Division staff on December 31, 2019, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "ALTA/NSPS LAND TITLE SURVEY OF PROPERTY SITUATED AT TAX LOT 1 IN BLOCK 701 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY NEW JERSEY", consisting of one (1) sheet, dated February 26, 2020, and prepared by Solstice Surveying, is accurate as shown.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above file number and the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEP"

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Intermediate: All wetlands onsite. [50 foot wetland buffer]

RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-9 and 10), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-5 and 7) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Division. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

Under N.J.S.A. 13:9B-7a(2), if the Division has classified a wetland as exceptional resource value, based on a finding that the wetland is documented habitat for threatened and endangered species that remains suitable for use for breeding, resting or feeding by such species, an applicant may request a change in this classification. Such requests for a classification change must demonstrate that the habitat is no longer suitable for the documented species because there has been a change in the suitability of this habitat. Requests for resource value classification changes and associated documentation should be submitted to the Division at the address at the top of this letter.

The Department has not made a determination as to whether any features onsite would be regulated under the Flood Hazard Area Control Act Rules (FHACAR), N.J.A.C. 7:13. In order to determine if there are any regulated features on the property and/or to determine if the proposed project is regulated by the FHACAR, the applicant may submit an Applicability Determination in accordance with N.J.A.C. 7:13-5.1

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.3 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.4. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Division can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Recording

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Division that this information is recorded on the deed of each lot referenced in the letter of interpretation:

1. The Department file number for the letter of interpretation;
2. The approval and expiration date of the letter of interpretation;
3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;
4. The width and location of any transition area approved under the letter of interpretation; and
5. The following statement: "The State of New Jersey has determined that all or a portion of this lot lies in a freshwater wetland and/or transition area. Certain activities in wetlands and transition areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a freshwater wetland permit. Contact the Division of Land Use Regulation at (609) 777-0454 or http://www.nj.gov/dep/landuse for more information prior to any construction onsite."

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:7A-22.

Appeal Process

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

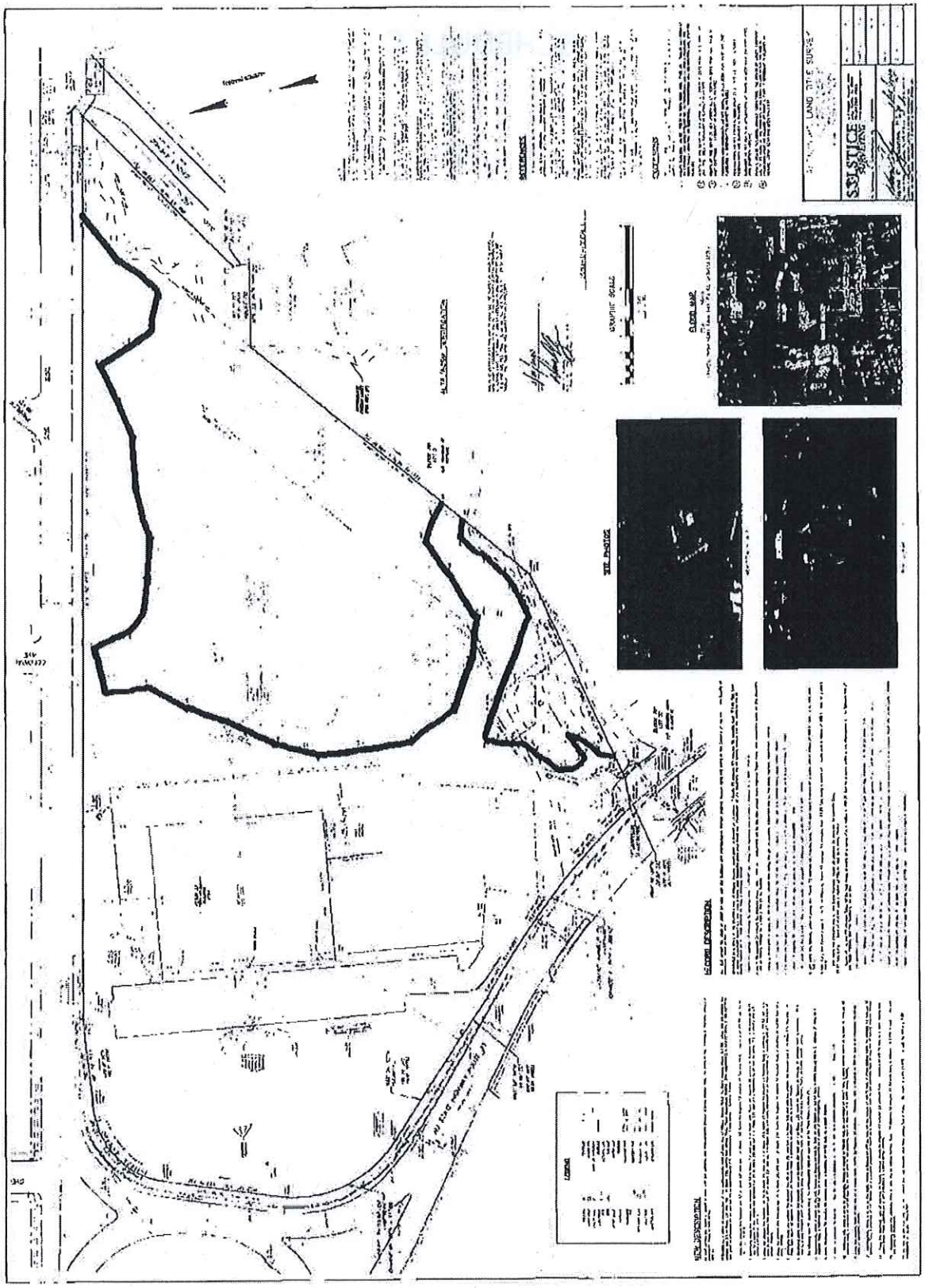
Please contact Katherine Todoroff of our staff by e-mail at Katherine.Todoroff@dep.nj.gov or by phone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,

Suzanne U. Biggins

Suzanne U. Biggins
Office of Dredging & Sediment Technology
Division of Land Use Regulation

c: Municipal Clerk
Municipal Construction Official
Agent (original)


LAND TITLE SURVEY
SOLSTICE
SURVEYING
SITE PHOTOS
SITE LOCATION MAP
GRAPHIC SCALE
LEGEND
REFERENCES
NOTES
SURVEYOR'S CERTIFICATION
SCHEDULE B-II EXCEPTIONS
SCHEDULE B-I EXCEPTIONS

SCHEDULE C

Metes and Bounds Description
Wetlands A
Through a Portion of Lot 1, Block 701
Township of Neptune
Monmouth County, State of New Jersey

COMMENCING at a point in the northerly Right-of-Way line of New Jersey State Highway Route 35 (width varies) and at the southerly corner of Block 701, Lot 1, said point having New Jersey State Plane Coordinates N 506,494.50, E 622,190.49 and being the following courses and distances from said line of New Jersey State Highway Route 35 and the southerly sideline of Lot 1:

A. **South 84 degrees 16 minutes 34 seconds East**, a distance of **37.57 feet** to a point, thence;

B. **North 80 degrees 11 minutes 26 seconds East**, a distance of **30.96 feet** to the true point and place of **BEGINNING**, and running thence;

1. **North 28 degrees 10 minutes 03 seconds East**, a distance of **22.39 feet** to a point, thence;
2. **North 54 degrees 09 minutes 31 seconds East**, a distance of **28.00 feet** to a point, thence;
3. **North 41 degrees 39 minutes 51 seconds East**, a distance of **19.52 feet** to a point, thence;
4. **South 67 degrees 11 minutes 39 seconds West**, a distance of **38.36 feet** to a point, thence;
5. **North 55 degrees 18 minutes 51 seconds West**, a distance of **12.92 feet** to a point, thence;
6. **North 00 degrees 45 minutes 08 seconds East**, a distance of **29.23 feet** to a point, thence;
7. **North 51 degrees 51 minutes 49 seconds East**, a distance of **37.71 feet** to a point, thence;
8. **North 57 degrees 34 minutes 29 seconds East**, a distance of **21.21 feet** to a point, thence;
9. **North 18 degrees 00 minutes 26 seconds East**, a distance of **17.90 feet** to a point, thence;
10. **North 18 degrees 05 minutes 50 seconds East**, a distance of **16.77 feet** to a point, thence;
11. **North 18 degrees 58 minutes 50 seconds East**, a distance of **16.23 feet** to a point, thence;
12. **South 71 degrees 14 minutes 22 seconds East**, a distance of **48.41 feet** to a point, thence;
13. **South 21 degrees 25 minutes 31 seconds East**, a distance of **23.35 feet** to a point, thence;
14. **South 23 degrees 52 minutes 56 seconds East**, a distance of **20.89 feet** to a point, thence;
15. **South 26 degrees 30 minutes 53 seconds East**, a distance of **36.59 feet** to a point, thence;
16. **South 75 degrees 35 minutes 14 seconds West**, a distance of **14.12 feet** to a point, thence;
17. **South 20 degrees 11 minutes 13 seconds East**, a distance of **6.69 feet** to a point, thence;
18. **South 87 degrees 08 minutes 41 seconds East**, a distance of **47.51** feet to a point, thence;
19. **North 80 degrees 15 minutes 16 seconds East**, a distance of **38.72** feet to a point, thence;

20. **North 71 degrees 53 minutes 45 seconds East**, a distance of **45.14** feet to a point, thence;

21. **North 61 degrees 32 minutes 50 seconds East**, a distance of **36.56 feet** to a point, thence;

22. **North 51 degrees 06 minutes 57 seconds East**, a distance of **36.65 feet** to a point, thence;

23. **South 74 degrees 35 minutes 54 seconds East**, a distance of **25.25 feet** to a point on the southerly sideline of Lot 1, thence;

24. Running along the common line between Lots 1 and 5 in Block 701, **South 54 degrees 34 minutes 56 seconds West**, a distance of **110.89 feet** to a point, thence;

25. Continuing along the common line of Lots 1 and 5 in Block 701, **South 80 degrees 11 minutes 26 seconds West**, a distance of **258.98 feet** to the point and place of **BEGINNING.**

Bearings and provided hereon are based on New Jersey State Plane Coordinate System (NAD83).

Said wetlands conservation easement area containing an area of 18,726 square feet or 0.430 acres of land, more or less.

Metes and Bounds Description
Wetlands B
Through a Portion of Lot 1, Block 701
Township of Neptune
Monmouth County, State of New Jersey

BEGINNING at a point in the southerly Right-of-Way line of Monmouth County Route 16 (also known as Asbury Avenue – 66' wide) and at the northeasterly corner of Block 701, Lots 1 and 2, said point having New Jersey State Plane Coordinates N 506,937.53, E 623,227.25, thence;

1. Along the common line of Lots 1 and 2 in Block 701, **South 59 degrees 57 minutes 46 seconds West,** a distance of **270.96** feet to an iron pin, thence;
2. Continuing along the common line, **South 04 degrees 39 minutes 46 seconds West,** a distance of **21.12** feet to point on the northerly sideline of Block 701, Lot 3, thence;
3. Along the common line of Lots 1 and 3 in Block 701, **North 75 degrees 53 minutes 04 seconds West,** a distance of **105.83** feet to a point, thence;
4. Along the common line of Lots 1 and 5 in Block 701, **South 54 degrees 34 minutes 56 seconds West,** a distance of **317.62** feet to a point, thence;
5. **North 39 degrees 09 minutes 10 seconds West,** a distance of **19.56** feet to a point, thence;
6. **North 50 degrees 49 minutes 44 seconds West,** a distance of **32.57** feet to a point, thence;
7. **South 67 degrees 02 minutes 18 seconds West,** a distance of **53.11** feet to a point, thence;
8. **South 74 degrees 44 minutes 02 seconds West,** a distance of **68.07** feet to a point, thence;
9. **North 67 degrees 09 minutes 04 seconds West,** a distance of **57.32** feet to a point, thence;
10. **North 55 degrees 05 minutes 42 seconds West,** a distance of **64.06** feet to a point, thence;
11. **North 22 degrees 53 minutes 15 seconds West,** a distance of **71.09** feet to a point, thence;
12. **North 10 degrees 30 minutes 10 seconds East,** a distance of **68.23** feet to a point, thence;
13. **North 08 degrees 29 minutes 38 seconds East,** a distance of **48.36** feet to a point, thence;
14. **North 26 degrees 57 minutes 04 seconds East,** a distance of **55.20** feet to a point, thence;
15. **North 38 degrees 59 minutes 12 seconds East,** a distance of **126.64** feet to a point, thence;
16. **North 40 degrees 36 minutes 48 seconds East,** a distance of **59.96** feet to a point, thence;
17. **North 06 degrees 10 minutes 08 seconds East,** a distance of **51.36** feet to a point, thence;
18. **South 87 degrees 12 minutes 57 seconds East,** a distance of **58.41** feet to a point, thence;
19. **South 10 degrees 39 minutes 01 seconds East,** a distance of **49.37** feet to a point, thence;

20. **South 34 degrees 09 minutes 28 seconds East**, a distance of **27.10** feet to a point, thence;

21. **South 67 degrees 59 minutes 45 seconds East**, a distance of **41.68** feet to a point, thence;

22. **South 71 degrees 04 minutes 50 seconds East**, a distance of **54.87** feet to a point, thence;

23. **South 89 degrees 55 minutes 42 seconds East**, a distance of **69.38** feet to a point, thence;

24. **South 76 degrees 52 minutes 03 seconds East**, a distance of **62.41** feet to a point, thence;

25. **North 81 degrees 24 minutes 04 seconds East**, a distance of **51.03** feet to a point, thence;

26. **North 77 degrees 13 minutes 03 seconds East**, a distance of **50.46** feet to a point, thence;

27. **South 17 degrees 20 minutes 35 seconds East**, a distance of **48.84** feet to a point, thence;

28. **South 18 degrees 53 minutes 39 seconds East**, a distance of **33.05** feet to a point, thence;

29. **South 66 degrees 09 minutes 42 seconds East**, a distance of **49.54** feet to a point, thence;

30. **North 50 degrees 09 minutes 43 seconds East**, a distance of **60.09** feet to a point, thence;

31. **North 64 degrees 24 minutes 04 seconds East**, a distance of **72.97** feet to a point on the southerly right-of-way line of Asbury Avenue, thence;

32. Along the southerly right-of-way line of Asbury Avenue, **South 74 degrees 42 minutes 24 seconds East**, a distance of **133.26** feet to the point and place of **BEGINNING**.

Bearings and provided hereon are based on New Jersey State Plane Coordinate System (NAD83).

Said wetlands conservation easement area containing an area of 206,930 square feet or 4.750 acres of land, more or less.