

**Golf Range Site  
Recorded Property  
Deed**



**Middlesex County  
Document Summary Sheet**

MIDDLESEX COUNTY CLERK  
PO BOX 871  
JOHN F. KENNEDY SQUARE  
NEW BRUNSWICK NJ 08901

INSTR # 2020136840  
O BK 18207 PG 878  
RECORDED 12/30/2020 12:42:31 PM  
ELAINE M. FLYNN, COUNTY CLERK  
MIDDLESEX COUNTY, NEW JERSEY  
RECORDING FEES \$115.00

**Official Use Only**

|                                               |                         |                                                                                                                            |         |
|-----------------------------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------|---------|
| <b>Transaction Identification Number</b>      |                         | 4871357                                                                                                                    | 4703002 |
| <b>Submission Date(mm/dd/yyyy)</b>            | 12/23/2020              | <b>Return Address</b> <i>(for recorded documents)</i><br>PRESTIGE TITLE AGENCY, NOS<br>130 POMPTON AVE<br>VERONA, NJ 07044 |         |
| <b>No. of Pages (excluding Summary Sheet)</b> | 8                       |                                                                                                                            |         |
| <b>Recording Fee (excluding transfer tax)</b> | \$115.00                |                                                                                                                            |         |
| <b>Realty Transfer Tax</b>                    | \$0.00                  |                                                                                                                            |         |
| <b>Total Amount</b>                           | \$115.00                |                                                                                                                            |         |
| <b>Document Type</b>                          | DEED - NO CONSIDERATION |                                                                                                                            |         |
| <b>Municipal Codes</b><br>MONROE MNR          |                         |                                                                                                                            |         |
| <b>Batch Type</b> L2 - LEVEL 2 (WITH IMAGES)  |                         |                                                                                                                            |         |
| 453294                                        |                         |                                                                                                                            |         |

**Additional Information (Official Use Only)**

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



**Middlesex County  
Document Summary Sheet**

|                                                                                                                                                                                                     |                |                                    |                |                |                                          |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------|----------------|----------------|------------------------------------------|--------------|
| DEED - NO<br>CONSIDERATION                                                                                                                                                                          | Type           | DEED - NO CONSIDERATION            |                |                |                                          |              |
|                                                                                                                                                                                                     | Consideration  | \$1.00                             |                |                |                                          |              |
|                                                                                                                                                                                                     | Submitted By   | SIMPLIFILE, LLC. (SIMPLIFILE)      |                |                |                                          |              |
|                                                                                                                                                                                                     | Document Date  | 12/26/2019                         |                |                |                                          |              |
|                                                                                                                                                                                                     | Reference Info |                                    |                |                |                                          |              |
|                                                                                                                                                                                                     | Book ID        | Book                               | Beginning Page | Instrument No. | Recorded/File Date                       |              |
|                                                                                                                                                                                                     |                |                                    |                |                |                                          |              |
|                                                                                                                                                                                                     | GRANTOR        | Name                               |                |                | Address                                  |              |
|                                                                                                                                                                                                     |                | MONROE TOWNSHIP                    |                |                | 2 MUNICIPAL PLAZA, MONROE,<br>NJ 08831   |              |
|                                                                                                                                                                                                     | GRANTEE        | Name                               |                |                | Address                                  |              |
|                                                                                                                                                                                                     |                | MONROE TOWNSHIP BOA O<br>EDUCATTON |                |                | 423 BUCKELEW AVENUE,<br>MONROE, NJ 08831 |              |
|                                                                                                                                                                                                     | Parcel Info    |                                    |                |                |                                          |              |
|                                                                                                                                                                                                     | Property Type  | Tax Dist.                          | Block          | Lot            | Qualifier                                | Municipality |
|                                                                                                                                                                                                     |                | MN                                 | 25             | 14.01 & 16     |                                          | MNR          |
|                                                                                                                                                                                                     |                |                                    |                |                |                                          |              |
| <p align="center"><b>* DO NOT REMOVE THIS PAGE.</b><br/><b>COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.</b><br/><b>RETAIN THIS PAGE FOR FUTURE REFERENCE.</b></p> |                |                                    |                |                |                                          |              |

**DEED**

This Deed is made on December 26, 2019

**BY AND BETWEEN**

**MONROE TOWNSHIP**, a Municipal Corporation of the State of New Jersey,

whose principal address is at 1 Municipal Plaza, Monroe Township, New Jersey 08831,

referred to as the Grantor,

**AND**

**MONROE TOWNSHIP BOARD OF EDUCATION**,

whose principal address is 423 Buckelew Avenue, Monroe, New Jersey 08831,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**WITNESSETH:**

**WHEREAS**, the Grantor is the owner of certain real property described as Lots 14.01 and 16 in Block 25 on the official Tax Map of the Township of Monroe Township (the "Property") and wishes by this Deed to transfer the Property to the Grantee;

**NOW THEREFORE**, and intending to be legally bound, the Grantor hereby grants and conveys (transfers ownership of) the Property described below to the Grantee. This transfer is made for the sum of \$1.00. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Monroe Township, Block No. 25, Lots 14.01 and 16.

**Property.** The Property consists of land in the Township of Monroe, County of Middlesex, and State of New Jersey. The legal description is:

See attached Legal Description, Exhibit A hereto.

The Township is conveying this property to the Board of Education pursuant to N.J.S.A. 40A:12-21 to be used only for school purposes. In the event the Grantee ceases to use the property for school purposes, all right, title, and interest in the property shall immediately revert to the Grantor.

**BEING** the same premises conveyed to Township of Monroe by way of Declaration of Taking filed on December 21, 2017, in Superior Court of New Jersey, Law Division, Middlesex County, Docket No.: MID-L-007483-17, recorded on December 21, 2017 in the Middlesex County Clerk's Office at Book 17041 at Page 1382 *et seq.*

The street address of the Property is 254 Applegarth Road, Monroe Township, New Jersey 08831.

Subject to Easements and Restrictions of record.

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A.

ME13142341v2

46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor) subject to easements and restrictions of record, and all encumbrances shown on the subdivision plat and an accurate survey of the property.

[The remainder of this page intentionally left blank]

ME1 31423411v2

GIT/REP-3  
(8-19)  
(Print or Type)

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
Monroe Township  
Current Street Address  
1 Municipal Plaza  
City, Town, Post Office  
Monroe Twp. State NJ ZIP Code 08831

**Property Information**

Block(s) 25 Lot(s) 14.1 & 16 Qualifier  
Street Address  
254 Applearth Road  
City, Town, Post Office  
Monroe Township State NJ ZIP Code 08831

| Seller's Percentage of Ownership | Total Consideration | Owner's Share of Consideration | Closing Date |
|----------------------------------|---------------------|--------------------------------|--------------|
| 100                              | \$1.00              | 100%                           | 12/26/2019   |

**Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)**

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☒ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8. ☐ Seller did not receive non-like kind property.
9. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. ☐ The property transferred is a cemetery plot.
15. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

**Seller's Declaration**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

12/26/2019

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

gerald W. Tamburro, Mayor

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

**Witnessed or Attested by:**

**PATRICIA REID**  
Monroe Township Clerk

**GERALD W. TAMBURRO**  
Mayor, Monroe Township

*Patricia Reid*  
PATRICIA REID

yaniam.pannixi

TANYA M. PANNUCCI  
NOTARY PUBLIC OF NEW JERSEY  
ID # 50018853  
My Commission Expires 7/16/2020

CFN 2020136840 O DOC TYPE DEED BK 18207 PG 883 PAGE 6 OF 10

**EXHIBIT A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF MONROE,  
COUNTY OF MIDDLESEX, AND STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

Tax Lot 14.01 in Block 25

BEGINNING at the intersection of the center line of the road from Red Tavern to the Plains and the center line of the road from Cranbury to Union Valley and from said Beginning point running; thence

1) North 89 degrees 30 minutes West and along the center line of the road from Cranbury to Union Valley a distance of 279.84 feet to a point therein; thence

2) Still along the same North 80 degrees 33 minutes 30 seconds West a distance of 211.60 feet to a point therein; thence

3) Still along the same North 75 degrees 39 minutes West a distance of 237.06 feet to a point therein; thence

4) North 69 degrees 29 minutes West along the same a distance 96.63 feet to the point of intersection of the center line of the said Cranbury to Union Valley Road and the easterly line of the lands now or formerly of Frederick Stults; thence

5) North 07 degrees 18 minutes East along the easterly line of said Stults a distance of 589.53 feet to a point in the same; thence

6) South 86 degrees 04 minutes East a distance of 773.96 feet to a point in the center line of the road from Red Tavern to the Plains; thence

7) South 03 degrees 19 minutes West along the said center line a distance of 662.55 feet to the center line of the road from Cranbury to Union Valley, being the point or place of Beginning.

Excepting and excluding there out and therefrom so much of the foregoing premises as were conveyed by Gosta Schuyler and Elinore G. Schuyler, his wife to Isaac R. Dunlap and Florence G. Dunlap, his wife by Deed dated May 8th, 1963 and recorded on May 15th, 1963 in the Office of the Clerk of Middlesex County in Deed Book 2408 on Page 429.

Further excepting and excluding there out and therefrom so much of the foregoing as were conveyed by Ralph J. Lewis and Patricia K. Lewis to County of Middlesex, a Municipal Corporation of the State of New Jersey, by Deeds dated March 26, 1989, recorded April 13, 1989 in Deed Book 3775, Page 7 and dated December 6, 1989, recorded April 2, 1990 in Deed 3845, Page 669.

Tax Lot 16 in Block 25

BEGINNING at a point in the centerline of Cranbury-Union Valley Road (33 feet wide), said point being the following four (4) courses from the centerline of Cranbury Station-Union Valley Road with the Prospect Plains-Applegarth Road as called in Deed Book 2671, Page 95 and running; thence

A) Along the centerline of the Cranbury Station-Union Valley Road North 89 degrees 30 minutes 00 seconds West, 279.84 feet to a point; thence

B) Still along the centerline of Cranbury Station-Union Valley Road North 80 degrees 33 minutes 30 seconds West, 211.60 feet to a point; thence

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by CHICAGO TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

ALTA Commitment for Title Insurance Adopted 6-17-86 Revised 08-01-2016

NJRB 3-09  
Last Revised 5/23/17

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**EXHIBIT A (Continued)**

- C) Still along the centerline of Cranbury Station-Union Valley Road North 75 degrees 39 minutes 00 seconds West, 237.06 feet to a point; thence
- D) Continuing along the centerline of Cranbury Station-Union Valley Road North 69 degrees 29 minutes 00 seconds West, 96.63 feet to the Principal Point of Beginning and from said Principal Point of Beginning running; thence
- 1) Along the centerline of Cranbury Station-union Valley Road North 65 degrees 22 minutes 46 seconds West, 138.81 feet to a point; thence
- 2) Still along the centerline of Cranbury Station-Union Valley Road North 65 degrees 39 minutes 22 seconds West, 54.54 feet to a point; thence
- 3) Still along the centerline of Cranbury Station-Union Valley Road North 67 degrees 14 minutes 20 seconds West, 54.35 feet to a point; thence
- 4) Still along the centerline of Cranbury Station-Union Valley Road North 69 degrees 59 minutes 40 seconds West, 53.97 feet to a point; thence
- 5) Still along the centerline of Cranbury Station-Union Valley Road North 72 degrees 41 minutes 36 seconds West, 53.72 feet to a point; thence
- 6) Still along the centerline of Cranbury Station-Union Valley Road North 74 degrees 52 minutes 35 seconds West, 90.32 feet to a point; thence
- 7) Still along the centerline of Cranbury Station-Union Valley Road North 76 degrees 45 minutes 17 seconds West, 321.66 feet to a point; thence
- 8) Still along the centerline of Cranbury Station-Union Valley Road North 77 degrees 38 minutes 30 seconds West, 52.40 feet to a point; thence
- 9) Still along the centerline of Cranbury Station-Union Valley Road North 77 degrees 40 minutes 38 seconds West, 51.63 feet to a point; thence
- 10) Still along the centerline of Cranbury Station-Union Valley Road North 77 degrees 20 minutes 46 seconds West, 51.18 feet to a point; thence
- 11) Still along the centerline of Cranbury Station-Union Valley Road North 77 degrees 20 minutes 47 seconds West, 25.48 feet to a point; thence
- 12) Along the easterly property line of Tax Lot 17, Block 25 and Tax Lot 19, Block 25 North 04 degrees 03 minutes 49 seconds East, 1070.41 feet to a point in the centerline of Cranbury Brook; thence
- 13) Along the centerline of Cranbury Brook South 88 degrees 54 minutes 37 seconds East, 238.12 feet to a point; thence
- 14) Still along the centerline of Cranbury Brook South 43 minutes 38 minutes 02 seconds East, 232.82 feet to an angle point therein; thence

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ALTA Commitment for Title Insurance Adopted 6-17-06 Revised 08-01-2016

NJRB 3-09  
Last Revised 5/23/17

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**EXHIBIT A (Continued)**

- 15) Continuing along the centerline of Cranbury Brook South 50 degrees 21 minutes 19 seconds East, 150.96 feet to an angle point therein; thence
- 16) Continuing along the centerline of Cranbury Brook South 80 degrees 38 minutes 56 seconds East, 287.30 feet to an angle point therein; thence
- 17) Still along the centerline of Cranbury Brook North 85 degrees 22 minutes 35 seconds East 189.73 feet to the northwesterly property corner of Tax Lot 13, Block 25; thence
- 18) Along the westerly property line of Tax Lot 13 South 09 degrees 59 minutes 30 seconds West, 461.67 feet to a point in the northerly property line of Lot 14.01, Block 25; thence
- 19) Along the northerly property line of Tax Lot 14.01, Block 25 North 84 degrees 17 minutes 30 seconds West, 3.72 feet to a point; thence
- 20) Along the westerly property line of Tax Lot 14.01, Block 25 South 07 degrees 18 minutes 00 seconds west, 589.53 feet to a point in the centerline of Cranbury Station-Union Valley Road and the Point and Place of Beginning.

**BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):**

Block 25, Lot 14.1 on the official tax map of the Township of Monroe, County of Middlesex, State of New Jersey

Block 25, Lot 16, Qualifier Qfarm on the official tax map of the Township of Monroe, County of Middlesex, State of New Jersey

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**ALTA Commitment for Title Insurance Adopted 6-17-96 Revised 08-01-2016**

**NJRB 3-09  
Last Revised 5/23/17**

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STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 4:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

ESSEX

SS. County Municipal Code  
1212

MUNICIPALITY OF PROPERTY LOCATION Monroe Township

| FOR RECORDER'S USE ONLY |    |
|-------------------------|----|
| Consideration           | \$ |
| RTF paid by seller      | \$ |
| Date                    | By |

\*Use symbol "C" to indicate that fee is exclusively for county use

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Thomas DaCosta Lobo being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the Legal Representative of Grantor in a deed dated 12/26/2019 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 25 Lot number 14.08 and 16 located at  
254 Applegarth Road, Monroe Township and annexed thereto  
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) ☒ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one) If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:  
(Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ + % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 68, P.L. 2004 for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(a) Consideration of less than \$100.00.

(b) Transfer by an instrumentality, agency or subdivision of the State.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 178, P.L. 1975, C. 113, P.L. 2004, and C. 68, P.L. 2004 for the following reason(s).

A { SENIOR CITIZEN Grantor(s) ☒ 62 years of age or over (Instruction #9 on reverse side for A or B)  
B { BLIND PERSON Grantor(s) ☒ legally blind or,  
DISABLED PERSON Grantor(s) ☒ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed  
Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:  
☒ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.  
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY

C LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

☐ Affordable according to H.U.D. standards ☐ Reserved for occupancy.  
☐ Meets income requirements of region ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

☐ Entirely new improvement. ☐ Not previously occupied  
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

☐ No prior mortgage assumed or to which property is subject at time of sale  
☐ No contributions to capital by either grantor or grantee legal entity  
☐ No stock or money exchanged by or between grantor or grantee legal entities

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 16 day of December, 20 20

Maria Adelaide Antunes  
Notary Public  
A Notary Public of New Jersey  
My Commission Expires April 18, 2024

Monroe Township Board of Education  
Signature of Deponent  
Grantor Name  
100 Mulberry St., Newark, NJ 07102  
Deponent Address  
425 Buckleaw Avenue, Monroe, NJ  
Grantor Address at Time of Sale  
XXX-XXX-092  
Last three digits in Grantor's Social Security Number  
Name/Company of Settlement Officer

| FOR OFFICIAL USE ONLY |               |
|-----------------------|---------------|
| Instrument Number     | County        |
| Deed Number           | Book          |
| Deed Date             | Page          |
|                       | Date Recorded |

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY  
PO BOX 251

TRENTON, NJ 08645-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at [www.state.nj.us/treasury/taxation/rtflocaltax.shtml](http://www.state.nj.us/treasury/taxation/rtflocaltax.shtml)



**Middlesex County  
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PO BOX 871  
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NEW BRUNSWICK NJ 08901

INSTR # 2020136841  
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ELAINE M. FLYNN, COUNTY CLERK  
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RECORDING FEES \$175.00

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|                                               |                    |                                                                                                                     |         |
|-----------------------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------|---------|
| <b>Transaction Identification Number</b>      |                    | 4871357                                                                                                             | 4703003 |
| <b>Submission Date(mm/dd/yyyy)</b>            | 12/23/2020         | <b>Return Address (for recorded documents)</b><br>PRESTIGE TITLE AGENCY, NOS<br>130 POMPTON AVE<br>VERONA, NJ 07044 |         |
| <b>No. of Pages (excluding Summary Sheet)</b> | 15                 |                                                                                                                     |         |
| <b>Recording Fee (excluding transfer tax)</b> | \$175.00           |                                                                                                                     |         |
| <b>Realty Transfer Tax</b>                    | \$0.00             |                                                                                                                     |         |
| <b>Total Amount</b>                           | \$175.00           |                                                                                                                     |         |
| <b>Document Type</b>                          | MISCELLANEOUS DEED |                                                                                                                     |         |
| <b>Municipal Codes</b><br>MONROE MNR          |                    |                                                                                                                     |         |
| <b>Batch Type</b> L2 - LEVEL 2 (WITH IMAGES)  |                    |                                                                                                                     |         |
| 453295                                        |                    |                                                                                                                     |         |

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Document Summary Sheet**

|                                                                                                                                                                                      |                |                               |                |                |                    |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------------|----------------|----------------|--------------------|--------------|
| MISCELLANEOUS<br>DEED                                                                                                                                                                | Type           | MISCELLANEOUS DEED            |                |                |                    |              |
|                                                                                                                                                                                      | Consideration  |                               |                |                |                    |              |
|                                                                                                                                                                                      | Submitted By   | SIMPLIFILE, LLC. (SIMPLIFILE) |                |                |                    |              |
|                                                                                                                                                                                      | Document Date  | 12/26/2019                    |                |                |                    |              |
|                                                                                                                                                                                      | Reference Info |                               |                |                |                    |              |
|                                                                                                                                                                                      | Book ID        | Book                          | Beginning Page | Instrument No. | Recorded/File Date |              |
|                                                                                                                                                                                      |                |                               |                |                |                    |              |
|                                                                                                                                                                                      | GRANTOR        | Name                          |                |                | Address            |              |
|                                                                                                                                                                                      |                | MONROE TOWNSHIP               |                |                |                    |              |
|                                                                                                                                                                                      | GRANTEE        | Name                          |                |                | Address            |              |
|                                                                                                                                                                                      |                | STATE OF NEW JERSEY           |                |                |                    |              |
|                                                                                                                                                                                      | Parcel Info    |                               |                |                |                    |              |
|                                                                                                                                                                                      | Property Type  | Tax Dist.                     | Block          | Lot            | Qualifier          | Municipality |
|                                                                                                                                                                                      |                | MN                            | 25             | 14.01 & 16     |                    | MNR          |
|                                                                                                                                                                                      |                |                               |                |                |                    |              |
| <p><b>* DO NOT REMOVE THIS PAGE.</b><br/><b>COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.</b><br/><b>RETAIN THIS PAGE FOR FUTURE REFERENCE.</b></p> |                |                               |                |                |                    |              |

**DEED NOTICE**

THIS DOCUMENT IS TO BE RECORDED IN THE SAME MANNER AS ARE DEEDS AND OTHER INTERESTS IN REAL PROPERTY.

This Deed Notice is made as of the 26 day of December, 2019, by Monroe Township, a municipal corporation of the State of New Jersey, whose address is 1 Municipal Plaza, Monroe Twp., New Jersey 08831 ("Owner").

1. **THE PROPERTY.** Owner is the owner in fee simple of certain real property designated as Block 25, Lots 14.01 and 16, on the tax maps of the Township of Monroe, Middlesex County, State of New Jersey (the "Property"). Owner acquired title to the property pursuant to that certain Declaration of Taking filed on December 21, 2017, in Superior Court of New Jersey, Law Division, Middlesex County, Docket No. MID-L-007483-17, and recorded on December 21, 2017, in the Middlesex County Clerk's Office in Book 17041, page 1382.
2. **FRESHWATER WETLANDS LETTER OF INTERPRETATION: LINE VERIFICATION.** Owner requested a Letter of Interpretation from the New Jersey Department of Environmental Protection (the "Department") to verify the boundary of freshwater wetlands and/or State open waters at the Property. The Department issued a letter of interpretation on September 4, 2018 and identifies this request as File No. 1213-18-0001.1. A copy of the Letter of Interpretation is attached hereto as Exhibit A (the "Letter of Interpretation"). Owner may rely on the Letter of Interpretation through September 3, 2023.
3. **DETERMINATION OF WETLANDS.** 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) 292-0060 or <http://www.nj.gov/landuse> for more information prior to any construction onsite.
4. **DESCRIPTIONS OF WETLANDS BOUNDARIES.** Metes and bounds descriptions of the wetlands boundaries approved by the Letter of Interpretation are attached hereto as Exhibits B and C. A metes and bounds description of the State open water boundary approved by the Letter of Interpretation is attached hereto as Exhibit D. A copy of the map referred to in the Letter of Interpretation is attached hereto as Exhibit E.
5. **WIDTH AND LOCATION OF TRANSITION AREAS.** Descriptions of any transition areas approved under the Letter of Interpretation are set forth in the metes and bounds descriptions attached hereto as Exhibits B and C and shown on the map included as part of Exhibit E.
6. **SUCCESSORS AND ASSIGNS.** This Deed Notice shall be binding upon Owner and upon Owner's successors and assigns, and subsequent owners, lessees and operators while each is an owner, lessee, or operator of the Property.
7. **SEVERABILITY.** If any court of competent jurisdiction determines that any provision of this Deed Notice requires modification, such provision shall be deemed to have been modified automatically to conform to such requirements. If a court of competent jurisdiction determines that any provision of this Deed Notice is invalid or unenforceable and the provision is of such a nature that it cannot be modified, the provision shall be deemed deleted from this instrument as though the provision had never been included herein. In either case, the remaining provisions of this Deed Notice shall remain in full force and effect.

[Remainder of page intentionally blank; signature to follow]

IN WITNESS WHEREOF, Owner has executed this Deed Notice as of the date first written above.

WITNESS:

Township of Monroe

Patricia Reid  
Patricia Reid, Township Clerk

By: Gerald W. Tamburro  
Gerald W. Tamburro, Mayor

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX, SS.:

BE IT REMEMBERED, that on this 26 day of <sup>December</sup> ~~May~~, 2019, before me, the subscriber, personally appeared Patricia Reid, who, being by me duly sworn on her oath, does make proof to my satisfaction that:

- (a) she is the Township Clerk of the municipal corporation named in this instrument;
- (b) she is the attesting witness to the signing of this instrument by the proper municipal officer, who is Mayor of the Township;
- (c) this instrument was signed and delivered by said municipal corporation as its voluntary act, duly authorized by a proper ordinance of its Township Council;
- (d) she knows the proper seal of said municipal corporation, which is affixed to this instrument; and
- (e) she signed this proof to attest to the truth of these facts.

Patricia Reid  
Patricia Reid

Signed and sworn before me  
this 26<sup>th</sup> day of December, 2019

Anthony W. Pannucci  
Notary Public  
NOTARY PUBLIC OF NEW JERSEY  
ID # 50018853  
My Commission Expires 7/16/2020

Record and Return to:  
Thomas DaCosta Lobo, Esq.  
McCarter & English, LLP  
100 Mulberry Street  
Newark, NJ 07102

**Exhibit A**

**Letter of Interpretation**



**State of New Jersey**

**PHILIP D. MURPHY**  
Governor

**DEPARTMENT OF ENVIRONMENTAL PROTECTION**

**CATHERINE R. MCCABE**  
Commissioner

**SHEILA Y. OLIVER**  
Lt. Governor

Division of Land Use Regulation  
Mail Code 501-02A  
P.O. Box 420  
Trenton, New Jersey 08625-0420  
[www.nj.gov/deplanduse](http://www.nj.gov/deplanduse)

**SP 042018**

Alan Weinberg  
Monroe Township  
1 Municipal Plaza  
Monroe, NJ 08831

**RE: Freshwater Wetlands Letter of Interpretation: Line Verification**  
**File No.: 1213-18-0001.1**  
**Activity Number: FWW180001**  
**Applicant: MONROE TOWNSHIP**  
**Project: Monroe Twp. BOE - Applegarth Rd., Golf site**  
**Block(s) and Lot(s): [25, 14.01] [25, 15.01] [25, 16]**  
**Monroe Township, Middlesex County**

Dear Mr. Weinberg:

This letter is in response to your request for a Letter of Interpretation to have the 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 March 15, 2018, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "MONROE TOWNSHIP SCHOOL DISTRICT #423 BUCKLEW AVENUE MONROE TOWNSHIP MIDDLESEX COUNTY - NEW JERSEY 08831 WETLAND DELINEATION MAP LOTS 14.01, 15.01 & 16 - BLOCK 25 CRANBURY STATION ROAD, (COUNTY ROUTE 615) & APPELGARTH ROAD, (COUNTY ROUTE 619) MONROE TOWNSHIP MIDDLESEX COUNTY - NEW JERSEY 08831", consisting of one (1) sheet, dated June 7, 2017, last revised August 13, 2018 and prepared by David Lucchi, P.L.S., of Edwards Engineering Group, Inc., 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"**

*New Jersey is an Equal Opportunity Employer. Printed on Recycled Paper and Recyclable*



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: A3 through A50; and X-0 through X-10. [50 foot wetland buffer]

State Open Water: The remainder of features on site and within the on-site wetlands. [No 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.

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) 292-0060 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, 7<sup>th</sup> 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](http://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](http://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](http://www.nj.gov/dep/odr) for more information on this process.

Please contact Tina Wolff of our staff by e-mail at [tina.wolff@dep.nj.gov](mailto:tina.wolff@dep.nj.gov) or by phone at (609) 633-6563 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,

  
Patrick Ryan, Supervisor  
Division of Land Use Regulation

c: Municipal Clerk  
Municipal Construction Official  
Agent (original)

**Exhibit B**

**Metes and Bounds Description of Wetland Boundary Line "A"**



#1226A

January 18, 2019

**Metes and Bounds Description**

**Wetland Boundary "Line A"**

**Lot 16, Block 25**

**North Side of Cranbury Station Road, Route #615**

**Township of Monroe, Middlesex County, NJ**

All that certain lot, tract or parcel of land situate, lying and being located on the north side of Middlesex County Route #615, Cranbury Station Road, within the Township of Monroe, County of Middlesex and State of New Jersey and being known as Lot 16 of Block 25 as it appears on sheet #35 in the Monroe Township Tax Map Book, and being more particularly bounded and described as follows:

Beginning at a point having a *New Jersey State Plane Coordinate value, within the NAD83 (2011) (EPOCH: 2010) datum*, of N: 536,292.32 E: 497,838.30 and being identified in the field by wetland flag "A-3", located in the northwesterly corner of Lot 16 in the vicinity of the southerly bank of the Cranbury Brook, and running thence;

1. S 07°-26'-56" E, a distance of 179.78 ft. to a point marked by wetland flag, "A4", thence;
2. S 29°-28'-01" E, a distance of 65.51 ft. to a point marked by wetland flag "A5", thence;
3. S 74°-07'-38" E, a distance of 52.10 ft. to a point marked by wetland flag "A6", thence;
4. S 68°-04'-48" E, a distance of 90.68 ft. to a point marked by wetland flag "A7", thence;
5. S 57°-02'-44" E, a distance of 91.73 ft. to a point marked by wetland flag "A8", thence;
6. S 34°-28'-16" W, a distance of 41.09 ft. to a point marked by wetland flag "A8B", thence;

69 West End Avenue, Somerville New Jersey 08876

7. N 82°-40'-06" W, a distance of 153.38 ft. to a point marked by wetland flag "A8C", thence;
8. S 25°-11'-15" W, a distance of 63.05 ft. to a point marked by wetland flag "A9", thence;
9. S 33°-03'-54" E, a distance of 114.85 ft. to a point marked by wetland flag "A10", thence;
10. S 01°-39'-24" E, a distance of 62.42 ft. to a point marked by wetland flag "A11", thence;
11. S 46°-23'-55" E, a distance of 56.86 ft. to a point marked by wetland flag "A12", thence;
12. N 60°-43'-27" E, a distance of 65.65 ft. to a point marked by wetland flag "A13", thence;
13. S 88°-23'-01" E, a distance of 62.67 ft. to a point marked by wetland flag "A14", thence;
14. N 50°-37'-25" E, a distance of 39.35 ft. to a point marked by wetland flag "A15", thence;
15. S 47°-30'-42" E, a distance of 60.69 ft. to a point on the northerly side of the aforementioned sanitary sewer main and marked by wetland flag "A16", having a *New Jersey State Plane* coordinate value of N: 535,704.11, E: 498,203.53 and running thence;
16. S 24°-15'-41" E, a distance of 30.06 ft. to a point marked by wetland flag "A17", thence;
17. S 79°-53'-55" E, a distance of 89.58 ft. to a point marked by wetland flag "A18", thence;
18. S 57°-22'-09" E, a distance of 90.09 ft. to point marked by wetland flag "A19", thence;
19. S 37°-51'-06" E, a distance of 50.88 ft. to a point marked by wetland flag "A20", thence;
20. S 07°-43'-02" W, a distance of 145.51 ft. to a point marked by wetland flag "A21", thence;

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21. S 11°-29'-56" W, a distance of 125.54 ft. to a point marked by wetland flag, "A22", thence;
22. S 10°-48'-34" W, a distance of 103.56 ft. to a point marked by wetland flag, "A23", thence;
23. S 09°-09'-19" E, a distance of 72.15 ft. to a point marked by wetland flag "A24" located on a section of metal guardrail on the north side of Cranbury Station Road, County Route #615 and having a *New Jersey State Plane* coordinate value of N 535,131.86, E: 498,360.35 and running thence;
24. Along the aforementioned guardrail, S 80°-23'-32" E, a distance of 18.66 ft. to a point marked by wetland flag "A25", thence;
25. N 43°-49'-03" E, a distance of 97.99 ft. to a point marked by wetland flag "A26", thence;
26. S 80°-51'-32" E, a distance of 60.32 ft. to a point marked by wetland flag "A27", thence;
27. N 24°-15'-13" E, a distance of 115.21 ft. to a point marked by wetland flag "A28", thence;
28. N 00°-17'-39" W, a distance of 129.58 ft. to a point marked by wetland flag "A29", thence;
29. N 05°-47'-52" E, a distance of 63.35 ft. to a point marked by wetland flag "A30", thence;
30. N 00°-26'-59" E, a distance of 102.43 ft. to a point marked by wetland flag "A31" located on the southerly side of sanitary sewer line and having a *New Jersey State Plane* coordinate value of N: 535,589.92, E: 498,560.01 and running thence;
31. N 19°-24'-22" E, a distance of 116.07 ft. to a point marked by wetland flag "A32", thence;
32. N 28°-35'-00" W, a distance of 66.96 ft. to point marked by wetland flag "A33", thence;
33. N 25°-53'-22" W, a distance of 60.85 ft. to a point marked by wetland flag "A34", thence;

34. S 75°-25'-08" W, a distance of 42.53 ft. to a point marked by wetland flag "A35", thence;
35. N 33°-48'-34" W, a distance of 51.48 ft. to a point marked by wetland flag "A36", thence;
36. S 87°-33'-29" W, a distance of 42.10 ft. to a point marked by wetland flag "A37", thence;
37. N 27°-37'-48" E, a distance of 23.14 ft. to a point marked by wetland flag "A38", thence;
38. N 77°-46'-01" E, a distance of 63.18 ft. to a point marked by wetland flag "A39", thence;
39. S 85°-03'-52" E, a distance of 61.98 ft. to a point marked by wetland flag "A40", thence;
40. S 17°-29'-49" E, a distance of 47.66 ft. to a point marked by wetland flag "A41", thence;
41. S 78°-04'-04" E, a distance of 63.77 ft. to a point marked by wetland flag "A42", thence;
42. S 69°-16'-26" E, a distance of 59.46 ft. to a point marked by wetland flag "A43", thence;
43. N 45°-42'-30" E, a distance of 45.64 ft. to a point marked by wetland flag "A43A", thence;
44. S 26°-34'-59" E, a distance of 98.96 ft. to a point marked by wetland flag "A44", thence;
45. N 73°-59'-32" E, a distance of 16.43 ft. to a point marked by wetland flag "A45", thence;
46. N 11°-00'-57" W, a distance of 126.41 ft. to a point marked by wetland flag "A46", thence;
47. N 09°-04'-18" W, a distance of 105.32 ft. to a point marked by wetland flag "A47", thence;

48. S 54°-54'-12" E, a distance of 37.19 ft. to a point marked by wetland flag "A48", thence;
49. S 06°-57'-49" E, a distance of 59.26 ft. to a point marked by wetland flag "A49", thence;
50. S 61°-12'-04" E, a distance of 68.43 ft. to a point marked by wetland flag "A50", having a *New Jersey State Plane* coordinate value of N: 535,854.91, E: 498,844.21 and being the terminus of the delineated wetland limit.

The above description is intended to describe the limits of a Wetland Boundary Line, (Line "A"). The wetland transition area buffer associated with this wetland area is 50 feet. The description has been prepared in conjunction with a map entitled, "*Wetland Delineation Map, Lots 14.01, 15.01 and 16, Block 25, Cranbury Station Road (County Route 615) and Applegarth Road, (County Route 619), Monroe Township, Middlesex County.*" The plan was prepared by Edwards Engineering Group Inc. and last revised on August 13, 2018.

  
David Lucchi, PLS  
Professional Land Surveyor, #GS43224

**Exhibit C**

**Metes and Bounds Description of Wetland Boundary Line "X"**

|                                                                              |                                                                                                    |                                                                                         |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| William B. Edwards, P.E.<br>David Lacchi, P.L.S.<br>Beth E. Kenderdine, P.E. | <b>EDWARDS</b><br><b>Engineering Group, Inc.</b><br><i>Consulting Engineers and Land Surveyors</i> | P.O. Box 8437<br>Somerville, NJ 08876<br><br>Tel: (908) 231-9395<br>Fax: (908) 231-9696 |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|

#1226A  
January 18, 2019

**Metes and Bounds Description**  
**Wetland Boundary "Line X"**  
**Lot 16, Block 25**  
**North Side of Cranbury Station Road, Route #615**  
**Township of Monroe, Middlesex County, NJ**

All that certain lot, tract or parcel of land situate, lying and being located on the north side of Middlesex County Route #615, Cranbury Station Road, within the Township of Monroe, County of Middlesex and State of New Jersey and being known as Lot 16 of Block 25 as it appears on sheet #35 in the Monroe Township Tax Map Book, and being more particularly bounded and described as follows:

Beginning at a point having a *New Jersey State Plane Coordinate value, within the NAD83 (2011) (EPOCH: 2010) datum*, of N: 535,537.67 E: 498,098.70 and being identified by a wetland flag "X-0", and running thence;

1. S 58°-46'-44" W, a distance of 35.49 ft. to a point marked by wetland flag, "X-1", thence;
2. S 76°-07'-42" W, a distance of 89.66 ft. to a point marked by wetland flag "X-2", thence;
3. S 69°-47'-00" W, a distance of 49.74 ft. to a point marked by wetland flag "X-3", thence;
4. S 08°-03'-38" E, a distance of 70.49 ft. to a point marked by wetland flag "X-4", thence;
5. S 01°-42'-26" W, a distance of 71.93 ft. to a point marked by wetland flag "X-5", thence;
6. S 40°-04'-28" E, a distance of 56.32 ft. to a point marked by wetland flag "X-6", said point having a *New Jersey State Plane coordinate value* of N 535,295.80, E 497,978.64 and running thence;
7. N 62°-04'-56" E, a distance of 65.11 ft. to a point marked by wetland flag "X-7", thence;

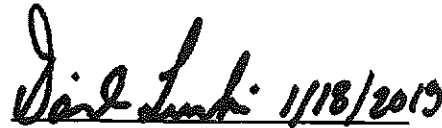
69 West End Avenue, Somerville, New Jersey 08876

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8. N 39°-28'-49" E, a distance of 63.32 ft. to a point marked by wetland flag "X-8", thence;
9. N 12°-00'-41" E, a distance of 81.43 ft. to a point marked by wetland flag "X-9", thence;
10. N 26°-07'-18" E, a distance of 61.45 ft. to a point marked by wetland flag "X-10", thence;
11. N 38°-07'-32" W, a distance of 35.20 ft. to a point marked by wetland flag "X-0", being also the point and place of beginning.

The above description is intended to describe the limits of a Wetland Boundary Line, (Line "X"). The wetland transition area buffer associated with this wetland area is 50 feet. The description has been prepared in conjunction with a map entitled, *"Wetland Delineation Map, Lots 14.01, 15.01 and 16, Block 25, Cranbury Station Road (County Route 615) and Applegarth Road, (County Route 619), Monroe Township, Middlesex County."* The plan was prepared by Edwards Engineering Group Inc. and last revised on August 13, 2018.

  
David Lucchi, PLS  
Professional Land Surveyor, #GS43224

## Exhibit D

### Metes and Bounds Description of State Open Water Boundary Line

|                                                                              |                                                                                                    |                                                                                         |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| William B. Edwards, P.E.<br>David Lucchi, P.L.S.<br>Beth E. Kenderdine, P.E. | <b>EDWARDS</b><br><b>Engineering Group, Inc.</b><br><i>Consulting Engineers and Land Surveyors</i> | P.O. Box 8437<br>Somerville, NJ 08876<br><br>Tel: (908) 231-9585<br>Fax: (908) 231-9696 |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|

#1226A  
January 18, 2019

#### Metes and Bounds Description

##### State Open Water Area

Lot 16, Block 25

North Side of Cranbury Station Road, Route #615

Township of Monroe, Middlesex County, NJ

All that certain lot, tract or parcel of land situate, lying and being located on the north side of Middlesex County Route #615, Cranbury Station Road, within the Township of Monroe, County of Middlesex and State of New Jersey and being known as Lot 16 of Block 25 as it appears on sheet #35 in the Monroe Township Tax Map Book, and being more particularly bounded and described as follows:

Beginning at a point having a *New Jersey State Plane Coordinate value, within the NAD83 (2011) (EPOCH: 2010) datum*, of N: 535,704.11 E: 498,203.53 and being identified by a wetland flag "A16", located on the northerly edge of a sanitary sewer main, and running thence;

1. S 10°-48'-34" W, a distance of 35.81 ft. to a point marked by a State Open Water (SOW) flag, "B-0.1", thence;
2. S 42°-01'-44" W, a distance of 17.66 ft. to a point marked by SOW flag "B-0", thence;
3. S 13°-10'-20" W, a distance of 20.68 ft. to a point marked by SOW flag "B-4", thence;
4. S 17°-13'-58" W, a distance of 30.36 ft. to a point marked by SOW flag "S-1", thence;
5. S 15°35'-35" W, a distance of 36.05 ft. to a point marked by SOW flag "S-2", thence;
6. S 83°-18'-47" W, a distance of 32.47 ft. to a point marked by SOW flag "S-3", thence;
7. S 45°-07'-49" W, a distance of 43.25 ft. to a point also being the beginning of the "X" wetland boundary limit, identified by wetland flag "X-0" and having a *New Jersey State Plane coordinate value* of N 535,537.67, E 498,098.70, thence;

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8. S 38°-07'-32" E, a distance of 35.20 ft. to a point marked by wetland flag "X-10", thence;
9. N 01°-34'-23" E, a distance of 33.55 ft. to a point marked by SOW flag "S-6", thence;
10. N 73°-44'-59" E, a distance of 52.77 ft. to a point marked by SOW flag "S-5", thence;
11. N 13°-13'-36" E, a distance of 54.66 ft. to a point marked by SOW flag "S-4", thence;
12. N 11°-06'-37" E, a distance of 23.01 ft. to a point marked by SOW flag "B-3", thence;
13. N 23°-01'-18" E, a distance of 22.11 ft. to a point marked by SOW flag "B-2", thence;
14. N 67°-23'-35" E, a distance of 22.88 ft. to a point marked by SOW flag "B-1", thence;
15. N 11°-51'-22" W, a distance of 13.78 ft. to a point on the northerly side of the aforementioned sanitary sewer main and marked by wetland flag "A17", thence;
16. N 24°-15'-41" W, a distance of 30.06 ft. to a point marked by wetland flag "A16", said point being the point and place of beginning.

The above description is intended to describe the limits of a State Open Water Area therefore there is no transition area buffer associated. The description has been prepared in conjunction with a map entitled, "*Wetland Delineation Map, Lots 14.01, 15.01 and 16, Block 25, Cranbury Station Road (County Route 615) and Applegarth Road, (County Route 619), Monroe Township, Middlesex County.*" The plan was prepared by Edwards Engineering Group Inc. and last revised on August 13, 2018.

  
David Lucchi, PLS  
Professional Land Surveyor, #GS43224

**Exhibit E**

**Map**

